

September 2021

**Greater Bunbury  
Region Scheme  
Amendment 0064/57  
(Minor Amendment)**



**Lot 562 and Lot 7002  
Paris Road, Australind  
Kingston Drive Extension**

Report on Submissions

Shire of Harvey



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**Greater Bunbury Region Scheme  
Amendment 0064/57  
(minor amendment)**

**Rezoning of Lot 562 and Lot 7002 Paris Road,  
Australind  
from Regional Open Space Reserve to Urban Zone  
(Kingston Drive Extension)**

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formats on application to Communications Services.

## Introduction to Greater Bunbury Region Scheme minor amendments

The Western Australian Planning Commission (WAPC) is responsible for keeping the Greater Bunbury Region Scheme (GBRS) under review and initiating changes where they are seen as necessary.

The GBRS sets out the broad pattern of land use for the whole Greater Bunbury area. The GBRS is constantly under review to best reflect regional planning and development needs.

An amendment proposal to change land use reservations and zones in the GBRS is regulated by the *Planning and Development Act 2005*. That legislation provides for public submissions to be made on proposed amendments.

For a non-substantial amendment, often referred to as a minor amendment (made under Section 57 of the Act), the WAPC considers all the submissions lodged, and publishes its recommendations in a *Report on Submissions*. This report is presented to the Minister for Planning for approval. The amendment takes legal effect with Gazettal of the Minister's approval.

In the process of making a non-substantial amendment to the GBRS, information is published as a public record under the following titles:

### **Amendment Report**

This document is available from the start of the public advertising period of the proposed amendment. It sets out the purpose and scope of the proposal, explains why the amendment is considered necessary, and informs people how they can comment through the submission process.

### **Environmental Review Report**

The Environmental Protection Authority must consider the environmental impact of an amendment to the GBRS before it can be advertised. While formal assessment would be unlikely for a non-substantial amendment, were it required then an environmental review would be undertaken and made available for information and comment at the same time as the *Amendment Report*.

### **Report on Submissions**

The planning rationale, determination of submissions and the WAPC's recommendations for final approval of the amendment, with or without modification, is documented in this report.

### **Submissions**

This document contains a reproduction of all written submissions received by the WAPC on the proposed amendment.

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# The Greater Bunbury Region Scheme

## What it is and how it is amended

### Planning Greater Bunbury's future

The most populous area of the South-West Region of Western Australia is the area encompassed by the Greater Bunbury Region Scheme (GBRS). The GBRS covers the City of Bunbury and the Shires of Capel, Dardanup and Harvey.

The Greater Bunbury locality is one of the fastest growing areas in Australia, with a population projected to exceed 100,000 by 2031. As it grows, change must be well planned and well managed.

Provision must be made for future housing, employment opportunities and transport needs to meet this growth. It is also necessary to set aside land for conservation and recreation.

The GBRS provides for this change, and the means by which affected landowners can be compensated for land acquired for regional public purposes.

### What is the Greater Bunbury Region Scheme?

The GBRS is a region planning scheme for land use in the Greater Bunbury area. This area stretches from Lake Preston in the north, Peppermint Grove Beach in the south and east to the Darling Scarp.

The GBRS defines the future use of land, dividing it into broad zones and reservations. It requires local government local planning schemes to provide detailed plans for their part of the region. These schemes must be consistent with the GBRS.

The GBRS uses a set of maps and a scheme text. The scheme text provides planning rules for zones and reservations, which are shown on the maps in different colours and patterns.

This plan has been in operation since November 2007 and provides the legal basis for planning in the Greater Bunbury area.

To plan for changing needs, the GBRS is amended from time to time.

### What is an amendment?

An amendment to the GBRS changes the zoning or reservation of land to allow for a different land use.

When a rezoning or a new reservation is considered, an amendment to the GBRS is advertised to seek comment from the wider community and all levels of government.

The process allows for extensive community consultation and discussion in Parliament before a final decision is made.

### How is the Greater Bunbury Region Scheme amended?

The Western Australian Planning Commission (WAPC) is responsible for keeping the GBRS under review and initiating changes where they are seen to be necessary.

The amendment process is regulated by the *Planning and Development Act 2005*. The amendment proposed in this report is being made under the provisions of section 57 (often referred to as a minor amendment).

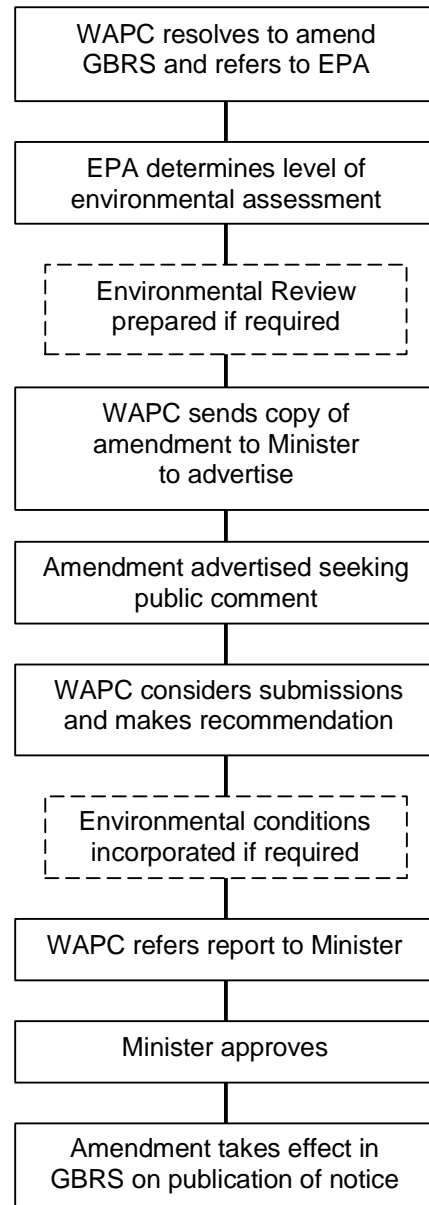
The process of a minor amendment to the GBRS includes the following steps:

- Formulation of the amendment by the WAPC.
- Referral of the proposed amendment to the Environmental Protection Authority (EPA) to set the level of environmental assessment. Where the EPA requires an environmental review, this is carried out before the amendment is advertised.
- Advertising the amendment for public inspection and inviting submissions. Advertisements are placed in local and statewide newspapers, and information is made available on the WAPC's website. Landowners whose property is directly

affected by a proposed change are contacted in writing. Where there is an environmental review, this is also made available for comment.

- WAPC receiving public submissions over a period of 60 days.
- WAPC considering written submissions. WAPC recommends whether to modify the amendment or proceed with the original proposal.
- WAPC presenting a report and recommendation to the Minister for Planning.
- Minister approving amendment, with or without modification, which becomes legally effective in the GBRS with the publishing of a notice advising of the Minister's approval. Minister may also decline to approve. The approved amendment is placed on public display.

The following diagram shows the main steps.



When the GBRS is amended, local planning schemes must also be amended to match the broad zonings and reservations of the GBRS. Affected local governments provide more detailed planning for each area.

Within three months of a GBRS amendment being finalised, an affected local government must initiate an amendment to its local planning scheme.

## Zones and reservations

Zones and reservations in the GBRS are broad categories. They are not precisely defined or limited, but the following descriptions are a guide.

### Zones

Urban: to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities.

Urban Deferred: land suitable for future urban development but where there are various planning servicing and environmental requirements which need to be addressed before urban development can take place.

The WAPC must be satisfied that these issues have been addressed before rezoning to urban.

Regional Centre: the Bunbury central business district within which commercial, civic, cultural, residential, service and administration activities serving the region are located.

Industrial: to provide for manufacturing industry, the storage and distribution of goods and associated uses.

Industrial Deferred: land suitable for future industrial development but where there are various planning, servicing and environmental requirements which need to be addressed before industrial development can take place.

Rural: to provide for the sustainable use of land for agriculture, assist in the conservation and wise use of natural resources including water, flora, fauna and minerals, provide a distinctive rural landscape setting for the urban area and accommodate carefully planned rural living developments.

Private Recreation: to accommodate regionally significant open space and recreation activities in private use.

## Reservations

Land is reserved for community purposes. It may be reserved to protect a resource or to provide areas for infrastructure.

Regional Open Space: to protect the natural environment, provide recreational opportunities, safeguard important landscapes and provide for public access.

Primary Regional Roads: to provide a regional road network to accommodate current and future transport needs on roads declared under the *Main Roads Act 1930*.

Other Regional Roads: to provide a regional road network to accommodate current and future transport needs on roads for which the planning responsibilities are shared between the Commission and local government.

Railways: to provide for the passage of trains, the marshalling, maintenance and storage of rolling stock, and the conveying of public and freight by rail.

Port Installations: to provide for the current and future expansion needs of the Port of Bunbury.

Waterways: to recognise permanently inundated inland and coastal lands below the high water mark, and existing and proposed water canals.

State Forests: to recognise State forests.

Public Purposes: land for public facilities such as airports, hospitals, high schools, universities, technical schools, prisons, utilities for electricity, water and treatment of wastewater, commonwealth government and other special uses.

## What if my land is rezoned?

Landowners may find that an amendment seeks to rezone their property, for example from rural to urban or urban deferred.

If the zoning is changed, landowners do not have to change their use of the land or lifestyle. They can stay as they are or they may set about changing their land use. For

instance, some may seek approval to subdivide their land or apply to develop it in some way that suits the new zoning.

The WAPC realises that many people choose their properties because they like them as they are and may not want to change from, for example, a rural-residential lifestyle to an urban area. Others are keen to change the land use.

For these reasons, amendments to the GBRS are advertised so that all affected landowners and anyone else have time to examine the proposals and lodge a submission.

### **What if my land is reserved?**

Land is reserved because it will be needed eventually for a public purpose such as parks and recreation or other regional roads.

If your land is marked for a reservation in an advertised amendment, you can continue to use and enjoy your property. Generally, reserved land can remain in private ownership until it is needed for the purpose for which it is reserved. The WAPC has reservations over many areas of land, which are privately owned.

To protect landowners, there are procedures for acquisition or compensation by the WAPC. These are outlined in Your Property and the Greater Bunbury Region Scheme, a leaflet reproduced at the back of this report and available separately from the Department of Planning, Lands and Heritage.

### **How can my views be heard?**

You can lodge a written submission on the proposed amendment during the advertised period. A submission form is available at the back of this report, from the display locations for this amendment and from the WAPC's website.

### **Publications**

In the course of each substantial amendment to the GBRS, information is published under the following titles:

#### Amendment report

This document is available from the start of the public submission period of the proposed amendment. It sets out the purpose and scope of the amendment, explains why the proposal is considered necessary and informs people how they can comment.

#### Environmental review report

The EPA considers the environmental impact of an amendment to the GBRS before it is advertised. Should the EPA require formal assessment an environmental review is undertaken and that information is made available for comment at the same time as the amendment report.

#### Report on Submissions

This publication documents the planning rationale, determination of submissions received and the recommendations for final approval of the amendment made by the WAPC.

#### Submissions

All the written submissions received on the proposed amendment are reproduced as a public record.

**Greater Bunbury Region Scheme Amendment 0064/57**  
**Lot 562 and Lot 7002 Paris Road, Australind**  
**Kingston Drive Extension**

**1 Introduction**

On 28 April 2021, the Western Australian Planning Commission (WAPC) resolved to prepare amendment 0064/57 to the Greater Bunbury Region Scheme (GBRS), pursuant to section 57 of the *Planning and Development Act 2005*.

**2 The proposed amendment**

The purpose of this proposal is to amend the Greater Bunbury Region Scheme (GBRS) by rezoning Lot 562 which is already dedicated as part of Paris Road and Lot 7002 Paris Road, Australind from Regional Open Space Reserve to Urban Zone in order to facilitate the extension of Kingston Drive between Paris Road and Ditchingham Place, as provided by the Shire of Harvey and Shire of Dardanup Joint Town Planning Scheme No. 1 (JTPS1).

**3 Formal Environmental Protection Authority advice**

On 21 June 2021, the Environmental Protection Authority advised that the proposed amendment does not require environmental assessment under Part IV of the *Environmental Protection Act 1986* and did not provide any advice. A copy of the notice from the EPA is included at Appendix A.

**4 Call for Submissions**

The proposed amendment was advertised in the Government Gazette on 13 July 2021 and remained open for public submissions until 10 September 2021.

The amendment was made available for public inspection during ordinary business hours at:

- i) the Department of Planning, Lands and Heritage, 140 William Street, Perth;
- ii) the Department of Planning, Lands and Heritage, 61 Victoria Street, Bunbury;
- iii) the Shire of Harvey - Australind Office, 7 Mulgara Street, Australind  
the Shire of Harvey - Harvey Office, 102 Uduc Road, Harvey
- iv) the State Library of WA - Perth Cultural Centre.

During the public inspection period, notice of the amendment was also published in the West Australian and the South Western Times newspapers. Owners adjacent to the land subject to the proposed amendment were provided with a copy of the Amendment Report and advised of the opportunity to lodge a submission in respect of the proposed amendment.

**5 Submissions**

When the advertising of the proposed amendment closed, a total of 11 submissions had been received.

Of the submissions, ten were from state government departments/agencies or service providers which provided comment or advice (without objecting to the proposed amendment). One private landholder outlined support for the proposed amendment.

A list of the parties who lodged a submission is attached at Appendix B and a copy of each submission is attached to the end of this report.

## **6 Issues raised in submissions**

The comments and advice from state government departments/agencies are all related to the subsequent clearing and road construction process and need no further attention at this stage of the planning process. Separate permits/approvals are required to be obtained to facilitate the works to construct Kingston Drive, noting that the EPA is comfortable with clearing being assessed in accordance with Part V Division 2 (Clearing) of the *Environmental Protection Act 1986*.

The support of an impacted land developer is noted. The extension of Kingston Drive facilitated by the amendment will provide for road connections outlined in JTPS1 and the more efficient operation of the neighbourhood/district road network.

## **7 Modifications to the amendment**

After considering the submissions received in respect of the proposed amendment, the WAPC recommends the Minister for Planning approves the proposed amendment, as advertised.

## **8 Conclusion and recommendation**

The report summarises the background and reasoning for Amendment 0064/57 to the GBRS and examines the submissions received. The WAPC thanks those who made submissions.

After considering the submissions received, the WAPC is satisfied the proposed amendment should be finalised and has recommended the Minister for Planning approve the amendment.

## **9 Minister's decision**

Amendments to the Greater Bunbury Region Scheme using the provisions of section 57 of the *Planning and Development Act 2005* require the WAPC to provide a report and recommendation to the Minister for Planning for approval. The Minister may approve, approve with modification or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

GBRS Amendment 0064/57 is now finalised as advertised as shown on WAPC Amending Plan 3.2779 and has effect in the Greater Bunbury Region Scheme from the date of notice in the *Government Gazette* on Tuesday 2nd November 2021.

## **APPENDIX A**

### **NOTICE OF ENVIRONMENTAL ASSESSMENT**

Ms Sam Fagan  
The Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
**PERTH WA 6001**

Our Ref: CMS18009  
Enquiries: Teresa Bryant, 6364 6421  
Email: [Teresa.Bryant@dwer.wa.gov.au](mailto:Teresa.Bryant@dwer.wa.gov.au)

Dear Ms Fagan

**DECISION UNDER SECTION 48A(1)(a)**  
***Environmental Protection Act 1986***

<b>SCHEME</b>	<b>Greater Bunbury Region Scheme Amendment 0064/57</b>
<b>LOCATION</b>	<b>Lot 562 and portion of Lot 560 Paris Road, Australind.</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>Western Australian Planning Commission</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. Advice Given. (Not Appealable)</b>

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations. I have also attached a copy of the Chair's determination of the scheme.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the Chair's determination, this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Sutton', with a horizontal line extending from the end.

**Anthony Sutton**  
**Delegate of the Environmental Protection Authority**  
Executive Director  
EPA Services

21 June 2021

Encl. Chair's Determination  
Scheme Advice and Recommendations



## Environmental Protection Authority

### S48A Referrals

**Title:** Greater Bunbury Region Scheme Amendment 0064/57

**Location:** Lot 562 and portion of Lot 560 Paris Road, Australind.

**Description:** Rezoning of Lot 562 and portion of Lot 560 Paris Road, Australind from Regional Open Space Reserve to Urban Zone.

**Ref ID:** CMS18009

**Date Received:** 18/05/2021 **Date Sufficient Information Received:** 26/05/2021

**Responsible Authority:** Western Australian Planning Commission Locked Bag 2506 Perth WA 6001

**Contact:** Mr Matthew Selby

**Preliminary Environmental Factors:** Flora and Vegetation, Terrestrial Fauna and Inland Waters

**Potential Significant Effects:** There are potential impacts on Flora and Vegetation and Terrestrial Fauna from the clearing of up to 0.6 hectares (ha) of native vegetation. Inland Waters are potentially impacted by changes to the hydrological regime adjacent to the proposed road.

**Management:** The amendment area is small, and part of a larger 2 ha area required for construction of Kingston Drive. No impacts to Inland Waters is expected and other statutory processes, including the clearing of native vegetation in accordance with a permit under Part V Division 2 (Clearing) of the *Environmental Protection Act 1986*, will be required and is considered appropriate to mitigate impacts to Flora and Vegetation and Terrestrial Fauna.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)**

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chairman's Initials: 

Date: 16 June 2021

**ADVICE UNDER SECTION 48A(1)(a)  
ENVIRONMENTAL PROTECTION ACT 1986**

**Greater Bunbury Region Scheme 0064/57 – Kingston Drive Extension**

**Location:** Lot 562 and portion of Lot 560 Paris Road, Australind

**Determination:** Scheme Not Assessed – Advice Given (Not Appealable)

**Determination Published:** 22 June 2021

**Summary**

The Western Australian Planning Commission (WAPC) proposes to rezone Lot 562 and portion of Lot 560 Paris Road, Australind from Regional Open Space to Urban to facilitate the completion of Kingston Drive between Paris Road and Ditchingham Place, Australind.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment as set out is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the scheme amendment documentation provided by the Western Australian Planning Commission (WAPC). Having considered this matter, the following advice is provided.

The proposed amendment area is part of an area zoned for Regional Open Space following the EPA's assessment of the Greater Bunbury Region Scheme (GBRS) and the issuing of Ministerial Statement (MS) 697. MS 697 required that Lot 560 (Reserve 35061) Paris Road be reserved for conservation purposes. The recommendation in relation to Reserve R35061 was fulfilled with the property being reserved for Regional Open Space purposes under the GBRS.

**Environmental Factors**

Having regard to the EPA's *Statement of Environmental Principles, Factors and Objectives*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and Vegetation;
- Terrestrial Fauna;
- Inland Waters.

**Advice and Recommendations regarding Environmental Factors**

**Flora and Vegetation; Terrestrial Fauna**

The portion of Lot 560 (0.59 hectares) contains vegetation representing *Eucalyptus marginata* Open Woodland (10 - 30m) over *Banksia ilicifolia* Low Woodland and *Eucalyptus marginata* Low Woodland to Woodland over *Banksia ilicifolia*, *Acacia longifolia* Low Open Forest and may be representative of the Banksia Woodlands of the Swan Coastal Plain Threatened

Ecological Community. Vegetation condition is considered Good to Completely Degraded. A population of the Priority 4 listed species *Acacia semitrullata* was identified.

The vegetation is utilised as habitat by the western ringtail possum (WRP) and species of black cockatoo (BC). A fauna assessment (Greg Harewood, 2018) identified two WRP dreys, and sightings of WRP. Evidence of black cockatoo foraging and 4 habitat trees, 3 with small hollows, unlikely to be suitable for BC, were also recorded. According to Harewood, the adjacent 42 hectares (ha) Wardandi Flora Reserve contains suitable habitat for WRP and BC.

The EPA notes the Shire of Harvey has submitted to the Department of Water and Environment Regulation a clearing application for 2.1 ha for the construction of Kingston Road, which includes the amendment area.

The EPA considers the amendment area is small and has been defined to only zone the land required for construction of Kingston Drive. The amendment area is located on the boundary of Reserve R35061 and therefore will not result in fragmentation of Reserve R35061. The EPA advises that in addition to the clearing permit application, that normal clearing protocols for fauna be implemented.

### **Inland Waters**

The amendment area is part of an extensive Palusplain wetland identified as Multiple Use. Any changes to the hydrological regime are likely to be minor and localised. Water management should be considered during detailed planning to ensure potential impacts to the adjacent Reserve are minimised pre and post road construction.

### **Recommendation**

The EPA concludes that implementation of the amendment can be managed to meet the EPA's environmental objectives for the above factors through standard planning requirements and other statutory processes including the clearing of native vegetation in accordance with a permit under Part V Division 2 (Clearing) of the EP Act. The EPA recommends its advice is implemented to mitigate potential impacts to Flora and Vegetation, Terrestrial Fauna and Inland Waters.

## **APPENDIX B**

### **LISTING OF SUBMISSIONS**

## **Listing of Submissions**

### **GBRS Amendment 0064/57**

#### **Lot 562 and Lot 7002 Paris Road, Australind Kingston Drive Extension**

<b>Submission Number</b>	<b>Name</b>
1	Planning, Lands and Heritage - Aboriginal Heritage, Department of
2	Planning, Lands and Heritage - State Heritage, Department of
3	Water and Environmental Regulation, Department of
4	Mines and Industry Regulation and Safety, Department of
5	Water Corporation
6	ATCO Gas
7	Western Power
8	Fire and Emergency Services, Department of
9	Biodiversity, Conservation and Attractions, Department of
10	Australian Vanguard Pty Ltd - Lester Group
11	Health, Department of

## **APPENDIX C**

### **SUMMARY OF SUBMISSIONS AND DETERMINATIONS**

**Greater Bunbury Region Scheme  
(minor amendment)**

**Rezoning of Lot 562 and 7002 Paris Road, Australind from  
Regional Open Space Reserve to Urban Zone**

**Summary of Submission and Determinations**

**Submission:** 1

**Submitted by:** Department of Planning, Lands and Heritage - Aboriginal Heritage Operations

**Proposal:** Urban (0064/57)

**Summary of Submission:** No comment

1. A review of the Register of Places and Objects as well as the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Database concludes that the Land does not intersect with any Aboriginal sites or heritage places. As such, the DPLH does not have any comment to make regarding the query.

**Planning Comment:**

1. No comment noted.

**Determination:**

Submission noted.

---

**Submission:** 2

**Submitted by:** Department of Planning, Lands and Heritage - Heritage

**Proposal:** Urban (0064/57)

**Summary of Submission:** No objection

1. As there are no State Heritage Places within the proposed amendment area, there is no objection to the proposed amendment.

**Planning Comment:**

1. No objection noted.

**Determination:**

Submission noted.

---

**Submission:** 3

**Submitted by:** Department of Water and Environmental Regulation

**Proposal:** Urban (0064/57)

**Summary of Submission:** No comment

1. The Department has no comment on this amendment, noting that the EPA has determined it does not need to be assessed and the Shire of Harvey has submitted a Clearing Permit application. Noting the EPA's advice stated that "*water management should be considered during detailed planning to ensure potential impacts to the adjacent Reserve are minimised pre and post road construction*", the road drainage should be designed in accordance with the principle of the *Decision process for stormwater management in Western Australia* (DWER 2017).

**Planning Comment:**

1. No comment noted. Matters noted by the Department of Water and Environmental Regulation will be dealt with through the clearing permit and detailed road design processes.

**Determination:**

Submission noted.

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**Submission:** 4

**Submitted by:** Department of Mines, Industry Regulation and Safety

**Proposal:** Urban (0064/57)

**Summary of Submission:** No objection

1. The Department of Mines, Industry Regulation and Safety (DMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials. DMIRS lodges no objections to the above Greater Bunbury Region Scheme Amendment 0064/57.

**Planning Comment:**

1. No objection noted.

**Determination:**

Submission noted.

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**Submission:** 5

**Submitted by:** Water Corporation

**Proposal:** Urban (0064/57)

**Summary of Submission:** No objection

1. The Water Corporation has no objections to the amendment.
2. The WAPC is requested to advise the Local Government to liaise with the Water Corporation as early as possible in the design for the proposed extension of Kingston Drive. The Water Corporation's infrastructure planning to service the full development of the area requires the staged installation of several large mains within this section of the Kingston Road reserve, including three sewer pressure mains and a water distribution main. The design and construction of Kingston Rd should provide adequate verge width to accommodate these mains on standard alignments.

**Planning Comment:**

1. No objection noted.
2. Advice provided by the Water Corporation has been forwarded to the local government for its consideration.

**Determination:**

Submission noted.

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**Submission:** 6

**Submitted by:** ATCO Gas

**Proposal:** Urban (0064/57)

**Summary of Submission:** Advice provided

1. ATCO Gas operate gas mains and infrastructure within the area but this does not impact the amendment site.

**Planning Comment:**

1. Comment noted.

**Determination:**

Submission noted.

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**Submission:** 7

**Submitted by:** Department of Planning, Lands and Heritage - Land Use Planning (on behalf of Western Power)

**Proposal:** Urban (0064/57)

**Summary of Submission:** Advice provided

1. A self-assessment of impacts on Western Power infrastructure was undertaken by Department of Planning, Lands and Heritage officers. There are no applicable overhead power lines with clearance zones impacted by the proposed GBRS amendment.

**Planning Comment:**

1. Comment noted.

**Determination:**

Submission noted.

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**Submission:** 8

**Submitted by:** Department of Fire and Emergency Services

**Proposal:** Urban (0064/57)

**Summary of Submission:** Advice provided

1. DFES notes page 3 of the amendment report that states: "*The amendment area is identified as a bushfire prone area. However, a bushfire management plan is not required as the proposal is exempted from the application of SPP 3.7 by Planning Bulletin 111/2016, given the proposal involves infrastructure only and does not intensify development or land uses*". As stated, the application of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) may not be required, in this instance. Please note that the application of SPP 3.7 is ultimately at the discretion of the decision maker.
2. Thank you for providing us with the opportunity to make a submission, DFES has no further comments.

**Planning Comment:**

1. Comments noted. As outlined in the amendment report, the future construction of Kingston Drive does not intensify development or land uses and is exempt from the application of *State Planning Policy No.3.7 - Planning in Bushfire Prone Areas*. The future construction of Kingston Drive will provide additional emergency access routes and increase access to adjacent remnant vegetation.

2. No further comment noted.

**Determination:**

Submission noted.

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**Submission:** 9

**Submitted by:** Department of Biodiversity, Conservation and Attractions

**Proposal:** Urban (0064/57)

**Summary of Submission:** Advice provided

1. Department of Biodiversity, Conservation and Attractions (DBCA) Parks and Wildlife Service's South West Region notes the reference in the Environmental Protection Authority's advice dated 16 June 2021 (CMS18009) to the Shire of Harvey's application for a Department of Water and Environmental Regulation (DWER) clearing permit.
2. DBCA expects that the environmental values that are likely to be impacted by the proposed construction of the Kingston Drive extension, will be adequately considered through the assessment of the clearing permit, through which DBCA may provide advice to DWER.

**Planning Comment:**

1. Environmental Protection Authority's advice regarding the clearing permit is noted.
2. Comments noted. The clearing permit will need to be issued to facilitate to construction of Kingston Drive. This process is occurring concurrently with the amendment.

**Determination:**

Submission noted.

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**Submission:** 10

**Submitted by:** Australian Vanguard Pty Ltd

**Proposal:** Urban (0064/57)

**Summary of Submission:** Support

1. Australian Vanguard Pty Ltd ("AVL") is the landowner and developer of Kingston Estate Australind situated to the north of the subject land.
2. AVL provides its strong support for this Amendment to be adopted without delay.

3. The subject amendment is to amend the land use zoning to facilitate the delivery of the Kingston Drive extension between Paris Road and Ditchingham Place. This particular piece of road is the final infrastructure to be delivered under the Joint Town Planning Scheme No 1 ("JTPS1") between Shire of Harvey and Shire of Dardanup and is the key infrastructure that impacts residents of Kingston Estate moving south.
4. The existing road network is convoluted and required residents wishing to access Treendale Shopping Centre or Eaton Fair to travel west to the intersection of Paris Road and Ditchingham Place, adding time to their journey and creating unnecessary congesting at this intersection. As infrastructure to be installed through JTPS1, developing landowners (of which AVL is one) have been contributing since approximately 1996 for Scheme Infrastructure and to have this land suitably re-zoned to accommodate the gazetted scheme infrastructure is a positive step to enable the physical delivery of the road for the benefit of the community.

**Planning Comment:**

1. Comments noted.
2. Support noted.
3. Comments noted. The delivery of Kingston Drive will provide benefits for the community.
4. Comments noted. The future construction of Kingston Drive will facilitate access by Kingston Estate residents to community facilities and shopping in the Australind locality.

**Determination:**

Support noted.

---

**Submission:** 11  
**Submitted by:** Department of Health  
**Proposal:** Urban (0064/57)

**Summary of Submission:** No objection

1. The Department of Health has no objection to the Greater Bunbury Region Scheme Amendment 0064/57 - Shire of Harvey - Lot 562 and Lot 7002 Paris Road Australind, Kingston Drive Extension road reserve proposal.

**Planning Comment:**

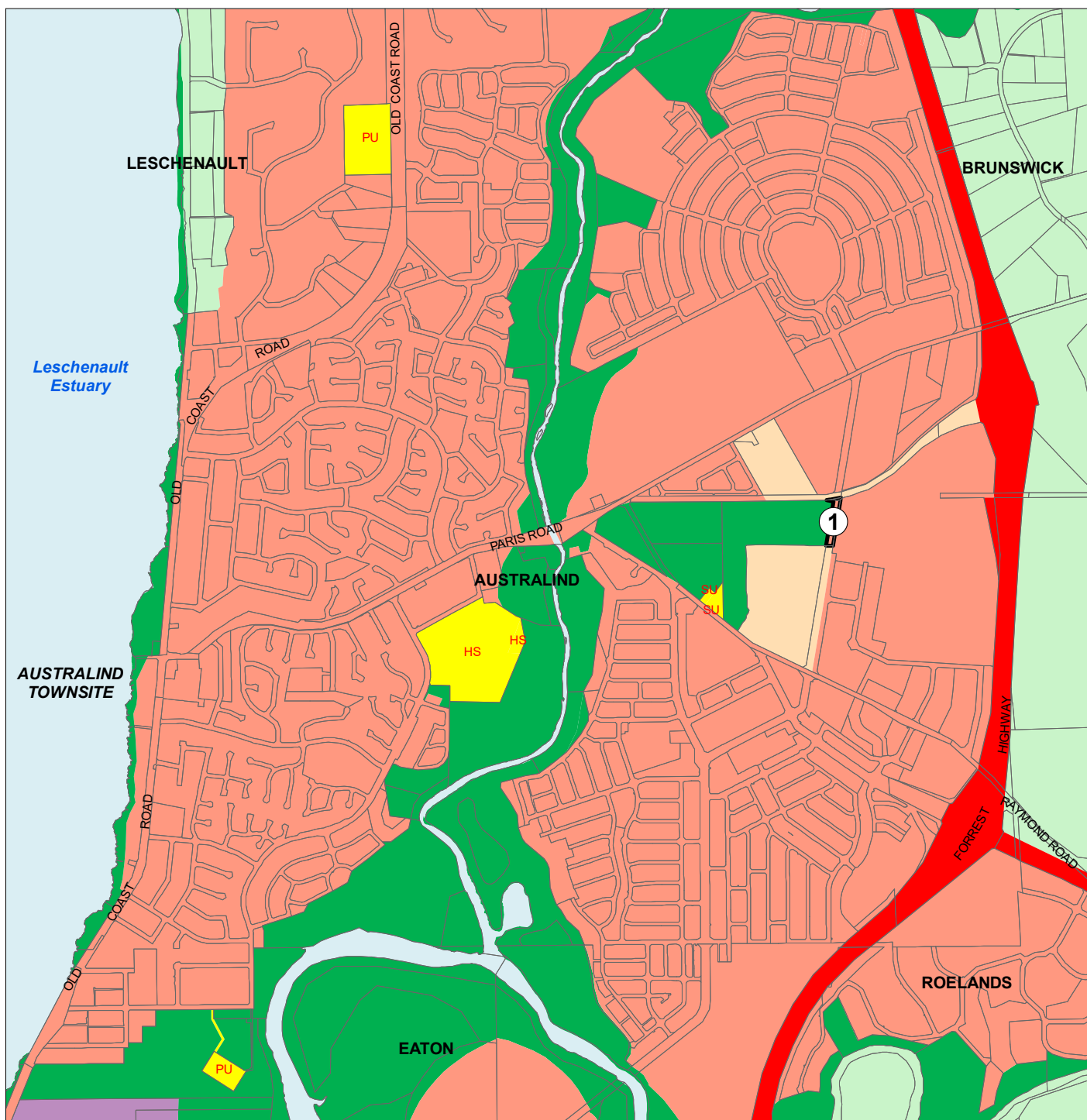
1. No objection noted.

**Determination:**

Submission noted.

## **APPENDIX D**

### **THE AMENDMENT FIGURE AS ADVERTISED**



## Proposed Amendment to the Greater Bunbury Region Scheme Lot 562 & 7002 Kingston Drive, Australind

Proposed:

1

regional open space reservation  
to urban zone

### Greater Bunbury Region Scheme Legend

#### Reserved Lands

- Regional open space
- Railways
- State forests
- Waterways
- Port installations
- Primary regional roads
- Other regional roads

#### Public purposes - denoted as follows:

- Airport
- Hospital
- High school
- Prison
- Public utilities
- Special uses
- Technical school
- University

#### Zones

- Urban
- Urban deferred
- Regional centre
- Industrial
- Rural
- Private recreation
- Special control areas

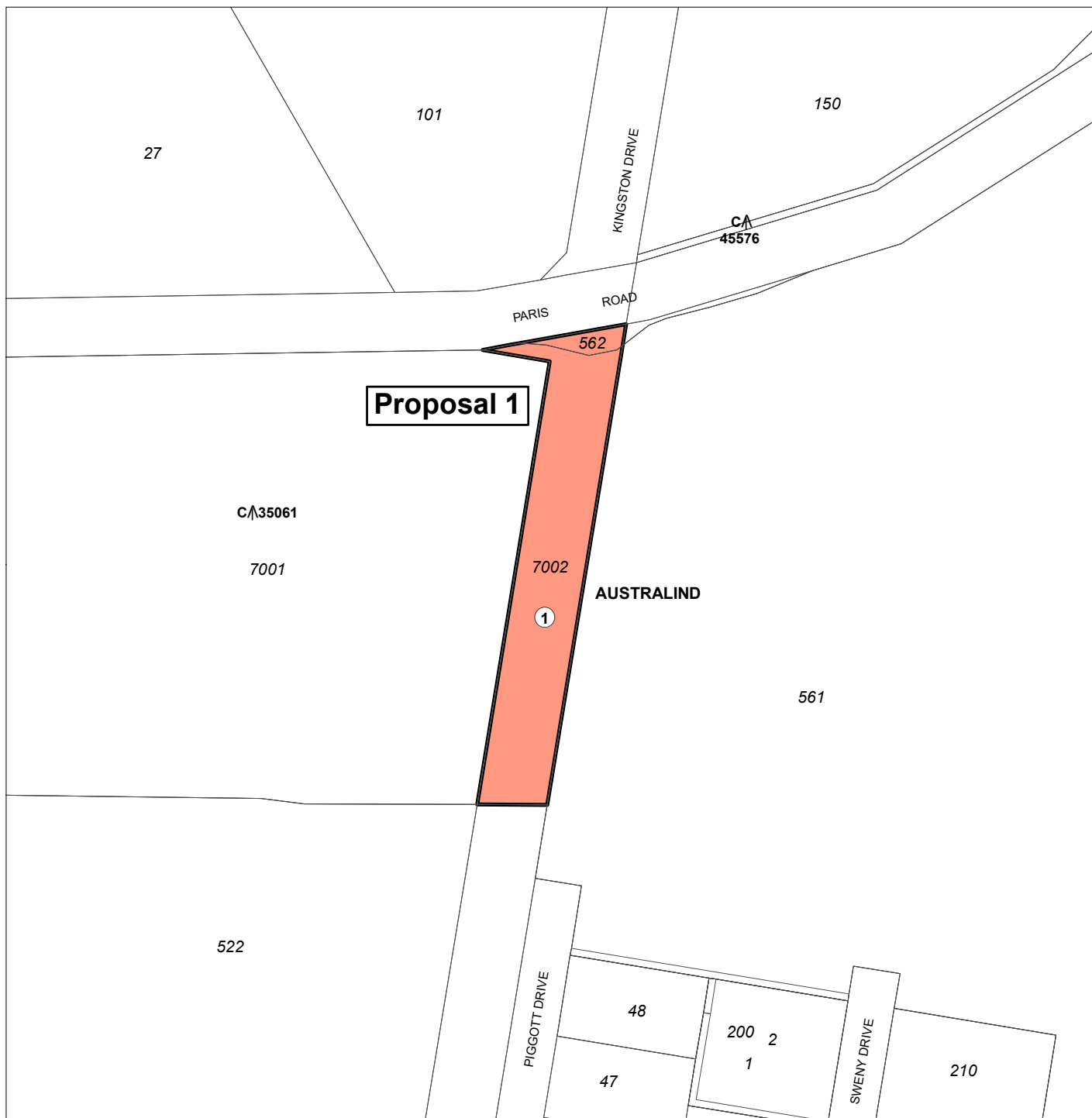
SCA NO. 3  
Glen Iris service  
corridor buffer area



Created on date: Friday, 2 July 2021  
Document Name: GBRs\_3205\_v1\_LPlan  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1



0 250 500 750 1,000  
metres



## Proposed Amendment to Greater Bunbury Region Scheme Lot 562 & 7002 Kingston Drive, Australind

31 March 2021

Proposal 1

Proposed Amendment:

 Urban zone

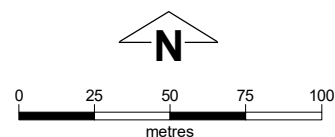
Oracle reference no: 3205

File number: RLS/0958

Version number: 1



Date: 28/05/2021  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1



## **APPENDIX E**

### **LIST OF PLANS AS ADVERTISED**

**Lot 562 and Lot 7002 Paris Road, Australind  
Kingston Drive Extension**

**Proposed minor amendment**

**Amendment 0064/57**

**as advertised**

**Legal plans**

3.2779

**Detailed Plans**

1.4658

1.4661

## **APPENDIX F**

### **SUBMISSIONS**



Department of **Planning,**  
**Lands and Heritage**

Your ref: RLS/0958  
Our ref: PLH00010-2021  
Enquiries: Paul Reed (6551 7937)

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission

Sent via email: [Bunbury.Planning@dplh.wa.gov.au](mailto:Bunbury.Planning@dplh.wa.gov.au)

Dear Ms Fagan

**WESTERN AUSTRALIAN PLANNING COMMISSION – GREATER BUNBURY  
REGION SCHEME AMENDMENT 0064/57 - REZONING OF LOTS 562 AND  
7002 PARIS ROAD, AUSTRALIND FROM REGIONAL OPEN SPACE  
RESERVE TO URBAN ZONE**

Thank you for your email dated 13 July 2021 seeking comment on the proposal to amend the Greater Bunbury Region Scheme over Lots 562 And 7002 Paris Road, Australind (the Land) in the Shire of Harvey.

A review of the Register of Places and Objects as well as the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Database concludes that the Land does not intersect with any Aboriginal sites or heritage places. As such, the DPLH does not have any comment to make regarding the query.

Should you have any queries in relation to the above, please contact me on (08) 6551 7937, or email [paul.reed@dplh.wa.gov.au](mailto:paul.reed@dplh.wa.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Paul Reed'.

Paul Reed  
Senior Heritage Officer  
Aboriginal Heritage Operations

21 July 2021



Department of **Planning,**  
**Lands and Heritage**

Your ref: RLS/0958  
Our ref: PLH00040-48707  
Enquiries: Lucy Duckham (08) 6552 4022

Secretary  
Western Australian Planning Commission  
[gbrs@dplh.wa.gov.au](mailto:gbrs@dplh.wa.gov.au)

Attention: Scott Penfold

Dear Madam

**GREATER BUNBURY REGION SCHEME AMENDMENT 0064/57**

Thank you for your correspondence received 13 July 2021 on Greater Bunbury Region Scheme Amendment 0064/57 which was referred to the Heritage Council under the provisions of Section 79 of the *Planning and Development Act 2005*.

As there are no State Heritage Places within the proposed amendment area, there is no objection to the proposed amendment.

Should you have any queries regarding this advice please contact Lucy Duckham at [lucy.duckham@dplh.wa.gov.au](mailto:lucy.duckham@dplh.wa.gov.au) or on 6552 4022.

Yours faithfully

Adelyn Siew  
Director Heritage Development

21 July 2021

Planning and Development Act 2005  
**Section 57 Amendment (Minor)**  
Form 57

**Submission****Greater Bunbury Region Scheme Amendment 0064/57****Rezoning of Lot 562 and Lot 7002 Paris Road, Australind from Regional Open Space Reserve to Urban Zone.**

OFFICE USE ONLY

SUBMISSION NUMBER

To: Secretary  
Western Australian Planning Commission  
Level 6, 61 Victoria Street  
Bunbury WA 6230

Or: [gbrs@dplh.wa.gov.au](mailto:gbrs@dplh.wa.gov.au)

Name Krish Seewraj on behalf of the Department of Water and Environmental Regulation

(PLEASE PRINT CLEARLY)

Address 35-39 McCombe Road, BUNBURY Postcode 6230

Contact phone number 0897264137 Email address krish.seewraj@dwer.wa.gov.au

**The following proposals are the subject of my submission**

**Submission** (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)


No comment

**turn over to complete your submission**

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the Act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- Should the Minister approve the proposed amendment the WAPC recommendations are published in a report on submissions.

**To be signed by person(s) making the submission**

Signature .....  ..... Date 22/07/21 .....

**Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 10 September 2021. Late submissions will NOT be considered.**

Contacts: Telephone - (08) 9791 0577; Email – [gbrs@dplh.wa.gov.au](mailto:gbrs@dplh.wa.gov.au); Website - <http://www.dplh.wa.gov.au>



Government of Western Australia  
Department of Mines, Industry Regulation and Safety  
Resource and Environmental Regulation

Your ref RLS/0958  
Our ref A0111/202101  
Enquiries Steven Batty — 9222 3104  
Steven.BATTY@dmirs.wa.gov.au

Scott Penfold  
Senior Planning Officer  
Department of Planning, Lands and Heritage  
Sent by Email — gbrs@dplh.wa.gov.au  
Bunbury WA 6230

Dear Sir/Madam

**GREATER BUNBURY REGION SCHEME AMENDMENT 0064/57 - REQUEST FOR  
COMMENTS - LOT 562 AND 7002 PARIS ROAD AUSTRALIND KINGSTON DRIVE  
EXTENSION - SHIRE OF HARVEY**

Thank you for your letter dated 13 July 2021 inviting comment on the above Greater  
Bunbury Region Scheme Amendment 0064/57 - lot 562 and 7002 Paris Road  
Australind Kingston Drive Extension - Shire of Harvey

The Department of Mines, Industry Regulation and Safety (DMIRS) has determined  
that this proposal raises no significant issues with respect to mineral and petroleum  
resources, geothermal energy, and basic raw materials.

DMIRS lodges no objections to the above Greater Bunbury Region Scheme  
Amendment 0064/57.

Yours sincerely

---

Dr Steven Batty  
Senior Geologist — Land Use Planning  
Minerals and Petroleum Resources Directorate

23/07/2021

Development  
Services

629 Newcastle Street  
Leederville WA 6007

PO Box 100  
Leederville WA 6902

T (08) 9420 2099  
F (08) 9420 3193



Your Ref: RLS/0958  
Our Ref: 118207024 (TPS377331)  
Enquiries: Brett Coombes  
Direct Tel: 9420 3165  
Email: land.planning@watercorporation.com.au

26 July 2021

Secretary  
Western Australian Planning Commission  
Sixth Floor 61 Victoria Street  
BUNBURY WA 6230

Attention: Mr Scott Penfold

**GBRS Amendment 0064/57- Rezoning of Lots 562 & 7002 Paris Rd, Australind from Regional Open Space to Urban zone**

Thank you for your letter of 6 July 2021 inviting comments on the above amendment proposal.

The Water Corporation has no objections to the amendment.

The WAPC is requested to advise the Local Government to liaise with the Water Corporation as early as possible in the design for the proposed extension of Kingston Drive. The Water Corporation's infrastructure planning to service the full development of the area requires the staged installation of several large mains within this section of the Kingston Road reserve, including three sewer pressure mains and a water distribution main. The design and construction of Kingston Rd should provide adequate verge width to accommodate these mains on standard alignments.

If you have any queries, please do not hesitate to contact the Enquiries Officer.

A handwritten signature in black ink that reads "B. Coombes".

Brett Coombes  
Senior Urban Planner  
DEVELOPMENT SERVICES

**Response ID ANON-S1AV-8XXY-V**

Submitted to Greater Bunbury Region Scheme Amendment 0064/57 Australind Kingston Drive Extension  
Submitted on 2021-08-02 17:15:44

**Submission**

1 What is your first name?

First name:  
Fiona

2 What is your surname?

surname:  
Snellin

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:  
fiona.snellin@atco.com

5 Postcode

postcode:  
6164

6 Do you support/oppose the proposal?

Support

7 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

ATCO Gas operate gas mains and infrastructure within the Shire of Harvey and Paris Road however we do not have any gas mains or infrastructure within the nominated Lots 562 and 7002 Paris Road.

File upload:  
No file uploaded

File upload:  
No file uploaded

File upload:  
No file uploaded

File upload:  
No file uploaded

File upload:  
No file uploaded

8 Please choose one of the following:

No, I do not wish to speak at the hearings.

**Additional information**

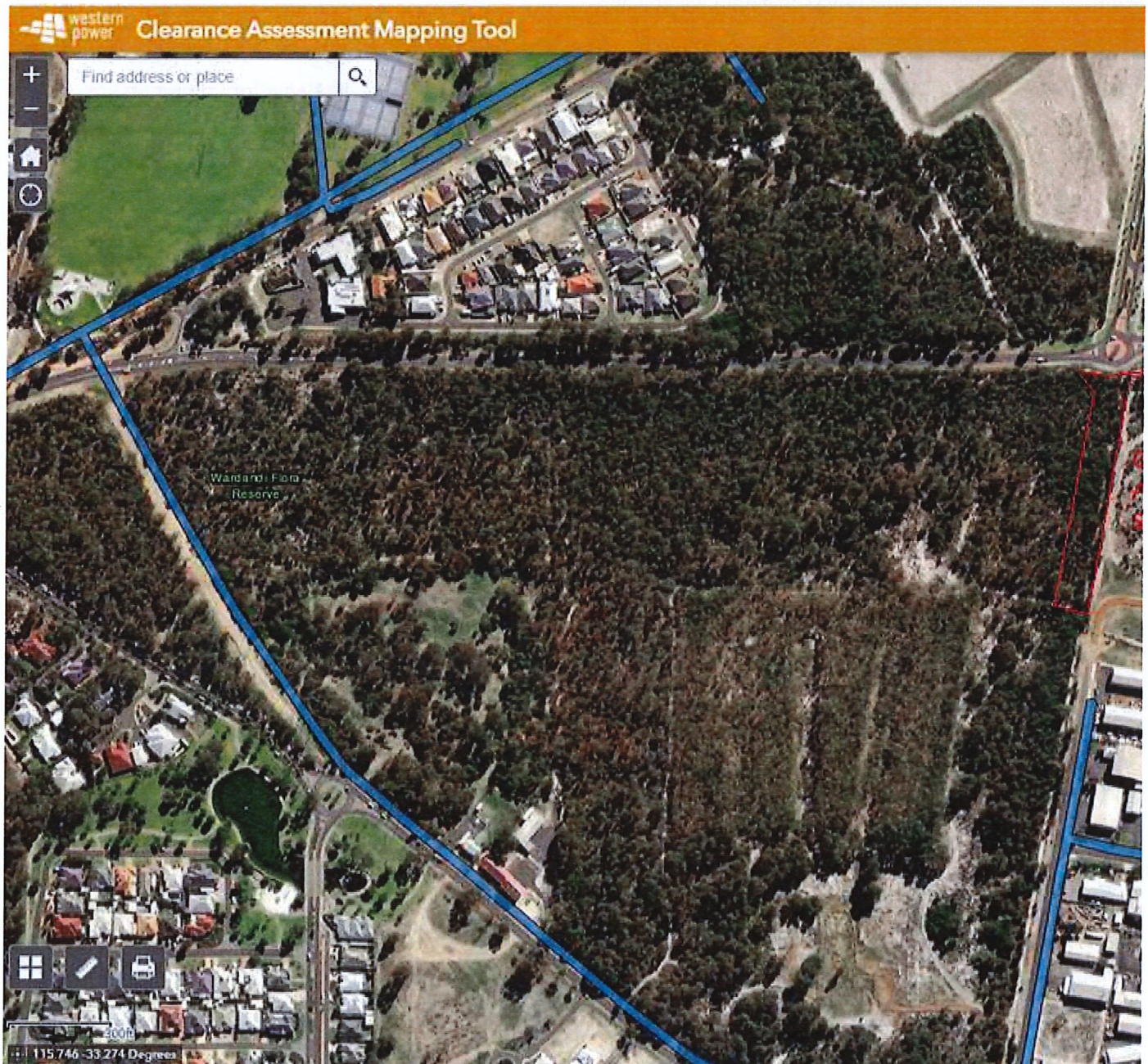
13 You should be aware that:

## Lainy Collisson

**From:** Scott Penfold  
**Sent:** Tuesday, 3 August 2021 11:15 AM  
**To:** Lainy Collisson  
**Subject:** FW: [EXTERNAL] Greater Bunbury Region Scheme Amendment 0064/57 - Request for Comments

Hi Lainy,

Further to the email below, I can confirm that I have undertaken the clearance self-assessment (shown below) and identified that there are no applicable overhead power lines with clearance zones (shown in blue) impacted by the proposed GBRS amendment.



No further action required in relation to this matter.

Thanks,

**Scott Penfold** | Senior Planning Officer | Land Use Planning  
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230  
9791 0588 |  
[www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)

*The Department acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.*

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---

**From:** Lainy Collisson <Lainy.Collisson@dplh.wa.gov.au>  
**Sent:** Monday, 2 August 2021 4:14 PM  
**To:** Scott Penfold <Scott.Penfold@dplh.wa.gov.au>  
**Subject:** FW: [EXTERNAL] Greater Bunbury Region Scheme Amendment 0064/57 - Request for Comments

Hey Scott

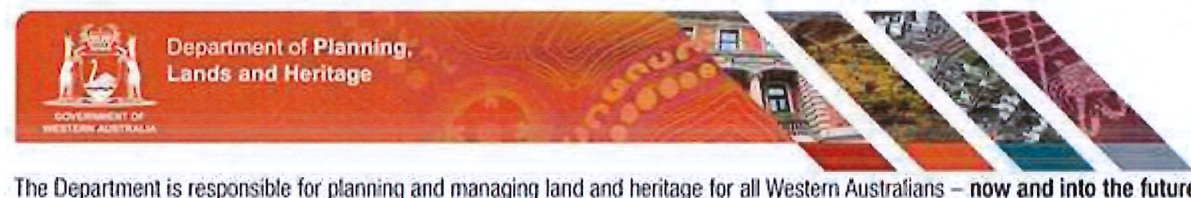
Can you please complete this for me as the allocated planner. Doubt there will be issues BUT !!!!!

Thanks

Lainy ☺

---

**Lainy Collisson** | Senior Administration Officer | Land Use Planning  
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230  
9791 0586 |  
[www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)



*The Department acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.*

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---

**From:** Planning and Land Development Referrals <[planning.land.development.referrals@westernpower.com.au](mailto:planning.land.development.referrals@westernpower.com.au)>  
**Sent:** Monday, 2 August 2021 3:29 PM  
**To:** Lainy Collisson <[Lainy.Collisson@dplh.wa.gov.au](mailto:Lainy.Collisson@dplh.wa.gov.au)>  
**Subject:** RE: [EXTERNAL] Greater Bunbury Region Scheme Amendment 0064/57 - Request for Comments

Hi Lainy

Thank you for submitting your scheme amendment for Greater Bunbury Region 0064/57.

We've recently changed our process and no longer provide comment on scheme amendments, however we recommend you complete a [clearance self-assessment](#) to determine whether there will be any building restrictions for the development due to clearance and danger zones.

In the event further action is required, you have the option to speak to one of our [engineering experts](#).

Kind regards

**Lauren Adams**

**Planning and Land Development Team Leader**

**A** 363 Wellington St. Perth 6000 | **T** 13 10 87

**E** [planning.land.development.referrals@westernpower.com.au](mailto:planning.land.development.referrals@westernpower.com.au)

---

**From:** Lainy Collisson <[Lainy.Collisson@dplh.wa.gov.au](mailto:Lainy.Collisson@dplh.wa.gov.au)>

**Sent:** Tuesday, 13 July 2021 3:47 PM

**To:** Planning and Land Development Referrals <[planning.land.development.referrals@westernpower.com.au](mailto:planning.land.development.referrals@westernpower.com.au)>

**Subject:** [EXTERNAL] Greater Bunbury Region Scheme Amendment 0064/57 - Request for Comments

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Good afternoon

The Western Australian Planning Commission (WAPC) is seeking comment on a proposal to amend the Greater Bunbury Region Scheme (GBRS) for land located in the Shire of Harvey.

Please find attached the following in relation to the amendment:

- Government Gazette Notice
- Submission Form
- GBRS Amendment Report

Please note Submissions close Friday 10 September 2021

Thank you

**Lainy Collisson** | Senior Administration Officer | Land Use Planning  
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230  
9791 0586 |  
[www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)



**HEAL COUNTRY! - PROUDLY CELEBRATING NAIDOC WEEK 4-11 JULY 2021**

*The Department acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.*

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---

**Lainy Collisson**

---

**From:** DFES Land Use Planning <advice@dfes.wa.gov.au>  
**Sent:** Wednesday, 18 August 2021 3:36 PM  
**To:** Greater Bunbury Region Scheme  
**Subject:** GBRS 0064/57 - Lot 562 & Lot 7002 Paris Road Australind - Rezoning from Regional Open Space to Urban Zone - DFES Response

Your Ref: RLS/0958  
DFES Ref: D21534

Dear Sir/Madam

I refer to your email dated 13 July 2021 regarding the advertising of Greater Bunbury Region Scheme Amendment 0064/57.

DFES notes page 3 of the amendment report that states: *"The amendment area is identified as a bushfire prone area. However, a bushfire management plan is not required as the proposal is exempted from the application of SPP 3.7 by Planning Bulletin 111/2016, given the proposal involves infrastructure only and does not intensify development or land uses"*. As stated, the application of State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) may not be required, in this instance. Please note that the application of SPP 3.7 is ultimately at the discretion of the decision maker.

Thank you for providing us with the opportunity to make a submission, DFES has no further comments.

Should you require clarification of any of the matters raised please do not hesitate to contact me on the number below.

Regards

**Craig Scott**  
**Senior Land Use Planning Officer | Land Use Planning**

Emergency Services Complex | 20 Stockton Bend Cockburn Central WA 6164  
T: 08 9395 9713 | E: [advice@dfes.wa.gov.au](mailto:advice@dfes.wa.gov.au) | W: [dfes.wa.gov.au](http://dfes.wa.gov.au)



FOR A SAFER STATE





Department of Biodiversity,  
Conservation and Attractions



*We're working for  
Western Australia.*

Your ref 0064/57  
Our ref: PRS 47362 2018/002999  
Enquiries: Tracy Teede  
Phone: 08 9725 4300  
Email: [swlanduseplanning@dpaw.wa.gov.au](mailto:swlanduseplanning@dpaw.wa.gov.au)

Senior Administration Officer  
Department of Planning, Lands and Heritage  
Level 6, 61 Victoria Street  
BUNBURY WA 6230

ATTENTION: Lainy Collisson

**GREATER BUNBURY REGION SCHEME AMENDMENT 0064/57 -  
LOTS 562 & 7002 PARIS ROAD AUSTRALIND – KINGSTON DRIVE EXTENSION**

I refer to your email dated 13 July 2021 seeking the Department of Biodiversity, Conservation and Attractions (DBCA) Parks and Wildlife Service comments in relation to scheme amendment.

Parks and Wildlife Service's South West Region provides the following advice.

**Advice to DPLH**

Parks and Wildlife Service's South West Region notes the reference in the Environmental Protection Authority's advice dated 16 June 2021 (CMS18009) to the Shire of Harvey's application for a Department of Water and Environmental Regulation (DWER) clearing permit.

DBCA expects that the environmental values that are likely to be impacted by the proposed construction of the Kingston Drive extension, will be adequately considered through the assessment of the clearing permit, through which DBCA may provide advice to DWER.

Thank you for the opportunity to comment on this application. Please contact Tracy Teede at the DBCA South West Region office if you have any queries regarding this advice.

Aminya Ennis  
Acting Regional Manager  
Parks and Wildlife Service

19 August 2021

Planning and Development Act 2005  
**Section 57 Amendment (Minor)**  
 Form 57

**Submission**

**Greater Bunbury Region Scheme Amendment 0064/57**

**Rezoning of Lot 562 and Lot 7002 Paris Road, Australind from Regional Open Space Reserve to Urban Zone.**

OFFICE USE ONLY

SUBMISSION NUMBER

To: Secretary  
 Western Australian Planning Commission  
 Level 6, 61 Victoria Street  
 Bunbury WA 6230

Or: [gbrs@dph.wa.gov.au](mailto:gbrs@dph.wa.gov.au)

Name Australian Vanguard Pty Ltd  
(PLEASE PRINT CLEARLY)  
 Address PO Box 1110, Nedlands WA Postcode 6909  
 Contact phone number 0816 130106 Email address lpowell@keshergroup.com.au

**The following proposals are the subject of my submission**

GPRS Amendment 0064/57

**Submission** (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

Refer Attached Submission.

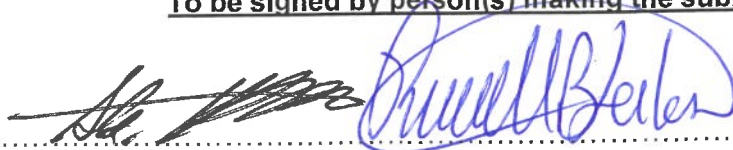
**turn over to complete your submission**

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- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the Act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- Should the Minister approve the proposed amendment the WAPC recommendations are published in a report on submissions.

**To be signed by person(s) making the submission**

Signature .....



Date .....

26/8/21

**Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 10 September 2021. Late submissions will NOT be considered.**

Contacts: Telephone - (08) 9791 0577; Fax - (08) 9791 0576; Email - [gbrs@dplh.wa.gov.au](mailto:gbrs@dplh.wa.gov.au); Website - <http://www.dplh.wa.gov.au>

Name – Australian Vanguard Pty Ltd (Contact Person - Kerry Powell)

Address – PO Box 1110, Nedlands WA 6909

Contact Number – 0416 130 106

Email – [kpowell@lestergroup.com.au](mailto:kpowell@lestergroup.com.au)

**Proposal the Subject of Submission – GBRs Amendment 0064/57**

Lot 562 and Lot 7002 Paris Road, Australind.

Kingston Drive Extension

---

Australian Vanguard Pty Ltd (“AVL”) is the landowner and developer of Kingston Estate Australind, situated to the north of the subject land.

AVL provides its strong support for this Amendment to be adopted without delay.

The subject amendment is to amend the land use zoning to facilitate the delivery of the Kingston Drive extension between Paris Road and Ditchingham Place. This particular piece of road is the final infrastructure to be delivered under the Joint Town Planning Scheme No 1 (“JTPS1”) between Shire of Harvey and Shire of Dardanup and is the key infrastructure that impacts residents of Kingston Estate moving south.

The existing road network is convoluted and requires residents wishing to access Treendale Shopping Centre or Eaton Fair to travel west to the intersection of Paris Road and Ditchingham Place, adding time to their journey and creating unnecessary congestion at this intersection. As infrastructure to be installed through JTPS1, developing landowners (of which AVL is one) have been contributing since ~ 1996 for Scheme Infrastructure and to have this land suitably re-zoned to accommodate the gazetted scheme infrastructure is a positive step to enable the physical delivery of the road for the benefit of community.



---

**Stuart Andrew Lester**  
Director – Australian Vanguard Pty Ltd



---

**Russell Bryce Lester**  
Director – Australian Vanguard Pty Ltd



Government of **Western Australia**  
Department of **Health**

Your Ref: RLS/0958  
Our Ref: F-AA-0549/02 D-AA-21/334172  
Contact: Phill Oorjitham 9222 2000

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6000

Attention: Scott Penfold

**Via email:** [gbrs@dplh.wa.gov.au](mailto:gbrs@dplh.wa.gov.au)

Dear Ms Fagan

**PROPOSED REZONING OF LOTS 562 AND 7002 PARIS ROAD, AUSTRALIND  
FROM REGIONAL OPEN SPACE RESERVE TO URBAN ZONE GREATER  
BUNBURY REGION SCHEME AMENDMENT 0064/57**

Thank you for your letter of 13 July 2021 requesting comments from the Department of Health (DOH) on the above proposal.

The Department of Health has no objection to the Greater Bunbury Region Scheme Amendment 0064/57 – Shire of Harvey – Lot 562 and Lot 7002 Paris Road, Australind Kingston Drive Extension road reserve proposal.

Should you have any queries or require further information please contact Phill Oorjitham on 9222 2000 or [eh.eSubmissions@health.wa.gov.au](mailto:eh.eSubmissions@health.wa.gov.au)

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Michael Lindsay', with a long horizontal stroke extending to the right.

Dr Michael Lindsay  
**EXECUTIVE DIRECTOR  
ENVIRONMENTAL HEALTH DIRECTORATE**

10 September 2021

