

**NORTH COLLIE
STRUCTURE PLAN**

THE **PLANNING**
GROUP

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:

23 AUGUST 2004

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

1.0

INTRODUCTION

The Planning Group Dunsborough Pty Ltd has been commissioned by the Shire of Collie to undertake Structure Planning for an area in North Collie bounded by Atkinson Street North, Booth Street (Atkinson to Prinsep Streets) Prinsep Street (Booth to Ewing Streets) and Ewing Street.

The plan has been developed in response to growing pressure for subdivision within the subject area while recognising the limited growth experienced by the Shire. Accordingly, the predominant objective(s) of the plan is to:

- * Promote a realistic density of development for the North Collie area;
- * Utilised all existing roadways/infrastructure;
- * Propose lot sizes of an area to obviate the need for additional water, sewer or power supplies; and
- * Establish a statutory framework to guide future development within the North Collie vicinity.

It is anticipated that the Structure Plan, as detailed in Figure 1, will build on the Concept Plan already considered by Council at its meeting held on 26 November 2002 and act as catalyst for further appropriate development within the locality.

It is therefore respectfully requested that Council resolve to adopt Figure 1 – North Collie Structure Plan, advertise for public comment and upon closure of submissions refer to the WA Planning Commission for final approval.

**NB. This document has been amended.
The current Structure Plans can be
found in the 'Revised Plans' section.
Figure '1' is no longer current.**

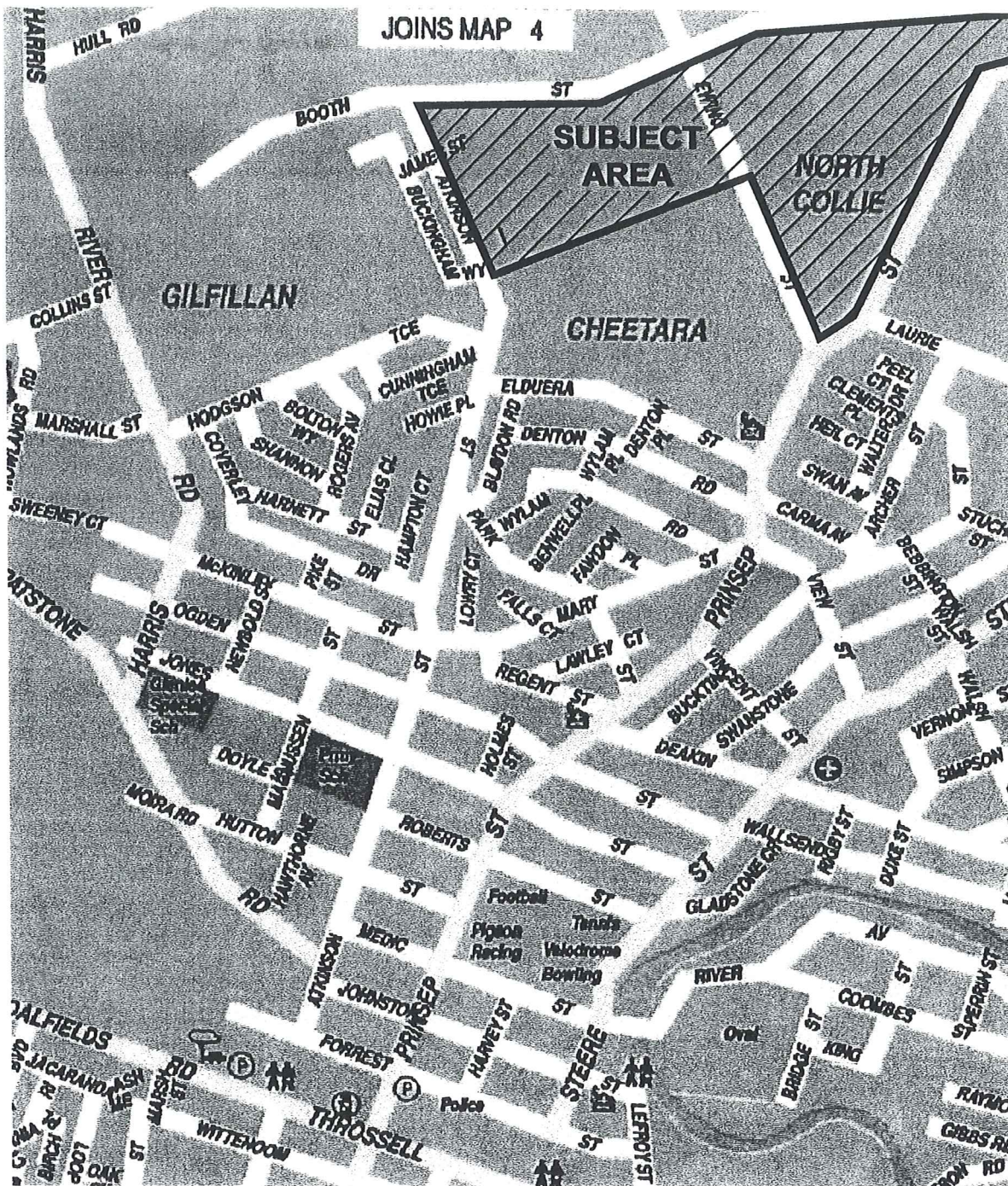


Figure No: 1

Title: LOCALITY PLAN

Date: 6 Jan '02

Revision No:

Scale: 1:15000

Job No: 882.000

Designer: A. Francis

Drawn: A. Francis

E Reference: C:\Planning Group\Collie

This concept has been prepared for the purposes of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken on the completion of this document by The Planning Group WA Pty Ltd, all parties associated with the proposed property development disclaim any responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by The Planning Group WA Pty Ltd for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

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2.0

THE SUBJECT LAND

2.1

SITE CONTEXT

The subject site contains 23 individual lots. It is situated approximately 2.0km north of the Collie Town Centre and is bound by Atkinson Street North, Booth Street (Atkinson to Princep Streets), Princep Street (Booth to Ewing Streets) and Ewing Street.

Directly to the north of the site the land is developed for general rural purposes, while east of Princep Street the land has been developed as single residential lots comparable in size to those within the subject site. To the west and south of the subject site the land has been developed at a density approximating Residential R15-R20.

Refer to Figure 2 - Locality Plan

2.2

LAND OWNERSHIP

The owners of the lot within the subject site are detailed below:

<i>LOT NUMBER</i>	<i>OWNERS NAME & ADDRESS</i>
2774	M&D Blaney-Murphy and A&L Howard 102 Jones St Collie 6225
1451	MEJ Pilatti 9 Laurie St Collie 6225
1455	Homeswest 99 Plain Street East Perth 6004
1452	RL & RL McGill Lot 1452 Booth Street Collie 6225
1453	H & J Wiggers Lot 1453 Ewing Street Collie 6225
1454	R&S Salmeri Lot 85 McManus Rd Allanson 6225
1125	Mr SK Hunter Lot 1125 Ewing Street Collie 6225
1119	Mr JL Smith Lot 1121 Ewing Street Collie 6225

LOT NUMBER	OWNERS NAME & ADDRESS
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1120-1122	Mr JL Smith Lot 1121 Ewing Street Collie 6225
1123	P & P Reuben Lot 1123 Ewing Street Collie 6225
1124	JB Wood & N Cunnold Lot 1124 Ewing St Collie WA 6225
1126	GJ & T Avins Lot 1126 Princep Street Collie 6225
1127	LJ & AE Howells Lot 1127 Princep Street Collie 6225
1128	JC & D Crowe Lot 1128 Princep Street Collie 6225
1129	JR & KM Rankin Lot 1129 Booth Street Collie 6225
1130	Mrs DH Nevermann Lot 1130 Booth Street Collie 6225
1131-1132	Mrs B Uren Lot 1131 Princep Street Collie 6225
1133	RJ & TF Aramini Lot 1133 Princep Street Collie 6225

2.3 LAND USE AND IMPROVEMENTS

The majority of individual lots have been developed with single residential dwellings and associated outbuildings.

REVISED PLANS (CURRENT)

SCHEDULE OF PLANNING PROVISIONS

The Structure Plan provides for detailed planning to be undertaken at the subdivision and development stages beyond that permitted by this plan.

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.

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 greater than 1.0ha in area will be subject to the full cost of connecting to Water Corporation Services

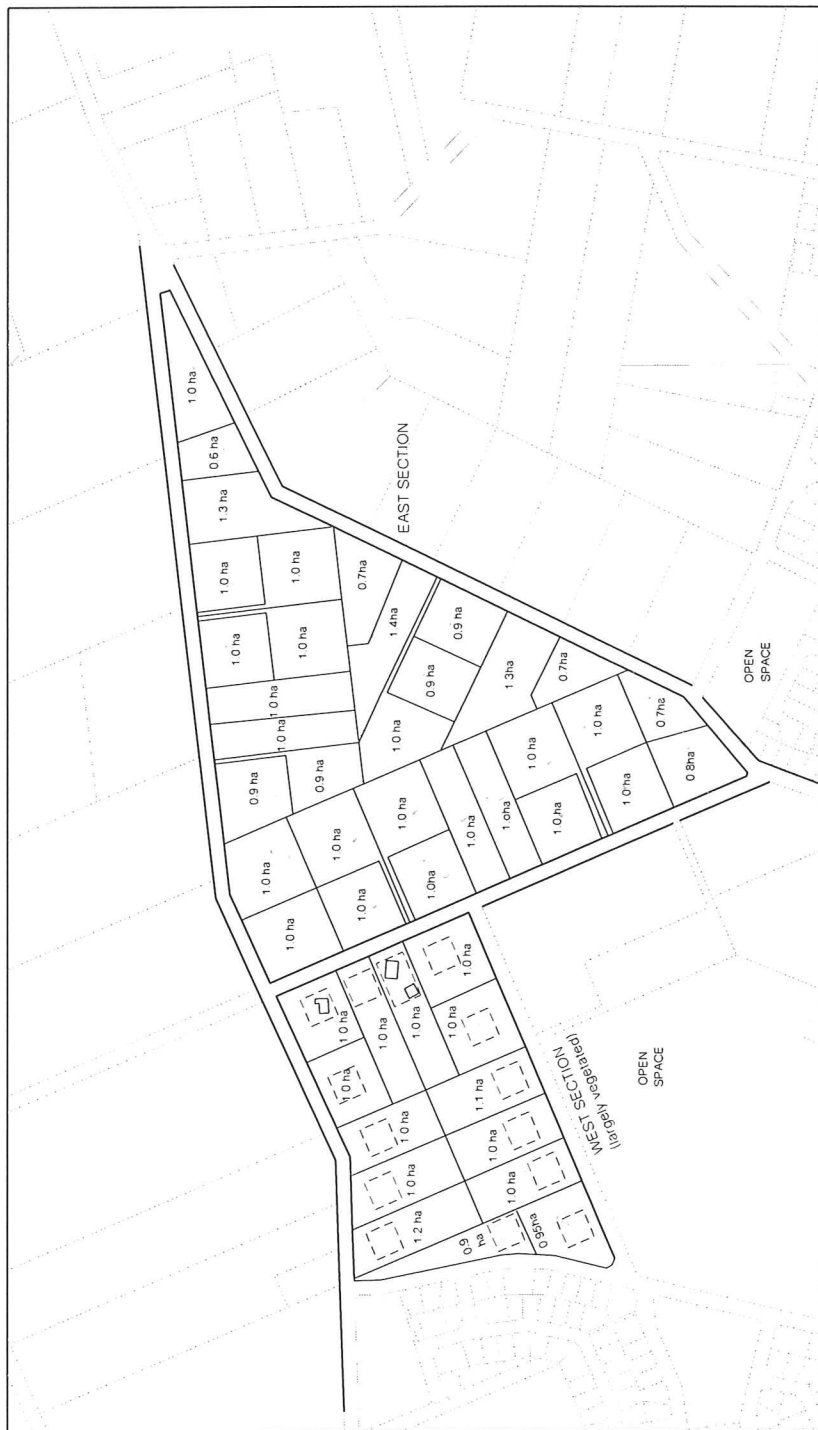


Figure No: 1

Title: NORTH COLLIE STRUCTURE PLAN

Date: 14 AUGUST 2003 Revision No: 2

Scale: 1:10000 Job No: 802.069

Designer: TPCD/SHIRE OF COLLIE Drawn: S. HALL

E Reference: nthcolliesp3.dgn

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LEGEND

- Subdivisional road (see Plan Notes)
- Subdivisional Cul-de-sac (see Plan Notes)
- East - West road link (see Plan Notes)

PLAN NOTES

This plan is to be read in conjunction with the endorsed North Collie Structure Plan.

The Roads depicted on this plan may be required at a time when/if subdivision beyond the lot yield proposed in the North Collie Structure Plan is exceeded.

Figure No: 2

Title: NORTH COLLIE STRUCTURE PLAN
POSSIBLE FUTURE ROAD LAYOUTS

Date: 14 AUGUST 2003

Revision No. 2

Scale: 1:7000

Job No: 802.003

Designer: TP&D/S/SHIRE OF COLLIE

Drawn: S. HALL

Reference: ntl.collie.road2.dgn

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3.0

PROJECT BACKGROUND

Council undertook structure planning for the North Collie area approximately 15 years ago. The resulting plan proposed the development of 700m² – 800m² lots. The lot sizes proposed were considered too dense for the projected growth rates for the Shire and accordingly never formally adopted.

Recently, subdivision within the subject site has been ad hoc and with no pre-planning or guidance, with approvals often being issued by the Minister via an appeal.

At its meeting held on 26 November 2002 the Shire of Collie resolved to support the notion of a structure plan for North Collie with the eventual plan to be submitted for consideration to reflect Concept Plan 1 is attached as Appendix 1 to this report.

4.0

PLANNING FRAMEWORK

The subject site is zoned Residential Development Zone under the Shire of Collie Town Planning Scheme No 1.

Consistent with Clause 5.1 of the Scheme further subdivision/development within the area is generally not permitted until the adoption of an Outline Development Plan (Structure Plan) by Council and the Western Australian Planning Commission.

Additionally, Section 3.1.1 of the Western Australian Planning Commission's DC2.2 requires the need for an overall plan of the locality to be adopted. Such a plan is to address road patterns, recreation allocation, public uses, essential infrastructure and developer contributions.

5.0

CONTEXT AND SITE ANALYSIS

5.1

PHYSICAL FACTORS

5.1.1

Climate

The subject site is located within the Bunbury-Wellington locality that is typified by a warm temperate 'Mediterranean' climate containing cool wet winters, warm to hot dry summers.

The mean January temperature for Collie is 22.6°C while the mean July temperature is 10.3°C. The subject site is influenced by a climatic system different from that experienced on the coastal plain, as the region is 190m AHD and 50km inland.

The inland and elevated location of Collie results in more frequent frosts and higher rainfall than the coastal locations. The average annual rainfall for the subject site is approximately 970mm of which 740mm is received between May and September.

5.1.2

Landform

The Collie region is within a sedimentary basin formed by historic faulting and subsidence resulting in the subject site being in an area of undulating topography. Grades are less than 5% and are not considered an impediment to further development.

Across the entire site the land slopes towards the northeast.

5.1.3

Geology and Soils

The Shire of Collie is dominated by Coal Seams within minor clay and conglomerates overlain by colluvial soils. Specifically, the subject site is within the Muja soil unit comprising minor valleys with gravelly slopes and sandy swampy floors. The Muja soil profile generally has a low agricultural capability.

5.1.4

Hydrology and Hydrogeology

Groundwater within the Collie basin is contained within the sandstone aquifers of the Collie coal measures and is produced from extensive dewatering of nearby mines. Characteristically the groundwater in Collie is very low in salinity and is moderately acidic.

Recharge of the groundwater basin is achieved via direct runoff and infiltration through the main branches of the Collie River and its tributaries. Dewatering in the mines and wellfield abstractions is considered to have resulted in an increase volume of recharge.

5.2

BIOLOGICAL FACTORS

5.2.1

Vegetation

The vegetation typology of the subject site has been significantly modified and cleared to allow for the existing urban development. Accordingly, very little of the natural vegetation that would have been dominated by Jarrah and Marri remains.

5.2.2

Fauna

The Bunbury Wellington Region Plan has minimal information relating to animal colonies in the area. However, based on the modified vegetation and clearing on site it is assumed that the site is host to only a small number of vertebrates, birds and feral animals.

5.3

CULTURAL FACTORS

5.3.1

European Heritage

Based on the lack of moderate fertile soils and surface water, the site appears not to have been extensively used by European settlers other than for general rural pursuits and residential use.

5.3.2

Aboriginal Heritage

In the absence of any known studies, it is assumed that minimal aboriginal activity would have occurred on the land given the lack of surface water and distance from existing water bodies.

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SOCIAL AND ECONOMIC FACTORS

5.4.1

Transport Infrastructure

The current pattern of settlement is accessed via a modified grid system. Within that system Booth Street serves as the dominant east - west traffic link. While in a north - south direction with links back onto the Collie Town Centre, Harris River Road, Atkinson North Road and Ewing Street serve as access routes.

As evident in the proposed Structure Plan, no additional roadways or modifications to the existing roadways is required to be undertaken.

5.4.2

Location and Quality of Local Shopping Facilities

The proposed Structure Plan does not propose a significant increase in the long-term occupation of the locality. Accordingly, it is concluded that there is no requirement to provide any additional civic, shopping or public facilities.

Notwithstanding, the subject site is located within an average distance of 450m from a local shopping facility (deli) and 2.0km from the retail/commercial centre of Collie. Local schools exist 1.1km from the subject site, while the Shire Offices and Public Pool are located only 2.0km away. In light of this, it is considered that the subject site is not an excessive distance from existing facilities and there is no demand for the provision of any additional facilities.

A general observation of the Collie Town Centre suggests that a low occupancy rate of commercial/retail premises currently exist. To develop any additional facilities would further be of detriment to the viability of current premises within townsite.

5.4.3**Location of Open Space Areas**

No additional open space is proposed as part of this Structure Plan. The Collie Italian and Sporting Club is the nearest active recreation facility and directly abuts the subject site to the west of Ewing Street. It is considered that no additional facilities will be necessary.

5.4.4**The Anticipated Population and Residential Densities**

The projected increase in population resulting from this Structure Plan is not considered to be that high. Despite a potential increase in lot yield of 25 lots it is anticipated that true demand for majority of lots to be subdivide will be approximately 5 – 10 years away. The immediate reaction to the Structure Plan may result in 5 – 6 additional lots being developed.

5.4.5**Education Facilities**

With a low projected increase in population resulting from this Structure Plan it is not considered necessary to provide for additional schooling facilities. Particularly as the subject site is located not less than 2.0km from an existing school catering for both primary and secondary education.

5.4.6**Environmental Issues**

The subject land is not located in any wet areas, or in areas of significant vegetation. To this effect it is concluded that no environmental issues would arise.

5.4.7**Social & Economic Impact**

It is suggested that the current growth rate of the Collie Shire is significantly depressed. No new subdivision estates are proposed and unemployment is steadily increasing. Approval to this Structure Plan is considered to have a positive effect on the social and economic status of the immediate and general Collie community. Additionally, it is anticipated to be a catalyst for further development in the Region.

6.0

THE STRUCTURE PLAN

6.1

DESIGN PHILOSOPHY AND OBJECTIVE

The design philosophy behind the proposed North Collie Structure Plan has recognised the broader economic and strategic planning issue facing the Shire. The depressed growth within the Shire and the ad hoc attempts at subdivision within the boundary of the subject site have identified the need to establish a long term planning framework, while anticipating a realistic demand for the lots. Additionally, the plan proposes the maximisation of existing road infrastructure and avoids the proliferation of unnecessary battleaxe legs.

On this basis, the broad development philosophies and objectives may be summarised as follows:

- * Promote a realistic density of development for the North Collie area;
- * Utilised all existing roadways;
- * Propose lot sizes of an area to obviate the need for additional water, sewer or power supplies; and
- * Establish a statutory framework to guide future development within the North Collie vicinity.

6.2

LAND USE PRECINCTS

The North Collie Structure Plan proposes a variety of lot sizes ranging from 5000m² to 18 000m². For reasons identified above no additional commercial, community or open space allocations are proposed.

Presently 23 residential lots exist and the Structure Plan proposes an additional 25 lots.

6.3

TRANSPORT AND ACCESS

The Structure Plan proposes no additional road networks and it is considered that the current road system has the capacity to accommodate for the additional lots.

Additional, it is considered that the existing hierarchy and high permeability of the road network will be maintained for vehicles, pedestrians and cyclists.

6.4

SERVICES

The subject site is connected into reticulated water, power and telecommunications. No reticulated sewerage is available.

Based on the lots sizes proposed, resultant lot yield and soil profiles it is considered that connection into reticulated sewerage is not required.

Notwithstanding, at the time of subdivision it is considered appropriate that all new development be subject to a geotechnical report and be condition on the use of an on-site effluent disposal unit that ensures the highest level of nutrient retention possible.

It is considered that this report has demonstrated that the Structure Plan for North Collie, while providing opportunity for additional development in the locality, maintains an appropriate long-term view of Shires current and projected growth.

It is considered that the design philosophy represents the views of the Local Authority, as no additional demand for services will result. Furthermore, the proposed plan is considered reflective of the views expressed by the WA Planning Commission for limited battle-axe leg construction and maintaining the current level of permeability within the area.

The design compliments the existing settlement pattern of the site and permits the preservation of all existing vegetation.

Endorsement of the Structure Plan will provide the necessary planning framework to be implemented and have the potential to promote further development within the locality.

In light of the above, it is respectfully requested that the Shire of Collie adopt the proposed plan and advertise it for public comment and upon closure of the advertising period refer to the Western Australian Planning Commission for final approval.

APPENDIX 1

CONCEPT PLAN 1



N

Option 1

THE PLANNING GROUP

Figure No

Title	NORTH COLLIE STRUCTURE PLAN			Horwath No
Date	1 Nov '02	J&P No	802.069.01	
Scale	1:5000	Drawn	A Francis	
Designed	A. Francis	Drawn	A Francis	
E Reference	City Planning Group/Collie/Bases			

This corridor has been proposed for the purpose of providing a direct route for the proposed development. The plan shows the proposed development and the proposed corridor. The plan also shows the proposed development and the proposed corridor.

Although this plan has been taken on the completion of the development, it is not intended to be a final plan. It is intended to be a preliminary plan and is subject to change. The plan is subject to change and is not intended to be a final plan.

For any loss or damage to the plan, the Planning Group will not be responsible. The Planning Group will not be responsible for any loss or damage to the plan. The Planning Group will not be responsible for any loss or damage to the plan.

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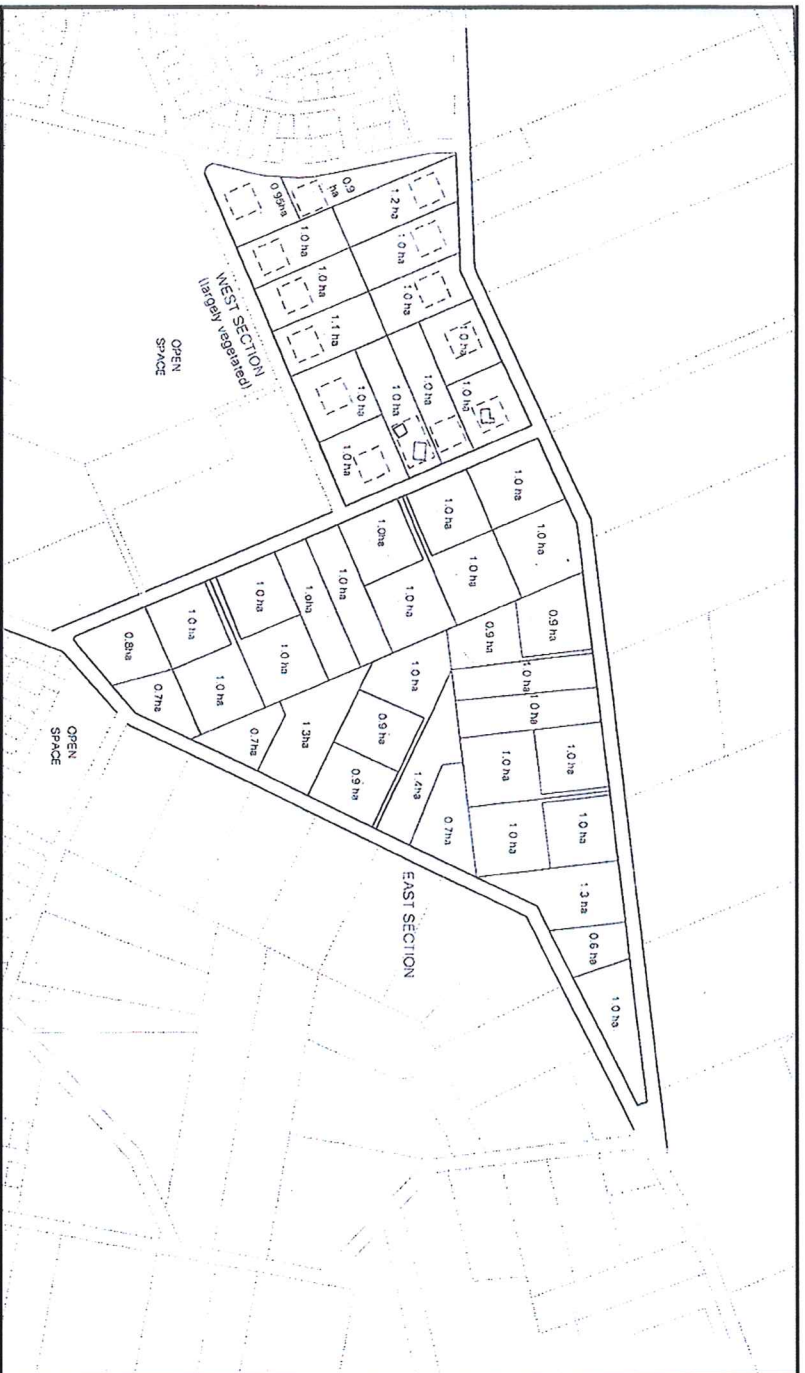


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T H E
P L A N N I N G
G R O U P

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Date: 14 AUGUST 2003 Revision No.: 2
Scale: 1:10000 Job No.: 802 068
Designed: TPO/SUBS OF COLLIE Drawn: S. HALL
E Reference: nhcollie2.dgn

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