



**Shire of Collie**  
**Local Planning Scheme No. 6**

**Amendment No. 2**

*Summary of Amendment Details*

*Standard amendment rezoning a portion of Lot 2977 (No. 323) Patstone Road, Collie from Rural to Light Industry.*

**Planning and Development Act 2005**

**RESOLUTION TO ADOPT AMENDMENT  
TO LOCAL PLANNING SCHEME**

***Local Planning Scheme No.6  
Amendment 2***

**Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:**

Rezoning a portion of Lot 2977, No. 323 Patstone Road, Collie from 'Rural' to 'Light Industry' and introduce additional requirements for this land in Table 8.

**The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):**

- a) It is consistent with the Shire of Collie's Local Planning Strategy;
- b) It is considered to have minimal impact on land in the Scheme area that is not the subject of the amendment;
- c) It does not result in any significant environmental, social, economic or governance impacts on the land in the scheme area;
- d) It is not considered a complex or basic amendment;

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
(Chief Executive Officer)

## 1.0 INTRODUCTION

The Shire of Collie received a request to amend Local Planning Scheme No.6 (LPS6) on 6 December 2023, lodged by Taylor Burrell Barnett on behalf of DComm Energy and Industrial Hub Pty Ltd for No. 323, Lot 2977 Patstone Road, Collie.

Following advice from Shire Officers following an initial review of the proposed amendment (No.2), a modified proposal was lodged on 25 January 2024.

The land owner's intention for development of this site is to establish a solar energy facility and industrial hub. The proponent intends to construct a photovoltaic solar energy facility on the northern and eastern portions of the site, which was approved by Council on 12 March 2024.

The amendment proposes to rezone a portion of Lot 2977, No. 323 Patstone Road, Collie from 'Rural' to 'Light Industry' under the Shire of Collie's LPS6. This is consistent with section 9.1 of the Shire of Collie Local Planning Strategy which in the context of the existing Collie Light Industrial Area states: *"The proposed extension of this industrial area is to include Lots 51, #289, #303, #311, #323, #342 Patstone Road and #199 Harris River Road. This represents a logical expansion of industrial lot supply and will service the medium to long term local light and industrial needs for Collie."*

Lot 2977 is 57.6032ha in area, the solar array facility will occupy 36.7879ha, leaving the remaining 20.8153ha available for industrial use.

The 'Light Industry' zone has been selected to allow for a broad range of industrial, service and storage activities and land uses to be considered within the site, whilst ensuring any potential impacts on the surrounding area, environment or public health are appropriately considered. The proposed rezoning to 'Light Industry' provides flexibility for a broad range of industrial uses to be accommodated within the site, in accordance with the Zoning Table of LPS6. However, given the list of potential uses under the Light Industrial zone is quite wide-ranging, to ensure an appropriate development outcome is achieved, which addresses site specific considerations, it is intended to include additional requirements within Table 8 of LPS6, as set out below.

## 2.0 BACKGROUND

### Location

The subject site is located in the Shire of Collie in the southwest region of Western Australia. The subject site is approximately 157km southeast of Perth CBD and approximately 2.5km north west of the Collie town centre. The site is bordered by Patstone Road to the west and Harris River Road to the east.

### Site Details

The subject site gently slopes down from the west and the east towards a swale that runs in a north-east to south-west direction within the centre of the site. Small pockets of native vegetation

are found along the eastern and southern edges of the site, and a number of isolated trees are dotted throughout the site. Otherwise, the site is predominately cleared for agricultural or rural pursuits.

The subject site has rural-style fencing around its boundary. In the north-west corner of the property is an existing dwelling and associated outbuildings which will be retained and potentially repurposed in the future. An overland pipeline and associated easement traverse the property from its north-western corner near Patstone Road, through to the east of the site in proximity of the Hull Road and Harris River Road intersection. The pipeline and the easement bisect the site in a north-west to south-east direction, with a crossing point approximately midway across its length through the site. No changes are proposed to the alignment or access to the existing pipeline.

Existing power lines are located on-site, including 66kV line aligned from Collins Street within the light industrial area, heading in a north-east direction through the site to Harris River Road.

### Site Area

Lot 2977 has a gross area of 57.6032 hectares.

### Ownership

The subject site is privately owned by DComm Energy and Industrial Hub Pty Ltd. The consultant representing the landowner in this application is Taylor Burrell Barnett.

### Current & Surrounding Land uses

The subject site is surrounded by Rural and Rural Residential zoned land to the north and east, Industrial Development zoned land to the west and the existing Light Industrial Area (LIA) to the south.

The Rural and Rural Residential lots primarily consist of single dwellings, outbuildings, remnant vegetation or rural pursuits. The subject site is proposed to connect to the existing Collie LIA via Cockie Bend and will act as a natural progression of the existing LIA. The below table (Table 3) is an extract from the amendment request report detailing surrounding land uses.

Property	Compass Direction	Zoning	Observed Use and Development
Lot 10 (311) Patstone Road	North	Rural	Residential dwellings, outbuildings, rural pursuits
Lot 1344 (199) Harris River Road			
Lot 52 (303) Paststone Road			
Lot 50 (289) Patstone Road			
Lot 2 (342) Patstone Road	West	Rural	Residential dwellings, outbuildings, rural pursuits
Lot 51 on Plan 63416		Rural Additional Use 2	Transport depot, commercial vehicle parking, storage

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Lot 4922 on Plan 210141 (Unallocated Crown Land)		Public Purposes	Remnant vegetation (State Forest)
Lot 6 (188) Harris River Road	East	Rural	Residential dwellings, outbuildings, rural pursuits
Lot 14 (150) Harris River Road		Rural Residential	
Lot 11 (24) Hull Road			
Lots fronting Cockie Bend & Morrison Way	South	Light Industry	Industrial development and cleared land for future industrial development
Lot 9000 on Plan 62048			Remnant vegetation
Lot 501 on Plan 70711 (Unallocated Crown Land)		Public Purposes Local Road	Remnant vegetation
Lot 2835 on Plan 195024 (Reserve 48390)		Public Purposes – Government Services	Remnant vegetation
Lot 502 on Plan 70711 (Reserve 43160)		Civic and Community Public Open Space Local Road	Reserve to Ngalang Boodja Council Aboriginal Corporation for Aboriginal Purposes

## Physical Characteristics

### Topography

The site is relatively flat, varying from 222m AHD in the north-east to 204m AHD in the southwest. The grade along the central creek line is approximately 2% and crossfall towards the creek line is a maximum of 3%. There are small dams on and adjacent to the creek line.

### Acid Sulphate Soils

DWER acid sulphate soil (ASS) mapping shows no risk of ASS disturbance occurring within 3m of natural soil surface on the subject site. Further investigations are required at the development stage, particularly where lots are situated near the creek line.

### Contaminated Sites

The DWER contaminated sites database does not identify the subject site or any surrounding properties as contaminated.

### Groundwater

Groundwater is indicated to be approximately 10m or more below the ground surface, however further detailed investigation is required prior to subdivision and development of the land. Perched water tables may also occur on the site, and these are subject to further investigation.

### Flora and Fauna

A desktop environmental assessment has been undertaken, with the full report contained in the scheme amendment reports prepared by the Applicant. The desktop assessment was based around the site survey undertaken in 2017 for another proposal on the site.

Based on the recommendations of the environmental assessment, it is proposed to retain key areas of native vegetation within the Rural zoned portion of the lot, which will accommodate the solar facility. The land proposed for future industrial subdivision is comprised mostly of a paddock sown with grass and graze cattle. Where possible, future industrial subdivision and development of the land will be encouraged to retain trees within individual lots where possible, however some degree of vegetation removal will be necessary to facilitate development.

## **Infrastructure**

### Earthworks

The site requires minimal earthworks with lots being created that retain the natural landform that retain the natural landform, which is a nominal maximum grade of only 3% across the lots. Given the relatively flat nature of the site, no retaining walls are expected to be required for development of the proposed lots.

Should future developers of the lots require the land to be levelled, any internal earthworks and batters or walls would need to be constructed to suit. Any future earthworks will also need to consider retention of existing vegetation on site where possible.

### Stormwater Drainage

A Water Management Summary Note has been submitted with the scheme amendment reports prepared by the Applicant. The summary note provides early guidance on the proposed water management strategy for the subject site, with a more detailed water management plan to be developed as the scheme amendment progresses. The following is a summary of the proposed water management strategies suited to the site characteristics and the proposed development, and takes into account initial advice from the Shire and DWER:

- Drainage is to be managed through a combination of on lot detention and road reserve/drainage reserve infrastructure. The road network will include a pit and pipe network which will direct water through to a drainage reserve adjoining the waterway. Water will be detained to predevelopment run off rates for all events up to and including the 1% AEP. The basins are to be designed to treat 1EY flows prior to discharge via a controlled outlet or infiltration.
- Lots are to detain the 10% AEP on site. Water is to be infiltrated or potentially discharged via a trickle outlet into the drainage easements (see below) or road drainage network. The flow rate off the lot is to be detained above the 10% AEP to predevelopment levels up to and including the 1% AEP.
- Temporary drainage infrastructure may be installed within the lots to manage flows while the lots are waiting to be developed. This is to reduce issues with flows from undeveloped lots traversing into developed lots and flooding out their drainage infrastructures.
- The crossing of the waterway is to be designed to accommodate flows along the waterway. The final design may include some choking back of flows to assist with downstream flood mitigation. A Bed and Banks permit will be sought, allowing the Shire and DWER to analyse and approve the final design.

- Further investigations to determine peak groundwater levels are to be undertaken. Should areas of high groundwater be recorded, then suitable strategies will be implemented. These may include –
  - subsoil along the road network
  - clean free draining fill to obtain suitable separation
  - a trickle pipe from affected lots so that the storage systems are empty prior to rainfall
- The final location of all basins and lot boundaries will take into account the waterway as it currently exists plus areas where it may potentially migrate to due to natural meandering and erosion. This separation will also include consideration of necessary access along the waterway for maintenance. The southern dam will be modified to a more natural waterway pool, allowing it to continue providing a water source for fauna, while matching the channel morphology.
- All effluent disposal systems are to be set back a minimum of 100m from the top bank of the waterway. Final lot configurations will take into account this requirement. This will be further detailed in a Site and Soil Evaluation report.

### Water Supply

The site contains existing pipeline infrastructure, including a 180 PE water main and a 760 S above ground steel main. A 150 PVC water main also exists to the south of the site, within the adjacent light industrial area, and a 375 AC main exists to the east along Harris River Road.

Water Corporation have advised that there will be no issues connecting the site to a water supply. It is assumed that a connection will be made to the existing 180 PE main, and that a linkage would be required back to the 150 PVC main to the south, and the 375 AC main to the east.

Internal water mains servicing the development are expected to be a minimum 150 P16 with hydrants, and standard Water Corporation headworks charges would be payable.

### Sewer Servicing

There is currently no sewer servicing the subject site, and the closest sewer is in the existing industrial area to the south. The subject site is outside of Water Corporation's sewer planning catchment, meaning no allowance has been made for additional flows in the existing sewer networks from the proposed development of the land. Development of the land for industrial purposes is expected to generate a sewer flow of approximately 16.99 L/s. This is well in excess of the current sewer pumpstation to the south of the site, which has a maximum capacity based on its existing catchment of only 8.9 L/s. Significant upgrades would be required to cater for the additional flows, with substantial costs that are entirely unfeasible for the developer of the site to fund alone.

As such, development of the land intends to use onsite effluent disposal for each of the proposed industrial lots. A site and soil evaluation is required to be prepared to support the use of onsite effluent systems; however initial investigations indicate this is a suitable approach for the subject site.

### Power Reticulation

The existing dwelling within the site is currently serviced with single phase overhead high voltage power 22kV, and a 66kV transmission line extends across the south-east corner of the site. Based

on the Western Power Underground Distribution Schemes Manual Requirements, the loads for the proposed industrial area are 200 kVA/ha (required) and a total of 3.8 MVA, likely requiring multiple transformers and switchgear.

To develop the land for industrial purposes, future lots will require an underground extension from the existing Western Power network and Zone Substation with a ring main likely required. The solar facility proposed within the balance of the site will also provide a sustainable power source feeding the grid which would be utilised by the industrial lots.

### Telecommunications

The subject site is currently serviced at multiple points by Telstra, with underground cables laid within the property.

All new lots will be required to connect to NBN under current WAPC guidelines. According to the NBN rollout map, this is a fixed wireless area with no NBN cables in place at the subject site. To connect to the wireless network, an NBN connection box and outside antenna is used at each premises.

### Gas

The subject site does not front existing mains serviced by ATCO Gas.

### **Traffic and Access**

A Transport Impact Assessment (TIA) has been submitted with the scheme amendment report, based on the indicative subdivision concept for the subject site. The TIA estimates the traffic which will be generated by the proposed industrial subdivision, establishes the resultant impact on the surrounding road network, and includes consideration of the future intersection of the internal road with Patstone Road.

### Access

Based on the indicative subdivision concept for the subject site, an internal, L-shaped, 10m wide, single-carriageway road, connecting to Cockie Bend south of the site and Patstone Road to the west, is proposed to provide access to industrial lots. The proposed new intersection of Patstone Road and the internal road will be a priority controlled, T-intersection. Direct access from Patstone road to future industrial lots is not proposed. At the southern end, the proposed internal road will interface with Cockie Bend and Morrison Way, forming a four-way priority intersection, which is found to be sufficient from a traffic operation standpoint.

The proposed intersection of the internal road with Patstone Road has been located to ensure future access to Lot 2 on the western side of Patstone Road is not prejudiced. Lot 2 is able to gain access via an intersection south of that proposed for the subject site, with the creation of a left/right stagger access of intersections with back-to-back right-turn deceleration lanes and a centreline-to-centreline separation of 165m. Based on an analysis of the turn treatment warrants from AUSTRROADS guidelines, and to ensure safe and suitable access arrangements, it is intended that an auxiliary left-turn treatment and channelised right-turn treatment would provide access to the internal road from Patstone Road.



The engineering sightline assessment of the proposed intersection on Patstone Road confirms sightlines meet the relevant safe intersection sight distance warrants, based on the future speed limit of 60km/h as agreed with the Shire.

### Traffic Impact

Based on the current concept design, it is estimated the future industrial lots would generate in the order of 2,860 vehicle trips per regular weekday, with approximately 384 and 399 trips (both inbound and outbound) during the weekday AM and PM peak hour, respectively. The directional traffic distribution is assumed to be evenly split to/from the northwest and southeast.

Capacity analysis for the post-development scenario (i.e., year 2025) shows that the future Patstone Road intersection would operate with an overall intersection Level of Service (LoS) A. The result of the 10-year horizon assessment (i.e., year 2035) indicates that the future intersection will retain an overall intersection LoS A with a negligible change in capacity level.

The additional traffic estimated to be generated by the future industrial subdivision/development of the land is well within the desirable daily traffic volume thresholds with respect to capacity of surrounding roads, including Patstone Road, Morrison Road and Harris River Road. Due to the location of the site, its accessibility via major district-level roads and limited number of residential dwellings within the immediate vicinity, the traffic impact from the site on neighbouring areas will be moderate.

### Heavy Vehicles

The subject site has direct access onto the RAV 4 network via Patstone Road, and connects to Coalfields Highway which is classified as a RAV 7 network road. These networks are designed to carry heavy vehicle composition of up to 27.5m (on RAV 4 roads) and 36.5m (RAV 7 roads).

The proposed internal road and intersection are designed to accommodate a typical RAV 4 design vehicle (27.5m long B-Double). The future lots will therefore be accessible by heavy vehicles typical of servicing industrial forms of development.

### **Aboriginal Heritage**

An Ethnographic Aboriginal Heritage report has been submitted by the Applicant with the scheme amendment request.

A search of the DPLH's Aboriginal Heritage Inquiry System determines that one Lodged Heritage Place "Old Aboriginal Reserve" (Historical, Camp, Water Source, ID Ref: 4604) has an extent that overlays most of the subject site. However, based on previous consultation with the Wilmen Noongar people represented by GKB Aboriginal Corporation, it was verified that Place ID 4604 Old Aboriginal Reserve is approximately 20m south of the subject site and does not extend into the site, and confirmed that there were no sites of significance as defined by section 5 of the *Aboriginal Heritage Act 1972* (AHA) identified in the survey area.

### Consultation

On 7 September 2023 Mr Brad Goode met with nine Gnaala Karla Booja ILUA group representatives, Mr Wayne Khan, Ms Angela Kelly, Ms Denice Kelly, Ms Irene Khan, Ms Linda

Cross, Ms Roslyn Hart, Mr James Khan, Mr Joe Northover and Mr Phil Ugle (Snr), and Mr Brett Endersby from DComm Ventures to explain the technical details of the project. The group confirmed that Place ID 4604 Old Aboriginal Reserve did not extend into the subject site.

Members of the group advised that the creek line holds significance to Aboriginal people, and wish for it to be protected from industrial development. Reflected on the Indicative Concept Plan, the proposed development retains the creek line traversing through the site, with this feature situated outside the proposed industrial lots and forming part of the broader solar facility lot.

The report concludes that the proposed development at the subject site is able to proceed without risk of breaching section 17 of the AHA 1972, with a further recommendation that monitoring and ongoing consultation take place during the development.

### **3.0 LOCAL PLANNING CONTEXT**

#### **State & Regional Planning Context**

##### State Planning Strategy 2050 (WAPC)

The proposed amendment supports the State Planning Strategy's vision for sustained growth for WA's regions. The proposed scheme amendment seeks to facilitate appropriate industrial expansion within Collie, increasing industrial lot supply and promoting future renewable resource infrastructure, aligned with the strategy.

##### State Planning Policy 2 – Environment and Natural Resources

SPP 2 provides guidance for greenfield development in the context of the natural environment and the potential impacts the proposed development could have on the continued ecological function of this environment. As the subject area is largely undeveloped, careful consideration of the environmental attributes has been undertaken as a component of the proposed amendment.

##### State Planning Policy 2.5 – Rural Planning

The proposed amendment applies to land which is identified for industrial expansion under the Shire's adopted Local Planning Strategy, is not identified as priority agricultural land, and ensures the protection of the natural landscape and valued landscapes and views, consistent with the objectives and measures of SPP 2.5.

##### State Planning Policy 3.7 – Planning for Bushfire Prone Areas

The proposed amendment is consistent with the provisions of SPP3.7, which are intended to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

In accordance with SPP3.7, the proposed industrial development area ensures that all building envelopes achieve a Bushfire Attack Level (BAL) rating of BAL-12.5 or lower and can therefore be considered favourable for approval.

A 10m wide vegetated buffer is proposed to be accommodated along Patstone Road for screening purposes. The vegetated buffer is able to be accommodated without adversely impacting the development of the affected lots due to the large lot sizes, with building envelopes for each lot

able to achieve acceptable BAL ratings less than BAL-29. Onsite vegetation will be maintained in a managed state, either as Class G – Grassland or Excluded vegetation. Once the industrial development is established it is anticipated that existing vegetation will be removed and the area will be classified as excludable. Any remnant vegetation will be managed and maintained in a low fuel state in perpetuity. Bushfire prone vegetation adjoining the subdivision site to the south and west classified as Class A – Forest have received mitigation works to reduce the radiant heat impacts to the existing industrial area.

The subject site has good accessibility for emergency response via Patstone Road and Harris River Road. Both roads provide two-way public access roads to suitable destinations.

The assessed bushfire risk is considered to be manageable and will be achieved by the proponent implementing and maintaining the bushfire risk management presented in the submitted Bushfire Management Plan.

#### State Planning Policy 4.1 – Industrial Interface

SPP 4.1 outlines measures to avoid conflicts between industry and sensitive land uses, which are identified as those that are residential or institutional in nature, and includes dwellings. The subject site is surrounded by a mix of uses, including proposed industrial development (west), rural (north), existing industrial (south) and rural/rural-residential/residential (east). The dual zoning of the subject site considers the surrounding land uses and context, facilitating an appropriate transition of industrial development in the area. The

The nearest residential dwelling is at Lot 52 (303) Patstone Road, approximately 80-90m from the northern corner of the proposed industrial portion of the site; the dwelling at Lot 50 (289) Patstone Road sits approximately 280m from the site. Consideration will need to be given to the development of lots in the northern extent of the proposed industrial area, to ensure any potential impacts to nearby dwellings are able to be appropriately managed or mitigated. It is noted, however, that these properties are identified for future industrial development under the Shire's Local Planning Strategy.

All other dwellings to the east of the site are at least 420m from the proposed industrial area. It is noted that the eastern portion of the site is to remain within the Rural zone, accommodating a proposed photovoltaic solar facility. The separation distance in excess of 400m allows for a broad range of industrial uses to be accommodated within the site whilst maintaining an appropriate buffer in accordance with the EPA's guidance for separation distances between industrial and sensitive land uses.

The dual zoning of the subject site considers the surrounding land uses and context, facilitating an appropriate transition of industrial development in the area. The proposal has due consideration for existing and future residential, noting any potential amenity impacts are able to be managed through appropriate infrastructure layout and development controls.

#### Government Sewerage Policy

The intent of the Government Sewerage Policy (GSP) is to establish the State Government's position on the provision of sewerage services in the State through the planning and development

of land. The policy outlines that when the provisions in the table below do not apply, on-site sewerage disposal may be considered.

<b>Section 5.1.1 Requirement to Connect to Reticulated Sewerage</b>	<b>Assessment</b>
<p><b>1. the provision of reticulated sewerage is required by a local planning scheme or a policy, strategy or plan endorsed by the Western Australian Planning Commission;</b></p>	<p>The Shire's Local Planning Strategy states:  <i>"Where reticulated sewerage is readily available, lots will be required to connect, in all other circumstances subdivision and associated effluent disposal will need to comply with the Government Sewerage Policy"</i></p> <p>While reticulated sewerage is located a short distance to the south, this would require substantial upgrading the cost of which would render the entire project unviable. On-site sewerage disposal is proposed in accordance with the provisions of the GSP.</p>
<p><b>2. any stage or part of any future or proposed subdivision or development is already connected to reticulated sewerage;</b></p>	<p>None of the proposed development is connected to reticulated sewerage.</p>
<p><b>3. the responsible authority determines any future or proposed subdivision or development can be reasonably connected to reticulated sewerage;</b></p>	<p>The subject site requires major infrastructure upgrades to proximate pumpstations in order to fulfil capacities to supplement the proposed development. The existing reticulated sewerage system only extends to the Collie Industrial Area, and Water Corporations Sewer Planning shows that it is outside of the current sewer planning area.</p>
<p><b>4. the responsible authority determines that the absence of reticulated sewerage will jeopardise future land uses provided for in:</b></p> <p>a) <b>a proposed or approved local planning scheme or scheme amendment; or</b></p> <p>b) <b>in a proposed or endorsed Western Australian Planning Commission policy, strategy or plan;</b></p>	<p>The Shire's Local Planning Scheme No. 6 was gazetted in December 2021 and retained a Rural zoning across the subject site and broader surrounding area. Such areas are typically not serviced by reticulated sewer, unlike new or infill residential areas.</p> <p>The proposed rezoning of the site is intended to progress on the basis of on-site sewerage disposal being provided, with the Indicative Concept Plan designed to accommodate appropriately sized lots.</p>
<p><b>5. the responsible authority determines that the absence of reticulated sewerage will prejudice, physically or</b></p>	<p>Identified by Water Corporation Sewer Planning, the subject site is located outside of the current area, demonstrating the development of the site in the interim will not</p>

<p><b>financially, the ability to provide sewerage to the local area; or</b></p>	<p>prejudice the ability to provide reticulated sewerage to the local area in the future. The estimated costs for the required sewer upgrades to service the site are in the order of \$10-20+ million. These costs are not within Water Corporation's Capital Investment Program, and as such, be a developer borne cost, which would render the development of the site entirely unfeasible.</p>
<p><b>6. the responsible authority determines that the absence of reticulated sewerage will pose an unacceptable risk to public health, the environment or water resources. This includes instances where:</b></p> <ul style="list-style-type: none"> <li>a) <b>the minimum site requirements for on-site sewage systems (as defined in section 5.2) cannot be reasonably met;</b></li> <li>b) <b>the impact of on-site sewage disposal is deemed likely to have a detrimental impact on the water quality of a public drinking water source area, sewage sensitive area or other waterway or wetland. Where approval of any future or proposed application without connection to reticulated sewerage is likely to set a precedent for similar proposals in the local water catchment, the cumulative impact will be considered; and</b></li> <li>c) <b>urban, industrial or commercial subdivision is proposed in Priority 3 public drinking water source areas; or</b></li> </ul>	<p>Environmental, geotechnical and engineering assessments prepared in support of the scheme amendment request demonstrate that on-site sewerage is able to be accommodated without having significant impacts to the environment.</p> <p>The proposed development is not in proximity of a public drinking water source area, and initial geotechnical investigations indicate the site is able to support on-site effluent systems.</p>
<p><b>7. land is being rezoned for the creation of lots less than one hectare and the highest groundwater level is less than 0.5m below the natural ground level.</b></p>	<p>The proposed subdivision will be based on a minimum 1ha lots size. No groundwater data has been collected as yet, but historical investigations indicate levels approximately 10m or more below the ground surface.</p>

As outlined previously, there is currently no sewer servicing the subject site, with the closest sewer located in the industrial area to the south. The projected volume of effluent for the proposed development is expected to exceed the maximum capacities of the neighbouring pumpstations to the south. Section 5.2 of the GSP outlines that on-site sewerage disposal may be considered where the responsible authority is satisfied that:

- each lot is capable of accommodating on-site sewage disposal without endangering public health or the environment; and

- the minimum site requirements for on-site sewage disposal outlined in this section and Schedule 2 can be met.

The GSP further outlines minimum lot size requirements for on-site sewerage, based on location/land use. For industrial subdivision outside public drinking water source areas and sewerage sensitive areas, a minimum lot size of 2,000m<sup>2</sup> applies. In accordance, lot sizes in excess of 1ha are proposed for the subject site, and are able to achieve the general site features and requirements for on-site sewerage disposal as set out in Schedule 2 of the GSP.

Schedule 1, section 2.4 of the GSP outlines the supporting information and requirements for rezoning proposals where onsite sewerage disposal is proposed, as set out below.

Requirement	Compliance
<p><b>Identification of public drinking water source areas and sewerage sensitive areas;</b></p>	<p>The site is not located within or in close proximity to any public drinking water source areas, sewerage sensitive areas, water resources or land affected by separation distances.</p>
<p><b>Identification of water resources and land affected by separation distances, including wellhead protection zones, reservoir protection zones, public and private drinking water bores, waterways, significant wetlands, drainage systems and land subject to flooding;</b></p>	<p>It is acknowledged an existing creek-line traverses the site, and a pond exists in the south of the site. The Indicative Concept Plan for the subject site has been designed to ensure the protection of these environmental features as the subdivision and development of the land progresses.</p>
<p><b>Site and soil conditions:</b></p> <ul style="list-style-type: none"> <li>• <b>depth to groundwater and consistency with the GSP criteria. Mapping may be required to show highest groundwater levels and groundwater gradients; and</b></li> </ul>	<p>A Desktop Site and Soil Evaluation has been submitted with the scheme amendment request, based on site and soil investigations undertaken in 2018.</p> <p>Based on the results of the previous testing:</p> <ul style="list-style-type: none"> <li>• The site subsurface profile comprises 1m to 3m of sand over clayey sand/sandy clay.</li> <li>• A layer of topsoil (sometimes clayey) is present up to 0.5m thick.</li> <li>• Based on soil texture (visual-tactile assessment), the soil category would typically be Category 1 or 2 to a depth of at least 2m.</li> <li>• No permeability testing has been undertaken to verify this soil category.</li> </ul>

<ul style="list-style-type: none"> <li>• <b>nature and depth of soil (including soil category); and</b></li> <li>• <b>slope and instability; and</b></li> <li>• <b>climate; and</b></li> </ul>	<p>There is no winter groundwater monitoring at this site. The previous geotechnical investigation was undertaken in summer and found groundwater at 1.5m to 2.2m depth. Nearby WINSite bores do not have any long-term monitoring information.</p> <p>Based on the site soils, the summer groundwater levels and Galt's experience in the area, it is anticipated that the winter groundwater level may be between 0.5m and 1.0m below the current ground level. The end of winter groundwater level must be measured/monitored at a minimum of 3 locations to determine the design groundwater profile across the site.</p> <p>The overall landform is sloping to the south, at less than 10% grade. The climate experienced in the area is Mediterranean, with dry, hot summers and cool, wet winters.</p> <p>Based on the desktop assessment of the site, it appears to be suitable for disposal of treated wastewater. Secondary treatment is recommended (to reduce separation to groundwater requirements).</p>								
<p><b>Capacity of site to accommodate the required land application area; and</b></p>	<p>Category 2 soil is considered to be applicable for the design of wastewater disposal at the site. The minimum land application area size in accordance with the GSP has been calculated as shown below, and assumes that secondary treatment (the use of ATU's) will be undertaken.</p> <table border="1" data-bbox="584 1173 1414 1406"> <thead> <tr> <th><b>Soil Category (AS1547)</b></th> <th><b>Conversion Factor (Table 2 of GSP)</b></th> <th><b>Hydraulic Loading (L/day)</b></th> <th><b>Minimum LAA (m<sup>2</sup>)</b></th> </tr> </thead> <tbody> <tr> <td><b>2</b></td> <td>0.2</td> <td>840</td> <td>168</td> </tr> </tbody> </table> <p>Based on the lot sizes depicted on the Indicative Concept Plan for the subject site, the required LAA is able to be readily accommodated within all proposed lots.</p>	<b>Soil Category (AS1547)</b>	<b>Conversion Factor (Table 2 of GSP)</b>	<b>Hydraulic Loading (L/day)</b>	<b>Minimum LAA (m<sup>2</sup>)</b>	<b>2</b>	0.2	840	168
<b>Soil Category (AS1547)</b>	<b>Conversion Factor (Table 2 of GSP)</b>	<b>Hydraulic Loading (L/day)</b>	<b>Minimum LAA (m<sup>2</sup>)</b>						
<b>2</b>	0.2	840	168						
<p><b>Proposed on-site sewage system.</b></p>	<p>Wastewater is intended to be treated using an ATU (secondary treatment). ATU's use the processes of aeration followed by clarification to achieve biological treatment of wastewater. ATUs must be certified to AS1546.3 (2008) and require approval by the Chief Health Officer.</p>								

Bunbury-Geographe Sub-Regional Strategy

The proposed amendment directly addresses the aims of the Bunbury-Geographe Sub-Regional Strategy to promote growth within Collie as a Sub-Regional centre facilitating planning proposals that will help to diversify the employment base. The proposed industrial rezoning of the site will

increase industrial lot supply providing opportunities for industries and incentives to grow the local workforce for the future.

## **Local Planning Context**

### Shire of Collie Strategic Community Plan

The Shire's Strategic Community Plan aligns with broader State objectives to encourage the diversification of industries and innovative technologies. The proposed development supports the following objectives of the plan:

- *Economic diversification to provide new opportunities for the workforce displaced by changes in the coal mining and coal fired power generation sector.*
- *An expansion of the Collie Light Industrial Area by through the creation of additional lots and the planning for further heavy industrial land availability.*

The proposed scheme amendment addresses these objectives outlined as follows:

- The rezoning proposes the logical expansion of the Collie Light Industrial Area through the extension of an appropriate industrial zoning to the subject site.
- The increase in the proposed industrial lot supply will

### Shire of Collie Local Planning Strategy

The subject site is identified under the Shire's Local Planning Strategy as Development Investigation Area 'Industrial 1', with a key objective to ensure an availability of light and general industrial land, in close proximity to the existing Collie Light Industrial Area, to meet future demand.

The proposed amendment appropriately addresses Planning Precinct Requirements for the 'Industrial 1' planning precinct as set out in the Strategy. Additional detail and technical reporting has been submitted in support of the scheme amendment to enable the rezoning of the land to the Light Industry zone, rather than Industrial Development (as envisaged under the Strategy), which would require a subsequent structure plan to guide light industrial subdivision and development.

The proposed industrial land has been considered to be appropriately isolated from sensitive land uses, further justified by the Local Planning Strategy identifying the subject site's inclusion within the extension of the Collie industrial area. Outlined in the Strategy, the Existing Collie Light Industrial Area extension represents a logical expansion of industrial lot supply and will service the medium to long-term local industrial needs for Collie. The proposed rezoning also responds to the Strategy in providing the opportunity for larger industrial lots to be created, which are highlighted as being in limited supply but higher demand to service local industrial needs.

### Shire of Collie Local Planning Scheme No.6

The subject land is zoned 'Rural' under LPS6, and the south-western corner is within Special Control Area 3 – Coal Basin (SCA 3). The purpose of the scheme amendment is to rezone portion of the subject site from 'Rural' to 'Light Industry' in recognition of the future development potential of the site for industrial purposes.



The purpose of SCA 3 is to identify land which may be affected by mining operations, and to protect coal resources by avoiding encroachment from incompatible land uses and associated conflicts. The proposal does not seek to modify the SCA 3 designation affecting portion of the land, and will remove the risk of urban development occurring within the site.

#### 4.0 PROPOSAL

The purpose of the scheme amendment is to rezone portion of the subject site from 'Rural' to 'Light Industry' in recognition of the future development potential of the site for industrial purposes.

The Amendment also seeks to include new provisions within Table 8 of LPS6 – Additional requirements that apply to specific lots, setting out particular requirements to guide future development within the subject site.

The 'Light Industry' zone has been selected to allow for a broad range of industrial, service and storage activities and land uses to be considered within the site, whilst ensuring any potential impacts on the surrounding area, environment or public health are appropriately considered through the proposed additional requirements to be inserted into Table 8 of LPS6, as detailed below.

No.	Description of Land	Requirement
<b>ASR5</b>	Lot 2977 (323) Patstone Road, Collie	<ol style="list-style-type: none"> <li>1. Land use and development is restricted to 'Dry Industry' activities unless the site and development is connected to reticulated sewer.  'Dry Industry' means any industrial use permitted by the Shire of Collie Local Planning Scheme No. 6 and where:               <ol style="list-style-type: none"> <li>i. it can be demonstrated that the quality and volume of effluent to be disposed of on-site can be successfully disposed of, without adverse environmental or health effects, utilising effluent disposal systems approved by the relevant Government agency; and</li> <li>ii. the development is of a type which is predicted to generate waste water intended for disposal on site at a volume not exceeding 840 litres per day.</li> </ol> </li> <li>2. Direct lot access to Patstone Road is not permitted.</li> <li>3. A minimum 10m wide landscape strip shall be provided along the entire length of lot boundaries adjoining Patstone Road.</li> <li>4. The proponent will need to demonstrate to the satisfaction of the local government that the proposed industrial use will not detrimentally impact surrounding uses by way of noise, dust, odour, light spill or visual amenity.</li> </ol>

#### Planning Justification

The proposed amendment is considered suitable for consideration by the Shire of Collie based on the following rationale:

### Consistent with long term strategic planning

The proposed rezoning is consistent with the strategic directions outlined in the Shire's Local Planning Strategy, which encourages the logical expansion of the existing Collie light industrial area to ensure adequate future industrial lot supply. The amendment seeks to expedite the rezoning of the subject land, which is identified within Development Investigation Area 'Industrial 1' and highlighted as being important in ensuring industrial land is available within the Collie area to accommodate local demand.

The need to support the expansion of industrial and employment land in the Collie region is also reflected in higher-order strategic documents, including the Bunbury-Geographe Sub-regional Strategy and the Collie-Bunbury Economic Development Action Plan 2020-2026, and Collie's Just Transition Plan which is supported by the establishment of the Collie Delivery Unit to coordinate, oversee and promote activities and initiatives that support the future prosperity of Collie.

### Site responsive proposal

While recognising that the whole of the site is identified in the Shire's LPS future Industrial zoning, more detailed planning and design over the subject site is influenced by a number of factors, including areas of native vegetation, natural waterways, an overland pipeline, overhead powerlines, and a mix of surrounding land uses. The extent of the proposed 'Light Industry' zoning has been specifically aligned to respond to the existing features and context of the site.

The proposed 'Light Industry' zoning applies to the unconstrained portion (western side) of the site, minimising impacts on the natural environment by avoiding significant native vegetation and the north-south creek traversing the site. The rezoning applies only to land identified as having low environmental value. The more important features of the site, including native vegetation, black cockatoo habitat and the creek line/ponds are proposed to be retained within the 'Rural' zoned portion of the lot to ensure their ongoing protection within a single landholding.

To ensure the potential impacts of future industrial development on nearby rural-residential properties to the north and east of the site are minimised, it is intended that only the western portion of the subject site be rezoned to 'Light Industry'. The eastern portion of the site (which will accommodate the proposed photovoltaic solar facility) is intended to retain its 'Rural' zoning to appropriately manage the transition of industrial development in the area, towards existing and future rural-residential development on the eastern side of Harris River Road. The proposed solar facility represents an appropriate land use for the location. It is a permissible use in both the Rural and Light Industry zones; therefore it is consistent with the intent of the LPS for industrial-related uses; however, given that there is no need to rezone the land for the proposed use, maintaining the existing Rural zoning enables a more controlled transition between more intensive industrial development to the west and the more sensitive rural areas to the east.

The western portion of the site also benefits from excellent access to the existing heavy vehicle road network, with Patstone Road providing connection to Coalfields Highway in both directions. However, access into the site from Patstone Road is limited to the area south of the overland pipeline. The pipeline, combined with the north-south creek line also limits accessibility to the

eastern portion of the site from Patstone Road, meaning access would need to be taken from Harris River Road, which is a rural-standard road and would require upgrade to accommodate industrial traffic volumes and vehicle types.

The alignment of the proposed rezoning boundary is therefore considered appropriate, and the proposal does not prejudice the rezoning of the remaining Rural portion of the site in the future, should they key environmental and access considerations be resolved.

#### Management of impacts on the locality

The technical inputs prepared in support of the scheme amendment request demonstrate the proposed rezoning is able to be progressed without resulting in undue impacts on the locality. Subject to appropriate design and management measures being implemented through the course of the planning process, the site is found to be capable of supporting future subdivision and development for industrial purposes. The 'Light Industrial' zoning proposed for the land ensures the delivery of industrial and commercial land uses which have fewer external emissions in comparison to uses capable of approval within the 'General Industry' or 'Strategic Industry' zones, minimising the potential amenity impacts on the locality including noise, dust, odour, light spill and visual amenity.

The introduction of particular additional requirements into Table 8 of LPS6 ensures planning matters specific to this site are appropriately addressed at the development stage. The zone development requirements set out under Schedule 1 of LPS6 are otherwise adequate to guide the siting and design of development within future lots.

## **5.0 CONCLUSION**

This amendment seeks to rezone portion of Lot 2977 (323) Patstone Road, Collie from 'Rural to 'Light Industry.' The scheme amendment will facilitate the delivery of strategically located industrial land in response to local demand, and forms a logical extension of the existing industrial land immediately south of the subject site. The proposal seeks to retain the eastern portion of the site within the 'Rural' zone to assist in managing impacts on nearby rural-residential properties, and to ensure the ongoing protection of important environmental features within the site.

The scheme amendment is consistent with the overarching planning framework applicable to the site, and will not result in any adverse impacts to the surroundings of the site.

## Planning and Development Act 2005

### RESOLUTION TO AMEND LOCAL PLANNING SCHEME

#### *Local Planning Scheme No.6 Amendment 2*

**Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:**

**Rezoning a portion of Lot 2977, No. 323 Patstone Road, Collie from 'Rural' to 'Light Industry' and introduce additional requirements for this land in Table 8.**

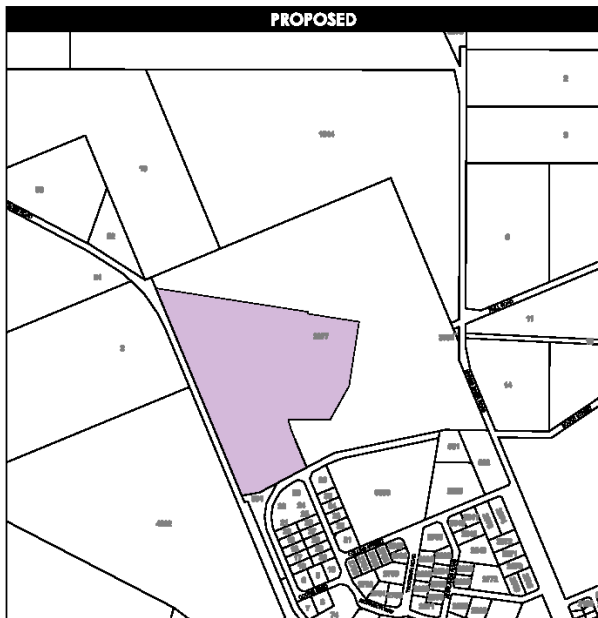
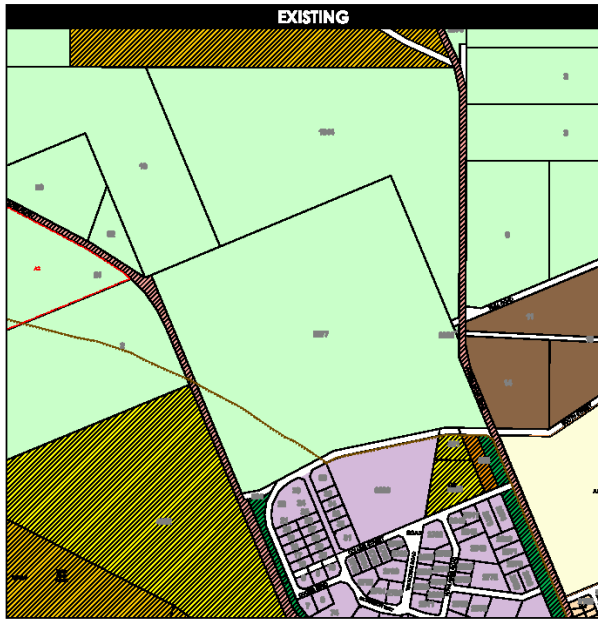
No.	Description of Land	Requirement
<b>ASR5</b>	Lot 2977 (323) Patstone Road, Collie	<p>5. Land use and development is restricted to 'Dry Industry' activities unless the site and development is connected to reticulated sewer.</p> <p>'Dry Industry' means any industrial use permitted by the Shire of Collie Local Planning Scheme No. 6 and where:</p> <ul style="list-style-type: none"> <li>iii. it can be demonstrated that the quality and volume of effluent to be disposed of on-site can be successfully disposed of, without adverse environmental or health effects, utilising effluent disposal systems approved by the relevant Government agency; and</li> <li>iv. the development is of a type which is predicted to generate waste water intended for disposal on site at a volume not exceeding 840 litres per day.</li> </ul> <p>6. Direct lot access to Patstone Road is not permitted.</p> <p>7. A minimum 10m wide landscape strip shall be provided along the entire length of lot boundaries adjoining Patstone Road.</p> <p>8. The proponent will need to demonstrate to the satisfaction of the local government that the proposed industrial use will not detrimentally impact surrounding uses by way of noise, dust, odour, light spill or visual amenity.</p>

AMENDMENT MAP

# SHIRE OF COLLIE

## Local Planning Scheme No.6

### Amendment No. 2



**COUNCIL ADOPTION**

This Standard Amendment was adopted by resolution of the Council of the Shire of Collie at the Ordinary Meeting of the Council held on the 13<sup>th</sup> day of February, 2024.

.....  
**SHIRE PRESIDENT**

.....  
**CHIEF EXECUTIVE OFFICER**

**COUNCIL RESOLUTION TO ADVERTISE**

by resolution of the Council of the Shire of Collie at the Ordinary Meeting of the Council held on the 13<sup>th</sup> day of February, 2024, proceed to advertise this Amendment.

.....  
**SHIRE PRESIDENT**

.....  
**CHIEF EXECUTIVE OFFICER**

**COUNCIL RECOMMENDATION**

This Amendment is recommended by resolution of the at the Ordinary Meeting of the Council held on the day of 2024 and the Common Seal of the Shire of Collie was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
**SHIRE PRESIDENT**

.....  
**CHIEF EXECUTIVE OFFICER**

**WAPC ENDORSEMENT (r.63)**

.....  
**DELEGATED UNDER S.16 OF  
THE P&D ACT 2005**

**DATE.....**

**FORM 6A - CONTINUED**

**APPROVAL GRANTED**

.....  
**MINISTER FOR PLANNING**

**DATE.....**