

February 2020

**Greater Bunbury  
Region Scheme  
Amendment 0053/57  
(Minor Amendment)**



**Omnibus No. 5  
Anomalies Amendment**

**Report on Submissions**

**City of Bunbury, & Shires of  
Dardanup and Harvey**



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Amendment 0053/57  
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**City of Bunbury, Shire of Dardanup & Shire of Harvey**



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GBRS Amendment 0053/57 Report on Submissions  
File RLS/0762

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## Introduction to Greater Bunbury Region Scheme minor amendments

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

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

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

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

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

### **Amendment Report**

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

### **Environmental Review Report**

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

### **Report on Submissions**

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

### **Submissions**

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



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# **Greater Bunbury Region Scheme Amendment 0053/57**

## **Omnibus Amendment No 5 – Anomalies Amendment**

### **1 Introduction**

The purpose of this amendment proposal is to update various zones and reservations in the Greater Bunbury Region Scheme (GBRS) locality in relation to government and landowner proposals, rationalisation of zoning and reservation anomalies to match cadastral boundaries and generally to ensure the GBRS is kept up-to-date as the statutory region plan for Greater Bunbury.

This amendment contains 21 separate proposals in the City of Bunbury, Shires of Harvey and Dardanup, all of which are minor in nature.

### **2 The proposed amendment**

The amendment is part of a continuing program of amendments to the GBRS. Omnibus amendments are being utilised for progressing groups of proposals of relatively less significance in a regional context rather than progressing the proposals as individual amendments.

Proposal 9 has been corrected as a result of the submission process. This correction has changed reference of proposal 9 from 'Part Public Road, Beaufort Loop, Millbridge' to 'Part Lot 2009 Beaufort Loop, Millbridge'. The proposed maps are correct and are to remain unchanged.

#### **CITY OF BUNBURY**

##### **PROPOSAL 1**

To transfer portion of Lot 502 Willinge Drive, Picton from the 'Rural' zone to the 'Regional Open Space' reserve.

The rezoning is proposed to correctly reflect the 'Regional Open Space' and 'Rural' interface to reflect the final cadastre after the subdivision of offset lots, as a part of the Bunbury Port Access Road Project.

#### **SHIRE OF DARDANUP**

##### **PROPOSALS 2 TO 14**

Proposals 2 to 14 comprise the realignment of the 'Regional Open Space' reservation and 'Urban' zone interface along the eastern boundary of Millar's Creek in the Millbridge residential estate. The proposals are the result of the final subdivision along this boundary which is not identical to the existing zone boundary. The proposals rezone portions of the following lots to either the 'Regional Open Space' reserve or the 'Urban' zone in order to match the existing cadastre and include -

1. Transferring the following lots (portions) from the 'Regional Open Space' reserve to the 'Urban' zone:
  - Part public road and Part Lot 2010 (R52264) Hazelgrove Crescent, Millbridge (proposal 2);
  - Part Lot 2010 (R52264) Hazelgrove Crescent, Part Lot 1154, Part Lot 1155 and Part Lot 1156 Primrose Vista, Millbridge (proposal 4);

- Part public road, Part Lot 1656 and Part Lot 1063 Primrose Vista and Part Lot 1061 and Part Lot 1060 Beaufort Loop, Millbridge (proposal 6);
- Part public road Beaufort Loop, Millbridge (proposal 8); and
- Part Lot 9535 Hatfield Way, Millbridge (three portions, proposals 10, 12 and 14).

2. Transferring the following lots from the 'Urban' zone to the 'Regional Open Space' reserve:

- Part Lot 2011 (UCL) Hazelgrove Crescent, Millbridge (proposal 3);
- Part Lot 2009 (R52942) Primrose Vista, Millbridge (proposal 5); and
- Part Lot 2009 (R52942) Beaufort Loop, Millbridge (four portions proposals 7, 9, 11 and 13).

## **PROPOSALS 15 TO 17**

Proposals 15 to 17 comprise the realignment of a portion of the 'Railway' reserve and 'Regional Open Space' (Ferguson River) reserve. The revised boundary is to reflect current land use and cadastre of the railway line and river. The amendments include rezoning Part Lot 5228 (R34586), Picton East from the 'Industrial' zone to the 'Regional Open Space' reserve (proposal 15) and two portions of Lot 516 (R50461) Pedretti Road, Picton East from the 'Industrial' zone to the 'Railways' reserve (proposals 16 and 17).

## **SHIRE OF HARVEY**

## **PROPOSALS 18 TO 21**

Proposals 18 to 21 comprise the realignment of the interface of the 'Regional Open Space' reservation and the 'Rural' zone surrounding the southern side of the Bengier Swamp. The revised boundary is proposed to reflect the existing lot boundaries and property ownership. The amendments include rezoning two parts of Lot 4 (R34811) Swamp Road, Bengier from the 'Rural' zone to the 'Regional Open Space' reserve (proposals 19 and 21) and rezoning Part Lot 5 and Part Lot 6 Campbell Road, Bengier from the 'Regional Open Space' reservation to the 'Rural' zone (proposals 18 and 20). The former Department of Conservation and Land Management completed a Bengier Swamp boundary alignment rationalisation and this proposal reflects this.

### **3 Formal Environmental Protection Authority advice**

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*. A copy of the notice from the EPA is included at Appendix A.

### **4 Call for Submissions**

The amendment was advertised for public submissions from 5 April – 10 June 2019. The amendment was made available for public inspection during ordinary business hours at:

- i) the Department of Planning, Lands and Heritage, 140 William Street, Perth;
- ii) the Department of Planning, Lands and Heritage, 61 Victoria Street, Bunbury;

- iii) the municipal offices of the City of Bunbury, Shire of Dardanup and the Shire of Harvey; and
- iv) the State Library of WA, Perth Cultural Centre, Northbridge.

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

## **5 Submissions**

When the advertising of the proposed amendment closed, a total of twelve (12) submissions had been received, all from government agencies.

Of the submissions, all provided support or did not have any objection to the proposed amendment. Some general comments were provided. The Shire of Dardanup noted a minor error in reference to the Lot number of proposal 9.

A list of the parties who lodged a submission is attached at Appendix B along with a summary of the submission, WAPC comments and a copy of each submission is attached to the end of this report.

## **6 Issues raised in Submissions**

The Shire of Dardanup noted that proposal number 9 relates to Lot 2009 and is not a part of the public road as stated on page 2 of the amendment report.

## **7 Modifications to the amendment**

After considering the submissions received in respect of the proposed amendment, the WAPC may recommend that the Minister modify the proposed amendment. The Minister may approve, the amendment, with or without any modifications in response to submission, or decline to approve.

No modifications to the amendment are proposed, however a correction to Proposal 9 of the advertised amendment has been made. The correction changes reference to the land for Proposal 9 from 'Part Public Road, Beaufort Loop Millbridge' to 'Lot 2009 (R52942) Beaufort Loop, Millbridge', which is its correct cadastral reference. No correction to the maps are required.

## **8 Coordination of Region and Local Scheme Amendments**

Section 126(1) of the *Planning and Development Act 2005* allows for local planning schemes to be amended to reflect regional reservations, upon publication of an amendment notification in the *Government Gazette*.

Accordingly, the relevant local planning schemes will be amended to transfer the land affected by the regional reservations proposed in the region scheme amendment once notice of the amendment is published in the *Government Gazette*.

The Shire of Dardanup has requested concurrent amendment to its local planning schemes under the provisions of Section 126(3) of the *Planning and Development Act 2005* as follows:

Shire of Dardanup Local Planning Scheme No. 3 - transferring the below from 'Regional Open Space' Reserve to 'Residential Development' zone:

- Part public road and Part Lot 2010 (R52264) Hazelgrove Crescent, Millbridge (proposal 2);
- Part Lot 2010 (R52264) Hazelgrove Crescent, Part Lot 1154, Part Lot 1155 and Part Lot 1156 Primrose Vista, Millbridge (proposal 4);
- Part public road, Part Lot 1656 and Part Lot 1063 Primrose Vista and Part Lot 1061 and Part Lot 1060 Beaufort Loop, Millbridge (proposal 6);
- Part public road Beaufort Loop, Millbridge (proposal 8); and
- Part Lot 9535 Hatfield Way, Millbridge (three portions, proposals 10, 12 and 14).

Once this GBRS amendment is finalised, the Shire of Harvey has confirmed it will undertake an amendment to DPS 1 to rezone the relevant land to 'General Farming'.

## **9 Conclusion and recommendation**

The report summarises the background and reasoning for Amendment 0053/57 to the GBRS and examines the submissions received. The WAPC thanks those who made submissions.

## **10 Minister's decision**

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

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

GBRS Amendment 0053/57 is now finalised as advertised as shown on WAPC Amending Plans 3.2718, 3.2719, 3.2720, 3.2721 and has effect in the Greater Bunbury Region Scheme from the date of notice in the *Government Gazette* on Friday 17 July 2020.



## **APPENDIX A**

### **NOTICE OF ENVIRONMENTAL ASSESSMENT**

7 DEC 2018

FILE RLS/0761

0762.

Ms Sam Fagan  
The Secretary  
Western Australian Planning Commission  
South West Office Bunbury Tower  
61 Victoria Street  
BUNBURY WA 6230

Our Ref: CMS17507  
Enquiries: Angela Coletti, 6364 7600  
Email: Angela.Coletti@dwer.wa.gov.au

Dear Ms Fagan

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

<b>SCHEME:</b>	<b>Greater Bunbury Region Scheme Amendment 0053-57</b>
<b>LOCATION:</b>	<b>Omnibus Amendment in the City of Bunbury and Shires of Dardanup and Harvey</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 EP Act. No 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) and that it is not necessary to provide any advice or recommendations.

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.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Sutton', with a stylized flourish at the end.

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

13 December 2018

## **APPENDIX B**

### **ALPHABETICAL LISTING OF SUBMISSIONS**

## **Alphabetical Listing of Submissions**

### **GBRS Amendment 053/57**

#### **Omnibus No. 5 – Anomalies Amendment**

<b>Submission Number</b>	<b>Name</b>
2	Biodiversity, Conservation & Attractions – Parks & Wildlife Service, Department of
10	Bunbury, City of
8	Dardanup, Shire of
3	Fire & Emergency Services, Department of
12	Harvey, Shire of
4	Main Roads Western Australia
5	Planning, Lands and Heritage, Department of (Aboriginal Heritage)
1	Planning, Lands and Heritage, Department of (Land Use Management)
11	Planning, Lands and Heritage, Department of (Heritage Council)
7	Primary Industries and Regional Development, Department of
9	Water and Environmental Regulation, Department of
6	Water Corporation

## **APPENDIX C**

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

**AMENDMENT 0053/57 TO THE GREATER BUNBURY REGION SCHEME**  
**OMNIBUS NO. 5 – ANOMALIES AMENDMENT**  
**SUMMARY OF SUBMISSIONS AND DETERMINATIONS**

**Submission:** 1

**Submitted by:** Department of Planning, Lands and Heritage (Land Use Management)

**Nature of Interest:** Government Agency

**Affected Land:** All

**Summary of Submission:** The proposed Scheme Amendment has been reviewed and there is no comment.

**Planning Comment:** Noted.

**Determination:** Submission noted.

---

**Submission:** 2

**Submitted by:** Department of Biodiversity, Conservation and Attractions – Parks and Wildlife Services.

**Nature of Interest:** Government Agency

**Affected Land:** All

**Summary of Submission:** No objection on the proposal. It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.

**Planning Comment:** Noted.

**Determination:** Submission noted.

---

**Submission:** 3

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

**Nature of Interest:** Government Agency

**Affected Land:** All

**Summary of Submission:** DFES is satisfied with the decision made determining if the application of SPP3.7 is necessary.

**Planning Comment:** Noted.

**Determination:** Submission noted.

---

**Submission:** 4

**Submitted by:** Main Roads Western Australia

**Nature of Interest:** Government Agency

**Affected Land:** Proposal 1

**Summary of Submission:** Main Roads has no objection to the proposed Omnibus Amendment.

**Planning Comment:** Noted.

**Determination:** Submission noted.

---

**Submission:** 5

**Submitted by:** Department of Planning, Lands and Heritage (Aboriginal Heritage)

**Nature of Interest:** Government Agency

**Affected Land:** All

**Summary of Submission:** Part Lot 5228 (R34586) Picton East intersects with the boundary of Place ID 19796 (Ferguson River). Lot 4 (R34811) Swamp Road, Bengier intersects with Place ID 33865 (Wellesley River Waugal). It is noted that the amendment proposes to update various zones and reservations to match cadastral boundaries, and will not result in physical impacts top the Places. As such, based on the information held by DPLH no approvals under the *Aboriginal Heritage Act 1972* are required.

**Planning Comment:** Noted.

**Determination:** Submission noted.

---

**Submission:** 6

**Submitted by:** Water Corporation

**Nature of Interest:** Government Agency

**Affected Land:** All

**Summary of Submission:** No objections. In relation to Proposal 5 – Bengier Swamp, the Bengier Main Drain and associated access tracks appear to be located in the



eastern and southern areas proposed for inclusion in the Regional Open Space reservation. Water Corporation is licenced to operate this drain and will continue to require access for this purpose.

**Planning Comment:** Noted, the amendment does not impact the existing use of the land or access to Water Corporation's Bengier Main Drain.

**Determination:** Submission noted.

---

**Submission:** 7

**Submitted by:** Department of Primary Industries and Regional Development

**Nature of Interest:** Government Agency

**Affected Land:** Proposals 18 - 21

**Summary of Submission:** No objection to the proposed omnibus amendment to correct the anomalies in zonings so that the zonings will align to the cadastral boundaries.

**Planning Comment:** Noted.

**Determination:** Submission noted

---

**Submission:** 8

**Submitted by:** Shire of Dardanup

**Nature of Interest:** Local Government

**Affected Land:** Proposals 2 – 17

**Summary of Submission** No objection to the proposed Scheme Amendments that aims to match the GBRS zonings with the existing cadastre. It has however been noted that proposal No. 9 relates to Lot 2009 and is not part of the public road as stated on page 2.

**Planning Comment:** Noted, reference to proposal 9 has been modified to Lot 2009 being its correct cadastral reference.

**Determination:** Submission upheld.

---

**Submission:** 9

<b>Submitted by:</b>	Department of Water and Environmental Regulation
<b>Nature of Interest:</b>	Government Agency
<b>Affected Land:</b>	All
<b>Summary of Submission</b>	The Department does not object to the proposal and has no comments.
<b>Planning Comment:</b>	Noted.
<b>Determination:</b>	Submission noted

---

<b>Submission:</b>	10
<b>Submitted by:</b>	City of Bunbury
<b>Nature of Interest:</b>	Local Government
<b>Affected Land:</b>	Proposal 1
<b>Summary of Submission</b>	The City of Bunbury supports the amendment (Proposal 1) to the GBRS that will transfer a portion of Lot 502 Willinge Drive, Picton from 'Rural' zone to 'Regional Open Space' Reserve.
<b>Planning Comment:</b>	Noted.
<b>Determination:</b>	Submission noted.

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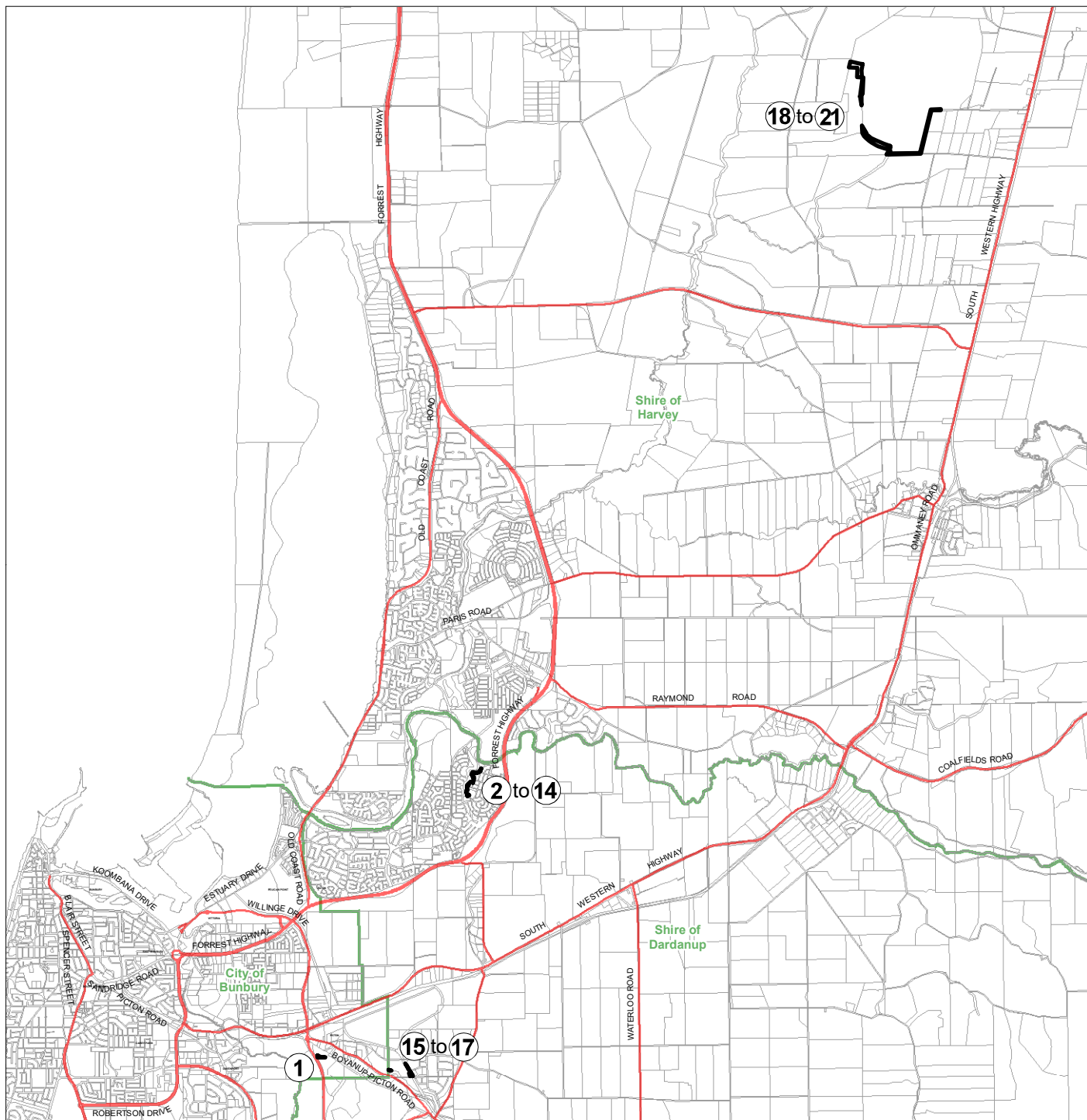
<b>Submission:</b>	11
<b>Submitted by:</b>	Department of Planning, Lands and Heritage (Heritage)
<b>Nature of Interest:</b>	Government Agency
<b>Affected Land:</b>	All
<b>Summary of Submission</b>	There is no objection to the proposed amendment. We note that proposals 18-21 (Place No 11972), which is noted as a place of interest by the Heritage Council; however, no assessment has been undertaken and it is not programmed for assessment in the near future.
<b>Planning Comment:</b>	Noted.
<b>Determination:</b>	Submission noted

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<b>Submission:</b>	12
<b>Submitted by:</b>	Shire of Harvey
<b>Nature of Interest:</b>	Local Government
<b>Affected Land:</b>	Proposals 18 - 21
<b>Summary of Submission</b>	Council supports the amendment subject to no objections from individual landowners. Shire has requested confirmation from DPLH of no objections. Following this amendment the Shire will amend DTPS No. 1 consistent with this amendment.
<b>Planning Comment:</b>	Noted, no objections have been provided by individual landowners.
<b>Determination:</b>	Submission noted.


## **APPENDIX D**

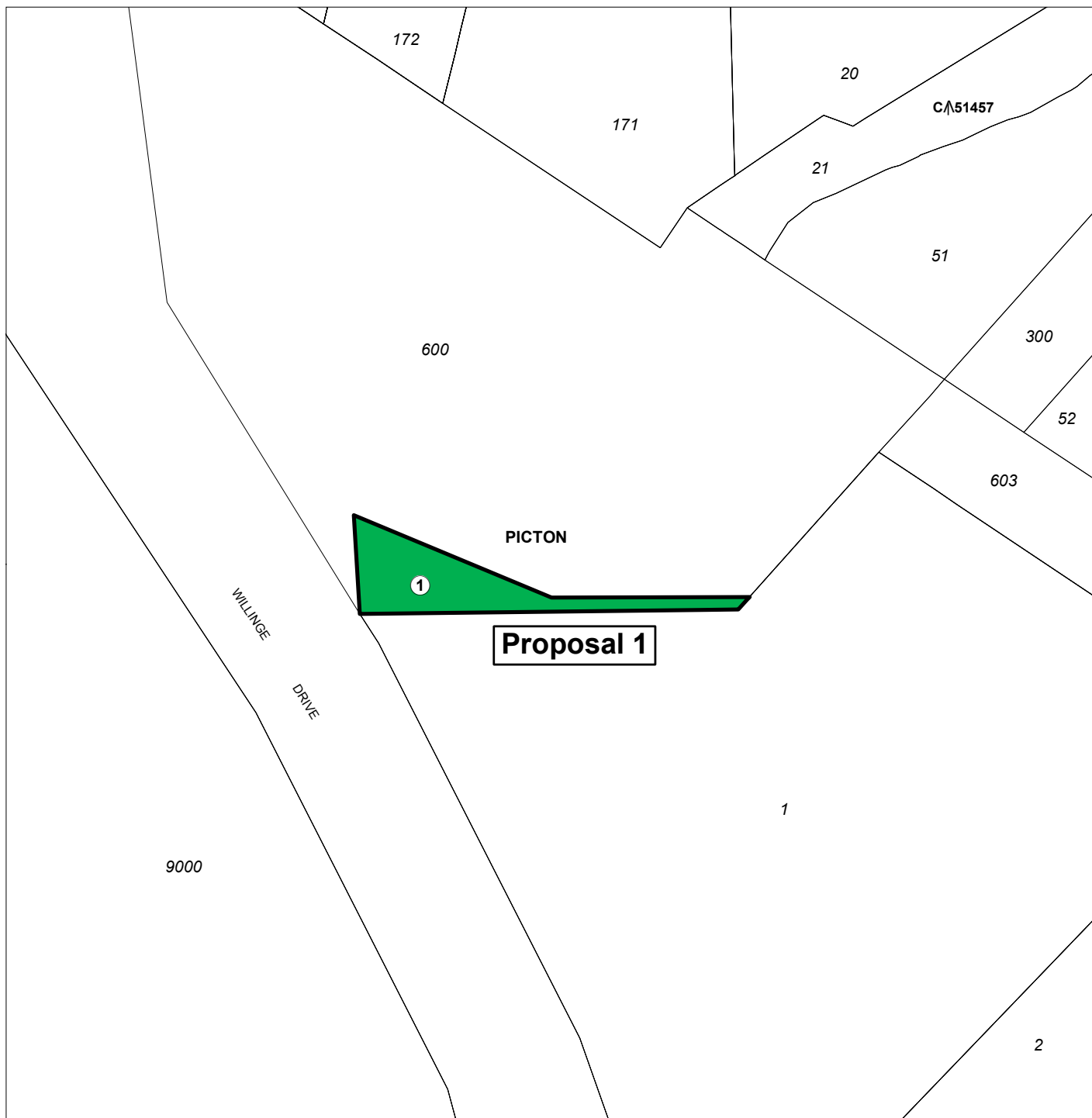
### **THE AMENDMENT FIGURE AS ADVERTISED**



## Proposed Amendment to the Greater Bunbury Region Scheme Omnibus Number 5

Legend:

 Proposed amendments



**Proposed Amendment to the Greater Bunbury Region Scheme  
Omnibus No. 5 - Lot 502 Willinge Drive, Picton  
as advertised**

Proposal 1

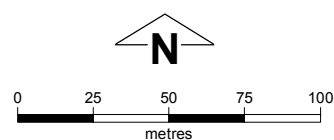
Proposed Amendment:

**1** Regional open space reservation

Oracle reference no: 2965  
File number: RLS/0761  
Version number: 1



Date: 4/04/2019  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**Proposed Amendment to the Greater Bunbury Region Scheme  
Omnibus No. 5 - Part Lot 5228 (R34586), Picton East  
as advertised**

Proposal 15

Proposed Amendment:



Regional open space reservation

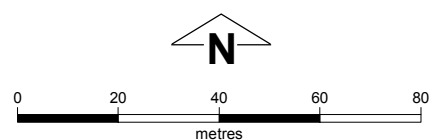
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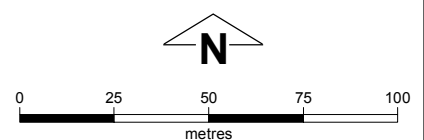
File number: RLS/0761

Version number: 1

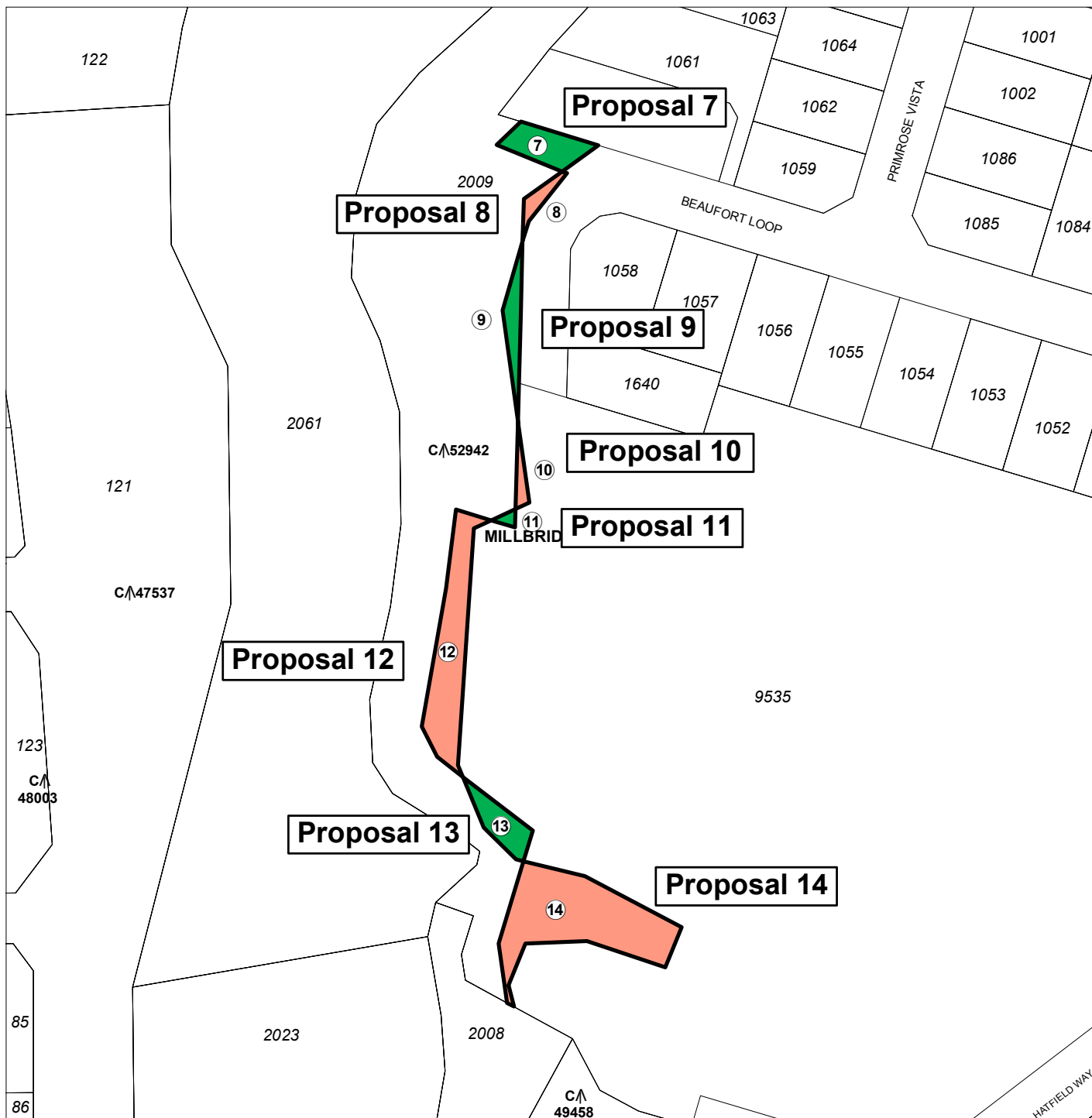


Date: 4/04/2019  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1









**Proposed Amendment to the Greater Bunbury Region Scheme  
Omnibus No. 5 - Millars Creek Foreshore, Millbridge  
as advertised**

Proposals 7 to 14

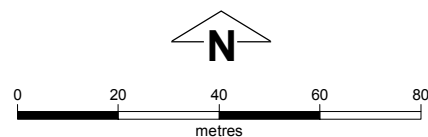
Proposed Amendment:

- Regional open space reservation
- Urban zone

Oracle reference no: 2965  
File number: RLS/0761  
Version number: 1



Date: 4/04/2019  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**Proposed Amendment to the Greater Bunbury Region Scheme  
Omnibus No. 5 - Part Lot 516 (R50461) Pedretti Road, Picton East**  
**as advertised**

Proposals 16 & 17

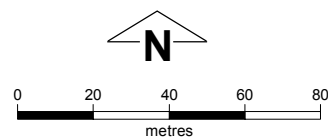
Proposed Amendment:

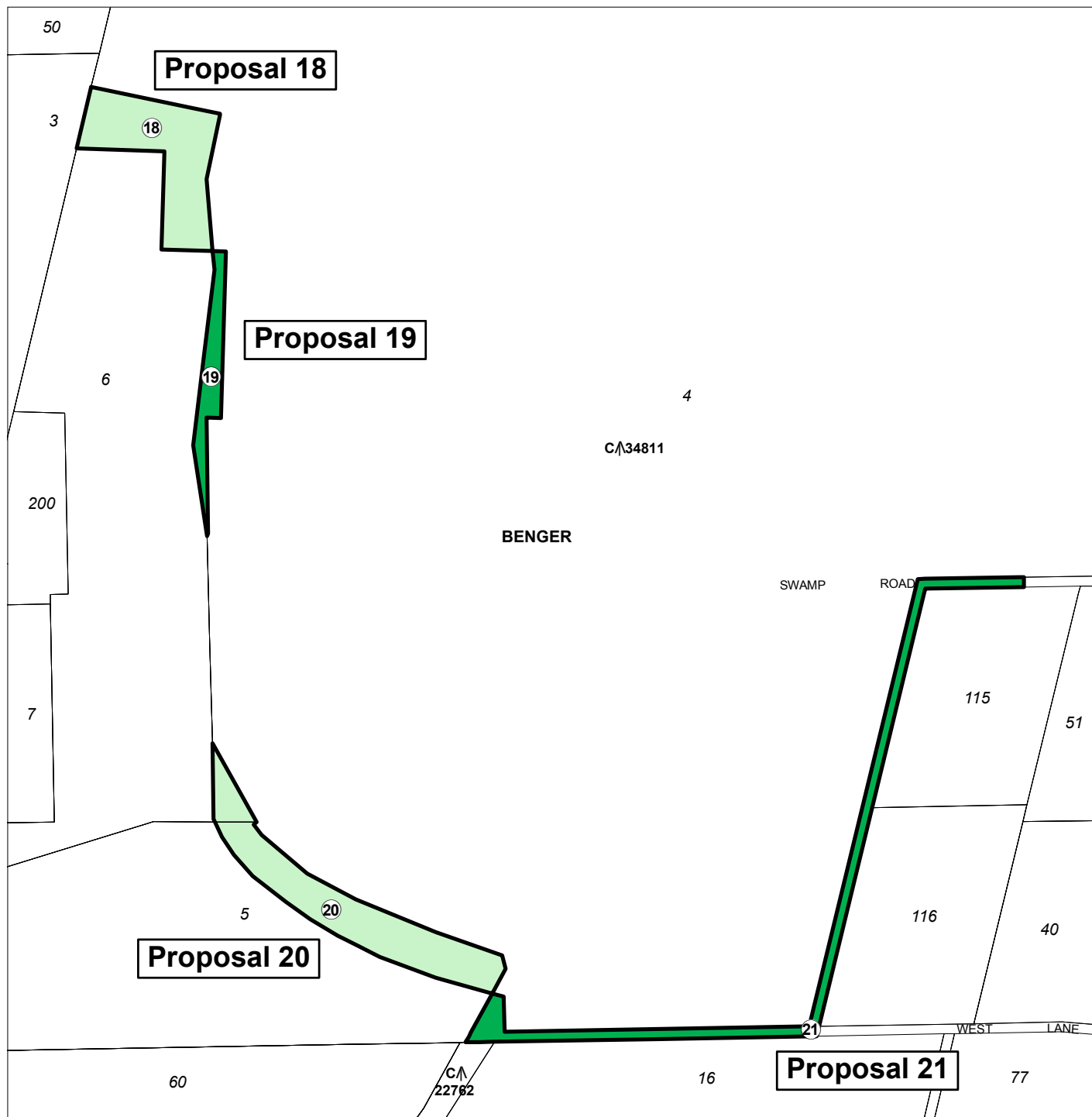
 Railways reservation

Oracle reference no: 2965  
File number: RLS/0761  
Version number: 1



Date: 4/04/2019  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1





**Proposed Amendment to the Greater Bunbury Region Scheme  
Omnibus No. 5 - Benger Swamp, Benger  
as advertised**

Proposals 18 to 21

Proposed Amendment:

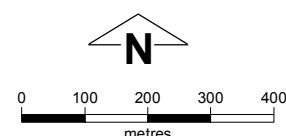
- Regional open space reservation
- Rural zone

Existing Region Scheme:

Oracle reference no: 2965  
File number: RLS/0761  
Version number: 1



Date: 4/04/2019  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1



## **APPENDIX E**

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

# **Omnibus No 5 – Anomalies Amendment**

**Proposed minor amendment**

**Amendment 0053/57**

**as advertised**

## **Legal plans**

3.2718

3.2719

3.2720

3.2721

## **APPENDIX F**

### **SUBMISSIONS**

Lainy Collisson

**From:** DOL-Proposals  
**Sent:** Friday, 5 April 2019 11:33 AM  
**To:** Lainy Collisson  
**Cc:** Kevin Harrison  
**Subject:** RE: Request for Comment - GBRS Omnibus No.5 - Anomalies Amendment 053-57

RLS/0762  
A10052365

Good Morning

The proposed Scheme Amendment has been reviewed and there is no comment.

Regards

**Ken Buchan** | Assistant Manager | Case Assessment: Land Use Management  
Level 2, 140 William Street, Perth WA 6000  
(08) 6552 4600  
[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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---

**From:** Lainy Collisson <Lainy.Collisson@dplh.wa.gov.au>  
**Sent:** Thursday, 4 April 2019 4:20 PM  
**To:** DOL-Proposals <proposals@dplh.wa.gov.au>  
**Subject:** Request for Comment - GBRS Omnibus No.5 - Anomalies Amendment 053-57

The Western Australian Planning Commission is seeking comment on a proposal to amend the Greater Bunbury Region Scheme for land in the City of Bunbury, Shire of Dardanup and the Shire of Harvey.

Please find attached the referral letter and a copy of the Amendment Report 053-57 – GBRS Omnibus No. 5 – Anomalies Amendment

Your agency is invited to comment.

Thank you

**Lainy Collisson** | Senior Administration Officer | Land Use Planning



**Department of Planning,  
Lands and Heritage**



HERITAGE  
COUNCIL

**WINNERS  
ANNOUNCED**



*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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Department of Biodiversity,  
Conservation and Attractions

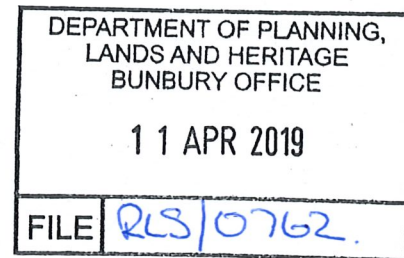


Your ref RLS/0761  
Our ref: PRS 43874 2016/002231  
Enquiries: Tracy Teede  
Phone: 08 9725 4300  
Email: swlanduseplanning@dbca.wa.gov.au

Submission 2

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

ATTENTION: Hannah Paget



**GREATER BUNBURY REGION SCHEME AMENDMENT 0053/57 –  
OMNIBUS NO 5 - ANOMALIES AMENDMENT**

The Department of Biodiversity Conservation and Attractions' Parks and Wildlife Service South West Region has no comments on the above proposal.

It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.

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

For Regional Manager  
Parks and Wildlife Service

8 April 2019

Lainy Collisson

**From:** DFES Land Use Planning <advice@dfes.wa.gov.au>  
**Sent:** Tuesday, 9 April 2019 4:26 PM  
**To:** Greater Bunbury Region Scheme  
**Cc:** Hannah Paget  
**Subject:** Greater Bunbury Region Scheme Amendment 0053/57 Omnibus No 5 Anomalies Amendment - DFES Response

DFES Ref: D09660

Dear Hannah,

Thanks for your email.

Given the scheme amendment seeks to rationalise anomalies in the zoning as per your correspondence, which is not considered an intensification of land use, DFES is satisfied with the decision maker determining if the application of *Statement of Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)* is necessary.

Thank you for providing us with the opportunity to make a submission. DFES have no further comments to make on the proposal.

Should you require clarification of any of the matters raised please do not hesitate to contact me on (08) 6551 4075.

Many thanks

Sasha De Brito

**Coordinator Land Use Planning**

Rural Fire Division | Department of Fire and Emergency Services

Level 1, Albert Facey House, 469 Wellington Street WA 6000

P: (08) 6551 4075 | E: [advice@dfes.wa.gov.au](mailto:advice@dfes.wa.gov.au) | W: [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au)



Government of Western Australia  
Department of Fire & Emergency Services



**From:** Lainy Collisson [mailto:Lainy.Collisson@dplh.wa.gov.au]

**Sent:** Thursday, 4 April 2019 4:17 PM

**To:** DFES Land Use Planning <advice@dfes.wa.gov.au>

**Subject:** 19/048963 - Request for Comment - GBRS Omnibus No.5 - Anomalies Amendment 053-57

The Western Australian Planning Commission is seeking comment on a proposal to amend the Greater Bunbury Region Scheme for land in the City of Bunbury, Shire of Dardanup and the Shire of Harvey.

Please find attached the referral letter, DFES Referral Checklist and a copy of the Amendment Report 053-57 – GBRS Omnibus No. 5 – Anomalies Amendment

Your agency is invited to comment.

Thank you

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



**Department of Planning,  
Lands and Heritage**



**HERITAGE  
COUNCIL  
WINNERS  
ANNOUNCED**



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**Lainy Collisson**

**From:** DAVIES Paul (Con) <paul.davies@mainroads.wa.gov.au>  
**Sent:** Thursday, 11 April 2019 10:55 AM  
**To:** Lainy Collisson  
**Cc:** NAUDE Daniel (On Leave); 'Hannah.Paget@planning.wa.gov.au'  
**Subject:** RE: Request for Comment - GBRS Omnibus No.5 - Anomalies Amendment 053-57

Hi Hannah

I refer to your email below and advise that Main Roads has no objection to the proposed Omnibus Amendment. If you have any queries please phone Daniel Naude.

Regards Paul Davies

**For Daniel Naude**  
ROAD CORRIDOR PLANNING MANAGER  
Metropolitan and Southern Regions / South West  
p: +61 9724 5724 | m: +61 0418931078  
w: [www.mainroads.wa.gov.au](http://www.mainroads.wa.gov.au)



**mainroads**  
WESTERN AUSTRALIA

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Western Australia.*



---

**From:** Lainy Collisson <Lainy.Collisson@dplh.wa.gov.au>  
**Sent:** Thursday, 4 April 2019 4:13 PM  
**To:** WEB South West Region <swreg@mainroads.wa.gov.au>  
**Subject:** Request for Comment - GBRS Omnibus No.5 - Anomalies Amendment 053-57

The Western Australian Planning Commission is seeking comment on a proposal to amend the Greater Bunbury Region Scheme for land in the City of Bunbury, Shire of Dardanup and the Shire of Harvey.

Please find attached the referral letter and a copy of the Amendment Report 053-57 – GBRS Omnibus No. 5 – Anomalies Amendment

Your agency is invited to comment.

Thank you

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



**Department of Planning,  
Lands and Heritage**



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Department of Planning,  
Lands and Heritage

Submission **5**

Our ref: PLH00013-2019  
Enquiries: Katrina Bott 65517918

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission  
Department of Planning, Lands and Heritage

Email: gbrs@dplh.wa.gov.au

Dear Ms Fagan

DEPARTMENT OF PLANNING LANDS AND HERITAGE BUNBURY OFFICE	
24 APR 2019	
FILE	RLS/0762

A10085707

**ADVICE REGARDING GREATER BUNBURY REGION SCHEME  
AMENDMENT 0053/57 OMNIBUS NUMBER 5 – ANOMALIES AMENDMENT**

Thank you for your letter dated 4 April 2019 seeking comment from Department of Planning, Land and Heritage (DPLH) regarding the proposed Greater Bunbury region scheme amendment 0053/57.

A review of the Register of Places and Objects as well as the DPLH Aboriginal Heritage Database concludes that Part Lot 5228 (R34586), Picton East intersects with the boundary of Place ID 19796 (Ferguson River). Lot 4 (R34811) Swamp Road, Bengier intersects with Place ID 33865 (Wellesley River Waugal).

However, it is noted that the region scheme amendments propose to update various zones and reservations to match cadastral boundaries, and will not result in any physical impacts top the Places. As such, based on the information held by DPLH no approvals under the *Aboriginal Heritage Act 1972* (AHA) are required.

At such time as physical developments are proposed on the above land, the proponent should contact DPLH to obtain further advice.

DPLH encourages proponents to refer to the State's Aboriginal Heritage Due Diligence Guidelines (Guidelines) which can be found on the DPLH website at the following link:

<http://www.dplh.wa.gov.au/heritage/land-use/>

The Guidelines allow proponents to undertake their own risk assessment regarding any proposal's potential to impact Aboriginal heritage.



If you have any questions regarding the above, please contact Ms Katrina Bott on 65517918 or email [katrina.bott@dph.wa.gov.au](mailto:katrina.bott@dph.wa.gov.au).

Yours sincerely



Katrina Bott  
**SENIOR HERITAGE OFFICER**  
24 April 2019

**Karen Stewart**

---

**From:** Ian Kininmonth <Ian.Kininmonth@watercorporation.com.au>  
**Sent:** Monday, 6 May 2019 1:27 PM  
**To:** Greater Bunbury Region Scheme  
**Subject:** Greater Bunbury Regional Scheme Amendment 0053/57

Attention: Hannah Paget

Thank you for your letter dated 4<sup>th</sup> April 2019 in relation to amendment 0053/57.

We have evaluated the amendment and have no objections.

It should be noted that in relation to Proposal 5 – Benger Swamp, the Benger Main Drain and associated access tracks appear to be located in the eastern and southern areas proposed for inclusion in the Regional Open Space reservation. Water Corporation is licensed to operate this drain and will continue to require access for this purpose.

Sincerely,

**Ian Kininmonth**  
Senior Urban Planner  
Development Services

---

**E:** Ian.Kininmonth@watercorporation.com.au

**T:** (08) 9420 2617



DEPARTMENT OF PLANNING, LANDS AND HERITAGE BUNBURY OFFICE	
- 6 MAY 2019	
FILE	RLS/0762

A10085690.

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**Keep in touch**



**W:** watercorporation.com.au

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Department of  
Primary Industries and  
Regional Development

Submission 7

Your reference: RLS/0761  
Our reference: LUP 586  
Enquiries: Leon van Wyk

Sam Fagan  
Secretary  
Western Australian Planning Commission  
Level 6, 61 Victoria Street  
Bunbury WA 6230  
[gbrs@dplh.wa.gov.au](mailto:gbrs@dplh.wa.gov.au)

DEPARTMENT OF PLANNING, LANDS AND HERITAGE BUNBURY OFFICE	
- 8 MAY 2019	
FILE	RLS /0762

7 May 2019

A10088327

Dear Sam

**COMMENT: GREATER BUNBURY REGION SCHEME AMENDMENT 0053/57  
OMNIBUS NO. 5 – ANOMALIES AMENDMENT**

Thank you for the opportunity to comment on the proposed Greater Bunbury Region Scheme amendment 0053/57.

The Department of Primary Industries and Regional Development (DPIRD) does not object to the proposed omnibus amendment to correct the anomalies in zonings so that the zonings will align to the cadastral boundaries.

I trust these comments inform your decision on this matter. If you have any queries regarding the comments, please contact Leon van Wyk at (08) 9780 6171 or [leon.vanwyk@dpird.wa.gov.au](mailto:leon.vanwyk@dpird.wa.gov.au).

Yours sincerely

Kelly Hill  
A/DIRECTOR  
BUSINESS DEVELOPMENT

1 Verschuer Place, Bunbury WA 6230  
PO Box 1231 Bunbury WA 6231

Telephone +61 (0)8 9780 6100 Facsimile +61 (0)8 9780 6136 [enquiries@dpird.wa.gov.au](mailto:enquiries@dpird.wa.gov.au)  
[dpird.wa.gov.au](http://dpird.wa.gov.au)

ABN: 18 951 343 745

## Lainy Collisson

---

**From:** Cecilia Muller <Cecilia.Muller@dardanup.wa.gov.au>  
**Sent:** Thursday, 9 May 2019 8:31 AM  
**To:** Lainy Collisson; Hannah Paget; Greater Bunbury Region Scheme  
**Cc:** Brenton Scambler  
**Subject:** RE: Request for Comment - GBRs Omnibus No.5 - Anomalies Amendment 053-57

Dear Hannah

Reference is made to your letter regarding GBRs Omnibus No. 5 – Amendment 53/57 seeking comment on the proposed amendments to the Greater Bunbury Region Scheme.

The Shire has no objection to the proposed Scheme Amendment that aims to match the GBRs zonings with the existing cadastre.

It has however been noted that proposal No. 9 relates to Lot 2009 and is not part of the public road as stated on page 2.

Should you have any further queries regarding this matter please do not hesitate to contact me.

Regards

**Cecilia Muller**

Principal Planning Officer  
p: 08 9724 0386

---

**From:** Lainy Collisson [mailto:Lainy.Collisson@dplh.wa.gov.au]  
**Sent:** Thursday, 4 April 2019 4:23 PM  
**To:** Records  
**Subject:** Request for Comment - GBRs Omnibus No.5 - Anomalies Amendment 053-57

The Western Australian Planning Commission is seeking comment on a proposal to amend the Greater Bunbury Region Scheme for land in the City of Bunbury, Shire of Dardanup and the Shire of Harvey.

Please find attached the referral letter and a copy of the Amendment Report 053-57 – GBRs Omnibus No. 5 – Anomalies Amendment

Your agency is invited to comment.

Thank you

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



Department of Planning,  
Lands and Heritage



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**Karen Stewart**

**From:** Daniel Wong <daniel.wong@dwer.wa.gov.au>  
**Sent:** Tuesday, 14 May 2019 2:01 PM  
**To:** Greater Bunbury Region Scheme  
**Subject:** Greater Bunbury Region Scheme Amendment 0053/57 – Omnibus No. 5 – Anomalies Amendment (DWER ref: PA 026447 , DWERT32-02~79 ; WAPC ref: RLS/0761 )

14<sup>th</sup> May 2019

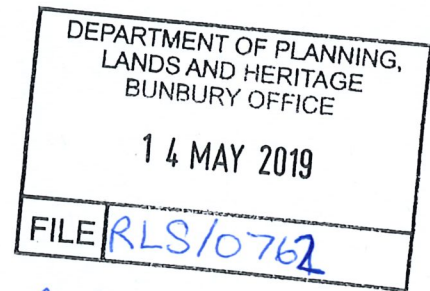
Our Reference: PA 026447, DWERT32-02~79

Your Reference: RLS/0761

To: Western Australian Planning Commission

From: Department of Water and Environmental Regulation

Attention: Hannah Paget



**RE: Greater Bunbury Region Scheme Amendment 0053/57 – Omnibus No. 5 – Anomalies Amendment**

Dear Hannah,

Thank you for providing the above referral for the Department of Water and Environmental Regulation to consider.

The department does not object to the proposal and has no comments.

Thank you.

Yours faithfully,

*Daniel Wong*

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

Email: [daniel.wong@dwer.wa.gov.au](mailto:daniel.wong@dwer.wa.gov.au)

Phone: 08 9726 4113

Fax: 08 9726 4100

Postal: PO Box 261, Bunbury, WA 6231

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

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

## Submission

## Greater Bunbury Region Scheme Amendment 0053/57

## Omnibus No 5 – Anomalies Amendment

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

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

OFFICE USE ONLY

SUBMISSION NUMBER

10

Name .....City of Bunbury.....  
(PLEASE PRINT CLEARLY)

Address ..4 Stephen Street Bunbury... Postcode .....6230.....

Contact phone number ....08 97927000..... Email address .records@bunbuy.wa.gov.au...

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

.....Proposal 1.....

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

The City of Bunbury supports the proposed amendment (Proposal 1) to the Greater Bunbury Scheme that will transfer a portion of Lot 502 Willinge Drive, Picton from 'Rural' zone to "Regional Open Space' Reserve".

The amendment will appropriately address an outstanding minor mapping irregularity.

This image shows a full page of white paper with horizontal dotted lines, typical of primary school writing paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**turn over to complete your submission**

You should be aware that:

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

Signature



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

Date 21 May 2019.....

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**Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 10 June 2019. Late submissions will NOT be considered.**

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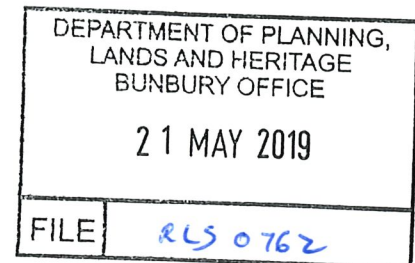
Contacts: Telephone - (08) 9791 0577; Email – [gbrs@dplh.wa.gov.au](mailto:gbrs@dplh.wa.gov.au); Website - <http://www.dplh.wa.gov.au>

Our Ref: A02340-03  
Your Ref: RLS/0761  
Enquiries: (08) 9792 7049  
E-Mail: records@bunbury.wa.gov.au

21 May 2019

Submission 10

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

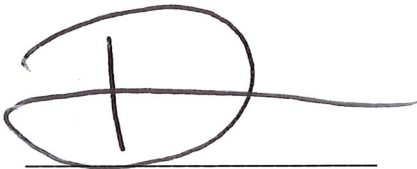


Dear Sir/Madam,

**GREATER BUNBURY REGION SCHEME AMENDMENT 0053/57  
OMNIBUS NO.5 – ANOMALIES AMENDMENT**

Further to the above and your correspondence to the City dated 4 April 2019 inviting comment on the proposal, please find attached and completed Form 57 as the submission from the City of Bunbury.

Yours faithfully,



Thor Farnworth  
MANAGER SUSTAINABILITY, PLANNING AND DEVELOPMENT



# Submission

# 11



Department of Planning,  
Lands and Heritage

Your ref: 0053/57  
Our ref: PLH00040/45314  
Enquiries: Lauren Taylor (08) 6552 4152

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

Attention: Hannah Paget

Dear Madam



**GREATER BUNBURY REGION SCHEME AMENDMENT 0053/57  
OMNIBUS NO. 5 – ANOMALIES AMENDMENT**

Thank you for your correspondence received 4 April 2019 on draft Scheme Amendment 0053/57 to the Greater Bunbury Region Scheme, which was referred to the Heritage Council under the provisions of Section 79 of the *Planning and Development Act 2005*.

The proposal has been considered for its potential impact on heritage places within the Scheme area and the following advice is given:

1. There is no objection to the proposed scheme amendment.
2. We note that proposals 18-21 affect Bengier Swamp (Place No. 11972), which is noted as a place of interest by the Heritage Council; however, no assessment has been undertaken and it is not programmed for assessment in the near future.

Should you have any queries regarding this advice please contact Lauren Taylor at [lauren.taylor@dph.wa.gov.au](mailto:lauren.taylor@dph.wa.gov.au) or on 6552 4152.

Yours faithfully

Adelyn Siew  
Director Heritage Development

21 May 2019



## Lainy Collisson

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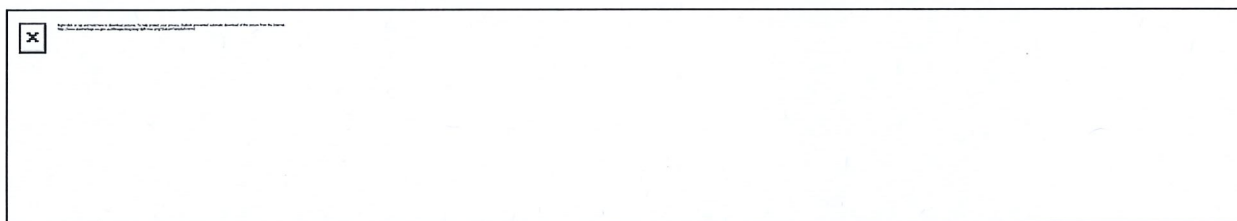
**From:** Lauren Taylor  
**Sent:** Tuesday, 21 May 2019 12:18 PM  
**To:** Greater Bunbury Region Scheme  
**Cc:** Lainy Collisson  
**Subject:** Proposal to amend the Greater Bunbury Region Scheme 0053/57 - Omnibus Amendment No. 5  
**Attachments:** 20190521 Letter to WAPC - DR 45314 - Proposal to amend the Greater Bunbury Region Scheme 0053\_57 - Omnibus Amendment No. 5.pdf

Good afternoon

Please find attached our correspondence relating to the abovementioned proposal.

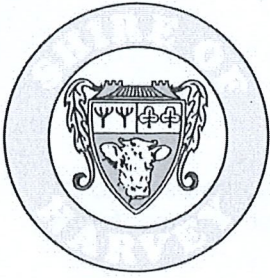
Kind regards,  
Lauren

**Lauren Taylor** | Planning & Engagement Officer (Monday, Tuesday and Wednesday) | Heritage Services  
Bairds Building, 491 Wellington Street, Perth WA 6000  
(08) 6552 4152  
Lauren.Taylor@dplh.wa.gov.au | [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)



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P.O. BOX 500, HARVEY, WESTERN AUSTRALIA, 6220  
TELEPHONE (08) 9729 0300  
FACSIMILE (08) 9729 2053  
www.harvey.wa.gov.au

PLEASE USE DIRECT DIAL TELEPHONE WHERE NOMINATED

Direct Line:  
(08) 9729 0346

Our Ref: 19/12848  
Your Ref: 053-57  
Enquiries: Ashlee Rose

Department of Planning, Lands and Heritage  
Bunbury Tower, 6<sup>th</sup> Floor 61 Victoria Street  
BUNBURY WA 6230

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

Dear Sir/Madam,

**RE: GREATER BUNBURY REGION SCHEME AMENDMENT 0053/57  
OMNIBUS NO.5 – ANOMILIES AMENDMENT**

Thank you for your letter dated 04 April 2019, in which you sought comments from the Shire of Harvey on a proposal to amend the Greater Bunbury Region Scheme (GBRS) for land in the City of Bunbury and the Shires of Dardanup and Harvey.

The amendment proposes to update various zones and reservations in the GBRS locality in relation to government and landowner proposals, rationalization of zoning and reservation anomalies to match cadastral boundaries.

With regard to Proposals 18 to 21, which are located within the Shire of Harvey and comprise the alignment of the interface of the 'Regional Open Space' reservation and the 'Rural' zone surrounding the southern side of the Bengier Swamp we provide the following response:

- Lot 4 Swamp Road, Bengier (R34811) is primarily reserved for Regional Open Space, and is also identified as a 'Place of Landscape Value (L4)' within the Shire of Harvey District Planning Scheme No.1 (DPS 1), which is consistent with the reservation under the GBRS.

Two minor sections of Lot 4 along the eastern and the southern boundaries are currently zoned 'General Farming' which is inconsistent with the primary purpose of the land. These portions of Lot 4 form part of Scheme Amendment No. 0053/57 (SA 0053/57), the changes proposed by SA 0053/57 will ensure there is a single reservation over the entire landholding, which is reflective of its intended use.

- Lots 5 and 6 Campbell Road, Bengier are zoned 'General Farming' and identified as 'Place of Landscape Value (L4)' within the Shire of Harvey DPS 1, which is consistent with the 'Rural' zone of the GBRS.

The northern portion of Lot 5 and eastern boundary of Lot 6 have been reserved for Regional Open Space under DPS 1, which is inconsistent with the predominant zone and use of the two landholdings. These portions of Lot 5 and 6 do not form part of the Bengier Swamp, the proposed rezoning to General Farming will ensure a consistent zoning over lot and reflect the current use of the landholdings.



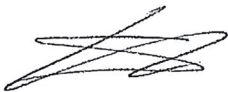
It is understood that the changes proposed through Scheme Amendment 0053/57 (Proposals 18 to 21) are a result of the Benger Swamp boundary alignment rationalization completed by the former Department of Conservation and Land Management.

Council at the 04 June 2019 Shire of Harvey Ordinary Council meeting provided its support for Scheme Amendment 0053/57 Omnibus No.5 Anomalies Amendment, subject to no objections from individual landowners directly impacted, being received by the DPLH. Confirmation (in writing) of this matter is requested by the DPLH, prior to finalisation of this Scheme Amendment.

Following the gazettal of Scheme Amendment 0053/57, the Shire of Harvey will prepare a Scheme Amendment to District Planning Scheme No.1, consistent with the rationalization of zoning and reservation anomalies proposed by this Omnibus Amendment No.5.

Should you have any queries or require additional information please do not hesitate to contact the Planning Department on the above number.

Yours faithfully,



SIMON HALL  
MANAGER OF PLANNING SERVICES

10<sup>th</sup> June 2019

**Karen Stewart**

---

**From:** Ashlee Rose <ashleer@harvey.wa.gov.au>  
**Sent:** Monday, 10 June 2019 1:45 PM  
**To:** Greater Bunbury Region Scheme  
**Subject:** GBRS Scheme Amendment 0053/57 Omnibus No.5 - Anomalies Amendment (19/12848)  
**Attachments:** WAPC Response.pdf

Dear Sir/Madam,

Please see attached the Shire of Harvey's response with regards to the above Scheme Amendment 0053/57.

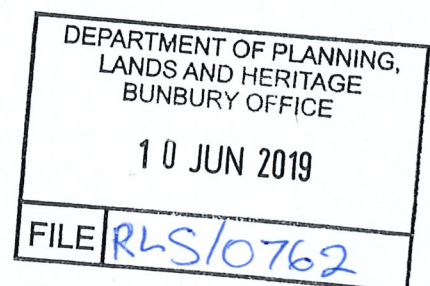
Regards

**Ashlee Rose**  
Planning Officer  
Shire of Harvey

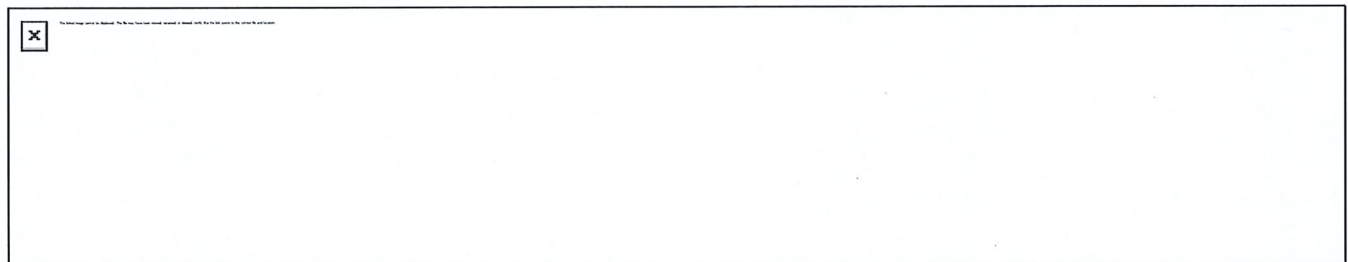
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Please note I am only in the office Monday – Wednesday



A10122128.



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