



October 2023

Greater Bunbury Region Scheme Amendment

0069/57 (Minor Amendment)



Treendale East Urban Expansion Area

Report on Submissions
Submissions

Shire of Harvey

**Greater Bunbury Region Scheme
Amendment 0069/57**
(Minor Amendment)

Treendale East Urban Expansion Area

**Report on Submissions
Submissions**

Shire of Harvey



October 2023

The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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Perth WA 6001

GBRS Amendment 0069/57 Report on Submissions
File 833-6-9-4 Submissions

Published October 2023

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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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Submissions

Report on Submissions

Greater Bunbury Region Scheme Amendment 0069/57
Treendale East Urban Expansion Area
Report on Submissions

1 Introduction

On 14 September 2022, the Western Australian Planning Commission (WAPC) resolved to prepare minor amendment 0069/57 to the Greater Bunbury Region Scheme, pursuant to section 57 of the *Planning and Development Act 2005*.

2 The proposed amendment

The purpose of the amendment to the Greater Bunbury Region Scheme (GBRS) is to rezone Lot 151 (Part) on DP 418088, Lot 152 on DP 418089, Lot 50 on DP 421006 Raymond and Victoria Roads, Roelands from Rural to Urban Deferred zone under the Greater Bunbury Region Scheme (GBRS) as shown in Schedule 3 - The Amendment Figure - Proposal 1.

3 Environmental Protection Authority advice

On 27 September 2022, the proposed amendment was referred to the Environmental Protection Authority for advice about the level of environmental assessment which would be required. On 2 November 2022, the Environmental Protection Authority advised that the proposed amendment does not require environmental assessment under the *Environmental Protection Act 1986*. A copy of the notice of assessment was included in Appendix A of the *Amendment Report*.

4 Call for submissions

The proposed amendment was advertised in the Government Gazette on 2 December 2022 and remained open for public submissions until 17 February 2023. The proposed amendment was also available for public inspection at the following locations:

- Western Australian Planning Commission, 140 William Street, Perth;
- Department of Planning, Lands and Heritage, Level 6, 61 Victoria Street, Bunbury;
- Shire of Harvey, 7 Mulgara Street, Australind
- J S Battye Library, Level 3 Alexander Library Building

Notice of the proposed amendment was also published in the West Australian Newspaper and the South Western Times. 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 seven submissions had been received. Another two late submissions were received. Eight submissions commented upon or did not object to the amendment. One submission opposed the amendment. A list of the parties who lodged a submission is attached at Schedule 1 and a copy of each submission is attached to the end of this report.

6 Issues raised in submissions

Issues raised in submissions related primarily to the future planning of the land, including, but not limited to environmental matters, transport matters and infrastructure servicing. The matters raised will be examined in more detail through the structure planning process that is presently occurring over the land.

Regarding the objection raised, the submitter raised concerns about urban sprawl, impacts on the environment and urban form that will eventuate if the land is rezoned. While noted, the land was identified through the Bunbury Geopraphe Sub-regional Strategy for urban development. More detailed planning matters will be examined through future stages of the planning process.

7 Determinations

The responses to all submissions are detailed in Schedule 2 "Summary of submissions and determinations". It is recommended that the amendment be adopted for finalisation as advertised.

8 Coordination of region and local scheme amendments

Under section 126(3) of the *Planning & Development Act 2005* the WAPC has the option of concurrently rezoning land that is being zoned Urban under the GBRS to a "Development" zone (or similar) in the corresponding Local Planning Scheme (LPS). As no land is being zoned Urban, section 126(3) is not applicable.

9 Conclusion and recommendation

The report summarises the background and reasoning to minor amendment 0069/57 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.

10 Minister's decision

Amendments to the Greater Bunbury Region Scheme (GBRS) using the provisions of former 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 0069/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2796 and has effect in the Greater Bunbury Region Scheme from the date of notice in the *Government Gazette* on 29 September 2023.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

GBRS Amendment 0069/57

Treendale East Urban Expansion Area

Submission Number	Name
2	ATCO Gas Australia
Late 9	Biodiversity, Conservation and Attractions, Department of
6	Education, Department of
Late 8	Main Roads WA
1	Mines, Industry Regulation and Safety, Department of
7	<i>Name removed at the request of submitter</i>
4	Primary Industries and Regional Development, Department of
3	Public Transport Authority
5	Water and Environment Regulation, Department of

Schedule 2
Summary of submissions
and determinations

REFER TO THE SUBMISSIONS SECTION FOR A FULL COPY OF EACH WRITTEN SUBMISSION AND SUPPORTING INFORMATION

Submission: 1

Submitted by: Department of Mines, Industry Regulation and Safety

Proposal: Urban Deferred

Summary of Submission: No objection

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

Planning Comment: No objection noted.

Determination: Submission noted.

Submission: 2

Submitted by: ATCO Gas

Proposal: Urban Deferred

Summary of Submission: Advice provided

1. ATCO Gas owns and operates Critical High Pressure Pipeline Number 104 which is located within Lots 151 and 50. These are protected by easements, the grantee of which is now Alinta Gas Networks Pty Ltd. There is no ATCO infrastructure on Lot 152.
2. ATCO poses no objection to the proposal, provided that the ATCO infrastructure remains protected by the existing easements.
3. ATCO provided additional advice regarding trigger distances for infrastructure, and safety measures that may be required for future development.

Planning Comment:

Requirements noted. These requirements are being addressed as part of the subsequent structure planning process.

Determination: Submission noted - Support.

Submission: 3
Submitted by: Public Transport Authority
Proposal: Urban Deferred
Summary of Submission: No comment

The Public Transport Authority provided no comment on the proposed GBRS amendment.

Planning Comment: No comment noted.
Determination: Submission noted.

Submission: 4
Submitted by: Department of Primary Industries and Regional Development
Proposal: Urban Deferred
Summary of Submission: No objection

The Department of Primary Industries and Regional Development provided no objection to the proposed GBRS amendment, noting that the proposal is consistent with both the *Bunbury-Geographie Sub-regional Strategy 2022*, and the *Shire of Harvey Local Planning Strategy 2020*.

Planning Comment: No objection noted.
Determination: Submission noted.

Submission: 5
Submitted by: Department of Water and Environmental Regulation
Proposal: Urban Deferred
Summary of Submission: Advice provided

1. The Department of Water and Environmental Regulation (DWER) provided advice regarding considerations relevant to future planning stages that may be required, such as water and foreshore management plans, foreshore buffer and width, and already fully allocated groundwater resource.
2. There are future development implications due to Waterways Conservation Act Area, sewage sensitive area, Leschenault Estuary water quality improvement plan recovery catchment, Bunbury Groundwater Area, Collie River Irrigation District, and Brunswick River and Tributaries Surface Water Area.

3. Any modifications to the proposal that may have implications on environment or water management to be referred to DWER.

Planning Comment:

Advice noted. These considerations are being addressed as part of the subsequent structure planning process. DWER will be consulted during subsequent stages in regard to water and environmental management.

Determination: Submission noted.

Submission: 6

Submitted by: Department of Education

Proposal: Urban Deferred

Summary of Submission: Advice provided

1. Noted that the proposed amendment is in accordance with the *Bunbury-Geographe Sub-regional Strategy 2022*.
2. The Department of Education advises that the amendment area falls within the intake area of Treendale Primary, Australind Senior High School and Harvey Senior High School. Estimated yield (by the Department of Education using assumed 15 dwellings/ha) of 2,827 additional dwellings would result in the need for two new primary schools.
3. No objection subject to the provision of two additional public primary schools. Welcomes further consultation about dwelling yield through structure planning phase.

Planning Comment:

1. Primary school provision is in line with Operational Policy 2.4 – Planning for School Sites. This two-school estimate is based on an average R15 zoning resulting in 2,827 dwellings.
2. These considerations are being addressed as part of the subsequent planning process and will be reflected by a future structure plan.

Determination: Submission noted.

Submission: 7

Submitted by: *Name removed at request of submitter*

Proposal: Urban Deferred

Summary of Submission: Objection

1. Member of the public objecting to the proposal as it just continues the sprawl of Bunbury and does not adequately address environmental attributes such as the draining and filling of land, vegetation clearing and wildlife removal.
2. Concerns raised about the form of urban development that will eventuate from the rezoning and would like to see larger lots provided or the land retained for farming.
3. Concerns raised about the potential traffic implications on Raymond Road.

Planning Comment:

1. The concerns of the submitter are noted. The environmental issues raised will be addressed through the structure planning process, which is being undertaken separately to the amendment.
2. The land has been identified for future urban development by the *Bunbury-Geographe Sub-regional Strategy*. The highest and best urban use of the land will be determined through the structure planning process.
3. Traffic matters will be addressed through a future structure plan.

Determination: Submission noted.

Submission: 8 (Late Submission)

Submitted by: Main Roads WA

Proposal: Urban Deferred

Summary of Submission: Advice provided

1. Details of access to be addressed at structure plan stage.
2. No traffic access will be permitted onto Bunbury Outer Ring Road (BORR). Access to the development will be primarily from Raymond Road.
3. Potential access from Forrest Highway will require further network planning investigation due to proximity of intersections with Forrest Highway at Raymond Road, and Paris Road and the BORR. Any potential access from Forrest Highway likely limited to left-in left-out or left-out only.

Planning Comment:

1. These considerations are being addressed as part of the subsequent planning process and are reflected in the Structure Plan.

Determination: Submission noted.

Submission: 9 (Late Submission)

Submitted by: Department of Biodiversity, Conservation and Attractions

Proposal: Urban Deferred

Summary of Submission: Advice provided

1. Notes advice provided by Environmental Protection Authority that identifies significant threatened vegetation which provides habitat to threatened and endangered fauna such as the black cockatoo, quenda and south-western brush-tailed phascogales, and western ringtail possum respectively.
2. Notes the GBRS amendment does reference that the Structure Plan includes measures for retention of native vegetation, as well as mitigation and rehabilitation for future development stages.
3. Recommends that the draft structure plan and associated local scheme amendment identify mechanisms to ensure the long-term protection and management of these identified threatened flora and fauna.
4. Recommends that the Structure Plan and associated local scheme amendment refer to landowner obligations and approval requirements related to taking or disturbing threatened species under the *Biodiversity Conservation Act 2016*. Requests that advice be sought from DBCA's Species and Communities branch before any approved vegetation clearing works are commenced.

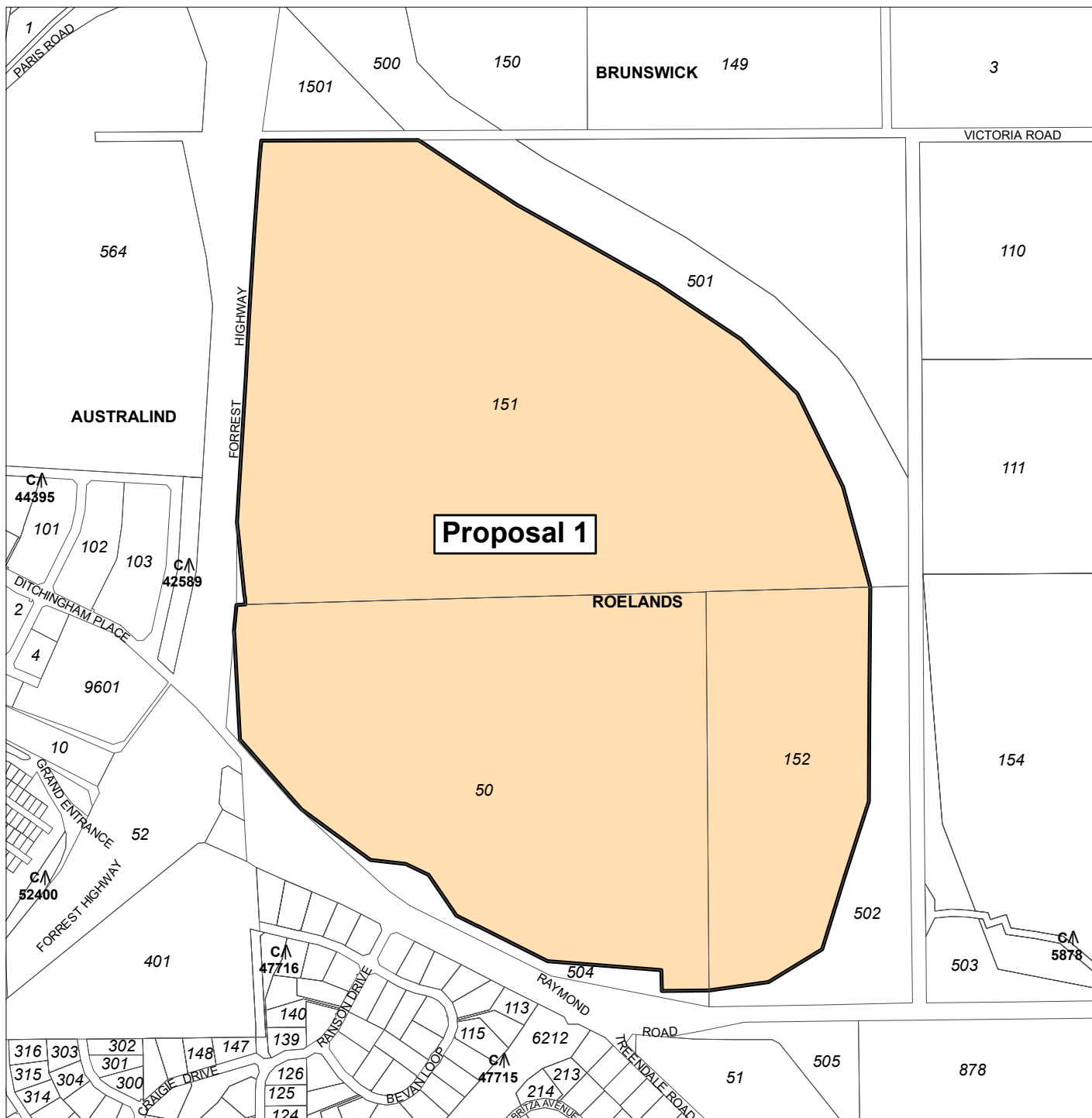
Planning Comment:

1. The draft structure plan includes measures to support the conservation public open space shown on the associated map including weed control, rehabilitation and trails with educational signage.
2. These considerations are being addressed as part of the subsequent structure planning process, which will ensure compliance with statutory requirements and compliance with State and local planning frameworks.

Determination: Submission noted.

Schedule 3

**The amendment figure - proposal 1
as advertised**




Treendale East Urban Expansion Area Proposed Amendment to Greater Bunbury Region Scheme

14 September 2022

Proposal 1

Proposed Amendment:

 Urban deferred zone

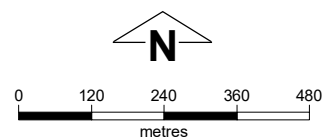
Oracle reference no: 3913

File number: 833/06/09/0004P (RLS/1021)

Version number: 1



Date: 18/08/2022
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 1

List of detailed plans as advertised

**Greater Bunbury Region Scheme
Amendment 0069/57
Treendale East Urban Expansion Area**

as advertised

Amending Plan 3.2796

Detail Plans

1.4658
1.4659
1.4661
1.4663
1.4664
1.4666

Submissions

From: BATTY, Steven <Steven.BATTY@dmirs.wa.gov.au>
Sent: Wednesday, 7 December 2022 2:16 PM
To: Region Planning Schemes
Subject: Greater Bunbury Region Scheme - Amendment 0069/57 - Treendale East Urban Expansion Area - Rezoing Part Lot 151 152 and 50 Raymond Road Roelands
Attachments: 000489.Steven.BATTY.pdf
Categories: Ack Receipt

Your Ref: 833-6-9-4 Pt 1 - RLS/1048
Our Ref: A0111/202101

Dear David Brash

Greater Bunbury Region Scheme - Amendment 0069/57 - Treendale East Urban Expansion Area - Rezoing Part Lot 151 152 and 50 Raymond Road Roelands

Please find attached our letter of comment.

Yours sincerely

Steven Batty | Senior Geologist
Geological Survey and Resource Strategy Division

Department of Mines, Industry Regulation and Safety
100 Plain Street East Perth WA 6004
Tel: +61 8 9222 3104
steven.batty@dmirs.wa.gov.au | www.dmirs.wa.gov.au



Government of **Western Australia**
Department of **Mines, Industry Regulation and Safety**

We acknowledge Aboriginal and Torres Strait Islander people as the Traditional Custodians of this land on which we deliver our services. We pay our respects to elders and leaders past and present.

Office hours – December and January

Our offices will be closed from **Monday 26 December 2022** and will reopen for business on **Tuesday 3 January 2023**.

For urgent enquiries please visit: <https://www.dmirs.wa.gov.au/emergency-contact>

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David Brash
Principal Planning Officer
Department of Planning, Lands and Heritage
Sent by Email — RegionPlanningSchemes@dplh.wa.gov.au
Bunbury WA 6230

Dear David Brash

**GREATER BUNBURY REGION SCHEME - AMENDMENT 0069/57 - TREENDALE
EAST URBAN EXPANSION AREA - REZOING PART LOT 151 152 AND 50
RAYMOND ROAD ROELANDS**

Thank you for your letter dated 30 November 2022 inviting comment on the Greater Bunbury Region Scheme, amendment 0069/57 for the Treendale East Urban Expansion Area, to rezone part of Lots 151, 152 and 50 Raymond Road, Roelands.

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 GBRS amendment.

Yours sincerely

Steven Batty
Senior Geologist
Mineral and Energy Resources Directorate
07 December 2022

Carmella Scantlebury

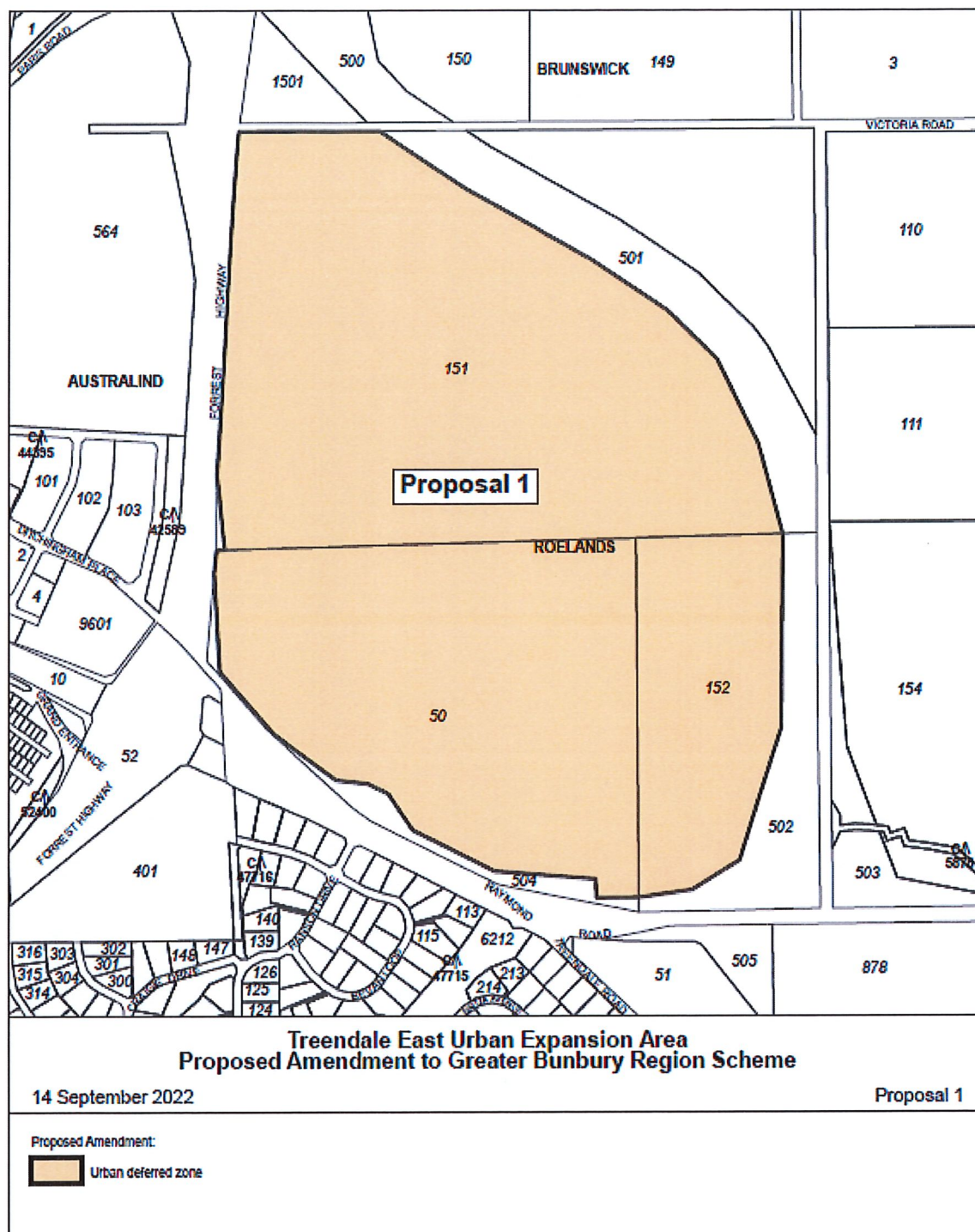
From: Crowson, Chris <Chris.Crowson@atco.com>
Sent: Thursday, 8 December 2022 11:45 AM
To: Region Planning Schemes
Subject: ATCO Response - LM22899 RE: Advertising of Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area
Attachments: Atco Gas.pdf; LM22899 - IBIS part 1.pdf; LM22899 - IBIS part 2.pdf; LM22899 - IBIS part 3.pdf; LM22899 - IBIS part 4.pdf; LM22899 - IBIS part 5.pdf; PlanWA - ATCO Trigger Distance LM22899.pdf
Categories: Ack Receipt

Good morning

RE: Proposed Greater Bunbury Region Scheme Amendment 0069/57 – Treendale East Urban Expansion Area

ATCO Reference: LM22899

ATCO acknowledges the amendment proposes to amend the Greater Bunbury Region Scheme (GBRS) by rezoning Part Lot 151, Lot 152 and Lot 50 Raymond Road, Roelands from the Rural Zone to the Urban Deferred Zone in order to facilitate future urban development within the Treendale East Urban Expansion Area.



ATCO owns and operates Critical High Pressure Pipeline Number 104 - DN200ST 1900kPa (NG) which is located within:

- Lot 151 on Deposited Plan 418088, Certificate of Title 2996/4, and
- Lot 50 on Deposited Plan 421006, Certificate of Title 4022/561

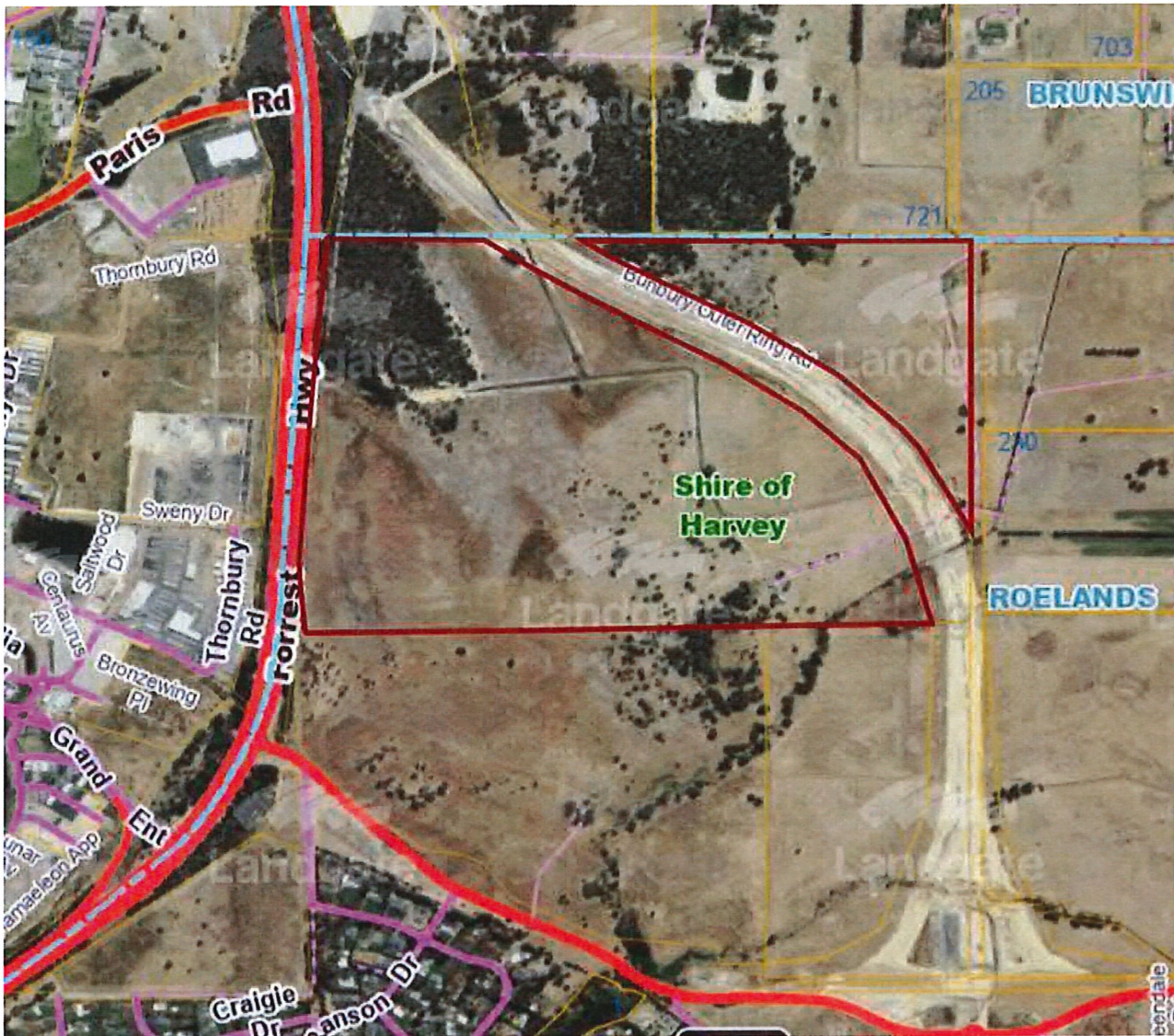
This existing ATCO infrastructure is protected by Easements in these two Lots as can be seen from the information below:

Lot 151 on Deposited Plan 418088, Certificate of Title 2996/4

ATCO have an Easement in place for Critical High Pressure Pipeline Number 104 - DN200ST 1900kPa (NG)

- Easement C798501 – Easement to State Energy Commission of Western Australia for gas purposes

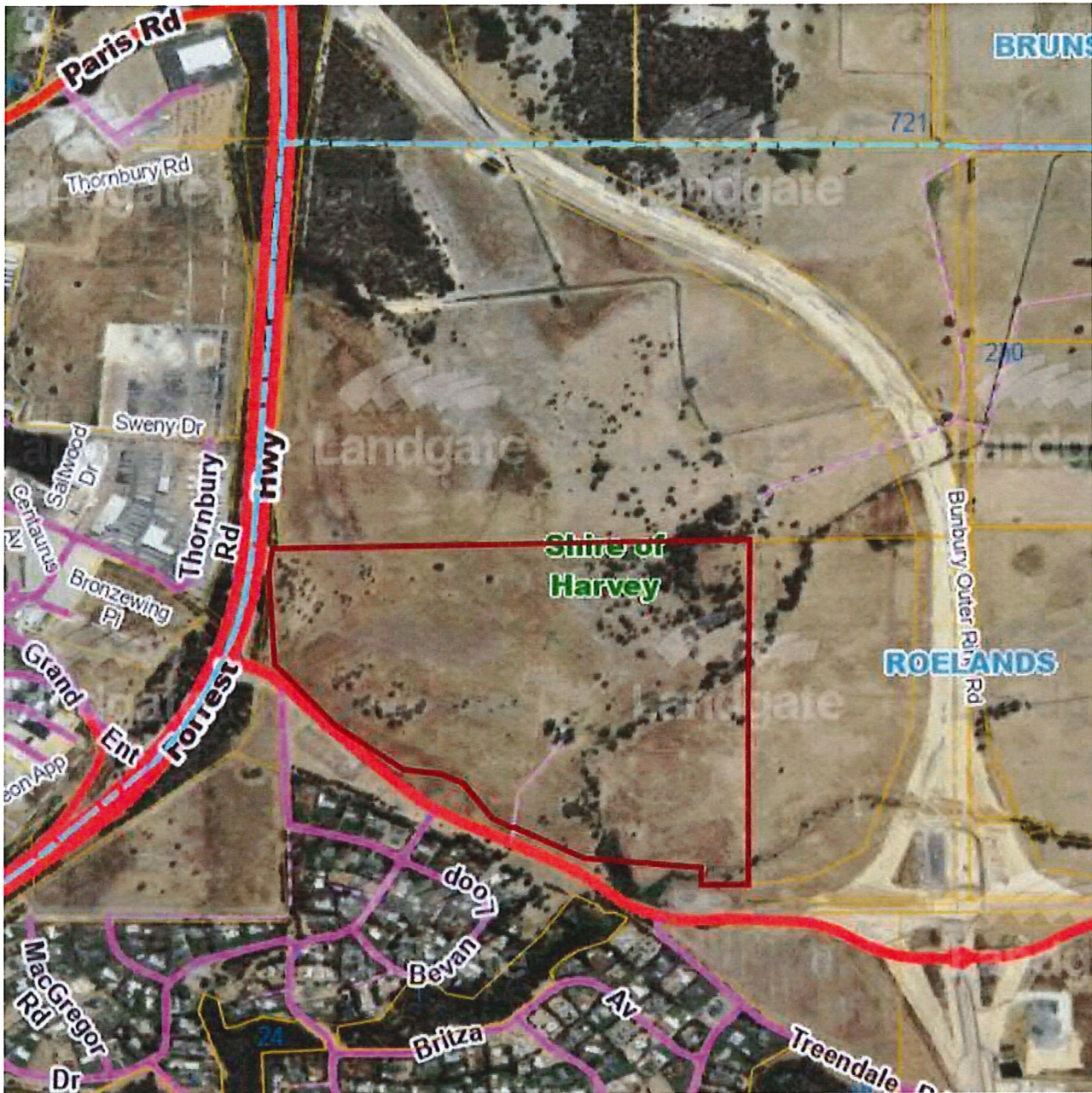
- H510366 – Notification the grantees of Easement C798501 are now Alinta Gas Networks Pty Ltd



Lot 50 on Deposited Plan 421006, Certificate of Title 4022/561

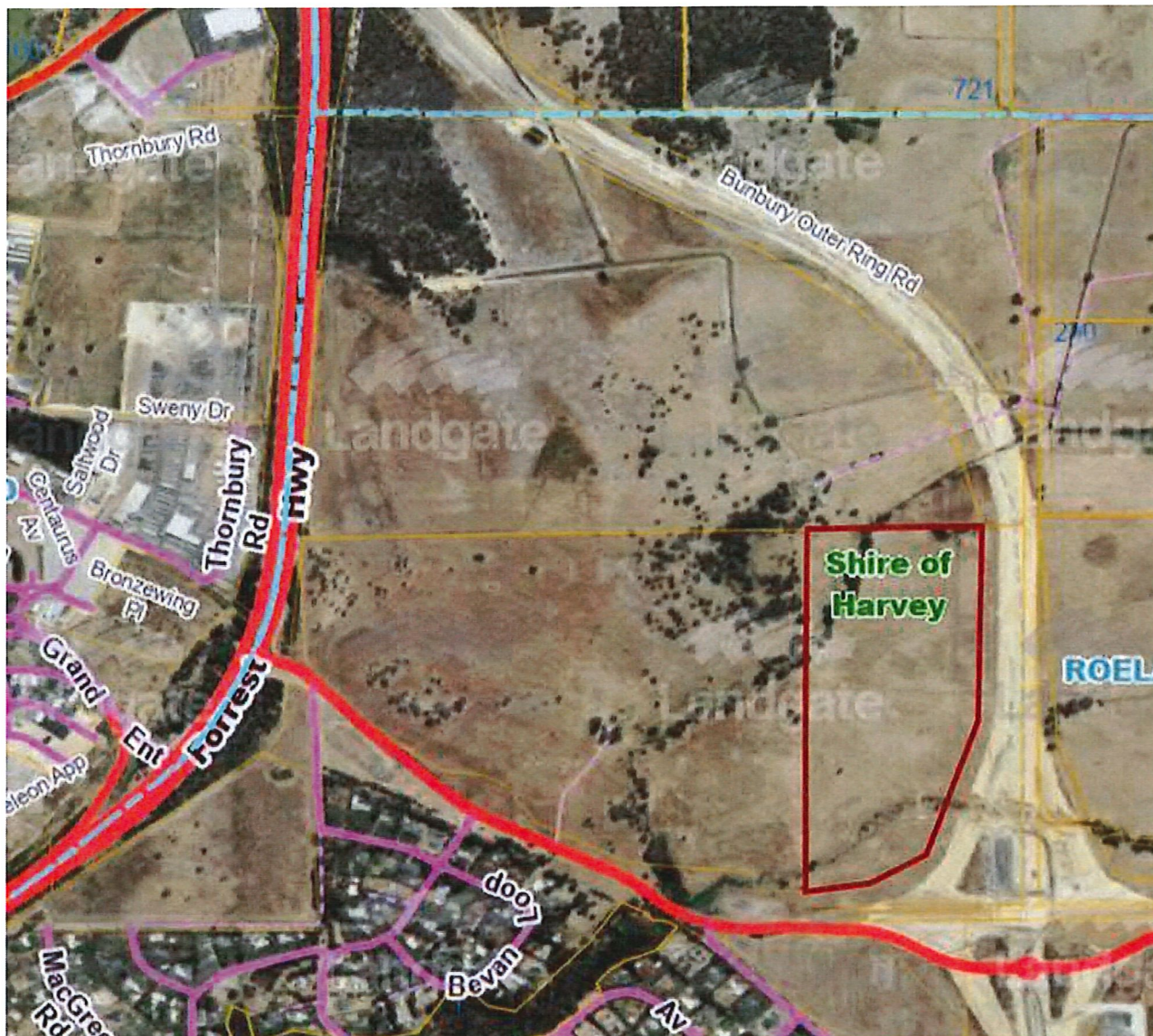
ATCO have an Easement in place for Critical High Pressure Pipeline Number 104 - DN200ST 1900kPa (NG)

- Easement C788466 – Easement to State Energy Commission of Western Australia for gas supply purposes
 - H510366 – Notification the grantees of Easement C788466 are now Alinta Gas Networks Pty Ltd



Lot 152 on Deposited Plan 418089, Certificate of Title 2995/604

ATCO has no infrastructure in this land parcel.



ATCO Gas Australia (ATCO) has no objection, in the first instance, to the proposed application, based on the information and plan provided. However, the WAPC must acknowledge the protection afforded to ATCO infrastructure by the existing Easements and subsequent limitations of development within these subject lots as a result.

In addition:

1. The proposed areas fall within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure (area hachured blue in attachment). Any sensitive land use or high density community use developments within this Trigger Distance of a High Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised. Please consider the WAPC's draft DC4.3 and also the site; PlanWA for development planning.
2. ATCO identifies that the proposed future development may require additional safety measures to be considered, identified and in place for the high pressure gas pipeline risk mitigation.
3. Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
4. All works occurring within 15 metres of Critical Asset Infrastructure must undergo ATCO Engineering Assessment to determine if additional safety measures are required. Risk mitigation and asset protection measures may be necessary. Notification for the works must be submitted to ATCO via the online web portal.

5. All works occurring within 15 metres of Critical Asset Infrastructure must comply with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
6. Future construction and any proposed access roads across the ATCO Critical Asset gas mains (including proposed roads and road upgrades) need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
7. Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Please accept this email as ATCO's written response.

Please confirm receipt of this email and the ATCO requirements herein.

Should you have any queries regarding the information above, please contact us on 13 13 56 or eservices@atco.com.

Kind regards

Chris Crowson

Land Management Coordinator
ATCO, Gas Division, Australia

E. chris.crowson@atco.com

A. 81 Prinsep Road, Jandakot, Western Australia, 6164

atco.com.au [Facebook](#) [Twitter](#) [LinkedIn](#)



ATCO acknowledges Aboriginal people as the Traditional Custodians of country throughout Australia including Torres Strait Islander peoples. We pay respect to their cultures, Elders past and present, and in the spirit of reconciliation, we commit to working together for our shared future.

From: Carmella Scantlebury <Carmella.Scantlebury@dplh.wa.gov.au>

Sent: Wednesday, 30 November 2022 1:31 PM

To: Engineering Services <eservices@atco.com>

Subject: LM22899 RE: Advertising of Proposed GBRS Amendment 0069/57 –

****Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.****

Dear Sir/Madam

Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area

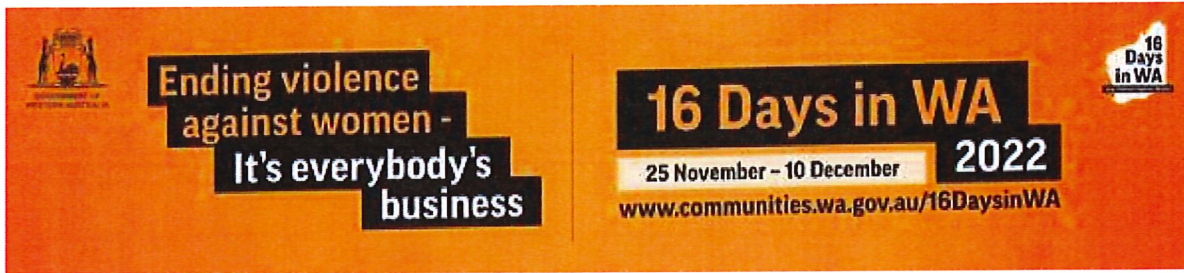
Please see attached notification letter for the above amendment which will be on advertising for public submissions on the 2 December 2022.

For your information below is the link to the online display which will be available on the day of advertising:-

www.wa.gov.au/government/document-collections/greater-bunbury-region-scheme

Kind regards

Carmella Scantlebury | Planning Support Officer | Land Use Planning
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230



The Department acknowledges the Aboriginal people 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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Our Ref: 833-6-9-4 Pt 1 (RLS/1048)
Enquiries: Mr David Brash (9791 0591)

Chief Executive Officer
Atco Gas Australia
Locked Bag 2507
PERTH BC WA 6849

Email: engineering.services@atcogas.com.au

Dear Sir/Madam,

**Proposed Greater Bunbury Region Scheme Amendment 0069/57
Treendale East Urban Expansion Area**

The Western Australian Planning Commission (WAPC) has initiated the abovementioned amendment to the Greater Bunbury Region Scheme (GBRS) which, if approved, will change the regional zoning of the property. The WAPC invites you to comment.

The amendment proposes to amend the Greater Bunbury Region Scheme (GBRS) by rezoning Part Lot 151, Lot 152 and Lot 50 Raymond Road Roelands from the Rural Zone to the Urban Deferred Zone in order to facilitate future urban development within the Treendale East Urban Expansion Area.

The submission period runs from **Friday 2 December 2022 until Friday 17 February 2023**. Plans showing the proposed changes and the WAPC's amendment report which explains the proposals can be accessed from the Department of Planning, Lands and Heritage website: <https://www.wa.gov.au/government/document-collections/greater-bunbury-region-scheme> or by visiting the WAPC, Bunbury Office, Bunbury Tower Sixth Floor 61 Victoria Street Bunbury or the Perth Office Level 2, 140 William Street, Perth; the State Library of WA; and the office of the Shire of Harvey.

Documents are available on request from the Department of Planning, Lands and Heritage by telephoning (08) 6551 8002 or by emailing RegionPlanningSchemes@dplh.wa.gov.au and quoting the amendment number.

Should you wish to comment on the proposed amendments, you can do so online at <https://consultation.dplh.wa.gov.au>, by 5pm, **Friday 17 February 2023**. The WAPC will consider all submissions before making a recommendation to the Minister for Planning, who will then make a final decision on the proposed amendments.

If you have any questions, please contact Mr David Brash, Principal Planning Officer at the Department of Planning, Lands and Heritage on 97910591.

Yours faithfully



Ms Sam Fagan
Secretary
Western Australian Planning Commission

30 November 2022



LM22899 - IBIS part 1

AUSTRALIND

HARVEY, SHIRE OF

FORREST HWY

FOREST HWY

CRITICAL 200 ST 4 HP 1900kPa (NG)

CRITICAL 200 ST 4 HP 1900kPa (NG)

WARNING

CRITICAL GAS ASSET IN THE VICINITY

No excavation permitted without the prior approval of ATCO

PHONE 1300 926 755

ATCO\ccrowson Dec 7, 2022 10:11:29 AM 1: 2,042
E: 383.906.229 N: 6,317,573.029 GDA94 MGA Zone 50

WARNING BEWARE

The location of pipes and services are approximate only, and show an indicative position at time of construction. No guarantee can be given to the accuracy or completeness of information due to the age of some pipes and records. Refer to "Occupational Safety & Health" and Utility Providers "Code of Practice" for further information.

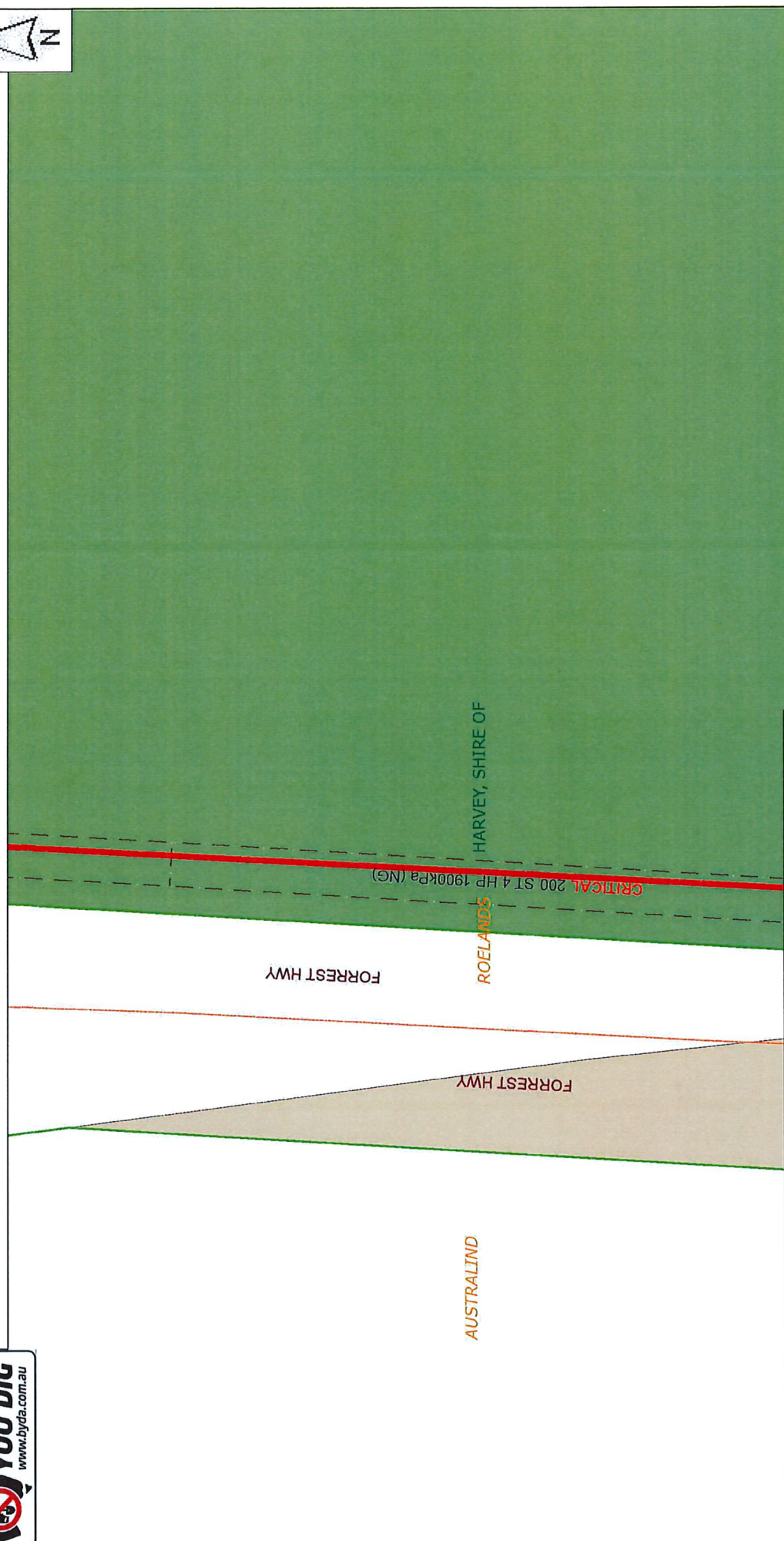
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LM22899 - IBIS part 2



ATCO\ccrowson
E: 383.906.229 N: 6.317.573.029

Dec 7, 2022 10:12:30 AM

1: 2,042
GDA94 MGA Zone 50

WARNING BEWARE

The location of pipes and services are approximate only, and show an indicative position at time of construction. No guarantee can be given to the accuracy or completeness of information due to the age of some pipes and records. Refer to "Occupational Safety & Health" and Utility Providers "Code of Practice" for further information.

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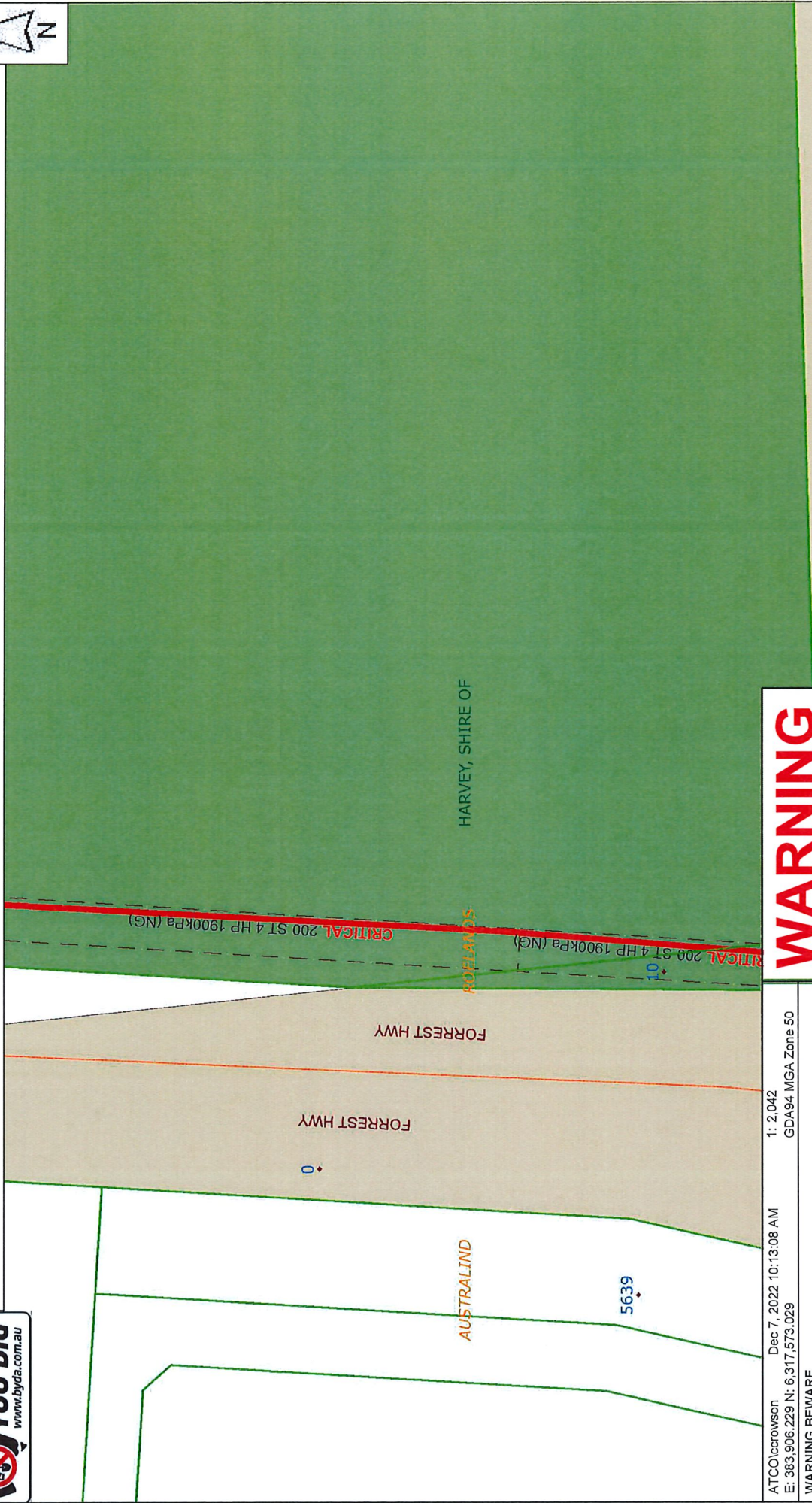
WARNING
CRITICAL GAS
ASSET IN THE
VICINITY

No excavation permitted without the prior approval of ATCO

PHONE 1300 926 755



LM22899 - IBIS part 3



ATCO\ccrowson	Dec 7, 2022 10:13:08 AM	1: 2,042
E: 383,906.229 N: 6,317,573.029		GDA94 MGA Zone 50
WARNING BEWARE		
The location of pipes and services are approximate only, and show an indicative position at time of construction. No guarantee can be given to the accuracy or completeness of information due to the age of some pipes and records. Refer to "Occupational Safety & Health" and Utility Providers "Code of Practice" for further information.		
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WARNING
CRITICAL GAS
ASSET IN THE
VICINITY

No excavation permitted without the prior approval of ATCO

PHONE 1300 926 755



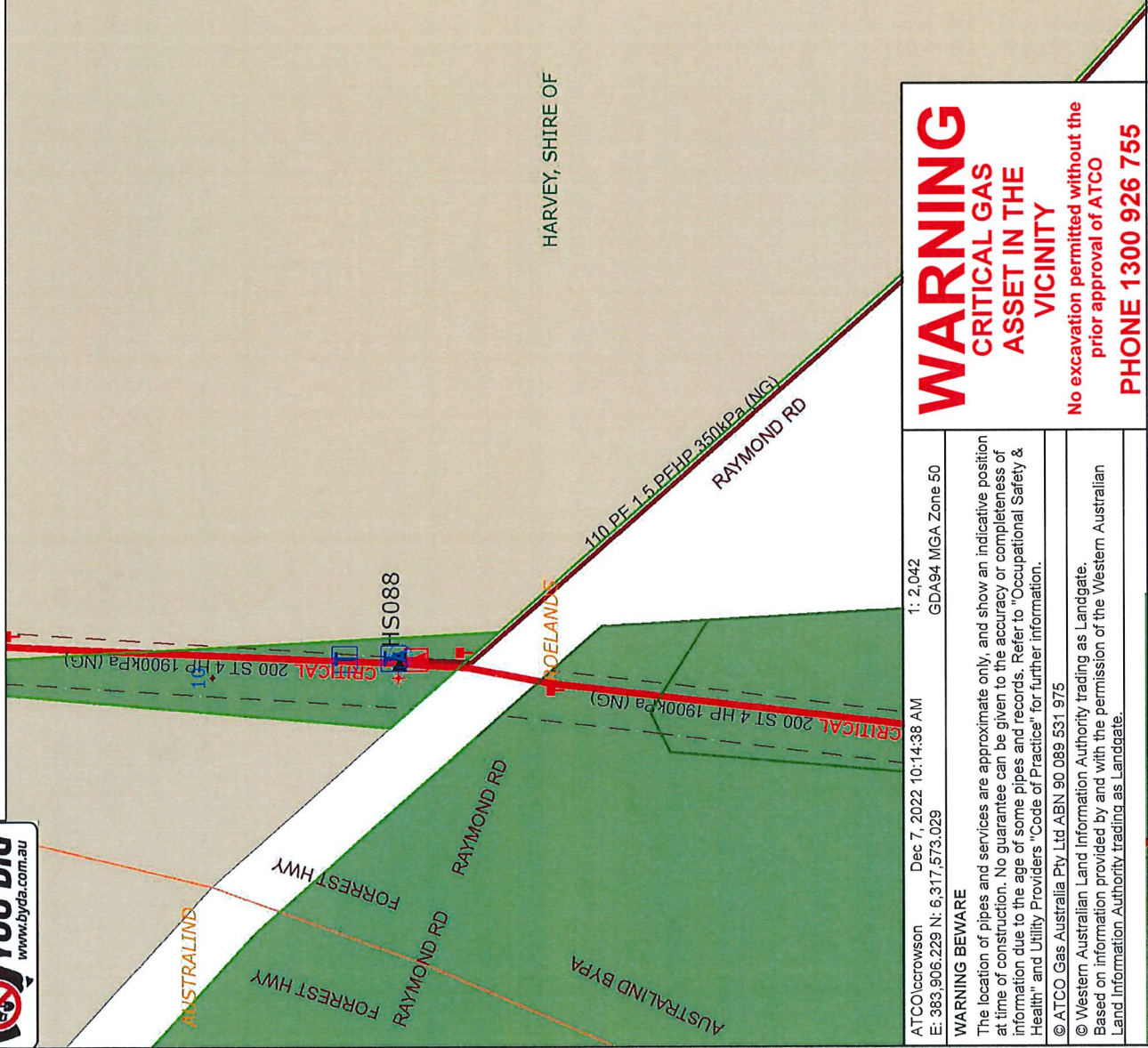
LM22899 - IBIS part 4



WARNING CRITICAL GAS ASSET IN THE VICINITY	
No excavation permitted without the prior approval of ATCO PHONE 1300 926 755	
ATCO\ccrowson E: 383.906.229 N: 6,317,573.029	Dec 7, 2022 10:13:53 AM 1: 2,042 GDA94 MGA Zone 50
WARNING BEWARE The location of pipes and services are approximate only, and show an indicative position at time of construction. No guarantee can be given to the accuracy or completeness of information due to the age of some pipes and records. Refer to "Occupational Safety & Health" and Utility Providers "Code of Practice" for further information.	
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LM22899 - IBIS part 5

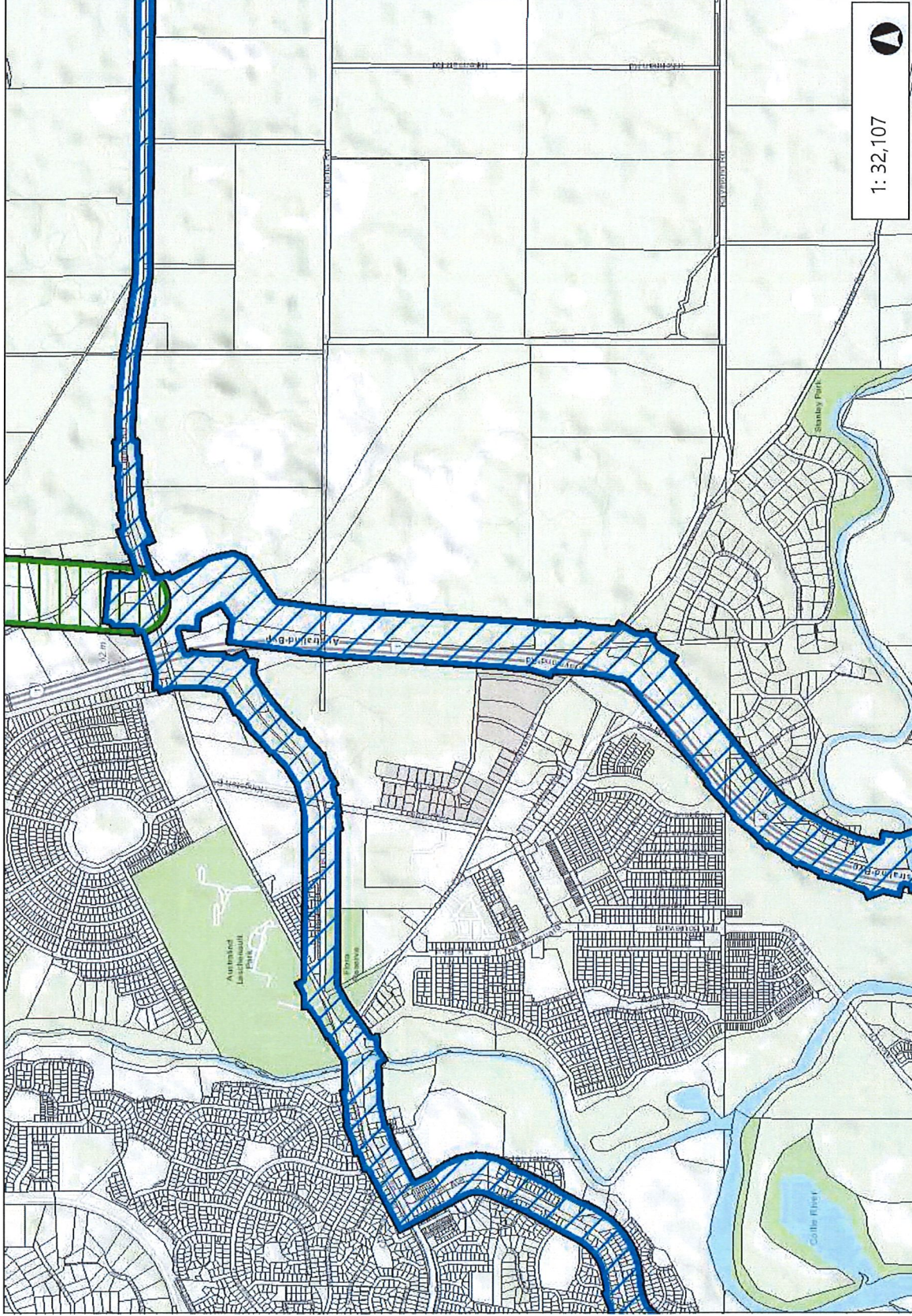


WARNING CRITICAL GAS ASSET IN THE VICINITY	
No excavation permitted without the prior approval of ATCO PHONE 1300 926 755	
ATCO/crowson E: 383.906.229 N: 6.317.573.029	Dec 7, 2022 10:14:38 AM 1: 2.042 GDA94 MGA Zone 50
WARNING BEWARE The location of pipes and services are approximate only, and show an indicative position at time of construction. No guarantee can be given to the accuracy or completeness of information due to the age of some pipes and records. Refer to "Occupational Safety & Health" and Utility Providers "Code of Practice" for further information.	
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Department of Planning,
Lands and Heritage

PlanWA - ATCO Trigger Distance LM22899



1.6

0

0.82

1.6 Kilometers

1: 32,107






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Date produced: 07-Dec-2022

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

-  ATCO Trigger Distance
-  DBP - AGIG Trigger Distance
-  Cadastre

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Notes

From: Kiss, Connor <Connor.Kiss@pta.wa.gov.au>
Sent: Tuesday, 31 January 2023 1:23 PM
To: Carmella Scantlebury
Cc: MacLeod, Rashidah
Subject: RE: Ticket: E7D7F87637921 Re: RE: Advertising of Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area

You don't often get email from connor.kiss@pta.wa.gov.au. [Learn why this is important](#)

Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area

Hello Carmella,

Thank you for providing the PTA the opportunity to review the Treendale East Urban Expansion Area.

The PTA have no comments on this proposed GBRS amendment.

Kind regards,

Connor Kiss
Graduate Urban Planner | They/Them | Infrastructure Planning and Land Services
Public Transport Authority of Western Australia
Public Transport Centre, West Parade, Perth, 6000
PO Box 8125, Perth Business Centre, WA, 6849
Tel: (08) 9326 5845 Mob: (+61) 430 854 790
Email: connor.kiss@pta.wa.gov.au | Web: www.pta.wa.gov.au



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From: WAPCreferrals <WAPCreferrals@pta.wa.gov.au>
Sent: Monday, 5 December 2022 9:28 AM
To: Kiss, Connor <Connor.Kiss@pta.wa.gov.au>
Cc: MacLeod, Rashidah <Rashidah.MacLeod@pta.wa.gov.au>; Campbell, Tim <Tim.Campbell@pta.wa.gov.au>
Subject: FW: Ticket: E7D7F87637921 Re: RE: Advertising of Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area

Hi Connor

Please see emails below and attachment.

Thank you

Andrew Grero

Land & Corridor Officer
Portfolio Land & Property Services (PLPS)
Tel: +61 (08) 9326 2374 | Email: wapcreferrals@pta.wa.gov.au

Working days Monday to Thursday



Department of Transport
Main Roads Western Australia
Public Transport Authority

'Delivering consolidated land administration and property services to the Transport Portfolio'

From: enquiries <enquiries@pta.wa.gov.au>
Sent: Friday, 2 December 2022 12:09 PM
To: WAPCreferrals <WAPCreferrals@pta.wa.gov.au>
Cc: Van Der Merwe, Karen <Karen.VanDerMerwe@pta.wa.gov.au>; Grero, Andrew <Andrew.Grero@pta.wa.gov.au>
Subject: Ticket: E7D7F87637921 Re: RE: Advertising of Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area

Hi all,

Forwarding this for your attention.

Thanks,

Chris Dodson
Switchboard Operator | Transperth Call Centre
Public Transport Authority of Western Australia
Public Transport Centre, West Parade, Perth, 6000
PO Box 8125, Perth Business Centre, WA, 6849
Tel: (08) 9428 1932 Fax: (08) 9428 1998
Email: Christopher.Dodson@pta.wa.gov.au | Web: www.pta.wa.gov.au



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From: Carmella Scantlebury <Carmella.Scantlebury@dplh.wa.gov.au>
Sent: 2022/11/30 16:05:21
To: enquiries <enquiries@pta.wa.gov.au>
Subject: RE: Advertising of Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area

Dear Sir/Madam

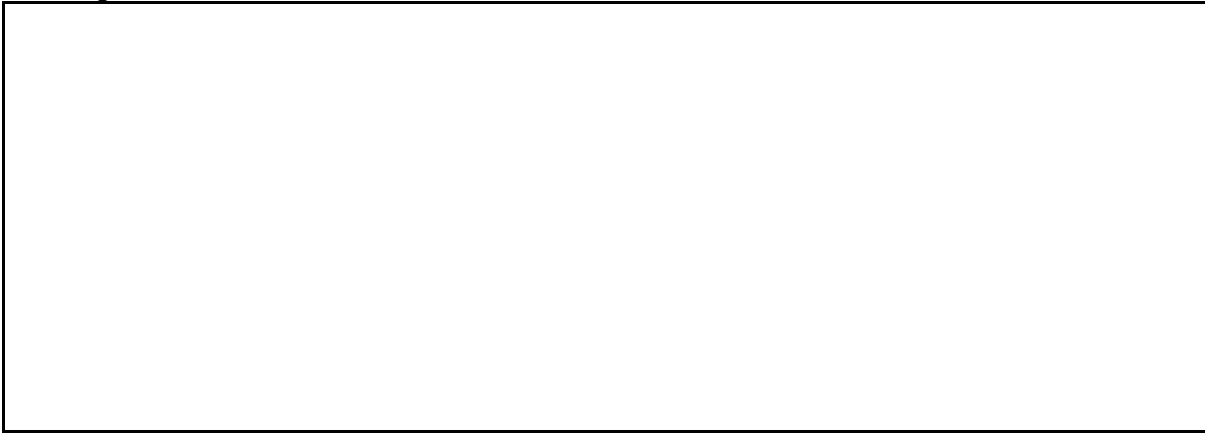
Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area

Please see attached notification letter for the above amendment which will be on advertising for public submissions on the 2 December 2022.

For your information below is the link to the online display which will be available on the day of advertising:-

www.wa.gov.au/government/document-collections/greater-bunbury-region-scheme

Kind regards



The Department acknowledges the Aboriginal people 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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This notice should not be removed.

From: Leon Van Wyk <Leon.Vanwyk@dpird.wa.gov.au>
Sent: Thursday, 2 February 2023 12:48 PM
To: Region Planning Schemes
Subject: LUP 1506 - Proposed GBRS Amendment 006957 - Treendale East Urban Expansion Area - DPIRD
Attachments: LUP 1506 - Proposed GBRS Amendment 006957 - Treendale East Urban Expansion Area.pdf

You don't often get email from leon.vanwyk@dpird.wa.gov.au. [Learn why this is important](#)

DPIRD comments included.

Regards

Leon van Wyk | Development Officer
Agricultural Resource Management and Assessment
Sustainability and Biosecurity
Department of Primary Industries and Regional Development
Verschuer Place | Bunbury WA 6231
t +61 (0)8 9780 6171 | **m** +61 (0)427 086 946 | **w** dpird.wa.gov.au



Department of
Primary Industries and
Regional Development

**Protect
Grow
Innovate**



DPIRD acknowledges the Traditional Custodians of Country, the Aboriginal people of the many lands that we work on and their language groups throughout Western Australia and recognise their continuing connection to the land and waters.

We respect their continuing culture and the contribution they make to the life of our regions and we pay our respects to their Elders past, present and emerging.

Artwork: "Kangaroos going to the Waterhole" by Willarra Barker.

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Department of
**Primary Industries and
Regional Development**

Your reference: 833-6-9-4 Pt 1
(RLS/1048)
Our reference: LUP 1506
Enquiries: Leon van Wyk

Ms Sam Fagan
Secretary
Western Australian Planning Commission
RegionPlanningSchemes@dplh.wa.gov.au

2 February 2023

Dear Ms Fagan

**COMMENT: Proposed Greater Bunbury Region Scheme Amendment 0069/57
Treendale East Urban Expansion Area**

Thank you for the opportunity to comment on the proposed rezoning of Part Lot 151, Lot 152 and Lot 50 Raymond Road Roelands from 'Rural' to 'Urban Deferred' to facilitate future urban development within the Treendale East Urban Expansion Area.

The Department of Primary Industries and Regional Development does not object to the proposed rezoning of the abovementioned lots as this area is identified for 'Urban' use in the *Bunbury-Geographe Sub-regional Strategy 2022*, and the *Shire of Harvey Local Planning Strategy 2020*.

If you have any queries regarding the comments, please contact Leon van Wyk at (08) 9780 6171 or leon.vanwyk@dpird.wa.gov.au.

Yours sincerely

A handwritten signature in black ink that reads 'Melanie Strawbridge'.

Dr Melanie Strawbridge
**Director Agriculture Resource Management and Assessment
Sustainability and Biosecurity**

75 York Road Northam 6401
PO Box 483 Northam WA 6401
Telephone +61 (0)8 9690 2000 landuse.planning@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

From: Daniel Wong <daniel.wong@dwer.wa.gov.au>
Sent: Thursday, 16 February 2023 3:00 PM
To: Region Planning Schemes
Cc: DPI Referrals
Subject: Proposed Greater Bunbury Region Scheme Amendment 0069/57 for Treendale East Urban Expansion Area (DWER ref: PA 053207 , DWERT8287-3~31 ; WAPC ref: 833-6-9-4 Pt 1 (RLS/1048))
Attachments: Screenshot 1__Extract of Appendix A.JPG

16th February 2023

Our Reference: PA 053207 , DWERT8287-3~31

Your Reference: 833-6-9-4 Pt 1 (RLS/1048)

To: Western Australian Planning Commission

From: Department of Water and Environmental Regulation

Attention: David Brash

RE: Proposed Greater Bunbury Region Scheme Amendment 0069/57 for Treendale East Urban Expansion Area

Dear David,

Thank you for providing the proposed scheme amendment for the Department of Water and Environmental Regulation (Department) to consider.

The amendment proposes to amend the Greater Bunbury Region Scheme (GBRS) by rezoning Part Lot 151, Lot 152 and Lot 50 Raymond Road Roelands from a 'Rural' to an 'Urban Deferred' zone.

This is to facilitate a future zoning amendment to 'Urban' – to enable future urban development within the Treendale East Urban Expansion Area.

To support this amendment, the *Greater Bunbury Region Scheme Amendment 0069/57 (Minor Amendment) - Treendale East Urban Expansion Area Amendment Report* (by WAPC, dated: Dec 2022) (to be referred to as the Amendment Report) has been prepared.

Appendix A of the Amendment Report (EPA letter to WAPC) states that although the EPA would not formally assess amendment **0069/57** under Part IV of the *Environmental Protection Act 1986*, a concurrent amendment to this land under the Shire of Harvey LPS would not be supported without the local scheme amendment being referred to the EPA for environmental impact assessment (see Screenshot 1).

DWER advises that the following considerations are required for the relevant subsequent planning stages:

- ensuring relevant water management plans at an appropriate stage and scale (covering aspects such as, but not limited to stormwater management, potential water supply for POS)
- the requirement for a Foreshore Management Plan to ensure the protection/enhancement of water quality of the two watercourses within the south-eastern portion of the site. Due to the hydrological connectivity to

a Conservation Category Wetland and Collie River downstream, development of this land can impact these water resources

- ensuring sufficient foreshore width to accommodate the waterway corridor across water management, bushfire and landscape disciplines
- ensuring an adequate buffer to the foreshore so the Shire is not committed to maintaining a large area to achieve 'low threat' vegetation
- if irrigation of POS is proposed using groundwater, this resource is fully allocated (and no further water may be available in the absence of trades/transfers)

In broad terms, the WAPC should note the future development implications with the subject land being located within:

- a Waterways Conservation Act Management Area
- a sewage sensitive area
- a recovery catchment of the *Leschenault Estuary water quality improvement plan* (WQIP) due to non-compliance with nutrient levels
- the Bunbury Groundwater Area as proclaimed under the *Rights in Water and Irrigation Act 1914*
- the Collie River Irrigation District and Brunswick River and Tributaries Surface Water Area as proclaimed under the *Rights in Water and Irrigation Act 1914*

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact the undersigned.

Thank you.

Yours Sincerely,

Daniel Wong

Environmental Officer
Department of Water and Environmental Regulation
Planning Advice South West Region

Email: daniel.wong@dwer.wa.gov.au

Phone: 08 9726 4113

Fax: 08 9726 4100

Postal: PO Box 261, Bunbury, WA 6231

Location: 35-39 McCombe Road, Bunbury, WA 6230

Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.

2. Advice and Recommendations regarding Environmental Factors

The EPA notes that there are a number of significant environmental values within the amendment area which are discussed further below. It is understood that the provisions of the *Planning and Development Act 2005* provide for the WAPC to concurrently amend the Shire of Harvey Local Planning Scheme (LPS) while 'lifting' the urban deferred GBRS zoning. This would mean that a local scheme amendment would not be referred to the EPA under Part IV of the EP Act. Given:

- the significant environmental values and the potential for these values to be impacted from future urban development
- the large size of the amendment area
- the higher level statutory planning role of the GBRS and reduced ability for specific scheme provisions and environmental management mechanisms
- the EPA's Part IV EP Act role in considering the statutory referral of schemes and amendments, rather than non-statutory structure planning documents

the EPA does not support a concurrent amendment to the LPS. The future local scheme should be referred to the EPA for environmental impact assessment, and contain appropriate

scheme map and/or text provisions to manage/retain the significant environmental values within the amendment area and address potential impacts. This is discussed further below against the relevant environmental factor.

From: STUART Sharnie [Asset Planning and Services] <sharnie.stuart@education.wa.edu.au>
Sent: Friday, 17 February 2023 10:17 AM
To: Region Planning Schemes
Subject: Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area
Attachments: RE: Advertising of Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area;
Response letter - GBRS Amendme~Treendale East Urban Expansion.pdf

Hello,

Please find attached the Department of Education's response to the above proposal.

Please do not hesitate to contact me should you have any queries.

Kind regards,

Sharnie Stuart

Senior Consultant – Land Planning
Asset Planning and Services

Department of Education
151 Royal Street, East Perth WA 6004
T +61 (08) 9264 4046 **E** sharnie.stuart@education.wa.edu.au
education.wa.edu.au

For land planning referrals and queries, please email to landplanning@education.wa.edu.au

For subdivision referrals and queries, please email to subdivisionreferrals@education.wa.edu.au



Shaping the future

I respectfully acknowledge the Whadjuk Noongar people and their elders past, present and future. They are the traditional custodians of Mandalup (East Perth) where we work.



Department of
Education

Your ref: 833-6-9-4 Pt 1 (RLS/1048)
Our ref: D23/0110674
Enquiries: Sharnie Stuart

Western Australia Planning Commission
Department of Planning, Lands and Heritage

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Mr David Brash
Principal Planning Officer

Dear Sir / Madam,

Proposed Greater Bunbury Region Scheme Amendment 0069/57 - Treendale East Urban Expansion Area

Thank you for your letter dated 30 November 2023 providing the Department of Education (the Department) with the opportunity to comment on the abovementioned proposal.

The Department has reviewed the information submitted as part of Greater Bunbury Region Scheme (GBRS) amendment 0069/57 and understands the Treendale East Urban Expansion Area has been anticipated through the 'Bunbury-Geographe Sub-regional Strategy 2022 (Strategy)' to guide future planning within the locality.

The GBRS amendment area falls within the local intake area (LIA) of Treendale Primary School and optional LIAs of Australind Senior High School and Harvey Senior High School. It is critical to note that Treeby Primary School would not be able to cater for the demand generated from the proposal. Furthermore, additional accommodation pressure would be placed on both public secondary schools, although the subject area is not large enough to trigger the need for an additional secondary school.

As per the Western Australian Planning Commission's Operational Policy 2.4 – Planning for School Sites (OP 2.4) one public primary school is required for 1,500 dwellings. It appears an anticipated dwelling yield was not provided as part of the amendment report, however, if an assumed 15 dwellings per hectare target was applied over the proposed 188.5 hectare land area an anticipated yield of 2,827 dwellings could result. Consequently, to adequately cater for public schooling within the subject area two additional public primary schools would be required in accordance with OP 2.4.

In view of the above, the Department has no in principle objection to the GBRS amendment subject to two additional public primary schools being provided and welcomes further consultation through the local structure planning phase to establish the total dwelling yield.

Should you have any questions in relation to the above, please do not hesitate to contact Sharnie Stuart, Senior Consultant – Land Planning on (08) 9264 4046 or email at sharnie.stuart@education.wa.edu.au.

Yours sincerely

Matt Turnbull
Manager Land and Property

17 February 2023

151 Royal Street, East Perth WA 6004 | 9264 4111

education.wa.edu.au

Submitted to GBRS Minor amendment 0069/57 – Treendale East Urban Expansion Area
Submitted on 2023-02-17 12:07:06

About you

1 What is your first name?

First name:

Name removed at the request of submitter

2 What is your surname?

surname:

Name removed at the request of submitter

3 Are you responding on behalf of an organisation?

No

Organisation:

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

Yes

5 What is your email address?

Email:

Name removed at the request of submitter

6 What is your address?

address:

Name removed at the request of submitter

7 Contact phone number:

phone number:

Name removed at the request of submitter

Submissions

8 Do you support/oppose the proposed amendment to the Greater Bunbury Region Scheme?

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded.

Submission:

- 1) The proposed Treendale East land has a very wet section of land next to the Forest hwy area. In a normal winter this is underwater for months. So, are they just going to fill it with sand like the rest of Treendale? How is this environmental good anymore?
- 2) All these new areas just get wiped clean of all the trees. Nothing is saved. No groves of trees are retained, or complete parks left. I.e. look at Leisure Dr in Australind, new development in January 2023 started. All the road verge trees were knocked down, the shire tried to save them but was overturned by JADP or SAT. The trees where next to the road, excuse used was another foot path was needed. But one is already on the other side of the road. It is just lazy development, and poor excuse to remove trees. I don't want that for Treendale East.
- 3) Blocks need to be of a reasonable size, 500m2 is not viable or less. No one has a yard or shade from trees because it is all house roofs, look at the rest of Treendale now, awful outcome. One Park in that whole area at present.
- 4) If this area is to be developed it should be limited to 2000m2 blocks so the trees can be saved and the space between house is reasonable, so the suburb has an open rural feel, not just another Treendale west. Not every new development should be to squeeze in as many blocks as the developers want.
- 5) Just because a new road has been put in (BORR) why does that mean that automatically the land it cuts off has to be turned into suburbia? Why can't land be left as farming or open country for future generations. We seem hell bent on suburb building, instead of land retaining for the future.
- 6) Road access - Raymond Rd is the busiest road in this area now with all the thru traffic to Collie and beyond. If you put a new suburb in it will have to use Raymond Rd, the extra traffic on the 3rd worst intersection in the state will not help the safety of people in the future. Yes, the BORR will take some traffic. But with the extra people coming to the new suburb then this intersection will be even more dangerous. if you witness the south bound traffic on Fridays at this intersection now it will not be any better if thousands of people live in the new suburb. Because the new BORR will not allow them to

quickly duct across to Treendale by any other way except using Raymond Rd. Without a flyover bridge in the future, it will never be any better, and that was squashed due to cost 10 years ago when Forest Hwy was upgraded.

7) Greater Bunbury planning has got to slow down urban sprawl. If the Dardanup shire builds their new city of Hynes Rd, why do we need another new suburb less than 5 minutes away up the road. Isn't that supposed to house 70,000 people?

8) I have been living here since 1996 and the sprawl from then to now has been huge. A lot of trees and bush removed, and wildlife destroyed or move away I just wonder when it all will stop, and we save something for future generation.

File 1:

No file uploaded

File 2:

No file uploaded

File 3:

No file uploaded

From: David Brash
Sent: Tuesday, 21 March 2023 11:43 AM
To: Carmella Scantlebury
Subject: FW: Reply: Draft: Advertising of Proposed GBRs Amendment 0069/57 – Treendale East Urban Expansion Area

Hi Carmella – can you register this correspondence in the Treendale East Submission folder please.

David Brash

A/Planning Director | Land Use Planning

Department of Planning, Lands and Heritage

Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230

wa.gov.au/dplh | 9791 0591 | |



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From: Daniel Naude <Daniel.Naude@mainroads.wa.gov.au>
Sent: Monday, 20 March 2023 11:59 AM
To: David Brash <David.Brash@dplh.wa.gov.au>
Subject: Reply: Draft: Advertising of Proposed GBRs Amendment 0069/57 – Treendale East Urban Expansion Area

Hi Dave,

I refer to the WAPC's request for comment regarding the above your email below and advise that Main Roads has no objection in principle to the proposed Region Scheme Amendment, subject to the following comments and requirements.

Details of access to the development area will need to be addressed at the Structure Planning stage to the satisfaction of Main Roads WA. No access will be permitted from the development area to the Bunbury Outer Ring Road.

Access to the development area will need to be obtained primarily from Raymond Road. Main Roads has previously advised at the time of the 'East of Treendale' submission on the Shire of Harvey Local Planning Scheme, that any potential access from Forrest Highway requires further network planning investigations to determine if it can be accommodated within the available intersection off-set distance between the BORR / Paris Road / Forrest Highway interchange and the Forrest Highway / Raymond Road junction which, until such time as the Perth – Bunbury rail investigations have been completed, is planned to be grade separated. Any potential access on Forrest Highway would preclude a full movement access and, if supported, would likely be limited to a LIFO or left-out only.

Please do not hesitate to contact me should you require any further assistance in the matter.

Kind regards,

Daniel Naude

ROAD CORRIDOR PLANNING MANAGER

Regional Management & Operations Directorate

p: +61 9724 5724 | m: +61 4189 31078

w: www.mainroads.wa.gov.au



mainroads
WESTERN AUSTRALIA

*We're working for
Western Australia.*



From: Carmella Scantlebury <Carmella.Scantlebury@dplh.wa.gov.au>

Sent: Wednesday, 30 November 2022 4:00 PM

To: WEB South West Region <swreg@mainroads.wa.gov.au>

Subject: RE: Advertising of Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area

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Dear Sir/Madam

Proposed GBRS Amendment 0069/57 – Treendale East Urban Expansion Area

Please see attached notification letter for the above amendment which will be on advertising for public submissions on the 2 December 2022.

For your information below is the link to the online display which will be available on the day of advertising:-

www.wa.gov.au/government/document-collections/greater-bunbury-region-scheme

Kind regards

Carmella Scantlebury | Planning Support Officer | Land Use Planning

Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230

0791 0960 |

www.wa.gov.au/dplh



The Department acknowledges the Aboriginal people 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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Western Australian Planning Commission
South West Office, Sixth Floor
Bunbury Tower 61 Victoria St
BUNBURY WA 6230

Attention: David Brash

**PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0069/57 –
TREENDALE EAST URBAN EXPANSION AREA**

I refer to your letter dated 30 November 2023 seeking the Department of Biodiversity, Conservation and Attractions (DBCA) Parks and Wildlife Service comments in relation to a Greater Bunbury Region Scheme (GBRS) amendment for the above property.

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

Advice to WAPC

The Environmental Protection Authority (EPA) provided advice dated 2 November 2022 to the Western Australian Planning Commission for the proposed GBRS amendment.

The EPA advised that the site contains conservation significant native vegetation including the mapped *Banksia* woodlands Threatened Ecological Community (TEC) listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), and habitat for threatened and conservation signification fauna including black cockatoo species, western ringtail possums, quenda and south-western bush-tailed phascogales.

Black cockatoos and WRP are listed as threatened species under the *Biodiversity Conservation Act 2016* (BC Act) and the EPBC Act. WRP are listed as critically endangered under both the BC Act and the EPBC Act.

The proposed GBRS amendment refers to the draft structure plan's retention of native vegetation within Public Open Space (POS), and mitigation and rehabilitation measures proposed for future development stages to retain the site's conservation values. These measures include tree retention, fauna and fauna habitat protection and waterway and POS corridor rehabilitation.

DBCA recommends that the draft structure plan and associated local scheme amendment identify mechanisms to ensure long term outcomes for the protection and management of the site's conservation values referred to by the EPA.

The draft structure plan and local scheme amendment should refer to landowner obligations and approval requirements under section 40 of the BC Act, which requires Ministerial authorisation to take or disturb threatened species. Prior to any approved vegetation clearing works, advice should be sought from DBCA's Species and Communities branch at speciesandcommunities@dbca.wa.gov.au, in relation of section 40 authorisation requirements.

Thank you for the opportunity to comment on this proposal. Please contact Tracy Teede at the Parks and Wildlife South West Region office on 9725 4300 if you have any queries regarding this advice.



Aminya Ennis
Acting Regional Manager
Parks and Wildlife Service

28 March 2023