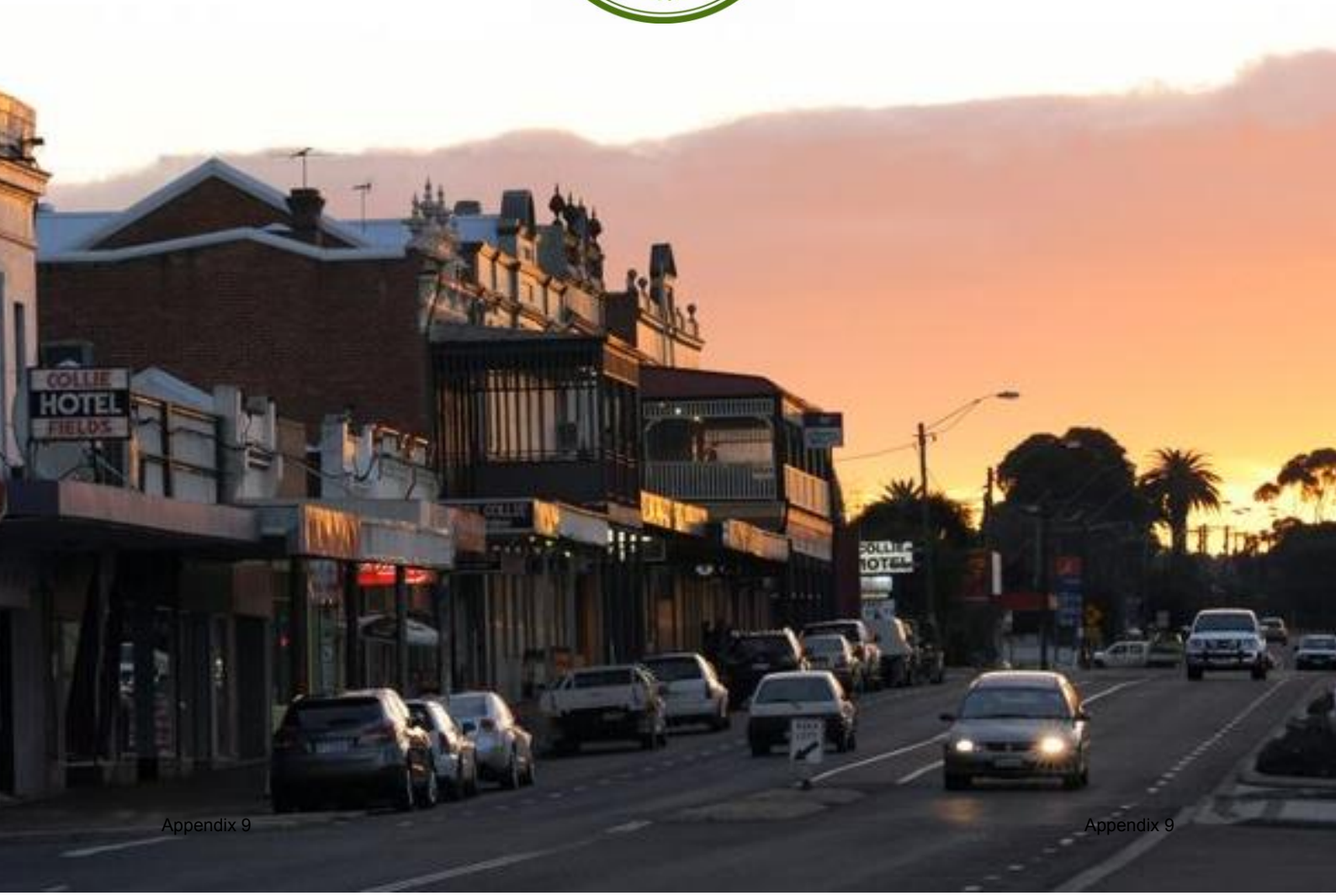
Appendix 9

Shire of Collie Local Planning Strategy 2017



Appendix 9

Appendix 9

1. Adoption & Endorsement

Local Government Adoption

This Local Planning Strategy is hereby adopted by resolution of the Shire of Collie;

at the …… meeting of the Council held on the …….. day of …… 20…….; and pursuant to that resolution the Seal of the Municipality was herewith affixed in the presence of

……. ……..

SHIRE PRESIDENT DATE

……. ……

CHIEF EXECUTIVE OFFICER DATE

WAPC Endorsement

This Local Planning Strategy is hereby endorsed by the WA Planning Commission.

…… ……

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

Appendix 9

The previous Shire of Collie Local Planning Strategy approved on 2 October 2009 is revoked on the date the WA Planning Commission endorse this Local Planning Strategy.

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2. Introduction

2.1 Overview

This Local Planning Strategy (LPS) applies to the whole of the Shire of Collie. The Shire of Collie is located in the South West Region of Western Australia. The Shire's municipal centre is located 213 kilometres south of Perth and 59 kilometres west from the South West's principal regional centre of Bunbury. (Map 1)

The Local Government Area of Collie covers 1711 square kilometers of which 78% is covered by vast areas of State Forest, National Parks and Conservation Parks. The Collie River meanders through the town and the surrounding countryside.

In 2016 Collie had an estimated population of 8,798 people with the townsite itself comprising a population of 7,587 people (or 90%). The main economic drivers are coal mining and power generation with Collie being the main center of coal mining in Western Australia and significant to the State for power generation. Aside from the town of Collie the Shire includes the smaller township of Allanson (7% population) and several smaller settlements such as Buckingham, Worsley, Cardiff and Collie Burn.

Table 1: Local government snapshot

Size (sq km)	1711
Population	8798
% State Forest/National Park	78
Main economy	Coal mining & power generation
Strategic Infrastructure	Supplies 71% of State's base load electricity

2.2 Local Planning Context

The Local Planning Strategy does not exist or operate in isolation. The following strategic planning documents have informed the Local Planning Strategy and contribute to and influence the future land use and infrastructure of the Shire of Collie.

Blueprint

The objective of the South West Regional Blueprint is to build prosperity through jobs and population within the South West region of Australia. The Blueprint presents a robust analysis of issues contributing to economic and community development. Regional priorities and actions are grouped into four imperatives: Infrastructure, Industry and Business, People and Place and Community to be achieved over a 3-15 year timeframe.

Collie specific actions are in the priorities of sustainable energy supply, water security, exports, sustainable environment, tourism, industry and health.

South West Regional Planning and Infrastructure Framework

Broad planning document that seeks to guide the development of the region over the next 20years. Focusing on regional challenges and opportunities it identifies the key infrastructure required for growth of the region.

Strategic Community Plan

The Strategic Community Plan is a long-term planning document that sets out the community's vision, aspirations for the future, and the key strategies. This plan supports the focus on economic

diversification including tourism, agriculture, alternative energy production and providing for an aging population.

Collie Supertowns Growth Plan

Fortunate enough to be granted the status of a Supertown under the Royalties for Regions funding program, the Collie Townsite Growth Plan provides a strategic outline to facilitate the continued and sustained growth of Collie as a regional centre with a population of up to 15,500 people by 2031.

Although an ambitious population target the Local Planning Strategy has considered the Growth Plan in the context of information it presented for: the direction of urban and industrial growth, housing diversity, an aging population, protection of biodiversity and environmental assets and for its major projects: CBD revitalization, Collie Motorplex Development, Wilson Park Urban Renewal, and Lake Kepwari Development.

Reimagining Collie

In 2016 an Economic Development Task Force (the Task Force) was established in order to investigate opportunities to diversify and grow the Collie economy. The *Reimagining Collie* initiative examined the opportunities and challenges for Collie to identify clear recommendations that, once implemented, will support the growth, sustainability and diversification of the future economy of Collie.

Recommendations from the Reimagining Collie report that that have been included in the development of the Local Planning Strategy are the ongoing commitment to Coal production however an increased focus on growth in industries such as aged care and health, aquaculture, forestry, tourism and water desalination and the potential for alternative uses of coal, alternative energy generation industries, protected cropping technologies and associated food processing industries.

2.3 Purpose of Local Planning Strategy

The LPS provides a guide to land use planning and development decision making and is to be given due regard in the consideration of all planning proposals.

Regulation 11(2) of the *'Planning and Development (Local Planning Schemes) Regulations 2015'* states *"A local planning strategy must -*

(a) set out the long-term planning directions for the local government; and

(b) apply any State or regional planning policy that is relevant to the strategy; and

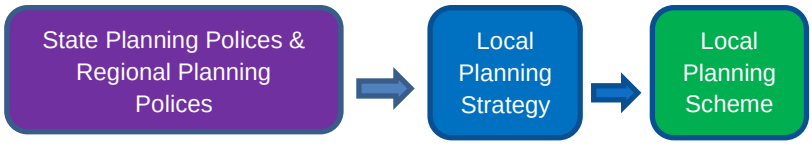
(c) provide the rationale for any zoning or classification of land under the local planning scheme."

The LPS consists of broad land use maps and explanatory text that:

- provide the general land use planning direction for the local government;
- undertake a 'Planning Analysis' of the local government area to inform the broad land use planning direction and assist with issue identification;
- identify unresolved land use planning issues (the 'Planning Issues'); and
- broadly express the statutory planning measures (e.g. zoning and development controls) required to address those planning issues (the 'Planning Actions').

2.4 Relationship with Planning Framework

The following diagram represents the role of the LPS in the planning framework:



The LPS does not supersede:

- State Planning Polices (SPP). To the extent of any inconsistency the SPPs prevail; and
- The statutory zoning or provisions of the Scheme, rather it sets the broad planning direction and informs amendments to the Scheme.

This LPS for the Shire of Collie has been prepared by the local government pursuant to the requirements of Regulation 11(2) of the *'Planning and Development (Local Planning Schemes) Regulations 2015'* under the provisions of the *'Planning and Development Act 2005'*, and has given due regard to all relevant State and regional planning policies (See Section 18)

2.5 Structure of the Strategy

Themes: The Strategy is divided into a number of key local planning themes (e.g. demography, natural environment, public utilities, transport etc.). These 'Themes' are analysed to identify key local planning implications and an appropriate response in the form of planning actions. Each 'Theme' has a supporting plan to present key information in a diagrammatic form.

Planning Analysis: discusses and summarises each theme through consideration of detailed background information.

Planning Implications: have been derived from the 'Planning Analysis'. These summarise the key points which require addressing through a planning action.

Planning Response: contains the 'Planning Actions' to address the 'Planning Analysis and Implications'. These generally address matters that are theme specific and have a local government level application (e.g. rezoning, special control areas or subdivision/development control provisions).

'Planning Actions' will primarily be implemented through amendments and/or review of the Scheme, but will also be considered when assessing structure plans, development and subdivision proposals.

In addition, a section containing 'Planning Precincts' contain actions that apply to identified growth/development areas and are land use and locality specific.

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2.6 Monitoring and Review

The Strategy sets out the Shire of Collie's strategic vision and land use expectations for development within the Shire for the next 15 years.

The LPS has an operational timeframe of 15 years from the date of its endorsement by the Western Australian Planning Commission (WAPC). However, it is anticipated that the LPS will be reviewed every 5 years and concurrently with the local government's Scheme review.

The Strategy has been prepared to inform and guide the development of Local Planning Scheme (LPS) 6 and associated local planning policies. The majority of the proposed Strategy outcomes will therefore be implemented through the preparation of the new LPS 6. It is important that the Strategy remains relevant and up-to-date and therefore it can be amended at any time to reflect a significant change in state, regional and local planning objectives not previously envisioned.



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2.7 Location Plan (Map 1)

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2.8 Existing Urban Form & Land Use Context Map - Whole Shire (Map 2),

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2.9 Collie Existing Urban Form & Land Use Context Map (Map 3),

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3.0 Allanson Existing Urban Form & Land Use Context Map (Map 4).

3 Vision and Planning Outcomes

3.1 Vision

The *Shire of Collie Community Strategic Plan 2017* sets out the following community vision:

"Collie – a connected, committed and creative community"

3.2 Goals

The Shire's overarching goal for the Strategy is to:

Provide the Shire of Collie with a user friendly and concise planning strategy which provides for flexible and appropriate land use.

This is to be achieved through the following area specific focussed goals:

Natural Environment:
A protected and sustainable natural environment that supports the needs and aspirations of the community

Community:
A vibrant, supportive and safe community which provides a diversity of lifestyle choices.

Economy:
A strong and diversified economic base driven by a range of business and employment opportunities.

Built Environment:
Infrastructure, amenities and development that supports the needs and aspirations of the community.

Business
Good governance through an effective, efficient and sustainable organisation.



4 Demographic Profile

4.1 Population

In the 2016, there were 8,798 people in the Collie Local Government Area. Of these 50.4% were male and 49.6% were female. Aboriginal and/or Torres Strait Islander people made up 4.0% of the population.

The 2016 census results demonstrate a population decrease of 595 people from 9393 persons in 2011 to 8798 persons in 2016. This is thought to be due in part to a construction industry down turn.

It is thought that limited economic diversity and employment opportunities constrain population growth as well peoples' desire to live by the coast and/or in a regional centre. Collie's location close to the regional city of Bunbury enables a drive-in drive out population.

However, based on the population forecast by WA Tomorrow (2015) it is likely that in the long term there will be population growth in Collie.

Using the WA Tomorrow forecast, the average annual growth rate (AAGR) over the next 20 years for Band C is 0.58%. This compares with a lowest change rate of 0.09% and a high of 1.05%. In relative terms, the potential AAGR for Collie are low for both WA and Australian standards.

The forecast estimates that Collie will reach a median value of 10,180 persons in 2026. However, the forecast also expected Collie to have a population of 9720 in 2016, not 8798 as the latest census has shown.

Therefore, if we use the expected growth rate of 0.58% on our current population of 8798 we can expect a population of 9376 by 2026 not 10,180 as contained in the report.

Table 2: Population Forecasts 2006-2026

Persons	Band				
Year	**A**	**B**	**C**	**D**	**E**
2011	9 340	9 340	9 340	9 340	9 340
2016	9 360	9 550	9 720	9 860	10 120
2021	9 450	9 760	10 010	10 240	10 600
2026	9 460	9 870	10 180	10 470	10 930

Table 3: Annual Average Growth Rate

Year	Band				
	A	**B**	**C**	**D**	**E**
2016	0.04%	0.45%	0.80%	1.09%	1.62%
2021	0.12%	0.44%	0.70%	0.92%	1.27%
2026	0.09%	0.37%	0.58%	0.76%	1.05%

4.2 Age Structure

- The median age of people in Collie is 41 years whilst the State median is 36 years and the National is 38 years. Looking at the percentages of population in the different age brackets, the higher percentages occur between the ages of 45-69, compared to the State and the Nation where the higher percentages occur between the ages of 30-49 years. This data continues to enforce the trend of an aging population in Collie which impacts on the types of services needed as well as housing types.

4.3 Dwellings and Household composition

86.2% of private dwellings were occupied and 13.8% were unoccupied which is close to the State average of 86.7% occupancy rate. Of these occupied dwellings 95% were separate houses compared to a State average of 79.1%. Only 0.6% were flats or apartments compared to a State average of 5.7%. This indicates a low diversity of housing types in Collie.

Of the occupied dwellings in Collie only 24.4% were rented with 34.6% owned outright and 35.6% having a mortgage. This indicates a high level of homeownership, higher than the state average, especially in the area od outright ownership which is only 28.5% for the State. This indicates that Collie has a high level of housing affordability.

The average household size within the Shire is 2.4 people per dwelling. Of the 1963 families in Collie, 39.2% were couple families with children, 41.8% were couple families without children and 17.5% were one parent families.

With over 1000 families being couples without children or single parent families there is potentially a need for more higher density living with smaller houses and/or smaller yards in comparison to the detached 4x2 dwellings typically located on 1000m2.

4.4 Education

Collie has a lower proportion of persons that hold a post school qualification, with only 8.1% of persons completing a university, technical or tertiary institution qualification compared to the state rate of 20%.

4.5 Income

The median weekly personal income for people aged 15 years and over in Collie was $512 compared to a State median of $724. The median weekly household income was $1,161 compared to the State median of $1,595.

4.6 SEIFA Index of Disadvantage

The SEIFA Index of Disadvantage measures the relative level of socio-economic disadvantage based on a range of Census characteristics. Areas which include average minimum scores lower than 1,000 provide evidence of relative disadvantage. In 2011 Collie had a SIEFA score of 958 indicating it is at relative disadvantage in terms of attributes such as educational attainment.

4.7 Employment (Update with 2016 census data due for release October 2017)

Natural resources form the basis of the economy in the Shire of Collie with coal mining the dominant industry.

The most common industries of employment are: coal mining, alumina refining & electricity production making up for 45% of the existing workforce.

In 2011 the industries employing the most people were manufacturing, mining, electricity, gas, water and waste and construction sectors, and they employed almost 55% of the local workforce. In 2015 it's the same 4 industries that provide the most jobs, although the construction sector has reduced substantially.

Unemployment rates were 6.8% in March 2016 which is higher than comparable regions, the SW region (?%) and WA

Table 4

employment industry table

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Table 5 Labour force type table

The workforce is predominantly blue-collar workers due to mining, construction and manufacturing where demand is high for technicians, trade workers, drivers and machinery operators.

Blue collar workers have been increasing and in 2011, over 70% employed were blue collar workers. The level of white-collar workers has dropped, while service workers have remained steady.
Collie imports workers and many employment opportunities for its key industries are filled by workers living outside of Collie who commute.

Table 6 Occupation type table

5 Land Use Constraints

Below is an overview of the many land use constraints faced by the Shire of Collie. Specific impacts of these major land use constraints can be found in the growth and settlement section; in particular the areas of residential and rural residential development.

5.1 Planning Analysis

Bushfires

With large areas of State Forest, the risk of bushfire is significant. Without the clearing of native vegetation and/or mitigation planning for bushfire, the availability of developable industrial and residential land is significantly reduced. A Bushfire Hazard Level Assessment report and plan shows the level of risk to future development areas (see appendix 1). There is a need to ensure that management of bush fire risk is a central consideration in planning and development decisions.

Floodplain

The Collie River poses a flood risk for some existing urban and future residential areas. 1:100 year flood mapping is now available for the Collie town site and some outlying areas. Development within the Collie River floodplain is to be avaioded.

Mining

The priority of mining and power generation directs the town of Collie's urban development front to the North. The hazard of underground subsidence and sink holes from previous mining also impacts on the use and development of large parcels of rural land. The Collie coal basin is to be protected as a future resource through use of a special control area.

Industry & Infrastructure Buffers

There is a need to separate industry and other essential infrastructure services, such as the power generation, waste management and waste water treatment, from sensitive land uses such as residential, commercial and tourism. Defined buffers, shown as special control areas, are to be included in the Scheme with provisions restricting sensitive land uses and development.

Country Areas Water Supply Source (CAWS) Act

The catchments of the Harris River Dam and Wellington Dam are gazetted under the *Country Areas Water Source Supply (CAWS) Act 1947*. The clearing of native vegetation in this area is restricted to prevent further salinisation of water resources. Authorisation to clear native vegetation can only be granted through a permit under the *Environmental Protection Act 1986*.

5.2 Planning Implications

- The Shire of Collie's urban growth is significantly constrained with the only potential urban development front to the North.
- The threat of bushfire reduces the availability of land for residential purposes.
- The Collie River floodplain impacts on some existing urban areas as well as some future rural residential land.
- The Collie Coal Basin prevents urban growth to the South and the East forcing the towns of Collie and Allanson to sprawl to the North and smaller settlements to have no further urban growth.
- The CAWS Act restricts clearing of areas for residential development.

5.3 Planning Response

Strategy	Action
Protection of development from bushfire.	1. Scheme to be compliant with SPP 3.7 and Planning for Bushfire Risk Management Guidelines including requirement for a Bushfire Management Plan at the subdivision/structure plan level and a Bushfire Attack Level (BAL) at the development stage.
Protection of development from flooding due to Collie River floodway.	2. Future urban growth areas to consider 100-year average recurrence interval (ARI) floodplain and risk to community. 3. Inclusion of flood mapping in the Scheme with provisions to restrict development within the floodway and only allow development in the flood fringe subject to specific development control requirements.
Protection of development from past underground mining activities (subsidence) and protection of mineral and energy resources.	4. Include the Collie Coal Basin as a Special Control Area in the Scheme with relevant provisions.
Ensure the separation of future urban development from existing and future mining.	5. No further urban subdivision or urban infrastructure development outside the limit line of urban development or in coal basin.
Ensure separation of urban land uses from existing waste management site, WWTP, general industry and other potential conflicting land uses.	6. Nominate notional buffers for industry, waste management site, WWTP, Collie landing strip, speedway, and Motorplex. Identify these buffer areas within the Scheme as special control areas with provisions to consider compatible land use and development.
Protection of existing water supply catchments from further salinization.	7. Identification of CAWS catchments on Strategy Maps.



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5.4 Constraints Plan (Map 5)

6 Growth & Settlement - Residential

6.1 Planning Analysis

Collie townsite is the Shire's primary area of settlement with 89% of the population residing in the town which has well established modern facilities and services yet is constrained by the coal basin, associated industries, state forest reserves and environmental land uses.

To protect future coal mining activities, the Collie Basin Structure Plan specifies a limit line of urban development which primarily encloses the southern edge of the town with notional 1km mining approach line to ensure separation of urban and mining/industrial uses. The town of Collie is also divided by an industrial railway line and a State highway.

Allanson, located 6km west of Collie, is the next largest area of settlement with a general store (including post office outlet) and a primary school and home to a population of 627 residents or 265 dwellings. Growth in Allanson is also restricted by the coal basin plus a lack of reticulated sewerage, access to services and facilities and drainage concerns.

Other smaller gazetted settlements (such as Cardiff, Collie Burn, Worsley, Buckingham and Shotts) are historic mining settlements and collectively contain a population of 584 people. All of these smaller settlements are located within the coal basin which is protected for future mining activities. Subsidence is also a risk to future development and use.

Table 7: Settlement Population Distribution

Settlement	No. Residents	% Residents
Collie	7587	86.2
Allanson	627	7.2
Other localities	584	6.6
Total	**8798**	**100**

Residential Development Areas

The urban expansion area is currently zoned "residential development" under the Local Planning Scheme and is subject to structure planning approval prior to subdivision and development.

This area provides the northern urban front for residential development in Collie and will ultimately provide additional areas for public open space and other community facilities as deemed required by the structure planning process.

Neighbourhood centres outside the CBD can provide local convenience services that are centrally located within the residential areas they are located. It is important that the nature and mix of these neighbourhood centres are geared around retaining the primacy of the Town Centre.

An area of land zoned residential development (known as the North Collie Structure Plan) was subdivided into mostly 1Ha rural residential blocks. This indicates a preference for rural residential land close to town however has the potential to create an incongruent residential landscape.

Wellington Heights Estate and Buckingham Way Estate are areas currently undergoing residential development. In line with the approved structure plan Buckingham Way Estate is to be rezoned to residential. A structure plan is needed for the further subdivision of Wellington Heights Estate due to the risk of fire identified through the fire hazard level assessment.

Any subdivision proposal to further residential development in any zone should be accompanied by a bushfire management plan including a detailed bushfire hazard assessment.

Residential Development - Infill

Wilson Park has the potential for urban growth and revitalisation through infill development and potential subdivision of adjoining land. The concept plan developed in 2009 should be used as background for a structure plan of this area, including an accurate estimate of future potential lot yield.

R15 dominants however a significant area of land surrounding the CBD which incorporates existing laneways has been zoned at a higher density, being R25. Some additional lots located along Bunbury Street are currently zoned R15 with two road frontages (Crampton Street) or one road frontage and rear laneway and fronting the Collie River reserve. These would be ideal for rezoning to R25 which is also consistent with the adjoining area.

A mix of medium and low-density housing is required for a balance of choice, diversity and affordability. Having the higher density limited to strategic areas such as the town centre, pubic open space and other facilities and services will assist in achieving this whilst still maintaining the established neighbourhood character/country town feel.

There is significant opportunity for “infill” development, thus supporting a more consolidated and compact town centre direct and /or direst access to public amenity areas, such as the district playing fields or the river. However, a major constraint to the likelihood of large infill development is its reliance on existing landowners within Collie and their desire or potential lack thereof in developing their properties for infill development at the higher density allowance. It is assumed that higher density development will be market driven.

Projected Future Residential Lot Yield

Considering expected population growth, an additional 24 dwellings are required per year (based on 2.4pph/hold) or 361 over the next 15 years. The table below is based on estimations only, however, it indicates that there is currently sufficient residential areas identified for the life of this strategy.

Table 8: Projected residential lots from planned developments

Planning Precinct	Area (ha)	Developable Area (ha)	Density	Lot Size (Min Avg)	Estimated Lot Yield
Buckingham Way Estate	40	18	R15	764	234
Urban Infill	47.5	20	R25	350	570
Short term total potential					**804**
Wellington Heights Estate*	26	12	R15	800	150
Urban development zone	77**	38	R15	800	475
Grand Total					**1429**

* constrained by fire risk. Accurate lot yield will be dependent upon structure plan.
** Excludes the potential from renewed Wilson Park.

Accommodating an aging population

Riverview Residents Village is currently the only independent living village in Collie. It is small and general operates at capacity. Valleyview is the only aged care accommodation in Collie and also operates at capacity.

The majority of the current aged population are aging in place. This is in part due to personal and government preference yet also a result of the limited alternatives due to current facilities being at capacity.

Considering the aging demographic of Collie, demand for senior living is expected to increase. Currently supply is low with aging residents choosing to leave Collie, receive in-home care or live with family.

There is a community desire for Collie to increasingly become an aged-friendly community and retiree destination.

6.2 Planning Implications

- Although impacted by land use constraints the town of Collie is the most suitable area for future urban growth including the ability to provide access to infrastructure and community services.
- Further urban development within the coal basin has the potential to cause land use conflict with future coal mining operations and should not be approved.
- Settlements other than Collie lack sufficient infrastructure services to support future urban development.
- Land use constraints results in an urban growth front to the north of Collie.
- Residential development areas are to be used for this purpose (ie R15) and not for rural residential.
- Capacity for urban expansion exists in the current zoned residential areas and in the residential development areas.
- Affordable independent living units within close proximity to key services and facilities is necessary to ensure appropriate housing opportunities for an aging population.
- There is an identified need for another aged care facility in Collie in the short term.



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6.3 Planning Response

Strategy	Action
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.	8. Land identified in the current Scheme as residential development to be zoned urban development accordance with the *Planning and Development Regulations 2015*. 9. Incorporate principles of *Liveable Neighbourhoods* in preparation of structure plans.
Future residential land supply areas meet population and housing needs for the next 15 years.	10. Identify the limit line and 1km notional approach. 11. Identify and zone priority residential growth areas as urban development or residential. 12. Include provisions in the Scheme for structure planning of all future urban development and residential subdivision areas including the existing Wellington Heights Estate.
Future urban growth to occur within the town of Collie.	13. Limit residential subdivision in other towns and settlements through zoning and Scheme provisions.
Provision of neighbourhood centres within residential areas outside of the CBD without impacting on primacy of Town Centre.	14. Identify and zone land within the urban development zone as commercial during structure planning stage.
A range of low and medium residential density to accommodate differing housing needs due to a range of demographics and socio-economic groups;	15. Encourage a mix of lot sizes within new subdivisions. 16. Identify strategic locations close to key services and facilities for higher density living via infill development. 17. Facilitate the development of residential aged care, retirement homes, lifestyle villages and other forms of accommodation suited to aged persons within urban zoned areas including the Residential Zone.



7. Growth & Settlement - Rural Residential Living

7.1 Planning Analysis

Rural residential style housing, being lots of approximately 1Ha in size, has continued to be an integral part of the Collie community.

This is in terms of being a valued and expected housing style and lifestyle choice alongside more traditional residential options. It is also in relation to the valued visual character and transitional landscape that rural residential style subdivision creates in between the denser urban settlements and the surrounding farmland and State Forest reserves.

Over the last 10 years, 63 rural residential lots have been sold (16 vacant land and 47 existing houses) averaging an historical demand of approximately 6 new lots a year. However, demand for lots is also influenced by the type of lots available and therefore the Shire should aim for a diverse mix of rural residential and rural small holdings lots with varying natural attributes.

There exists a large area of land identified for potential rural residential development in the Shire. This figure however is somewhat distorted given the unpredictability of take up, where and when, and also the opportunities and particularly constraints, that add other limitations. This includes fire and flood risk.

Existing rural residential land supply for the Shire includes:

- land parcels within existing zoned and default rural residential areas;
- infill opportunities;
- areas zoned and covered by an existing structure plan yet undeveloped; and
- areas identified for “development investigation” within the former Local Planning Strategy.

Although opportunities exist for rural residential lots via infill, landowners are choosing not to subdivide and instead retain their larger lifestyle lots. Therefore, rather than continue to subdivide land into only rural residential lots consideration should be given to a supply of rural small holding lots which would cater to those wanting a larger lifestyle lot whilst also adding to the diversity of housing choice.

Land on the fringe of Collie and the township of Allanson present opportunities for expanded rural residential development and the provision of rural small holdings into the long term, with a demonstrated adequate supply for the short and medium term.

Benefits of continued rural residential options plus the provision of rural small holdings include:

- Sustaining, yet ideally boosting population by increasing housing and lifestyle choices;
- Increasing housing density within the existing urban footprint rather than encroaching beyond this;
- Taking up land that is unsuitable for farming yet serviceable and proximate to urban areas;
- Housing choice recognised as a key influences for broader Shire aspirations of growing liveability and long-term community sustainability.

Existing Rural Residential Areas (RR)

There are 12 existing Rural Residential areas summarised below and shown in Figures 2-4.

- RR 1 and 5 cannot be further subdivided as they are located outside the limit line of urban development.
- RR2 and 3 are existing developed areas with limited existing potential for some lots to be further subdivided (infill).
- RR 4 is located outside the limit line of urban development but within the notional 1km approach line of Collie. As there are no significant geological supplies located close to this subdivision, further subdivision may be possible subject to approval by Dept. Mines, Industry Regulation and Safety and further investigation, in particular bushfire risk.
- RR 6 is an existing area in Allanson with potential for further subdivision (infill). A portion of this area, bordered by Rose and Ewing Road, has been subdivided into lots of approximately 0.4Ha making Scheme setback requirements difficult to meet.
- RR 7 and 8 are not considered suitable for further subdivision due to the extreme bushfire risk and its distance from services and facilities
- RR 9 & 10 have been fully developed according to plan and therefore no potential for further subdivision.
- RR 11 comprises 2 areas known as Areas 2 and 3 in the approved Structure Plan. Under the current structure plan these areas still have potential for approximately 29 new lots. However, this structure plan should be reviewed as a result of updated flood mapping and *SPP 3.7 Planning in Bushfire Prone Areas 2015*.
- RR 12 is a recent rezoning and allows for an extra 11 lots under the current structure plan.

The underlying aspiration for these areas is to exhaust existing zoned and readily available rural residential land in the short term, and alongside this, to ensure an adequate and reasonable supply for future development opportunity as it is required. This includes some flexibility in supply to allow for fluctuations and distortions.

Review of Potential Future Rural Residential Land

A number of potential rural residential development areas were identified in the previous Local Planning Strategy.

As only limited analysis and investigation was completed when these areas were identified, and in the intervening period the Bushfire's Regulations in particular have been introduced, further analysis about the opportunities and constraints of these parcels has now been carried out.

This analysis has given an improved understanding of the constrained and unconstrained portions of these parcels that can realistically be assumed as suitable for future development. This is significantly less than shown in the previous Local Planning Strategy.

Potential Future Rural Residential Land Supply

Areas now identified for potential future rural residential development are shown in Strategy Maps 1 & 2 (Figures 15 & 16). Other relevant considerations include:

- Fire risk significantly reduces development potential and the implications of fire management will be a key consideration as any of the future development areas progress.
- An owner's future intentions can significantly reduce land available for development.

There is generous supply potential to the north of Allanson (Area 5) that can progressively be released for development as the existing supply is exhausted. This may also influence the provision of new services and facilities in Allanson into the long term.

An amended Structure Plan and a new, ideally coordinated approach, is necessary to realise medium term supply for the area north of Hull Road (Area 1). This is logically and practically the next rural residential area to be subdivided.

Booth Street (Area 2) has the potential for the subdivision of those lots not wholly covered by the floodplain. These lots are currently being utilised as residential lifestyle lots.

Patstone Road North (Area 3) has a variety of constraints that would need to be further investigated prior to development. Part of Lot 2977 is to be used for future industrial land due to its interface with the current Light Industrial Area. The owner of Lot 1344 does not wish to develop in the near future and Lot 1345 has large amounts of native vegetation. Other constraints include a natural watercourse which would be reserved for drainage and potential contamination of Lot 50.

Patstone Road South (Area 4) is largely located within the Collie coal basin therefore development of the remaining land for rural residential would need to further investigate this constraint as well as the risk of bushfire.

Whilst the demand may not currently exist for the level of potential rural residential land proposed, areas have been identified for long term development and it is expected that the market will drive the development of these areas.

The Shire of Collie has endeavoured to strategically assess the most suitable areas for future rural residential/ rural small holdings in a Shire that experiences a multitude of conflicting land use constraints. However, the Shire is also aware that constraints can change over time, and therefore any proposal for rural residential/rural small holdings development would be considered by Council on its merits at the time.

Table 9: Infill potential

Rural Residential area	Estimated lot yield
RR 1	Nil - Outside limit line
RR 2 Infill	5 new 8000msq lots
RR 3 Infill	16 new 8000msq lots
RR 4 Infill	18 new 1Ha lots (unconfirmed)
RR 5	Nil - Outside limit line
RR 6 infill	27 new 8000msq lots
RR 7	Nil – extreme fire risk
RR 8	Nil – Extreme fire risk
RR 9	Nil - Fully developed
RR 10	Nil - Fully developed
RR 11	Area 2 - 29 Area 3 – 15
Rural Res 12 (Booth/Steere SP)	14 additional lots
Maximum potential infill	**106**

Notes: 1. Does not include potential from RR4.

2. Details maximum allowance. It is unlikely that all land will be fully developed to this level.

Appendix 9

Table 10: Medium term potential new lots.

Future Development Area	Estimated lot yield
Area 1 (Hull Road)	94
Area 2 (Booth Street)	6
Area 5 Lot 1127 (Allanson)	60
Estimated medium term	**160**

Notes: Medium term areas should be developed and made available to provide choice of greenfield and infill sites.

Table 11: Long term development

Area 5 Lot 2620 & 1378 (Allanson)	Yield unsure due to significant constraints. Further investigation required.
Area 3 (Patstone Rd North)	
Area 4 (Patstone Rd South)	

7.2 Planning Implications

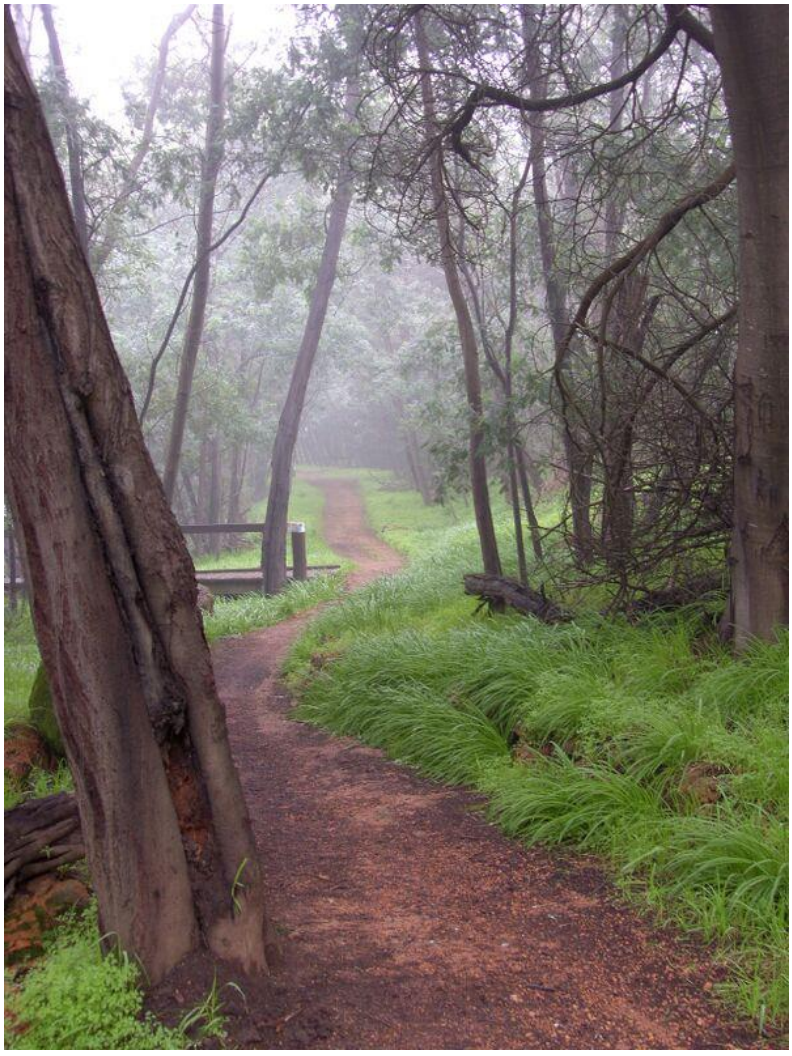
- Due to fire risk, Lot 1, in existing rural residential area 7 should be rezoned to Rural 1.
- Lots in future rural residential area 2 should be rezoned rural residential to reflect their current use as lifestyle lots.
- Other future rural residential land is not required to be rezoned as part of the Scheme review, rather scheme amendments by the proponent will ensure delivery of rural living land, consistent with market demand.
- Identified future rural residential land to be considered for rezoning by way of scheme amendment.
- Applications for rezoning will still be required to demonstrate that the land is capable of development, including environmental values, bushfire risk and management of onsite waste water and that the land can be adequately serviced with a potable water supply and electricity.



Appendix 9

7.3 Planning Response

Strategy	Action
Provide for a diversity of rural living opportunities.	18. Encourage rural small holdings as well as rural residential lots at the structure plan stage.
Ensure new rural residential areas are planned and developed as a logical extension to the urban growth front.	19. Identify appropriate areas that can be considered for rezoning to rural residential/rural smallholdings development 20. Consider proposals to rezone land for rural residential or rural smallholdings within areas as identified on the Strategy Map. 21. Require any proposed rezoning to adequately address SPP 2.5 and SPP 3.7.
Rezone identified land areas to reflect current use.	22. Update Scheme to reflect current rural residential areas with appropriate provisions. 23. Rezone identified area in rural residential zone 6 to R2.5 with no further subdivision. 24. Rezone land identified as Area 2 to rural residential 13 and include appropriate provisions in Scheme.



8. Growth & Settlement - Commercial & Retail

8.1 Planning Analysis

Current situation

The Collie town centre provides an important range of retail, commercial and government services to the local and regional community i.e. Williams, Boyup Brook, Darkan etc.

Recent town centre (main street) revitalisation along Forrest street has seen a new central park including coffee shop, sound shell and water park with direct pedestrian access across the railway line to the new Collie Art Gallery. Underground power, new footpaths and landscaping along this street has created a more user friendly and attractive main street. The new pedestrian bridge over the railway line has helped to connect the two sides of town.

The town centre is mainly retail and commercial services surrounding by a mixed business area. Some uses of land in these zones are better suited to a light industry and service zone due to being service commercial in nature such as vehicle and tyre repair shops.

There is a total of 22,107m² of retail and commercial space in Collie. The majority of this space (71% or 15,685m²) is occupied by various forms of retail activities while 28% (6,184m²) is office space. Majority of retail and commercial space in Collie is small scale, single storey buildings generally ranging between 150-300m². The supply is consistent with towns of Collie's size throughout regional Australia and can generally function as either retail or office premise.

Collie only captures a total of 65% of retail expenditure from the local catchment, with a considerable amount of discretionary spending, particularly for larger goods, going to nearby Bunbury.

Future Requirements

With relatively low population growth there is no expected shortage of commercial space and therefore it is not foreseen that a large number of new commercial and service lots will be required in the next 15 years. However, if the economic diversification occurs, as is identified in the Reimaging Collie report, there will most likely be a need for increased commercial services land.

Considering this, an area along Prinsep Street and Coalfields Highway is identified as future mixed business due to the prominent location on key transport routes. It is not required that this area be rezoned in the new Scheme as the main town centre currently has capacity to meet demand.

Due to land use constraints Collie's urban growth front has been largely to the north rather than in a more even radius around a town centre. As a result, newer residential areas are located some distance from the town centre and its conveniences and are generally lacking a mixed-use area for local neighbourhood shop/s. To ensure new residential areas have easy access to local shops and services there is a need to identify areas for neighbourhood centres (mixed use) at the structure plan level.

8.2 Planning Implications

25. Light industrial and service industry land uses to occur outside of the town centre in mixed business and industrial zones.
26. When demand necessitates an area fronting Coalfields highway can be rezoned to mixed business by way of a scheme amendment.

Appendix 9

8.3 Planning Response

Strategy	Action
Ensure land identified for commercial and retail uses meets future anticipated growth in accordance with predicted population growth.	25. Identify commercial and mixed use zones in Scheme. Limited expansion of these zones to ensure a consolidated main commercial centre. 26. Identify the area along Coalfields highway and Prinsep Street North as future mixed business to be rezoned when demand requires.
Collie town centre retained primarily for shops, office and restaurants with a surrounding mixed use zone catering to a wider variety of uses.	27. Restrict activities in town centre (commercial zone) through the permitted use table in Scheme. 28. Prevent industrial or service commercial activities that may generate nuisances or impact amenity in the mixed use zone through permitted use table in Scheme.
Ease of access to local shops and services	29. Identify land for neighbourhood centres at the structure plan level for urban development areas.



9. Growth & Settlement - Industrial

9.1 Planning Analysis

Light industrial

A light industrial area is located between Patstone and Harris River Road which is approximately 39 hectares in area. Stages 1 & 2 have been released with the potential for stage 3 subject to further investigation. The light industrial area is expected to provide for the life of this strategy.

Strategic Industry

The Shotts Industrial Estate is a 235ha site divided into five development areas and located approximately 7 kilometres to the east of Collie. The estate provides for the strategic development of coal related industries including power generation, taking advantage of existing infrastructure associated with the surrounding major power stations and associated coal mines including access to Rail.

General Industry (Coolangatta Industrial Estate)

Currently there is low demand for industrial land however to enable future industry a suitable area in which to operate land does need to be readily available. An availability of general industry lots would also assist to encourage those general industrial uses currently in the light industrial area or on rural land to relocate. Currently there is no general industry lots available for purchase.

The Coolangatta Industrial Estate was 491 hectares of land 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. 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 the next 15 years.

The land is further constrained by an EPA imposed noise buffer and there is some concern SO2 levels may reach the upper limit if the proposed Bluewaters power station expansion eventuates. Therefore, noise and SO2 emission restrictions limit the types of industry that would be able to establish themselves in this estate.

Water is also not directly accessible from the site but would require a connection to the pipeline on the Collie Williams Road some 1.5km away. This would require a significant financial investment as would access to each created lot.

Therefore, on the surface it appears there is land available at Coolengatta Industrial Estate however it is constrained by noise and emissions restrictions, road access, water access and is not yet subdivided into lots. It is expected that when demand requires, structure planning for Coolengatta Industrial Estate will be initiated by a private developer.

Potential Future Industry

57.5Ha of land (323 Patstone Road) located in a current potential future rural residential area (DIA 4) adjoins the current light industrial area. Due to the unavailability of industrial lots, and to ensure the light industrial area has capacity beyond the life of this strategy, a portion of this land (approximately 35Ha) is identified to be retained for future industrial uses. This land has the potential to accommodate small general industrial land uses including transport depots, which are often operated on rural land due to a lack of suitable industrial lots. Further investigation and a structure plan would be required.

Appendix 9

Table 12: Industrial lots

Precinct	Area (Ha)	Estimated Developable (ha)	Average Lot size	Estimated Lot Yield
Light Industrial	39	33	1-2000sqm some 1-2Ha	45
Coolangatta - General	173	100	1-2Ha with some 5-10Ha.	50
Shotts - Strategic	235	187	12-123Ha	5 development areas
323 Patstone Road	35	30	1-2000sqm some 1-2Ha, potential for some larger lots	40

9.2 Planning Implications

- Identification of land adjoining current industrial area as future industry to ensure availability of industrial land in the long-term future.
- Shotts industrial estate to be retained for strategic industrial development related to coal and power generation.
- No availability of non-strategic general industrial lots within the Shire of Collie.
- Coolangatta Industrial Estate is constrained. Structure planning and therefore availability of industrial lots is only likely to occur when demand necessitates.



Appendix 9

9.3 Planning Response

Strategy	Action
Shotts strategic industrial land retained for coal and power generating industries.	30. Shotts industrial park to be incorporated into the new Scheme as a special use zone with a 3km special control area buffer and provisions to restrict development. 31. Remove DIA and rename Special Use zone 11.
Ensure an availability of industrial land to meet current and future demand for industrial development over the next 15 years.	32. The Coolangatta industrial estate to remain as a special use zone with a special control area buffer. 33. Support and facilitate the subdivision and development of Coolangatta industrial estate for general industry subject to noise provisions and CO2 emissions. 34. Identify 323 Patstone Road as future industrial land in the Strategy yet not the new Local Planning Scheme.



Appendix 9

9.4 Future Urban Growth & Settlement (Map 6)

10. Rural & Agriculture

10.1 Planning Analysis

Agriculture within the Shire is mainly broadacre grazing with mapping from Department of Agriculture and Food showing future potential for increased agriculture in the Shire.

However, the availability of agricultural land is limited due to dominance of mining activities and State Forest land use, a ground water shortage and dry land salinity in the upper Collie River catchment.

The conservation of agricultural land is important and with an increasing need for diversification of industry all available agricultural land should be protected and sustainable land management practices encouraged.

The zoning of rural land allows for incidental uses such as events, tourism accommodation or café which also lead to increased economic diversity whilst protecting land for agricultural pursuits. These uses should be encouraged yet not to the detriment of future agriculture.

Old original farm cottages are wanting to be retained as ancillary accommodation yet they often exceed the recommended floor space in the R-codes. On Rural and Rural Residential land ancillary accommodation can be approved at the discretion of Council yet further subdivision should be prevented.

Under the current Scheme rural land is zoned either Rural 1 or Rural 2. The rural 2 land is that which is wholly or partially located within the Collie coal basin. There is no requirement for these separate zoning and instead the land located within the coal basin can be managed through the use of a special control area.

Use and development of rural land (currently zoned rural 2) is limited due to past or potential future mining activities. It is not that the use and development of this land cannot occur, rather that proposals need to be carefully investigated and considered.

Some smaller rural zoned land parcels are occupied for lifestyle purposes and not actively farmed. This is a result of demand for a rural residential or rural small holdings lifestyle and results in a loss of agricultural land due to a cessation of farming on these properties. Provision of affordable rural living opportunities would assist to address this.

10.2 Planning Implications

- The protection of agricultural land is a priority and subdivision should be avoided.
- Support the establishment of incidental industries on rural land to increase economic diversity with the Shire.
- Criteria and standards are required to guide the approval process for lots proposing original fam cottages as ancillary.
- Demand for rural residential and rural small holdings

Appendix 9

10.3 Planning Response

Strategy	Action
Protection of rural land primarily for agricultural purposes	35. Scheme provisions for protection of Rural zoned land for agriculture with the general presumption against subdivision. 36. Non-rural land uses such as low-key tourism including accommodation and cafes to be supported if they are incidental and compatible to agriculture. 37. Identify appropriate areas to be considered for rezoning to rural residential or rural small holdings.
Consider retention of original dwelling on rural and rural residential land as ancillary.	38. Allowable in the Scheme as a D use with conditions against subdivision. Policy to be developed for criteria to guide decision making.
Protection of the Collie Coal Basin for future mining activities as well as the protection of development from subsidence.	39. Remove Rural 2 zoning. All Rural 2 land to become Rural with the Collie Coal Basin to be covered in the Scheme by a Special Control Area. 40. Careful consideration of proposed use and development of land located within the Collie coal basin.



Appendix 9

10.4 Rural & Agriculture (Map 7)

11 Environment & Natural resources

11.1 Planning Analysis

Fauna and Flora

The Red Tailed Black Cockatoo and Carnaby's Black Cockatoo are both threatened ecological communities occurring within the Shire. Both species depend on Jarrah forest for habitat. Several occurrences of threatened and priority flora also exist.

There is currently 1 Threatened Flora species, as listed under the EPBC Act and the Western Australian Wildlife Conservation Act 1950 (WC Act) with many occurrences of declared rare and priority flora.

There are several areas of remnant vegetation throughout the Shire including areas recognized as regional ecological linkages.

Water

The catchments of the Harris River Dam and Wellington Dam are gazetted under the *Country Areas Water Source Supply (CAWS) Act 1947* and clearing restrictions apply, including provision of offsets, should clearing be approved.

Surface and groundwater resources are relied upon by industry (specifically mining and power generation), as well as the community and the environment.

The whole of the Shire falls within either a proclaimed groundwater area (Collie Groundwater Area) or surface water area (Collie River Irrigation District and Preston River and tributaries) and therefore a licence to take water is required.

The withdrawal rate of the groundwater from the Collie Coal Basin exceeds the sustainable yield of the resource and there is currently no groundwater available for future alternative industry or commercial uses.

The bulk of the groundwater withdrawn is for mine dewatering, which is governed by State Agreement Acts. Post dewatering is also a risk to groundwater and land due to potential acid drainage.

Increasing groundwater extraction and clearing of native vegetation has resulted in salinity in the upper Collie Catchment. This salinity impacts on the future availability of surface water as a reliable resource for industry expansion including agriculture.

The Collie catchment plays an important role in the supply of water to Collie River Irrigation District which is located within the Shire of Harvey. A project is currently planned for a desalinisation plant and pipeline to increase the amount of surface water available for the downstream Collie Irrigation District.

Appendix 9

Coal

Collie is rich in resources, specifically coal. The Collie Basin Structure Plan was developed in 1992 and specifies a limit line of substantial urban development and a notional 1km mining approach line. There are two State agreements relevant to the Collie Coal Basin: Collie Coal (Griffin) Agreement Act 1979; and Collie Coal (Western Collieries) Agreement Act 1979.

The Mining Act has provisions that restrict mining on privately owned land yet also provides exemptions to any zoning provisions in a Local Planning Scheme.

Collie power stations are responsible for 90% of base load to the south west. There is an economic reliance on coal mining and power plants within the Shire and investigations into diversification of the economy are underway. Potential for diversification includes renewable power generation (solar), forestry plantations and intensive agriculture (horticulture and aquiculture).

Other Resource Extraction

Areas of resource extraction, such as gravel pits, on rural land are often ad hoc and non-compliant. Uses such as these in the Rural area have potential to impact on the rural character and the environmental and visual amenity of the area.

Such land uses need to adhere to an extraction licence and planning approval to ensure the sustainable use of land and water resources and protection of the natural environment including amenity, remnant vegetation and waterways.



Appendix 9

Nature based tourism

The Collie River and its surrounding State Forest and National Park make up 78% of the total area of the Shire. These reserves are a major recreational and tourism resource and have significant ecological value.

The jarrah forest, large rural areas, undulating landscape and natural waterways (Collie River and its tributaries) create an attractive local landscape character that is visually appealing as well as offering extensive opportunities for nature based tourism development.

Several tourism drives exist such as Collie to Dardanup, Collie to Donnybrook, Harris River Road and Wellington Dam. Development along these routes should take into consideration potential impacts on tourism including protection of scenic attributes.

One of the main opportunities identified is the extension of the already existing trail network and the development of Lake Kepwari and Minninup Pool as tourism hubs.

Black Diamond has been recognised locally as another potential tourism opportunity with camping and day uses whilst there is also potential for a new large modern caravan park to establish itself along the Collie River.

A 2.7km spur trail links the popular Bibbulmun walking track to Collie whilst a 20km spur road links the mountain biking Mundi Biddi Trail. Collie provides travellers with facilities and services for replenishment of supplies, medical needs, public showers, and a variety of accommodation. There are plans for Collie to become an identified ‘tracks and trails hub’ through an expansion of walking and biking trails and facilities.



11.2 Planning Implications

- Retention of remnant vegetation is a priority.
- Large areas covered by the *Country Areas Water Source Supply (CAWS) Act 1947* add to an already constrained Collie township further impacting on future urban and rural expansion.
- Lack of reliable water resources may impact on future economic development
- The collie coal basin and 1km notional approach line ensures separation between urban uses and mining activities.
- Collie power stations are an important economic asset and are to be protected from incompatible land uses.
- Protection of the natural environment and rural amenity due to the significant opportunity for an expanded nature based tourism industry.
- Policy is required to reflect the environment in local planning decisions.

11.3 Planning Response

Strategy	Action
Conservation, protection and management of the natural environment and where possible enhancement of this resource.	41. Identify regional ecological linkages and areas of threatened ecological communities and flora and fauna species. 42. Ensure land use planning and development have due regard to these areas through development and implementation of an environmental conservation local planning policy. 43. CAWS catchments to be identified and applications referred to relevant authority.
Protection of environmental, rural and natural landscape values from ad-hoc use by extractive industry	44. Extractive industry to be an A use in Rural zones with improved regulation of compliance to permit and approval.
Protection of significant geological resources - coal	45. Land located within the coal basin but outside the limit line of urban development to be a Special Control Area with relevant Scheme provisions.
Recognise the potential for economic diversification through use of natural resources.	46. Include definition for 'solar farm' as a land use in the Scheme and as a P use in the Rural zone. 47. Consider the development of a Local Planning Policy for Tree Farms to guide decision making.
Protect and maintain the natural local landscape character of the Shire from inappropriate development in particular priority tourism routes.	48. Identify important/priority tourism travel routes including trails. 49. Development of local planning policy to provide guidance for landscape and visual impact assessments as part of development applications to ensure visual landscape is recognised and addressed as part of the planning process.
Identify future nature based tourism opportunities and zones and ensure flexibility in planning controls for attracting tourism development	50. Identify Lake Kepwari and Minningup Pool as future tourism zones. 51. Harris River to be designated as a special use area – Tourism within the Scheme. 52. Accommodate tourism land uses within other zones where complimentary and compatible with the objectives of the zone.
Identify another caravan site	53. Investigate the potential for UCL adjoining the river to be used for a new caravan site.

Appendix 9

11.4 Natural Environ Map (Map 8)

Appendix 9

11.5 Natural Resources (Map 9)

Appendix 9

11.6 Land Capability (Map 10)

12 Infrastructure

12.1 Planning Analysis

Liquefied Natural Gas

There is no reticulated gas within the Shire however a gas pipeline exists between the Dampier to Bunbury Natural Gas Pipeline and the Worsley Alumina Refinery. This could be extended to deliver gas to other current coal fired power stations to allow them to be modified to gas however a comprehensive feasibility study is required.

If a pipeline was to run through Collie it would be cost prohibitive to deliver gas to existing residences however new residential may be able to be connected (provider dependent).

Drinking Water

Potable reticulated water supply is provided by the Water Corporation from Harris River Dam and Mungalup Dam to Collie and Allanson. A lack of water reticulation north of Booth Street limits this area to rural residential lots no less than 1Ha with an ability to demonstrate their own potable water supply.

Water Corporation has an abstraction licence of 15,500ML/year yet only use 1,100ML/year therefore supply is not currently constrained. However, drought makes yield projections from Harris River Dam uncertain.

The Harris River Dam is also part of Great Southern Towns Water Supply (GSTWS) which provides water to multiple towns in the Great Southern Region some of which have increasing water demands.

Wastewater

The Waste Water Treatment Plant (WWTP) located 4km South of Collie along Mungalup Road is licensed for 2,200 m3/day and receives an average of 1,400 m3/day. However, during periods of prolonged and heavy rainfall the system can become overwhelmed which can cause issues with the quality and disposal of treated wastewater into Lyall's brook. When the plant is upgraded the potential for water reuse on the golf course should be investigated.

Odour management is not expected to be an issue due to the distance from town. However, a notional special control area for the odour buffer is recommended to ensure future separation of sensitive land uses. At present this buffer area will only effect State Forest not private land.

The majority of Collie townsite has sewer. Infill sewerage is planned for the SW corner of Wilson Park and a residential area between Palmer Road and Foster Street which should complete the infill program. The township of Allanson, nor other smaller towns and settlements, are not connected to sewer which restricts future residential development.

Stormwater

Flooding concerns exist from the Collie River which runs through the centre of town. There is a need to identify potentially impacted areas, existing and future, and address drainage limitations.

Drainage concerns also exist for the township of Allanson.

The Shire's Drainage and Stormwater Strategy provides mapping and recommendations for all its stormwater infrastructure.

Water Sensitive Urban Design (WSUD) is generally lacking in Collie. Increased use of WSUD would provide linear drainage reserves that also act as green linkages between residential areas with walking/cycling paths.

Waste Management

There is currently a licensed landfill facility known as the Gibbs Road site. A recent review (draft) of the 2009 Management Plan indicates the current site has the capacity to cater to the medium to long term needs of the community.

The landfill is generally compliant with licence conditions set by the State with no issues of odour in the residential areas reported. Groundwater monitoring bores are installed with a small amount of contamination showing on one of these bores. Investigation into the groundwater is currently underway and the reviewed management plan and licence will address this environmental issue.

A future regional landfill facility is proposed which will result in the Collie site transitioning to a transfer station only. It is indicated that this will occur before the Collie landfill reaches capacity and as a result no new landfill facility for Collie is planned.

A waste to energy facility was considered at a high level of assessment however it was not seen as currently viable due to insufficient waste quantities, cost comparison to landfilling, unknown markets for energy and connection to the grid.

Energy

Power to Collie is produced through the coal fired power stations located within the Shire. These power stations produce 71% of WA's base load electricity and 90% of the South West's Interconnected Network's base load and are therefore vital assets.

Western Power is the sole electricity provider to Collie residents. Current substation/terminal sites are: Collie substation, Shotts terminal and Bluewaters terminal.

No new substation or terminals have been identified. Transmission and distribution line infrastructure corridors are to be protected from development encroachment.

There is opportunity for development of a renewable energy sector in particular solar energy.

Telecommunications

The NBN is now available in the Collie townsite.

Mobile towers are installed at various locations however the whole of the Local Government does not yet receive reliable mobile phone reception and/or internet.

Mobile towers are upgraded by providers in the future according to demand and their schedule.

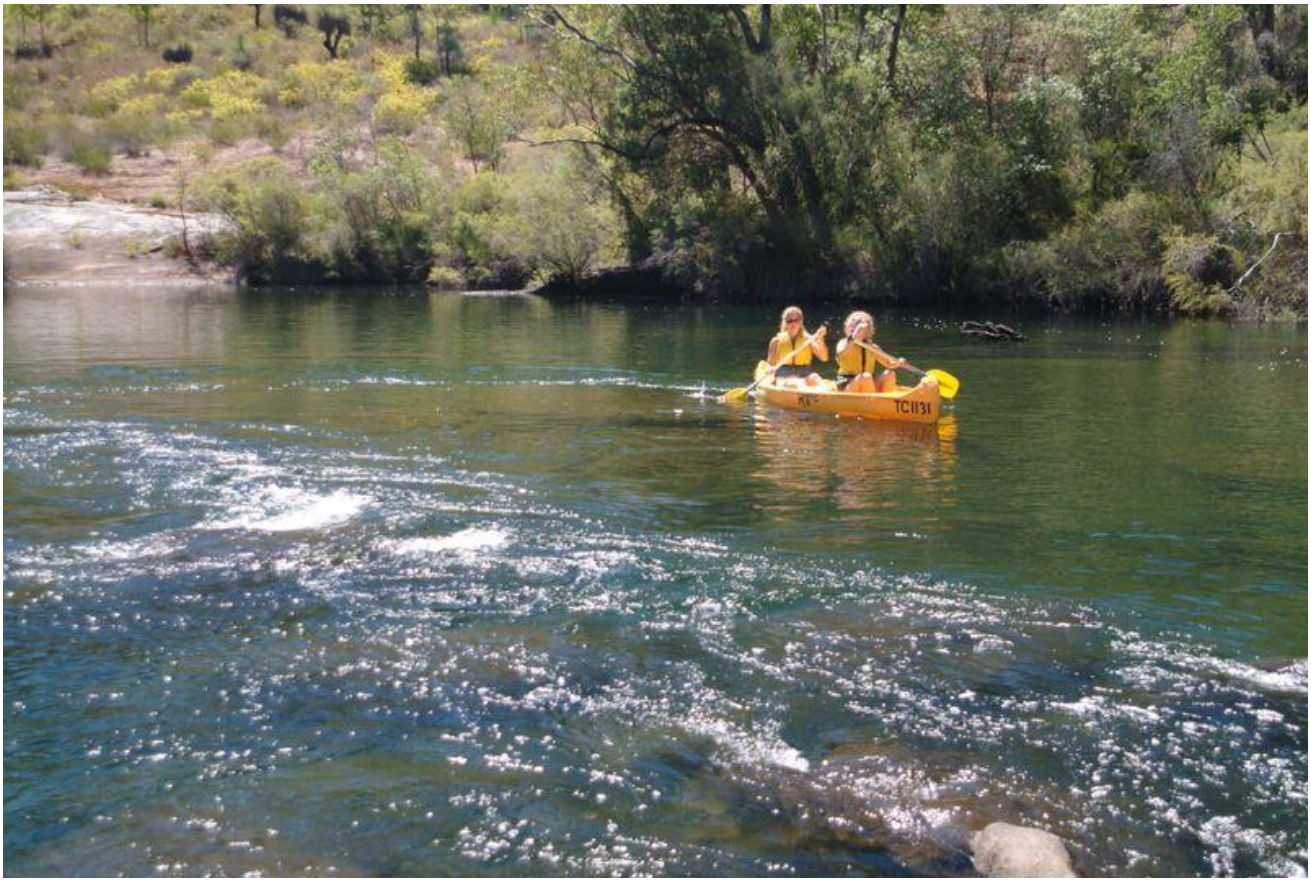
The exchange provides a wholesale service so other providers can deliver fixed line telephone and broadband services helping with market competition.

The current exchange fulfils current population demand and Telstra will adapt infrastructure to match changes in demands on the system not necessarily population.

Appendix 9

12.2 Planning Implications

- Protection of drinking water catchments.
- Lack of key infrastructure such as reticulated water and sewerage restrict residential development.
- Environmental improvements can be made through an upgraded waste water treatment plant.
- Opportunities exist for increased use of WSUD
- The Collie River floodplain poses a risk to current and future development.
- Existing landfill site is potentially impacting on groundwater.
- Protection of power assets from incompatible land use and for future use by renewable energy sector.



Appendix 9

12.3 Planning Response

Strategy	Action
Identify and protect water source protection areas	54. Public drinking water source areas to be shown as special control areas within the scheme and appropriate provisions included.
Urban development to have access to reticulated water and sewerage	55. Restrict further urban development in town sites lacking reticulated water and waste water infrastructure.
Protection of the WWTP from incompatible land use	56. Incorporate an indicative WWTP as a Special Control Area in the Scheme.
Identify and protect land for waste management	57. Include 500m buffer to waste management site as a special control area with provisions in the Scheme.
Manage waste to minimise impact on environment	58. Develop and implement waste management strategies, with a strong emphasis on waste minimisation and recycling. 59. Ensure regulatory compliant landfill and optimise waste services. 60. A special control area buffer of 500m to be designated around the landfill facility.
Identify land for regional landfill facility	61. Continue to work with the regional Councils (southwest group) on establishing a regional landfill facility with Collie as a transfer station.
Facilitate improved management and use of water resources through consideration of total water cycle at each planning stage	62. Implement land use recommendations of *Better Urban Water Management Manual*
Protection of existing and future infrastructure through adequate stormwater drainage	63. Implement the Shire's Drainage and Stormwater Strategy. 64. Identify and address drainage issues at the subdivision and structure plan stage.
Protection of power infrastructure.	65. Identify power infrastructure buffers as Special Control Areas with scheme provisions.

Appendix 9

12.4 Public Utilities (Map 11)

13 Transportation Network

13.1 Planning Analysis

Road and Rail

Coalfields Highway is the primary road transport corridor through Collie and is part of the national highway network linking the Southwest Highway in Roelands (Bunbury) to the Albany Highway in Lake King near Ravensthorpe.

The road averages 3000 vehicle movements per day including freight, heavy haulage, commuter and tourist vehicles. This traffic can bring positive economic benefits to the town.

The Highway becomes Throssell Street as it enters Collie townsite and, combined with a railway, splits the town in two fragmenting the commercial and residential areas whilst also generating safety and amenity concerns.

Long term there is a desire to reroute the rail and the highway to create a cohesive town centre however this vision is currently unfeasible and outside the Strategy timeframe.

The railway is used for the transport of freight, namely Bauxite and Coal, from Collie to the Bunbury Port. If road and rail freight movements increase the railway crossing on Prinsep Street is likely to cause issues with safety, traffic congestion and accessibility to the town centre.

The light industrial area is currently accessed via the CBD. A new entrance direct from Coalfields Highway is proposed for the near future however the route has not yet been decided.

Airstrip

The Collie airstrip is located towards the eastern edge of town and is an aeroplane landing area only with one runway. It is not CASA registered or certified therefore can only to be used by planes with no more than 30 passenger seats catering to private charter flights only. It is also used by the Collie Aeroclub, Royal Flying Doctor and fire fighter aircraft. There is currently no identified buffer between the strip and nearby residential land uses.

There is no current demand for the airport to be expanded or upgraded to cater to an increased number or type of aircraft. Its future expansion is limited by rural residential development and the Collie Coal Basin and therefore a buffer should be recognised to help ensure its protection into the future and to avoid land use conflicts.

Public transport

There is some public transport available with TransWA and SouthWest Coachlines providing a bus services to and from Collie via Bunbury twice a day, Monday to Friday.

There is no local public transport system existing within Collie or between Collie and the neighbouring local government towns. If local public transport was to be initiated a depot could be accommodated in the light industry area.

Footpaths

Pedestrian connectivity between facilities including open space and the residential and town centre areas is often inadequate. A pedestrian network and bike plan are recommended to address this issue.

In addition, with connections to State trails such as the Munda Biddi and Bibbulmun Track it is important for Collie to provide a connected network of pedestrian and cycle paths including end of trip facilities.

13.2 Planning Implications

- Road upgrade likely at Prinsep Street.
- New entrance to light industrial area required
- Coalfields Highway provides an opportunity for increased economic activity within the town of Collie.
- The current airstrip should be protected from incompatible land uses through establishment of an appropriate buffer.
- Existing road infrastructure has the capacity to support local public transport.
- An increased network of pedestrian and cycle paths.

13.3 Planning Response

Strategy	Action
Identify and plan to avoid safety and traffic management issues as a result of increased road and rail freight movements through the town of Collie.	66. Work with main roads to identify areas of land that to be reserved or acquired to ensure safety, amenity, traffic congestion and town access are positively managed due to increased road transport. 67. Identify proposed alignment for new entrance to LIA as a road reserve in Scheme.
Proactive utilisation of available railway land and facilities that attract and appeal to through traffic.	68. Identify areas of unused reserved land that could be developed or used for community purposes or facilities that cater to the tourism or freight industry. 69. Identify and reserve land for truck stop on Throssel Street.
Protect the Collie landing strip as a current and future land use	70. Nominate a notional buffer and include within the Scheme as special control area with provisions to consider compatible land use and development.
Protect sensitive land use from transport noise by ensuring future transport projects do not impact on existing sensitive land uses.	71. Identify potential noise conflict along existing major transport routes and ensure future noise separation and/or suitable land use.
Provide a network of cycling and walking paths that connect residents and visitors to the town centre and recreation/community facilities.	72. Identify opportunities to improve pedestrian and cycle connections within and around the townsite which focus on connections to the town centre and recreation/community facilities. 73. Develop a pedestrian network and bike plan, including end of trip facilities, that includes connections to regional and State trails. 74. Implement Liveable Neighbourhoods in regards to pedestrian, cyclist and vehicular movements to facilitate accessibility of residential areas.
Support the provision of or increases to public transport across the Shire and the region.	75. Support and facilitate the provision of public transport across town (community bus) and between neighbouring Shires (TransWA).

Appendix 9

13.4 Transportation Network (Map 12)

14 Community Infrastructure

14.1 Planning Analysis

The town of Collie supports key community infrastructure for those living within the town and in the surrounding region. Renewal and refurbishment of some facilities has recently occurred under the Supertowns funding. These include a new child care, art gallery, skate park, refurbished aquatic centre and central park, including outdoor stage.

Community facilities are considered adequate for the current population and expected growth. They are diverse and have the capacity to meet a broad range of needs.

Education and Training

Collie has a total of 5 Primary Schools and 1 District Senior High School. These are not yet at capacity and are expected to meet the current and estimated growth.

Limited post-secondary school education, training and job opportunities outside of the mining and industrial sectors draws youth away from Collie.

South Regional Tafe WA has a campus in Collie offering limited courses in line with the small population. There is opportunity, subject to finding, for this facility to be extended to offer mining and power generation industry oriented training and education.

Health

The 36 bed Collie hospital has recently undergone redevelopment focussed on the emergency department, ambulance, reception, waiting rooms and entry. The hospital is currently underutilised and the site is considered sufficient for any expected future growth.

Valley View Residence is the only aged care accommodation in the Shire, with 64 beds and generally operates at 100% capacity.

A specialised dementia care facility is a recognised current and future need. Valley View currently allocates 25% of the beds to dementia care however this is inadequate to meet the demands. A larger secure dementia facility would be best accommodated into a future aged care facility.

Other aged care services in Collie include: Collie Adult Day Care Centre; Collie Home Support Service; and Collie Senior Citizens & Meals on Wheels.

With the current aging population, it is expected aged care services and facilities will need to increase by 57% under band c scenario in the short to medium term. Therefore, land is required for an additional aged care facility as well as enabling a diversity of housing options to accommodate those aging in place.

Mental health facilities are also an increasing concern including an increasing need for a residential drug and alcohol rehabilitation centre.

Public open space

A range of formal and informal park and recreation reserves are provided. Sporting facilities include an aquatic centre, indoor sports, playing fields and courts These are considered adequate in size and number to meet future demand however some of these facilities, in particular those that were not refurbished as part of the SuperTowns project require upgrades. Public open space such as playgrounds, active and passive reserves are sufficient in and around the town centre however newer

residential areas are often lacking a neighbourhood park or reserve. There is also a need to identify a reliable future water resource for these facilities as irrigation of POS is currently from the river.

A large parcel of land in the town centre, commonly known as Wallsend ground, would suit future development such as retirement, aged care, or residential. However, there is a need to investigate the relocation of the current uses to other areas. This includes the potential for colocation ie Western riders with the pony club and the trotting track with the race track. This would trigger a redevelopment of the race course area and provide impetus for a racing precinct.

Opportunity also exists for redevelopment of the Collie Recreation Ground which contains the football club, tennis, bowling and now disused velodrome.

An open space strategy is recommended to address these issues and to ensure provision of facilities continue to keep abreast with the population.

14.2 Planning Implications

- Redevelopment opportunities exist for current sporting facilities including rationalisation through colocation.
- All future residential development land is likely to require a developer contribution plan to ensure public infrastructure and facilities are provided to meet the new growth and development.
- Provisions of health and lifestyle facilities for an increased aging demographic.



Appendix 9

14.3 Planning Response

Strategy	Action
Urban development to provide facilities that accommodate expected population growth.	76. All urban development zones to be identified as requiring a developer contribution plan in the Scheme.
Ensure community facilities are easily accessible and meet the needs of the community.	77. Ensure where practical and reasonable that community facilities are located within the town of Collie and in various zones.
Centrally located aged care facilities meet expected increase in demand throughout the district.	78. Support proponents in the identification and development of land for use as retirement village and aged care home including dementia facility. 79. Update land use table in Scheme to include aged care accommodation in mixed business zone.
Support an increased section of the population who choose to age in place.	80. Support the provision of a range of facilities and services that encourage ageing in place.
Centrally located allied health facilities that meet expected increase in demand throughout the district.	81. Encourage the use of available mixed-use land for consulting rooms and/or medical centres.
Provision of mental health facilities that meet expected increases in growth and demand.	82. Support proponents in the identification and development of land for use as residential drug and alcohol facility (subject to community consultation).
Residential areas have access to nearby neighbourhood park or reserve.	83. Develop a public open space strategy. 84. Ensure public open space requirements for subdivisions are achieved.
Recognise and support the redevelopment and colocation opportunities for existing recreation facilities	85. Support the future colocation of the trotting track with the race course to provide a racing precinct. 86. Investigate opportunities for redevelopment of the Collie Recreation ground to use Velodrome and upgrade other existing uses.



Appendix 9

14.4 Community Infrastructure (Map 13)

15 Heritage

15.1 Planning Analysis

Collie is rich in places of heritage. There are no places listed on National or Commonwealth Heritage lists however 11 places were found on the National Estate Database with 189 places listed under *Western Australian Heritage Act 1990*, 8 of which are registered.

The Municipal Heritage Inventory (148 sites) has recently been reviewed with a total of 103 sites forming the draft Heritage List which is currently out for advertising. These sites are mainly building memorials, statues or places in Allanson and Collie plus some older settlements such as Collie Cardiff.

Collie has many original buildings which if preserved, restored and interpreted would be a tourist attraction as well as increasing amenity.

Historical infrastructure associated with the Railway remains unused and unrestored. Options exist to use these for tourism or other commercial use including the roundhouse which has recently become available.

Under the *Aboriginal Heritage Act* there are 33 registered sites and 119 places of interest within the Shire of Collie. Access is open to all sites with no restrictions, except one – Shotts graves. The Collie River (*Collie River Waugal*) is a registered site and is of great importance to the Nyungar people both in mythology and spirituality.

15.2 Planning implications

The Shire includes a number of places of heritage and culture that are recognised as worthy of protecting, retaining and conserving.



Appendix 9

15.3 Planning Response

Strategy	Action
Identify and protect significant sites of Aboriginal and European heritage.	87. Maintain and review the Heritage List 88. Implement the Heritage List through use of relevant provisions in the Scheme. 89. Recognise sites of aboriginal significance in local planning processes.
Restore and enhance significant sites of heritage to increase amenity of historic town centre.	90. Encourage preservation and enhancement of heritage sites within the CBD through implementing Local Planning Policy.



Appendix 9

15.4 Heritage Buildings & Aboriginal Sites (Map 14)

Appendix 9

16. Precincts

16.1 Mixed Business

Planning Precinct	Precinct Requirements
Mixed Business Location: Collie Land Area: 2.3 ha Developable Area: 2.3 ha Estimated Lot Yield: 20	**Proposed Land Use:** Mixed Business **Current LPS zoning:** Residential **Required LPS Zoning Change:** Yes **Structure Planning Required:** No **Lot Size/Density:** No change **Planning Matters to be Addressed:** • Traffic management – access and egress, parking, loading and unloading, flow and safety on highway. • Parking • Compatibility and amenity • Residential use **Envisaged Development Controls** • Land use - Intention is for existing homes to be used as offices and consultation rooms. **General Comments:** • Change in zoning to occur once town centre is at capacity and demand necessitates more space.

16.2 Industrial

Planning Precinct	Precinct Requirements
Industrial 1 Location: Collie Land Area: 57 ha Developable Area: 50 ha Estimated Lot Yield: 200	**Proposed Land Use:** Light Industrial potential for service commercial **Current LPS zoning:** Rural **Required LPS Zoning Change:** 'Development Investigation Area', then light industrial zoning and structure planning **Structure Planning Required:** Yes **Minimum Lot Size:** To be determined at structure plan stage yet expect min 2000m2. **Planning Matters to be Addressed:** • Noise • Amenity – visual and noise • Fire management • Drainage/natural watercourse • Transport and access/egress • Lot sizes • Landscaping • Service access • Developer contributions **Envisaged Development Controls** • To be determined at rezoning/structure planning stage. **General Comments:** • Consideration to be given to provision of some larger lot sizes and suitable access to cater to industries requiring prime movers ie transport depots • May have the ability to accommodate some general industry and/or some commercial service centre retail shop fronts depending upon structure plan and demand.

16.3 Rural Residential

Planning Precinct	Precinct Requirements
Rural Residential Area 1 Location: Hull Road Land Area: 230 ha Unconstrained: 100 ha	**Proposed Land Use:** Rural Residential **Current LPS zoning:** Rural **Required LPS Zoning Change:** 'Future Rural Residential, then rural residential zoning and structure planning **Structure Planning Required:** Yes **Lot Size/Density: Rural Residential:** 1ha Minimum **Planning Matters to be Addressed:** • drainage • remnant vegetation • water supply • waste water/effluent disposal • fire management • flood protection • foreshore protection/reserve • revegetation • buffers to existing agriculture • CAWS zone • Developer contributions **Envisaged Development Controls** • Building exclusion areas for fire and floodplain • Other to be determined at rezoning/structure planning stage. **General Comments:** • Foreshore reserve to be ceded. • Aim to have a mixture of lot sizes to provide lifestyle choice.
Rural Residential Area 3 Location: Patstone Road North Land Area: 130 ha Unconstrained Land: 85 ha	**Proposed Land Use:** Rural Residential **Current LPS zoning:** Rural **Required LPS Zoning Change:** 'Future Rural Residential, then rural residential zoning and structure planning **Structure Planning Required:** Yes **Lot Size/Density: Rural Residential:** 1ha Minimum **Planning Matters to be Addressed:** • drainage • remnant vegetation • water supply • waste water • fire management • waterway protection • potential contaminated site • access • CAWS zone • Developer contributions **Envisaged Development Controls** • Building exclusion areas for fire. • Other to be determined at rezoning/structure planning stage. **General Comments:** • Aim to have a mixture of lot sizes to provide lifestyle choice

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Rural Residential Area 4 Location: Patstone Road South Land Area: 40 ha Unconstrained Land: 18.6	**Proposed Land Use:** Rural Residential **Current LPS zoning:** Rural **Required LPS Zoning Change:** 'Development Investigation Area', then rural residential zoning and structure planning **Structure Planning Required:** Yes **Lot Size/Density: Rural Residential:** 1ha Minimum **Planning Matters to be Addressed:** • drainage • remnant vegetation • water supply • waste water • fire management • access • coal basin • CAWS zone • Developer contributions **Envisaged Development Controls** • Building exclusion areas for fire • To be determined at rezoning/structure planning stage. **General Comments:** Aim to have a mixture of lot sizes to provide lifestyle choice.
Rural Residential Area 5 Location: Allanson Land Area: 50 ha Unconstrained Land: 76	**Proposed Land Use:** Rural Residential **Current LPS zoning:** Rural **Required LPS Zoning Change:** 'Development Investigation Area', then rural residential zoning and structure planning **Structure Planning Required:** Yes **Lot Size/Density: Rural Residential:** 1ha Minimum **Planning Matters to be Addressed:** • drainage • remnant vegetation • water supply • waste water • fire management • CAWS zone • Registered aboriginal site • Developer contributions **Envisaged Development Controls** • Building exclusion areas for fire • To be determined at rezoning/structure planning stage. **General Comments:** Aim to have a mixture of lot sizes to provide lifestyle choice.

16.4 Tourism

Planning Precinct	Precinct Requirements
Minningup Pool (T1) Location: Collie Land Area: TBC (115 ha)	**Proposed Land Use:** Tourism – nature based including accommodation **Current LPS zoning:** Crown Land **Required LPS Zoning Change:** Yes - Tourism **Structure Planning Required:** Yes **Lot Size/Density:** to be determined by structure plan **Planning Matters to be Addressed:** • Land tenure • Live and pending mining tenemants • Connection to services • Flood protection • Fire management • Buffer to Collie River/foreshore protection • Waste Management • Waste water/effluent disposal • Remnant vegetation protection • Registered aboriginal site • Existing compatible land uses and infrastructure. • Character and amenity. • Access including transport opportunities. • Capacity to accommodate a mix of uses that complement tourism. **Envisaged Development Controls** • To be determined at rezoning/structure planning stage. **General Comments:** • Development and use to be nature based.
Lake Kepawari (T2) Location: Collie Land Area: TBC (850 ha)	**Proposed Land Use:** Tourism – adventure sports including accommodation. **Current LPS zoning:** Crown Land **Required LPS Zoning Change:** Yes - Tourism **Structure Planning Required:** Yes **Lot Size/Density:** To be determined via structure plan **Planning Matters to be Addressed:** • Land tenure • Fire management • Remnant vegetation protection • Connection to services • Waste Management • Registered aboriginal site • Waste water/effluent disposal • Existing compatible land uses and infrastructure. • Character and amenity. • Access including transport opportunities. • Capacity to accommodate a mix of uses that complement tourism development. **Envisaged Development Controls** • To be determined at rezoning/structure planning stage. **General Comments:** • Development and use to be adventure sports based

Appendix 9

17 Strategy Maps

Strategy Map 1– Collie & Surrounds (Map 15)

Appendix 9

Strategy Map 2 – Collie (Map 16)

18 References

18.1 State and Regional Planning Documents

The following are the federal, State and regional legislation, strategies and schemes that are relevant to this Strategy:

1. State Planning Strategy 2050
2. Regional Waste Management Strategy
3. South West Regional Planning and Infrastructure Framework, WAPC
4. South West Regional Blueprint, 2014, South West Development Commission and Regional Development Australia
5. Collie Basin Structure Plan, State Development WA, 1992
6. Contaminated Sites Act, 2003
7. Contaminated Sites Regulations, 2006
8. Roads 2030 Strategies for Significant Local Government Roads – South West Region, Main Roads WA, 2013

State Planning Policies

The following State Planning Policies (SPP) are relevant in the preparation of this Strategy:

SPP 1 State Planning Framework Policy (Variation No.2) 2006, WAPC

SPP 2.0 Environment and Natural Resources Policy 2003, WAPC

SPP 2.4 Basic Raw Materials, 2000, WAPC

SPP 2.5 Rural Planning, 2016, WAPC

SPP 2.7 Public Drinking Water Source Policy 2003, WAPC

SPP 2.9 Water Resources 2006, WAPC

SPP 3.0 Urban Growth and Settlement 2006, WAPC

SPP 3.1 Residential Design Codes 2010, WAPC

SPP 3.4 Natural Hazards and Disasters 2006, WAPC

SPP 3.5 Historic Heritage Conservation 2007, WAPC

SPP 3.6 Development Contributions for Infrastructure 2009, WAPC

SPP 3.7 Planning in Bushfire Prone Areas 2015, WAPC

SPP 3.5 Historic Heritage Conservation 2007, WAPC

SPP 4.1 State Industrial Buffer (Draft) 2009, WAPC

SPP 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning 2009, WAPC

Guides and Bulletins

The following guides and bulletins are relevant in the preparation of this Strategy:

1. Planning Bulletin 83 – Planning for Tourism 2013, WAPC
2. Tourism Planning Guidelines 2014, WAPC
3. Rural Planning Guidelines (version 2) 2014, WAPC
4. Acid Sulphate Soils Planning Guidelines 2008, WAPC
5. Liveable Neighbourhoods, 2007, WAPC
6. Better Urban Water Management, 2008, Department of Water
7. Visual Landscape Planning in WA Manual, 2007, WAPC.

18.2 Local Planning Documents

The following are local planning strategies and plans that are relevant to this strategy.

1. Collie Supertown Growth Plan, 2012, RPS
2. Collie Strategic Community Plan, CAMMS, 2013
3. Shire of Collie Corporate Business Plan, 2013, CAMMS
4. Local Planning Strategy, 2009, Shire of Collie.
5. Local Planning Scheme No. 5, 2013, Department of Planning
6. Reimagining Collie, Collie Economic Development Task Force 2016
7. Buckingham Estate Structure Plan, 2012
8. North Collie Structure Plan, 2004
9. Hull Harris Structure Plan, 2013
10. Booth & Steere Street North Structure Plan, 2016
11. Wilson Park Concept Plan, 2009, South West Development Commission
12. Regional Waste Management Strategy – South West Region, 2015, Talis Consultants Pty Ltd
13. Plan for Collie-Preston, 2017, WA Labor
14. Positive Aging Plan, 2016, Creating Communities Australia
15. Collie Health Needs Asssesment, 2014, RPS Australia
16. Upper Collie Water Management Plan – Scoping Issues Report, 2007, Department of Water.
17. WA Tomorrow Forecast Profile – Collie, 2012, WAPC
18. Collie CBD MasterPlan
19. Coolangatta Structure Plan, 2010, WAPC
20. Shotts Structure Plan

Appendix 9

Appendix 1 – Bushfire Hazard Level Assessment