



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

Amendment No. 4

Summary of Amendment Details

Amend the Shire of Collie Local Planning Scheme No. 6 to allow an additional use to facilitate the development of a self-storage facility.

Planning and Development Act 2005
RESOLUTION TO AMEND A LOCAL PLANNING SCHEME

Shire of Collie
Local Planning Scheme No. 6
Amendment 4

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

1. Add a row to Schedule 2, Table 5 of LPS6 as follows:

No.	Description of land	Additional use	Conditions
A3	Part of Lot 4477 Piavanini Road, Collie Burn	As a 'D' use Warehouse/storage	As determined by the local government

Pursuant to Regulation 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolve that, in its opinion, Local Planning Scheme No. 6 Amendment No. 4 is a Standard Amendment as it is an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.

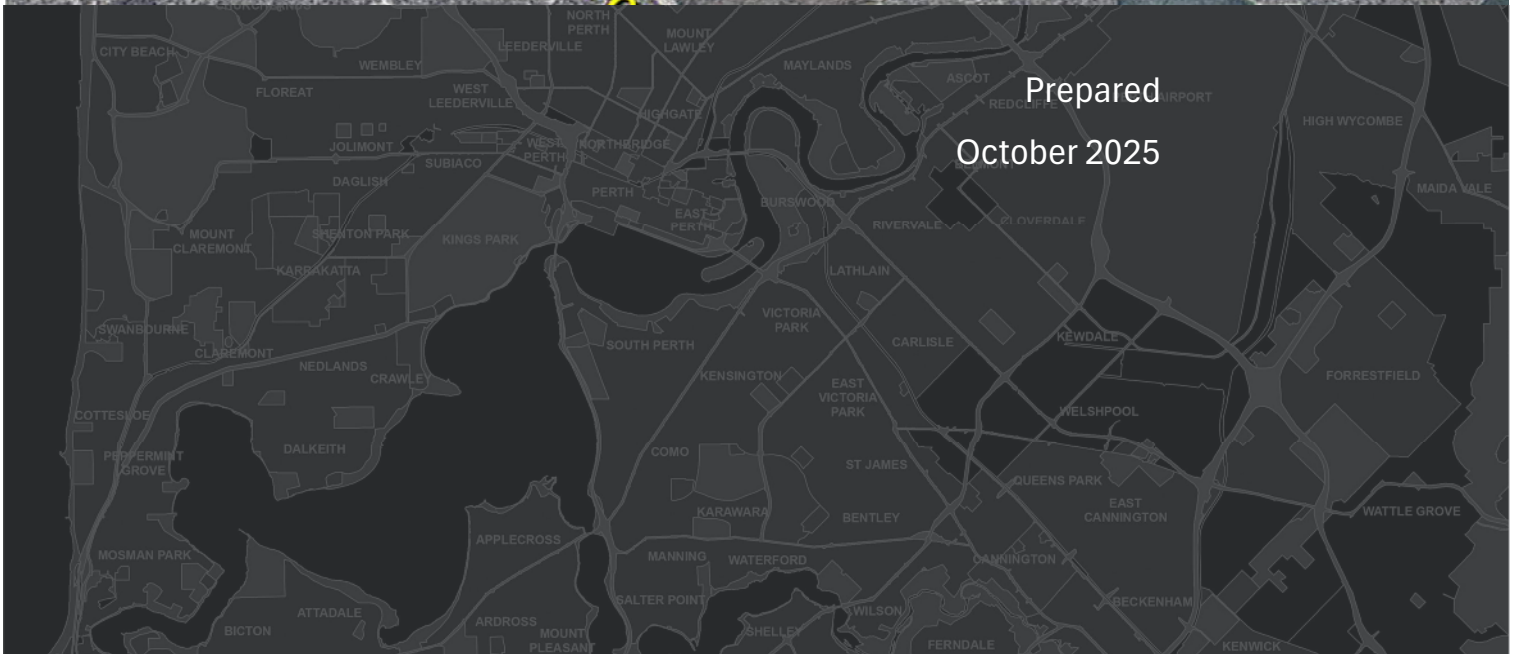
Dated this 10th day of MARCH 2026


(Chief Executive Officer)

Scheme Amendment Report

Amendment No. 4 to
Shire of Collie Local Planning Scheme No. 6

Lot 4477 Piavanini Road
Collie Burn



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- a third party's use of, or reliance upon, this report;
- use of, or reliance upon, this report in relation to any land other than the subject site; or
- the Client's implementation, or application, of the strategies recommended in this report.

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Project Details

Job number	9706	
Prepared by	Planning Solutions	
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Document Control

Revision number	File name	Document date	Prepared by	Checked by
Rev 0	Scheme amendment report for lodgement	25/10/25	JB	JC/JW
Rev 1	Updated scheme amendment report	23/02/26	JL	JL
Rev 2	Updated scheme amendment report for public consultation	16/07/2026	JC	-

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1 INTRODUCTION

1.1 Introduction

Planning Solutions acts on behalf of the registered landowner of Lot 4477 Piavanini Road, Collie Burn (**subject site**) in seeking to initiate an amendment to *Local Planning Scheme No. 6 (LPS6)* to facilitate the development of a self-storage facility on the subject site.

Pursuant to section 75 of the Planning and Development Act 2005, this amendment seeks to modify the LPS6 map and Scheme text by applying a site-specific additional use classification to the subject site to make 'Warehouse/Storage' a 'D' discretionary use.

The proposed amendment will facilitate the establishment of a vehicle self-storage facility, supporting tourism and motorsports clubs within the surrounding locality.

Having regard for the nature of the proposed LPS6 amendment, its classification is considered to properly meet the criteria for a 'standard amendment' in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

This report will discuss various matters pertaining to the proposal, including:

- Site details and context.
- The proposed amendment and expert reporting.
- Town planning considerations.
- Amendment classification.

We respectfully request the support of the Shire of Collie and the Western Australian Planning Commission (**WAPC**) in recommending that the Minister for Planning approve the proposed amendment to LPS 6.

2 SITE DETAILS

2.1 Land description

The subject site is legally described as “*Lot 4477 on Deposited Plan 160889*”, being the whole of the land contained within Certificate of Title Volume 1845 and Folio 631.

The subject site has a total area of 64,7295m².

One notification (0121160) is listed on the Certificate of Title (**Attachment 2**), relating to the permissibility of sensitive land uses within Special Control Area 5 – Shotts Industrial Park Buffer (**SCA5**), refer **Attachment 3** – Section 70A Notification. Further justification for the consistency of the proposed Scheme Amendment with SCA5 is provided within the Town Planning Considerations section, below.

2.2 Background

Lot 4477 Piavanini Road, Collie Burn (subject site) comprises approximately 6,4700m² of Rural land within the Shire of Collie. The site is occupied by an existing horticultural facility, which has been developed following a series of approvals issued by the Shire since 2021.

Since 2021, the subject site has been undertaking an ongoing process of land use change and intensification of development. The approvals and amendments over the site have included the following:

1. Development Approval for site works for the development area to accommodate the horticultural facility – 14 May 2021.
2. Development Approval for the proposed horticultural facility – 13 August 2021:
 - a. Amendment to Development Approval to make built form changes to the warehouse and greenhouse – 14 January 2022
 - b. Amendment to Development Approval to comprise the water tech shed, headhouse and loading dock changes and reduction in the water tanks on site – 1 July 2022.
 - c. Amendment to Development Approval to modify size of buildings and relocate water tanks – 1 September 2023.
3. Development Approval for a dam – 9 March 2022.
4. Development Approval for Temporary Structures and the Excavation/Extraction of Land (Retrospective) – 11 December 2023
5. Development approval for the relocation of existing Temporary Structures on site – under assessment at time of lodgement.

All the applications over the site have been directly related to the construction and operations of the horticultural facility. It is considered that the proposed scheme amendment will continue the ongoing process of land use change which has been consistently occurring on the site since 2021 and will make use of land which would otherwise remain unused for agricultural purposes.

2.3 Context

2.3.1 Proximity to regional motor sports facilities

The amendment area is located approximately 1.2km south of the Collie Motorcycle club, and approximately 3.8km northwest of the Collie Motorplex. The proposed amendment will facilitate the development of a self-storage facility in close proximity to these locations—providing a service that will support the needs of the local community, tourists and existing businesses.

In June 2025, The State Government announced a \$499,000 grant to upgrade the existing Collie Motorplex facilities, as well as \$5 million for new short-stay accommodation within Collie to assist with tourism growth. The growth of this area as a tourism destination, for ‘high-octane’ and motorsport related activities further demonstrates the suitability of the proposed development on the subject site as a convenient location for vehicle storage in support of the Motorplex and motorcycle club.

Refer **Figure 1**, site context map and **Images 1** and **2** below.



Image 1 – Collie Motorplex (Andrew Murphy, 2018)



Image 2 – Collie Motorcycle Club (Google Street View 2025)



Figure 1 – Context plan

2.3.2 General Context

The subject site is located approximately 15 kilometres east of the Wellington Reservoir / Dam, 15km southeast of the Harris Dam and 10 kilometres southeast of the Black Diamond Lake.

The subject site is located approximately 5 kilometres west of the Shotts Industrial Park, which accommodates land uses generally in support Collie's existing energy and coal production sector.

The subject site is generally surrounded by the Collie State Forest and largely isolated from any other cleared area. Due to the surrounding state forest, there is no scope for future agricultural expansion of the site or adjacent areas.

The amendment area is located on the northern side of an existing water course, which naturally divides the site between the constructed and future horticultural operations, and the remaining area of cleared land which are unsuitable for agricultural purposes given the limited size.

As such, it is considered that the proposed amendment and subsequent development on the northeastern corner of the site will make use of otherwise vacant, unproductive land that is surplus to the long-term expansion of horticulture on the subject site.



Figure 2 - Existing site plan

1 PROPOSED SCHEME AMENDMENT

It is proposed to add the following row to Schedule 2, Table 5 of LPS6 as follows:

Table 1 – Proposed revision to LPS6

	Description of land	Additional use	Conditions
A3	Part lot 4477 Piavanini Road, Collie Burn	As a 'D' Use Warehouse/storage	As determined by the local government

The proposed Scheme Amendment is only applicable to a portion of Lot 4477, located in the northeast corner. Refer **Attachment 1** for the Scheme Amendment Map.

It will allow an application for development approval to be made for the proposed development, whilst retaining local government discretion to determine the application as they deem fit.

1.1 Purpose of Scheme Amendment

The proposed amendment will allow the development of a self-storage facility on a portion of Lot 4477, Piavanini Road (**amendment site**). The intended development of the amendment site consists of light industrial units, purpose-built for the secure storage of vehicles and equipment.

The subject site is currently zoned 'Rural', which designates the 'warehouse/storage' land use as an 'I' (incidental) use under Local Planning Scheme No. 6 (**LPS6**), meaning:

that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with all relevant development standards and requirements of this Scheme.

The proposed development is intended to function wholly independent of the predominant horticultural land use, and as such is not able to be approved as an incidental land use. This requires an amendment to LPS6 to facilitate the proposed development.

1.2 Details of proposed self-storage facility

The general design intent for the proposed self-storage facility is to provide 50 two-storey units to be used for the storage of vehicles, supporting the existing motorsport land uses within the vicinity of the site.

Each of the units is intended to be two-storeys in height, featuring ground level vehicle storage with a mezzanine level for further storage or recreational areas. Each of the units will have a separate roller door access and be individually leased out to customers for storage purposes.

The units are non-habitable and expected to be visited infrequently by lessees for vehicle collection and drop off.

Refer **Figure 3**, Concept perspective of proposed development.



Figure 3 – Concept perspective of proposed development

2 STRATEGIC PLANNING CONSIDERATIONS

2.1 Shire of Collie Local Planning Strategy

The proposed scheme amendment is aligned with several considerations of the Shire of Collie *Local Planning Strategy (Strategy)*, as follows—

- **Constraints on expansion of industrial areas** – The strategy states that the growth of existing industrial areas is constrained by amenity buffers and infrastructure limitations, with a *“limited supply of larger lots to service local industrial needs, such as transport depots”*. The proposed amendment utilises existing infrastructure that services the subject site whilst leaving scarce industrial land available for more intensive land use activities.
- **Existing industrial estates are not ideally located** – Although the existing Shotts Industrial Estate and Coolangatta Industrial Estate are identified as having sufficient area for light-industrial land uses, the intended development requires proximity to the Collie Motorcycle Club and the Collie Motorplex. The value that the development will provide to these facilities outweighs any strategic objective of locating light industrial land uses within the existing industrial estates.
- **Protection of priority agricultural land** – Pursuant to *Map 6 – Rural and Agriculture*, the subject site is not located within the Agriculture Priority Management Area, nor is it located within the potential future agricultural area. Furthermore, the state forest and existing natural water course on the subject site limit any potential for agricultural expansion, leaving the site entirely isolated from other areas of productive agriculture. The identified cleared, unproductive northeastern portion of the site is not fit for agricultural purposes and as such, presents an ideal opportunity for low impact industrial use without compromising rural character or environmental values of the locality.
- **Enhancement of strategic objectives for the area** – The identifies that *“Kepwari in conjunction with the existing Collie Motorplex, is identified as potential high-octane hub with the main activities being skiing and motor sports and the provision of short stay accommodation (including caravan and camping) and day use areas.”* This confirms that the amendment is consistent with the broader strategic objectives for the area.

In light of the above, the proposed amendment is demonstrated to be consistent with the broad strategic objectives of the Shire to warrant support accordingly.

3 STATUTORY PLANNING CONSIDERATIONS

3.1 Shire of Collie Local Planning Scheme No. 6

3.1.1 Objectives of the zone

To demonstrate that a self-storage facility is compatible with the rural zone, an assessment against the LPS6 zone objectives has been provided in Table 2, below.

Table 2 – Rural Zone Objectives

Rural Zone Objective (LPS6)	Consistency of Proposed Scheme Amendment
<i>To provide for the maintenance or enhancement of specific local rural character.</i>	The proposed scheme amendment and associated development will maintain the existing local rural character, by locating on an existing cleared site, within an area predominantly characterised by native bushland (the Collie State Forrest). The development will be screened by the retention of vegetation along the lot boundary retaining the specific natural character of the area.
<i>To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.</i>	The subject site does not contain broad acre agricultural activities as its isolation from other cleared land made it unsuitable and supported the transition towards more intensive horticulture. The existing horticultural facility remains the primary purpose for the subject site and will not be affected by the proposed amendment and additional land use. The amendment area is located within the northeast of the site, ensuring that the land use is limited and will not interfere with the existing cultivation on the remainder of the property.
<i>To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.</i>	The development has been carefully sited to respect the existing natural watercourse, ensuring that the amendment area remains outside of its bounds to protect the surrounding vegetation and preserve the integrity of the watercourse. Screening vegetation along the road boundary will also be retained.
<i>To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.</i>	The proposed land use is not a sensitive use that constrains existing or future rural land uses.
<i>To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.</i>	The warehouse/storage facility will benefit the growth of water and motorsports within the region by allowing for the storage of vehicles and motorbikes in proximity to the Collie Motorcycle Club and Collie Motorplex. Future development offers demonstrated community benefit, whilst retaining compatibility with the existing rural uses, on the property, and within the wider locality.

Special Control Areas

The site is affected by Special Control Area 3 (**SCA3**) and Special Control Area 5 (**SCA5**). An assessment of the proposed Scheme Amendment against the relevant requirements of each area is provided below.

- **Special Control Area 3 – Basic Raw Material** The intent of SCA3 is to *protect coal resources by avoiding encroachment from incompatible land uses and associated conflicts*.

The proposed storage and warehouse use is consistent with the intent of **SCA3**, as it does not involve sensitive or incompatible land uses that could constrain or conflict with coal resource extraction or associated activities. The site is separated from existing coal mining operations by the Collie State Forest, which provides a substantial buffer and further reduces any potential for land use conflict.

Special Control Area 5 – Shotts Industrial Park Buffer

The purpose of SCA5 is to prevent land use conflicts by separating sensitive or incompatible uses from potential off-site impacts associated with the Shotts Strategic Industrial Park. It also identifies surrounding land that may be affected by emissions such as odour, dust, noise, vibration, light, or other impacts, where sensitive uses will not be permitted.

SCA5 impacts on the ability for the development of any sensitive land uses on the subject site. The existing natural creek and forest surrounding the amendment area create an isolated pocket which is able to facilitate non-sensitive development, consistent with the proposal.

The proposed Scheme Amendment, and subsequent development application is for low intensity industrial based land use, which will only be used for short periods of time, on an intermittent basis. As such, the proposal does not constitute a sensitive land use and is consistent with the purpose of SCA5.

3.1.2 SPP 2.5 – Rural Planning

State Planning Policy 2.5 – Rural Planning (SPP2.5) applies to all rural zoned land in Western Australia. The intent of SPP2.5 is to protect and preserve Rural zoned land to ensure economic, natural resource, food production, environmental and landscape values are maintained.

Section 5.1 of SPP2.5 provides measures for the protection of rural land and land uses. **Table 3** below provides an assessment of the proposed Scheme Amendment against the relevant policy measures of SPP2.5.

Table 3 - Assessment against SPP2.5

Policy measure	Proposal
• <i>Requiring that land use change from rural to all other uses to be planned and provided for in a planning strategy or scheme.</i>	The purpose of this Scheme Amendment is to allow the land use change to be implemented under LPS6.
• <i>Retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose.</i>	The subject site is not identified as being 'Priority Agricultural Land'.
• <i>Ensuring retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views.</i>	The proposed area of the additional use amendment has been limited to the proposed future development area, which has been sited in a cleared area to avoid removal of vegetation. The natural creek and forest isolate the portion of the site proposed for the amendment, ensuring separation between the productive rural land, and presenting an opportunity for compatible development on the site.

	The site is surrounded by the Collie State Forrest and is screened by well-established trees from Piavanini Road.
Protecting land, resources and/or primary production activities through the State's land use planning framework.	The subject site is not identified for any particular resource or primary production activities under the planning framework. Refer the Special Control Area 3 – Basic Raw Material section for further detail.
Creating new rural lots only in accordance with the circumstances under which rural subdivision is intended in Development Control Policy 3.4: Subdivision of rural land.	No new rural lots or fragmentation of land will be created as a result of the scheme amendment or subsequent development proposal.
Preventing the creation of new or smaller rural lots on an unplanned or ad-hoc basis, particularly for intensive or emerging primary production land uses.	
Comprehensively planning for the introduction of sensitive land uses that may compromise existing, future and potential primary production on rural land.	The Storage/Warehouse land use and proposed future development on the subject site not sensitive land uses with the potential to compromise existing, future and potential primary production.

Having regard for the assessment provided in **Table 3**, the amendment is consistent with the standard amendment requirement of “An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area” as it is located on a site which is cleared, not suitable for agriculture and located away from sensitive land uses. The proposed amendment is consistent with SPP2.5 and warrants support accordingly.

3.2 SPP 3.7 - Bushfire

State Planning Policy 3.7 - Bushfire (SPP3.7) seeks to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfires on property and infrastructure. The proposed scheme amendment area is partially located within a DFES identified Bushfire Prone Area.

Pursuant to section 4 of SPP3.7, the proposed scheme amendment is a strategic planning proposal within an area designated as bushfire prone and will result in an intensification of development and an increase in the number of visitors.

Preliminary bushfire investigations have confirmed that BAL-29 is capable of being achieved for development that is setback approximately 21m from lot boundaries; and 33m from the existing vegetation fringing the watercourse running through the subject site. These setbacks would leave approximately 2 hectares of area capable of development.

Furthermore, a Bushfire Management Plan prepared in support of the Stage 2 development confirmed that the site is accessible from two different routes— Piavanini Road provides access to the north and south, which allows occupants to travel to the Collie townsite via two different routes.

The amendment location has sufficient area to facilitate a development outcome with a suitable Asset Protection Zone and access arrangements. Relevant bushfire reporting will be submitted in support of the future development application, as required by SPP3.7.

4 CLASSIFICATION OF AMENDMENT

Part 5, Division 1, Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, identifies three different amendment types: basic, standard and complex.

Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment the type of amendment, as well as the explanation for forming that opinion.

This amendment is considered to be a 'standard' amendment, which Regulation 34 describes as:

Table 4 – Amendment classification

Type of Amendment	Comment	Compliance
(a) <i>an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve</i>	The amendment has been demonstrated to be consistent with the objectives of the rural zone, which specifically entertains non-rural development that have demonstrated benefit and are compatible with surrounding rural uses.	✓
(b) <i>an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;</i>	The amendment has been demonstrated to be consistent with the broad objectives of the local planning strategy, and the specific objectives of enhancing tourism to Lake Kewari and the surrounding area.	
(e) <i>an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;</i>	The amendment will facilitate a development which will have no identifiable impact on the surrounding area.	✓
(f) <i>an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area</i>	The proposed amendment will simply apply an additional use to the subject site. The nature of the additional use is beneficial to the surrounding area in terms of social and economic impacts and will activate a portion of the subject site that will otherwise likely remain vacant.	✓
(g) <i>any other amendment that is not a complex or basic amendment.</i>	The amendment is not inconsistent with the local planning strategy; will not have a scale of impact that is significant relative to development in the locality; is not proposed to comply with an order made by the Minister and does not identify a development contribution area or amend a development contribution plan.	✓

It is evident that the proposed scheme amendment satisfies the criteria to be classified as a standard amendment.

5 CONCLUSION

The proposed Scheme Amendment will designate a portion of the subject for 'Warehouse/Storage' as an additional use under Local Planning Scheme No. 6. The need and benefit of the proposed amendment has been demonstrated as follows—

- It will facilitate the development of a self-storage facility specifically designed to accommodate vehicles and bikes associated with nearby motorsport venues such as the Collie Motorplex and Motorcycle Club, supporting tourism and local recreation.
- The amendment continues the ongoing process of land use change and intensification on the site, making productive use of land that is otherwise unsuitable for agriculture.
- The amendment will facilitate development on a cleared, isolated portion of rural land ensuring that existing industrial zoned land within the Shire is preserved for higher-value, employment-generating activities.
- The amendment will facilitate development which makes use of land which is unable to be used for sensitive land use purposes due to the SCA whilst maintaining compatibility with the intent and objectives of the Rural zone.
- The proposal is consistent with the objectives of the Rural zone and aligns with strategic planning directions including SPP2.5 by avoiding the development priority agricultural land.

On this basis, the amendment warrants support and progression through the statutory planning process.

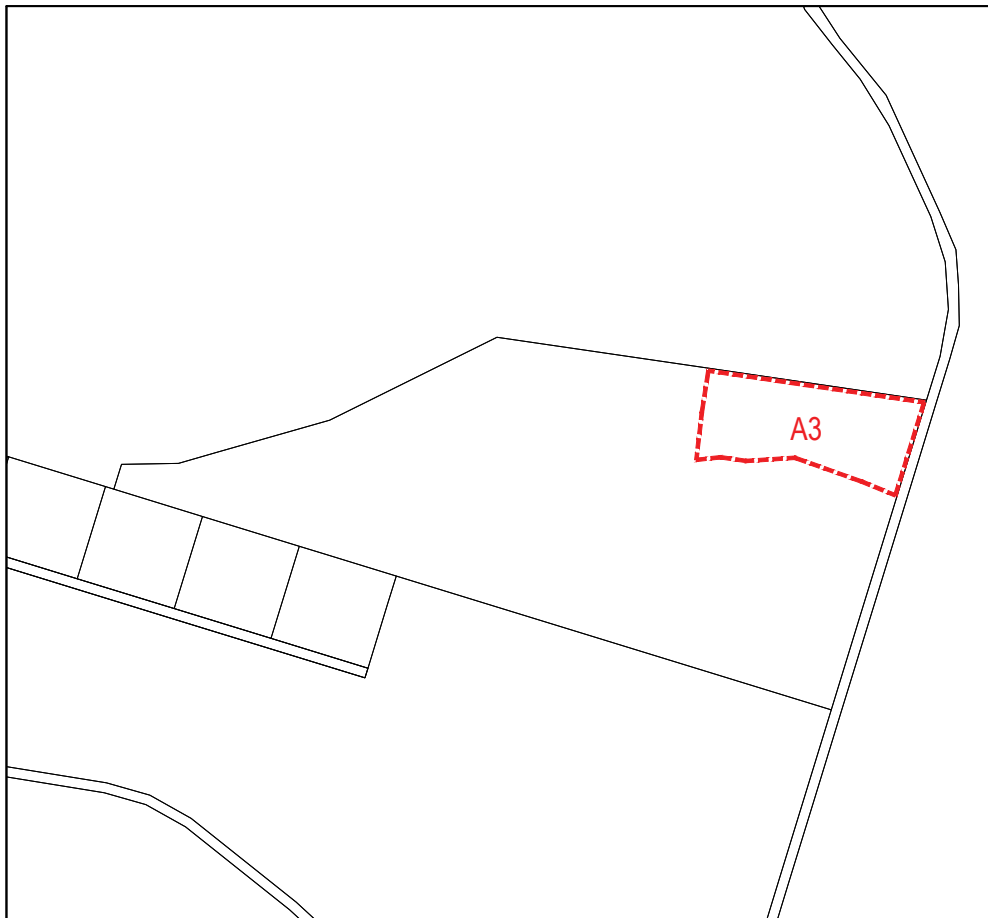
Should you have any queries or require further clarification in regard to the proposal, please do not hesitate to contact the writer.

**Attachment 1:
Proposed Amendment Map**



EXISTING ZONING

LEGEND	
LOCAL SCHEME RESERVES	
	Local Distributor
LOCAL SCHEME ZONES	
	State Forest
	Rural
OTHER	
	Special Control Area - Development control area/plan



PROPOSED ZONING

LEGEND	
OTHER	
	Additional Uses

**Attachment 2:
Certificate of Title**

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1845

631

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 4477 ON DEPOSITED PLAN 160889

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

██████████ HOLDINGS PTY LTD OF 3 KIRKE STREET BALCATT A WA 6021

(AN P623050) REGISTERED 13/7/2023

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

1. O121160 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. AS TO PORTION ONLY
- SEE DEPOSITED PLAN 415517. LODGED 29/3/2019.
2. Q109117 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 21/8/2024.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1845-631 (4477/DP160889)
PREVIOUS TITLE: 1222-845
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF COLLIE



Attachment 3:
Section 70A Notification

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet, Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page ..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio number, to be stated.
2. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

0121160 NR

29 Mar 2019 15:12:50 Perth



NOTIFICATION

Lodged By LANDCORP

LEVEL 6 40 THE ESPLANADE

Address PERTH WA 6000

Phone No. 9482 7499

Fax No. 9482 7401

E-Mail conveyancing@landcorp.com.au

Reference No. 1802180

Issuing Box No. 172s

Prepared By LANDCORP

LEVEL 6 40 THE ESPLANADE

Address PERTH WA 6000

Phone No. 9482 7499

Fax No. 9482 7401

E-Mail conveyancing@landcorp.com.au

Reference No. 1802180

Issuing Box No. 172s

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

14

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1. <u>Sketch - copy</u>	Received Items
2. _____	Nos. 1
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)

Part of Lot 4477 on Deposited Plan 160889 as shown as Area "N" on
Deposited Plan 415517

EXTENT

Part

VOLUME

1845

FOLIO

631

REGISTERED PROPRIETOR (Note 2)

WESTERN AUSTRALIAN LAND AUTHORITY of Level 6 40 The Esplanade PERTH WA 60000

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

WESTERN AUSTRALIAN LAND AUTHORITY

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

A portion of the lot is included in the Special Control Area – Shotts Industrial Park Buffer under the Shire of Collier Local Planning Scheme No 5. This zoning restricts the development of 'sensitive land uses' which includes but is not limited to there being no dwellings permitted within the buffer to the Shotts Industrial park.

Dated this

26

day of

FEBRUARY

Year 2019

LOCAL GOVERNMENT / PUBLIC AUTHORITY ATTESTATION (Note 5)

Signed on behalf of the **WESTERN AUSTRALIAN LAND AUTHORITY** by Person(s) authorized by its Board in accordance with Section 45(2)(b) of the Western Australian Land Authority Act 1992.



Authorised Officer

SARAH CHRISTINE RUSSELL

Print Full Name of Authorised Officer



Authorised Officer

Kylie Joanne Reeves

Print Full Name of Authorised Officer

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Signed on behalf of the **WESTERN AUSTRALIAN LAND AUTHORITY** by Person(s) authorized by its Board in accordance with Section 45(2)(b) of the Western Australian Land Authority Act 1992.



Authorised Officer

SARAH CHRISTINE RUSSELL

Print Full Name of Authorised Officer



Authorised Officer

Kylie Joanne Reeves

Print Full Name of Authorised Officer

OFFICIAL

**Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME**

***[Shire of Collie Local Planning Scheme No. 6]
Amendment 4***

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

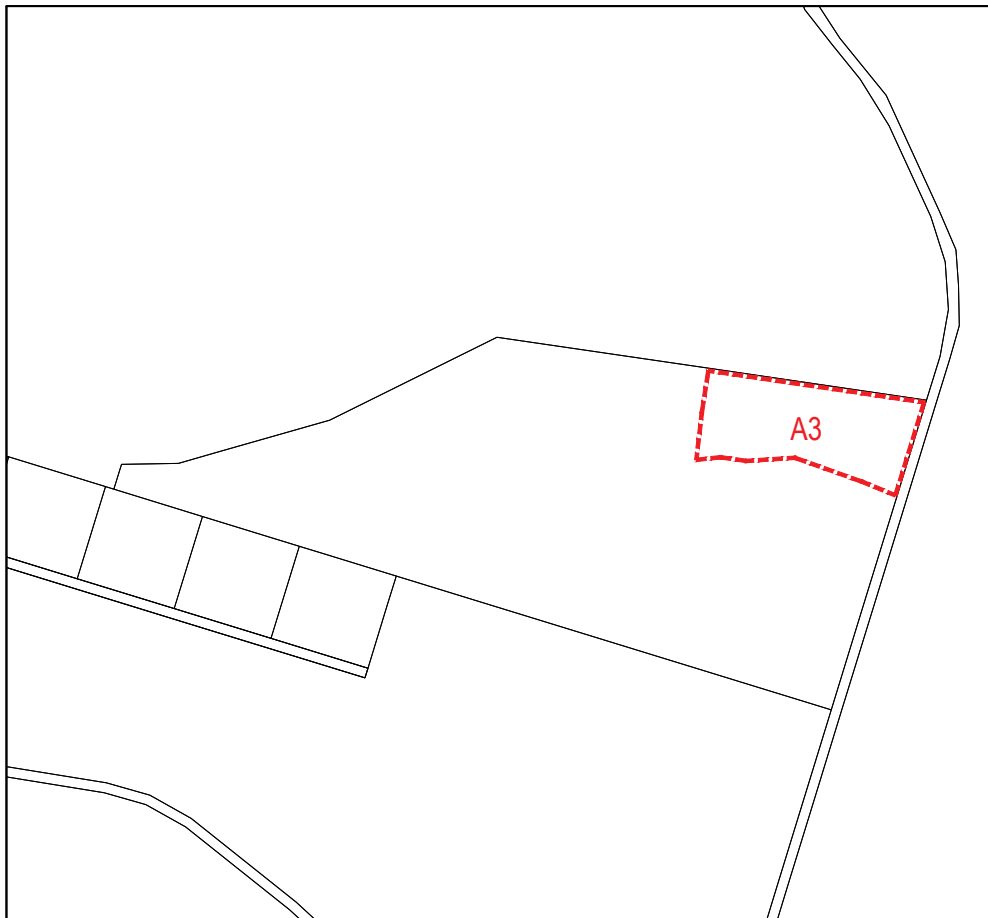
1. Add a row to Schedule 2, Table 5 of LPS6 as follows:

No.	Description of land	Additional use	Conditions
A3	Part of Lot 4477 Piavanini Road, Collie Burn	As a 'D' use Warehouse/storage	As determined by the local government



EXISTING ZONING

LEGEND	
LOCAL SCHEME RESERVES	
	Local Distributor
LOCAL SCHEME ZONES	
	State Forest
	Rural
OTHER	
	Special Control Area - Development control area/plan



PROPOSED ZONING

LEGEND	
OTHER	
	Additional Uses

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 10th day of March, 2026.

.....
MAYOR/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 10th day of March, 2026, proceed to advertise this Amendment.

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Collie at the Ordinary Meeting of the Council held on the 10th day of March, 2026 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:

.....
MAYOR/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.....