

May 2025

**Greater Bunbury Region  
Scheme Amendment  
0070 (Standard Amendment)**



**Part Lot 65 South Western Highway  
Glen Iris**

Report on Submissions  
Submissions

City of Bunbury

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**Greater Bunbury Region Scheme  
Amendment 0070  
(Standard Amendment)**

**Part Lot 65 South Western Highway  
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**City of Bunbury**



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The Western Australian Planning Commission acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

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GBRS Amendment 0070 (Standard) Report on Submissions  
Submissions

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## Submissions

## **Report on Submissions**

# Greater Bunbury Region Scheme Amendment 0070 (Standard)

## Part Lot 65 South Western Highway, Glen Iris

### Report on Submissions

#### 1 Introduction

At its February 2024 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Greater Bunbury Region Scheme (GBRS) in accordance with the provisions of section 35 the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023.

#### 2 The proposed amendment

The amendment proposal was described in the previously published ***Amendment Report***, and a description of the proposal is repeated below.

The purpose of the proposed amendment is to transfer approximately 2,248 square metres in Glen Iris from the Regional Open Space (ROS) reservation to the Urban zone in the GBRS, as shown on the ***Amendment Figure – Proposal 1 (as advertised)***.

The amendment will facilitate the expansion of the existing Morrissey Homestead site to include new respite accommodation, staff sleeping quarters, new office space, maintenance workshop and improved parking facilities. The relocation of the existing access path will also be required.

#### 3 Environmental Protection Authority advice

On 27 March 2024, the Environmental Protection Authority (EPA) determined that the amendment did not require assessment under Part IV of the *Environmental Protection Act 1986*. No advice was provided for consideration.

A copy of the notice from the EPA is in Appendix A of the ***Amendment Report***.

#### 4 Call for submissions

The amendment was initially advertised for public submissions for 42 days from 10 April 2024 to 22 May 2024, with a further 21 day extended advertising period until 12 June 2024.

The amendment was made available for public inspection online at the Department of Planning, Lands and Heritage website.

During the public inspection period, a notice of the amendment was published in *The West Australian* and the *South Western Times* newspapers.

The WAPC made reasonable attempts to notify and invite affected landowners, the Local Government and other public authorities to comment on the amendment.

## **5 Submissions**

Fifty six submissions were received on the amendment; 38 submissions were of objection, 11 were of general comments, non-objection, or no comment and 7 supporting submissions were received. A complete copy of all written submissions are contained within this report.

## **6 Main issues raised in submissions**

### **Objecting Comments**

The main issues of concern raised in submissions are as follows:

#### Impact on the amenity of the ROS reservation

Objecting submissions have raised concern that the amendment will significantly reduce the open space available to the community to meet their recreational needs and affect the overall amenity of the ROS reservation. In terms of Public Open Space (POS), it is noted that a local reserve (Ken Cantwell Park), located west of the ROS, was given up and vested in the Crown at the time the adjacent residential area was subdivided and ensures sufficient POS provision for the residents, consistent with State planning policy. It is however acknowledged that the grassed area the subject of the amendment is favoured for its visual amenity associated with the nearby watercourse (Eadles Creek) and the wildlife attracted to the area.

To address the community's concerns relating to the availability of uninterrupted open space for recreational activities, the proposed development plans have been revised to reduce the building footprint (and amendment area) of the proposed expansion to the respite facility by 510m<sup>2</sup>. Modification to the Amendment to reflect the reduced building footprint and retain 510m<sup>2</sup> within the ROS reservation for public use is recommended.

#### Traffic Impacts

Several submitters have raised concerns relating to traffic impacts generated by the proposal. The proposal is not expected to result in significant impacts or large additional demand on the transport network (e.g. an increase in excess of 5,000 vehicles per day or 500 vehicles per hour in the peak hour). On this basis, a Traffic Impact Assessment (TIA) has not been required at this stage of the planning process. The City of Bunbury has advised that they will require a TIA at the development approval stage to address traffic volumes, parking and demonstrate access arrangements satisfy road operational and safety requirements. This is consistent with the WAPC's Transport Impact Assessment Guidelines.

#### Impacts on local fauna

Various submissions have raised concern that the amendment will result in impacts on local fauna and fauna habitat, including the near-threatened South Western Snake-necked Turtle.

The Department of Biodiversity, Conservation and Attractions (DBCA) has advised that the nearby watercourse provides habitat to birdlife and the surrounding area is likely to contain nesting trees suitable for the Blue-billed Duck which is listed as a priority 4 fauna species.

In relation to this, DBCA has provided recommendations relating to future development requirements, including the relocation of footpaths, fencing, a buffer to the watercourse and urban water management.

The opportunity to refine development requirements for the amendment area, ensuring the development appropriately addresses environmental values (i.e. nesting trees and the watercourse), will be provided at subsequent planning stages.

### Flood risk

Submitters have referred to the proposal being within an area subject to flooding. In this respect, it is noted that the amendment area is mapped as “floodway” within the Greater Bunbury Region Scheme – Floodplain Management Policy 2017. The Department of Water and Environment (DWER) has assessed the proposal and advised that updated flood modelling has been undertaken which has confirmed that this site can be developed for urban purposes subject to consideration of appropriate fill requirements in subsequent planning stages and no additional flood modelling is required.

### **Supporting Comments**

Supporting submissions noted the benefits which Morrissey Homestead’s services provide to the public. The South West Regional Palliative and Aged Care section of Department of Health noted that the proposed expansion will aid in minimising the risk of burnout for carers, and delaying the need for permanent residential care of aging and vulnerable populations.

## **7 Modifications**

The proposed amendment is to be modified as follows:

- In response to submissions relating to impacts on the amenity of the ROS reserve, modification to reduce the amendment area is recommended. The modification results in an area of approximately 510 m<sup>2</sup> being excluded from the amendment area.
- At the request of Main Roads WA, a small portion of land (89 m<sup>2</sup>) within the ROS reservation south of the existing crossover on Dodson Road is recommended to be included in the Urban zone to accommodate future upgrades to the South Western Highway and Dodson Road intersection.

The proposed modifications were referred to EPA services and Department of Water and Environmental Regulation (DWER), and both agencies have advised that they have no objections. As the modifications broadly remove land from the amendment area, with the minor inclusion of the land to the east for future road upgrade requirements, it is considered that they do not alter the intent of the advertised amendment and readvertising is not considered necessary.

## **8 Responses and determinations**

The responses to all submissions are detailed in Schedule 2. It is recommended the amendment be adopted for finalisation as modified.

## 9 Coordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* (the Act), the Western Australian Planning Commission (WAPC) has the option of concurrently rezoning land being zoned Urban under the Greater Bunbury Region Scheme (GBRS), to a zone which is consistent with the objective of the Urban zone in the corresponding local planning scheme.

In amending a local planning scheme under Section 126(3), the WAPC's practice has been to zone the relevant area "Urban Development" or an equivalent zone which requires development to proceed in accordance with a structure plan, acknowledging a public consultation process will occur as part of the structure planning process. A structure plan is not required to coordinate development of the subject land. It is therefore considered appropriate that a separate local planning scheme amendment be progressed to consider the zoning and development requirements applicable to the land under the City of Bunbury Local Planning Scheme No. 8. As such a concurrent rezoning is not recommended in this instance.

## 10 Conclusion and recommendation

This report summarises the background to GBRS Amendment 0070 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the modified amendment as shown generally on the **Amendment Figure – Proposal 1 (as modified)** in Schedule 4, and in detail on the GBRS Amendment Plan listed in Appendix B should be approved and finalised.

Having regard to the above, the WAPC recommends that the Minister for Planning approves the modified amendment.

## 11 Ministers decision

Amendments to the GBRS being progressed as a standard amendment in accordance with the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023 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.

Amendment 0070 is now finalised as modified and shown on WAPC Amending Plan 3.2833/2 and has effect in the Greater Bunbury Region Scheme from the date of notice in the *Government Gazette* on Tuesday 03 June 2025.

## **Schedule 1**

### **Listing of submissions**



## Listing of Submissions

### Greater Bunbury Region Scheme Amendment 0070 (Standard)

#### Part Lot 65 South Western Highway, Glen Iris

Submission Number	Name
1	Water Corporation
2	Department of Water and Environmental Regulation
3	<i>Name removed at the request of the submitter</i>
4	Department of Transport
5	Public Transport Authority
6	<i>Name removed at the request of the submitter</i>
7	Anthony Willetts
8	Suzanne Bevan
9	WA Country Health - South West Regional Palliative and Aged Care
10	Department of Primary Industries and Regional Development
11	Deborah Karpierz
12	<i>Name removed at the request of the submitter</i>
13	<i>Name removed at the request of the submitter</i>
14	<i>Name removed at the request of the submitter</i>
15	City of Bunbury
16	Main Roads Western Australia
17	Jacob Kennedy
18	<i>Name removed at the request of the submitter</i>
19	Brett Millett
20	<i>Name removed at the request of the submitter</i>
21	<i>Name removed at the request of the submitter</i>
22	<i>Name removed at the request of the submitter</i>
23	Aqwest
24	Ms Dianne Oberski
25	<i>Name removed at the request of the submitter</i>
26	Department of Health
27	Mrs Theodora Tonkes
28	Kyle Tosana
29	Philip Martin
30	Julie Kennedy
31	Mark Colecliffe
32	Mrs Roberta Ecclestone
33	Mr and Mrs Robert Allan
34	Kim Dyer
35	<i>Name removed at the request of the submitter</i>
36	John Griffiths
37	Linda Pauling
38	Andrew Bevan
39	Clare Dixon
40	<i>Name removed at the request of the submitter</i>
41	Roslyn Tucker

Submission Number	Name
42	Department of Biodiversity, Conservation and Attractions
43	Department of Education
44	Christine Chalmer
45	<i>Name removed at the request of the submitter</i>
46	Peter Eckersley
47	<i>Name removed at the request of the submitter</i>
48	<i>Name removed at the request of the submitter</i>
49	<i>Name removed at the request of the submitter</i>
50	Donna Morrissey
51	Anne Dixon
52	Colin Dixon
53	<i>Name removed at the request of the submitter</i>
54	Simon Dixon
55	<i>Name removed at the request of the submitter</i>
56	Judith Jones

## **Schedule 2**

### **Summary of submissions and determinations**

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

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**Submission:** 1, 2, 4, 5, 10, 26 & 43

**Submitter:** Water Corporation, Department of Water and Environmental Regulation, Department of Transport, Public Transport Authority, Department of Primary Industries and Regional, Department of Health, Department of Education.

**Summary of Submission:** COMMENT

The above submissions from State Government agencies and infrastructure providers raise no objections, no comment or provide general comments on the amendment.

**Planning Comment:** Comments noted.

**Determination:** Submissions noted.

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**Submission:** 3

**Submitter:** *Name removed at the request of the submitter*

**Summary of Submission:** SUPPORT

The submitter considers Morrissey Homestead provide a beneficial service for the community.

**Planning Comment:** Support noted.

**Determination:** Submission noted.

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**Submission:** 6

**Submitter:** *Name removed at the request of the submitter*

**Summary of Submission:** SUPPORT

The submitter advises that they're supportive of having the option to access respite outside of a residential facility.

**Planning Comment:** Support noted.

**Determination:** Submission noted.

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**Submission:** 7

**Submitter:** Anthony Willetts

**Summary of Submission:** SUPPORT

The Submitter considers that the amendment provides for significant benefits with minimal impacts and therefore should proceed.

**Planning Comment:** Support noted.

**Determination:** Submission noted.

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**Submission:** 8

**Submitter:** Suzanne Bevan

**Summary of Submission:** OBJECTION

The submitter advises that the amendment will affect fauna habitat, the public's use of the park, views of the creek from nearby houses, and property values.

It is the submitter's view that Morrissey Homestead would be better suited moving to an alternative premises that would better suit their needs.

**Planning Comment:** Comments relating to the public use of the park are noted. Refer to 'Part 6 – Objecting Comments of the **Report on Submissions**.

The property views and values are not considered to be a relevant consideration. A future development application will be required to have regard for the character and amenity of the surrounding area.

Consideration of alternative site is outside the scope of the amendment.

**Determination:** Modification is recommended to reduce the extent of the area to be zoned Urban to address concerns relating to the reduction in unrestricted public open space. Refer to "Section 7 – Modifications of the Report on Submissions".

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<b>Submission:</b>	9
<b>Submitter:</b>	Department of Health - WA Country Health Service – South West Regional Palliative and Aged Care
<b>Summary of Submission:</b>	<p><b>SUPPORT</b></p> <p>The submitter advises that Bunbury Hospital and the entire WA Country Health Service South West (WACHS SW) have felt the pressure of reduced access to respite for older people, since many became unavailable during the period of COVID-19 lockdowns. A lack of regular, available respite has seen an increase in carers reaching burnout much sooner, impacting on the social admissions in acute hospitals.</p> <p>WACHS SW currently has 28 individuals in acute hospitals, awaiting access to residential aged care. This number has remained consistently high since 2020. There are currently no Residential facilities in the South West offering consistently available Residential Respite, with only a few (including Morrissey) offering a small amount of Cottage Respite. These options are essential not only for older people and their families/carers, but younger people receiving National Disability Insurance Scheme (NDIS) support.</p> <p>Additional respite beds in the South West will provide another support option to people through the Commonwealth Home Support Programme (CHSP), those with Home Care Packages, NDIS funding or private capacity. This will aid to minimise the risk of burnout and delaying the need for permanent residential care for our aging and vulnerable populations.</p>
<b>Planning Comment:</b>	Support noted.
<b>Determination:</b>	Submission noted.

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<b>Submission:</b>	11
<b>Submitter:</b>	Deborah Karpierz
<b>Summary of Submission:</b>	<p><b>SUPPORT</b></p> <p>The submitter considers the amendment will enable a broader range of services to be provided at the centre, catering for members of the greater Bunbury region. And maintain plenty of space for wildlife and the public to enjoy the reserve.</p> <p>The submitter notes a slip lane from Dodson Road on to South Western Highway will improve the existing situation.</p>

<b>Planning Comment:</b>	Support noted. Main Roads WA plans to upgrade the Dodson Road intersection includes a slip lane.
<b>Determination:</b>	Submission noted.
<hr/>	
<b>Submission:</b>	12
<b>Submitter:</b>	<i>Name removed at the request of the submitter</i>
<b>Summary of Submission:</b>	<p>OBJECTION</p> <p>The submitter raises concerns in relation to the amenity of the park and traffic.</p> <p>The submitter considers an alternative location should be considered to preserve the park.</p>
<b>Planning Comment:</b>	Comments noted. Refer to 'Part 6 – Objecting Comments' of the <b><i>Report on Submissions</i></b> for comments relating to amenity and traffic.
<b>Determination:</b>	Submission noted.
<hr/>	
<b>Submission:</b>	13
<b>Submitter:</b>	<i>Name removed at the request of the submitter</i>
<b>Summary of Submission:</b>	<p>OBJECTION</p> <p>The submitter advises that they regularly visit the park and advise that the area floods every year.</p> <p>The submitter also notes that a lot of wildlife live in the area.</p>
<b>Planning Comment:</b>	Comments noted. Refer to 'Part 6 – Objecting Comments' of the <b><i>Report on Submissions</i></b> .
<b>Determination:</b>	Submission dismissed.
<hr/>	
<b>Submission:</b>	14
<b>Submitter:</b>	<i>Name removed at the request of the submitter</i>
<b>Summary of Submission:</b>	OBJECTION

The submitter raises concerns with regard to traffic safety given the location of the amendment in proximity to the South Western Highway extension.

The submitter also considers the proposed zoning will affect property values and is contrary to previous advice provided to landowners at the time of purchase.

The submitter notes another respite home care business is already operating in the area.

The submitter notes that a nearby parcel of land is vacant and suggests that it be used as an alternative to the proposed amendment

**Planning Comment:**

Comments noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions*** for comments relating to traffic.

Property values are not considered to be a valid planning considerations. Considerations for the amenity and character of adjacent properties are. Future development of the amendment area will be required to have regard to the nearby properties in this respect at subsequent planning stages.

The proposal is an expansion to the existing Morrissey Homestead facility. The Department of Health has advised that there is a lack of regularly available residential respite in the South West, impacting social admissions in acute hospitals. In this respect the Department of Health advises the Cottage Respite proposed to be accommodated on in the amendment area is essential not only for older people and their families/career, but also younger people.

Consideration of alternative locations is outside the scope of the amendment.

**Determination:**

Submission noted.

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**Submission:**

15

**Submitter:**

City of Bunbury

**Summary of Submission:**

SUPPORT

The City advises that this proposal has been reviewed and is supported. However, the City would like the applicant/landowner to take into consideration the following matters when a formal development application is submitted to the City to develop the site for the intended purpose as outlined in the report.



### Environmental

No significant environmental issue has been identified under the current rezoning. At the development stage, potential impact on the lake and fauna should be managed to the satisfaction of the City.

In this case, a Construction Environmental Management Plan or equivalent is required to be submitted to the City in order to address acid sulphate soils risk, surface water run-off, rubbish and machinery movements.

### Flood Level

The site is subject to the Special Control Area for Flood Prone Land under Local Planning Scheme No. 8. The City's Geographic Information System (GIS) identifies the site as being located in the 1% AEP Storm Event area. This means that minimum finished floor level requirements apply to any future development.

### Traffic, Carpark and Proposed Changes to Crossovers

A Traffic Impact Assessment (TIA) is required at development application stage to provide additional information around the traffic volumes, access and parking consistent with the final Main Roads intersection design for South Western Highway/Dodson Road.

The use class 'Community purpose' does not have a standard car parking calculation. Therefore, the applicant is required to provide further information at development application stage that includes number of employees, clients and company vehicles onsite to justify the number of car parking bays onsite.

The design of any future carpark and crossover locations should minimise the loss of trees where possible and propose new shade trees with the proposed car park.

Given the location of the site in close proximity to busy intersection site, State Planning Policy 5.4 Road and Rail Noise should be considered.

### Amenities on the Regional Open Space

The applicant is advised to liaise with the City regarding the location and specification of the new footpath to ensure it will meet the necessary standards in the areas of width, design and gradient and separation from the lake. Other amenities such as the park bench should be considered if impacted by the proposal.

### Lease Agreement

Morrissey will need to liaise with the City regarding a Deed of Variation of Lease area.

### General Comment

Under the current Greater Bunbury Region Scheme amendment proposal, only the proposed rezoning from Regional Open Space to Urban has been considered.

The accompanying information has been considered as additional materials in light of the rezoning proposal. This means that the concept design for receipt respite facility, car parking and access arrangement can only be approved following a formal development application to the City.

**Planning Comment:** Support noted.

**Determination:** Submission noted.

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**Submission:** 16

**Submitter:** Main Roads Western Australia

**Summary of Submission:** COMMENT

Main Roads Western Australia has provided the current concept design for future upgrading of the intersection of Dodson Road and South Western Highway including relocation of the driveway access to the Morrissey Homestead.

It is noted that the intersection concept plans included with the proposed scheme amendment documents are not the current concept plans which have relocated the driveway/ crossover a further approximately ten metres to the south to increase separation of the driveway from the intersection.

Main Roads WA recommends that the proposed amendment map be modified to include the land area required for the proposed new driveway/ crossover and associated access way for the proposed new development within the Urban zone rather than the Parks and Recreation reserve.

**Planning Comment:** Comment noted.

**Determination:** Modification is recommended to include the area for the relocated crossover within the Urban zone. Refer to 'Section 7 – Modifications' of the ***Report on Submissions***.

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**Submission:** 17

**Submitter:** Jacob Kennedy

**Summary of Submission:** OBJECTION

The submitter considers the proposed expansion of Morrissey Homestead will affect the visual amenity of the area and reduce the value of their property.

**Planning Comment:** Comments relating to amenity are Noted. Comments relating to property value are dismissed.  
Refer to 'Part 6 – Objecting Comments' of the **Report on Submissions**.

**Determination:** Submission noted.

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**Submission:** 18

**Submitter:** *Name removed at the request of the submitter*

**Summary of Submission:** OBJECTION  
The submitter is of the view that the amendment will reduce the area available for fauna habitat and affect the amenity of the park.  
The submitter also considers the amendment will cause the flood risk to rise and affect property values.

**Planning Comment:** Comments relating to fauna habitat and amenity are noted.  
Refer to 'Part 6 – Objecting Comments' of the **Report on Submissions**. Comments relating to property value are dismissed.

**Determination:** Submission noted.

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**Submission:** 19, 20

**Submitter:** Brett Millett, *Name removed at the request of the submitter*

**Summary of Submission:** OBJECTION  
The submitters consider the amendment will affect the amenity of the park.

**Planning Comment:** Comments noted. Refer to 'Part 6 – Objecting Comments' of the **Report on Submissions**.

**Determination:** Submission noted.

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**Submission:** 21, 22

**Submitter:** *Names removed at the request of the submitters*

<b>Summary of Submission:</b>	<p>OBJECTION</p> <p>The submitters are of the view that the amendment will result in development which will affect fauna habitat and the local ecosystem.</p>
<b>Planning Comment:</b>	Comments noted. Refer to 'Part 6 – Objecting Comments' of the <b><i>Report on Submissions</i></b> .
<b>Determination:</b>	Submission dismissed.

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**Submission:** 23

**Submitter:** Aqwest

**Summary of Submission:** COMMENT

Aqwest has reviewed the abovementioned Greater Bunbury Scheme Amendment and have the following comments in relation to the proposed Morrissey Homestead Extension envelope occurring on top of an Aqwest asset (300mm diameter pipeline).

Should the proponent decide to continue with the proposed development it is recommended that a re-alignment of the 300mm pipeline occur to enable Aqwest to service this asset.

Aqwest draws the proponent's attention to the following:

***Water Services Act 2012***

*Part 5 Water Services*

*Division 4 Protection works, fittings and fixtures*

*Section 90*

- *Construction etc. over or in vicinity of water service works of licensee*
  - *(1) A person must not erect, construct, install, place or demolish any building, plant, wall, fence or other obstruction —*
    - *(a) in, on, over or under; or*
    - *(b) within the prescribed proximity (if any) to, water service works of a licensee, except in accordance with the approval of the licensee.*
    - *Penalty: a fine of \$10 000.*

*Part 7 Powers in relation to interests in land*

*Division 7 Property in water service works*

*Section 168*

- *An easement may be taken in accordance with section 166 without there being a dominant tenement, and there may be made appurtenant or annexed to any such easement another easement or the benefit of a restriction as to the user of the land.*

**Water Services Regulations 2013****Part 4 Water Services****Division 4 Protection of water services works and water quality****Regulation 47****Table**

<b>Item</b>	<b>Kind of water service works</b>	<b>Activity</b>	<b>Proximity limit</b>
1.	Water supply pipes with a nominal diameter of 300 mm or more, made of any material other than reinforced concrete or asbestos cement	Any activity not covered by items 6 and 7	6 m from the pipe
2.	Water supply pipes, made of reinforced concrete or asbestos cement	Any activity not covered by items 6 and 7	4 m from the pipe
3.	Sewer pressure pipes and drainage pressure pipes	Any activity not covered by items 6 and 7	6 m from the pipe
4.	Drainage pipes not covered by item 3 and gravity sewers, sewer junctions and sewer risers	Any activity not covered by items 5, 6 and 7	2 m from the pipe

<b>Item</b>	<b>Kind of water service works</b>	<b>Activity</b>	<b>Proximity limit</b>
5.	Drainage pipes not covered by item 3 and gravity sewers, sewer junctions and sewer risers	Excavation parallel to the pipe	1 m from the pipe
6.	Pipes covered by items 1 to 5	Blasting	1 000 m from the works
7.	Pipes covered by items 1 to 5	Pile driving	10 m from the works

**Planning Comment:** Comments noted.

**Determination:** Submission noted.

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**Submission:** 24

**Submitter:** Ms Dianne Oberski

**Summary of Submission:** OBJECTION

The submitter advises that, during extreme weather, the waterway sometimes spills onto Dobson Road.

The submitter raises concern that the amendment area is located within the 'floodway' of the Greater Bunbury Region Scheme and the 'existing land is relatively high in relation to the 1% AEP top water level'.

The submitter also raises concerns regarding bushfire risk, traffic congestion at the intersection of Dodson Road and South Western Highway and impacts on fauna habitat.

**Planning Comment:** Comments noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions***.

**Determination:** Submission dismissed

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**Submission:** 25

**Submitter:** *Name removed at the request of the submitter*

**Summary of Submission:** OBJECTION

The submitter considers that future development of the amendment area will affect amenity of the reserve.

The submitter is of the view that there are plenty of alternative areas that could accommodate the proposed development.

**Planning Comment:** Comments relating to amenity are noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions***.

Consideration of alternative locations is outside the scope of the amendment.

**Determination:** Submission noted.

---

**Submission:** 27

**Submitter:** Mrs Theodora Tonkes

**Summary of Submission:** OBJECTION

The submitter objects to the loss of parkland.

The submitter notes that much of the area is subject to flooding during the winter months.

The submitter also notes that there is traffic congestion in the area.

	The submitter considers the location is not suitable for the proposed commercial use and presents risks, associated with traffic and the lake, for attendees of the facility.
<b>Planning Comment:</b>	Comments noted. Refer to 'Part 6 – Objecting Comments' of the <b><i>Report on Submissions</i></b> .
<b>Determination:</b>	Submission noted.

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<b>Submission:</b>	28
<b>Submitter:</b>	Kyle Toscana

<b>Summary of Submission:</b>	OBJECTION  The submitter advises that Eadles creek provides habitat to an abundance of wildlife and raises concern that future development of the amendment area will affect the lake views from surrounding residential properties.
<b>Planning Comment:</b>	Comments noted. Refer to 'Part 6 – Objecting Comments' of the <b><i>Report on Submissions</i></b> for comments relating to fauna habitat.  Views from the surrounding residential properties are not a valid planning consideration. A future development proposal will however be required to have regard to the character and amenity of the surrounding area.
<b>Determination:</b>	Submission dismissed

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<b>Submission:</b>	29
<b>Submitter:</b>	Martin Philip

<b>Summary of Submission:</b>	OBJECTION  The submitter advises that the amendment area is inundated with water every year and needs to be retained as part of the natural ecosystem.  The submitter considers alternatives for accommodating an expansion to Morrissey Homestead should be explore, including building the expansion in the existing car park area, purchasing adjacent residential properties, and relocating to a suitable area in Bunbury.
<b>Planning Comment:</b>	Comments relating to inundation are noted. Refer to 'Part 6 – Objecting Comments' of the <b><i>Report on Submissions</i></b> .  Consideration of alternative locations is outside the scope of the amendment.

**Determination:** Submission dismissed.

---

**Submission:** 30

**Submitter:** Julie Kennedy

**Summary of Submission:** OBJECTION

The submitter is of the view the proposed development should be accommodated elsewhere and advises that there is already a facility on Morrissey Street which negatively affects the amenity of the area through noise, traffic and parking impacts.

The submitter advises that the area has always been Regional Open Space Reservation under the GBRS and wants it to remain reserved.

**Planning Comment:** Potential amenity impacts will be required to be addressed at subsequent planning stages. Comments relating to the area remaining Regional Open Space are noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions***.

**Determination:** Submission noted.

---

**Submission:** 31

**Submitter:** Mark Colecliffe

**Summary of Submission:** OBJECTION

The submitter considers that the proposed amendment will significantly reduce the area of accessible and useable parkland in the locality.

The submitter suggests the proposed expansion be located in an alternative location being the public open space located approximately 250 metres southwest of the subject land. It is also suggested funds generated by a future development should be allocated to upgrading infrastructure in both of the public open space reserves.

**Planning Comment:** Comments relating to access to parkland are noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions***.



Consideration of alternative locations and the spending of funds generated are outside the scope of the amendment.

**Determination:** Submission noted.

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**Submission:** 32, 33

**Submitter:** Mrs Roberta Ecclestone, Mr and Mrs Robert Allan

**Summary of Submission:** OBJECTION

The submitters raise concerns relating to the reduction in parkland available to the public, fauna habitat, flooding, potential contamination of the lake from stormwater runoff associated with the proposed development and traffic.

The submitters also note the parkland provides mental health benefits and that there are already respite facilities nearby.

**Planning Comment:** The proposal is an expansion to the existing Morrissey Homestead facility. The Department of Health has advised that there is a lack of regularly available residential respite in the South West, impacting social admissions in acute hospitals. In this respect the Department of Health advises the Cottage Respite proposed to be accommodated on in the amendment area is essential not only for older people and their families/career, but also younger people.

Remaining comments are noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions***.

**Determination:** Submission noted.

---

**Submission:** 34

**Submitter:** Kim Dyer

**Summary of Submission:** OBJECTION

The submitter raises concerns in relation to flooding, fauna and habitat, impacts on the amenity of the park, increased traffic, traffic safety risks, lack of staff, the potential for the facility to be converted into a drug rehabilitation centre and contamination of the waterway.

	The submitter considers there are alternative locations to accommodate the proposed expansion including the providers facility in Australind.
<b>Planning Comment:</b>	<p>A change to the use of the site in future would be subject to the local planning framework requirements and is not relevant to the region scheme amendment.</p> <p>Consideration of alternative locations are outside the scope of the amendment.</p> <p>Remaining comments are noted. Refer to 'Part 6 – Objecting Comments' of the <b><i>Report on Submissions</i></b>.</p>
<b>Determination:</b>	Submission noted.

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**Submission:** 35

**Submitter:** *Name removed at the request of the submitter*

**Summary of Submission:** OBJECTION

The submitter raises concern that the proposal will affect the amenity of the area with social, recreational and environmental impacts.

The submitter considers that an adequate economic impact analysis has not been undertaken and appropriate rationale for locating the proposal in the area has not been provided.

The Submitter is of the view that increased income from expansion of the existing facility is being prioritised above community and environmental values.

The submitter advises that retention of a large parkland for residents is important as the suburb is of a low socioeconomic status with rates of mental illness above average.

The submitter raises concern that the local fauna has not been adequately assessed with particular concern for the southwestern snake-necked turtle which are listed as 'near threatened'. The submitter notes that the waterway is classified as 'Not Assessed' under the Geomorphic Wetlands of the Swan Coastal Plain and questions how the environmental value can be understood in the absence of an assessment.

The submitter considers development of the amendment area will increase flood risk resulting in the pedestrian path being inundated for longer periods, increase insurance premiums for nearby properties and lead to contamination of the waterway.

The submitter is also concerned with the consultation process for the proposal and advises the community were given short

notice to attend a briefing session for the proposal and make submissions.

The submitter has provided a petition against the proposal, signed by 125 residents.

**Planning Comment:** Comments noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions*** for comments relating to amenity, fauna habitat and flood risk.

An economic analysis is not considered necessary for the region scheme amendment. In this respect it is noted that Department of Health has advised that there is a lack of regularly available residential respite in the South-West, impacting social admissions in acute hospitals.

The amendment was publicly advertised in accordance with the Planning and Development (Region Planning Schemes) Regulations 2023. An extension to the advertising period was provided in response to a request from members of the local community.

**Determination:** Submission noted.

---

**Submission:** 36

**Submitter:** John Griffiths

**Summary of Submission:** OBJECTION

The submitter states that the area is public open space.

**Planning Comment:** Comments are noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions***.

**Determination:** Submission noted.

---

**Submission:** 37

**Submitter:** Linda Pauling

**Summary of Submission:** OBJECTION

The submitter advises that the amendment results in a 25% reduction of park land and will cause flooding.

The submitter raises concern that the proposed development proposes four new car parks for 11 additional beds and notes that there were 30 vehicles at Morrissey on the 20th May.

The submitter advises as a rate payer they should be granted safe parkland areas with footpaths and seating.

Th submitter suggest the proposal be relocated to land opposite on Dobson Road.

**Planning Comment:**

Comments noted. Refer to 'Part 6 – Objecting Comments' of the **Report on Submissions** for comments relating to parkland, flooding and car parking.

Consideration of alternative locations are outside the scope of the scheme amendment.

**Determination:**

Submission noted.

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**Submission:**

38

**Submitter:**

Andrew Bevan

**Summary of Submission:**

OBJECTION

The submitter considered development of the amendment area will affect fauna and fauna habitat, flood risk and views from nearby properties.

**Planning Comment:**

Comments noted. Refer to 'Part 6 – Objecting Comments' of the **Report on Submissions** for comments relating to fauna and flood risk.

Views from nearby properties are not a relevant planning consideration. A future development proposal will however be required to have regard to the character and amenity of the surrounding area.

**Determination:**

Submission dismissed.

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**Submission:**

39

**Submitter:**

Clare Dixon

**Summary of Submission:**

OBJECTION

The submitter is of the view that while more respite is needed in the region, the proposed location is not appropriate as it will

affect the existing open space for the following environmental, social, and historical reasons.

- c) The area is prone to flooding, and the development could exacerbate this issue, affecting the park and pedestrian pathways.
- d) The site is home to various species, including the near threatened South Western Snake-necked Turtle, and the development could disrupt their habitat.
- e) The community values the open space for recreation and mental health benefits, and the development would significantly reduce this amenity.
- f) Increased traffic congestion at the already busy intersection of Dodson Road and South Western Highway.
  - Alternative suggestions include expanding Morrissey Homestead's existing facilities in Australind or using other nearby vacant land.
  - Proposals to redesign the building to minimize the land required and reduce the impact on the park.

**Planning Comment:**

Comments noted. Refer to 'Part 6 – Objecting Comments' of the **Report on Submissions** for comments relating to parkland, fauna, traffic and flood risk.

Consideration of alternative locations are outside the scope of the amendment.

**Determination:**

Submission noted.

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**Submission:**

40

**Submitter:**

*Name removed at the request of the submitter*

**Summary of Submission:**

OBJECTION

The submitter considers the proposal with affect the availability of land for fauna habitat.

The submitter is of the view the existing facility should relocate.

**Planning Comment:**

Comments noted. Refer to 'Part 6 – Objecting Comments' of the **Report on Submissions** for comments relating to fauna.

Relocation of the existing facility is outside the scope of the amendment.

**Determination:** Submission dismissed.

---

**Submission:** 41

**Submitter:** Roslyn Tucker

**Summary of Submission:** OBJECTION

The submitter considers that the proposed amendment contradicts the City of Bunbury's Sustainability and Environmental Strategy 2023-2028, which aims to care for, preserve, and enhance the natural environment, improve biodiversity, and public open space.

The submitter advises that the area is a valuable habitat for wildlife, including near threatened species like the South Western Snake-necked turtle, Rakali (water rat), and blue-billed duck. The waterway is crucial for flood mitigation and maintaining biodiversity.

The submitter notes that local residents use the Regional Open Space for various recreational activities, and the proposed development would reduce public enjoyment and accessibility, increase traffic congestion, and pose safety risks.

The submitter criticises the short notice given to residents for commenting on the rezoning amendment and calls for better communication and involvement of local residents in future discussions.

The submitter suggests that Morrissey Homestead should use their vacant land in Australind for expansion instead of encroaching on the Regional Open Space. Other options include developing nearby vacant land or adding a second floor to their existing building.

**Planning Comment:** Planning Comment: Refer to 'Part 6 – Objecting Comments' of the 'Report on Submissions' for comments relating to parkland, fauna habitat and traffic.

The amendment was publicly advertised in accordance with the Planning and Development (Region Planning Schemes) Regulations 2023. An extension to the advertising period was provided in response to a request from members of the local community.

Consideration of alternative locations is outside the scope of the amendment

**Determination:** Submission noted.

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**Submission:** 42

**Submitter:** Department of Biodiversity, Conservation and Attractions

**Summary of Submission:** COMMENT

Biodiversity values

Lot 65 contains a wetland area within Regional Open Space (ROS) that has not been assessed and therefore has not been allocated a management category on DBCA's Geomorphic Wetlands Swan Coastal Plain dataset. The wetland would be hydrologically connected to the nearby Preston River.

A review of the Geomorphic Wetlands of the Swan Coastal Plain dataset has indicated that the management category for the Lot 65 wetland requires further evaluation, particularly given its importance for providing habitat to wetland birdlife including the blue-billed duck and swans. Lot 65 is likely to contain nesting trees suitable for the blue-billed duck, which is listed by DBCA as a Priority 4 fauna species.

Comments

If clearing of native vegetation is unavoidable, tree nests and hollows should be individually inspected and confirmed as not being occupied by nestlings, prior to felling of the tree. If trees contain occupied nests or hollows.

It is recommended advice is sought by email from [speciesandcommunities@dbca.wa.gov.au](mailto:speciesandcommunities@dbca.wa.gov.au) prior to any clearing works being undertaken.

DBCA notes the MCG Architects Proposed Respite Extensions – Morrissey Homestead- Overall Site and Roof Plan and the Coates Civil Consulting Morrissey Homestead Access & Parking Review Concept Layouts indicate proposed relocated footpath sections along the north-eastern and northwestern portions of the wetland, and the access road off Dodson Road, will be closer to the existing wetland than the current footpath location.

If the proposal is approved, DBCA recommends that the setbacks between the wetland and the proposed relocated footpath and the Dodson Road entry/exit road are maximised and revegetated with local endemic species to provide a buffer to protect the wetland from potential impacts from cyclists, pedestrians and wind-blown litter.

DBCA notes the application does not refer to any fencing between the proposed facility, the ROS and wetland areas.

DBCA recommends that bollards and/or other fencing be installed along the outer edge of the portion of the Dodson Road entry/exit internal road and carpark areas adjacent to the wetland, to prevent accidental vehicle and/or material encroachment into the adjacent wetland and to protect the ROS values.

There should be no direct or indirect hydrological impacts, including surface water run-off, drainage, sedimentation or pollutants to the wetland during and after any proposed development to protect the wetland and birdlife from potential impacts.

**Planning Comment:** Comments noted

**Determination:** Submission noted.

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**Submission:** 44

**Submitter:** Christine Chalmer

**Summary of Submission:** OBJECTION

The submitter advises the lake is a breeding area for many species including butterflies and water birds.

The submitter notes that the natural environment is important to the populations wellbeing and should be prioritised over money.

**Planning Comment:** Comments noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions***.

**Determination:** Submission noted.

---

**Submission:** 45

**Submitter:** *Name removed at the request of the submitter*

**Summary of Submission:** SUPPORT

The submitter advises access to respite care would be a great benefit to the entire Southwest community if not the state.

The submitter notes that use of the land is primarily beyond the gazebo and therefor the proposal would have limited impact on the reserve.



**Planning Comment:** Support noted.

**Determination:** Submission noted.

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**Submission:** 46

**Submitter:** Peter Eckersley

**Summary of Submission:** OBJECTION

The submitter considers that the proposed amendment should be conditional upon provision of an alternative secure nesting area for South West Snake Necked Turtles to offset the loss of the area rezoned.

The submitter notes that the species has been classified as near-threatened and is the subject of a citizen 'Turtle Tracking' project at Big Swamp in Bunbury.

**Planning Comment:** Comments noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions***.

**Determination:** Submission dismissed.

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**Submission:** 47

**Submitter:** *Name removed at the request of the submitter*

**Summary of Submission:** OBJECTION

The submitter considers that the community was not adequately informed or consulted about the development and has provided the following comments.

- The proposed building will occupy a large area, affecting views and access to the parkland for nearby residents.
- The area is prone to flooding, and the development could exacerbate this problem, potentially impacting homes and infrastructure.
- There are concerns about runoff, and other pollutants affecting the local environment, including the lake and its flora and fauna.
- Increased traffic and congestion are concerns, along with the adequacy of existing facilities to handle the additional load.

	The submitter suggests that the expansion should occur at Morrissey Homestead's existing facility in Australind instead.
<b>Planning Comment:</b>	The amendment was publicly advertised in accordance with the Planning and Development (Region Planning Schemes) Regulations 2023. An extension to the advertising period was provided in response to a request from members of the local community.
	Remaining comments are noted and addressed in 'Part 6 – Objecting Comments' of the <b>Report on Submissions</b> .
<b>Determination:</b>	Submission noted.

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**Submission:** 48

**Submitter:** *Name removed at the request of the submitter*

**Summary of Submission:** OBJECTION

The submitter advises that the proposal could ruin the wetland forever and that they were assured this land would be retained as Regional Open Space.

The submitter considers that residents were given little time to prepare submissions and there has been a lack of consultation with the EPA and other agencies.

The submitter is of the opinion that Morrissey Homestead's Australind premises is a more appropriate location for the proposed expansion.

The submitter advises that the boardwalk under the railway line and amendment area are often inundated in winter and building on the area will affect nearby properties.

The submitter advises consideration should also be given to waste management, fauna habitat, mental health, lack of staffing issues, lack of parking, and construction impacts on the wetland.

**Planning Comment:** The amendment was publicly advertised from 10 April 2024 until 12 June 2024 (inclusive of an extension to the advertising period in response to a request from members of the local community), in accordance with the Planning and Development (Region Planning Schemes) Regulations 2023. This process included referral to State government agencies.

The amendment was referred to the EPA in accordance with Section 38 of the *Planning and Development Act 2005*. The EPA reviewed the amendment and determined that the amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*.

Consideration of alternative locations is outside the scope of the amendment.

Waste management, staffing and management of construction impacts relate to the development application stage and will be considered at subsequent planning stages.

The remaining comments are addressed in 'Part 6 – Objecting Comments' of the **Report on Submissions**

**Determination:** Submission noted.

---

**Submission:** 49

**Submitter:** *Name removed at the request of the submitter*

**Summary of Submission:** OBJECTION

The submitter advises:

- The Western Australian Planning Commission should involve the Environmental Protection Authority.
- The area is valuable for biodiversity and community well-being and should remain undeveloped. Morrissey Homestead has land in Australind.
- The area is prone to flooding and has a high water table, making it unsuitable for building foundations.
- The area is a habitat for near-threatened species like the South Western Snake-necked turtle, Rakali (water rat), and Blue-billed duck.
- Local residents use the space for recreation, exercise, and socialising.
- Preserving wetlands is crucial for biodiversity, especially in the context of climate change.
- Development could worsen traffic congestion at the junction of Dodson Road and South Western Highway.

**Planning Comment:** The amendment was referred to the EPA in accordance with Section 38 of the *Planning and Development Act 2005*. The EPA reviewed the amendment and determined that the amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*.

Consideration of alternative locations is outside the scope of the amendment.

The remaining comments are addressed in 'Part 6 – Objecting Comments' of the **Report on Submissions**.

**Determination:** Submission noted.

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**Submission:** 50

**Submitter:** Donna Morrissey

**Summary of Submission:** OBJECTION

The submitter advises that the park provides a natural environment which is beneficial to the wellbeing of visitors and local wildlife.

The submitter raises concern that the proposal will affect the parks amenity and advises that the proposed respite facility is not appropriate in proximity to a waterway.

The submitter considers that it is important that the history of how this land came into the possession of the City of Bunbury is an important addition to the discussion.

**Planning Comment:**

The land contained within Lot 65 previously formed four lots subject to flooding. The land was acquired by the City of Bunbury who have since managed the land. The City of Bunbury leased the original Morrissey Homestead to the South West Association for the Physically Handicapped. In 1989 the original lots were amalgamated to form Lot 65. In 1991, Morrissey's purpose-built facility was built alongside the original building.

Lot 65 was zoned "Residential" and reserved for "Parks, Recreation and Drainage" under the local planning scheme. In 2014, the land was included in the "Regional Open Space" reservation through Gazettal of the GBRS, likely due to its association with the abutting Crown Reserve (R 29891) which was formerly managed by the Department of Water (DWER) for drainage purposes. The abutting Crown reserve is now vested in the City of Bunbury for drainage.

The reserved extent of Lot 65 reflects the area mapped as being within the floodway and as such not considered appropriate for urban development. Alternatively, the Subject land has been utilised for recreational purposes. The Department of Water and Environment (DWER) has assessed the proposal and advised that due to the urbanisation of much of the Eadles Creek catchment it now contains a series of detention systems. Updated flood modelling undertaken for the area has confirmed that the amendment area can be developed for urban purposes subject to consideration of appropriate fill requirements in subsequent planning stages and no additional flood modelling is required.

The Department of Health has not objected to the location of the facility.

**Determination:** Submission noted.

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**Submission:** 51, 52

**Submitter:** Anne Dixon, Colin Dixon

**Summary of Submission:** OBJECTION

The submitters consider that the proposed amendment undermines the intent to protect natural environments and recreational spaces, which are crucial for the community's wellbeing and raise the following concerns.

The submitters raise concerns about the lack of public consultation and transparency in the decision-making process. They advise that during community workshops, many questions remained unanswered, which has led to distrust and dissatisfaction among the community members.

The submitters have concerns relating to traffic congestion. They are worried about the safety at intersections and express concerns about the potential effects on traffic and parking. They refer to the need for funding to realise road network upgrades.

The submitters consider that approving the rezoning could set a dangerous precedent for future developments. This could negatively impact the character and amenity of the area, leading to potential increases in unsocial behaviour and a decline in the quality of life for residents.

The submitters advise the area is subject to flooding. The submitters emphasise the negative impacts on local flora and fauna and have attached an extensive list of flora and fauna observed within the area to the submission.

The submitters consider the proposal will have an impact on the community. They are particularly concerned about the wellbeing of residents due to the loss of recreational space, which is important for physical and mental health.

The submitters question the necessity of additional respite care facilities, given that there are already existing ones in the area. The submitters consider an economic impact analysis to understand the broader implications of the rezoning is required.

The submitters raise the importance of considering Aboriginal heritage.

**Planning Comment:** The amendment was publicly advertised from 10 April 2024 until 12 June 2024 (inclusive of an extension to the advertising period in response to a request from members of the local community), in accordance with the Planning and Development (Region Planning Schemes) Regulations 2023. This process included referral to State government agencies.

An economic analysis is not considered necessary for the region scheme amendment. In this respect it is noted that Department of Health has advised that there is a lack of regularly available residential respite in the South-West, impacting social admissions in acute hospitals.

It is noted that there are no registered Aboriginal Heritage sites within the amendment area. Future development is required to accord with the *Aboriginal Heritage Act 1972*.

**Determination:** Submission noted.

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**Submission:** 53

**Submitter:** *Name removed at the request of the submitter*

**Summary of Submission:** OBJECTION

The submitter consider that the area should stay as it is for future generations to enjoy.

**Planning Comment:** Comment noted. Refer to 'Part 6 – Objecting Comments' of the *Report on Submissions*.

**Determination:** Submission noted.

---

**Submission:** 54

**Submitter:** Simon Dixon

**Summary of Submission:** OBJECTION

The submitter advises that the proposed plan does not consider the loss of views and subsequent loss of property value to the residence of 5 Morrissey.

The submitter notes that proposed plan utilises the centre section of the park which minimises the useable space within the park area. The preliminary design can be reconfigured to have a lesser effect on the properties and park area.

The submitter considered that, given the issues with access, consideration should be given to using the eastern end of the park (adjacent to the existing parking area) and repurposing into parking space and access slip lane further away from Picton Road. The existing carpark can then be developed into the required new facilities.

	This in turn will allow the larger section of park to be more user friendly and eliminates the issues with neighbouring properties and ensures the Morrissey Group can expand their service.
<b>Planning Comment:</b>	Views from nearby properties are not a relevant planning consideration.  A future development proposal will however be required to have regard to the character and amenity of the surrounding area.
<b>Determination:</b>	Submission noted.

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<b>Submission:</b>	55
<b>Submitter:</b>	<i>Name removed at the request of the submitter</i>
<b>Summary of Submission:</b>	OBJECTION  The submitter raises concerns relating to traffic and advises that traffic at the intersection has worsened since the establishment of the round-a-bout at the Vittoria Road intersection.
<b>Planning Comment:</b>	Traffic considerations will be required to be addressed at subsequent planning stages. Refer to 'Part 6 – Objecting Comments' of the <b>Report on Submissions</b> .
<b>Determination:</b>	Submission dismissed.

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<b>Submission:</b>	56
<b>Submitter:</b>	Judith Jones
<b>Summary of Submission:</b>	OBJECTION  The submitter advises that the property known as Morrissey Homestead was the subject of an acquisition in the early 1980's by the Bunbury City Council due to persistent flooding of the area, notably the 1964 floods and several significant inundations thereafter.  The building (original homestead) was set up as a facility for the physically handicapped under the auspices of the South West Association for the Physically Handicapped (SWAPH), under which it operated for some years beginning in the early 1980's.

This submitter questions the "rationalisation" of the subject Regional Open Space to permit the amendment and consider that the proposal overlooks the potential of the area to be sensitively revegetated with suitable vegetation in keeping with the principles of Regional Open Space.

The submitter advises proposed development on the site represents a significant change of use which includes increased traffic, impacting emergency vehicle access and residential amenity.

The submitter notes that there is no qualifying statistical information regarding the proposed 8-bed facility and raises concern subsequent extensions will occur.

The submitter notes development of the amendment area will require fill which will contribute to impact of the development felt by nearby residents.

The submitter advises the "Dodson Lake Park" valued community space, and the proposed amendment could set a precedent for further encroachment on regional open spaces.

**Planning Comment:**

It is noted that Department of Health has advised that there is a lack of regularly available residential respite in the South-West, impacting social admissions in acute hospitals.

Remaining comments are noted. Refer to 'Part 6 – Objecting Comments' of the ***Report on Submissions***.

**Determination:**

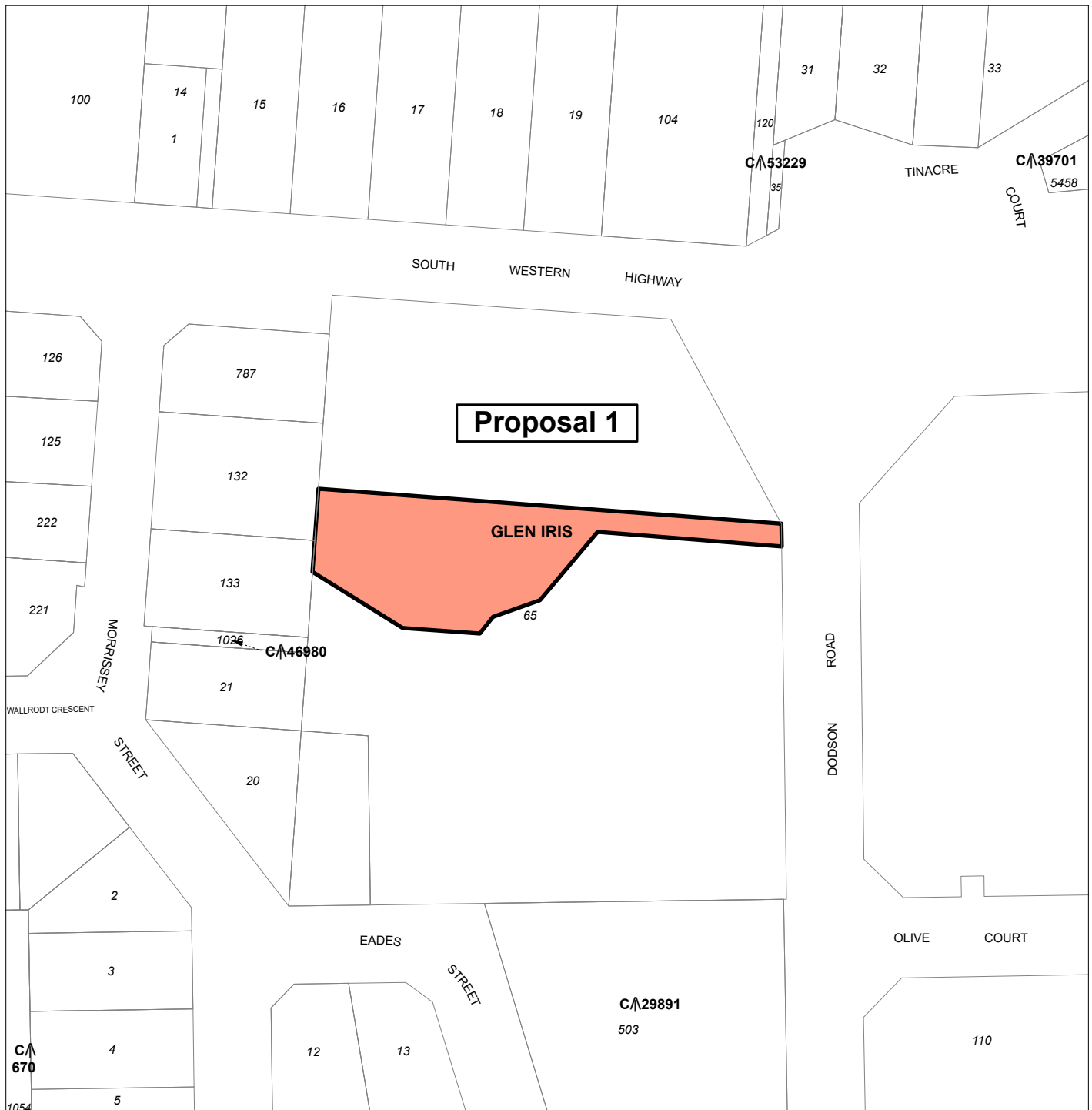
Submission noted.

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### **Schedule 3**

**Amendment Figure - Proposal 1  
(as advertised)**



**Pt Lot 65 South Western Highway, Glen Iris**  
**Standard GBRs amendment**  
**as advertised**

28 February 2024

Proposal 1

Proposed Amendment:

 Regional Open Space reservation to Urban zone

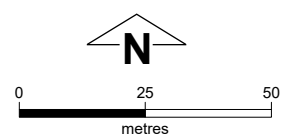
Reference no: 4642

File no: RLS/1107

Version number: 1

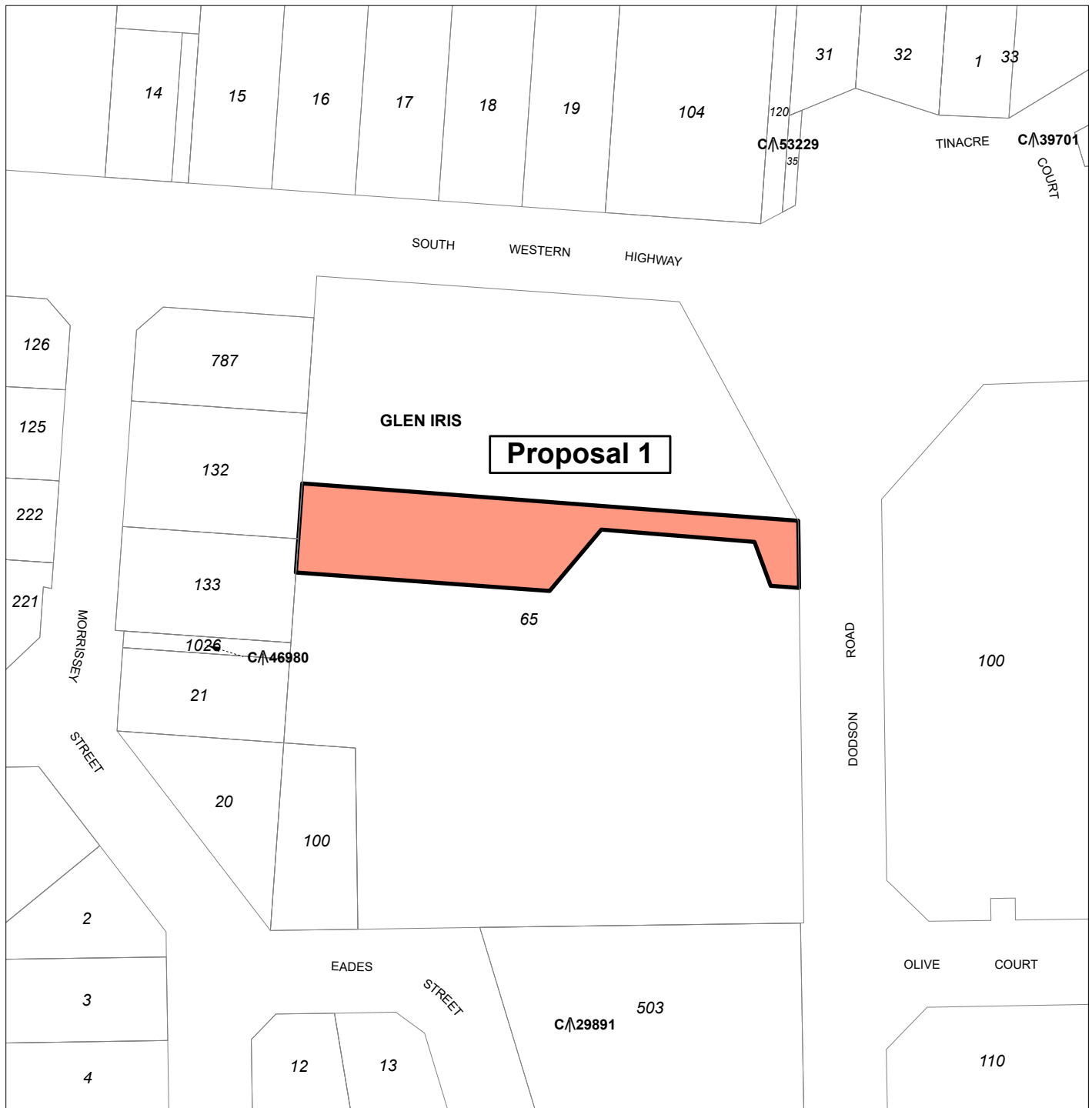
**WAPC**  
 Western Australian  
 Planning Commission

Date: 8/04/2025  
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
 Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1



## **Schedule 4**

**Amendment Figure - Proposal 1  
(as modified)**



**Pt Lot 65 South Western Highway, Glen Iris  
Standard GBRS amendment  
as modified**

19 February 2025

Proposal 1

Proposed Amendment:



Regional Open Space reservation to Urban zone

Reference no: 4642

File no: RLS/1107

Version number: 3

## **Appendix A**

### **List of plans (as advertised)**

**Greater Bunbury Region Scheme Amendment 0070 (Standard)**  
**Part Lot 65 South Western Highway, Glen Iris**

**as advertised**

**Amending Plan 3.2833**

## **Appendix B**

### **List of plans (as modified)**

**Greater Bunbury Region Scheme Amendment 0070 (Standard)**  
**Part Lot 65 South Western Highway, Glen Iris**

**as modified**

**Amending Plan 3.2833/2**



**Submissions**

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/1107  
Our Ref: MRS401545  
Enquiries: Matt Calabro  
Direct Tel: 9420 2099

11 April 2024

Chief Executive Officer  
Department Of Planning Lands and Heritage  
Locked Bag 2506  
PERTH WA 6001

Attention of: Lainy Collisson

**Re: Proposed Greater Bunbury Region Scheme Amendment - Lot 65 South Western Highway, Glen Iris**

Thank you for your letter dated 10<sup>th</sup> April 2024. We offer the following comments regarding this proposal.

The proposed Greater Bunbury Region Scheme Amendment does not affect Water Corporation assets. Water Corporation has no objection.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact me at [matt.calabro@watercorporation.com.au](mailto:matt.calabro@watercorporation.com.au)

Regards,

A handwritten signature in black ink, appearing to be "Matt Calabro", written over a horizontal line.

Matt Calabro  
Senior Advisor – Land Use Planning  
Development Services

**From:** Krish Seewraj <krish.seewraj@dwer.wa.gov.au>  
**Sent:** Wednesday, 17 April 2024 12:32 PM  
**To:** Region Planning Schemes  
**Cc:** Christine Collins  
**Subject:** RE: Proposed Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway Glen Iris (City of Bunbury) - RLS/1107

**Follow Up Flag:**  
**Flag Status:**

OFFICIAL

17 April 2024  
Our Reference: PA063402, DWERT8287-5~45  
Your reference: RLS/1107  
To: Department of Planning, Lands and Heritage  
From: Department of Water and Environmental Regulation

**RE: Proposed Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway Glen Iris (City of Bunbury) - RLS/1107**

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

The Department has no comments.

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

Yours sincerely,

---

Krish Seewraj  
Planning Advice Program Manager  
South West Region

**Department of Water and Environmental Regulation**

71 McCombe Road, BUNBURY, WA 6230  
PO Box 261, BUNBURY, WA 6231  
T: (08) 9726 4137 | F: (08) 9726 4100 | Ext: 1137  
E: [krish.seewraj@dwer.wa.gov.au](mailto:krish.seewraj@dwer.wa.gov.au) | [www.dwer.wa.gov.au](http://www.dwer.wa.gov.au)  
Twitter: [@DWER\\_WA](https://twitter.com/DWER_WA)

---

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-04-26 15:22:35

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:  
private

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

Support

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

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

Happy to support as they do a wonderful job with our disabled.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

---

**From:** Hodgson, Lucas <Lucas.Hodgson@transport.wa.gov.au>  
**Sent:** Tuesday, 30 April 2024 1:30 PM  
**To:** Region Planning Schemes  
**Cc:** Christine Collins  
**Subject:** RE: Proposed Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway Glen Iris (City of Bunbury) - RLS/1107

Some people who received this message don't often get email from lucas.hodgson@transport.wa.gov.au. [Learn why this is important](#)

OFFICIAL

Secretary  
Western Australian Planning Commission  
Department of Planning, Lands and Heritage  
140 William Street  
PERTH WA 6000

Attention: Christine Collins

Dear Christine,

**RE: PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0070 (STANDARD) – PART LOT 65 SOUTH WESTERN HIGHWAY, GLEN IRIS - RLS/1107**

Thank you for your email dated April 10, 2024, inviting the Department of Transport (DoT) to provide comment on the above proposed amendment. The Urban Mobility (UM) division of DoT has reviewed the submitted documents and advises that DoT has no objections.

The landowners should be made aware of transport noise impacts from road and rail operations in the vicinity of the subject land. Please refer to WAPC State Planning Policy SPP 5.4 for the requirement of placing notifications on new titles created over this urban zoned land.

We understand Main Roads WA will be consulted and will send their response directly.

DoT would welcome the opportunity to comment at further planning stages.

Kind regards,

**Lucas Hodgson**  
**Project Officer|Urban Mobility|Department of Transport**  
GPO Box C102, Perth WA 6839  
Tel: (08) 6551 7154  
Email: [Lucas.Hodgson@transport.wa.gov.au](mailto:Lucas.Hodgson@transport.wa.gov.au)|Web: [www.transport.wa.gov.au](http://www.transport.wa.gov.au)



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past and present.

---

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**From:** Pinfold, Daniel <Daniel.Pinfold@pta.wa.gov.au>  
**Sent:** Friday, 3 May 2024 8:14 AM  
**To:** Region Planning Schemes  
**Subject:** Proposed Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway Glen Iris (City of Bunbury) - RLS/1107

**Categories:**

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

To whom it may concern

Thank you for allowing the PTA the opportunity to provide comments pertaining to Lot 65, South Western HWY Glen Iris – RLS/1107, please find the following conditions and comments regarding the application.

1. All construction works must be contained within the lot boundaries and as such management protocols must be in place for all construction methods, to the satisfaction of Arc Infrastructure.  
**Justification for condition** - Condition confirms ensure that no material is placed within the rail corridor boundary.
2. Services must not across the rail corridor, either above or below ground.  
**Justification for condition** – Condition confirms that services including water, electricity, fibre optic, gas etc. are not permitted within the rail corridor.
3. No parking of construction equipment, are permitted on rail corridor land at any time.  
**Justification for condition** – Condition protects the railway corridor.
4. Drainage must not be discharged into the railway corridor.  
**Justification for condition** – Protects the function of the rail corridor.
5. No clearing of Native vegetation is permitted in the rail corridor.
6. Dust suppression methods must be implemented to the satisfaction of Arc Infrastructure.  
**Justification for condition** – Protect the function of the rail corridor.
7. Effective hygiene and biosecurity management must be in place to ensure there is no spread of weeds or diseases into rail corridor land to the satisfaction of Arc Infrastructure.  
**Justification for condition** – Condition ensures the protection of the rail corridor its maintenance as well as the protection of significant flora and fauna within the rail corridor.
8. All bushfire management for the lots must be achieved outside of the rail corridor.  
**Justification for condition** – Condition ensures that the railway corridor is not utilised to meet bushfire management requirements.
9. Species of plants used in landscaping must not listed by DPIRD as declared pests.

**Justification for condition** – Condition ensures that landscaping to the development does not pose an environmental impact to the rail corridor.

**ADVICE**

- a. In the instance where the developer requires access to, or across, the rail corridor to enable construction works, a separate application must be submitted to Arc's Third Party Projects for review.
- b. In addition to the above, it is of absolute importance that rail corridor land is not impacted at all by excavation works. In previous developments the developer excavated into rail corridor land and damaged conduit containing optic fibre.

**Daniel Pinfold**

**Student Planner | Infrastructure Planning & 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 2000 Fax: (08) 9326 2000 Mob: 0400 000 000

Email: [daniel.pinfold@pta.wa.gov.au](mailto:daniel.pinfold@pta.wa.gov.au) | Web: [www.pta.wa.gov.au](http://www.pta.wa.gov.au)



**Public Transport  
Authority**



*The Public Transport Authority of Western Australia cannot accept any liability for any loss or damage sustained as a result of software viruses. You must carry out such virus checking as is necessary before opening any attachment to this message. The information in this email and any files transmitted with it may be of a privileged and/or confidential nature and is intended solely for the addressee(s). If you are not an intended addressee please notify the sender immediately, and note that any disclosure, copying or distribution by you is prohibited and may be unlawful. The views expressed in this email are not necessarily the views of the Public Transport Authority.*



Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-01 09:25:16

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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

Support

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

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

I have lived in Bunbury for my entire 87 years and as I age and need some assistance for myself and my husband, having an option to access respite, outside of a residential facility and when we need the service will be a great option.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-01 18:35:41

## Introduction

1 What is your first name?

What is your name?:  
Anthony

2 What is your surname?

What is your surname?:  
Willetts

3 What is your address?

What is your address?:  
6 Nepean turn

4 What is your email address?

Email:  
awtraffice@outlook.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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

Support

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

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

The impacts from this proposal appear to be minimal, whilst the benefits would be significant. Seems like a no brainer to me for it to proceed!

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-03 08:34:56

## Introduction

1 What is your first name?

What is your name?:  
Suzanne

2 What is your surname?

What is your surname?:  
Bevan

3 What is your address?

What is your address?:  
7 Morrissey Street, Glen Iris

4 What is your email address?

Email:  
suzannep.bevan@outlook.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

I oppose the amendment due to the fact that this area is public land and should stay that way.  
The proposed extension of Morrissey Homestead would take away a fair amount of the area that is home to a lot of wildlife and used by the public on a daily basis.  
Also it will take away the views of some of the homes that have stood in the area for many years, and will no doubt affect house prices.  
I actually purchased my house nearly 20 years ago purely because it had this lovely public space and great view.  
I believe Morrissey Homestead would be better suited to moving to larger premises that would better suit their needs.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded



TO Whom it may concern

**RE: Respite beds in the South West**

I am writing to extend my support for Morrissey's application for funding for respite beds in the South West.

Bunbury Hospital and the entire WA Country Health Service South West (WACHS SW) have felt the pressure of reduced access to respite for older people, since many became unavailable during the period of COVID-19 lockdowns. A lack of regular, available respite has seen an increase in carers reaching burnout much sooner, impacting on the social admissions in acute hospitals.

WACHS SW currently has 28 individuals in acute hospitals, awaiting access to residential aged care. This number has remained consistently high since 2020. There are currently no Residential facilities in the South West offering consistently available Residential Respite, with only a few (including Morrissey) offering a small amount of Cottage Respite. These options are essential not only for older people and their families/carers, but younger people receiving NDIS support.

Additional respite beds in the South West will provide another support option to people through the CHSP program, those with Home Care Packages, NDIS funding or private capacity. This will aid to minimise the risk of burnout and delaying the need for permanent residential care for our aging and vulnerable populations.

Yours sincerely,

*Details removed at the request of the submitter*

A/Regional Aged Care Manager  
WA Country Health Service- South West



Department of  
Primary Industries and  
Regional Development

Submission 010

Your reference: RLS/1107  
Our reference: LUP 1842  
Enquiries: Leon van Wyk

Ms Sam Boucher  
Secretary  
Western Australian Planning Commission  
[RegionPlanningSchemes@dplh.wa.gov.au](mailto:RegionPlanningSchemes@dplh.wa.gov.au)

8 May 2024

Dear Ms Boucher

**COMMENT: Proposed Greater Bunbury Region Scheme Amendment 0070  
(Standard) – Part Lot 65 South Western Highway, Glen Iris - RLS/1107**

Thank you for the opportunity to comment on the proposed Greater Bunbury Region Scheme (GBRS) Amendment 0070 to rezone part Lot 65 South Western Highway, Glen Iris from 'Regional Open Space' to 'Urban'.

The Department of Primary Industries and Regional Development (DPIRD) does not object to the proposed GBRS rezoning of the abovementioned lot.

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

Yours sincerely

A handwritten signature in black ink that reads 'Timothy Overheu'.

Timothy Overheu

**Acting Director Agriculture Resource Management and Assessment  
Sustainability and Biosecurity**

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-06 14:37:25

## Introduction

1 What is your first name?

What is your name?:  
deborah

2 What is your surname?

What is your surname?:  
karpierz

3 What is your address?

What is your address?:  
21 Borya Bend, Glen Iris, W.A. 6230

4 What is your email address?

Email:  
debkar\_58@hotmail.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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

Support

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

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

My daughter attends Morrissey Homestead on a twice weekly, regular basis. This project, by acquiring some of the land behind the centre, would allow for far greater things to be done at the centre, catering for members of the greater Bunbury region. If it includes the building of a slip lane from Dodson Rd into Sw Hwy, all the better. It will still leave plenty of room for the wildlife and people to walk around and enjoy the lake.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-06 16:03:17

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

Your taking away beautiful park land and its horrendous getting out of dobson Rd... surely they could build elsewhere instead of taking away beautiful parks ..

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-06 18:55:57

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

My family regularly use this space with our dog. This area floods every winter and there's a lot of wildlife that live in this area.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded



Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-07 10:17:49

## Introduction

1 What is your first name?

What is your name?:

*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

As a homeowner in the area who is currently renting the property out as a rental; after careful consideration and thorough evaluation, I regret to inform you that I cannot support the extension for several significant reasons.

Firstly, the proposed location is adjacent to a very busy intersection that is anticipated to become even busier in the near future with the projection of South Western Highway extension to becoming 4 lanes. This poses a substantial safety concern for both the patients and employees of the respite care facility. The increased traffic flow could potentially jeopardize the well-being of those accessing/departing the facility, which is a risk you cannot overlook.

Secondly, the extension would violate the promise made to homeowners and residents when they invested in properties surrounding the open space reservation. Assurances were given that this area would never be compromised, and any deviation from this promise would not only lower the value of residential properties but also undermine the trust and confidence of the community.

Furthermore, it's worth noting that there is already another respite home care business operating within the residential area. Given the availability of a complete vacant block opposite the proposed area, there exists a viable alternative for expansion. Building from the ground up on the vacant block would not only meet the requirements of the respite care facility but also avoid the aforementioned safety and property value concerns. This would still allow them to visit the nearby lake and grassed area for the patients to appreciate the beautiful location which we all enjoy spending time near without jeopardising and minimising its potential.

In conclusion, while I appreciate the importance of supporting respite care services and their impact on patients, extending into the open space reservation is not feasible or advisable in this instance. We urge you to explore alternative locations that prioritize the safety and well-being of both the patients and the surrounding community.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded



Our Ref: 11.2024.19.1  
File Ref: COB/3142  
Your Ref: RLS/1107  
Enquiries: Teshome Tadesse, 08 9792 7055  
E-Mail: [info@bunbury.wa.gov.au](mailto:info@bunbury.wa.gov.au)

7 May 2024

Secretary  
Western Australian Planning Commission  
Level 6, 61 Victoria Street  
BUNBURY WA 6230

By email: [bunbury.planning@planning.wa.gov.au](mailto:bunbury.planning@planning.wa.gov.au)

To Whom it May Concern

**SUBMISSION – GREATER BUNBURY REGION SCHEME AMENDMENT 007 (STANDARD) – PART LOT 65 SOUTH WESTERN HIGHWAY, GLEN IRIS – RLS/1107**

Thank you for the opportunity to comment on proposed Greater Bunbury Region Scheme amendment which proposes to rezone a portion of Lot 65 South Western Highway in Glen Iris from the Regional Open Space reservation to the Urban zone.

The City advises that this proposal has been reviewed and is supported. However, the City would like the applicant/landowner to take into consideration the following matters when a formal development application is submitted to the City to develop the site for the intended purpose as outlined in the report.

Environmental

No significant environmental issue has been identified under the current rezoning. At the development stage, potential impact on the lake and fauna should be managed to the satisfaction of the City. In this case, a Construction Environmental Management Plan or equivalent is required to be submitted to the City in order to address acid sulphate soils risk, surface water run-off, rubbish and machinery movements.

Flood Level

The site is subject to the Special Control Area for Flood Prone Land under Local Planning Scheme No. 8. The City's Geographic Information System (GIS) identifies the site as being located in the 1% AEP Storm Event area. This means that minimum finished floor level requirements apply to any future development.

Traffic, Carpark and Proposed Changes to Crossovers

A Traffic Impact Assessment (TIA) is required at development application stage to provide additional information around the traffic volumes, access and parking consistent with the final Main Roads intersection design for South West Highway/Dodson Road.

4 Stephen Street, Bunbury WA 6230 | PO Box 21 Bunbury WA 6230

☎ 08 9792 7000    ✉ [info@bunbury.wa.gov.au](mailto:info@bunbury.wa.gov.au)

[www.bunbury.wa.gov.au](http://www.bunbury.wa.gov.au)

The use class 'Community purpose' does not have a standard car parking calculation. Therefore, the applicant is required to provide further information at development application stage that includes number of employees, clients and company vehicles onsite to justify the number of car parking bays onsite.

The design of any future carpark and crossover locations should minimise the loss of trees where possible and propose new shade trees with the proposed car park.

Given the location of the site in close proximity to busy intersection site, State Planning Policy 5.4 Road and Rail Noise should be considered.

#### Amenities on the Regional Open Space

The applicant is advised to liaise with the City regarding the location and specification of the new footpath to ensure it will meet the necessary standards in the areas of width, design and gradient and separation from the lake. Other amenities such as the park bench should be considered if impacted by the proposal.

#### Lease Agreement

Morrissey will need to liaise with the City regarding a Deed of Variation of Lease area.

#### General Comment

Under the current Greater Bunbury Region Scheme amendment proposal, only the proposed rezoning from Regional Open Space to Urban has been considered. The accompanying information has been considered as additional materials in light of the rezoning proposal. This means that the concept design for receipt facility, car parking and access arrangement can only be approved following a formal development application to the City.

If you have any further queries please do not hesitate to contact Teshome Tadesse, Planning Officer, on 08 9792 7055.

Yours sincerely



Alice Baldock  
**SENIOR PLANNING OFFICER**

---

**From:** South West Region Planning Services <swrplanning@mainroads.wa.gov.au>  
**Sent:** Wednesday, 8 May 2024 2:39 PM  
**To:** Lainy Collisson  
**Cc:** Daniel Naude  
**Subject:** FW: Reply: Proposed Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway Glen Iris (City of Bunbury) - RLS/1107  
**Attachments:** 12604362-DRG-CI-00011-A.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

OFFICIAL

Hi Lainy

I refer to your email below and advise that Main Roads has no objection in principle to the proposed Greater Bunbury Region Scheme amendment subject to the following comments and requirements.

The attached plan shows the current concept design for future upgrading of the intersection of Dodson Road and South Western Highway including relocation of the driveway access to the Morrissey Homestead.

It is noted that the intersection concept plans included with the proposed scheme amendment documents are not the current concept plans which have relocated the driveway/ crossover a further approximately 10 metres to the south to increase separation of the driveway from the intersection.

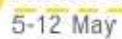
It is recommended that the proposed amendment scheme amendment map be modified to include the land area required for the proposed new driveway/ crossover and associated access way for the proposed new development within the Urban zone rather than the Parks and Recreation reserve.

If you have any queries please phone Daniel Naude – 9724 5724

**South West Region Planning Services**

Tel: +97245600





Our House encompasses the traditional concerns brought before the House and the contemporary concerns of the land, water and community. We pay particular respects to all members of the Aboriginal communities and their culture and to elders both past and present.





AMENDMENTS		
No.	DESCRIPTION	APPROVED & DATE


## NOTES

- NOTES:**
- ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
  - PROJECT CASE MEDIAN IS NOT PAINTED AT ALL LOCATIONS. HARD ISLANDS AND MEDIANS HAVE BEEN PROVIDED IN THE PROJECT CASE AS SHOWN ON THE PLAN BELOW.
  - FOR CLARITY, WHERE THE ULTIMATE CASE DESIGN FEATURES ARE COMMON TO THE PROJECT CASE DESIGN, THEY HAVE NOT BEEN SHOWN.
  - TURN LANE LENGTHS INCLUDE TAPERS AS DEFINED BY AUSTRORoadS GUIDE TO ROAD DESIGN, PART 4A.
  - WHEREVER PRACTICABLE, TURN LANE LENGTHS HAVE BEEN ADOPTED BASED ON THE PRELIMINARY TRAFFIC MODELLING OUTPUTS AND AS RECOMMENDED BY AUSTRORoadS GUIDE TO ROAD DESIGN, PART 4A, SECTION 5.2. IN SOME INSTANCES, PHYSICAL CONSTRAINTS HAVE LIMITED THE LENGTH OF LANES TO BE LESS THAN THE TOTAL OF DECELERATION PLUS STORAGE.


- LEGEND:**
- CADASTRAL BOUNDARY
  - PROPOSED CARRIAGEWAY EDGE
  - PROPOSED PROJECT CASE DESIGN
  - PROPOSED (WORKS IN PROGRESS)
  - PROPOSED ULTIMATE DESIGN (REFER NOTE 3)
- LEGEND - EXISTING SERVICES**
- HV D — HV DISTRIBUTION CABLE (UG)
  - WP D — DISTRIBUTION CABLE (UG)
  - EDH — DISTRIBUTION POWERLINE (OH)
  - T — TELSTRA CABLE
  - NBN — NBN CABLE
  - OF — OPTUS FIBRE OPTIC CABLE
  - W — WATER PIPE
  - S — SEWER PRESSURE MAIN
  - D — STORM WATER DRAIN
  - G — GAS MAIN

DATE & TIME PRINTED: 24/11/2023 19:27:17 AM


METADATA	
GROUND SURVEY STANDARD:	67-08-43
DATE OF CAPTURE:	MAY 2017
MAPPING SURVEY STANDARD:	-
DATE OF CAPTURE:	-
MAIN ROADS PROJECT ZONE:	PCG94
HEIGHT DATUM:	AHD




Level 10, 999 Hay Street Perth WA 6000  
PO Box 13106 Perth WA 6832 Australia  
T (08) 6222 8222 F (08) 6222 8555  
E permail@ghd.com.au www.ghd.com.au




Worley Group  
CONSULTANT DRAWING NUMBER  
DRAWN ADVISIAN  
DESIGNED GHD  
VERIFIED  
DIRECTOR  
CLIENT FILE NO.




REGIONAL MANAGEMENT AND OPERATIONS DIRECTORATE  
SOUTH WEST REGION



ROBERTSON DRIVE  
Telephone (08) 9724 5600  
BUNBURY 6231  
Fax (08) 9724 5655



SOUTH WESTERN HIGHWAY (H009)  
SOUTH WESTERN HIGHWAY DUPLICATION  
OPTION B - 3.5m WIDE MEDIAN  
INTERSECTION PLAN  
DODSON ROAD



LOCAL AUTHORITY  
MRWA DRAWING NUMBER  
12604362-DRG-CI-00011-A

**CONCEPT DESIGN  
DRAWING**

**DODSON ROAD INTERSECTION**

SCALE 1:500

**UNCONTROLLED  
COPY**

**PRELIMINARY  
UNCHECKED**

**INFORMATION ONLY  
NOT TO BE USED  
FOR CONSTRUCTION**

**WARNING**  
SERVICES AND CADASTRAL BOUNDARY LOCATIONS SHOWN ARE ONLY INDICATIVE AND MUST NOT BE USED FOR EXCAVATION. THE "ONE CALL 100" SYSTEM SHALL BE USED TO OBTAIN ACCURATE SERVICE LOCATIONS. SERVICES ARE TO BE LOCATED PRIOR TO WORKS.



1500  
0 5m 10 15 20 25 30 35 40 45 50 55 60 65 70 75

SCALES

A 1



Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-09 12:38:31

## Introduction

1 What is your first name?

What is your name?:

Jacob

2 What is your surname?

What is your surname?:

Kennedy

3 What is your address?

What is your address?:

16 Morrissey Street Glen Iris 6230 WA

4 What is your email address?

Email:

Coastalmroofing@gmail.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

Im the home owner of 16 morrissey st and ive lived on morrissey Street for 20 years. The extension of morrissey home stead and destruction of our lake is appalling. Not only will it be an eye sore but will also push the worth of property in the area down.

10 Upload supporting documents

Upload supporting documents:

No file uploaded

11 Upload supporting documents

Upload supporting documents:

No file uploaded



Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-11 17:01:28

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

Our beautiful wildlife will have less area to live and breed. The flood risk will rise due to losing a large water reservoir. Our house value will probably go down due to losing such a beautiful part of our community. We love having picnics in this area and enjoying the water birds. There's so many little birds that call that area home. You can't take that away from them, we already have lost so many precious wetlands in the Greater Bunbury region.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-11 17:13:57

## Introduction

1 What is your first name?

What is your name?:  
Brett

2 What is your surname?

What is your surname?:  
Millett

3 What is your address?

What is your address?:  
1 Beverley place, Glen Iris

4 What is your email address?

Email:  
brettmillett2@gmail.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

I oppose this because it's such a nice area and there's so much wildlife there with a nice flowing river. It's a such a nice family area and a nice walk for us and our dogs

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-11 22:00:29

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

Due to the disruption of wildlife, ducks and other birds.

It is a popular destination for people to go and look at wildlife, picnic, take a walk while feeling like they are in nature etc.

The place holds significant nostalgia to many growing up in the area.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-12 07:39:58

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

The habitat of all the water birds that are living there is going to be impacted negatively!

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-12 23:47:03

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

Not Answered

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

If swamoland is filled in it will remove habitats for birds and other local wild live and could negatively impact on the eco system in the area.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded



Western Australian Planning Commission  
South West Office  
Sixth Floor, Bunbury Tower  
61 Victoria Street  
BUNBURY WA 6230

Email: [regionplanningschemes@dplh.wa.gov.au](mailto:regionplanningschemes@dplh.wa.gov.au)

21 May 2024

Dear Sir/Madam,

**RE: Proposed Amendment to Pt Lot 65 South Western Hwy, Glen Iris (Morissey Homestead)**

Aqwest has reviewed the abovementioned Greater Bunbury Scheme Amendment and have the following comments in relation to the proposed Morrissey Homestead Extension envelope occurring on top of an Aqwest asset (300mm diameter pipeline).

Should the proponent decide to continue with the proposed development it is recommended that a re-alignment of the 300mm pipeline occur to enable Aqwest to service this asset. Aqwest draws the proponent's attention to the following:

***Water Services Act***

***Part 5 Water Services***

***Division 4 Protection of works, fittings and fixtures***

***Section 90***

- *Construction etc. over or in vicinity of water service works of licensee*
  - *(1) A person must not erect, construct, install, place or demolish any building, plant, wall, fence or other obstruction —*
    - *(a) in, on, over or under; or*
    - *(b) within the prescribed proximity (if any) to, water service works of a licensee, except in accordance with the approval of the licensee.*
    - *Penalty: a fine of \$10 000.*

***Part 7 Powers in relation to interests in land***

***Division 7 Property in water service works***

***Section 168***

- *An easement may be taken in accordance with section 166 without there being a dominant tenement, and there may be made appurtenant or annexed to any such easement another easement or the benefit of a restriction as to the user of the land.*

**Water Services Regulations**

Part 4 Water Services

Division 4 Protection of water services works and water quality

**Table**

Item	Kind of water service works	Activity	Proximity limit
1.	Water supply pipes with a nominal diameter of 300 mm or more, made of any material other than reinforced concrete or asbestos cement	Any activity not covered by items 6 and 7	6 m from the pipe
2.	Water supply pipes, made of reinforced concrete or asbestos cement	Any activity not covered by items 6 and 7	4 m from the pipe
3.	Sewer pressure pipes and drainage pressure pipes	Any activity not covered by items 6 and 7	6 m from the pipe
4.	Drainage pipes not covered by item 3 and gravity sewers, sewer junctions and sewer risers	Any activity not covered by items 5, 6 and 7	2 m from the pipe

Item	Kind of water service works	Activity	Proximity limit
5.	Drainage pipes not covered by item 3 and gravity sewers, sewer junctions and sewer risers	Excavation parallel to the pipe	1 m from the pipe
6.	Pipes covered by items 1 to 5	Blasting	1 000 m from the works
7.	Pipes covered by items 1 to 5	Pile driving	10 m from the works

Yours faithfully



Rhys Gustafsson

**ASSET PLANNING COORDINATOR**

**Amendment (Standard)**  
Submission Form

**Submission**

**Greater Bunbury Region Scheme Amendment 0070**

**Part Lot 65 South Western Highway, Glen Iris**

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

FILE  
RLS/1107

Title (Mr, Mrs, Miss, Ms) MS First Name DIANNE  
Surname OBERSKI (PLEASE PRINT CLEARLY)  
Address 1/3 MORRISSEY ST, GLEN IRIS Postcode 6230  
Contact Number 0455 484 020 Email Address .....

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? ☐ Yes ☒ No

**Submission**

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

Please refer to two attached pages  
of concerns for the proposed building  
on Part Lot 65 South Western Highway,  
Glen Iris

On page 2/2 I noted that in extreme  
weather and rainfall, the water levels of  
the wetlands are sometimes up to the  
level of, and lapping onto the road of Dodson  
Road. So sometimes the water level of the  
pond is high and spilling over.  
In the amendment it stated the area is  
located within the 'floodway' of the Greater  
Bunbury Region Scheme and the 'existing land  
is relatively high in relation to the 1% AEP -

turn over to complete your submission



top water level? \* (The land is relatively flat apart from a slight incline which obviously would have to be levelled. Being <sup>so</sup> close to the pond, would it not

be a risk if the pond levels get high?)

\* Land is relatively flat, not high as stated in the amendment.

Morrissey Homestead is a fantastic organisation for what they do for the people and community. What they are proposing is wonderful, but not in that location for reasons stated.

You should be aware that:

- The Western Australian Planning Commission (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.

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

Signature



Date

12 - May 2024

**Note: Submissions MUST be received by the advertised closing date on 22 May 2024.  
Late submissions will NOT be considered.**

**Amendment**

**Submission**

**Part Lot 65 South Western Highway, Glen Iris**

Dianne Oberski  
1/3 Morrissey St  
GLEN IRIS WA 6230  
Contact: 0455 484 020

**Planning for Bushfire Risk Management:**

**The very periphery of the subject land is located within a bushfire prone area. However, the site has access to two vehicular access roads.**

The proposed plans do not specify the two access roads. Having lived in the area for approximately 20 years, Dodson Road is always highly congested, especially during the week and traffic is often backed up to the railway line. Without the roads on the plan, the only other access would be South Western Highway or Eades Street, which is blocked by bollards and would be the most hazardous exit due to where most of the trees and vegetation are, if there was to be a bushfire.

There is a large tree on the reserve and alot of vegetation in close proximity to where the bulding is being proposed.

**Transportation:**

**The South Western Highway/Dodson Road intersection has been identified for upgrade to traffic lights. The project scope is in the early stages of development and the timing of the intersection upgrade is subject to funding being secured.**

If one of the main access to the proposed building site is from Dodson Road, having traffic lights would only allow approximately 3 cars to turn into Dodson Road, if one is waiting to turn right across two lanes into the access to the building.

**\* Substantiality:**

**\* The size and scale of the proposed amendment is not considered 'regionally significant'**

Looking at the plans, it will take up a 'significant' amount of the regional open space reservation which is home to native ducks, which we all know are protected, and homes of many birds and animals including ring tail possums.

\* Other factors of concern is the dust and pollution in construction could be toxic to the native wildlife living in the wetlands.

\* In extreme weather and rainfall, the water levels of the wetlands are sometimes up to the level of and lapping onto Dodson Road.

\* Eadles Creek is well known amongst the community as 'The Duck Pond', a beautiful reserve where families often go to kick a football around, play cricket, have picnics etc. Ducks and other birds are often on the grassland where the building is being proposed. The building would be an 'eyesore' and take away the beauty of the reserve as well as interfering with the environment of the ducks and wildlife that have lived there for many years.

DIANNE OBERSKI

D. O.

12 - May - 2024



**Amendment (Standard)**  
Submission Form

**Submission**  
**Greater Bunbury Region Scheme Amendment 0070**

**Part Lot 65 South Western Highway, Glen Iris**

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

FILE  
RLS/1107

*Details removed at the request of the submitter*

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? ☒ Yes ☐ No

**Submission**

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

The building will be an extreme eyesore for such a lovely park that families enjoy. I believe that there are plenty of other areas that this building can be build thank you. Destroying an absolutely lovely area is unequalled for. Please look for other alternatives. I also saw that there was an "Extentions" that might happen in the future that already makes me think it is already planned. Please find alternatives.  
Thank you.

turn over to complete your submission

You should be aware that:

- The Western Australian Planning Commission (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.

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

Signature .....

Date .....

15/5/2024

**Note: Submissions MUST be received by the advertised closing date on 22 May 2024.  
Late submissions will NOT be considered.**



Your Ref: RLS/1107  
Our Ref: F-AA-90443-7/ D-AA-24/71134  
Contact: System Performance 9222 2000

Ms Lainy Collison  
Senior Planning Support Officer  
Department of Planning, Lands and Heritage  
Bunbury Tower, Level 6, 61 Victoria Street  
BUNBURY WA 6230

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

Dear Ms Collison,

**PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT.0070 - PART  
LOT 65 SOUTH WESTERN HIGHWAY GLEN IRIS**

Thank you for your email dated 10 April 2024, requesting comment from the Department of Health (DoH) on the above proposal.

The DoH provides the following comment:

**1. Water Supply and Wastewater Disposal**

No objection subject to connection to drinking water and sewage services provided by a licensed service provider.

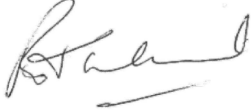
**2. Chemical Hazards**

The site has not been classified such that its records are publicly available on the Department of Water and Environmental Regulation's (DWER) Contaminated Sites database. However, it may have been notified and hence classified as potentially contaminated (i.e., investigation required, have investigations or remediation activities underway that are not yet completed).

The DoH highly recommends that the Basic Summary of Records (BSR) for the proposed site is obtained from DWER and to undertake the required processes for compliance with the Contaminated Sites legislation.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Theobald', with a horizontal line underneath.

Richard Theobald  
**A/EXECUTIVE DIRECTOR  
ENVIRONMENTAL HEALTH DIRECTORATE**

17 May 2024



Amendment (Standard)  
Submission Form

Submission 027

Submission

Greater Bunbury Region Scheme Amendment 0070

Part Lot 65 South Western Highway, Glen Iris

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

FILE  
RLS/1107

Title (Mr, Mrs, Miss, Ms) ..... First Name Theodora  
Surname TONKES (PLEASE PRINT CLEARLY)  
Address 6 Nash St Glen Iris Postcode WA  
Contact Number ..... Email Address .....

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? ☐ Yes ☐ No

Submission

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

I have lived in the area close to Rodson Lake for over 50 years and walked twice a day for many of those years. I'd be disappointed to see a building of this caliber take up so much space when much of the land is underwater during the winter months.

I don't oppose respite care but I do in this area when there are already two close by, one within a few meters and one less than a kilometer.

The traffic congestion in the area is a nightmare at certain times of the day and lives of the disabled will be put at risk with water and busy roads close by.

The land has always been public open space that families use for pleasure, photography and outdoor activities, how can you just change it to urban use, it's a residential area, it's not suitable for a commercial

turn over to complete your submission



money making property.

There should not be provisions for a maintenance workshop either, nobody else can build a shed and run daily maintenance from it.

All other subdivisions have green parklands, leave this one alone and let us enjoy the water views and birdlife of the park.

Theres plenty of other land options including their faultily at Quattralind.

You should be aware that:

- The Western Australian Planning Commission (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.

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

Signature

M. J. Jones

Date

18-5-2024

**Note: Submissions MUST be received by the advertised closing date on 22 May 2024.  
Late submissions will NOT be considered.**

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-16 06:07:14

## Introduction

1 What is your first name?

What is your name?:

Kyle

2 What is your surname?

What is your surname?:

Tosana

3 What is your address?

What is your address?:

8 Eades street

4 What is your email address?

Email:

kyle.tosana@icloud.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

Eadles creek homes an abundance of wildlife that use that grass area to feed.

also the surrounding residents of the amending plan wont be too pleased that their creek side view will be blocked brick and Colorbond.

Can the plan be extended into their car park? and a new car park be made around the front next to SWH?

10 Upload supporting documents

Upload supporting documents:

No file uploaded

11 Upload supporting documents

Upload supporting documents:

No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-16 09:17:21

## Introduction

1 What is your first name?

What is your name?:

Philip

2 What is your surname?

What is your surname?:

Martin

3 What is your address?

What is your address?:

14 Kelly Street, Bunbury, WA, 6230

4 What is your email address?

Email:

zx107867@gmail.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

The proposed extension to Morrissey Homestead is located on the flood plain of Morrissey Lake. This area is inundated with water every year and needs to be retained as part of the natural ecosystem.

Some other ideas could be:-

1. Morrissey Homestead could extend their premises into the existing carpark and change the car park facilities to a rooftop parking above the extensions into the existing car park.

This would be a win for Morrissey Homestead and the retention of the Morrissey Lake flood plain.

2. Purchase Neighbouring property and the new extensions constructed on land already used for dwellings.

3. Perhaps move to a more appropriate area in Bunbury for a completely new build for Morrissey which would have the whole building up to modern standards and located in a more appropriate location.

Our waterways are integral to the biodiversity of our environment and it is all too easy to draw plans that encroach and remove our endangered wetlands.

Please reconsider the current plans and retain the full extent of the Morrissey Lake wetlands.

Thanks You,

Philip Martin

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-17 10:22:52

## Introduction

1 What is your first name?

What is your name?:

Julie

2 What is your surname?

What is your surname?:

Kennedy

3 What is your address?

What is your address?:

13a Morrissey St

4 What is your email address?

Email:

julie\_terasa@outlook.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

I strongly oppose the extensions to Morrissey Homestead. We already have a facility at 18 Morrissey St and it has been a nightmare living next to it!! Screaming and shouting, overflow of traffic, up to 11 cars at a time parked on my lawn and my sons lawn. We were told initially it was a care facility for children, and that has not been the case, we were lied to and now have to live with the fallout of it.

There are many areas other than Morrissey Street area that can be used for a facility of this kind.

The area in question has always been zoned a Regional Open Space Reservation under the GBRS and We want it to remain as such.

How dare you people try to take our peace and tranquillity away from us. We bought/built in this area for that reason!! We are furious and totally outraged at this proposal and ask that it be STOPPED Immediately.

Yours Sincerely

Julie Kennedy

10 Upload supporting documents

Upload supporting documents:

No file uploaded

11 Upload supporting documents

Upload supporting documents:

No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-20 07:51:58

## Introduction

1 What is your first name?

What is your name?:  
Mark

2 What is your surname?

What is your surname?:  
Colecliffe

3 What is your address?

What is your address?:  
4 Morrissey St, Glen Iris

4 What is your email address?

Email:  
m.colecliffe@gmail.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

See attached submission.

10 Upload supporting documents

Upload supporting documents:  
Submission proposed future respite development Morrissey.pdf was uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Dated 19<sup>th</sup> May 2024

To whom it may concern.

Please find following our submission regarding **Part lot 65 South Western Highway, Glen Iris.**

We are in possession of the “Amendment Report” dated April 2024 for the proposed respite development at the above address.

I and my partner Donna, own and live at 4 Morrissey St, Glen Iris. Our residence is highlighted in the below image.



Location of our home.

Firstly, we will state we are not opposed in principle to more respite accommodation being provided in Glen Iris, however we have concerns around the proposed location.

**Factors we have considered:**

- This area is encircled by SW Highway, Dodson Rd, Robertson Drive and a rail corridor.
- Within this area there appears to be 2 Public Open Spaces (POS) these 2 areas are identified on the following image. POS 1 is the area including the proposed development. POS 2 is the second park area.
- A large percentage of POS 1 is not suitable for recreational activities due to the large area taken up by water and road verges.
- The proposed affected area appears to be around 30% of the usable parkland around POS 1.
- There are already other respite facilities in this area.





POS locations

**This estate is an isolated pocket:**

The 3 boundary roads are significant traffic corridors and lack suitable pedestrian crossing points, this restricts pedestrians from accessing POS areas in adjacent suburbs.

The rail corridor does have a pedestrian underpass allowing access to the POS in Davenport. This area is a commercial and industrial area, and we believe is not conducive to family activities. Further this underpass is at times submerged restricting access. As an example, the underpass is currently submerged and has been for around 5 days. Below is a photo highlighting the current flooding of the rail underpass.

Given the above we believe that the POS located in this area need to be sufficient to service all the residents located within this estate. This estate has approximately 70 homes and based on an average of 4 occupants per home, makes around 280 affected residents.



Typical underpass flooding



**The proposed location will significantly reduce the current useable space in POS 1:**

While the total area of the stormwater pond and surrounding grounds are significant, most of the area associated with this POS are not usable, the proposed redevelopment area and the immediate area adjacent to the proposed development are the only level grassed areas suitable for public access and use around the whole pond park making the current usable area approximately 6000m<sup>2</sup>-7000m<sup>2</sup>. The loss of 2000m<sup>2</sup> of this land will have a significant impact on the 280 local residents.

This area is well utilised by local residents including ourselves for recreational enjoyment as the two following photos taken in April of this year by ourselves while enjoying the sun set demonstrate.



Park being enjoyed by us on the 5<sup>th</sup> April 2024



Sunset 5<sup>th</sup> April 2024



POS 1 (North end)

**POS 1 offers much more to the local residents than POS 2.**

The contrast between what POS 1 area offers locals compared to POS 2 is significant, POS 2 does offer limited play equipment which POS 1 doesn't, but the overall outlook is significantly different, further our children have now moved on, and we enjoy the peace that not having play equipment nearby offers. Following are typical photos of the outlook from POS 2.



POS 2



POS 2



POS 2

POS 2 offers limited seating, unattractive view of the rail corridor and little to no grass cover, The play equipment is dated and in need of upgrading, fundamentally it is a paddock with no real appeal or infrastructure to enjoy the POS.



**A significant reduction in usable recreational space.**

The 2000m<sup>2</sup> parcel proposed to be cut off is located in the most usable portion of POS 1. Most of the road verge between the pond and the road slopes significantly and has heavy vegetation as well as concealing snakes and other fauna, these other areas also have significant animal habitats. This makes most of the space a buffer rather than a usable space. The one exception is the North end of the pond which represents around 10% of the total park area.

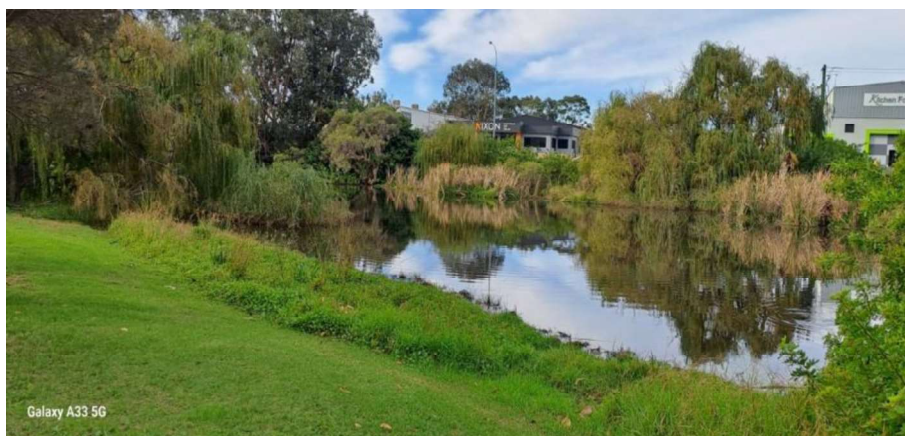
Following are some photos highlighting typical non-usable areas around POS 1.



Habitats and non-usable areas



Habitats and non-usable areas

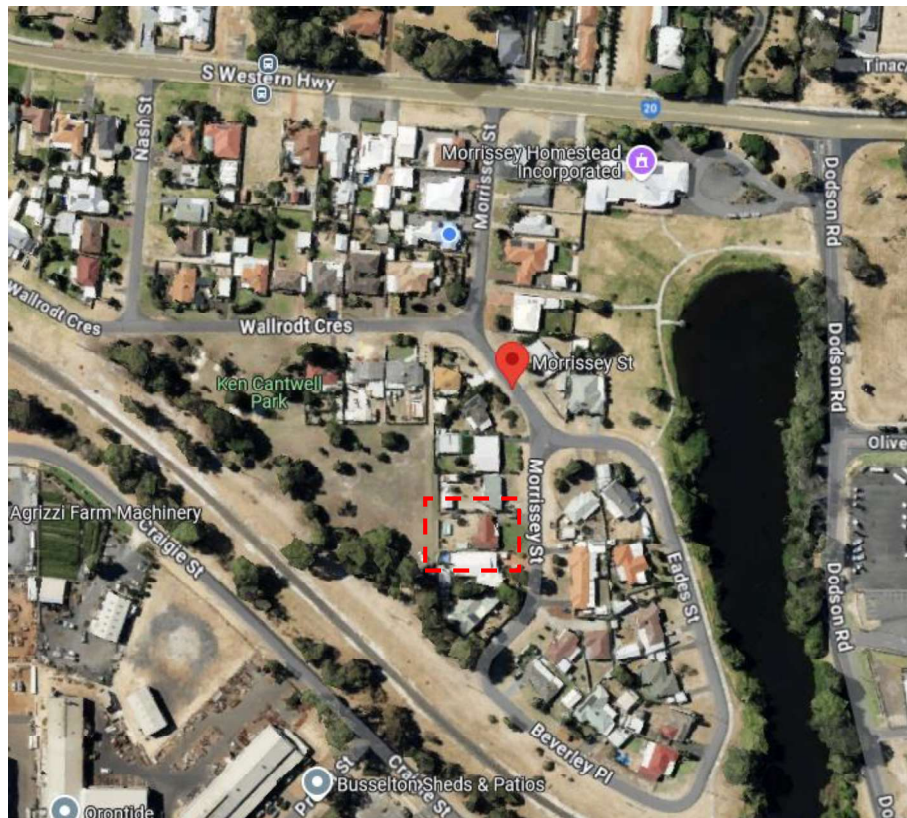


Habitats and non-usable areas

**Existing services already in the area:**

Morrissey Homestead is not the only provider offering respite services within this estate. There is a private provider located at 18 Morrissey St, Glen Iris, this building is highlighted on the below image.

It seems that this estate already has significant similar infrastructure, the expansion of Morrissey Homestead will unduly compromise the current balance of the residential/non-residential use.



18 Morrissey St, Glen Iris

**Summary:**

1. We believe that the proposed development will significantly reduce the usable parklands to the local residents.
2. The unique location of this estate makes the utilising of parklands in the nearby estates unsafe and impractical.
3. While the pond area is significant, the useable area around the pond is not, and this proposal will significantly reduce the useable area around the pond.
4. The pond area offers a very different experience than the alternative POS.
5. The proposed location and design will limit the use of the available space around the lake to a select few residents located within the facility discriminating against the bulk of existing owners and residents wanting to enjoy this space.



### Alternative:

Rather than develop what is a significant parkland why not utilise an area that will impact far less on the local residents. There is a significant underutilised area close by which is also Council managed. We believe this location could offer far less impact on the recreational areas in this estate but still allow the expansion to go ahead. Granted the area we are suggesting means that the two facilities are not physically connected but given the proposed building are self-contained this should be manageable. The distance between our proposed location and the existing infrastructure is around 250m making the transit between the two facilities relatively simple. No major roads would need to be crossed by people choosing to walk between the two locations and the proposed location would be adjacent to an existing similar facility.

We accept that this is probably not the best solution for Morrissey homestead, but the bigger question is, should such a significant location be lost to benefit a few at the expense of the rest of the majority of local residents.

We believe the answer to this is NO. The majority should not be disadvantaged and lose significant infrastructure for the benefit of a few when there are feasible alternatives available.

Below is an area that we believe would be a suitable alternative.



Alternative location for the development

Further we believe it appropriate that some of the monies generated by this development be used by the Council to upgrade the existing infrastructure in POS 1 and 2. This would allow all residents to benefit from the loss of this public land.

Mark Colecliffe

Donna Wilkes

**Amendment (Standard)**  
Submission Form

**Submission**

**Greater Bunbury Region Scheme Amendment 0070**

**Part Lot 65 South Western Highway, Glen Iris**

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

FILE  
RLS/1107

Title (Mr, Mrs, Miss, Ms) Mrs First Name ROBERTA  
Surname Ecclespore (PLEASE PRINT CLEARLY)  
Address 28 Waurrodt Cres Bunbury Postcode 6230  
Contact Number 0808254446 Email Address .....

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? ☐ Yes ☐ No

**Submission**

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

Our family have used the parkland surrounding Dodson Lake for over 40 years, walking playing, bikeriding and picnicing now you wish to take this pristine area of greenspace away for an unsightly building. Council have always maintained the area and its been classified as Public Open Space - a free park for the use of everyone. Residents, rate payers, visitors, its a park for all, how can you just change it to Urban Space?

What happens to the bird life including blackswans that migrate here each year, the turtles that lay their eggs and the ring tailed possums, the black cockatoos where do they go?

The paths flood in the winter and the lake overflows what will happen with the excess water from the

**turn over to complete your submission**



building - the toxins and chemicals have to go somewhere.

The traffic is already an issue and theres no guarantee it will ever change if theres no funds. Theres other respite facilities close by, how many more are required in this area?

I think there are other options to look at before you take this beautiful area of land.

A busy road and water are not a good mix for disabled people irrespective of the thoughts of the Board and Management.

You should be aware that:

- The Western Australian Planning Commission (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.

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

Signature *Alastair* Date *20 May 2024*

**Note: Submissions MUST be received by the advertised closing date on 22 May 2024.  
Late submissions will NOT be considered.**

**Amendment (Standard)**  
Submission Form

**Submission**

**Greater Bunbury Region Scheme Amendment 0070**

**Part Lot 65 South Western Highway, Glen Iris**

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

**FILE**  
RLS/1107

Title (*Mr, Mrs, Miss, Ms*) ..... Mr & Mrs ..... First Name ..... Robert .....  
Surname ..... Allen ..... (PLEASE PRINT CLEARLY)  
Address ..... 32 Wallrodt Crescent Bunbury WA ..... Postcode ..... 6230 .....  
Contact Number ..... Email Address ..... *m.allan@bigpond.com* .....

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? ☐ Yes ☐ No

**Submission**

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

My wife and I, together with our children have lived in the street close to Dodson Lake for in excess of 30 years, we have walked the lake on a regular basis and our children grew up riding their bikes and playing on the grasslands. We would be disappointed to see this grassland taken away with a building the size of the proposed respite centre in its place.

There are plenty of other land opportunities around that are more suitable having less impact on the bird life, reptiles, turtles and fish. It is a breeding ground for many.

The toxins and chemical run off from the proposed building is of great concern and this will impact not only this area, but the floodway into the Preston River, continuing on into the Leschenault Inlet and then ocean.

..... Congestion of traffic in the area is already of concern, especially with the high volume of traffic and water so close.

The land has always been stipulated by the City of Bunbury to come under the classification of Public Open Space, how can you just change it to Urban Use to suit yourselves with no consideration to residents and a severe lack of consultation with residents as well. Will it become more of a land grab and the whole park taken over time.

**turn over to complete your submission**



(Please attach additional pages if required)

There are other facilities within close proximity to this area, surely it would be better suited elsewhere,

There is a serious flooding issue during the winter months that will cause chaos around the perimeter and to neighbouring properties as well as the existing building.

There is a concern that the proposed workshop and training laundry will become an issue for the area.

Greenspace areas are encouraged in all residential areas and now you wish to remove this one, something doesn't seem to add up.

The environmental aspect is huge and so is the mental health of the residents in and around the area.

Maybe for less money, you can find an alternative area that is safe, controlled and suitable. look at your Australind site or another option.

You should be aware that:

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- 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.

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

Signature  Date 20.5.24

**Note: Submissions MUST be received by the advertised closing date on 22 May 2024.  
Late submissions will NOT be considered.**

Telephone: (08) 6551 8002

Email: [RegionPlanningSchemes@dph.wa.gov.au](mailto:RegionPlanningSchemes@dph.wa.gov.au)

Website: [www.wa.gov.au/dph/regionplanningschemes](http://www.wa.gov.au/dph/regionplanningschemes)

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-20 19:54:10

## Introduction

1 What is your first name?

What is your name?:  
Kim

2 What is your surname?

What is your surname?:  
Dyer

3 What is your address?

What is your address?:  
8 Morrissey St

4 What is your email address?

Email:  
vzvyssz@outlook.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

As a home owner of over 10 years in the area, I am extremely opposed the amendment to rezone the area from regional open space reservation to the urban zoning of the land.

- Flooding risk due to low lying area which is known to flood annually during heavy downpours.

- Long neck turtles which I believe are to be a protected species lay their eggs annually on the land to be re zoned.

- Bird life is constantly on the area, ducks, ibis and swans.

- Locals and residents use the land for walking their dogs and other activities including wedding ceremonies and school ball pictures.

- The land was promised to residents to never be re zoned when they built their properties

- Ring tailed possums frequent the area and cross to bushland

- Red tailed cockatoos are known to frequent the area

- There is a creek running in the area to be re zoned called Eedle creek, which has been spelt incorrectly in the supplied document, which suggest incorrect research/information has been obtained

- The traffic increase on Dodson road is a questionable issue due to the road being such a busy intersection.
- The area is very peaceful and a great place for people to take time out for their mental health.
- Main roads are looking to widen Southwest Highway directly in front of Morrissey Homestead thus making it more a risk to have more staff/residents on the property.
- There are many other already standing locations that could be used as a respite centre including the other Morrissey building located in australind that is used 10AM till 2PM 4 days a week.
- I believe staffing should be looked into thoroughly as Morrissey currently don't have enough staff to run the already preexisting locations.
- The RAC rescue helicopter has used the location in an emergency when a road traffic accident took place on South West Highway.
- There is a concern that if Morrissey ever leave the area that the building could be turned into a drug rehabilitation centre
- There are concerns of pollution during the building process to the waterway.

I would just like to add, I have no problem with what Morrissey Homestead do for the local and greater community, I just believe this development of regional open space reservation is not the answer.

#### 10 Upload supporting documents

Upload supporting documents:

No file uploaded

#### 11 Upload supporting documents

Upload supporting documents:

No file uploaded

**Amendment (Standard)**  
Submission Form

**Submission**  
**Greater Bunbury Region Scheme Amendment 0070**

**Part Lot 65 South Western Highway, Glen Iris**

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

**FILE**  
RLS/1107

*Details removed at the request of the submitter*

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? ☒ Yes ☐ No

**Submission**

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

Please see attached documentation for my interim submission.

**turn over to complete your submission**

This image shows a full page of primary-ruled paper. It features multiple horizontal rows, each defined by two parallel dashed lines. The lines are evenly spaced across the entire page, providing a guide for handwriting practice. There are no margins, text, or other markings present.

- The Western Australian Planning Commission (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.

Date 21/05/2024

**Website:** [www.wa.gov.au/dph/regionplanningschemes](http://www.wa.gov.au/dph/regionplanningschemes)

**From:** *Details removed at the request of submitter*  
**Sent:** Wednesday, 26 June 2024 7:16 PM  
**To:** Anthony Muscara  
**Cc:** Region Planning Schemes  
**Subject:** Residents Concerns- Local amenity under threat- Greater Bunbury Region Scheme Amendment 0070  
**Attachments:** URGENT-Greater Bunbury Region Scheme Amendment 0070- Residents Concerns- Local amenity under threat.eml

**Categories:**

Dear Mr Muscara,

I am writing to you in regard to the Greater Bunbury Region Scheme Amendment 0070. As you may or may not be aware this scheme amendment looks to rezone approximately 2,248 square metres in Glen Iris from Regional Open Space reservation to Urban zone.

[Greater Bunbury Region Scheme Amendment 0070 \(Standard\) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD EXTENDED - WA DPLH - Citizen Space](#)

I have attached a copy of a letter I have sent to Hon. John Newton Carey MLA BA (Hons). This letter expresses our concerns as a community explaining we are against said amendment. Included in the above letter are pictures, also a copy of a signed petition.

As a community we are concerned about our neighbourhood amenity. An the negative effect it will have to our neighbourhood. I have also briefly described the lack of communication and disrespect we have been meet with from the Morrissey Homestead board members. I have gone into detail of some of our concerns in the attached letter.

We respectfully request a meeting with your self, a group of residents are more than happy to travel to Perth at your convenience. This amenity means a lot to the people who not only live in this neighbourhood, but many others that use this area.

I look forward to hearing from you.

I have included below extra photos after 40mls of rain fall on Friday 21/06/2024. The water in areas is encroaching onto grass meter from the normal water line. For example the first picture, this tree and lying stump is normally able to be walked onto.

























**From:** *Details removed at the request of the submitter*  
**Sent:** Tuesday, 11 June 2024 6:07 PM  
**To:** Minister.Carey@dpc.wa.gov.au  
**Cc:** regionplanningschemes@dplh.wa.gov.au  
**Subject:** URGENT-Greater Bunbury Region Scheme Amendment 0070- Residents Concerns- Local amenity under threat  
**Attachments:** Clare Dixon - Submission.pdf; Petition Documents-current 125.pdf

Hon. John Newton Carey MLA BA (Hons)  
11th Floor Dumas House  
2 Havelock Street  
West Perth WA 6005

Dear Minister Carey,

I am writing to you in regard to the Greater Bunbury Region Scheme Amendment 0070. As you may or may not be aware this scheme amendment looks to rezone approximately 2,248 square metres in Glen Iris from Regional Open Space reservation to Urban zone. This amendment will then facilitate the expansion of the existing Morrissey Homestead, providing 8 respite beds at a cost of \$7.5 million dollars. I have attached the Amendment Report for your reference.

[Greater Bunbury Region Scheme Amendment 0070 \(Standard\) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD EXTENDED - WA DPLH - Citizen Space](#)

For context, I grew up in the immediate vicinity of the regional open space and have grown a real love for the area and all that its amenities have to offer. As a result, myself and my husband have decided to plant our roots here and raise our young son here too. Many community members, myself included, have called this area home for more than 30 years. Some have for more than 50 years. I have personally asked residents why they have decided to stay in the neighbourhood and the common reason is because of the immediate access to the regional open space which includes the lake. Myself, my young family and other local residents recognise the importance of Morrissey Homestead and are very supportive of the services that they provide. We do not however believe that this is an appropriate location for the development due to its social, recreational and environmental impact. We also do not believe that a thorough economic impact analysis has been conducted. I will briefly touch on some of our concerns below and have also attached a submission from a resident for your reference. In addition I have attached a copy of a petition that over 125 residents have signed, against this proposed amendment.

I grew up playing in this regional open space with other neighbourhood kids and it is my hope that my son will have the ability to do the same. Space like this is hard to come by and it simply cannot be replaced. It holds great social importance and by taking away approximately half of our grassed area, the ability for the public to use the space will be significantly hindered. Our suburb is of low socioeconomic status and rates of mental illness are above average. It is critical that residents continue to have access to this large area of parkland in its entirety. Furthermore, it is not only an amenity that is solely used by the local community. It is widely used by holiday makers stopping for lunch, families from other areas having picnics, kids playing



sport, weddings and the RAC helicopter has even landed on the exact area that is to be developed. We cannot simply replace this space and move it to another location but we can reconsider a build.

Please see images taken by residents from times of flood an RAC helicopter using area to land, to air lift patient.







It is not only the social and recreational impact that we are concerned about, but more so the environmental impact. The proposed building is mere metres from the existing lake which is home to many animal species. And although flora is briefly mentioned in the amendment report, we are concerned that the local fauna has not been adequately assessed. The amendment site is said to be limited environmental value and the wetland was classified as 'Not Assessed' under the Geomorphic Wetlands of the Swan Coastal Plain. How can we 'value' the environment when it hasn't been assessed? It may not be of environmental value to some, but it certainly is for our community. The area proposed to be built on is a nesting site for the south-western snake-necked turtle. The amendment report states that a reason to build on the area is due to it being primarily cleared of vegetation yet, these animals need soil that is primarily cleared of vegetation and open space to nest. 20 years ago these turtles were listed as 'near threatened' and their status has not been assessed since. One can only assume that with increased urbanisation, they will now be threatened. This development will only further contribute to a decline in their numbers. Many species of birds live at the lake and surrounds year round and many others return annually to mate and raise their young. I find it hard to believe that a building on the doorstep of the lake will have no impact on these animals. These are just some of the animals that we can see with the naked eye let alone those who are microscopic and contribute to the health of the waterway and greater ecosystem. It is sad that the EPA will not assess purely because they do not believe the impact will be big enough for them to warrant an assessment. Every small decision that we make that will have some environmental impact will eventually culminate into a larger environmental problem. Again, it is the future generations and residents of the local area that will be impacted the most.

The amendment area falls within the 'floodway' designated by the Greater Bunbury Region Scheme - Floodplain Management Policy 2017 and thus, there is presumption against rezoning for residential land use. Yet, new flood plain modelling confirmed that the site can be built on with appropriate fill options. This parkland floods annually. The water table is high and as a result it is green year round. It does not require reticulation. The contracted lawn mowers have become bogged in the water logged area many times. Landfill is not the solution nor are soak wells. The development will only increase run off leading to



an increase in flooding. This will also introduce toxins into the water and increase the occurrence of blue-green algae blooms. Insurance premiums for locals will only increase and land value depreciate. The plan is to relocate the existing path closer to the lake. This path is often flooded at present and will spend more time underwater should the development go ahead. It is apparent that there is a complete disregard for the local community, in particular disabled individuals. Clearly increasing income is of a greater importance than community and environmental health.

We are also concerned about how the proposed amendment has been handled. On the 30th of April, a community meeting was held at Morrissey Homestead. Local residents were given 3 days notice of this meeting. We were then informed that we had 12 business days to put forward submissions. The community meeting was the first and only time that we have received any information regarding the proposed plans and due to the short notice, only a handful of people could attend. We were laughed at and comments passed about how few people were in attendance. That was the first of many times that we were disrespected. Many questions could not be answered. We asked about when the plans were first spoken of at a Homestead board meeting. No answer. We asked if the amendment had been advertised in any local publications. No answer. We asked when the building plans were drawn up. No answer. This left us confused and feeling like having a community meeting was a box ticking exercise. Why were we having a meeting if they couldn't answer basic questions? When asked why the development had to take place at their Glen Iris facility and not their Australind facility as building in Australind would not impact the local community or wildlife. The Facility Manager replied that it was more convenient for her staff to go to Glen Iris. Convenience is not a satisfactory reason for destroying our local area. There has been blatant disrespect to the people that have only ever given praise to the organisation.

I respectfully ask you please **do not** sign off on this amendment, of our local community amenity.

Minister, this only touches the surface as to why myself and so many others are concerned by the amendment and plans. We respectfully request a meeting with yourself at your earliest convenience so that we can discuss this matter further. A group of residents are happy to travel to Perth to meet you. We are thankful for you taking the time to hear our concerns. To this community, it is more than just a piece of grass and a lake.

We look forward to hearing from you.

Kind regards,

*Details removed at the request of the submitter*

Secretary  
Western Australian Planning  
Commission Locked Bag 2506  
Perth WA 6001

Ref No RLS/ 1107

21/05/2024

Dear Secretary,

Please find my following submission as an interim submission. Given that further information is likely to be provided on this matter.

Firstly and most importantly I want to make very clear that this land is currently zoned Regional Open Space Reservation. I do not support the amendment to change this to the urban Zone as is proposed. I strongly disagree with this amendment for numerous reasons.

I strongly urge you to please speak to locals who have lived in the area for decades. This area has many locals that call this area home, many of who have also volunteered at Morrissey Homestead over the years.

I myself have lived in this area my whole 35 years of life. With our neighbourhood amenity making this a home of peaceful enjoyment. Firstly in my parents house and now as a home owner myself for 12 years in this same neighbourhood. In only having a short window of time in doing my own research into this amendment I have already found numerous flaws and massive issues that will arise if Morrissey Homestead is able to go ahead and develop on the land in question. There will be massive and potentially devastating outcomes to many things a major concern being the flora and fauna, including what I know to be home to some protected animal species.

I have always been very supportive of Morrissey Homestead and I think the work they do is great. But I believe there are many more options that could be explored instead of using this Regional Open Space, which is unsuited to the purpose.

I have door knocked the whole neighbourhood and everyone including families not from the area but having picnics in the Regional Open Space are strongly against this. I spoke to three separate families having picnics down the lake side that say they use the area often and are disgusted that this could even be considered an option.

So many avenues need to be considered when it comes to making this long term decision that will impact the whole community.

The area proposed is a constricted site, and would not be suitable fit.

The risk of flood is very high due to the high water table and storm water run off. The new Morrissey building in question would have to be built up so high, not only building higher than the current

building putting other houses at a increased risk of flood. Please see pictures attached in reference to years before when water levels were high.



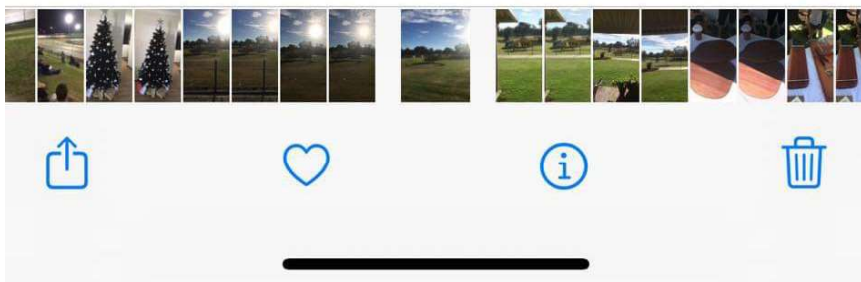
The local wildlife which I have watched over the years grow and increase in size will have a huge disruption to there habitat. The long neck turtles which I believe are a protected species lay eggs annually on the land and along the lake side. See below picture



The ring tailed possums and red tailed cockatoos are also living in this area and call it home, this would be a huge impact of preserving the species for future generations. As are the black swans.

There is a creek which has been misspelt in said proposal. Eedle creek which runs from Dodson lake. Eedle creek runs directly through the area and may have significant historical and or aboriginal significance that needs to be explored and researched as once this area is destroyed we will never get the history back. The creek has been named in history books of Bunbury. One being Phyllis Barnes, Early Bunbury People & Places.

The rescue helicopter has used the area to land to emergency airlift a member of the public to hospital that was in a serious car accident on Southwest Highway. Please see picture attached.





The park is used for numerous things such as families using the area for picnics, people walking dogs, wedding ceremonies and school ball photos. A lot of locals walk and bike ride in the area with many saying have helped with their mental health, being that the area is such a calm and pretty place to enjoy quiet time.

Which also brings into question how a maintenance workshop and training laundry can be included in this amendment/ proposal.

The traffic situation is a major factor to be considered with many accidents happening on the corner of Dodson road and southwest highway over the years. I believe there are also plans to change Southwest highway into 4 lanes which would increase the risk of accidents. For example with current congestion on Dodson road with additional developments this would be a situation seen a few kilometres down the road at the Farmers Market located, at 2 Vittoria Road Glen Iris.

I think more options could be explored in the sense Morrissey Homestead re structure its current premises. Building a second story on the current facility, which would easily house the new proposed rooms required. Their current space could be re structured in a more usable way. Sites close and already established could be looked at, with a huge amount of larger existing properties not being occupied.

I have been advised by 2 separate board members that they currently do not have enough staff to run the current 2 Morrissey establishments they have. I have no understanding or comprehension as to why they would be adding respite rooms if they currently cannot employ staff now. Their other facility in Australind only runs 10am-2pm 4 days a week questioning why is this facility not being used to its full potential?

I have included a petition. This petition form is **AGAINST** the proposed Greater Bunbury Region Scheme Amendment 0070- Part LOT 65 South Western Highway. Glen Iris Morrissey Homestead Extension.

These signatures are collected from residents and users of the park land and are **AGAINST** the proposed amendment to rezone approximately 2,248m<sup>2</sup> in Glen Iris from the **Regional Open Space Reservation to the Urban Zone in the Greater Bunbury Regional Scheme**.

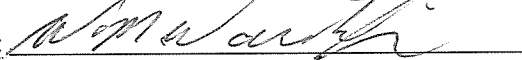
These signatures were collected in 3 days effort being we got very short notification to this matter. 12 business days to be exact. We currently have 115 signatures have been collected.

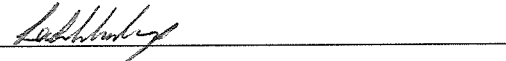
I ask you listen and understand locals concerns. I do not support this amendment to change the current Regional Open Space Reservation to Urban zone.


## SIGNATURES AGAINST PROPOSAL


This petition form is **AGAINST** the proposed Greater Bunbury Region Scheme Amendment 0070- Part LOT 65 South Western Highway, Glen Iris Morrissey Homestead Extension.

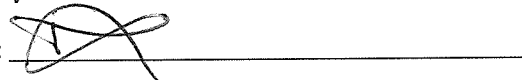
These signatures are collected from residents and users of the park land and are **AGAINST** the proposed amendment to rezone approximately 2,248m<sup>2</sup> in Glen Iris from the **Regional Open Space Reservation to the Urban Zone in the Greater Bunbury Regional Scheme.**

Name: William Wainor  
Address: 35 WALRODT CRESC  
Signature: 

Name: Jack Wainor  
Address: 35 Wallrodt Cres  
Signature: 

Name: DAVIDEN ECCLESTONE  
Address: 2 BRYANT CLOSE  
Signature: 

Name: ROBERTA ECCLESTONE  
Address: 28 WALLRODT CRS,  
GLEN IRIS  
Signature: 

Name: Rachel Mulvaney Fredbury  
Address: 4 NASH ST, GLEN IRIS  
Signature: 

## SIGNATURES AGAINST PROPOSAL

This petition form is **AGAINST** the proposed Greater Bunbury Region Scheme Amendment 0070- Part LOT 65 South Western Highway, Glen Iris Morrissey Homestead Extension.

These signatures are collected from residents and users of the park land and are **AGAINST** the proposed amendment to rezone approximately 2,248m<sup>2</sup> in Glen Iris from the **Regional Open Space Reservation to the Urban Zone in the Greater Bunbury Regional Scheme**.

Name: Jason Russell  
Address: 12 Floyd cross  
Signature: Jason Russell


Name: DANNY DALTON  
Address: 5 CORAL ST  
Signature: D. Dalton


Name: Lisa Romeo  
Address: 58 Stirling Street  
Signature: L. Romeo

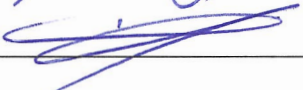
*Details removed at the request of the submitter*


Name: Khbe Crofts  
Address: 5A Mistletoe Ct  
Signature: Khbe Crofts





Name: DARREN RICHBY  
Address: 18 SAPPHIRE RD DUNMELUP  
Signature: 


Name: Tara Evans  
Address: 1 Aylesbury Place, Australind  
Signature: 

Name: Simon Dyer  
Address: 4 Campbell Way, Davenport  
Signature: 

Name: Josh Downes  
Address: 82 Prestonwood St  
Signature: 

Name: Jake Stevens  
Address: 31 Marri Place  
Signature: 

Name: Anne Dixon  
Address: 5 Morrissey St Bunbury  
Signature: 

Name: Glen Norans  
Address: 11 Haig Street Bridgetown  
Signature: 

Name: AARON DENT

Address: 2 TEAL PASS AUSTRALIND

Signature: 

Name: Tia Greenmount

Address: 36 b Derik Rd Woodanup.

Signature: 

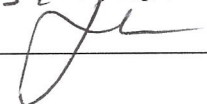
Name: Anita Barrett

Address: Kellerberrin Turn Dawseville. 6211.

Signature: 


Name: JASON HADDON

Address: 32 Wallrodt crescent

Signature: 

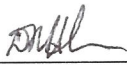
Name: Aiden Haddon

Address: 37 Wallrodt Crescent

Signature: 


Name: DALE HADDON

Address: 37 WALLRODT CRESCENT

Signature: 

Name: Breanna Haddon

Address: 37 WALLRODT CRESCENT

Signature: 

Name: Roslyn Tucker  
Address: 10 Morrissey St Bunbury  
Signature: R. J. Tucker

Name: Julie Kennedy  
Address: 16 Morrissey St  
Signature: J Kennedy

Name: Jacob Kennedy  
Address: 13A Morrissey St  
Signature: Jacob

Name: Kim Dyer  
Address: 8 MORRISSEY ST BUNBURY  
Signature: Kim


Name: LAURA NEWMAN  
Address: 13B HUGHLINGS PLACE, AUSTRALIND  
Signature: Laura

Name: Jayden Stephen  
Address: 22 Sunflower turn, Yalpalup  
Signature: Jayden S

Name: Yasmine Loud  
Address: 10 Ashberg Link, Dalgellup 6230  
Signature: Y. Loud

Name: MARK STRUNSON

Address: 130 SOUTH WESTERN H'WAY GLEN IRIS

Signature: 

Name: Paeline Kenny  
Address: Unit 1/126 South West H'way Glen Iris

Signature: Paeline Kenny

Name: Paul Wirt  
Address: Unit 1 No Morrissey

Signature: 

Name: Draine Oberski

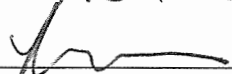
Address: 1/3 Morrissey St


Signature: 

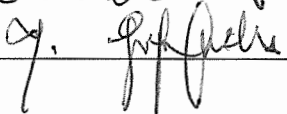
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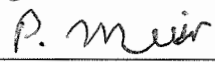
Details removed at the request of the submitter


Details removed at the request of the submitter


Name: BRIAN FREEBORN  
Address: 4 NASH ST  
Signature: 

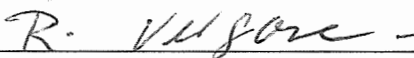
Name: ROY DOWNIE  
Address: 2 NASH ST  
Signature: 

Name: JOHN GRIFFITHS  
Address: 20 Walpole Ave  
Signature: 

Name: Peter Muir  
Address: 8 Nash St Glen Iris  
Signature: 

Name: KEVIN PAULING  
Address: 1 NASH ST  
Signature: 

Name: Linda Pauling  
Address: 1 NASH ST  
Signature: 

Name: ROSE  
Address: 36 Walpole St. W.D.  
Signature: 

Name: Hayley Egberts  
Address: 37 Wallrod Crescent  
Signature: Hayley Egberts

Name: Glenn Harmer  
Address: 16 Maynard Pde  
Signature: Glenn Harmer

Name: KATRIN HARMER  
Address: 16 MAYNARD PDE.  
Signature: K Harmer

Name: David Lupi  
Address: 27A Beach Rd.  
Signature: David Lupi

Name: Simon Lusk  
Address: 109 Southwestern Hwy  
Signature: Simon Lusk

Name: Michael Moore  
Address: 111B South western Hwy  
Signature: Michael Moore

Name: Kerry Clarke  
Address: Southwestern Hwy  
Signature: Kerry Clarke



Name: WILL EDWARDS  
Address: 107 SOUTHWESTERN HWY BUNBURY  
Signature: Will Edwards

Name: Jessica Valli  
Address: 5 Nash Street  
Signature: J Valli

Name: Jon Valli  
Address: 5 Nash Street  
Signature: J Valli

Name: Morris  
Address: 15A MORRISSEY STREET BUNBURY  
Signature: M. S B

Name: Doris Pugh  
Address: 15A MORRISSEY STREET BUNBURY  
Signature: Doris Pugh

Name: Stewart Mammery  
Address: 10 Eades Street  
Signature: S Mammery

Name: Stanley Mammery  
Address: 10 Eades Street  
Signature: Stanley Mammery

Name: Adele Hough  
Address: 52 MOORALUP TURN  
Signature: Adele

Name: Alexis Woolhead  
Address: Glen Iris  
Signature: Alexis Woolhead

Name: Jenni Petrides  
Address: HIGH WYCOMBE  
Signature: Jenni

Name: Jocelyn Petrides  
Address: 14 Dimago Vista, Hammond Park WA  
Signature: Jocelyn

Name: Jenny Neale  
Address: 12 CARTER STREET  
Signature: Jenny

Name: GRC FLOTHOW  
Address: 12 CARTER ST  
Signature: GRC FLOTHOW

Name: Kim Petrides  
Address:   
Signature: Kim

Name: Mark Colecliff

Address: 4 Morrissey St Glen Iris

Signature: 

Name: Stephen Gickhurst

Address: 4 Morrissey Street Glen Iris

Signature: 

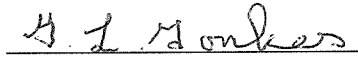
Name: ANDREW BEVAN

Address: 7 MORRISSEY ST GLEN IRIS

Signature: 

Name: T Tankers

Address: 6 Nash St Bundoora

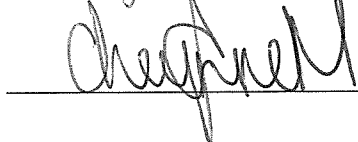
Signature: 

Name: MANDY BENNELL

Address: UNIT 2/3 MORRISSEY STREET

Signature: 

Name: Cheyenne Michael

Address: 

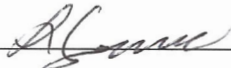
Name: Shane Bateman

Address: 1 Margaret Circle Eton

Signature: 

Name: CAPTAIN GRINNOY

Address: MORRISON

Signature: 


Name: Alexandra M. Murray

Address: 10 Eagles St

Signature: 

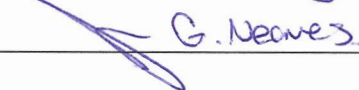
Name: Teri Munnery

Address: 10 Eagles Street

Signature: 

Name: GEOFF NEAVES

Address: 4 Campbell Way

Signature:  G. Neaves.

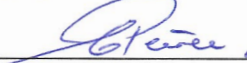
Name: LOUISE M'GUIRE

Address: 41 JUBILEE RD, GLEN IRIS

Signature:  L McGuire

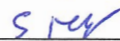
Name: CAROL PEIRCE.

Address: 32 WALTON App. DALYELLUP

Signature:  Peirce.

Name: STEVEN TWIGGER

Address: 1992 RTR

Signature:  S Tw

Name: JULIE DRILLOE  
Address: 5 CORAL SE  
Signature: J Drilloe

Name: Lovetta Tabaczuk  
Address: 5 Hurst street Eaton  
Signature: L Tabaczuk

Name: Alan Tabaczuk  
Address: 5 Hurst street Eaton.  
Signature: A Tabaczuk

Name: Rhys Tabaczuk  
Address: 5 Hurst Street Eaton.  
Signature: R Tabaczuk

Name: Beau Tabaczuk  
Address: 5 Hurst street Eaton.  
Signature: B Tabaczuk

Name: Belinda Jefferies.  
Address: 9 Leffray Pl Brlbury 6232  
Signature: B Jefferies

Name: Lilah Edmonds  
Address: 17 Cottonwood Gardens, Eaton  
Signature: L Edmonds

Name: Chloe Morton

Address: 1113 South Western highway, Glen Iris

Signature: Chloe Morton

*Details removed at the request of the submitter*

Name: Mark Mason.

Address: 105 South Western Hwy Glen Iris.

Signature: [Signature]

Name: ROBERT ALLAN

Address: 32 WALLRODT

Signature: [Signature]

Name: Maria Allan

Address: 32 Wallrodt Crescent Burbury

Signature: [Signature]

Name: Brett Millett

Address: 1 Beverly place

Signature: [Signature]

*Details removed at the request of the submitter*



Name: BRADLEY SHAW

Address: CAPEL, 6271

Signature: 

Name: SCOTT McElloch

Address: 5 Eaton 6232

Signature: S. McElloch


Name: Cassidy McGuire

Address: 25 Crampton Avenue Usher 6230

Signature: CMGuire

Name: Clare Dixon

Address: 62 Mulligan Drive, Greenwood WA 60241  
5 Morrissey Street, Bunbury WA 6230

Signature: 

Name: COLIN DIXON

Address: 5 MORRISSEY STREET, BUNBURY

Signature: Colin Dixon

Name: MARLENE ESTELLE KENNY

Address: 02/126 5TH WESTERN Hway

Signature: M. E. Kenny

Name: Wendy Thatford

Address: 128 South Western Highway

Signature: W. Thatford

Name: Marcelle Hill  
Address: 18 PARNELL Street Bunbury  
Signature: Marcelle . H . Hill

Name: NOLA HILL  
Address: 12 TIMPERLEY ROAD - SOUTH BUNBURY  
Signature: Nola Rose Hill

Name: GAVIN MCGUIRE  
Address: 41 JUBILEE Rd, BUNBURY  
Signature: G McGuire

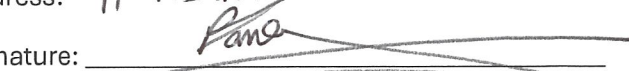
Name: Emma McGuire  
Address: 7 Wollaston Crescent, East Bunbury 6230.  
Signature: EMcguire

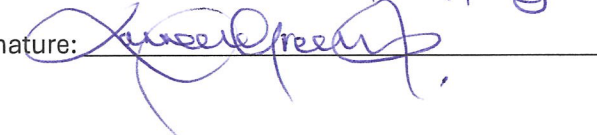
Name: Lance McGuire  
Address: 7 Wollaston Crescent, East Bunbury 6230  
Signature: L McGuire


Name: Tracey Kirk  
Address: 10 Moltzman Place, Bunbury WA 6230  
Signature: Tracey Kirk

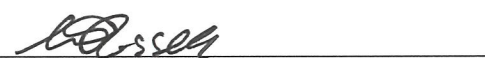
Name: JOHN COLEMAN  
Address: 8 HANES AVE, EATON. 6232  
Signature: John Coleman

Details removed at the request of the submitter

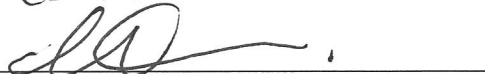
Name: PETER TAMLINSON  
Address: 11 REGENT STREET GLEDHAW WA 6330  
Signature: 

Name: LORREEN GREENW  
Address: 23 Newstead Rd, Kojonup, WA, 6395  
Signature: 

Name: LEIGH MILLIGAN  
Address: 181 RANFURLY ST, MOORA WA 6510  
Signature: 

Name: WENDY RUSSELL  
Address: 6 BURNS & MARCUSIN  
Signature: 

Name: Christine McGrath  
Address: 29 Kooljak Road Broadwater  
Signature: 

Name: Melissa Maroon  
Address: 7 Court St Russelton  
Signature: 

Name: SUZANNE BEVAN  
Address: 7 MORRISSEY STREET, BUNBURY.  
Signature: S. Bevan

Name: HUGHES ROB.  
Address: 30 WALNUT CRES Bcy  
Signature: R Hughes

Name: HADDLEY Bcy  
Address: 30 WALNUT CRES Bcy  
Signature: H. Haddley

Name: Melissa De marte  
Address: 2 morrissey st Glen Iris 6230  
Signature: De marte

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

Name: LUCY CROTTY.  
Address: 28 146 STRICKLAND ST BY.  
Signature: L Crotty

Name: NIGEL SNELLING  
Address: 12 MORRISSEY ST.  
Signature: N Snelling

Name: PHILIP MARTIN  
Address: 14 KELLY ST  
Signature: P Martin

Name: Linda Matthews  
Address: Newdegate.  
Signature: L Matthews

Name: Colin Matthews  
Address: Newdegate.  
Signature: C Matthews

Name: KATHRYN COLEMAN  
Address: SHANDS AVE  
Signature: K Coleman

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_


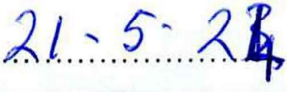




You should be aware that:

- The Western Australian Planning Commission (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.

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

Signature .....  ..... Date .....  .....

**Note: Submissions MUST be received by the advertised closing date on 22 May 2024.  
Late submissions will NOT be considered.**

Response ID ANON-3K5Z-XXC1-H

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-21 15:45:19

## Introduction

1 What is your first name?

What is your name?:  
Linda

2 What is your surname?

What is your surname?:  
Pauling

3 What is your address?

What is your address?:  
1 Nash Street, Glen Iris, 6230

4 What is your email address?

Email:  
sawsafe@gmail.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:  
None

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 box below. Any supporting documents may be uploaded below.

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

25% of public land loss, causing flooding. Eadles crk cant flow back to the lake then. Outlet will be blocked. Only 4 new car parks, but 11 more beds? There was 30 vehicles at Morrissey last Mon 20th May. Why not buy the land over the Dodson road on the hill. We are already trapped between water, highway traffic and now you want to take our only walking and grass area? We cant even get a pathway. We pay our rates, so do you think we are a pushover to do what you like & just cash in on it yourselves? We should be granted footpaths, safe parkland area like others. Descent seating? Whats that here? Tough luck for those losing their view of parkland and reducing home value. This is ridiculous and short sighted. We assume kick backs are in this for someone? This is from Mr & Mrs Pauling.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

## Response ID ANON-3K5Z-XXC4-M

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-21 18:43:19

## Introduction

1 What is your first name?

What is your name?:  
Andrew

2 What is your surname?

What is your surname?:  
Bevan

3 What is your address?

What is your address?:  
7 Morrissey Street, Glen Iris

4 What is your email address?

Email:  
andrewbevan1@bigpond.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

I strongly believe that this proposal will have a very large negative effect on the fauna around and on Dodson Lake.

Numerous species of birds and reptiles are using this habitat all year round. Even just the construction phase will vastly disrupt the lives and habits of these creatures.

Also I believe that the 'flooding' of the lake, which has happened on several occasions, should be of great concern to the construction in my view. Some pictures attached. A large concrete slab and roof may contribute to this further.

Apart from all the above there is also the 'loss of views' to properties closest to the development that is of concern. When my wife and I were looking to purchase our property approximately 18 years ago, we were 'blown away' by what we saw from the back garden, and felt very confident that we would always have this view as it is zoned as 'public land'.

The area is used on a regular basis by the public, e.g. for wedding photo shoots and family picnics, and having a building in the shots will reduce natural beauty of the area .

10 Upload supporting documents

Upload supporting documents:  
12-12-12 009.JPG was uploaded

11 Upload supporting documents

Upload supporting documents:  
12-12-12 010.JPG was uploaded

**SUB 038 - ANDREW BEVAN - ADDITIONAL INFORMATION**



## Response ID ANON-3K5Z-XXCW-Q

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-21 19:58:28

## Introduction

1 What is your first name?

What is your name?:  
Clare

2 What is your surname?

What is your surname?:  
Dixon

3 What is your address?

What is your address?:  
62 Mulligan Drive, Greenwood WA 6024

4 What is your email address?

Email:  
clare.dixon@outlook.com.au

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

To whom it may concern;

I am writing in regard to the Greater Bunbury Region Scheme Amendment 0070 which seeks to rezone approximately 2,248 square metres in Glen Iris from Regional Open Space (ROS) reservation to Urban zone. An aerial image of the current Regional Open Space reservation has been attached for your reference. This reference image aims to allow you to visualise the true size and scale of the amendment as well as its proximity to Morrissey Lake. Despite recognising the need for more respite in the Bunbury region, I strongly believe that this is not an appropriate location for the expansion of Morrissey Homestead. Thus, I oppose the amendment citing a range of social and environmental concerns which will be discussed below.

As I am sure you are aware, parks are an integral part of a community and contribute to the overall liveability of a region. Over 3 decades ago, my families decision to settle in the area was heavily influenced by the allure of this reservation. As a result of their decision, I was fortunate enough to grow up in the immediate area and played in the reservation daily. I now split my time between this area (Morrissey Street) and a densely populated suburb in Perth. Living in a suburb of Perth that has minimal parkland has only made me appreciate the open space and wildlife more. The visual appeal of the local lake, wildlife that call it home and grassed area are all contributing factors for people to come and enjoy the area. Regularly observing families and visitors revel in the parks offerings - from playing sports to running to picnics to wildlife encounters - reinforces its significance for the community. Weddings and solemn ceremonies are frequently conducted in the reservation. The RAC helicopter has even landed in the exact area that is proposed to be developed due to a serious accident on the South Western Highway. Toddlers through to the elderly regularly enjoy the area and their ability to do so will be significantly hindered should the proposal proceed. I hope that both present and future local children will have the same ability to experience this parkland in its entirety as I have. I without a doubt believe that the exposure I had to this parkland growing up has been pivotal in shaping me and ultimately led me to pursuing a career in biological science.

It is no secret that there are many benefits to communities having immediate access to large areas of parkland. Access to ROS confers social and physical



benefits including but not limited to fostering neighbourhood social cohesion [1-4] and encouraging physical activity [5]. Other elements such as ROS attractiveness [5,6], attributes [5,7,8] and size [9,10] are important determinants of ROS use, physical activity and mental health outcomes. I would like to draw it to your attention that this is the only parkland in our area that is visually appealing, green, spacious and has wildlife present. The proposed amendment looks to develop approximately half of the reservations grassed area and in doing so will significantly impact the local communities key amenity and use of the area. Given the current obesity epidemic and the strain it is causing on our already crippling healthcare system, preserving ROS is imperative. Furthermore, residents of neighbourhoods with high quality ROS have higher odds of low psychosocial distress than residents of neighbourhoods with low quality ROS [11]. The amendment presents a disregard for the mental wellbeing of the local community. A community that has a higher percentage of mental health conditions including both depression and anxiety than other suburbs across WA and Australia [12]. By attempting to ease the current need for respite, we will only be creating the need for additional mental health services. A need that would not be required if Morrissey Homestead built on alternative land.

When considering this amendment, it is vital that we also understand the demographics of the suburb. The latest Census conducted by the Australian Bureau of Statistics details that residents of Glen Iris have a lower weekly income than the state and national average [12]. In addition, Glen Iris has a higher percentage of 0-4 year olds than other suburbs across WA and Australia [12]. This is recognised by the City of Bunbury and is stated in their Parks and Playgrounds Action Plan 2023-2033 [13]. Therefore accessibility to good quality parks and playground infrastructure is more critical for affordable play, community connections, physical and mental health in this area. To add to this based on projected population growth, the greatest demand for recreational parks is likely to occur in this suburb. Is this not more of a reason to find a better suited location that does not involve removing parkland from the local community? Once the area is developed, we cannot simply demolish another building to create more parkland. This area is bounded by three major roads and given the low socioeconomic status of the community, many locals simply do not have the ability to drive kilometres to access parkland of this nature. As there is intention to develop land to the North of the South Western Highway for residential purposes, there will be increased demand for local parkland. The City of Bunbury's Parks and Playgrounds Action Plan 2023-2033 looks to provide a diverse range of parks that meet the recreational, environmental, social, cultural and health needs of the community. The proposed development contradicts the Parks and Playgrounds Action Plan and risks undermining the health and well-being of the local community. The Amendment Report states that with Bunbury becoming the states 'second' city, the needs of future residents and visitors must be considered. By developing, the needs of neither current nor future residents nor visitors are being considered. The current and future residents and visitors do not need the services of Morrissey Homestead but they do need access to adequate parkland for the reasons mentioned above. Moreover, as Bunbury aims to establish itself as a significant urban centre, preserving ROS will contribute to its attractiveness and residents' quality of life. It's essential to prioritise the needs of current and future residents by safeguarding valuable open spaces. Finding a balance between development and preservation, perhaps through alternative solutions that do not involve reducing the size of the park, would be more beneficial in the long run.

The 'artificial lake', existing for over 30 years, and its surrounding grassland serves as a habitat for both flora and fauna. Despite the proposed expansion area being labelled as 'small', the site encompasses approximately half of the grassed area and there is no doubt that this will impact local flora and fauna. The Environmental Protection Agency (EPA) has acknowledged potential environmental impacts, particularly considering the proximity of the building to the existing lake, a crucial habitat for many species. While flora is briefly addressed in the report, concerns arise regarding the inadequate assessment of local fauna. It is however disheartening that the EPA will not conduct a thorough assessment due to a perceived minimal impact. Every decision with environmental repercussions, no matter how small, contributes to larger environmental problems. Future generations will bear the brunt of these actions. The amendment sites classification as having limited environmental value, with the wetland labeled as 'not assessed', raises questions about how we can value the environment without proper assessment. Although some may deem it of little environmental significance, it holds immense importance to our community. Personally witnessing south-western snake-necked turtles (*Chelodina colliei*) nesting in the proposed development area annually underscores its ecological value. The Department of Water and Environmental Regulation states that *C. colliei* typically choose nesting sites that are open with minimal vegetation. The Amendment Report states that a reason to build on the area is due to it being primarily cleared of vegetation yet, these animals rely on the soil and open space to nest. I have attached an image of a *C. colliei* that was found in the immediate area. This ROS is the last remaining area of terrestrial habitat that doesn't require a road to be crossed by *C. colliei* and these animals require terrestrial habitat adjacent to wetlands to create nests. On average, the nests are approximately 50 metres from the water. Without suitable nesting habitat, the turtle population will decline, and likely eventually go locally extinct. Losing 1% of the female population each year, increases the risk of local extinction by about 40%. The International Union for Conservation of Nature lists *C. colliei* as 'near threatened' therefore suggesting a need for conservation efforts, especially considering the role of surrounding native vegetation in supporting their populations. Please contact Dr Anthony Santoro at the Harry Butler Institute for further information regarding the importance of *C. colliei*. We see the return of birds annually for mating and breeding whilst others live in the water and surrounds year round. Birds that are frequently seen include black swans, pelicans, swamphens, coots, pacific black ducks, wood ducks, Australian shelducks, grey teals, silver gulls, spoonbill ducks, pink and grey galahs, willy wagtails, ravens, magpies, doves, pigeons, butcher birds and ospreys to name a few. It's challenging to believe this development which is in such close proximity to the lake won't have a significant impact on these animals. Additionally, there are microscopic organisms present contributing to the health of the waterway and broader ecosystem, further highlighting the interconnectedness of all species in the environment. Adjacent to the proposed site is Eadles Creek which is noted as a significant wetland within the Kalgalup Regional Park Regional Management Plan - Table 3. There is also concern that this development will contribute to additional blue-green algae blooms which will significantly impact the local wildlife. Conservation efforts must be tailored to prevent further biodiversity loss in urbanising areas.

The Amendment Report states that while it is in close proximity to waterways and an artificial lake, the area proposed to be rezoned does not interfere with these water features nor any foreshore vegetation. Whilst it does not directly interfere with the water feature, it does indirectly. In addition to concerns about flora and fauna, I share apprehensions regarding the potential impact of flooding. During urbanisation, rain water movement and storage are significantly altered by changes in landscape from natural to man-made. Impervious materials, like those that will be used in this build, block water from natural penetration, decreasing the surface infiltration rate. This subsequently results in flooding. The amendment area falls within the 'floodway' designated by the Greater Bunbury Region Scheme - Floodplain Management Policy 2017 and thus, there is presumption against rezoning for residential land uses. However, new floodplain modelling suggests that the site can be developed with appropriate fill options. While this may allow for construction, soil fill will introduce nutrients, such as nitrogen and phosphorus, and chemical pollutants, such as heavy metals and pesticides, into the waterway. This will disrupt the local ecosystem, contribute to an increase in algal blooms and exacerbate flooding. Soak wells are also not the solution as these will immediately fill with water due to the high water table. The existing lake floods yearly as well as the area proposed to be built on due to it previously being a stream. I have attached an image for your reference. The increase in run off and the toxins that will be flushed into the lake will have dire consequences on the water quality. Soil compaction resulting from development will further increase runoff and carry pollutants into the ecosystem. The current seasonal inundation of the floodplain plays a vital role in nutrient exchange between the waterway and surrounding areas. Water flowing onto



the floodplain slows down, allowing sediment to settle and enriching the soil with nutrients. Any alteration to this natural process could disrupt the delicate balance of the ecosystem. The increased flood risk will also lead to an increase in insurance premiums of the local community and further decrease land value. The amendments plan to relocate the existing path closer to the lake is concerning. The current path is flooded often throughout winter and with an increase in run off and increase in flooding, the path will spend more time under water. This will make it inaccessible to disabled individuals and park visitors. As such, it will have a detrimental impact on community members who rely on the park for recreation and relaxation. This will oppose Bunbury's desire to be the 'most accessible regional city in Australia'. In summary, while development of the proposed area may seem feasible with the use of fill options, the potential consequences for flooding and ecological integrity must be carefully considered. Any disruption to the natural processes of the floodplain could have far-reaching implications for the local ecosystem and community well-being.

It is stated in the Amendment Report that the amendment is consistent with the general principles of the Sub-region strategy as it is providing for the efficient and consolidated use of land in the Bunbury metropolitan area where services and facilities can be readily provided and optimised. However, the scheme amendment is based on a proposal where the economic benefits have not been verified and/or been made public to the local community. It is important to note that the amendment provides for an extension of the existing facilities, however the extension caters for a maximum of 8 respite users. With the cost of the build being an estimated \$7.5 million dollars, it is paramount that a thorough economic impact analysis is undertaken and the amendment placed on hold until such time that the project is deemed to be a worthwhile use of public funds and its economic impact analysed. Is it worthwhile spending \$7.5 million dollars on 8 beds? And, is it worth significantly reducing a community asset to simply increase the income of Morrissey Homestead? Furthermore, what financial or alternative compensation will the local community receive if their asset is removed?

I acknowledge the need for additional respite in the Bunbury region, but firmly believe that the proposed location is not suitable. Within our local area, we already have multiple respite facilities and I believe that it is important that respite facilities are spread amongst the Bunbury region. Board members and the Facility Manager of Morrissey Homestead have cited convenience for staff as the primary reason for choosing to expand in Glen Iris rather than at their Australind facility. Convenience is not a sufficient justification for destroying a local ecosystem and removing a significant portion of the local communities key amenity. Bunbury is small in size compared to other cities, and a slightly longer commute for staff members does not outweigh the significant impact this proposal will have on local residents, visitors and wildlife. I urge Morrissey Homestead to explore expanding their Australind facility instead. In doing so, there will be a decreased likelihood of a patient drowning or being hit by a car on a major road. Additionally, it has been stated by Morrissey Homestead that they do not wish to go elsewhere because they do not want to buy land. Again, this is not a reason to take a communities asset and destroy the local flora and fauna. Alternatively, 112 South Western Highway is currently for sale as well as proposed lot 2/32 Jubilee Road, Glen Iris. The latter is already zoned Urban. These lots are both less than 2 kilometres from the existing site and it is likely that they could be bought and built on for less than \$7.5 million dollars. It would be more cost effective to purchase multiple local residences and convert those to respite facilities. As another option, I would recommend that the City of Bunbury gifts land in a different location. Should the City of Bunbury wish for Morrissey Homestead to remain in Glen Iris, I ask them to consider rezoning and developing Ken Cantwell Park. The park is less than 1 kilometre from the current site, has little wildlife, is not visually appealing and the playground equipment has been removed. I urge decision-makers to reconsider the proposed expansion and to explore alternative locations that prioritise the well-being of the local community and preserve the integrity of our natural surroundings.

I hope that you can understand my concerns and will take these on board. I will stand up for my community, both present and future, in the hopes that we can continue to have access to our park in its entirety and safeguard the environment for generations to come. I very much suspect that if you valued open space and nature as much as the local community does and this development was on your doorstep, you would also oppose. Its significance extends far beyond mere recreation—it's a vital part of the fabric of my neighbourhood, offering solace, inspiration, and a sense of belonging to all who cherish it. For those looking to develop, it is just a park. For those of us who live here, it is so much more.

Kind regards,  
Clare Dixon

#### References:

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2. Peters K, Elands B, Buijs A. Social interactions in urban parks: stimulating social cohesion?. *Urban Forestry & Urban Greening*. 2010;9(2):93-100.
3. Maas J, Van Dillen SM, Verheij RA, Groenewegen PP. Social contacts as a possible mechanism behind the relation between green space and health. *Health & Place*. 2009;15(2):586-595.
4. Wood L, Frank L, Giles-Corti B. Sense of community and its relationship with walking and neighbourhood design. *Social Science & Medicine*. 2010;70(9):1381-1390.
5. Giles-Corti B, Broomhall M, Knuijan M, Collins C, Douglas K et al. Increased walking: how important is distance to, attractiveness and size of public open space? *American Journal of Preventative Medicine*. 2005;28(2):169-176.
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11. Francis J, Wood LJ, Knuijan M, Giles-Corti B. Quality or quantity? Exploring the relationship between public open space attributes and mental health in Perth, Western Australia. *Social Science & Medicine*. 2012;74(10):1570-1577.
12. Australian Bureau of Statistics 2021 Census <https://abs.gov.au/census/find-census-data/quickstats/2021/SAL50553>
13. City of Bunbury Parks and Playgrounds Action Plan 2023-2033  
<https://cdn.bunbury.wa.gov.au/wp-content/uploads/2023/11/Parks-and-playgrounds-action-plan-1.pdf>

#### 10 Upload supporting documents

Upload supporting documents:

Aerial Image - Morrissey Lake.png was uploaded

#### 11 Upload supporting documents

Upload supporting documents:

Clares Photos.pdf was uploaded



Glen Iris  
8 January 2022 4:08 PM

Edit



Burst (7 photos)



SUB 039 - CLARE DIXON - PHOTO





## Response ID ANON-3K5Z-XXCD-4

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-22 02:58:41

## Introduction

1 What is your first name?

What is your name?:

*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

Any destruction or alteration to a peaceful area such as this one is an incredible shame. The proposed work to this area will drastically decrease space for wildlife. This is devastating. I absolutely oppose the idea.

Surely if this business has outgrown it's current building, it could potentially rent another location?

Disappointing.

10 Upload supporting documents

Upload supporting documents:

No file uploaded

11 Upload supporting documents

Upload supporting documents:

No file uploaded

Response ID ANON-3K5Z-XXCX-R

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris  
Submitted on 2024-05-22 09:48:48

## Introduction

1 What is your first name?

What is your name?:  
Roslyn

2 What is your surname?

What is your surname?:  
Tucker

3 What is your address?

What is your address?:  
PO Box 9219 Picton WA 6229

4 What is your email address?

Email:  
rosjun16@gmail.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:  
Local resident so no organisation

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 box below. Any supporting documents may be uploaded below.

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Submission  
Greater Bunbury Region Scheme Amendment 0070  
Part Lot 65 South Western Highway, Glen Iris

PLEASE NOTE I HAVE UPLOADED THIS SUBMISSION CONTAINING 5 PHOTOS AS EVIDENCE (STEP 10) AND LOADED ONE OF THESE PHOTOS AGAIN (STEP 11)  
PLEASE CONFIRM SUPPORTING DOCUMENT WITH PHOTOS RECEIVED SUCCESSFULLY.

Regional Open Space reservation going to Urban zone.  
Regional Open Space should be left as just that throughout the whole of the Greater Bunbury Region Scheme.

Regional Open Space being given away to a non-government incorporated association, even a "not for profit", and rezoned as urban in a wetlands area is of huge concern. The Western Australia Planning Commission and the City of Bunbury should be saving and rehabilitating all wetlands including modified wetlands with a natural spring source.

In the City of Bunbury Sustainability and Environmental Strategy 2023 – 2028 in the Greening and biodiversity commitments desired outcomes include

- A natural environmental that is cared for, preserved and enhanced.
- Improved biodiversity rehabilitation and protection.
- Improved public open space and park amenity.

GBRS Amendment 0070 goes against these desired outcomes as outlined in this submission.



Local residents enjoy using the Regional Open Space at Lot 65 South Western Highway, Glen Iris for a variety of recreational opportunities. Children use the area for games. People walk through the open space for recreation. Wildlife photographers can get close to wildlife for their hobby. People use the gazebo and seats for their leisure and well-being. Public enjoyment will be greatly reduced with a huge building looming over them reducing the space. Regional Open Space is there for the well-being of local residents in the local community and should be kept solely for this purpose. Commuters also use the bike paths for riding to their workplaces, saving energy from a car trip. If altered the new path will be under water more of winter greatly affecting everyone's accessibility of the area. Increased traffic congestion will occur at an already congested intersection at the junction of Dodson Road and South Western Highway. More vehicles, especially larger supply vehicles, entering the proposed larger premises pose a danger at this already busy intersection. The Respite Extensions for Morrissey Homestead will be of limited benefit to local residents, whereas we now have full use of this Regional open Space.

An estimated 90% of the Swan Coastal Plain (SCP) wetlands, located in southwestern Australia, have been lost because of infilling or drainage.

(Reference: Resilience and Adaptive Capacity of the Swan Coastal Plain Wetlands

Amar V.V. Nanda, Leah Beesley, Luca Locatelli, Berry Gersonius, Matthew R. Hipsey, Anas Ghadouani (Published 2021))

As such I'm surprised that continued destruction of a much-loved neighbourhood wetlands and surroundings is permitted. While the wetlands are not assessed under the "Geomorphic Wetlands of the Swan Coastal Plain", it is a valuable to the local community of residents and wildlife. Water levels in winter frequently rise to and above the level of the gazebo floor. Please note, even with the reclassification in the Greater Bunbury Region Scheme-Floodplain Management Policy 2017, the water has risen well into the proposed rezoning area in the past. (See photo left) Regional Open Space is set aside to protect the natural environment. Rezoning is very dangerous on land subject to flooding which would increase the stress of vulnerable people Morrissey Homestead are trying to assist.

There is no date on any of the three maps of "Proposed Respite Extensions – Morrissey Homestead by MCG Architects PTY LTD" at the start of the Amendment Report. The Western Australian Planning Commission should not accept these maps as accurate, especially showing the map depicting "FLOOR PLAN" where a summer waterline is shown. In the past water levels have covered the proposed rezoned land in this GBRS Amendment 0700. (See above) This map needs to be resubmitted with flood information. Also of consideration is regular seepage from the Eadles Creek and others. (shown right) Consideration for effects on the surrounding community and wetlands needs to be given. Will there be flooding elsewhere if this seepage is affected? Regional Open Space aims to safeguard important landscapes. Flood mitigation is an important function.

While the area may be considered "disturbed" by Morrissey Homestead's submission and the EPA, this area is rich in a variety of wildlife. This wetland is habitat for the near threatened South Western Snake-necked turtle – *Chelodina colliei*. (Note their status has not been assessed for 20 years. A recent survey in Perth revealed populations are alarmingly low. (Reference: Government of WA Department of Water and Environmental Regulation. 2024)) The turtle lays its eggs around the existing perimeter of the fence line. The altered environment would be unsuitable ground for its eggs and would be much closer to the water level and altered soil.

Two other Priority 4 rare and near threatened animals in the wetlands are the Rakali – water rat- *Hydromys chrysogaster* and blue-billed duck - *Oxyura australis*, where ducklings have been observed.

(Reference: Threatened and Priority Fauna List 6-10-2023)

The wetland animals don't realise they are only considered if they live in the water. The local community observes keenly as birdlife move over the green grass for their recreation and well-being. It is an interesting observation that the grass has remained green all through this long hot, dry summer. This strongly infers the water table is close to the surface and backed up by continual seepage from Eadles Creek in winter. Please do not alter this healthy environment.

The RAC helicopter has landed within Lot 65 of the Regional Open Space on at least 2 occasions at the location of the proposed amendment. our

Morrissey Homestead is not a local, state or federal government entity. It is not a charity but a "Not for Profit Incorporated Association" receiving

government funding. As an incorporated association wishing to expand, Morrissey Homestead should be required to use all of their vacant land first. Morrissey Homestead has considerable land holding in Australind with a lot of vacant land which would allow for future expansion in this venture and ease the potential traffic congestion risk at Dodson Road as previously mentioned. The comment of the Morrissey Homestead manager, Ms Malatesta, stating that it was more convenient for her and her admin staff to be here and not Australind at a recent community meeting on Sunday May 5 is not an adequate reason for our local community's well-being to be adversely affected. Why should our local community lose valuable Regional Open Space which supports a healthy wetland at the whim of the Morrissey Homestead Manager? As such the Western Australian Planning Commission should insist Morrissey Homestead develop their Australind site first.

Please note our local area has vacant land opposite Morrissey Homestead on the other side of Dodson Road which is well above the water line and vacant. Developing this site would enable two entries to the facility and ease potential traffic congestion. I'm sure the Western Australian Planning Commission could alter the status of that land to make a safe choice above the flood line and away from a wetland's environment for Morrissey Homestead's future plans. Another option is to add a second floor to their existing building. The inclusion of a maintenance workshop in an urban area of concern and requires further serious consideration and definition. Please feedback to the local community on this point.

I note no fencing has been included in this plan so even more land will be required for this proposal. The Western Australian Planning Commission needs to request fencing information before considering this application. There is quite a bit of space between the two buildings. To make use of less land, especially to avoid flood risk, Morrissey Homestead needs to be requested to adjoin the buildings and modify the spacious courtyard they are taking from the neighbourhood Regional Open Space. The land rezoning area can thus be greatly reduced, although I feel Australind would be a more appropriate site for this proposed extension.

It is a disappointing process that the residents of this area have been allowed such short notice to comment of this rezoning amendment as informed at a public meeting held on May 5. As part of the government ethos, it is essential that residents close to such land rezoning amendments are informed as they are lodged. There was no visible public "Notice of Development" placed in our Regional Open Space by Morrissey Homestead informing residents of the impending amendment when it was lodged at the Western Australian Planning Commission on April 10.

Future changes to this proposed rezoning and any other encroachment on Regional Open Space require prompt notification to the community especially with respect to the time period for public submissions. A community representative (IE local resident in the subdivision) should be part of any early discussion on rezoning or similar.

Regional Open Space is held in trust for the 'public' and to safeguard important environments. Residents living near Lot 65 South Western Highway, Glen Iris value the preservation of the natural environment, provision of green space in an urban environment and appreciate the healthy wetlands and its variety of wildlife. With 90% of wetlands on the Swan Coastal Plain lost, it is vital the Greater Bunbury Region Scheme retain all wetlands areas as per the "City of Bunbury Sustainability and Environmental Strategy 2023 – 2028". For this reason, all of Lot 65 South Western Highway should remain as Regional Open Space. The proposed rezoning area in GBRS Amendment 0700 has a history of inundation which definitely makes it a dangerous choice for any future building. This submission has raised a number of serious matters which comes from an intimate knowledge of living in the local area for 26 years and I entrust the Western Australian Planning Commission to do due diligence in their research of the numerous concerns I have raised.

I urge the Western Australian Planning Commission to reject this land rezoning amendment. This is creating a dangerous precedent for nongovernment entities and agencies to be poor corporate citizens in proposing to take land reservations in Regional Open Space impeding residents of the neighbouring area, water bodies and the natural environment.

## 10 Upload supporting documents

Upload supporting documents:

Morrissey Homestead final.docx was uploaded

## 11 Upload supporting documents

Upload supporting documents:

Potential Flood level in winter.jpg was uploaded

**Submission**  
**Greater Bunbury Region Scheme Amendment 0070**  
**Part Lot 65 South Western Highway, Glen Iris**

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Potential flood levels in winter in front of Morrissey Homestead

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Typical winter seepage from Eadles Creek



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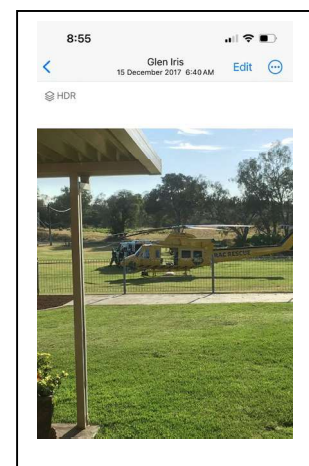
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remained green all through this long hot, dry summer. This strongly infers the water table is close to the surface and backed up by continual seepage from Eadles Creek in winter. Please do not alter this healthy environment.

The RAC helicopter has landed within Lot 65 of the Regional Open Space on at least 2 occasions at the location of the proposed amendment. our



Morrissey Homestead is not a local, state or federal government entity. It is not a charity but a “Not for Profit Incorporated Association” receiving government funding. As an incorporated association wishing to expand, Morrissey Homestead should be required to use all of their vacant land first. Morrissey Homestead has considerable land holding in Australind with a lot of vacant land which would allow for future expansion in this venture and ease the potential traffic congestion risk at Dodson Road as previously mentioned. The comment of the Morrissey Homestead manager, Ms Malatesta, stating that it was more convenient for her and her admin staff to be here and not Australind at a recent community meeting on Sunday May 5 is not an adequate reason for our local

community's well-being to be adversely affected. Why should our local community lose valuable Regional Open Space which supports a healthy wetland at the whim of the Morrissey Homestead Manager? As such the Western Australian Planning Commission should insist Morrissey Homestead develop their Australind site first.

Please note our local area has vacant land opposite Morrissey Homestead on the other side of Dodson Road which is well above the water line and vacant. Developing this site would enable two entries to the facility and ease potential traffic congestion. I'm sure the Western Australian Planning Commission could alter the status of that land to make a safe choice above the flood line and away from a wetland's environment for Morrissey Homestead's future plans. Another option is to add a second floor to their existing building. The inclusion of a maintenance workshop in an urban area of concern and requires further serious consideration and definition. Please feedback to the local community on this point.

I note no fencing has been included in this plan so even more land will be required for this proposal. The Western Australian Planning Commission needs to request fencing information before considering this application. There is quite a bit of space between the two buildings. To make use of less land, especially to avoid flood risk, Morrissey Homestead needs to be requested to adjoin the buildings and modify the spacious courtyard they are taking from the neighbourhood Regional Open Space. The land rezoning area can thus be greatly reduced, although I feel Australind would be a more appropriate site for this proposed extension.

It is a disappointing process that the residents of this area have been allowed such short notice to comment of this rezoning amendment as informed at a public meeting held on May 5. As part of the government ethos, it is essential that residents close to such land rezoning amendments are informed as they are lodged. There was no visible public "Notice of Development" placed in our Regional Open Space by Morrissey Homestead informing residents of the impending amendment when it was lodged at the Western Australian Planning Commission on April 10.

Future changes to this proposed rezoning and any other encroachment on Regional Open Space require prompt notification to the community especially with respect to the time period for public submissions. A community representative (IE local resident in the subdivision) should be part of any early discussion on rezoning or similar.

Regional Open Space is held in trust for the 'public' and to safeguard important environments. Residents living near Lot 65 South Western Highway, Glen Iris value the preservation of the natural environment, provision of green space in an urban environment and appreciate the healthy wetlands and its variety of wildlife. With 90% of wetlands on the Swan Coastal Plain lost, it is vital the Greater Bunbury Region Scheme retain all wetlands areas as per the "City of Bunbury Sustainability and Environmental Strategy 2023 – 2028". For this reason, all of Lot 65 South Western Highway should remain as Regional Open Space. The proposed rezoning area in GBRS Amendment 0700 has a history of inundation which definitely makes it a dangerous choice for any future building. This submission has raised a number of serious matters which comes from an intimate knowledge of living in the local area for 26 years and I entrust the Western Australian Planning Commission to do due diligence in their research of the numerous concerns I have raised.

I urge the Western Australian Planning Commission to reject this land rezoning amendment. This is creating a dangerous precedent for nongovernment entities and agencies to be poor corporate citizens in proposing to take land reservations in Regional Open Space impeding residents of the neighbouring area, water bodies and the natural environment.



OFFICIAL

**SUB -041 - ROSLYN TUCKER - PHOTO SUBMISSION**



Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD  
EXTENDED  
Submitted on 2024-06-12 14:50:03

## Introduction

1 What is your first name?

What is your name?:  
Roslyn

2 What is your surname?

What is your surname?:  
Tucker

3 What is your address?

What is your address?:  
10 Morrissey Street Bunbury

4 What is your email address?

Email:  
rosjun16@gmail.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

This is my second submission

Re: Greater Bunbury Region Scheme Amendment 0070  
Part Lot 65 South Western Highway, Glen Iris

Our public and community assets must be conserved. Part of Lot 65 South Western Highway should not be lost to a single use purpose.

Please allow for a public environmental review by the EPA. While the area may be considered “disturbed” by Morrissey Homestead’s submission and the EPA, this area is rich in a variety of wildlife. (See list attached) Lot 65 South Western Highway and surrounds is precious habitat for the near threatened South Western Snake-necked Turtle – *Chelodina colliei*. (Note their status has not been assessed for 20 years. A recent survey in Perth revealed populations are alarmingly low. (Reference: Government of WA Department of Water and Environmental Regulation. 2024)) The turtle lays its eggs around the existing perimeter of the fence line. A full EPA assessment is required. EPA advice is required for managing environmental impacts to our local wildlife especially the South Western Snake-necked turtle and mitigating changed water flow to abate environmental harm.

Two other Priority 4 rare and near threatened animals in the wetlands are the Rakali – water rat- *Hydromys chrysogaster* and blue-billed duck - *Oxyura australis*, where ducklings have been observed. (Reference: Threatened and Priority Fauna List 6-10-2023) Please find attached below the wide array of water birds observed over many years.

To show respect for local near threatened wildlife, any infill or building on Lot 65 South Western Highway should not commence in the South Western Snake-necked Turtle’s breeding and incubation season so incubating eggs are not destroyed. Breeding occurs in spring and summer with an incubation

period of 210 to 230 days. (Ref: Healthy Rivers website. Rivers.dwer.wa.gov.au/species/Chelodina)

An herbaceous border is required to protect the area on the water body side of the car park due to a much-increased traffic flow. This protective border needs to be turtle friendly while at the same time preventing contaminated runoff to the lake. It is vital no extra land is disturbed outside the amendment area. (If this dreadful development proceeds)

I trust that the Western Australian Planning Commission, will agree and regard loss of suitable egg laying habitat for the near threatened South Western Snake-necked Turtle, other local wildlife and loss of a precious and much-loved community amenity to be too important to allow the Lot 65 South Western Highway amendment to proceed.

Please find attached list of water birds.

#### 10 Upload supporting documents

Upload supporting documents:  
Water Birds.pdf was uploaded

#### 11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Many water birds as well as a wide variety of land birds are dependent on this environment.  
Lot 65 South Western Highway.

<b>Ducks and Swans</b> Australasian Shoveler Australian Shelduck Black Swan Blue-billed Duck Grey Teal Hardhead Maned Duck Musk Duck Pacific Black Duck Pink-eared Duck	<b>Herons and Egrets</b> White faced Heron Pied Cormorant Black Cormorant Egrets  <b>Ibis and Spoonbills</b> Sacred Ibis Yellow-billed Spoonbill  <b>Swamphens</b> Dusky Moorhen Eurasian Coot Purple Swamphen	<b>Bee-eater:</b> Rainbow Bee Eater <b>Grebe:</b> Australasian Grebe <b>Harrier:</b> Marsh Harrier <b>Martin:</b> Tree Martin <b>Pelican:</b> Australian Pelican <b>Reed Warbler:</b> Australian Reed Warbler
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Department of Biodiversity,  
Conservation and Attractions



Your ref: RLS/1107  
Our ref: PRS 51015 2023/003086  
Enquiries: Tracy Teede  
Phone: 08 9725 4300  
Email: [swlanduseplanning@dbca.wa.gov.au](mailto:swlanduseplanning@dbca.wa.gov.au)

Western Australian Planning Commission  
South West Office, Sixth Floor,  
Bunbury Tower 61 Victoria Street  
BUNBURY WA 6230

ATTENTION: Christine Collins

### **PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0070 (STANDARD) – PART LOT 65 SOUTH WESTERN HIGHWAY GLEN IRIS (MORRISSEY HOMESTEAD)**

I refer to your email dated 10 April 2024 seeking the Department of Biodiversity, Conservation and Attractions' (DBCA) comments in relation to a proposed Greater Bunbury Region Scheme amendment for the above property.

DBCA provides the following comments.

#### **Advice to the WAPC**

##### Biodiversity values

Lot 65 contains a wetland area within Regional Open Space (ROS) that has not been assessed and therefore has not been allocated a management category on DBCA's *Geomorphic Wetlands Swan Coastal Plain* dataset. The wetland would be hydrologically connected to the nearby Preston River.

A review of the *Geomorphic Wetlands of the Swan Coastal Plain* dataset has indicated that the management category for the Lot 65 wetland requires further evaluation (REW), particularly given its importance for providing habitat to wetland birdlife including the blue-billed duck and swans.

Lot 65 is likely to contain nesting trees suitable for the blue-billed duck, which is listed by DBCA as a Priority 4 fauna species.

##### Comments

If clearing of native vegetation is unavoidable, tree nests and hollows should be individually inspected and confirmed as not being occupied by nestlings, prior to felling of the tree. If trees contain occupied nests or hollows, it is recommended advice is sought by email from [speciesandcommunities@dbca.wa.gov.au](mailto:speciesandcommunities@dbca.wa.gov.au) prior to any clearing works being undertaken.

DBCA notes the MCG Architects *Proposed Respite Extensions – Morrissey Homestead- Overall Site and Roof Plan* and the Coates Civil Consulting *Morrissey Homestead Access & Parking Review Concept Layouts* indicate proposed relocated footpath sections along the north-eastern and north-western portions of the wetland, and the access road off Dodson Road, will be closer to the existing wetland than the current footpath location.

If the proposal is approved, DBCA recommends that the setbacks between the wetland and the proposed relocated footpath and the Dodson Road entry/exit road are maximised and revegetated with local endemic species to provide a buffer to protect the wetland from potential impacts from cyclists, pedestrians and wind-blown litter.

DBCA notes the application does not refer to any fencing between the proposed facility, the ROS and wetland areas. DBCA recommends that bollards and/or other fencing be installed along the outer edge of the portion of the Dodson Road entry/exit internal road and carpark areas adjacent to the wetland, to prevent accidental vehicle and/or material encroachment into the adjacent wetland and to protect the ROS values.

There should be no direct or indirect hydrological impacts, including surface water run-off, drainage, sedimentation or pollutants to the wetland during and after any proposed development to protect the wetland and birdlife from potential impacts.

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.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Aminya Ennis', written in a cursive style.

Aminya Ennis  
Regional Manager

20 May 2024





Department of  
**Education**

Your ref: RLS/1107  
Our ref: D24/0361371  
Enquiries: Joshua Gould

Western Australian Planning Commission  
Department of Planning, Lands and Heritage

Email: [regionplanningschemes@dplh.wa.gov.au](mailto:regionplanningschemes@dplh.wa.gov.au)

Attention: Christine Collins  
A/Principal Planner

Dear Sir / Madam,

**Proposed Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65  
South Western Highway, Glen Iris (City of Bunbury) - RLS/1107**

Thank you for your email providing the Department of Education (the Department) with the opportunity to comment on the abovementioned proposal.

As the supporting plans indicate the amendment area is to expand the existing social service facilities on the site, this amendment will not have any impact to the Department's school sites or the projected student yield within the locality.

In view of the above, the Department has no in principle objections to the proposal. Notwithstanding this, if there are any changes to the zoning, residential density coding and dwelling numbers which results in a significant increase to the student yield, prior consultation with the Department would be appreciated.

Should you have any questions in relation to the above, please do not hesitate to contact Joshua Gould, Senior Consultant - Land Planning on 9264 4008 or email [joshua.gould@education.wa.edu.au](mailto:joshua.gould@education.wa.edu.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Turnbull'.

Matt Turnbull  
**Manager Land and Property**

22 May 2024

Response ID ANON-3K5Z-XXCN-E

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD  
EXTENDED  
Submitted on 2024-05-24 12:19:13

## Introduction

1 What is your first name?

What is your name?:  
Christine

2 What is your surname?

What is your surname?:  
Chalmer

3 What is your address?

What is your address?:  
Manjimup

4 What is your email address?

Email:  
christine.chalmer@icloud.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:  
I used to live in the area

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

Around the lake are breeding areas for butterflies and many species of aquatic life plus abundant water birds. Very unusual to have breeding areas for butterflies.

The only plagues in the world presently are from human beings and we need to have other solutions to our own health and well being instead of relying on other people to care for us; ie beautiful places in nature to walk and give uplifting thoughts, diets of organic vegetables, fruit and proteins. Clean waterways that are not used for irrigation. People and all animals require darkness and quiet at least 7 hours per night ( ban work shifts overnight).

Please consider and work with nature as everything comes from healthy soil and vegetational areas. Not money!

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD EXTENDED  
Submitted on 2024-05-29 19:19:02

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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

Support

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

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

My mum is ageing and to have access to respite apart from residential would be fantastic, mum would hate residential. This would be a great benefit to the entire SW community if boy the state.

The use of the land is primarily further into the reserve at the gazebo thereof week have limited impact on the nature which resides on the reserve.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD EXTENDED  
Submitted on 2024-05-30 20:47:22

## Introduction

1 What is your first name?

What is your name?:  
Peter

2 What is your surname?

What is your surname?:  
Eckersley

3 What is your address?

What is your address?:  
Unit 1, 76 Hayes Street EAST BUNBURY

4 What is your email address?

Email:  
eckers@westnet.com.au

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:  
NA

7 What is your organisation?

Organisation:  
NA

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 box below. Any supporting documents may be uploaded below.

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

The proposed amendment should be conditional upon provision of an alternative secure nesting area for South West Snake Necked Turtles (*Chelodina colliei*) to offset the loss of the area rezoned.

*Chelodina colliei* is increasingly recognised as a species which is suffering so much loss of habitat that 20 years ago it was already classified by IUCN as near-threatened. It is the subject of a citizen science Turtle Tracking project at Big Swamp in Bunbury.

10 Upload supporting documents

Upload supporting documents:  
South-Western-Long-necked-Turtle-Facts-and-Identification.pdf was uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

## South Western Long-necked Turtle Facts and Identification

There's a saying in science which goes something like...90% of what we know to be true today will be incorrect in 30 years time. No truer words have been spoken than in relation to describing this animal. This species of freshwater turtle has had an extraordinary number of both scientific and common names over the last 50 years. This can be attributed to recent research conducted over the last 15 years into its taxonomic history and that the application of common names are open to interpretation by the various communities (both scientific and geographical) that use them.

**Current Scientific Name:** *Chelodina colliei* (abbreviated to *C.colliei*)

**Current Common Name:** South Western Snake-necked Turtle

**Previous Scientific Names:** *Chelodina oblonga*, *Macrodiremys oblonga*, *Chelodina (Macrodiremys) colliei* & *Chelodina (Macrochelodina) oblonga*.

**Previous Common Names:** Oblong Tortoise, Oblong Turtle, Oblong Snake-necked Turtle, Narrow-breasted Snake-necked Turtle and Western Long-necked Turtle.

The most common sightings of this turtle will be of adult females as they leave the safety of their freshwater habitats to nest in spring. Nesting is triggered by a specific weather pattern on certain days described by scientists as a 'rain-bearing low pressure front'. As a result, records of turtle populations in and around Perth show the start of the nesting season to be in September however Albany populations start nesting in early to mid-October.



**Figure 1.** A female turtle on the move to find a nesting site.

Females leave the water on these particular days to search for a suitable nesting site. They will return to the water within an hour or two, as soon as nesting has been completed and depending on how far they have travelled to the nest site (which can be over 500m away). Little is known about how turtles choose their nest site however observations of the turtle population at Lake Seppings, Middleton Beach over the last 13 years indicate they prefer nest sites that are along edges. Be it the edge of the



Albany Golf Club greens where the thicker vegetation starts, the edges of garden beds, fence lines, driveways, roads where the verge meets the kerb and more recently along the edge of the revegetation plantings along the western shore of the lake.



**Figure 2. Turtle nesting along the edge of a road verge**

A nest chamber is dug into the ground by their back feet and an average of 10-12 eggs are carefully laid and arranged in the nest. When all the eggs have been laid, the female will carefully refill the nest with her hind legs. As the nest becomes filled, she will drop her body onto the ground, compacting the dirt. She may also add additional vegetation over the dirt likely in an effort to conceal the nest from predators.



**Figure 3. Turtle digging a nest.**

She will then return to the water. On average a turtle will take between 20-40 minutes to dig the nest chamber, lay a clutch of eggs and refill the hole.



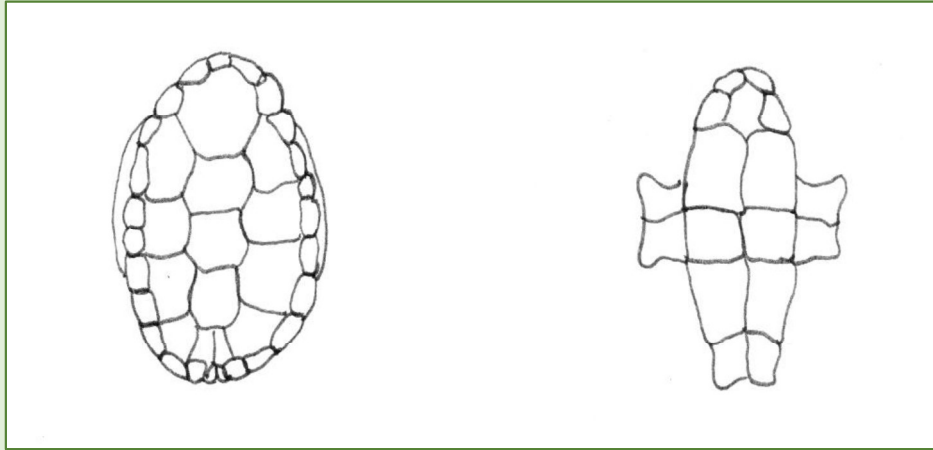


Figure 4. Hand drawn representation of a *C. colliei* carapace (top shell) and plastron (under shell)

Adults usually have a dark brown/olive carapace but are known to vary in colour according to the aquatic habitat of the animal. The plastron is generally a yellow/cream colour. Most adult turtles recorded by scientists have had a carapace length of 20-30cm with head/neck being generally proportionate to carapace length. However they are believed to grow up to 40cm long with the neck and head adding up to another 40+ cm in larger specimens. Studies have generally agreed males are smaller than females and breeding size is around 14cm for males and 15cm for females although weight may be a better indicator for breeding potential in females. Males have longer tails and the plastron has a concave depression towards the tail end which is believed to assist with mating. Animal growth is thought to be determined by the health of their habitat, with abundant food, good water quality and fringing vegetation encouraging animals to attain maturity faster. Currently these turtles are thought to live around 40 years but potentially up to 80 years.

Juveniles are a smaller version of their adult counterparts however they will have a more pear-shaped carapace which will develop into a more oval/oblong shape, hence the previous name of Oblong Turtle. Juveniles have not been recorded or observed out of the water voluntarily and are very hard to spot. This is likely because they are highly vulnerable to predators and rely on their aquatic habitat for protection.



Figure 5. An 8-month-old juvenile being released into Lake Seppings, December 2008. The egg was rescued from a raided nest in October 2007, hatched in April 2008 and raised until release.

Hatchlings have a distinctly pear-shaped, dark brown/ black carapace and a yellow/cream plastron.



**Figure 6. Photo showing the variation of hatchling sizes and shapes.**

There is evidence to suggest hatchlings from the Perth area emerge within weeks of hatching out of the egg, around May / June. However, Albany hatchlings appear to stay in the nest chamber for a number of months until August / September.



**Figure 7. Newly emerged hatchling.**



Newly hatched turtles have an average carapace length of 30mm and carapace width of 22mm and will often look very dry and shriveled.

Hatchling sightings are highly opportunistic as it is not known what triggers them to emerge from the nest. In Albany, most sightings have been reported on warm sunny afternoons in August however hatchlings have also been found on the roadside as late as October.

Eggs are hard shelled, oval shaped, approximately 34mm long x 23mm wide and white in colour (on par with the size of a 50c piece, much like the hatchings).



**Figure 8. Photo of two deceased hatchlings found on the roadside in August 2007 and an egg from that nesting season rescued from a raided nest in October.**

Most clutches of eggs are laid in Spring, as detailed previously and take around 7 months to hatch. Scientist believe up to three clutches of eggs can be laid in a nesting season which lasts until December, with the later clutches being laid independent of any weather trigger.

Egg sightings are predominantly of excavated nests although occasionally a turtle will be interrupted during laying, causing the nest and any eggs laid, to be abandoned but this is rare. The two main predators of nests in Albany are the native Raven (*Corvus coronoides*) and the introduced fox (*Vulpes Vulpes*). Nests raided by Ravens have a relatively intact nest chamber as the birds are only able to dig up the freshly compacted dirt covering the eggs.





**Figure 9. A nest raided by Ravens**

Very few eggs shells are left next to the hole as the Ravens often take the eggs away to eat at a later time. Nests excavated by foxes are often completely destroyed, leaving an open depression in the soil with numerous egg shells scattered nearby.



**Figure 10. A nest raided by foxes**



Hopefully the information shared here will help you have a greater understanding of this species and assist with your sighting reports.

More general information on this species can be found on the Department of Water and Environmental Regulation webpage <https://rivers.dwer.wa.gov.au/species/chelodina-colliei/>.

Unfortunately very few scientific studies have been undertaken of *C.colliei* populations outside the Perth metropolitan area. Initially the information you provide via this survey will help to map the distribution of turtle populations in the Albany area but hopefully this will lead to further research being undertaken.

Perth turtle populations are under threat. Freshwater turtle habitat has significantly reduced and become fragmented by urban development. The habitat quality of these isolated lakes and wetlands has often declined since the urbanisation of the surrounding land. A 2018 study of the Hyde Park population of turtles show that despite a relatively healthy population of fertile animals, no hatchlings or juveniles were recorded (Hosgson & Becini 2018). No recruitment means this population's long-term survival is under threat. Similar stories are playing out throughout the Perth metropolitan area.

The more we understand, the better equipped we are to find a way to live harmoniously with these animals and the greater natural environment, enjoying the benefits of a modern lifestyle without sacrificing the health and abundance of the natural ecosystems on our doorstep.



**Amendment (Standard)**

Submission Form

**Submission**

**Greater Bunbury Region Scheme Amendment 0070**

**Part Lot 65 South Western Highway, Glen Iris**

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

FILE  
RLS/1107

*Details removed at the request of the submitter*

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? ☒ Yes ☐ No

**Submission**

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

*Please see attached.*

**turn over to complete your submission**



This image shows a full page of a document template designed for handwritten notes or essays. It features approximately 28 evenly spaced, thin grey horizontal lines across the entire width of the page. The margins are consistent on all sides, providing a clear area for writing. There are no pre-printed questions, headings, or other markings on the page.

- The Western Australian Planning Commission (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.

Signature ..... Date 20/05/2024 .....

Telephone: (08) 6551 8002      Email: [RegionPlanningSchemes@dph.wa.gov.au](mailto:RegionPlanningSchemes@dph.wa.gov.au)      Website: [www.wa.gov.au/dph/regionplanningschemes](http://www.wa.gov.au/dph/regionplanningschemes)

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
Perth WA 6001

Ref No RLS/ 1107

Dear Secretary,

Please find my interim submission.

My husband and I have been residents of this area for over 40 years. We have brought our family up here and we know about this area (our home) very well. Like many other long-term residents, we understand how this (neighbourhood) functions.

We would like to make it clear we have no problem with Morrissey Homestead. As far as we are aware they supply an essential service to the community. But we are their closest neighbours and community, and we feel we have not been properly considered or asked our thoughts on this development.

Firstly, this was only brought to our attention as a neighbourhood when (some of us) received a flyer in the mailbox on the 30/4/2024 informing us of a meeting we may like to attend on the 4/5/2024. Sadly not much time for us to put in submissions if we decided too. Closing date 22/5/2024. Many neighbours were unaware of this meeting. I don't know if it is legally appropriate to erect a sign (Public Notice of Application for Development Approval) on the site to be reasoned but it would be manners, neighbourly to have done so.

I would like to stress this land (Lot 65 South Western Highway Glen Iris) is zoned Regional Open Space as in the Greater Bunbury Region Scheme and should stay like this and not be used for any other purpose. These are the wishes of the residents and the visitors to this peaceful area to stay the way it is. Once it has been taken, we will never get it back.

The building that Morrissey Homestead propose to build is going to take up a vast amount of land with their building, car parks, landscaping, fencing and removal of the existing pathway. Not to mention the height of the building as they are going to have to put in a lot of fill as this area floods. The residents along one side are going to be shut off from all views of the parkland. These homes where building for their outlook to the Regional Open Space.

I propose Morrissey Homestead build upward on their existing property (offices on top and residents below). Their centre in Australind has ample room to extend and expand. To my knowledge this facility is used only four days a week 10-2pm. So not getting used to its full potential. Also, where are they going to get staff to run and work in this new extension if they haven't enough staff for this one apparently.

Creation of this building would Landlock the Open Space area making it hard for the public to access this area, as they could only enter from one end of the park or existing walkway between two houses.

This area is located within a floodway of the Greater Bunbury Region Scheme, flooding occurs every winter. The water rises up to the gazebo over the pathways and into the area proposed to be rezoned. Fill will be required for the development of the extension and therefore how will flooding be managed?

This building will be like dam, and the water will then have to go somewhere. My concern is how is the flooding going to impact our homes and what about the damage to our bridge as it doesn't take a lot of water and this is covered. Damage to the bridge and dangerous to anyone or thing that tries to cross it.

The manager of Morrissey has been employed there for 29 years. I'm sure she is totally aware of this. The car park also floods adding to the water which flows into this area. The lake has an outlet with a grate which is meant to be raised continually in winter and when the water rises, but often residents have to request this to be done, if not, flooding occurs. Morrissey Homestead need to provide their Modelling 3/A to support flooding assumptions.

The traffic congestion on the corner of Dodson Road and South Western Highway is at capacity now. How are they going to manage it once they have more visitors and vehicles? It is only going to be more dangerous than it is now.

Sewage, where is it going to go? Into the lake? What about our beautiful wildlife? All our birds, turtles, all our vegetation. All the runoff of extra oil and waste from the car park. Rubbish and toxins from the development itself into the waterway. The explosion of Blue Green Algae. They say they want to work with the neighbours and community, but they haven't considered us at all. If they did they would have consulted and asked our thoughts long before this started.

Disrupting us, our homes and putting stress on this community.

We have a substantial amount of respite facilities in this area. One at 18 Morrissey Street, one on Vittoria Road and Morrissey Homestead. I think we have ample in this area already, so it would be a great idea to go and expand at Australind.

How long ago was this wetland assessed for the native ducks, swans etc? I would like to see a more recent assessment of this very important area for the community that lives here and that calls this area their home, and for the many visitors.

Please consider my thoughts.

20/5/2024

**Amendment (Standard)**  
Submission Form

**Submission**

**Greater Bunbury Region Scheme Amendment 0070**

**Part Lot 65 South Western Highway, Glen Iris**

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

**FILE**  
RLS/1107

*Details removed at the request of the submitter*

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? ☒ Yes ☐ No

**Submission**

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

*Please see attached.*

**turn over to complete your submission**

[illegible]

- The Western Australian Planning Commission (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.

Signature .. Date 20/05/2024

**Note: Submissions MUST be received by the advertised closing date on 22 May 2024.  
Late submissions will NOT be considered.**



Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
Perth WA 6001

Ref No RLS/ 1107

20/05/2024

Dear Secretary,

Please accept this submission is an interim submission.

An environmental nightmare waiting to happen. This is how I see what will take place if this proposal behind Morrissey Homestead Lot 65 is given the green light to go ahead. It has the ability to ruin this beautiful wetland forever.

Having lived in the area for over 40 years raising my family. We were assured that this would stay Regional Open Space and could not be built on. We the residents were treated poorly and given little time to prepare our response. Lack of consultation with EPA and other agencies is disgusting. While we have no problem with the good work Morrissey does, we feel that it would be better built at their Australind premises.

The flooding of this area that takes place on a regular basis is well known. The lake consists of outlet of four grid gates on Dodson Rd, which Bunbury council are supposed to open on a regular basis which they often don't do resulting with flooding occurring under railway line boardwalk to the south staying under water for weeks at a time. The area in question behind Morrissey stays flooded in winter and if built on will severely impact the rest of the residents nearby.

Other things to take into consideration are sewerage, blue green algae bloom. Wildlife concerns for the large amount of wildlife on the lake that call the area home, black swans, turtles. Mental health concerns on residents which already has had a large effect. Lack of staffing issues that Morrissey have admitted to, lack of parking, rubbish if constructed being close proximity to lake, destroying of the importance of Eedle creek.

This is already a constricted site. I do not support the proposed amendment to change the current Regional Open Space reservation to Urban zone. This amenity is used and cared about by the community that call this area home.



Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD EXTENDED  
Submitted on 2024-06-07 19:48:47

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

Submission  
Greater Bunbury Region Scheme Amendment 0070  
Part Lot 65 South Western Highway, Glen Iris

Morrissey Homestead is not a charity but a “Not For Profit” incorporated association with a large land holding in Australind. Lot 65 Regional Open Space is much more precious if left for the healthy biodiversity in the environment and well-being of residents of the local community. Morrissey Homestead has acquired other land for their future development and should use their Australind land holding first.

Lot 65 is prone to regular flooding and water inundation in winter from Eadles Creek. Water remains on the ground on the proposed site for most of winter. Eadles Creek flow will be under the proposed extensions. This is not a safe choice for the building foundations. In the past flood levels have reached the proposed Amendment 0700 area. No watering has been necessary despite our hot, dry summers as the grass remains green indicating the water table is close to the surface.

Wetlands have been reduced by up to 90% on the Swan Coastal Plain. Even though modified, the City of Bunbury has a very healthy wetland and surroundings on Lot 65. It is vital it remains as Regional Open Space due to the threatened nature of the all wetland habitats.

The near threatened South Western Snake-necked turtle – Chelodina colliei – lay their eggs in the proposed amendment area along the perimeter of the existing fences at high waterline. To show respect for local near threatened wildlife, building or infill should not commence in the South Western Snake-necked turtle’s breeding and incubation season so egg nests along the current fence line are not destroyed. Breeding occurs in spring and summer with an incubation period of 210 to 230 days. (Ref: Healthy Rivers website. Rivers.dwer.wa.gov.au/species/Chelodina)

Two other rare and near threatened animals, the Rakali – water rat- *Hydromys chrysogaster* - and the Blue billed duck - *Oxyura australis*- are also found in the wetlands.

The junction of Dodson Road and South Western Highway has major traffic congestion now. This would worsen with many more vehicles and trucks entering and leaving Morrissey Homestead if the proposed extensions were built.

The residents of the local area enjoy and recreate in this regional open space. People exercise or sit and talk in the peaceful area. Children play on the grass and cyclists pass through on the cycle path on their way to work. Regional open space are important places for recreation, conservation and environmental features.

I have resided in the area as a child and have always enjoyed revisiting Lot 65 and surraoundings. It is with great pride my son can now use the area at Morrissey Lake. He gets a lot of enjoyment running and exploring the area of Lot 65. This regional open space has added to my well-being as a child to be so close to a natural environment and now my son has the same experience.

It is vital in the age of reduced wetlands and habitats with near threatened species and climate change that all wetlands with flood prone areas be preserved. Healthy wetlands are important for maintaining biodiversity.

The Western Australian Planning Commission needs to insist on involvement of the Environmental Protection Authority. A full assessment is required. Their advice is required for managing environmental impacts to our local wildlife especially the South Western Snake-necked turtle and mitigating changed water flow to abate environmental harm.

The Western Australian Planning Commission needs to reject the proposed Amendment 0700 by Morrissey Homestead. Flood levels have not been accurately considered. Morrissey Homestead needs to develop existing land and precious Regional Open Space on Lot 65 must not be rezoned.

#### 10 Upload supporting documents

Upload supporting documents:  
No file uploaded

#### 11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD EXTENDED  
Submitted on 2024-06-09 19:52:19

## Introduction

1 What is your first name?

What is your name?:

Donna

2 What is your surname?

What is your surname?:

Morrissey

3 What is your address?

What is your address?:

85 Kookaburra Drive, Greenfields Wa 6210

4 What is your email address?

Email:

donnawt@hotmail.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

I feel that I need to make comment on this submission as a descendant of the Morrissey's Family who bares the name of the organising that is submitting this proposal. Although my family have no association with Morrissey Homestead the good names of my grandparents and their connection to the community and their lifelong home on Great Western Highway in Picton were used by the South West Association for the physically handicapped, to create an association and good standing to the area.

My grandparents Mick and Ruby Morrissey lived and raised their family on this site in Picton over many decades. My father and his siblings grew up and played in the back yard as did my siblings, cousins and I.

It was a place of serenity with the lake and land providing us will an idyllic landscape to nurture our mind and spirit. The lake and surrounding land made an indelible mark on my childhood.

The old homestead was torn down and replaced by a purpose build building which greatly affected members of my family however the surrounding land and lake were retained and for more than 30 years I, like others from my clan have been returning to what we consider our ancestral place.

This little piece of paradise has also for decades held a special place for the people of Picton who come to enjoy this tranquil area. Its also a wildlife sanctuary. I feel that the proposal planning submission will rob the public of this wonderful place where you can take in nature and enjoy the open space. I also feel that a respite centre in such close proximity to an area where there is a lake that floods isn't a good mix for people with a disability or who are aged.

I also feel that by building an unpopular structure the good names of my grandparents, by association to Morrissey Homestead will be tarnished and this is of great distress to me.

I am opposed to this submission wholeheartedly and hope that a rejection will be forthcoming so that the people of Picton and the Morrissey clan can continue to enjoy this place of great beauty for years to come.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

**From:** Donna Morrissey <donnawt@hotmail.com>  
**Sent:** Tuesday, 11 June 2024 10:41 AM  
**To:** Region Planning Schemes  
**Subject:** Re: GBRS Amendment 0070 (Standard) Part Lot 65 South Western Highway, Glen Iris

**Categories:**

Good Morning Lainy,

As per our telephone conversation I would like to make an further comment to support my opposition to the proposed re zoning of approx 2,248m<sup>2</sup> of land currently knows as part of Lot 65 South Western Highway, Glen Iris. I think it is important that the history of how this land came into the possession of the City of Bunbury is an important addition to the discussion.

As previously stated the property was owner and had been in my family for many decades. It was purchased by my grandparents from my grandmothers family and it is my belief that property was in my families possession for several generations.

The City of Bunbury resumed the land under the guise of turning it into Regional Open Space. Before my grandparents were even contracted or made an offer by the Council the Council's intention for their land was reported in an article in the South Western Times, My grandparents had to read about it in the paper. They had no prior knowledge of the Council's intention for their land. My grandparents resisted the acquisition for as long as they could but the resuming of their land became a fait accompli and after a determination by the Ombudsman the Council were instructed to pay my grandparents a reasonable price for their land, nothing near the price they would have received if they had been able to offer the property for sale. The loss of this property has always been a bitter pill to swallow for our clan.

The property was then zoned Regional Open Space, something I feel that was contravened by the building of a purpose build facility which was leased to Morrissey Homestead.

Thankfully the rest of the land was put aside for its intended use as Regional Open Space. Since that time people have paid a premium price to buy and build their homes in proximity to the wetlands area know as Eadles Creek. They are now in danger of facing the same fate as my grandparents, loosing their little piece of paradise at the hands of a Council.

I would encourage you to visit this site and see what is at stake. Ask yourself do we really need to build another concrete slab or do we need to preserve green space for our fauna and flora, endangered or not? Do we really need to change the natural flow of water in this flood prone area? Do we allow people to enjoy what they paid for or not? Do we preserve some nature of our children? Is our community in need of more green areas? Is this re zoning going to be a part of a environmental problem or solution?

In closing I would also like to state that if this property had not been resumed by the Council I can guarantee that it would still be in Morrissey hands today. We wouldn't be having this discussion about re zoning the land because it would have been held in its entirety one parcel of land and as a green space.

I implore you to make the right decision and deny the re zoning of this land.

Kind regards  
Donna Morrissey

---

9 June 2024

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

File: RLS/1107

Morrissey Submission 2

Although I don't dispute the need for respite care in the Bunbury area, I do dispute the possibility of taking over the park where Dodson/Morrissey Lake is situated and changing it from Regional Public Open Space to Urban Open Space in the Greater Bunbury Region.

I strongly disapprove of the way the process has been handled by Management and the Board of Morrissey Homestead and the lack of time frames we have been given as residents, rate payers and users of the park. I received a knock on my front door on Tuesday, 30<sup>th</sup> April 2024 advising of a public meeting to be held on Saturday, 4<sup>th</sup> May, I was the only resident in the area to be told face to face and only some of the residents received the flyer.

Many residents could not attend the meeting due to prior commitments.

My husband, son and I arrived at the meeting to be greeted with " We thought it was only going to be a party for 3!" There was five sets of documents prepared for the people that attended and an appointment had to be made with the facility manager to collect more information packs the following Wednesday for those who missed out, or we were told to go online. Almost another week of the time frame given to submit our submissions was gone before our eyes.

During the course of the Saturday meeting the question was raised as to whether the Australind site would be more practical and the Manager advised that this Bunbury site was more convenient for her and her admin team. Sorry but I don't feel this comment was appropriate.

The question was also raised about the severe flooding that happens to the grounds during the winter rains and that this was a concern to residents and users of the park should this proposal proceed, the response was that the Manager has worked there for 29 years and never seen it flood, Mr. Geoff Klem advised the meeting that "he must need new glasses!" He also advised that the 4<sup>th</sup> of May was the first time he had wandered around and looked at the spillway, gazebo and parkland. This seemed a bit odd when he has submitted the proposal to the appropriate departments months prior.





The traffic chaos at the intersection and current driveway was also discussed and the Manager advised together with Geoff Klem that there was already a traffic management plan in place to eliminate accidents and congestion. The staff of Morrissey are not permitted to turn right and have to do the full loop via Robertson Drive so that they can turn left from Dodson Road.

A question was asked about remodelling the interior of the existing building due to the large amount of unutilised space and the attendees were told that the clients like to look at the green plants in the atrium because they cannot get outside, yet there has been no consideration of being able to view the lake and surroundings with the new concept drawing. We were advised they will be fenced in so there is less risk of drowning or being hit by cars at the busy intersection when that question was raised.

Mr. Geoff Klem spoke down to those of us in attendance and it was brought to his attention that he was being dismissive for which he apologised. However, he had no answers for many of the questions and denied that he knew when Morrissey had made the application to extend, nor when the Board commenced discussions on the proposal. Should this not be in the Minutes of Morrissey Homesteads Board meetings?

We, the residents were given 12 business days to respond with submissions.

When asked the question, Geoff Klem stated the cost of the building design was \$7.5m and that Morrissey Homestead would secure the land from the State Government. He also stated the Morrissey Homestead is a Not For Profit organisation, however they need money to cover costs that will be ongoing, and for what they have spent to date, and during the consultation period. He also added that \$7.5m was chicken feed in the scheme of things!

On Sunday, 19<sup>th</sup> May, a gentleman was marking out the site and spraying paint on the grass to show the footprint of the proposed building, when questioned as to what he was doing, his response was "What's it to do with you? Then added its nothing to do with you, we are doing this for the community." When actually it is to do with us, we are part of the community, we are residents of this community and most of us have lived here for in excess of 40 years.

The Board Chair advised that she had no problems with the building being placed there and that she didn't care for the residents opinions. She also advised that there is no respite in the nursing homes in and around Bunbury when in fact there is, as is there respite available in the outlying shires including, Harvey, Waroona, Collie, Donnybrook and Busselton. There is also 9 room respite available in Morrissey Street and in Vittoria Road, there is also a facility in Carey Park close by. How many respite centres are required in this area alone?

I can confirm from phone calls made that Bethanie Elanora, Eaton and Dalyellup, Ocean Star Hostel, Wattle Hill Lodge, Hocart Lodge and Tuia Lode all provide respite care in and around Bunbury and surrounding areas, irrespective of the comment made by the Chairperson of Morrissey Homestead at the residents meeting and again at the meeting in the park on the 19<sup>th</sup> May. Hence there are other options for respite, not just Morrissey Homestead.

Therefore I ask, what compensation is there for the devaluation of our property and you would need to be aware that it will be a substantial amount given the surrounding that we currently have, and have done since 1996 when we moved into our home.

The Hon. Don Punch was present at the meeting and advised that he was disappointed in the time frames given for the submission period and that he would apply for an extension. This took one week to come through and then we were advised that although the extension had been approved, we would still need to apply to the planning department for approval to submit late submissions. See below email sent on 10.05.2024.

*Good Morning*

*As promised, Don has approached the Chairperson of the WAPC and requested the submissions period for the GBRs amendment 0700 be extended.*

*The WAPC has agreed to accept late submissions. You can make a submission by visiting [Greater Bunbury Region Scheme Amendment 0070 \(Standard\) - Part Lot 65 South Western Highway, Glen Iris - WA DPLH - Citizen Space](#).*

*You are able to request additional time for your submission by contacting the team directly on [regionplanningschemes@dplh.wa.gov.au](mailto:regionplanningschemes@dplh.wa.gov.au).*

*If Don can be of any further assistance at this time, please contact us at the office on either 9791 3636 or [bunbury@mp.wa.gov.au](mailto:bunbury@mp.wa.gov.au)*

*Kind regards*

*Sonya Dye  
Research Officer  
Office of Don Punch MLA  
Member for Bunbury  
9791 3636*

I have since contacted Don Punch to see where the \$7.5m is being secured from and after 13 days his response was that I need to contact Morrissey Homestead about their operations, that wasn't the question. It seems nobody can answer any questions relating to this proposal.

*Good afternoon Anne,*

*Any concerns related to the operations of Morrissey Homestead should be directed to Morrissey Homestead for a response.*

*Kind regards  
Office of Don Punch MLA*

I approached the City of Bunbury on Tuesday, 7<sup>th</sup> May 2024 to be told that they had no knowledge of the proposal by one staff member. A second staff member in charge of planning advised he had no knowledge either but the council approved the proposal. How can they approve the proposal when they declare they know nothing? That gentleman advised me to go to the Planning Department in the Bunbury Tower which I did. The man there knew nothing and advised it was being handled from Perth. He gave me contact details for a lady in Perth whom I contacted but typical, no response from her either.

Everyone gives you the run around or pleads ignorant to the processes to date.

I contacted DEWAR, they knew nothing, the EPA approve but have not been to the site, how can this happen when flora and fauna will become extinct due to the clearing of vegetation and chemical pollutants entering the waterways.

I have also met with Nola Marino who knew nothing and Steve Thomas, who also knew nothing about the proposal which seems an interesting scenario when the State Government is supposedly involved. Minister Thomas could not even locate the correct lot numbers through Landgate and was to get back to me, however I am still waiting for his response.

I would have expected that Morrissey Homestead would be working with the community, not against. I don't believe they will be happy with eight bedrooms and will soon move on and the place will either become abandoned, used as a drug house or for the homeless.

The City of Bunbury mowing staff recently claimed it is unfair to be taking "another" park away and that this one is always wet, mowers are bogged as are their vehicles, hence it is always green with no requirement for reticulation.

I find it interesting that the City of Bunbury say they know nothing of the proposal for respite yet the man who lifts the grate on the water spillway claims he has known for six months that the extension is going to happen and it is also ironic that the council workers have come every day for the last couple weeks since the rain began and lifted the grates to allow the water build up to flow into the Preston River, when in previous years the only time they come near the park is when the park is underwater and pathways and gazebo are not accessible because of the wet.

This gentleman also stated this is the reason there has been no maintenance to the pathways nor the picnic bench that did have two seats, now one, because they all knew it will all be removed for the new building, interesting I say!

It is also interesting that Morrissey Homestead may not be not a registered aged care provider and the majority of the respite requests come from families of aged care persons. They are Not for Profit but as stated prior they require money to pay the staff they don't have. I am aware that all users are elderly other than one 17 year old.

Is Morrissey Homestead registered for respite care with the Aged Care Commission, not from the phone conversation that I have had with ACC.



From the picture of the attached flyer, some interesting points to consider.

Interesting, what revenue will this create for the region, they have already advised that they need money for staff they can't obtain and it still leaves them as a Not for Profit organisation where they cannot be seen to be making money. I don't see them making donations to the community with the excess cash they plan to make.

At the meeting Morrissey Board and Management advised the attendees that these clients are unable to live unassisted, however, they are claiming they will have confidence to live away from carers on the flyer in the attached photo. They also claim that their will not be additional traffic. How can this be the case when they are increasing the number of rooms and vacancies.

They also claim their will be no interruption to neighbours and local residents, there will with the training laundry facing our property together will the daily maintenance shed that is in the proposal. Seems someone is forgetting this is in fact a residential area, not commercial.

I would also like to draw your attention to the rescue chopper that has landed in the park to access fatalities and serious accidents in the area, where will this be forced to land in the future and the intersections are only getting busier.



Please leave our Regional Open Space alone and let the community and its visitors enjoy the amenity and what it offers. Mental health and obesity and two strong factors in the community and by taking this park away, you leave people less inclined to get out in the fresh air, think clearly and be active.

I hope that you accept this submission in the manner in which it is being sent. It is not completely negative, however I don't feel that we have been treated unfairly throughout the whole process and there has been little, if any consideration given to those of us who have lived here for many years and together with users of the parkland.

Sincerely,

Mrs. Anne Dixon  
5 Morrissey Street  
Bunbury WA 6230  
Bunbury WA 6230  
Mob: 0409 681 536  
Email: [noxid555@bigpond.com](mailto:noxid555@bigpond.com)

31 May 2024

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
Perth WA 6001

**Ref No RLS/ 1107**

Please accept this submission in the manner it is being sent.

Whilst the need for more respite accommodation in Bunbury is acknowledged, this need does not in itself justify setting aside the negative impacts presented by the proposed scheme amendment, and any future development on this site as a result of this proposal.

Our reasons for objecting the proposed scheme amendment are as follows:

**Compromises existing zoning and land use**

The proposed scheme amendment compromises the principles established planning intentions over this site. This land is currently zoned Regional open space under the GBRS. The intent of this zoning is to protect the natural environment, provide recreational opportunities and safeguard important landscapes to be enjoyed by the public. Regional open space zoning is precious, hard to retain and therefore should be preserved.

**Traffic management**

Rezoning of the site under GBRS to Urban has adverse effects including traffic and parking congestion. Although within the Proposal, it is mentioned that MRWA will be upgrading the road network at the Dodson Road/SW Highway Intersection, funding for this project is yet to be secured, leaving potential for road network upgrades to remain on hold until such time funds are secured. Without funding being secured and upgrades being appropriately planned to occur, a scheme amendment to this lot should not be approved. As you will be well aware this intersection is notorious for accidents and traffic build up.

**Precedents**

We are concerned that this scheme amendment will set a precedent for future development requests for the remainder of this lot. If this scheme amendment is approved, a precedent is set on this property to reduce the Regional Open Space zoning and give way to more of the property to be developed. There is no safeguarding of the existing zoning. Again, regional open space zoning is precious, hard to retain and needs to be retained. Morrissey Homestead have previously acquired land for its use and also refused the opportunity to take land it was given on the west side of the existing building back in the 90's by the land owner at the time.

**Impacts to character and amenity of the area**

The proposed amendment allows for a project incompatible with the existing character and amenity of the local area. Should an amendment to the GBRS be approved, there will be adverse impacts on the character and identity of the area.

We have viewed plans of the proposed development and have seen the intention is to create a closed off facility with no integration into the surrounding area or existing facilities leased by Morrissey Homestead. Although these concerns may be more suited to the planning and development approval process, they need to be raised as the amendment area in question is catered to accommodate the proposed design.



The proposed scheme amendment allows for future pockets of areas to be created that foster unsocial behavior and activity (upon the finalization of any built project over this site). I am not aware of any planning or design considerations that seek to help mitigate crime and antisocial activity (CPTED principles) over this area.

Additionally, although flood modelling indicates that flood risk is low for the amendment area, in order to comply with the Flood Prone Area requirements, it is likely that the property will need to be raised by an obscene amount, resulting in adverse impacts on the character and identity of the area. In any form of heavy or winter rains that area is a persistent flood area. Over the years council declined to fill in the remainder of Eadle Creek due to stagnating waters indicating it is a natural waterway.

### **Reduction of community assets and infrastructure**

Rezoning will have a significant impact on future land use planning for this area, in particular, constraining and impacting the continued delivery of a much loved and appreciated community asset.

This park is used frequently by community members, workers and families. The proposed scheme amendment takes away the opportunity afforded to our community to play cricket, ball games, general play time, walking dogs, picnics, weddings, ball photos and general photography opportunities.

Additionally, with very little community assets and infrastructure available to the adjacent light industrial precincts in Halifax, I believe it is in the best interest of the City of Bunbury and WAPC to retain the existing zoning and land use of the proposed amendment area.

### **Flood areas**

Based on the proposed amendment areas lying within a Special Control Area - Flood Prone Areas as identified in LPS 8, this land should not be rezoned for a more intensive land use. Please see the photos we have provided of some of the flooding over the years.







### **Scheme amendment based on a proposal where economic/community impacts are unknown/ not verified**

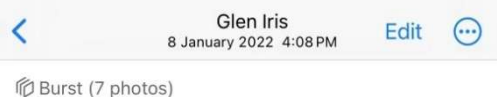
The amendment report describes the project as providing for the efficient and consolidated use of land in the Bunbury metropolitan area where services and facilities can be readily provided and optimised; however the scheme amendment is based on a project proposal where economic benefits have not been verified and/or have not been made public to the local community.

The proposed scheme amendment provides for the extension of the existing care based facilities at Morrissey Homestead however, the extension caters for up to a maximum of 8 respite users. There is already a 9 room facility in Morrissey street, 50metres away, another on Vittoria Road and another in Carey Park, less than 2kms away. With the costs associated with building this facility estimated at \$7.5M, a thorough economic impact analysis should be undertaken on this project and the proposed amendment placed on hold until such time the project is deemed to be a worthwhile use of public funds and have its economic and community impact analysed.

### **Flora and Fauna**

Given the location of the proposed amendment, environmental impacts will need to be managed sensitively, including the potential negative impact on the existing endangered fauna/flora present within this lot.

Although the amendment site is currently vacant, immediately adjacent to this site lies a wetlands (Eadle Creek). There is also run off into this catchment area from 5 Mile Brook via Manea Park Reserve. High levels of diversity of flora and fauna are present at this wetland including an annual migration of Black Swans, spoon bills, Blue Billed ducks, Black red tailed cockatoos, pelicans, ring tailed possums and the long neck tortoise (Snake neck turte). A flora and fauna survey has not been conducted to identify the ecological community present in this wetland. Should the proposed amendment be approved, the ecological community adjacent would be critically threatened. There is also a species of fish that was homed into the lake by a local high school a number of years ago to preserve the water and nutrients. Photo of swans was taken 26.05.2024.



**The following flora/ fauna is present within the lot and/or adjacent wetland:**

What happens to the Snake Neck Turtles in their breeding season, where will they lay their eggs and continue to breed in the surrounding grounds as they have done for all the years we have lived here and before.

The Black swans will need to relocate after returning to the lake to mate and lay eggs each year, together with the Black Red Tail Cockatoos, Spoonbills, Blue billed ducks and more that present within this property and along Eadle Creek. These will be negatively impacted through the proposed development to this lot.

What will the impact be on established Western Ringtail Possum habitat? Where will they be moved to? Possums are regularly seen in the parkland and in front of the existing Morrissey Homestead building.

Eadle Creek is noted as a significant wetland within the Kalgalup Regional Park Regional Management Plan - Table 3 Kalgalup regional management plan (page 22).

[kalgalup regional park management plan 2021.pdf](#)

Opportunities should be taken to strengthen regional ecological linkages, such as links from Manea Park to the Preston River. Ecological linkages within and to areas outside of the park are important in maintaining biodiversity and ecological systems, buffering the park from undesirable impacts and in helping to integrate the park within the broader urban and peri-urban landscapes.

There is significant water runoff into the Preston River, flowing on to the Leschenault Inlet then into the ocean. The ramifications to marine life can be huge.

**Mental Health**

At present, this park is enjoyed by many, and frequently. The lot allows families to stay physically active and enjoy leisure activities and is a critical service to the surrounding community. Bound by South Western Highway, Robertson Drive and Dodson Road, access and preservation of key community infrastructure is critical. The loss of places like this has adverse impacts on community mental health and wellbeing.

This process has had a huge impact mentally on the residents of the area and the consultation has been poorly handled. We purchased our property 29 years ago to build our dream home with a rural outlook after moving from the wheatbelt, a place that provided us with peace and tranquility. The same applies to the adjoining neighbor's, and for the residents that use the park on a regular basis to sit and contemplate or just find solace and now its future hangs in the balance.

**Compensation**

What compensation will there be to us that are directly impacted with this planned building and from whom? Who will cover the costs associated with the devaluation of our property? When we bought our block for the rural aspect in 1992, council advised that we would never be built out due to the wetlands and park facility. Our property will be devalued significantly if this proceeds.

**Underground infrastructure**

There is Aqwest/existing underground infrastructure and assets present under the proposed scheme amendment site that will be adversely impacted with any future proposal on this site.

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No opportunities have been taken to investigate aboriginal heritage considerations at this site.

Although there is no registered heritage over this site, registered sites only represent a small proportion of the actual Aboriginal heritage site; many areas throughout the State have not been the subject of formal heritage surveys.

There was an Aboriginal Reserve located close by along the railway line and main road bounded by the Preston River that many of the local indigenous would frequent.

Manea Park was also hunting and camping area traditionally used by elder Noongar people, who would access the Preston River and adjacent swamplands for fresh water. It is possible that the area in question, given its close proximity to Manea Park and Preston river, could be an aboriginal heritage site.

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Accessibility problems are presented with the proposed amendment. With this proposal, pathways are intended to be relocated closer to the existing lake. When the water rises, this surrounding pathway will flood it already does to the existing pathways and grounds close to the present building, presenting accessibility issues in Winter time. This directly opposes Bunbury's desire to be "Most Accessible Regional City in Australia."

### Additional comments:

The actual shape of the amendment is jagged and not clean cut; I do not believe this follows best practice planning principles. The amendment solely caters to the proposed development that is intended to be built on top of it, and does not follow any land contours. Should this land parcel be disposed of by the local government or acquired by another party seeking to redevelop the lot, the zoning areas may present a unique issue.

Rather than stay as freehold to the City of Bunbury, this parcel of land should instead be acquired by the Western Australian Planning Commission/ Department of Planning, Lands and Heritage listed to ensure its protection and conservation.

There is existing land surrounding the Morrissey Homestead facility in Australind, land which is currently leased from the Shire of Harvey which may be better suited for the intended project as it does not raise many of the concerns as listed above. There is plenty of land available through the Shire of Harvey at this date, as we have contacted them, it is also safe with existing road ways and accessible parking.

Fauna: Some of the flora and fauna listed below is regularly seen lakeside or in the parklands.

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## Flora

- *Acacia flagelliformis*
- *Aponogeton hexatepalus*
- *Austrostipa bronwniiae*
- *Austrostipa jacobsoniana*
- *Diuris drummondii*
- *Olearia strigosa*
- *Pultaneas skinneri*
- *Schoenus benthamii*



- *Stylodum longibutn*
- *Verticordia attenuata*

We trust you accept this submission in the manner it has been prepared and give serious consideration to leaving the parkland as is for the future use of families and residents of the area who use the park regularly.

Sincerely,  
Colin & Anne Dixon

5 Morrissey Street  
Bunbury WA 6230

H: (08) 97254313  
M: 0409 681 536

9 June 2024

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
Perth WA 6001

**Ref No RLS/ 1107**

Please accept this submission in the manner it is being sent.

Whilst I agree there is always a need for more respite accommodation in Bunbury, it is acknowledged, this need does not in itself justify setting aside the negative impacts presented by the proposed scheme amendment, and any future development on this site as a result of this proposal. My reasons for objecting to the proposed scheme amendment are as follows:

- The proposed scheme amendment compromises the principles established planning intentions over this site. This land is currently zoned Regional open space under the GBRS. The intent of this zoning is to protect the natural environment, provide recreational opportunities and safeguard important landscapes to be enjoyed by the public. Regional open space zoning is precious, hard to retain and therefore should be preserved. There is plenty of vacant land nearby, as close as the opposite side of Dodson Road.
- Rezoning of the site under GBRS to Urban has adverse effects including traffic and parking congestion. As sighted within the Proposal, it is mentioned that MRWA will be upgrading the road network at the Dodson Road/SW Highway Intersection, funding for this project is yet to be secured, leaving potential for road network upgrades to remain on hold until such time funds are secured. Without funding being secured and upgrades being appropriately planned to occur, a scheme amendment to this lot should not be approved. As you will be well aware this intersection is notorious for accidents and traffic build up and it has become more congested since the opening of the new roundabout at the intersection of Vittoria Road and South West Highway.
- I am concerned that this scheme amendment will set a precedent for future development requests for the remainder of this lot. If this scheme amendment is approved, a precedent is set on this property to reduce the Regional Open Space zoning and give way to more of the property to be developed, it will only be a matter of time until they wish to secure the whole park. There is no safeguarding of the existing zoning. Again, regional open space zoning is precious, hard to retain and needs to be retained. Morrissey Homestead have previously acquired land from this park for their use and also refused the opportunity to take land it was offered as a gift on the west side of the existing building back in the 90's by the land owner at the time.
- Rezoning will have a significant impact on future land use planning for this area, in particular, constraining and impacting the continued delivery of a much loved and appreciated community asset that is used daily by many but more so on a weekend when families use the park.
- This park is used frequently by community members, workers and families. The proposed scheme amendment takes away the opportunity afforded to our community to play cricket, ball games, general play time, walking dogs, picnics, weddings, ball photos and general photography opportunities.
- Morrissey residents are frequent users of the park, they have held a "Fair" in the park with camel and pony rides, the very park they want to build on. Where is the forward thinking in that.

- Additionally, with very little community assets and infrastructure available to the adjacent light industrial precincts in Halifax, I believe it is in the best interest of the City of Bunbury and WAPC to retain the existing zoning and land use of the proposed amendment area.
- With the land fill required for the Morrissey building on this site where is the water going to end up. Keeping in mind there is going to be more run off from car parks, the building roof etc. With a high water level already, and being prone to flooding soak wells are not going to work efficiently.
- It has to have an effect on surrounding park land and properties.
- Morrissey do not manage their storm water competently now with all the runoff from their car park draining directly onto the park which then flows into the lake with the oils and other waste from the car park.
- There Underground infrastructure Aqwest/existing underground infrastructure and assets present under the proposed scheme amendment site that will be adversely impacted with any future proposal on this site.
- There is evidence of a discrepancy with Landgate and the title numbers of the land and who actually owns the land, City of Bunbury say not them, State Government say not them which leaves everything questionable. Historically it is zoned Regional Open Space.
- Accessibility problems are presented with the proposed amendment. With this proposal, pathways are intended to be relocated closer to the existing lake. When the water rises, this surrounding pathway will flood it already does to the existing pathways and grounds close to the present building, presenting accessibility issues in Winter time. This directly opposes Bunbury's desire to be "Most Accessible Regional City in Australia."
- Rather than stay as freehold to the City of Bunbury, this parcel of land should instead be acquired by the Western Australian Planning Commission/ Department of Planning, Lands and Heritage listed to ensure its protection and conservation.
- There is existing land surrounding the Morrissey Homestead facility in Australind, land which is currently leased from the Shire of Harvey, it is a level parcel of land with no vegetation ready to be built on, the same as The Men's Shed located next door, they have secured land from the shire council, why can't the same happen for Morrissey. It may be better suited for the intended project as it does not raise any of the concerns as listed above. There is the potential of land available through the Shire of Harvey at this date, it is also safe with existing road ways and easy accessible parking.
- Morrissey could better utilize the land they have now by building residents bedrooms at ground level and have staff rooms and offices upstairs.
- Keep the park open for everyone to use not just for Morrissey.
- At the meeting held at Morrissey on 04/05/2024 a Proposed Future Respite Development handout was offered. On one page it has a land proposal (1) no sizing or dimensions.
- On another page a proposed building extension with a large landscaped courtyard for Morrissey use only and a building offset of 6.5 metres, taking park land and turning it into private park use. Two weeks later they were marking the park out with the building having a 1.5 metre offset, with same parcel of land? On that day, the spokesperson, Geoff Klem admitted they could have done better with the proposal for everyone's benefit.

I envisage that the Planning Department give serious consideration to taking on board the submissions that have been received to date in a positive manner.

Kind regards,

Colin Dixon  
5 Morrissey Street  
Bunbury WA 6230  
Mob: 0487719670

31 May 2024

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
Perth WA 6001

**Ref No RLS/ 1107**

Please accept this submission in the manner it is being sent.

Whilst the need for more respite accommodation in Bunbury is acknowledged, this need does not in itself justify setting aside the negative impacts presented by the proposed scheme amendment, and any future development on this site as a result of this proposal.

Our reasons for objecting the proposed scheme amendment are as follows:

**Compromises existing zoning and land use**

The proposed scheme amendment compromises the principles established planning intentions over this site. This land is currently zoned Regional open space under the GBRS. The intent of this zoning is to protect the natural environment, provide recreational opportunities and safeguard important landscapes to be enjoyed by the public. Regional open space zoning is precious, hard to retain and therefore should be preserved.

**Traffic management**

Rezoning of the site under GBRS to Urban has adverse effects including traffic and parking congestion. Although within the Proposal, it is mentioned that MRWA will be upgrading the road network at the Dodson Road/SW Highway Intersection, funding for this project is yet to be secured, leaving potential for road network upgrades to remain on hold until such time funds are secured. Without funding being secured and upgrades being appropriately planned to occur, a scheme amendment to this lot should not be approved. As you will be well aware this intersection is notorious for accidents and traffic build up.

**Precedents**

We are concerned that this scheme amendment will set a precedent for future development requests for the remainder of this lot. If this scheme amendment is approved, a precedent is set on this property to reduce the Regional Open Space zoning and give way to more of the property to be developed. There is no safeguarding of the existing zoning. Again, regional open space zoning is precious, hard to retain and needs to be retained. Morrissey Homestead have previously acquired land for its use and also refused the opportunity to take land it was given on the west side of the existing building back in the 90's by the land owner at the time.

**Impacts to character and amenity of the area**

The proposed amendment allows for a project incompatible with the existing character and amenity of the local area. Should an amendment to the GBRS be approved, there will be adverse impacts on the character and identity of the area.

We have viewed plans of the proposed development and have seen the intention is to create a closed off facility with no integration into the surrounding area or existing facilities leased by Morrissey Homestead. Although these concerns may be more suited to the planning and development approval process, they need to be raised as the amendment area in question is catered to accommodate the proposed design.

The proposed scheme amendment allows for future pockets of areas to be created that foster unsocial behavior and activity (upon the finalization of any built project over this site). I am not aware of any planning or design considerations that seek to help mitigate crime and antisocial activity (CPTED principles) over this area.

Additionally, although flood modelling indicates that flood risk is low for the amendment area, in order to comply with the Flood Prone Area requirements, it is likely that the property will need to be raised by an obscene amount, resulting in adverse impacts on the character and identity of the area. In any form of heavy or winter rains that area is a persistent flood area. Over the years council declined to fill in the remainder of Eadle Creek due to stagnating waters indicating it is a natural waterway.

### **Reduction of community assets and infrastructure**

Rezoning will have a significant impact on future land use planning for this area, in particular, constraining and impacting the continued delivery of a much loved and appreciated community asset.

This park is used frequently by community members, workers and families. The proposed scheme amendment takes away the opportunity afforded to our community to play cricket, ball games, general play time, walking dogs, picnics, weddings, ball photos and general photography opportunities.

Additionally, with very little community assets and infrastructure available to the adjacent light industrial precincts in Halifax, I believe it is in the best interest of the City of Bunbury and WAPC to retain the existing zoning and land use of the proposed amendment area.

### **Flood areas**

Based on the proposed amendment areas lying within a Special Control Area - Flood Prone Areas as identified in LPS 8, this land should not be rezoned for a more intensive land use. Please see the photos we have provided of some of the flooding over the years.







### **Scheme amendment based on a proposal where economic/community impacts are unknown/ not verified**

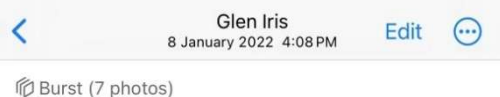
The amendment report describes the project as providing for the efficient and consolidated use of land in the Bunbury metropolitan area where services and facilities can be readily provided and optimised; however the scheme amendment is based on a project proposal where economic benefits have not been verified and/or have not been made public to the local community.

The proposed scheme amendment provides for the extension of the existing care based facilities at Morrissey Homestead however, the extension caters for up to a maximum of 8 respite users. There is already a 9 room facility in Morrissey street, 50metres away, another on Vittoria Road and another in Carey Park, less than 2kms away. With the costs associated with building this facility estimated at \$7.5M, a thorough economic impact analysis should be undertaken on this project and the proposed amendment placed on hold until such time the project is deemed to be a worthwhile use of public funds and have its economic and community impact analysed.

### **Flora and Fauna**

Given the location of the proposed amendment, environmental impacts will need to be managed sensitively, including the potential negative impact on the existing endangered fauna/flora present within this lot.

Although the amendment site is currently vacant, immediately adjacent to this site lies a wetlands (Eadle Creek). There is also run off into this catchment area from 5 Mile Brook via Manea Park Reserve. High levels of diversity of flora and fauna are present at this wetland including an annual migration of Black Swans, spoon bills, Blue Billed ducks, Black red tailed cockatoos, pelicans, ring tailed possums and the long neck tortoise (Snake neck turte). A flora and fauna survey has not been conducted to identify the ecological community present in this wetland. Should the proposed amendment be approved, the ecological community adjacent would be critically threatened. There is also a species of fish that was homed into the lake by a local high school a number of years ago to preserve the water and nutrients. Photo of swans was taken 26.05.2024.



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Sincerely,  
Colin & Anne Dixon

5 Morrissey Street  
Bunbury WA 6230

H: (08) 97254313  
M: 0409 681 536



**Amendment (Standard)**  
Submission Form

**Submission**  
**Greater Bunbury Region Scheme Amendment 0070**

**Part Lot 65 South Western Highway, Glen Iris**

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

**FILE**  
RLS/1107

Title (Mr, Mrs, Miss, Ms) **Mr** First Name **Colin**  
Surname **Dixon** (PLEASE PRINT CLEARLY)  
Address **5 Morrissey Street Bunbury WA** Postcode **6230**  
Contact Number ..... Email Address **noxid555@bigpond.com**

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? ☐ Yes ☐ No

**Submission**

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

.....  
Before giving any consideration to the redevelopment please consider the following.....  
IF land is going to be allocated for this project, we may offer a smaller parcel of land.  
By their own admission, Morrissey said they can move the proposed building closer to  
the existing building by 5 metres.....  
..... Attached are documents issued by Morrissey, in the first proposal, a 6.5 metre setback,  
and in the second proposal a 1.5 metre setback. This can reduce the parcel of land required  
by 5 metres.  
..... In addition, by altering the building design, this could further reduce the parcel of land  
required even further.  
Please consider this option before giving any consideration to taking the Public Open  
Space and creating a concrete jungle.....  
.....  
.....

**turn over to complete your submission**



This image shows a full page of primary-ruled paper. It features multiple horizontal rows, each consisting of two dotted lines with a solid midline, providing a guide for letter height and placement. The paper is otherwise blank, with no handwriting or other markings.

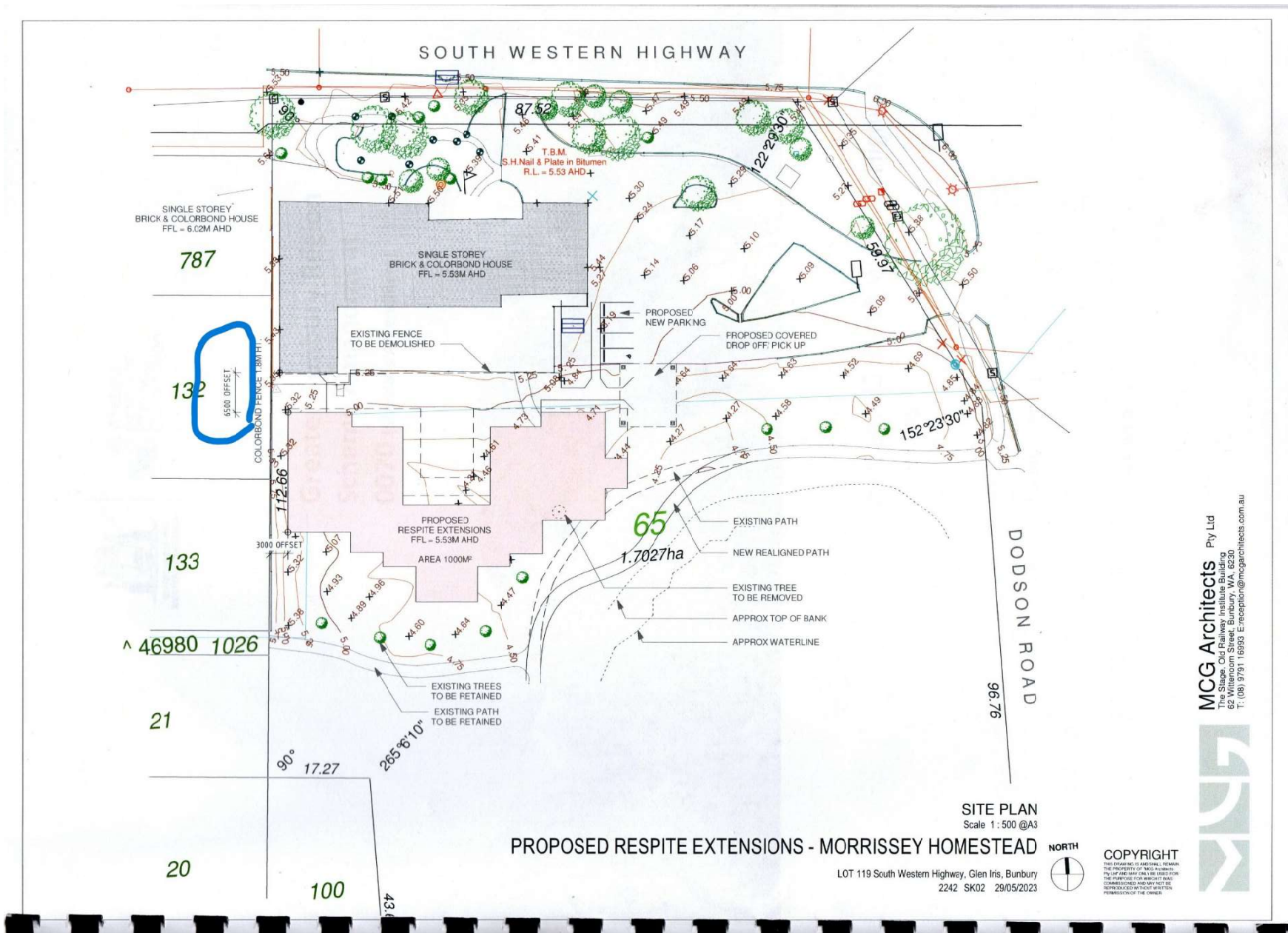
- The Western Australian Planning Commission (WAPC) is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

Signature W.D. Date 12-6-2024

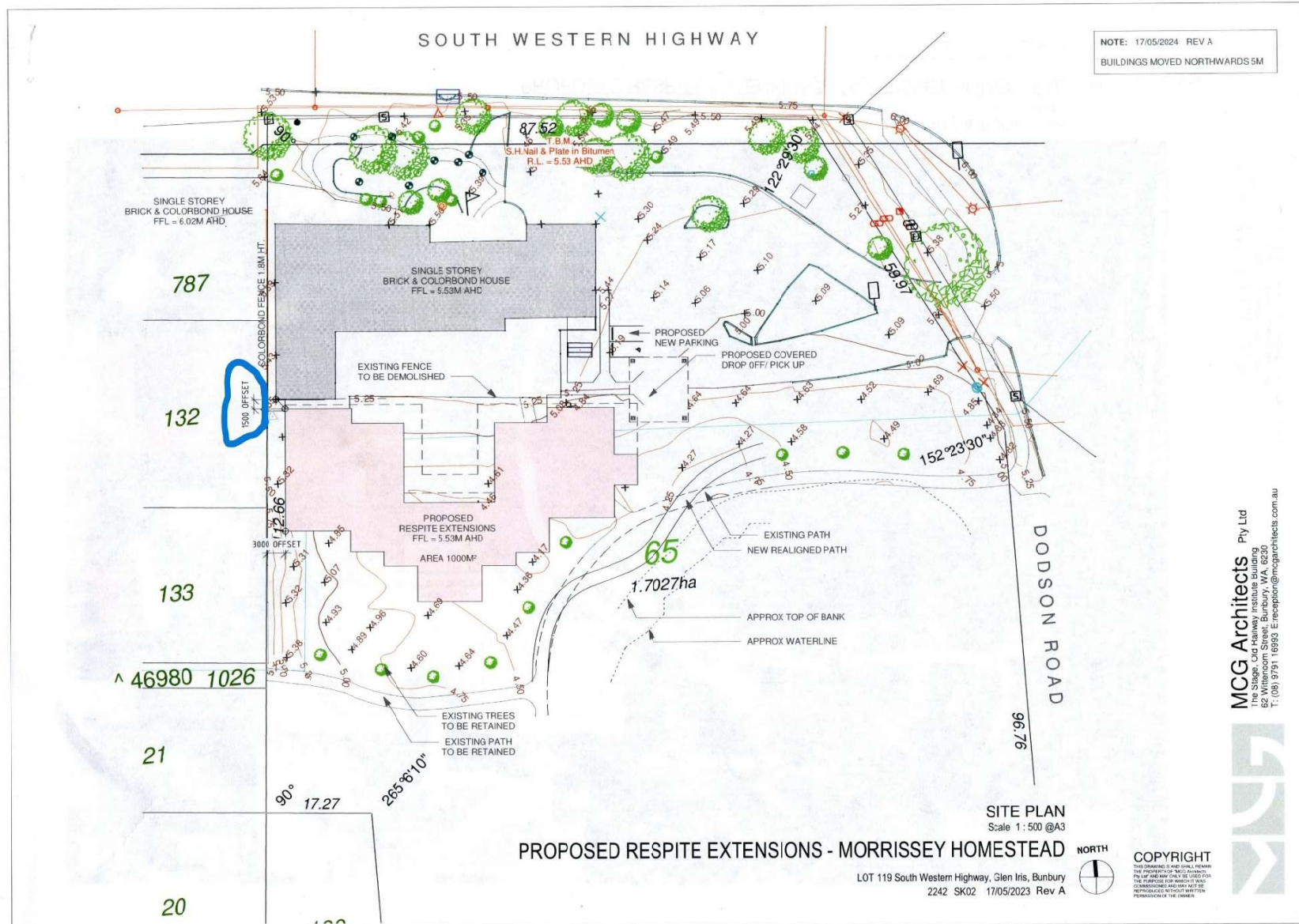
12 June

Website: [www.wa.gov.au/dph/regionplanningschemes](http://www.wa.gov.au/dph/regionplanningschemes)

## First Proposal



## Second Proposal





Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD EXTENDED  
Submitted on 2024-06-11 10:53:00

Introduction

1 What is your first name?

What is your name?:  
*Details removed at the request of the submitter*

2 What is your surname?

What is your surname?:

3 What is your address?

What is your address?:

4 What is your email address?

Email:

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

Yes

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

I am opposed to this proposed amendment.  
I think that this area should stay as it is for everyone to enjoy.  
I remember as a child my siblings and I visiting our grandparents ( Ruby and Mick Morrissey) at their home, we used to play down by the lake and surrounding area, we would also sit and watch all manner of birds enjoying this area also, it would be a shame to take this away from future generations to enjoy.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD EXTENDED  
Submitted on 2024-06-12 02:11:12

## Introduction

1 What is your first name?

What is your name?:  
Simon

2 What is your surname?

What is your surname?:  
Dixon

3 What is your address?

What is your address?:  
5 Morrissey Street, Glen Iris

4 What is your email address?

Email:  
dickowas@hotmail.com

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

The proposed plan does not consider the loss of view and subsequent loss of property value to the residence of 5 Morrissey. The preliminary design can be reconfigured to have a lesser effect on the properties and park area. Also, the proposed plan utilises the centre section of the park which minimises the useable space within the park area. Given the issues with access, consideration should be given to using the eastern end of the park (adjacent to the existing parking area) and repurposing into parking space and access slip lane further away from Picton Road. The existing carpark can then be developed into the required new facilities. This in turn will allow the larger section of park to be more user friendly, eliminates the issues with neighbouring properties and ensures the Morrissey Group can expand their service.

I am happy to assist with sketches or further details regarding this alternative suggestion.

10 Upload supporting documents

Upload supporting documents:  
No file uploaded

11 Upload supporting documents

Upload supporting documents:  
No file uploaded





6

- The Western Australian Planning Commission (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.

\_\_\_\_\_

12 June

**Website:** [www.wa.gov.au/dph/regionplanningschemes](http://www.wa.gov.au/dph/regionplanningschemes)

---

**From:** *Details removed at the request of the Submitter*

**Sent:** Friday, December 20, 2024 3:02:56 PM

**To:** Leah Elliott <[Leah.Elliott@dplh.wa.gov.au](mailto:Leah.Elliott@dplh.wa.gov.au)>

**Subject:** RE: GREATER BUNBURY REGION SCHEME Amendment No. 0070 - PART LOT 65 SOUTH WESTERN HIGHWAY

Good afternoon Leah.

Thank you for the email I will state **that I do not support the current amendment** as per the outlined concerns. Increased traffic exiting, entering that intersection which is now worse with the inception of the Round-a-bout at Vittoria road intersection and the knowledge of living on this road for the past 30 years.

Sincerely

---

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

**Sent:** Friday, 20 December 2024 2:28 PM

**To:** *Details removed at the request of the Submitter*

**Subject:** GREATER BUNBURY REGION SCHEME Amendment No. 0070 - PART LOT 65 SOUTH WESTERN HIGHWAY

OFFICIAL

I am reviewing submissions on the above mentioned amendment. Your submission does not indicate whether you support or object to the proposal. If you would like to advise your position, I will ensure submission is correctly noted.

Kind regards,

**Leah Elliott**

Senior Planning Officer | Reform, Design and State Assessment

**Department of Planning, Lands and Heritage**

140 William Street, Perth WA 6000

W: [wa.gov.au/dplh](http://wa.gov.au/dplh) | P: 6551 9108



The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people. Learn more about our [Reconciliation Action Plan](#).

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Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD  
EXTENDED  
Submitted on 2024-06-12 15:59:10

## Introduction

1 What is your first name?

What is your name?:  
Judith

2 What is your surname?

What is your surname?:  
Jones

3 What is your address?

What is your address?:  
PO Box 150 KARAMA NT 0813

4 What is your email address?

Email:  
judyjones@gateway.net.au

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

The property known as Morrissey Homestead was the subject of an acquisition in the early 1980's by the Bunbury City Council due to persistent flooding of the area, notably the 1964 floods and several significant inundations thereafter.

The building itself, although commonly known as Morrissey Homestead, was the family home of Mrs Ruby Morrissey nee Ryall, and had been owned by the Ryall family for several generations.

Through the deputations from Mr Phillip Smith, then MLA, and Mrs Phyllis Barnes, former City Councillor, the building was set up as a facility for the physically handicapped under the auspices of the South West Association for the Physically Handicapped (SWAPH), under which it operated for some years beginning in the early 1980's.

This submission seeks to question the so-called "rationalisation" of the subject Regional Open Space to permit the amendment.

Clearly the "rationalisation" overlooks the potential of the area to be sensitively reforested or planted with suitable vegetation in keeping with the principles of Regional Open Space.

The proposed development on the site does not represent a minor change to the function of the current use, but rather a significant change which includes higher traffic movement on an already high use area with implications for emergency vehicles as might be required from time to time. This alone has the potential to adversely influence the amenity of a well-established residential suburb.

There is no qualifying statistical information regarding the proposed 8-bed facility. This leaves residents with the fear that additional accessioning of the

Dodson Lake land could take place some time in the future should a case be made further to extend Morrissey Homestead facilities.

To comply with building regulations, any addition to Morrissey Homestead will require fill to be added as part of the construction, again adding to the negative impacts felt by nearby residents in an area recognised for recurring inundation.

The Dodson Lake park is well utilised and valued by the residents who live in the vicinity. It provides a viable linkage with other well established parkland, creating corridors for wildlife, essential in maintaining legacy flora and fauna.

If this amendment is approved, the wider causation will be attempts at rationalisation on other Regional Open Space sites in the guise of demand for community facilities.

Regional Open Space sites are the common wealth of the community, the lungs of the suburbs, a refuge for residual flora and fauna. However noble the reason for encroachment upon them, the greater good must prevail.

Please do not amend the Greater Bunbury Regional Scheme in this case.

#### 10 Upload supporting documents

Upload supporting documents:

No file uploaded

#### 11 Upload supporting documents

Upload supporting documents:

No file uploaded

Submitted to Greater Bunbury Region Scheme Amendment 0070 (Standard) - Part Lot 65 South Western Highway, Glen Iris - CONSULTATION PERIOD  
EXTENDED  
Submitted on 2024-06-12 20:04:03

## Introduction

1 What is your first name?

What is your name?:

Judy

2 What is your surname?

What is your surname?:

Jones

3 What is your address?

What is your address?:

PO Box 150 Karama NT 0813

4 What is your email address?

Email:

judyjones@gateway.net.au

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

No

6 Are you responding on behalf of an organisation?

No

Organisation:

7 What is your organisation?

Organisation:

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 box below. Any supporting documents may be uploaded below.

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

The property known as Morrissey Homestead was the subject of an acquisition in the early 1980's by the City of Bunbury due to persistent flooding of the area, notably the flood of 1964 and several significant inundations thereafter.

The building itself, although commonly known as Morrissey Homestead, was the family home of Mrs Ruby Morrissey, nee Ryall, and had been the home of the Ryall family for several generations.

Through the deputations from Mr Phil Smith, then MLA, and Mrs Phyllis Barnes a former City Councillor, the building was set up as a facility for the physically handicapped under the auspices of the South West Association for the Physically Handicapped (SWALPH) under which it operated for some years beginning in the early 1980's.

This submission seeks to question the so-called rationalisation of the subject Regional Open Space which will permit the amendment.

There is no qualifying information regarding the proposed 8-bed facility. This leaves residents in fear that additional accessioning of the Dodson Lake land could take place some time in the future should a case be made to further extend Morrissey Homestead's facilities.

To comply with building regulations any additions to Morrissey Homestead will need fill to be added as part of the construction, again reinforcing the negative impacts felt by nearby residents in an area already recognised for recurring inundation.

The Dodson Lake park is well utilised and valued by the residents who live in the vicinity. It provides a viable linkage with other well established parklands, creating corridors for wildlife, essential in maintaining legacy flora and fauna.

If this amendment is approved, there is a risk that wider causation at rationalisation on other Regional Open Space sites will be attempted, in the guise of demand for community facilities.

Regional Open Space sites are the common wealth of communities, the lungs of the suburbs, a refuge for residual flora and fauna. However noble the reason for encroachment upon them, the greater good must prevail.

Please do not amend the Greater Bunbury Region Scheme in this case.

Yours sincerely

Judy Jones

Councillor City of Bunbury 1985-2017

10 Upload supporting documents

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No file uploaded

11 Upload supporting documents

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No file uploaded