



June 2021

# **Greater Bunbury Region Scheme Amendment 0059/41 (Major Amendment)**



## **Wanju Urban Expansion Area**

### **Report on Submissions**

Shire of Dardanup



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**Greater Bunbury Region Scheme  
Amendment 0059/41  
(major amendment)**

**Wanju Urban Expansion Area**

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**Report on Submissions and Hearings**

Shire of Dardanup



June 2021

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# Contents

The Greater Bunbury Region Scheme .....	v
1 Planning objective .....	1
2 Background.....	1
3 Scope and Content of the Amendment.....	2
4 Aboriginal Heritage.....	3
5 Coordination of Region and Local Scheme Amendments.....	3
6 Sustainable Appraisal.....	3
7 Substantiality.....	4
8 Environmental Protection Authority Advice .....	4
9 The Amendment Process .....	4
10 Submissions.....	4
11 Hearings.....	4
12 Modifications to the Amendment .....	5
13 Final Outcome.....	5
14 References.....	5

Appendix A Notice of environmental assessment

Appendix B List of Submissions

Appendix C Summary of Submissions and Determinations

Appendix D Proposed Amendment as advertised

Appendix E Submissions



# The Greater Bunbury Region Scheme

## What it is and how it is amended

### Planning Greater Bunbury's future

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

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

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

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

### What is the Greater Bunbury Region Scheme?

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

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

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

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

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

### What is an amendment?

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

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

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

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

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

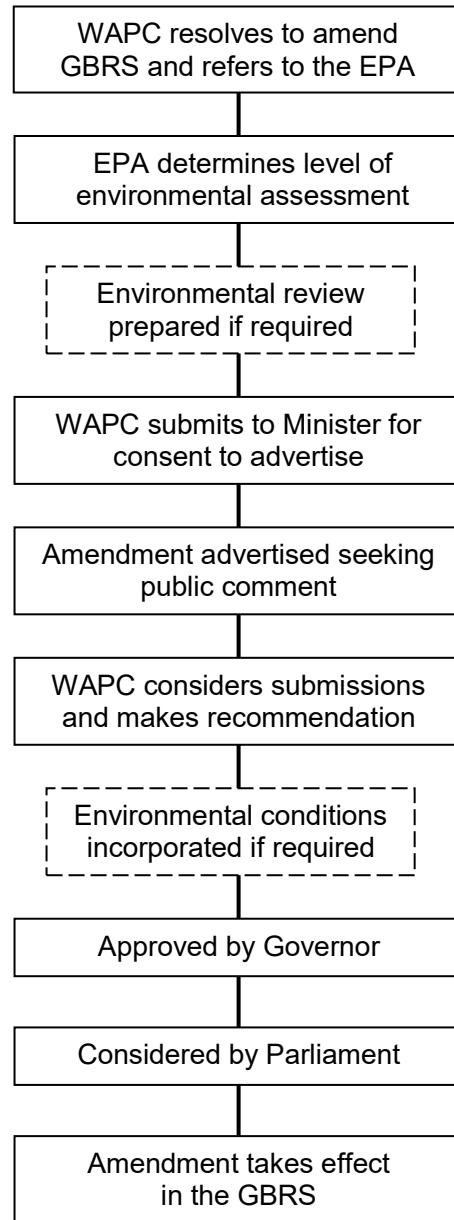
The amendment process is regulated by the *Planning and Development Act 2005*. The amendment proposed in this report is being made under the provisions of section 41 (often referred to as a major amendment).

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

- Formulation of the amendment by the WAPC.
- Referral of the proposed amendment to the Environmental Protection Authority (EPA) to set the level of environmental assessment. Where the EPA requires an environmental review, this is carried out before the amendment is advertised.
- Consent by the Minister for Planning to call for submissions.

- Advertising the amendment for public inspection and inviting submissions. Advertisements are placed in local and statewide newspapers and information is made available on the WAPC's website. Landowners whose property is directly affected by a proposed change are contacted in writing. Where there is an environmental review, this is also made available for comment.
- WAPC receive public submissions over a three month period.
- WAPC considers written submissions. People who have made submissions may, if they wish, also make an oral presentation to a special committee appointed to consider and report on these submissions.
- WAPC reviews the proposed amendment in light of submissions. The amendment may be modified before proceeding.
- Re-advertising for further public submissions may be required by the Minister for Planning if the amendment is substantially modified as a result of submissions.
- Minister presents the amendment with WAPC recommendations to the Governor for approval.
- Placing of the amendment, as approved by the Governor, before each House of State Parliament, where it must remain for 12 sitting days. During this time, the amendment is again on public display with the WAPC's report on submissions.
- In Parliament, a member may introduce a motion to disallow the amendment. If this motion succeeds, the GBRS will not be amended. Otherwise, the amendment becomes legally effective in the GBRS.

The following diagram shows the main steps.



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

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

## Zones and reservations

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

### Zones

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

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

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

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

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

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

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

### Reservations

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

Regional Open Space: to protect the natural environment, provide recreational

opportunities, safeguard important landscapes and provide for public access.

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

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

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

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

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

State Forests: to recognise State forests.

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

### What if my land is rezoned?

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

If the zoning is changed, landowners do not have to change their use of the land or lifestyle. They can stay as they are or they may set about changing their land use. For instance, some may seek approval to subdivide their land or apply to develop it in some way that suits the new zoning.

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

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

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

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

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

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

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

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

People writing submissions may choose also to attend a hearing. This follows the submission period, where you can express your views to a hearings panel.

### **Publications**

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

#### Amendment report

This document is available from the start of the public submission period of the proposed amendment. It sets out the purpose and scope of the amendment, explains why the

proposal is considered necessary and informs people how they can comment.

#### Environmental review report

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

#### Report on submissions

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

#### Submissions

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

#### Transcript of hearings

The hearings procedures are recorded and transcribed. All transcripts are published as a public record.

# **Greater Bunbury Region Scheme Amendment 0059/41 (major amendment)**

## **Wanju Urban Expansion Area Shire of Dardanup**

### **Report on Submissions**

#### **1. Planning objective**

The purpose of this proposal is to amend the Greater Bunbury Region Scheme (GBRS) by rezoning:

- Lots 15, 50, 536, 3251, 1215, 644, 166, 424 (part), 706, 707, 167 (part), 11, 8, 101 and 21 Clifton Road, Waterloo;
- Lots 9 (part), 10 (DP 28073) (part), 10 (DP 40650) (part), 12 (part), 70 (part), 1 (part) and 2 (part) South Western Highway, Waterloo;
- Lots 8, 100 and 4086 Hynes Road, Waterloo,
- Reserve 31541; and
- road reserves for Clifton Road and Barbetti Road and the southern part of Hynes Road.

from the Rural zone to the Urban Deferred zone and in order to facilitate future urban developments at the Wanju Urban Expansion Area. This is consistent with the Greater Bunbury Strategy 2013, the Greater Bunbury Structure Plan, the Wanju District Structure Plan and the Shire of Dardanup Local Planning Strategy (2015).

#### **2. Background**

The Wanju Urban Expansion Area was formally identified in the Western Australian Planning Commission (WAPC) endorsed Greater Bunbury Strategy 2013 following an extensive public consultation and public advertising of the draft Strategy in 2011. The proposed area is an area east of the existing locality of Eaton and the Forrest Highway.

The Department of Planning, Lands and Heritage (the Department), in collaboration with the Shire of Dardanup and other Government agencies, has prepared the Wanju District Structure Plan (DSP).

An initial draft Wanju District Structure Plan was advertised between April and July 2016 for public comment. The comments were analysed by the then Department of Planning and reported back to the WAPC. Following the realignment of the Bunbury Outer Ring Road (BORR) by Main Roads WA (MRWA) the draft Wanju DSP was revised to take into account the implications of the new BORR alignment on Wanju. This revised draft Wanju DSP was published for public advertising between February and April 2019. The comments were again analysed by the Department and reported to the WAPC in October 2019, along with the finalised DSP.

Land uses proposed by the DSP include residential, mixed use/town and local centres, commercial, public purpose – state schools, special use - private schools, public open space, public purpose – emergency services, public purpose – infrastructure services, primary road, and integrator streets.

The DSP was endorsed by the WAPC on 30 October 2019.

The purpose of the DSP is to set out an informing strategy to guide the vision and desired development and environmental outcomes for urban expansion area. In doing so, this provides the context and framework for proposed amendments to the GBRS, the Shire of Dardanup's Local Planning Scheme No. 3 (LPS 3) and more detailed planning in the form of Local Structure Plans.

The subject land currently supports agricultural uses, primarily grazing. The following lists the ownership of the proposed urban expansion area:

- private owners (16 lots in total);
- Western Power (Lot 706 – 40.69 ha);
- State Government (Lot 2 – 0.4 ha, and Reserve R1083 – 1.00 ha); and
- road reserves for Clifton Road and Barbetti Road.

### **3. Scope and content of the amendment**

The land subject to the GBRS amendment is 1134 hectares in area and extends from the southern bank of the Collie River in the north to South West Highway, and from Forrest Highway/Hynes Road in the west to the proposed alignment of the BORR in the east. The subject land is situated in the locality of Waterloo, approximately nine to 13 kilometres north - east of the Bunbury Central Business District.

The proposed GBRS amendment involves the rezoning of the above-mentioned lots from Rural zone to Urban Deferred zone.

The current zoning under both the GBRS and LPS 3 of the subject land does not make provision for the DSP's vision. As such an amendment to the GBRS is required to rezone the land appropriately to allow for future development in order to implement components of the DSP.

The subsequent transfer of land from the Urban Deferred zone to an Urban zone may be initiated by either the landowner, the local government or any public authority. Before agreeing to the transfer of land from the Urban Deferred zone to the Urban zone, the WAPC will require evidence, which includes a Local Structure Plan for each precinct, that the following matters, inter alia, have been adequately addressed:

- the land is capable of being provided with essential services and agreement has been reached between the developers and service providers with regard to the staging and financing of services;
- planning is sufficiently advanced to depict an acceptable overall design to guide future development;
- the proposed requirements, such as regional roads, open space and public purpose, have been satisfied or provision made for them;
- any constraints to urban development, including in relation to environmental, hazard and risk issues, can be satisfactorily addressed; and
- the need for drainage and fit for purpose water supply requirements are to be met prior to subdivision.

Where there is a proposal to transfer land from the Urban Deferred zone to the Urban zone, it will be referred to the local government and relevant State Government agencies for comment. The proposal, with supporting information and justification in accordance with the Development Control policy 1.9 - Amendment to region schemes and the Lifting of Urban Deferral Guidelines will be considered and determined by the WAPC. The assessment of this amendment will further refine the criteria required to rezone the land from Urban Deferred zone to Urban zone, which will be detailed in the report on submissions to guide future planning.

#### **4. Aboriginal Heritage**

The *Aboriginal Heritage Act 1972* provides for the protection and preservation of Aboriginal heritage and culture in Western Australia, including places and objects of significance to Aboriginal people, whether previously recorded or not.

The process of rezoning land in a region scheme is not itself directly affected by the *Aboriginal Heritage Act 1972*, as the proposed land use changes are very broad in nature and do not, themselves, physically interfere with the land. The protection of Aboriginal heritage sites is specifically addressed during later stages of the planning process, usually when a local structure plan is being developed.

Nevertheless, in recognising the importance of having reliable Aboriginal information on land and the values attached to it, the proposed amendment will be assessed against the provisions of the Act during the consultation phase of the amendment process. As part of the background to the Wanju DSP an Ethnographic and Archaeological Heritage Assessment (2014) was carried out including a comprehensive desktop review to confirm the nature and extent of all Aboriginal sites within the Wanju urban expansion area.

#### **5. Coordination of Region and Local Scheme amendments**

The Shire of Dardanup's Local Planning Scheme is required to be consistent with the GBRS. Once the Urban Deferred and subsequent Urban zonings have been approved for the GBRS, amendments to Shire of Dardanup LPS 3 will be undertaken to ensure consistency with the GBRS.

#### **6. Sustainability appraisal**

Under the GBRS, the Wanju DSP area is currently zoned Rural. This current zone does not permit development of mixed use or residential development, and accordingly an amendment to the GBRS is required in order to facilitate the development of such uses.

The proposed amendment on the subject land is considered to be orderly and proper planning as the proposal explored planning solutions in line with the DSP.

Strategic planning for the area further is set out in the Greater Bunbury Strategy 2013, where higher residential densities, alongside infill development in all areas of existing developed land, are strongly promoted. This provides the opportunity for housing diversity, housing affordability, greater emphasis on walking, cycling and public transport, as well as providing a more attractive urban environment. The proposal is also consistent with the draft Bunbury - Geographe Sub - regional Strategy which is currently being prepared.

The existing residential areas of Eaton and Millbridge are located to the west of the subject land. Detailed planning through the local structure planning for individual precincts will address the level of services provided with regards to reticulated water and sewerage, drainage, underground electricity, telecommunication, access and fill. The Local Structure Plans will need to meet with the requirements set out for each precinct set out in the Wanju DSP and be accompanied by Local Water Management Strategies which are consistent with the District Water Management Strategy. Where appropriate, they will also need to be consistent with the various background reports including the Landscape Vision Plan, Pre-Feasibility Assessment of Fit-for-Purpose Water Supply Options for Wanju and Waterloo and Post Development Hydraulic Modelling Report.

Matters relating to the the need for drainage and fit for purpose water supply requirements are to be met prior to subdivision.

## **7. Substantiality**

The *Planning and Development Act 2005* allows for an amendment to a region planning scheme to be processed as either 'minor' or 'major' amendment, depending on whether the WAPC considers the amendment to be a substantial alteration to a scheme, or not. The WAPC is of the opinion that this amendment constitutes a substantial alteration to the GBRS having regard to the significant spatial extent of the proposed area for development.

The draft Bunbury Geographe Sub regional Strategy, previously referred to as the Greater Bunbury Strategy strongly promotes higher residential densities alongside infill development in all areas of exiting developed land. This provides the opportunity for housing diversity, housing affordability, urban regeneration and revitalisation, as well as providing a more attractive urban environment. As such it is considered appropriate for this amendment to be processed as a major amendment to the GBRS.

## **8. Environmental Protection Authority advice**

The proposed amendment was referred to the EPA for advice on whether environmental assessment would be required. The EPA has advised that the proposed amendment does not require formal assessment under part IV of the Environmental Protection Act 1986. The EPA provided advice and recommendations as shown at Appendix A.

## **9. The Amendment Process**

The procedures for amending the GBRS are prescribed by *the Planning and Development Act 2005*. Section 41 of the *Planning and Development Act 2005* sets out the procedure for processing amendments which the WAPC considers a substantial alteration to the Scheme. A more detailed explanation of this process, entitled 'The Greater Bunbury Region Scheme - What it is and how it is amended' can be found in the front of this report.

## **10. Submissions on the amendment**

The amendment was advertised for public submissions for a period of 90 days from 15 September 2020 to 14 December 2020. Advertising of the amendment occurred on the Department's website, Shire of Dardanup website and local newspapers. All of the owners of land, the subject of and surrounding the proposed amendment, were forwarded a copy of the amendment report and advised of the opportunity and procedure for making submissions.

Twelve submissions were received from referral agencies and a member of the public. No submission objected to the proposed amendment. A full copy of the submissions is included in this report.

## **11. Hearings**

Any person that made a written submission has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. There were not any requests for hearings and as such this did not take place.

## 12. Modifications to the amendment

After considering any comments received from the public and government agencies, the WAPC may make modifications to the amendment. The recommendations of the WAPC, including any modifications, are published in a report on submissions. Anyone who has made a submission will receive a copy of this document when the amendment is tabled in Parliament. The report will also be available on the WAPC's website [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au). The submissions did not require any part of the amendment to be modified. As such, the amendment is recommended to progress as advertised.

## 13. Final outcome

Following consideration by both Houses of Parliament, those who made submissions will be notified of the final outcome, along with all affected landowners.

## 14. References

- Wanju District Structure Plan and background reports:  
<https://www.dplh.wa.gov.au/wanju>
- Ethnographic and Archaeological Heritage Assessment, Industrial and Urban Expansion Areas (Big Island Research, 2014):  
[https://www.dplh.wa.gov.au/getmedia/a2f32e39-5eb5-4825-abae-a1f576c2f22e/DSP\\_Draft\\_Wanju\\_Ethnographic\\_and\\_Archaeological\\_Report\\_-\\_Dardanup](https://www.dplh.wa.gov.au/getmedia/a2f32e39-5eb5-4825-abae-a1f576c2f22e/DSP_Draft_Wanju_Ethnographic_and_Archaeological_Report_-_Dardanup)
- DC Policy 1.9 – Amendment to Region Schemes (WAPC, January 2017):  
[https://www.dplh.wa.gov.au/getmedia/0ab32345-7ede-4b3d-90ee-babafcd3d840/DCP\\_1-9\\_-\\_amendment\\_region\\_schemes](https://www.dplh.wa.gov.au/getmedia/0ab32345-7ede-4b3d-90ee-babafcd3d840/DCP_1-9_-_amendment_region_schemes)
- Lifting of Urban Deferment Guidelines (WAPC, November 2019):  
[https://www.dplh.wa.gov.au/getmedia/3457d12f-8b13-40a6-a1ee-53b4f0ce78dc/GD-Lifting\\_of\\_Urban\\_Deferment\\_Guidelines\\_Nov2019](https://www.dplh.wa.gov.au/getmedia/3457d12f-8b13-40a6-a1ee-53b4f0ce78dc/GD-Lifting_of_Urban_Deferment_Guidelines_Nov2019)
- Greater Bunbury Region Scheme:  
<https://www.dplh.wa.gov.au/gbrs>
- Shire of Dardanup Local Planning Strategy (2015):  
<https://www.dardanup.wa.gov.au/planning/structure-plans/local-planning-strategy/>
- Shire of Dardanup Local Planning Scheme No.3:  
<https://www.dplh.wa.gov.au/getmedia/c2cdeacd-b559-4700-b0f8-bbbb4540c433/Dardanup-scheme-text>
- Greater Bunbury Strategy 2013 and Greater Bunbury Structure Plan (WAPC):  
[https://www.dplh.wa.gov.au/getmedia/0597c8b4-73b2-40b3-b934-eec50d265cfd/SWT\\_Greater\\_Bunbury\\_Strategy\\_2013](https://www.dplh.wa.gov.au/getmedia/0597c8b4-73b2-40b3-b934-eec50d265cfd/SWT_Greater_Bunbury_Strategy_2013)
- Greater Bunbury Region Scheme Priority Agricultural Land Policy 2017 (WAPC):  
[https://www.dplh.wa.gov.au/getmedia/a2922ff0-6036-4c3b-b765-84883563d96b/POL-GBRS\\_Priority\\_Agricultural\\_Land\\_Policy\\_2017](https://www.dplh.wa.gov.au/getmedia/a2922ff0-6036-4c3b-b765-84883563d96b/POL-GBRS_Priority_Agricultural_Land_Policy_2017) .



**Appendix A**

**Notice of Environmental Assessment**





## Environmental Protection Authority

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

Our Ref: CMS 17859  
Enquiries: Renee Blandin, 6364 6499  
Email: [Renee.Blandin@dwer.wa.gov.au](mailto:Renee.Blandin@dwer.wa.gov.au)

Dear Ms Fagan

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

<b>SCHEME</b>	<b>Greater Bunbury Region Scheme 0059/41</b>
<b>LOCATION</b>	<b>Wanju Urban Expansion Area</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>Western Australian Planning Commission</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. Advice Given. (Not Appealable)</b>

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

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

Please note the following:

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

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Sutton', with a long horizontal flourish extending to the right.

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

3 August 2020

Encl. Chairman's Determination  
Scheme Advice and Recommendations

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

**Greater Bunbury Region Scheme 0059/41 Wanju Urban Expansion Area**

**Location: Various lots within Shire of Dardanup**

**Determination: Scheme Not Assessed – Advice Given (not appealable)**

**Determination Published: 3 August 2020**

**Summary**

The Western Australian Planning Commission (WAPC) proposes to rezone 1134 hectares of land in the Shire of Dardanup from 'Rural' to 'Urban Deferred' in the Greater Bunbury Region Scheme (GBRS) to facilitate the future development of the proposed 'Wanju Urban Expansion Area'.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA has based its decision on the documentation provided by the WAPC. Having considered this matter the following advice is provided.

**1. Environmental Factors**

The EPA has identified the following preliminary environmental factors relevant to this scheme:

- Flora and Vegetation
- Terrestrial Fauna
- Inland Waters
- Social Surroundings

**2. Advice and Recommendations regarding Environmental Factors**

The EPA considers this GBRS amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. However there are a number of environmental issues which require resolution prior to the initiation and referral of future local planning amendments to the EPA. For this reason, a concurrent rezoning of both the region and local schemes should not be undertaken. The following advice is provided in this context:

**Flora and Vegetation and Terrestrial Fauna**

The EPA notes the amendment area is mostly cleared, but contains some flora, vegetation and terrestrial fauna environmental values.

These values include:

- Poorly represented remnant native vegetation (including Jarrah Marri, and Wandoo) as well as the Threatened Ecological Community (TEC) Banksia Woodlands of the Swan Coastal Plain
- The Department of Biodiversity, Conservation and Attractions (DBCA) reserve to the south of the site contains the TECs 'Herb rich shrublands in claypans' and '*Corymbia*

*calophylla* – *Xanthorrhoea preissii* woodlands and scrublands of the Swan Coastal Plain’.

- Significant fauna habitat including species of black cockatoo, Western Ringtail Possum, Water Rat, Carter’s Freshwater Mussel and various migratory bird species.

Given these values:

- Remaining vegetation should be a priority for retention through the future stages of planning, particularly vegetation along existing roads and river/drainage lines mapped as black cockatoo habitat.
- Development should be located within existing cleared land, or within areas of existing degraded vegetation, where that vegetation is not significant habitat for threatened fauna.
- An updated study including survey for specific locations of suitable breeding trees is recommended prior to development of the local planning scheme amendment.
- The implementation of ecological linkages through the site at the future stages of planning is recommended. Ecological linkages and buffers should protect, retain and enhance the environmental values.

### **Inland Waters**

The amendment area is within the Leschenault Estuary Catchment and is traversed by Millers Creek. The Collie River runs adjacent to the northern boundary.

Development of the site for urban land use has the potential to impact groundwater and surface water quality and pre-development hydrology. Impacts can be managed through buffers to waterways, provision of ecological linkages (including wetland and vegetation retention areas) and implementation of water management planning for the site, as required by structure planning. Water management planning should maintain or improve groundwater and surface quality, with particular regard to be given to the water quality objectives within the *Leschenault Estuary water quality improvement plan* (Department of Water 2012). Maintenance of pre-development hydrology should be considered at various scales as part of future water management planning in consultation with the Department of Water and Environmental Regulation (DWER) South West Region. Consideration should also be given to potential impacts of hydrological changes on TECs. Requirements for buffer distance, riparian vegetation retention and establishment, fencing, floodway setbacks, and stormwater management should be referred to DWER and DBCA where appropriate, as part of the future planning process.

### **Social Surroundings**

The amendment area is adjacent to proposed industrial and strategic minerals resources areas. Industrial development and resource extraction activities may impact sensitive land uses within the amendment area. The EPA’s Guidance Statement No. 3 *Separation Distances between Industrial and Sensitive Land Uses* should be considered to advise decision making on the potential impacts to surrounding land uses and separation distances. Further investigation into the separation distances should be undertaken at the local scheme amendment and structure planning phases.

### **Conclusion**

The EPA concludes the scheme amendment can be managed to meet the EPA’s environmental objectives through existing planning controls at the region scheme level of planning. The EPA further recommends future Shire of Dardanup local planning scheme amendments should contain specific scheme provisions, informed by surveys, to demonstrate

how impacts to these values will be avoided and/or managed. Future significant proposals may also require referred to the EPA pursuant to Part IV of the EP Act.





GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

## Environmental Protection Authority

**Title:** Greater Bunbury Region Scheme 0059/41 Wanju Urban Expansion Area.

**Location:** Various lots within the Shire of Dardanup.

**Description:** The Western Australian Planning Commission proposes to rezone parcels of land in the Shire of Dardanup from 'Rural' to 'Urban Deferred' to facilitate the development of the proposed 'Wanju Urban Expansion Area'.

**Ref ID:** CMS17859

**Date Received:** 07/07/2020                      **Date Sufficient Information Received:** 07/07/2020

**Responsible Authority:** Western Australian Planning Commission

**Contact:** Sam Fagan

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

**Potential Significant Effects:** Clearing of vegetation and terrestrial fauna habitat (including threatened communities and species); potential impact on waterways (Millers Creek and Collie River) and groundwater and surface water quality; potential for sensitive land uses to be impacted by noise, dust and odour impacts from surrounding land use.

**Management:** Implementation of ecological linkages to protect environmental values and provide buffers to waterways as depicted in the Wanju District Structure Plan, through site environmental and water management strategies required for structure planning, and through future local planning scheme provisions. Implementation of EPA advice regarding management of environmental impacts. Review at the local planning scheme amendment stage will provide further management of environmental values.

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

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

Chairman's Initials: 

Date: 29 July 2020



## **Appendix B**

### **List of Submissions**



## List of Submissions

<b>Number</b>	<b>Name</b>
1.	Western Power
2.	Unknown via Facebook - Social Media
3.	Department of Fire of Emergency Services (DFES)
4.	ATCO Gas
5.	Department of Water and Environmental Regulation (DWER)
6.	Department of Health (DoH)
7.	Department of Mines, Industry Regulation and Safety (DMIRS)
8.	Shire of Harvey
9.	Shire of Dardanup
10.	Public Transport Authority (PTA)
11.	Main Roads of Western Australia (MRWA)
12.	Water Corporation (WC)



## **Appendix C**

### **Summary of Submissions and Determinations**



**Greater Bunbury Region Scheme 0059/41  
(major amendment)**

**Wanju Urban Expansion Area  
Shire of Dardanup**

**Summary of Submission and Determinations**

**Submission:** 1

**Submitted by:** Western Power (WP)

**Summary of Submission:** Comment

1. WP has recently changed its process and no longer provides comment for strategic referral applications.
2. Self-assessment is required for structure plan, subdivision and development, which can be undertaken at those stages of planning.

**Planning Comment:**

1. Comments noted. The Department of Planning, Lands and Heritage (the Department) will continue to liaise with Western Power in regard to any future requirements for the amendment area at the time of amendment to the Shire of Dardanup Local Planning Scheme No. 3 and subdivision. Western Power has been consulted during the Wanju District Structure Plan (DSP) process and the proposed development at Wanju will be provided with underground electricity.

**Determination:**

Submission noted.

---

**Submission:** 2

**Submitted by:** Unknown via Facebook

**Summary of Submission:** Comment

1. Supports the building of new city.
2. Supports the name Wanju.
3. Does not support it being built out of timber. References the fires at Quinns and Yarloop. This is setting itself for disaster in 30 years' time. Attaches a photo from thewest.com.au of firefighters putting out fire.

**Planning Comment:**

1. Comments noted.
2. Comments noted.

3. The amendment has met the requirements of SPP 3.7. Fire Management Plan (FMP) has been prepared. Details on how and what material the future development will constructed will be addressed at the time of development application

**Determination:**

Submission noted.

---

**Submission:** 3

**Submitted by:** Department of Fire and Emergency Services (DFES)

**Summary of Submission:** Comment

1. It is unclear if the requirements of State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) have been applied to this proposal.
2. DFES notes that a Strategic Overarching Bushfire Management Plan (BMP) dated 6 August 2015 was prepared to support two proposed DSPs, one being the Urban District Structure Plan Area subject to this Amendment. DFES provided comment to the WAPC on 25 July 2016 seeking amendments to the BMP.
3. It is unknown whether amendments were made to the BMP in response to DFES' advice or changes to the Guidelines for Planning in Bushfire Prone Areas and AS3959:2018. It is further noted that the Amendment Report is silent on matters pertaining to bushfire risk or the preparation of a BMP.
4. Should SPP 3.7 be applied, DFES requests that the current BMP be forwarded to allow it to review and provide comment prior to the WAPC's endorsement of the Amendment

**Planning Comment:**

1. SPP 3.7 has been applied to the subject land. As required under subsection 6.2 a BHL assessment was provided as part of the Wanju, Waterloo and South Picton District Structure Plans. Further assessment will be undertaken at the time of the preparation of the local structure plans.
2. Noted. Refer to comment 1 above.
3. Noted. Refer to comment 1 above.
4. Noted. Refer to comment 1 above.

**Determination:**

Submission noted

---

**Submission:** 4

**Submitted by:** Atco Gas

**Summary of Submission:** Comment

1. ATCO Gas operates a high pressure gas pipeline within the western area of the rural lands to be rezoned. ATCO will require early consultation with developers during their early planning phase to ensure the adjacent land use is consistent with the ongoing operation of the gas pipeline.

**Planning Comment:**

1. Comments noted. This issue will be considered when a local structure plan is prepared for the area containing the pipeline. No development can commence until the local structure plan has been endorsed or until the Urban Deferment zone has been lifted by the WAPC and land is rezoned to Urban.

**Determination:**

Submission noted.

---

**Submission:** 5

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

**Summary of Submission:** Comment

1. It is recommended that Section 3 of the Amendment Report includes a specific statement that a local structure plan will be required for each entire precinct as this is consistent with the Wanju DSP (Section 3: Staging). If this requirement is not made clear, the development will occur in a piecemeal fashion which will highly likely result in poor outcomes inconsistent with the considerable studies completed.
2. The four dot points of Section 3 of the Amendment Report do not adequately state that the need for drainage and fit for purpose water supply requirements are to be met prior to the land being rezoned from Urban Deferred to Urban.
3. It is recommended that Section 6 of the Amendment Report include reference to the "Pre-Feasibility Assessment of Fit-for-Purpose Water Supply Options for Wanju and Waterloo" and "Post Development Hydraulic Modelling Report" in addition to the "Landscape Vision Plan".

**Planning Comment:**

1. Section 3 of the Report on Submissions has been updated to state that local structure plan is required for each precinct.
2. An additional dot point at Section 3 and a paragraph at Section 6 of the Report on Submissions have been included to address the need for drainage and fit for purpose water supply requirements to be met prior to subdivision.

3. Section 6 of the Report on Submissions has been updated to include reference to these documents.
4. In addition, the head of power for the requirement to prepare a local structure plan remains with the Wanju DSP and this document provides guidance on the issues that are to be addressed including the need for a precinct wide structure plan. Notwithstanding this, the lifting of the Urban Deferment will also require the preparation and endorsement of a local structure plan. Between the two processes this will ensure that the precinct wide structure plans will be prepared.

**Determination:**

Submission noted.

---

**Submission:** 6

**Submitted by:** Department of Health (DoH)

**Summary of Submission:** Comment

1. Water Supply and Wastewater Disposal
  - a) All development is to be connected to scheme water and reticulated sewerage and be in accordance with the Government Sewerage Policy 2019.
  - b) The DoH does not support the amendment if on-site waste water disposal is proposed in any form, either now or into the future, as the subject land has been identified as having elevated groundwater and surface inundation.
  - c) Any proposals for stormwater 'third pipe' schemes, recycled water treatment, storage and use will be required to obtain DOH approval and so should be developed in consultation with this agency.
2. Public Health Impacts
  - a) The amendment is to acknowledge and incorporate appropriate separation distances in accordance with the Environmental Protection Authority (EPA) Environmental Assessment Guideline (EAG) 3 'Guidance for the Assessment of Environmental Factors No. 3 - Separation Distances between Industrial and Sensitive Land Uses'
3. Medical Entomology
  - a) The amendment area is within an area that may be prone to mosquitoes as wetlands are in the vicinity. Stormwater management infrastructure such as culverts, road drainage systems, etc. should be in accordance with the Department of Water and Environmental Regulations publication Stormwater Management Manual for Western Australia, to local government satisfaction.

- b) It is pertinent that an approval condition of this amendment includes the requirement for developers/local government to adequately resource the management of impacts from mosquitoes and mosquito-borne disease on future occupants of the site.

**Planning Comment:**

1. No development can commence until a local structure plan has been endorsed and the Urban Deferment has been lifted by the WAPC. The issue of wastewater disposal will be considered at that time. Any issues relating to the options for wastewater disposal would have to meet the requirements of the Government Sewerage (2019) and would be referred to DoH as part of the local structure plan process.
2. This matter would be addressed through the local structure plan process.
3. This matter would be addressed through the local structure plan process and as conditions of subdivision/development.

**Determination:**

Submission noted.

---

**Submission:** 7

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

**Summary of Submission:** Comment

1. The Bunbury to Albany gas pipeline investigation corridor and alternate route are located along the western boundary of the proposal area. It would be proactive to amend the urban expansion boundary to follow this outline to reduce any future conflict.
2. To the south, Petroleum Exploration Permit EP 496 held by Bunbury Energy Pty Ltd overlaps the proposal area. However, due to the size of the EP, this is not considered to be a hindrance for this amendment.
3. To the SE, outside of the proposal area, is a Significant Geological Supply (SGS) for Clay and several Extractive Industry Licences are currently being operated by Austral. Although the resource is outside the proposal area, the notification and protection zone overlaps the southern boundary. This is not considered to be a major issue however, it is recommended that sensitive land use in this area should be restricted in the short-term and development in this area project managed with future sequential land use for the resource.
4. Overall, the Department of Mines, Industry Regulation and Safety has determined this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

**Planning Comment:**

1. The Wanju DSP proposes public purposes, public open space and road reserves within the investigation area. No development can commence until a local structure plan has been endorsed and the Urban Deferment has been lifted by the WAPC. The issue of the investigation corridor for the Bunbury to Albany gas pipeline will be considered at that time. Given the importance of the corridor the draft structure plan would be referred to DMIRS for comment. It is not appropriate to move the boundary of the Urban Deferred zone until further planning is undertaken in this area.
2. Petroleum Exploration Permit EP 496 is outside the area of the amendment area. DMIRS' comments on its unlikely impact on development are noted.
3. The local structure plan for this area will further detail land uses for this area. A referral to DMIRS will be undertaken as part of this process.
4. Comments noted.

**Determination:**

Submission noted.

---

**Submission:** 8

**Submitted by:** Shire of Harvey

**Summary of Submission:** No objections

1. No objections on the basis that the amendment is prepared in accord with the Greater Bunbury Strategy (GBS) and facilitate Wanju DSP.

**Planning Comment:**

1. Comment noted. The amendment is in accordance with the GBS and Wanju DSP.

**Determination:**

Submission noted.

---

**Submission:** 9

**Submitted by:** Shire of Dardanup

**Summary of Submission:** Comment

1. The Council at its meeting on 25 November 2020 resolved to advise the Western Australian Planning Commission that it supports this amendment.

2. The Shire wishes to reiterate the critical importance of timing for the preparation of Developer Contribution Plans (DCP's) for both Wanju and Waterloo. This issue was raised by the Shire in its submission, dated 9 May 2019, to the DPLH on the DSPs for Wanju and Waterloo. Given the considerable costs and complexities involved in the preparation of DCPs, the Shire once again requests financial and/or staff support from the State Government for the preparation of such plans. The Shire would also actively seek to establish a working group with the DPLH and other relevant State Government Agencies for input into the preparation of the DCPs for Wanju and Waterloo.

**Planning Comment:**

1. Comments noted.
2. Comments related to the preparation of the DCP are noted however the issues of funding or in kind DPLH staff support are beyond the scope of this amendment.

**Determination:**

Submission noted

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**Submission:** 10

**Submitted by:** Public Transport Authority

**Summary of Submission:** Support.

1. No objection.

**Planning Comment:**

1. Comment noted.

**Determination:**

Submission noted.

---

**Submission:** 11

**Submitted by:** Main Roads Western Australia

**Summary of Submission:** Comment

1. A proposed four lane north-south link road within the original BORR North GBRS Primary Regional Road (PRR) corridor is being investigated between Waterloo and Forrest Hwy. A major north-south link through the proposed residential area of Wanju has been determined to not be desirable given projected traffic volumes and therefore an alternative to the west of Wanju is under consideration. Suitable connections with Forrest Hwy, SW Hwy, a flyover

of the freight rail and linkages to areas within Waterloo will be considered as part of this work;

2. Suitable intersection arrangements for Wanju with Forrest Hwy (short, medium and long term) are under consideration currently. Provision for grade separation over the long term is under consideration given the potential for future rail along Forrest Hwy and projected traffic volumes within Wanju requiring major intersections. Staging options will form part of these assessments to enable more cost effective “at grade” options in the short/medium term;
3. Suitable intersection arrangements for Wanju with South Western Hwy (short, medium and long term) are under consideration currently. In addition, MRWA has commenced an ‘access strategy’ review along SW Hwy between BORR and Robertson Dr to assist with managing current and future safety, access, heavy east-west traffic movements (trucks and light vehicles), connectivity between Wanju/Waterloo and other key developments surrounding SW Hwy, etc. Broadly this strategy will define a balance between safety, through (east-west) traffic movements, side access and permeability (north-south) across this highway.
4. Recent environmental processes associated with BORR North have confirmed that the remnant vegetation between the South Western Hwy and an adjacent rail line (to the south of Wanju) is highly sensitive. Currently the PRR reservation allows for the SW Hwy road reservation to be widened to the south into this area by approximately 30m into the sensitive vegetation. MRWA intends to work with DPLH to confirm whether this widening could occur to the north of SW Hwy to avoid clearing vegetation. Consideration is sought regarding an additional 20m strip of PRR reserve along the existing northern boundary of SW Hwy (PRR), potential implications regarding the extent of Regional Open Space and impacts of widening the SW Hwy reservation into the Wanju development area. The dimension of 20m is subject to confirmation and would likely require further discussion prior to finalisation of the GBRS amendments;
5. Further discussion may be required should a rail station be proposed around SW Hwy/the rail corridor (earlier plans showed a potential station). Coordination of suitable access to SW Hwy and Wanju is a key consideration.
6. Potential connection of Waterloo Rd with the south-eastern corner of Wanju (consideration of long term grade separation over SW Hwy) as recent modelling of future traffic between Wanju and Waterloo is showing significant traffic using BORR and the associated SW Hwy interchange. Ideally access between Waterloo and Wanju would be encouraged separately from BORR.

**Planning Comment:**

1. This linkage is vitally important not only for the connection between Wanju and Waterloo but the overall road network in this locality. Hynes Road and Vittoria Road are the only two existing roads that provide north/south linkages east of the Eelup Roundabout. This is impacting on road safety and adding to traffic congestion in these areas. This additional north/south linkage will improve entire traffic network for Eaton, Australind and Picton areas.

2. Noted. The Department will continue to liaise with MRWA, PTA and relevant agencies for the future planning of the road network and rail station.
3. The preparation of an access strategy for the Wanju area road network is supported.
4. Noted. The DPLH will continue to liaise with MRWA and relevant agencies for the future planning of the road network.
5. Noted. The DPLH will continue to liaise with MRWA, PTA and relevant agencies for the future planning of the rail station.
6. This supported as any initiative to improve connectivity between Wanju and Waterloo is supported.

Comments are noted.

**Determination:**

Submission noted

---

**Submission:** 12

**Submitted by:** Water Corporation

**Summary of Submission:** Support

1. It is noted that the WAPC will require the future developers of land within Wanju to obtain agreement with a licensed service provider regarding staging and financing of services. The matters and the appointment of a water and wastewater service provider should ideally be addressed prior to the local structure planning stage in order to avoid piecemeal approaches to servicing across the various local planning precincts.
2. It is anticipated that wastewater conveyance infrastructure to service the proposed urban development of Wanju will require some degree of integration into the existing Bunbury wastewater network. The current capacity available in the existing conveyance infrastructure in Eaton and Glen Iris is to be retained to service ongoing local growth in these catchments over the next 10 years.
3. By the time the Wanju development proceeds in around 2031 there is not likely to be any capacity available within the nearby wastewater conveyance networks to accept pumped wastewater flows from Wanju. Consultant studies supporting the Wanju DSP and any future local structure plans should therefore make allowance for the pumping of all wastewater flows from Wanju in a staged manner directly to the Corporation's Bunbury Waste Water Treatment Plant (WWTP) at Dalyellup. The appointed wastewater service provider will need to undertake more detailed engineering investigations to determine the preferred method, timing and staging of wastewater conveyance infrastructure.

4. The Corporation's growth forecasts underpinning planning for wastewater treatment, disposal and reuse at the Bunbury WWTP includes capital for the upgrading of the plant's capacity. The planned upgrade will be adequate to cater for growth for the medium to long term (2045-50). The Corporation's flow forecasts assume that the Bunbury WWTP will receive some additional flows from Wanju from 2031 onwards.

**Planning Comment:**

1. As part of any due diligence on a major project such as the Wanju Urban Expansion Area the proponent(s) will be expected to address servicing issues associated with the project. There are currently two licenced water providers in the Greater Bunbury sub region. Whilst the Water Corporation is the only licenced wastewater provider in the locality it was noted during the preparation of the Wanju and Waterloo DSPs that other private providers did show interest in being involved in the development. One of these subsequently received a wastewater licence for elsewhere in the State. It is unlikely that the selection of providers for these services will be addressed prior to the finalisation of the local structure plan process as the scale and scope of development won't be known until that time. In addition, the possibility of multiple fronts being developed concurrently needs to be considered as it is highly unlikely that the entire area will be developed by a single developer.
2. The comments on capacity are noted but the longer-term requirements for the Water Corporation is only to be considered if they remain the only wastewater provider in the area. These become issues for both the service providers and the developers in the future.
3. Noted. By 2031 there will be a better understanding of the likely needs for services at that time.
4. Noted.

**Determination:**

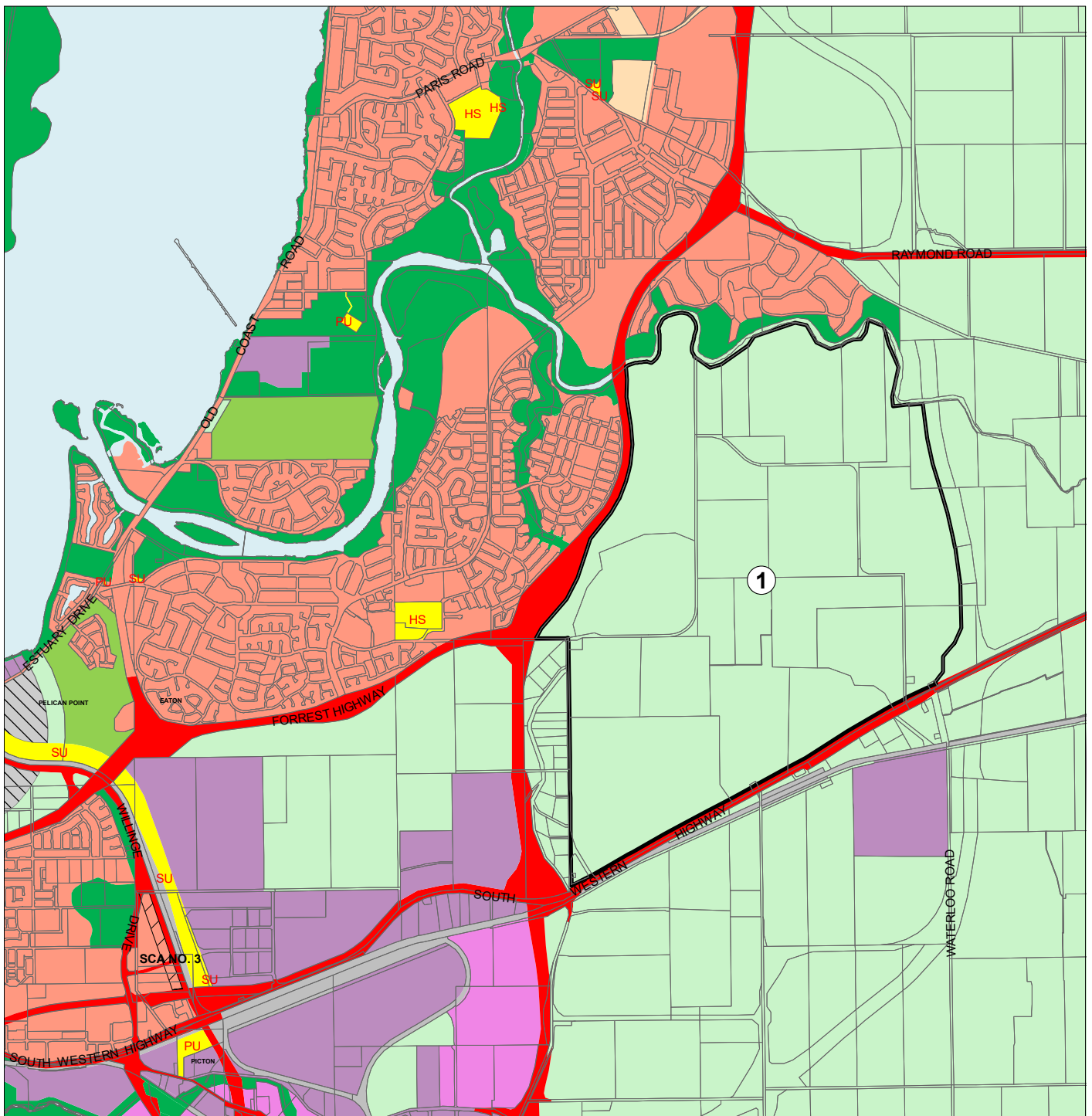
Submission noted

---

## **Appendix D**

### **Proposed Amendment as Advertised**





## Proposed Amendment to the Greater Bunbury Region Scheme Wanju Urban Expansion Area

Proposed:

**1** rural zone  
to urban deferred zone

### Greater Bunbury Region Scheme Legend

**Reserved Lands**

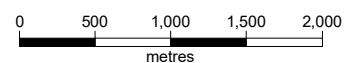
- Regional open space
- Railways
- State forests
- Waterways
- Port installations
- Primary regional roads
- Other regional roads

**Public purposes -**

- denoted as follows:
- A Airport
  - H Hospital
  - HS High school
  - P Prison
  - PU Public utilities
  - SU Special uses
  - TS Technical school
  - U University

**Zones**

- Urban
  - Urban deferred
  - Regional centre
  - Industrial
  - Rural
  - Private recreation
  - Special control areas
- SCA NO. 3 Glen Iris service corridor buffer area









## **Appendix E**

### **Submissions**



**From:** [Planning and Land Development Referrals](#)  
**To:** [Karen Stewart](#)  
**Subject:** RE:GBRS Amendment 0059-41 - WANJU Urban Expansion Area RLS/0865 - WP  
**Date:** Tuesday, 15 September 2020 3:30:09 PM  
**Attachments:** [image001.png](#)

---

Dear Applicant

We've recently changed our process and no longer provide comment for strategic referral applications.

Please refer to [this link](#) to the Western Power website for information on how to perform a self-assessment to determine whether there will be any building restrictions for the development due to clearance and danger zones.

In the event further action is required, the necessary information you need on how to proceed is provided on the same web page.

Kind Regards,

**Jamie Champion**  
**Customer Service Officer**  
**Planning and Land Development**

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

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

---

**From:** Karen Stewart <Karen.Stewart@dplh.wa.gov.au>  
**Sent:** Tuesday, 15 September 2020 3:26 PM  
**To:** Planning and Land Development Referrals  
<planning.land.development.referrals@westernpower.com.au>  
**Subject:** [EXTERNAL] GBRS Amendment 0059-41 - WANJU Urban Expansion Area RLS/0865 - WP

CAUTION: This email originated from outside of Western Power. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you are unsure, please use the suspicious email button or contact the IT Service Desk.

Good afternoon

Please find attached correspondence in relation to a proposal to amend the Greater Bunbury Region Scheme for land located within the Shire of Dardanup.

- Letter
- Government Gazette Notice
- Submission Form
- Report
- Legal Plan No. 3.2754

Submissions close Monday 14 December 2020.

Kind regards

**Karen Stewart** | Planning Support Officer | Land Use Planning  
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230  
9791 0569 |  
[www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)



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

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ABN: 18 540 492 861

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## Lainy Collisson

**From:** [REDACTED]  
**Sent:** Tuesday, 29 September 2020 2:15 PM  
**To:** Karen Stewart  
**Subject:** Wanju DSP

Hi Karen

The Department has received this Facebook message. [REDACTED]

I posted this last Saturday: Let's build a new City, they said (great idea). Let's call it Wanju, they said (great name, I say). Let's build it out of timber, they said. What a great idea (not). Remember yesterday's fire at Quinns? (apologies and much sadness to the family). Remember Yarloop? Just setting themselves up for a disaster in 30 year's time. This from the Wanju District Structure Plan: "The availability of a local timber in the South West of Western Australia provides the opportunity for such timber to be employed widely in the building of Wanju. This will also add to the potential for buildings to offer a local distinctiveness to Wanju." (picture courtesy of thethewest.com.au) 😊



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 140 William Street, Perth WA 6000  
 6551 9119 |  
[www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)



The department is responsible for planning and managing land and heritage for all Western Australians – now and into the future

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

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## Lainy Collisson

---

**From:** DFES Land Use Planning <advice@dfes.wa.gov.au>  
**Sent:** Tuesday, 29 September 2020 3:45 PM  
**To:** Greater Bunbury Region Scheme  
**Cc:** Karen Stewart  
**Subject:** Your ref: 0059/41 GREATER BUNBURY REGION SCHEME AMENDMENT 0059/41  
WANJU URBAN EXPANSION AREA

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

DFES Ref: D18191  
Your ref: 0059/41

Karen Stewart  
Planning Support Officer  
Department of Planning, Lands and Heritage

Dear Madam,

I refer to your email dated 15 September 2020 in relation to the referral of a Major Amendment to the Greater Bunbury Region Scheme.

It is unclear from the documentation provided if the Department of Planning, Lands and Heritage have applied *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) to this proposal.

Given the Scheme Amendment 0059/41 seeks to rezone the land from Rural to Urban Deferred within the subject site, the Amendment provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ.

SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.

DFES notes that a Strategic Overarching Bushfire Management Plan (BMP) was prepared by RUIC and dated 6 August 2015 to support two proposed District Structure Plans, one being the Urban District Structure Plan Area subject to this Amendment. DFES provided comment to the WAPC on 25 July 2016 seeking amendments to the BMP (your ref: SPN 0438).

It is unknown whether amendments were made to the BMP in response to DFES' advice or changes to the Guidelines for Planning in Bushfire Prone Areas and AS3959:2018. It is further noted that the Amendment Report is silent on matters pertaining to bushfire risk or the preparation of a BMP.

Should you apply SPP 3.7 then, we request the current BMP be forwarded to DFES to allow us to review and provide comment prior to the WAPC's endorsement of the Amendment.

Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Kind regards

**Joel Gajic**  
**Senior Land Use Planning Officer | Land Use Planning**

DFES Land Use Planning | Emergency Services Complex | 20 Stockton Bend Cockburn Central WA 6164 | PO  
Box P1174 Perth WA 6844  
T : 9395 9739 E: [advice@dfes.wa.gov.au](mailto:advice@dfes.wa.gov.au) | W: [dfes.wa.gov.au](http://dfes.wa.gov.au)



FOR A SAFER STATE



## Response ID ANON-T42S-G4G3-2

Submitted to **Greater Bunbury Region Scheme Amendment 0059/41 Wanju Urban Expansion Area**  
Submitted on **2020-10-12 09:40:24**

### Submission

#### 1 What is your first name?

**First name:**

Fiona

#### 2 What is your surname?

**surname:**

Snellin

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

No

#### 4 What is your email address?

**Email:**

fiona.snellin@atco.com

#### 5 Postcode

**postcode:**

66164

#### 6 Do you support/oppose the proposal?

Support

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

**Submission:**

ATCO Gas operates a high pressure gas pipeline within the western area of the rural lands to be rezoned. ATCO will require early consultation with developers during their early planning phase to ensure the adjacent landuse is consistent with the ongoing operation of the gas pipeline.

**File upload:**

No file was uploaded

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No file was uploaded

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No file was uploaded

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No file was uploaded

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No file was uploaded

#### 8 Please choose one of the following:

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

### Additional information

#### 13 You should be aware that:

**Lainy Collisson**

---

**From:** Krish Seewraj <krish.seewraj@dwer.wa.gov.au>  
**Sent:** Friday, 23 October 2020 12:57 PM  
**To:** Greater Bunbury Region Scheme  
**Cc:** Brod Meredith; Veronica Martin  
**Subject:** GBRS AMENDMENT 0059-41 - WANJU URBAN EXPANSION AREA RLS/0865  
**Attachments:** GBRS 0059-41 Wanju Urban Expansion Area Amendment Submission Form - DWER.pdf

18<sup>th</sup> August 2020

Our Reference: PA037113 / RF14401~11

Your Reference: 0059/41

To: WAPC

From: Department of Water and Environmental Regulation

**RE: GBRS AMENDMENT 0059-41 - WANJU URBAN EXPANSION AREA RLS/0865**

Please find attached the completed submission for to the Greater Bunbury Region Scheme Amendment 0059/41 (major amendment): Wanju Urban Expansion Area Amendment Report.

In completing the form, the formatting may be difficult to read, as such the submission has been duplicated below.

The Wanju DSP (Section 3: Staging) references that development in each precinct will require the preparation of a local structure plan, i.e. that a local structure plan will be required for each entire precinct. This is required to ensure continuity of service and access provision and it is recommended that Section 3 of the Amendment Report includes a specific statement that a local structure plan will be required for each entire Precinct in.

If this requirement is not made clear, then the development will occur in a piecemeal fashion and from a water and environmental perspective is highly likely to result in poor outcomes, inconsistent with the considerable studies completed. These include but are not limited to the "Pre-Feasibility Assessment of Fit-for-Purpose Water Supply Options for Wanju and Waterloo" and "Post Development Hydraulic Modelling Report". This is especially important in view of the constrained nature of the development area in the context of drainage and fit for purpose water supply.

With this in mind under Section 3 of the Amendment Report it is important to note that both drainage and fit for purpose water supply are not adequately captured in the in the four dot points outlining the evidence WAPC will require to rezoning the land from Urban Deferred to Urban.

It is therefore recommended that Section 6 of the Amendment Report include reference to the "Pre-Feasibility Assessment of Fit-for-Purpose Water Supply Options for Wanju and Waterloo" and "Post Development Hydraulic Modelling Report" in addition to the "Landscape Vision Plan".

Yours sincerely,

---

Krish Seewraj  
 Planning Advice Program Manager  
 South West Region

Department of Water and Environmental Regulation  
 35-39 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)



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

Planning and Development Act 2005  
**Section 41 Amendment (Substantial)**  
Form 41

**Submission**

**Greater Bunbury Region Scheme Amendment 0059/41**

**Wanju Urban Expansion Area**

OFFICE USE ONLY

SUBMISSION NUMBER

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

--

Name Krish Seewraj on behalf of the Department of Water and Environmental Regulation  
(PLEASE PRINT CLEARLY)

Address PO Box 261, BUNBURY, WA Postcode 6231

Contact phone number 9726 4137 Email address krish.seewraj@dwer.wa.gov.au

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

The Wanju DSP (Section 3: Staging) references that development in each precinct will require the preparation of a local structure plan, i.e. that a local structure plan will be required for each entire precinct. This is required to ensure continuity of service and access provision and it is recommended that Section 3 of the Amendment Report includes a specific statement that a local structure plan will be required for each entire Precinct in.

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**turn over to complete your submission**

## Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular Appendix E.

### Please choose one of the following:

**No**, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

**Yes**, I wish to speak at the hearings. (Please complete the following details)

**I will be represented by:**

Myself – My telephone number (business hours): .....

or

A spokesperson

Name of spokesperson: .....

Contact telephone number (business hours): .....

Postal address: .....

**I would prefer my hearing to be conducted in:**

Public (members from the general public may attend your presentation)

OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- The Hearings Panel is **NOT** a decision making body. Information presented at the hearings will be forwarded to the WAPC for consideration in determining the recommendation for the proposed amendment.
- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the Act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- All hearings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are presented to the Minister for Planning and published as public records should the Minister approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions.

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

Signature  ..... Date 23/10/20 .....

**Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 14 December 2020. Late submissions will NOT be considered.**

**Lainy Collisson**

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**From:** Customer Service, EHD <EHD.CustomerService@health.wa.gov.au>  
**Sent:** Friday, 30 October 2020 12:32 PM  
**To:** Greater Bunbury Region Scheme  
**Subject:** Greater Bunbury Region Scheme Amendment 0059/41 - Wanju Urban Expansion Area  
**Attachments:** Letter GBRS Amdt 0059-41 Wanju Urban Expansion\_ED SIGNED.pdf; Evidence supporting healthy active living.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Orange category

ATTENTION: Ms Sam Fagan

Good afternoon,

Please find attached correspondence for your attention. A hardcopy will not be sent.

Kind regards,

**Kylie Millington** | Executive Support Officer

Environmental Health System Support | Environmental Health Directorate

**Public and Aboriginal Health Division | Department of Health**

Level 3, A Block, 189 Royal Street, EAST PERTH WA 6004

PO Box 8172, PERTH BUSINESS CENTRE WA 6849

T: (08) 9222 2015 | E: [Kylie.Millington@health.wa.gov.au](mailto:Kylie.Millington@health.wa.gov.au)

[www.health.wa.gov.au](http://www.health.wa.gov.au) | [www.healthywa.wa.gov.au](http://www.healthywa.wa.gov.au)



**Accountability**



**Respect**



**Critical Thinking**



**Integrity**



**Collaboration**

For regular updates on Environmental Health in WA, subscribe to the [Envirohealth list server](#).

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Your Ref: RLS/0865  
Our Ref: F-AA-70762 D-AA-20/141696  
Contact: Vic Andrich 9222 2000

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission  
South West Office  
Bunbury Tower 6<sup>th</sup> Floor  
61 Victoria Street  
BUNBURY WA 6230

Via email: gbrs@dplh.wa.gov.au

Dear Ms Fagan

**GREATER BUNBURY REGION SCHEME AMENDMENT 0059/41 – WANJU  
URBAN EXPANSION AREA**

Thank you for your letter of 15 September 2020 requesting comments from the Department of Health (DOH) on the above proposal. The DOH provides the following comment:

**1. *Water Supply and Wastewater Disposal***

The Amendment is to require that all development is to be connected to scheme water and reticulated sewerage and be in accordance with *the Government Sewerage Policy 2019*.

The DOH does not support the amendment if on-site waste water disposal is proposed in any form, either now or into the future, as the subject land has been identified as having elevated groundwater and surface inundation.

Any proposals for stormwater ‘third pipe’ schemes, recycled water treatment, storage and use will be required to obtain DOH approval and so should be developed in consultation with this agency.

**2. *Public Health Impacts***

DOH has a document on ‘*Evidence supporting the creation of environments that encourage healthy active living*’ which may assist you with the planning elements related to this amendment. A copy is attached or may be downloaded from:  
[https://ww2.health.wa.gov.au/Articles/F\\_I/Health-risk-assessment](https://ww2.health.wa.gov.au/Articles/F_I/Health-risk-assessment)

The Amendment is to acknowledge and incorporate appropriate separation distances in accordance with the Environmental Protection Authority (EPA) Environmental

Assessment Guideline (EAG) 3 'Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses'.

Available for download from:

[http://epa.wa.gov.au/sites/default/files/Policies\\_and\\_Guidance/GS3-Separation-distances-270605.pdf](http://epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf)

### **3. Medical Entomology**

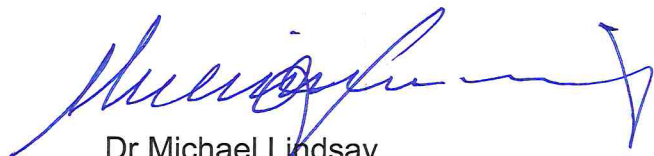
The expansion area is an area that may be prone to mosquitoes as wetlands are in the vicinity. Stormwater management infrastructure such as culverts, road drainage systems, etc. should be in accordance with the Department of Water publication *Stormwater Management Manual for Western Australia*, to local government satisfaction: [http://www.water.wa.gov.au/data/assets/pdf\\_file/0020/4772/44217.pdf](http://www.water.wa.gov.au/data/assets/pdf_file/0020/4772/44217.pdf)

It is pertinent that an approval condition of this amendment includes the requirement for developers/local government to adequately resource the management of impacts from mosquitoes and mosquito-borne disease on future occupants of the site.

Additional information on mosquito management may be downloaded from: [http://ww2.health.wa.gov.au/Articles/J\\_M/Mosquito-management](http://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management)

Should you have any queries or require further information please contact Vic Andrich on 9222 2000 or [ehinfo@health.wa.gov.au](mailto:ehinfo@health.wa.gov.au)

Yours sincerely



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

29 October 2020

Att: Evidence supporting the creation of environments that encourage healthy active living



# Evidence supporting the creation of environments that encourage healthy active living

This evidence brief summarises the literature supporting the creation of environments that encourage healthy active living. It is designed to be used by State and Local Governments and developers, seeking to create new or redevelop existing neighbourhoods. It is structured according to six key components of urban development, and includes a rationale for action and a summary of the key design elements that have demonstrated effectiveness in increasing healthy active living.

The way in which our neighbourhoods and cities are designed can have a profound impact on the degree to which people can live healthy lifestyles (particularly in relation to active living and access to fresh and healthy food). Creating supportive built environments is well recognised as a means of improving health and wellbeing, whilst also contributing to a reduction in traffic congestion and parking problems, and improved social and environmental outcomes.

The Department of Health supports the incorporation of healthy design elements into urban development that encourage healthy active living. Design elements that are supported by current evidence are described below. Further information on each design element and the evidence base supporting these can be found at [www.healthyactivebydesign.com.au](http://www.healthyactivebydesign.com.au)

## **Mixed Land Use**

The location of different land uses and destinations relative to each other has a large impact on how accessible they are and how people travel to and between different places<sup>1</sup>. A good land use mix enables residents to fulfil a variety of daily activities where they live, work and play (e.g. shopping precincts, schools, employment, community spaces, recreation facilities and open spaces). The more of these land uses and destinations that exist within walking distance, the more likely residents are to walk, cycle or use public transport to get to those places<sup>2, 3</sup>.

Convenient access to fresh and healthy food can improve healthy eating<sup>4-6</sup>. Land use planning can impact on all parts of the 'paddock to plate' food chain (growing/producing, processing, transporting, distributing and selling food) which in turn affects the supply, access and cost of fresh and healthy food for the community<sup>7-9</sup>.

## Design Elements

- Developments should have a compact mix of land uses and groupings of destinations within walking distance of most residents<sup>3, 10-15</sup>. Key destinations include retail, fresh and healthy food outlets, public open space, services, sport and recreation, local employment, schools, and community facilities.
- To ensure the availability and accessibility of fresh and nutritious food, arable land needs to be protected and appropriate land should be available for the production, storage, distribution and transportation of food<sup>11, 16</sup>. On a smaller scale, vacant public land, parks and streetscapes can be used to provide local opportunities to produce locally grown fruit and vegetables.

## Activity Centres

Developing activity centres and main streets with a mix of land uses and destinations within walking distance of most residential dwellings can support active transport<sup>3, 10-15, 17</sup>. The co-location and grouping of destinations within the centre allows for multiple activities to be undertaken which is more conducive for active transport (walking, cycling and public transport). With growth and higher residential density increasingly occurring around the network of activity centres, it is even more critical that access via active transport modes is prioritised.

The provision of fresh and healthy food stores within the mix of destinations in a centre is important to provide access to fresh and healthy food and encourage its consumption<sup>10-12, 15, 17</sup>. This could be through large supermarkets, grocery stores, smaller fruit and vegetable retailers and farmers markets.

### Design elements

- Developments should create activity centres with a mix of land uses and destinations that meet daily living needs within walking distance of most residential dwellings<sup>3, 11-14</sup> and near public transport.
- Centres should be surrounded by walking, cycling and public transport routes that are put in place early to enable access to key services and destinations from the outset<sup>18</sup>.
- Centres should provide a high quality, attractive and safe public realm, and be structured in main street formats that are not dominated by car parking.
- Centres should provide a variety of fresh and nutritious food outlets (supermarkets, grocery stores, farmers markets)<sup>10-12, 15, 17</sup>.

## Movement Network

Active transport is well recognised as a means of improving health and wellbeing, whilst also contributing to a reduction in traffic congestion and parking problems and improved environmental and social outcomes<sup>19, 20</sup>.

Car-centric infrastructure and urban planning has seen an increasing reliance on the car, associated traffic congestion, less walking and cycling for short trips and increased sedentary behaviour. Creating environments that support replacing short car trips with walking, cycling or public transport (which usually involves a walking or cycling trip to the stops and between destinations) and recreational walking and cycling can reduce overweight and obesity and improve overall health<sup>19</sup>.

Local access to a variety of good quality, affordable fresh and healthy food is reliant on the food transport system. As well as costing more, the range and quality of foods available decrease with increasing distance from Perth. A movement network that provides an effective food transport system locally and across the state can help to overcome this.

### Design elements

- Developments should provide an accessible, connected movement network integrating walking, cycling and public transport in which neighbourhoods, centres and destinations are connected to each other<sup>11-15</sup>. Walking and cycling routes should be continuous, connected<sup>21-28</sup>, convenient, direct and legible with paths located on at least one, but ideally both sides of the street<sup>3, 11-13, 21-23, 29-31</sup>.
- Development should provide a safe, functional and attractive environment to support walking, cycling and public transport and maximise pedestrian safety by heightening visibility<sup>32</sup>, providing safe places to cross streets<sup>22, 33</sup>, minimising the potential for conflicts with motorists and providing amenities that enhance functionality and comfort<sup>34, 35</sup>.
- Public transport should be available and accessible and be a viable and attractive alternative transport option. Transit stops should be located within walkable catchments of all residents, workplaces and key destinations along well connected streets and in safe locations<sup>2, 36, 37</sup>.
- The movement network should integrate appropriate infrastructure for the efficient and timely transport of fresh and healthy food around the state to ensure access by all.

## Public Open Space

The provision of high quality attractive parks and public open spaces helps to create an enjoyable and attractive neighbourhood environment in which to walk or cycle<sup>28, 38</sup>. Parks provide opportunities to be active within them and those living closer to a park or having more parks are more likely to be active<sup>24, 39-44</sup> and have a healthier weight<sup>44</sup>. Having more parks and a greater public open space area<sup>45</sup> can also increase physical activity. The inclusion of footpaths, trails, natural play spaces, sport facilities/courts, equipment and playgrounds has been shown to encourage park use and physical activity within parks<sup>45-48</sup>. This is becoming increasingly important for those living in higher density housing without a private backyard<sup>49</sup>.

Parks can provide opportunities to grow and provide local access to fresh and healthy foods. Community gardens can positively influence a healthy diet, provide greater access to fruit and vegetables<sup>50, 51</sup>, enable residents to consume more fruit and vegetables<sup>52</sup> and provide opportunities to be active<sup>51, 52</sup>. Parks and community gardens also improve social activity and social connections with neighbours<sup>50, 53</sup> and offer improved mental health outcomes<sup>51, 52</sup>.

### Design elements

- Developments should provide a range of quality public open spaces to contribute towards the recreation, physical activity, health and social needs of the community.
- Parks and open spaces should be located within walking distance of most residents<sup>3, 11-13</sup>, along connected routes<sup>3, 12, 13</sup> and be co-located with other community facilities to encourage access by walking or cycling.
- The design of parks and open space and the infrastructure provided within them should cater for a variety of users to undertake a mix of activities that increase physical activity, provide access to healthy nutritious foods (through community gardens) and prevent injury.

## Housing Diversity

A combination of higher residential density and mixed land use can increase walking among adults, particularly walking for transport<sup>24, 41, 49, 54-57</sup>. Higher densities and smaller lot sizes generally result in the creation of more compact uses of land decreasing the distances between destinations. This increases the likelihood that people will walk and cycle for transport,<sup>58-61</sup> and also provides increased patronage to support local businesses, services and facilities<sup>3, 62</sup>.

### Design elements

- Developments should provide a range of residential lot sizes and choice of housing types within walking distance of key destinations<sup>14</sup>.
- Residential densities should be increased in areas within close proximity to mixed use centres, local employment, community facilities and public transport<sup>3, 14, 29</sup>.
- Lot layouts could be oriented to maximise opportunities for residents to grow fruit and vegetables, especially in areas with limited access to fresh and healthy food.
- *Crime Prevention Through Environmental Design* features should be incorporated to lessen the opportunity for crime and enhance personal safety, traffic safety, property safety and security. This will contribute to streetscape amenity which in turn encourages walking, cycling and use of public spaces<sup>32, 36</sup>.

## Schools

Environments that support children and their parents to walk, cycle or use public transport to get to school increases their physical activity and reduces traffic in the local community<sup>63</sup>. Living in close proximity to school is one of the most consistent predictors of walking or cycling to school<sup>33, 64-68</sup>. Infrastructure that maximises connectivity and safety is also critical so the environment surrounding the school must also incorporate connected pathways, traffic management and safe crossings<sup>69</sup>.

Schools grounds are an ideal location for students to achieve part of their daily physical activity needs. The provision of playspaces, sports facilities, line markings for games and grassed areas increases the likelihood that students will be active during recess and lunch<sup>70-73</sup>. Enabling community use of these facilities outside of school hours has also been shown to increase the community's physical activity<sup>74, 75</sup>.

Growing fresh and healthy food through school kitchen gardens can increase children's exposure to fruit and vegetables<sup>76</sup> and can encourage healthier diets and fruit and vegetable consumption<sup>76</sup>. Extending the school garden to be accessible to the wider community outside of school hours can facilitate shared maintenance and shared benefits.

The food environment and presence of food stores around schools also plays an important role in children's daily exposure of healthy or unhealthy foods, which can influence healthy eating behaviours. Emerging evidence is showing that the closer someone is to fresh and healthy food outlets the more likely they are to consume healthy products<sup>77</sup>.

### Design elements

- Developments should locate schools within 800m walkable catchments of most residents that are integrated with connected walking and cycling networks and serviced by public transport routes (where appropriate) to enable students to conveniently and safely access the school via means other than the car<sup>3</sup>.
- School grounds and facilities should be designed to encourage active and unstructured play during school hours. Site design should enable shared use by the general public outside of school hours.
- End of trip facilities should be provided within schools to encourage walking and cycling to school (e.g. bike racks).
- School grounds could be utilised to grow fresh and healthy food<sup>3</sup>.
- School car parks and ovals could be designed to host farmers markets to enable fresh and healthy food to be sold locally, particularly in areas underserved by fresh and healthy food stores.
- Consider limiting the location of fast food outlets in close proximity of schools<sup>78</sup>.

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

Your ref RLS/0865  
Our ref A0785/201901  
Enquiries Steven Batty  
9222 3104  
Steven.BATTY@dmirs.wa.gov.au

Brad Meredith/ Veronica Martin  
Western Australian Planning Commission  
Sent by Email – gbrs@dph.wa.gov.au  
Bunbury WA 6230

Dear Brad Meredith/ Veronica Martin

## **GREATER BUNBURY REGION SCHEME AMENDMENT 0059/41 - WANJU URBAN EXPANSION AREA - SHIRE OF DARDANUP**

Thank you for your letter dated 15 September inviting comment on the above proposal for Greater Bunbury Region Scheme (GBRS) Amendment 0059/41 - Wanju Urban Expansion Area - Shire of Dardanup. The follow comments are made

The Bunbury to Albany gas pipeline investigation corridor and alternate route are located along the western boundary of the proposal area. It would be proactive to amend the urban expansion boundary to follow this outline to reduce any future conflict or discuss this directly with the Department of Jobs, Tourism, Science and Innovation (JTSI).

To the south, Petroleum Exploration Permit EP 496 held by Bunbury Energy Pty Ltd overlaps the proposal area. However, due to the size of the EP, this is not considered to be a hindrance for (GBRS) Amendment 0059/41.

To the SE, outside of the proposal area, is a Significant Geological Supply (SGS) for Clay and several Extractive Industry Licences are currently being operated by Austral. Although the resource is outside the proposal area, the notification and protection zone overlaps the southern boundary. This is not considered to be a major issue however, it is recommended that sensitive land use in this area should be restricted in the short-term and development in this area project managed with future sequential land use for the resource.

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

Yours sincerely

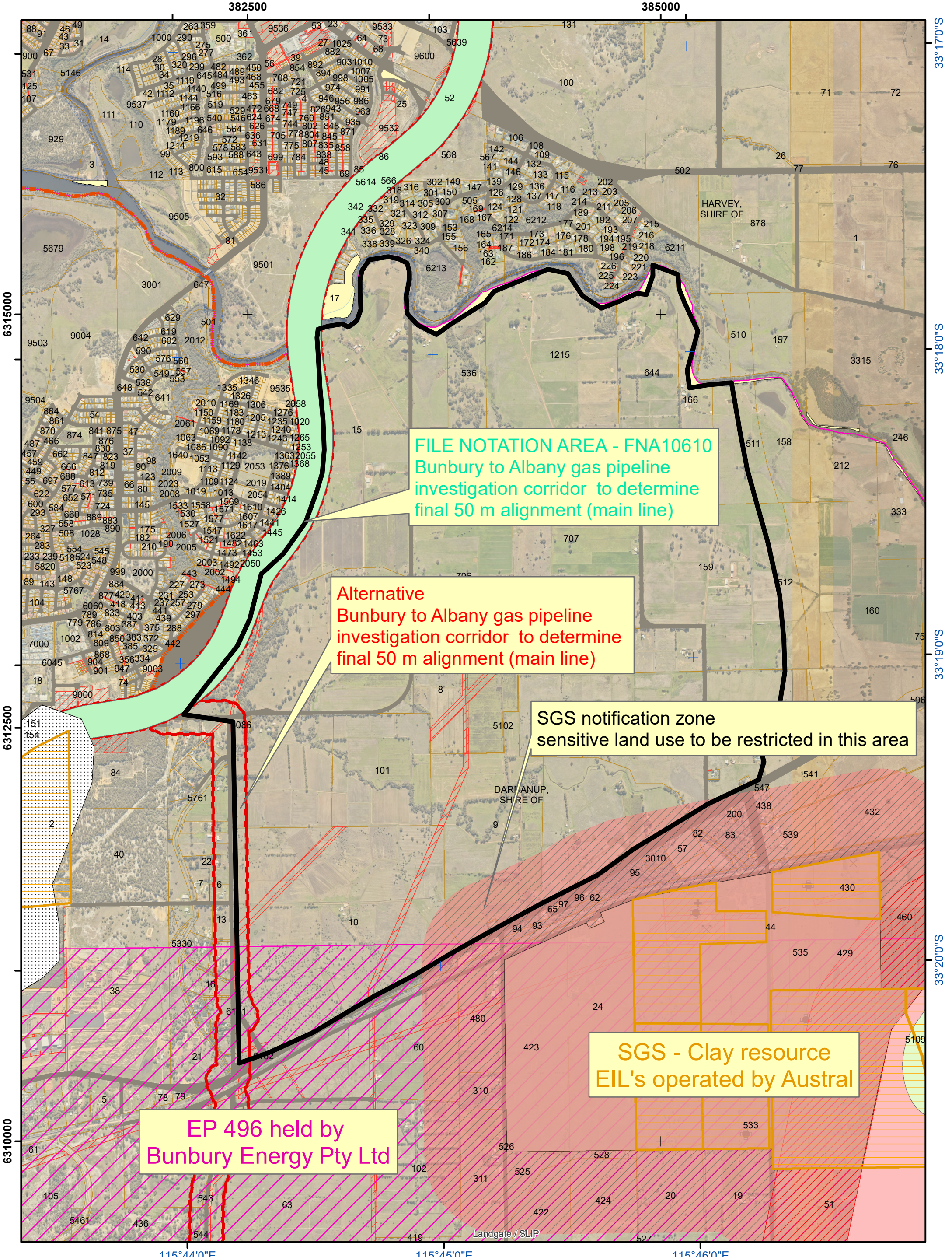
*Samantha Carter*

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Samantha Carter  
Acting General Manager Land Use Planning  
Minerals and Petroleum Resources Directorate  
30 October 2020

000217.Steven.BATTY  
Release Classification: - Addressee Use Only

Mineral House 100 Plain Street East Perth Western Australia 6004  
Telephone +61 8 9222 3333 Facsimile +61 8 9222 3862  
[www.dmirs.wa.gov.au](http://www.dmirs.wa.gov.au)  
ABN 69 410 335 356






**FILE NOTATION AREA - FNA10610**  
 Bunbury to Albany gas pipeline  
 investigation corridor to determine  
 final 50 m alignment (main line)

**Alternative**  
 Bunbury to Albany gas pipeline  
 investigation corridor to determine  
 final 50 m alignment (main line)

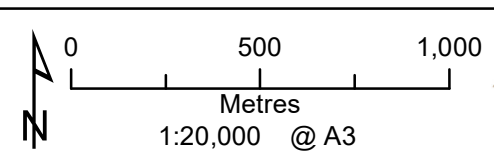
**SGS notification zone**  
 sensitive land use to be restricted in this area


**SGS - Clay resource**  
 EIL's operated by Austral

**EP 496 held by**  
 Bunbury Energy Pty Ltd

-  A0785/201901 -GBRS Amendment 0059/41
-  Basic Raw Materials (BRM) - Tenure
-  PGERA67

**GBRS Amendment 0059/41 - Wanju Urban  
 Expansion Area - Shire of Dardanup**  
 File No : RLS/0865  
 DMIRS File No : A0785/201901



 Government of Western Australia  
 Department of Mines and Petroleum  
 Date: 30/10/2020  
 Author: Steven Batty

**Lainy Collisson**

---

**From:** Kelly Beauglehole <kellyb@harvey.wa.gov.au>  
**Sent:** Tuesday, 10 November 2020 11:21 AM  
**To:** Greater Bunbury Region Scheme  
**Subject:** 20/32308: GBRS Amendment 0059/41  
**Attachments:** GBRS 0059-41 Wanju Urban Expansion Area Amendment Submission Form SoH.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning,

Please see the attached Submission Form in response to your letter dated 15 September 2020 regarding the above proposal.

Kind Regards,

**Kelly Beauglehole**  
Senior Planning Officer

**Shire of Harvey**  
P: (08) 9729 0341 | F: (08) 9729 2053  
E: kellyb@harvey.wa.gov.au  
102 Uduc Rd Harvey WA 6220. PO Box 500 Harvey WA 6220



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## Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular Appendix E.

### Please choose one of the following:

**No**, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

**Yes**, I wish to speak at the hearings. (Please complete the following details)

**I will be represented by:**

Myself – My telephone number (business hours): .....

**or**

A spokesperson

Name of spokesperson: .....

Contact telephone number (business hours): .....

Postal address: .....

**I would prefer my hearing to be conducted in:**

Public (members from the general public may attend your presentation)


**OR**

Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- **The Hearings Panel is NOT a decision making body. Information presented at the hearings will be forwarded to the WAPC for consideration in determining the recommendation for the proposed amendment.**
- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the Act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- All hearings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are presented to the Minister for Planning and published as public records should the Minister approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions.

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

Signature .  ..... Date ..... 10/11/2020 .....

**Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 14 December 2020. Late submissions will NOT be considered.**

## Lainy Collisson

---

**From:** Murray Connell <Murray.Connell@dardanup.wa.gov.au>  
**Sent:** Monday, 30 November 2020 1:39 PM  
**To:** Greater Bunbury Region Scheme  
**Cc:** Susan Oosthuizen  
**Subject:** GBRS Major amendments: 0059/41 - Wanju Urban Expansion Area and 0060/41 - Waterloo Industrial Expansion Area  
**Attachments:** Council Minutes 25 November 2020 - Wanju and Waterloo GBRS amendments.pdf; Submission on Draft Wanju and Waterloo District Strucutre Plans.pdf

Good afternoon,

The Shire of Dardanup is pleased to advise that Council at its meeting held on 25<sup>th</sup> November 2020 resolved to 'advise the Western Australian Planning Commission that it supports the Greater Bunbury Region Scheme Amendments 0059/41 and 0060/41 for the Wanju Urban Expansion Area and the Waterloo Industrial Expansion Area'.

A copy of the relevant pages from the minutes of the Council meeting is attached that further elaborates on the matter.

In addition the Shire wishes to reiterate the critical importance of timing for the preparation of Developer Contribution Plans (DCP's) for both Wanju and Waterloo. This issue was raised by the Shire in its submission dated 9 May 2019 (copy attached), to the DPLH on the district structure plans for both Wanju and Waterloo. Given the considerable costs and complexities involved in the preparation of DCP's, the Shire once again requests financial and/or staff support from the State Government for the preparation of such plans. The Shire would also actively seek to establish a working group with the DPLH and other relevant State Government Agencies for input into the preparation of the DCP's for Wanju and Waterloo.

Thank you for the opportunity to comment on the amendments and the Shire looks forward to working further with the DPLH on progressing the development of both the Wanju and Waterloo areas.

---

## Murray Connell

Manager Development Services

Shire of Dardanup | PO Box 7016 | Eaton WA 6232  
 p: 08 9724 0349 | e: [Murray.Connell@dardanup.wa.gov.au](mailto:Murray.Connell@dardanup.wa.gov.au)



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12.7 Title: Greater Bunbury Region Scheme Amendments – Wanju Urban Expansion Area and Waterloo Industrial Expansion Area

*Reporting Department:* Sustainable Development Directorate  
*Reporting Officer:* Mr Murray Connell – Manager Development Services  
*Legislation:* Planning and Development Act 2005

Overview

This report seeks Council approval to support the proposed Greater Bunbury Region Scheme (GBRS) Amendments for the Wanju Urban Expansion Area and the Waterloo Industrial Expansion Area.

Background

The Western Australian Planning Commission (WAPC) is seeking comment on two proposals to amend the GBRS to rezone various lots within the locality now known as Wanju and also Waterloo to the Urban Deferred Zone and the Industrial Deferred Zone in order to facilitate future urban and industrial developments. Please refer to (Appendix ORD: 12.7A – Page 31) and (Appendix ORD: 12.7B – Page 67) for a copy of the amendment documents.

Both the Wanju Urban Expansion Area and Waterloo Industrial Expansion Area were formally identified in the WAPC endorsed *Greater Bunbury Strategy 2013* following an extensive public consultation and public advertising of the draft Strategy in 2011.

- *Wanju Urban Expansion Area (GBRS Amendment 0059/41)*

The Wanju Urban area is located east of the existing suburb of Eaton and the Forrest Highway and represents the major greenfield urban expansion area for the Shire of Dardanup and the Greater Bunbury Region once the existing greenfield sites of Kingston, Treendale, Millbridge, Parkridge, Eaton, Glen Iris, Tuart Brook and Dalyellup have been largely developed out.

The subject land has an area of 1,134 hectares and extends from the southern bank of the Collie River in the north to the South Western Highway, and from the Forrest Highway/Hynes Road in the west to the proposed alignment of the Bunbury Outer Ring Road in the east. The subject land is situated in the locality of Waterloo, some 9 to 13km east of the Bunbury CBD. The subject land currently supports agricultural uses, primarily grazing.

The proposal involves the amendment of the existing rural zoning to the Urban Deferred Zone under the GBRS. The Urban Deferred Zone is described as '*land suitable for future urban development but where there are various planning, servicing and environmental requirements which need to be addressed before urban development can take place.*'

- *Waterloo Industrial Expansion Area (GBRS Amendment 0060/41)*

The Waterloo Industrial area is located east of the existing industrial area known as Picton South. It has an area of approximately 1,350 hectares and is immediately located south of the Perth to Bunbury rail line. It is bounded on the west by Martin-Pelusey Road and Waterloo Road to the east, and Copplesstone Road and Damiani-Italiano Road to the south. The subject land is situated in the locality of Waterloo and Paradise, some 14km east of the Bunbury CBD.

The brickyard in the north-east corner of the site on Waterloo Road has not been included as the site is already zoned Industrial. The amendment also does not include the reservation for the Bunbury Outer

Ring Road at this stage as this will be the subject of a separate amendment in the future once the final alignment, detailed design and land acquisition is finalised.

The proposal involves the amendment of the existing rural zoning to the Industrial Deferred Zone under the GBRS. The Industrial Deferred Zone is described as '*land suitable for future industrial development but where there are various planning, servicing and environmental requirements which need to be addressed before industrial development can take place.*'

#### Legal Implications

The amendment process is regulated by the *Planning and Development Act 2005* and Section 41 sets out the procedure for processing amendments which the WAPC considers a substantial alteration to the GBRS.

#### Strategic Community Plan

Strategy 2.3.1 - Delivery of a high level of Development & Regulatory Services that considers the environmental, social and land use planning requirements which meets the diverse community needs. (Service Priority: Flagship)

#### Environment

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required. The EPA has advised that the proposed amendment does not require formal assessment under part IV of the *Environmental Protection Act 1986*.

#### Precedents

In 2014 a memorandum of understanding was established between the WAPC and the Shire to jointly progress planning for both Wanju and Waterloo.

Most recently, Council at its meeting held on 15 May 2019 resolved to endorse a submission on the draft District Structure Plans for both Wanju and Waterloo in which the submission expressed the Shire's strong support for both Plans. Please refer to (Appendix ORD: 12.7C – Page 102) for a copy of the submission. The submission also raised a number of points that are relevant to the GBRS amendments and it is proposed that the Shire reiterate those points.

Budget Implications - None.

Budget – Whole of Life Cost - None.

Council Policy Compliance - None.

#### Risk Assessment

The Risk Management Governance Framework has been considered in arriving at the officer recommendation. Please refer to (Appendix ORD: 12.7D – Page 106) for the full assessment document.

Tier 2 – ‘Low’ or ‘Moderate’ Inherent Risk.	
Risk Event	Making a submission on the Greater Bunbury Region Scheme Amendments
Inherent Risk Rating (prior to treatment or control)	Low (1 - 4)
Risk Action Plan (treatment or controls proposed)	As the Inherent Risk Rating is below 12, this is not applicable.
Residual Risk Rating (after treatment or controls)	As the Inherent Risk Rating is below 12, this is not applicable.
Risk Category Assessed Against	Reputational By not making a submission Council could be seen as having no opinion on the amendments.

### Officer Comment

The Department of Planning, Lands and Heritage, in collaboration with the Shire of Dardanup and other Government agencies, have prepared District Structure Plans for both Wanju and Waterloo, which were endorsed by the WAPC at its meeting on 30 October 2019.

The purpose of those District Structure Plans is to set out an informing strategy to guide the vision and desired development and environmental outcomes for the urban and industrial expansion areas, and in doing so, provide the context and framework for proposed amendments to the GBRS, the Shire of Dardanup’s Local Planning Scheme and more detailed planning in the form of Local Structure Plans.

It is recommended that Council supports the Amendments to the GBRS as this will make provision for the District Structure Plans vision and allow for the future implementation of the District Structure Plans.

- *Wanju Urban Expansion Area (GBRS Amendment 0059/41)*

The forecast is that Wanju land will be required in the next 5+ years following the approval of the current GBRS amendments. Therefore the DCP’s needs to be drafted and approved by the Department of Planning, Lands and Heritage (DPLH) as soon as possible in order to provide certainty to prospective developers and landowners as to the overall costs of developing the land. Given the considerable costs and complexities involved in the preparation of DCP’s, the Shire requests financial and/or staff support from the State Government for the preparation of such plans for Wanju and Waterloo. Council would also actively seek to establish a working group with the DPLH and other relevant State Government Agencies for input into the preparation of the DCP’s for Wanju and Waterloo.

Over the next 5+ years it is envisaged that there will be a shortage in land supply in the greenfield master-planned communities of the Greater Bunbury area as the last stages of subdivisions such as Dalyellup – Capel, Treendale – Harvey and Millbridge – Eaton are built out. Wanju will need to be developed and lots made available to meet the future market demand as this is one of the last large parcels of land to cater for a master-planned community which can address the urban requirements of the Greater Bunbury region over the next 40+ years. The development of Wanju will not exclude redevelopment or infill development for medium to higher density in the Greater Bunbury area, however this will require longer lead-in times and a market acceptance of the redevelopment opportunities, which most likely will require the need for Townsite Strategies to be developed. These Townsite Strategies will need to include an assessment of existing areas capable of infill development and will most likely have to provide incentives/best practice and innovative solutions towards the development. Allowing simultaneous development of Wanju over the short to long term will ensure a balanced and sustained approached to urban growth within the Greater Bunbury Area.

- *Waterloo Industrial Expansion Area (GBRS Amendment 0060/41)*

Waterloo represents a significant medium to long-term economic development opportunity for Greater Bunbury area. Making available adequate industrial and commercial land in Waterloo for the future will require a lead-in time of approximately 5+ years to bring this land onto the market. It is well situated within close proximity and with good road and rail linkages to the Port of Bunbury, and will have excellent access to the proposed Bunbury Outer Ring Road.

In conclusion, officers recommend that Council emphasise its strong support for both GBRS Amendments and trust that the comments provided in the submission will be considered through the consultation process. Submissions on the Amendments close on 14 December 2020 and therefore deferring the matter is not recommended.

Council Role - Advocacy.

Voting Requirements - Simple Majority.

Change to Officer Recommendation - No Change.

#### OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

319-20            MOVED -            Cr. T G Gardiner            SECONDED -            Cr. C N Boyce

**THAT Council advises the Western Australian Planning Commission that it supports the Greater Bunbury Region Scheme Amendments 0059/41 and 0060/41 for the Wanju Urban Expansion Area and the Waterloo Industrial Expansion Area.**

CARRIED  
8/0

Our Ref: STP-R0631354

BS:clb

T: 9724 0349

[brenton.scambler@dardanup.wa.gov.au](mailto:brenton.scambler@dardanup.wa.gov.au)

9 May 2019

The Wanju and Waterloo DSP Consultation  
Department of Planning, Lands and Heritage  
6th Floor, Bunbury Tower  
61 Victoria Street  
BUNBURY WA 6230

Attn: Mr Brod Meredith

Dear Mr Meredith

**RE: SUBMISSION ON THE DRAFT WANJU AND WATERLOO INDUSTRIAL PARK DISTRICT  
STRUCTURE PLANS**

I refer to the call for submissions in regards to the draft District Structure Plans for Wanju and Waterloo Industrial Park, which closes on the 10 May 2019. The Shire of Dardanup hereby provides its submission in regards to the Plans.

First and foremost, the Shire of Dardanup wishes to acknowledge the work undertaken by the Department of Planning, Lands & Heritage, and its collaborative approach on the project, working closely with the Shire of Dardanup and other government departments, such as the Department of Water. The draft Plans are the outcome of this process and are testament to the great working relationships that exist between our organisations.

The Shire of Dardanup wishes to express its strong support for both District Structure Plans. In review and further consideration of the draft documents, the Shire provides the following comments as part of its submission of support.

1. *Consideration of Smart Technologies into the Wanju Urban Area*

The Shire notes and supports the Wanju DSP statement that for the development "to be a success as a modern, twenty first century living and working environment it will need to embrace the emerging new technology". The Shire believes that this is an important aspect of the development and requests that further information be included as to how this will be implemented or achieved within the development. It is therefore requested that the DPLH gives consideration to introducing, through the DSP, specific design requirements and objectives for Local Structure Plans, Subdivision and any subsequent Local Development Plans in regard to requiring the implementation of the "Smart Cities" objectives.

1

2. *Infrastructure Coordination*

It is noted that the Wanju and Waterloo DSPs have considered infrastructure coordination. The success of the development will require that extensive planning and consideration be given to the coordination and roll out of key infrastructure items. The Shire holds concerns regarding the coordination of key infrastructure items such as the provision of the district road and drainage networks, the necessary relocation of power infrastructure, the provision of scheme water services, and the barriers and risks that the provision of such infrastructure may bring to the development.

The Shire holds the view that the DPLH should ensure through the DSP and subsequent Region Scheme amendment processes that key infrastructure items are planned for, and are able to be delivered in a coordinated manner. In this regard, the Shire requests that the DPLH ensure that land developers will be able to provide and coordinate the necessary key infrastructure required to deliver both Wanju and Waterloo prior to endorsing any subsequent Region Scheme Amendments or Local Structure Plans.

3. *Opportunities for Sustainable Water Sources – Reclamation and Reuse*

The Shire notes that a substantial amount of consideration has been provided to the provision of water sourcing for the Wanju and Waterloo DSPs. In this regard, it is also noted that opportunities for the provision of infrastructure to enable water recycling and reclamation, and then the reuse of such water for industrial processes or via a '3rd' or 'Purple Pipe' have been included as recommendations and is not a mandatory requirement for development within the DSPs. The Shire is aware of the limited opportunity to access groundwater sources throughout the Wanju and Waterloo areas, and requests that, in an effort to reduce the reliance on scheme water sources, the DSPs should mandate the use of alternative and sustainable water solutions (such as wastewater reclamation and reuse, the collection, storage and reuse of rain water, and the requirement for a '3rd' or 'Purple Pipe' system). The DCP's should identify the use of alternative and sustainable water sources within areas of POS (specifically in the localities of Eaton, Wanju and Waterloo) and within the new residential and industrial developments.

4. *Development Contribution Plans*

The Shire would like to emphasise the critical importance of timing for the preparation of the Developer Contribution Plans for both Wanju and Waterloo. The research and preparation required for the DCPs include long-term evaluation of the infrastructure, developing concept plans (architects, landscape designers) and design elements that can be evaluated and priced by quantity surveyors and engineers. The DCPs must be robust and defensible as they will be open to scrutiny and testing by landowners, developers, and potential appeals through the State Administrative Tribunal and potential courts of law.

In this regard, the forecast is that Wanju land will be required by 2021. Therefore the DCP needs to be drafted and approved by the Department of Planning as soon as possible in order to provide certainty to prospective developers and landowners as to the overall costs of developing the land. Given the considerable costs and complexities involved in the preparation of DCPs, the Shire requests financial support from the State Government for the preparation of such plans for Wanju and Waterloo. The Shire would also actively seek to establish a working group with the DPLH and Department of Regional Development for input into the preparation of the DCP's for Wanju and Waterloo.

5. *Staging of the Development Front*

The Shire acknowledges the work carried out in regards to the staging of development in Wanju. The Shire believes that the DSP would benefit with further work in regards to the initial development staging. The development staging plan provided in the Wanju DSP outlines the development of the area commencing in the southern most precinct, adjacent to South Western Highway. By commencing the development front in this southern location it will segregate the new residents of Wanju from the existing services and facilities within the Eaton area. The Shire is concerned that this will place pressure on establishing (and or replicating) new services and facilities early on in the development, or require the new residents to travel to access essential services such as shopping, medical and education. In respect to the above, it is the opinion of the Shire that consideration should be given to the development front for the Wanju area commencing in the western precincts located adjacent to Forrest Highway. This would allow for the use of existing services and facilities in Eaton by new residents in Wanju.

6. *Timing of Amendments to the Greater Bunbury Region Scheme*

In consideration of the matters raised above, the Shire believes that the timing of amendments to the Greater Bunbury Region Scheme (GBRS) in respect to the Wanju and Waterloo DSP areas is of great significance. Given the anticipated timing of adoption of the DSPs (anticipated adoption towards the end of 2019), there is a risk that a number of matters raised in the Shire's submission may not be considered and/or included. If this were to occur and the DSPs are adopted ahead of the above matters being finalised, there is the likelihood that pressure to amend the GBRS will follow. In this respect, the Shire requests that the DPLH refrain from considering rezoning amendments to the GBRS for the Wanju and Waterloo DSP areas until such time as the matters raised in the Shire's submission (and that of others) are considered and any changes required are finalised.

In conclusion, the Shire of Dardanup wishes to emphasise its strong support for both draft District Structure Plans and trust that the comments provided in this submission will be considered through the consultation process. Please be advised that the comments provided in this submission have been prepared by Shire staff and will be presented for

3

formal adoption by the Council on the 15 May 2019. Confirmation of Council adoption will be provided in writing following the meeting.

In the meantime, should you wish to discuss or clarify any of the matters above, please do not hesitate to contact Manager Development Services Mr Brenton Scambler by telephone on 97240349 or email on [brenton.scambler@dardanup.wa.gov.au](mailto:brenton.scambler@dardanup.wa.gov.au).

I would like to thank you again for your cooperation throughout the process to date and congratulate the State Government on its proactive approach.

Yours sincerely



**MR ANDRÉ SCHÖNFELDT**  
Chief Executive Officer

**Response ID ANON-T42S-G4GT-3**

Submitted to Greater Bunbury Region Scheme Amendment 0059/41 Wanju Urban Expansion Area  
Submitted on 2020-12-11 14:39:55

**Submission****1 What is your first name?**

First name:

Jade

**2 What is your surname?**

surname:

Lam Sin Cho

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

Yes

**4 What is your email address?**

Email:

jade.lamsincho@pta.wa.gov.au

**5 Postcode**

postcode:

6000

**6 Do you support/oppose the proposal?**

Support

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

**Submission:**

Thank you for your letter requesting comment from the Public Transport Authority. The PTA has no objections to the GBRS Amendment.

Regards

Jade Lam Sin Cho

Senior Planning and Development Coordinator | Infrastructure Planning & Land Services

Public Transport Authority of Western Australia

Level 4, Public Transport Centre, West Parade, Perth, 6000

PO Box 8125, Perth Business Centre, WA, 6849

Tel: (08) 9326 2473

Email: jade.lamsincho@pta.wa.gov.au | Web: www.pta.wa.gov.au

**File upload:**

No file was uploaded

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No file was uploaded

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No file was uploaded

**File upload:**

No file was uploaded

**8 Please choose one of the following:**

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

**Additional information**

## Lainy Collisson

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**From:** MCLEAN Owen (PRPM) <owen.mclean@mainroads.wa.gov.au>  
**Sent:** Thursday, 10 December 2020 4:32 PM  
**To:** DAVIES Paul (Con); NAUDE Daniel (RCPM)  
**Subject:** RE: Wanju and Waterloo - GBRS Amendment

Hi Daniel/Paul,

Update for submission below. Broadly the local roads (as I understand) were fairly arbitrary so I would expect the connections would be subject to further assessment.

Regards Owen

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Wanju:

- Following recent BORR planning as well as a review of the Great Bunbury road network/traffic modelling, a proposed 4-lane north-south link road within the original BORR North GBRS PRR corridor is being investigated between Waterloo and Forrest Hwy. Recent thinking suggested having a major north-south link through the proposed residential area of Wanju (and adjacent to school sites/playing fields) is not desirable given projected traffic volumes and therefore an alternative to the west of Wanju is under consideration. The scale of this road would be lesser than the original BORR concept, however significant local traffic and industrial movements are anticipated requiring a 4-lane link with well controlled access/major intersections. Suitable connections with Forrest Hwy, SW Hwy, a flyover of the freight rail and linkages to areas within Waterloo will be considered as part of this work;
- Suitable intersection arrangements for Wanju with Forrest Hwy (short, medium and long term) are under consideration currently. Provision for grade separation (bridging) over the long term is under consideration given the potential for future rail along Forrest Hwy and projected traffic volumes within Wanju requiring major intersections. Staging options will form part of these assessments to enable more cost effective "at grade" options in the short/medium term;
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- Recent environmental processes associated with BORR North have confirmed that the remnant vegetation between the South Western Hwy and an adjacent rail line (to the south of Wanju) is highly sensitive. Currently the PRR reservation allows for the SW Hwy road reservation to be widened to the south into this area (by approximately 30m into the sensitive vegetation). Main Roads intends to work with DPLH to confirm whether this widening could occur to the north of SW Hwy to avoid clearing vegetation. Consideration is sought regarding an additional 20m strip of Primary Regional Road reserve along the existing northern boundary of SW

Hwy (PRR), potential implications regarding the extent of Regional Open Space and impacts of widening the SW Hwy reservation into the Wanju development area. The dimension of 20m is subject to confirmation and would likely require further discussion prior to finalisation of the GBRS amendments;

- Further discussion may be required should a rail station be proposed around SW Hwy/the rail corridor (earlier plans showed a potential station). Coordination of suitable access to SWH and Wanju is a key consideration;
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Regards

*Owen McLean*

*Principal Road Planning Manager  
Planning and Technical Services, Main Roads WA  
Ph (08) 9323 5868 Mob 0427 382 166*

Planning and Development Act 2005  
Section 41 Amendment (Substantial)  
Form 41

**Submission**

**Greater Bunbury Region Scheme Amendment 0059/41**

**Wanju Urban Expansion Area**

OFFICE USE ONLY

SUBMISSION NUMBER

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

Name Owen McLean (Main Roads WA)  
(PLEASE PRINT CLEARLY)  
Address Robertson Drive Bunbury Postcode 6230  
Contact phone number 9724-5600 Email address owen.mclean@mainroads.wa.gov.au

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

Refer to attached email.

**turn over to complete your submission**

### Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular Appendix E.

**Please choose one of the following:**

**No**, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

**Yes**, I wish to speak at the hearings. (Please complete the following details)

**I will be represented by:**

Myself – My telephone number (business hours): .....

or

A spokesperson

Name of spokesperson: .....

Contact telephone number (business hours): .....

Postal address: .....

**I would prefer my hearing to be conducted in:**

Public (members from the general public may attend your presentation)

OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- **The Hearings Panel is NOT a decision making body. Information presented at the hearings will be forwarded to the WAPC for consideration in determining the recommendation for the proposed amendment.**
- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the Act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- All hearings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are presented to the Minister for Planning and published as public records should the Minister approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions.

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

Signature ..... Date ... 14/12/2020 .....

**Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 14 December 2020. Late submissions will NOT be considered.**

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*Owen McLean*

*Principal Road Planning Manager  
Planning and Technical Services, Main Roads WA  
Ph (08) 9323 5868 Mob 0427 382 166*

Your Ref: RLS/0865  
Our Ref: 57121865 (RPS370092)  
Enquiries: Brett Coombes  
Direct Tel: 9420 3165  
Fax: 9420 3193

14 December 2020

Secretary  
Western Australian Planning Commission (Bunbury)  
61 Victoria St  
BUNBURY WA 6230

Attention: Brod Meredith; Veronica Martin

### **Greater Bunbury Region Scheme Amendment 0059/41 Wanju Urban Expansion Area**

I refer to your letter of 15 September 2020 inviting comments on the GBRS amendment to rezone the Wanju land to “Urban Deferred”.

It is noted that the WAPC will require, among other things, the future developers of land within Wanju to obtain agreement with a licensed service provider regarding staging and financing of services. As outlined in the DSP and supporting studies, these matters and the appointment of a water and wastewater service provider should ideally be addressed prior to the local structure planning stage in order to avoid piecemeal approaches to servicing across the various local planning precincts.

The Water Corporation, through the Wanju TAG process has provided high level information concerning the long-term planning for wastewater conveyance and treatment infrastructure for the greater Bunbury area. It is anticipated that wastewater conveyance infrastructure to service the proposed urban development of Wanju will require some degree of integration into the existing Bunbury wastewater network. Although there is currently some capacity available in the existing conveyance infrastructure in Eaton and Glen Iris, the Water Corporation needs to retain this capacity to service ongoing local growth in these catchments over the next 10 years.

By the time the Wanju development proceeds in around 2031 there is not likely to be any capacity available within the nearby wastewater conveyance networks to accept pumped wastewater flows from Wanju. Consultant studies supporting the Wanju DSP and any future local structure plans should therefore make allowance for the pumping of all wastewater flows from Wanju in a staged manner directly to the Corporation’s Bunbury WWTP at Dalyellup. The appointed wastewater service provider will need to undertake more detailed engineering investigations to determine the preferred method, timing and staging of wastewater conveyance infrastructure.

The Corporation’s growth forecasts underpinning planning for wastewater treatment, disposal and reuse at the Bunbury WWTP includes capital for the upgrading of the plant’s capacity from 13 ML/day to 18 ML/day around 2025 onwards. The planned

upgrade to 18 ML/day capacity will be adequate to cater for growth for the medium to long term (2045-50). The Corporation's flow forecasts assume that the Bunbury WWTP will receive some additional flows from Wanju from 2031 onwards.

If you have any queries or require further clarification on any of the above issues, please contact the Enquiries Officer.

A handwritten signature in black ink that reads "Brett Coombes". The signature is written in a cursive style with a large, stylized 'B' and 'C'.

Brett Coombes  
Senior Urban Planner  
Development Services

