



August 2023

Greater Bunbury Region Scheme Amendment

0067/57 (Minor Amendment)



Lot 500 Wellington Mill Road,
Wellington Mill

Report on Submissions
Submissions

Shire of Dardanup

**Greater Bunbury Region Scheme
Amendment 0067/57
(Minor Amendment)**

**Lot 500 Wellington Mill Road
Wellington Mill**

**Report on Submissions
Submissions**

Shire of Dardanup



August 2023

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

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Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

GBRS Amendment 0067/57 Report on Submissions
Submissions

File 833-6-9-2

Published August 2023

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This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

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.

Contents

Report on Submissions

1	Introduction	1
2	The proposed amendment	1
3	Environmental Protection Authority advice	1
4	Call for submissions.....	1
5	Submissions.....	1
6	Issues raised in submissions.....	2
7	Determinations.....	2
8	Coordination of region and local scheme amendments.....	2
9	Conclusion and recommendation.....	2
10	Ministers decision	2

Schedule 1: Alphabetical listing of submissions

Schedule 2: Summary of submissions and determinations

Schedule 3: The amendment figure – proposal 1 (as advertised)

Appendix 1: List of detail plans as advertised

Submissions

Report on Submissions

Greater Bunbury Region Scheme Amendment 0067/57

Lot 500 Wellington Mill Road, Wellington Mill

Report on Submissions

1 Introduction

On 28 April 2022, the Western Australian Planning Commission (WAPC) resolved to prepare amendment 0067/57 to the Greater Bunbury Region Scheme, pursuant to section 57 of the *Planning and Development Act 2005*.

2 The proposed amendment

The purpose of the amendment to the Greater Bunbury Region Scheme (GBRS) is to rezone Lot 500 Wellington Mill Road, Wellington Mill from State Forests to Rural zone under the Greater Bunbury Region Scheme (GBRS) as shown in Schedule 3 - Figure 1 - Amendment Proposal 1.

3 Environmental Protection Authority advice

On 3 May 2022, the proposed amendment was referred to the Environmental Protection Authority for advice about the level of environmental assessment which would be required. On 2 June 2022, the Environmental Protection Authority advised that the proposed amendment does not require environmental assessment under the *Environmental Protection Act 1986* and did not provide any advice. A copy of the notice of assessment was included in Appendix A of the *Amendment Report*.

4 Call for submissions

The proposed amendment was advertised in the Government Gazette on 23 August 2022 and remained open for public submissions until 21 October 2022. The proposed amendment was also available for public inspection at the following locations:

- Western Australian Planning Commission, 140 William Street, Perth
- Department of Planning, Lands and Heritage, Level 6, 61 Victoria Street, Bunbury
- State Library of WA, Perth Cultural Centre
- Shire of Dardanup - Administration Centre, 1 Council Drive, Eaton
- Shire of Dardanup - Dardanup office, 3 Little Street, Dardanup.

Notice of the proposed amendment was also published in the West Australian Newspaper and the South Western Times. Owners adjacent to the land subject to the proposed amendment were provided with a copy of the Amendment Report and advised of the opportunity to lodge a submission in respect of the proposed amendment.

5 Submissions

When the advertising of the proposed amendment closed, a total of nine submissions had been received. These submissions supported, did not object or provided comments to the amendment. A list of the parties who lodged a submission is attached at Schedule 1. A complete copy of all written submissions is contained in this report.

6 Issues raised in submissions

Issues raised in the submissions related to further development of the land. The buildings already exist, and the amendment does not change the land use, which intends to rectify the zoning anomaly to reflect the current land use. Accordingly, the submissions do not impact the rezoning of the lot.

7 Determinations

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

8 Coordination of region and local scheme amendments

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

9 Conclusion and recommendation

The report summarises the background and reasoning to minor amendment 0067/57 to the GBRS and examines the submissions received.

The WAPC, after considering the submissions, is satisfied that the amendment as shown generally on the Amendment Figure – Proposal 1 in Schedule 3, and in detail on the GBRS amendment plan listed in Appendix 1 should be approved and finalised.

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

10 Ministers decision

Amendments to the Greater Bunbury Region Scheme (GBRS) 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 0067/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2792 and has effect in the Greater Bunbury Region Scheme from the date of notice in the *Government Gazette* on 25 August 2023.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

GBRS Amendment 0067/57

Lot 500 Wellington Mill Road, Wellington Mill

Submission Number	Name
1	ATCO Gas
8	<i>Name removed at the request of submitter</i>
4	Biodiversity, Conservation and Attractions, Department of
9	Education, Department of
7	Fire and Emergency Services, Department of
6	Health, Department of
5	Main Roads Western Australia
3	Mines, Industry Regulation and Safety, Department of
2	Water Corporation

Schedule 2

Summary of submissions and determinations

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

Submission: 1
Submitted by: ATCO Gas
Summary of Submission: NO OBJECTION

1. Anyone proposing to carry out construction or excavation works must contact *'Before You Dig Australia'* to determine the location of buried gas infrastructure.
2. Proposed construction and excavation works need to be managed in accordance with ATCO.

Planning Comment: Development already exists and is not proposed as part of this amendment.

Determination: Submission noted.

Submission: 2
Submitted by: Water Corporation
Summary of Submission: COMMENT

The proposal is minor in nature and does not impact on any Water Corporation assets or infrastructure planning.

Planning Comment: Submission noted.

Determination: Submission noted.

Submission: 3
Submitted by: Department of Mines, Industry Regulation and Safety
Summary of Submission: NO OBJECTION

Planning Comment: Submission noted.

Determination: Submission noted.

Submission: 4
Submitted by: Department of Biodiversity, Conservation and Attractions
Summary of Submission: SUPPORT

DBCA supported the request for excision of Lot 500 from State forest, and the subsequent sale of the land by the Department of Planning, Lands and Heritage, which has occurred.

Planning Comment: Submission noted.

Determination: Submission noted.

Submission: 5

Submitted by: Main Roads Western Australia (MRWA)

Summary of Submission: NO OBJECTION

Planning Comment: Submission noted.

Determination: Submission noted.

Submission: 6

Submitted by: Department of Health

Summary of Submission: COMMENT

1. Water Supply and Wastewater Disposal

- For non-scheme water connected areas the development is to have access to a sufficient supply of potable water.
- For management of wastewater, Government Sewerage Policy requirements are to be met, provide a site and soil evaluation report and comply with the current DoH criteria.

2. Medical Entomology

- Prior to development a mosquito management plan is to be prepared and approved by the DoH and local government.

Planning Comment: Development already exists and is not proposed as part of this amendment. Onsite water and sewer disposal are already provided to the existing development.

Determination: Submission noted.

Submission: 7

Submitted by: Department of Fire and Emergency Services

Summary of Submission: COMMENT

1. Given the amendment seeks to change the zoning from 'State Forests' to 'Rural Zone', it 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.

2. A Bushfire Management Plan (BMP) should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.
3. Relevant information pursuant to SPP 3.7 should be forwarded to DFES for review and provide comment prior to the endorsement of the amendment.

Planning Comment: Development already exists and is not proposed as part of this amendment. As such the proposal is not intensifying land use and is exempted from the requirement of SPP 3.7. Any additional development would need to comply with SPP 3.7.

Determination: Submission noted

Submission: 8

Submitted by: *Name removed at the request of submitter*

Summary of Submission: SUPPORT

Fully supports the rezoning of the lot. Given the size, location, low risk and care/management, the private owners can afford this parcel of land and it is common sense to have it rezoned.

Planning Comment: Noted

Determination: Submission noted

Submission: 9

Submitted by: Department of Education

Summary of Submission: NO OBJECTION

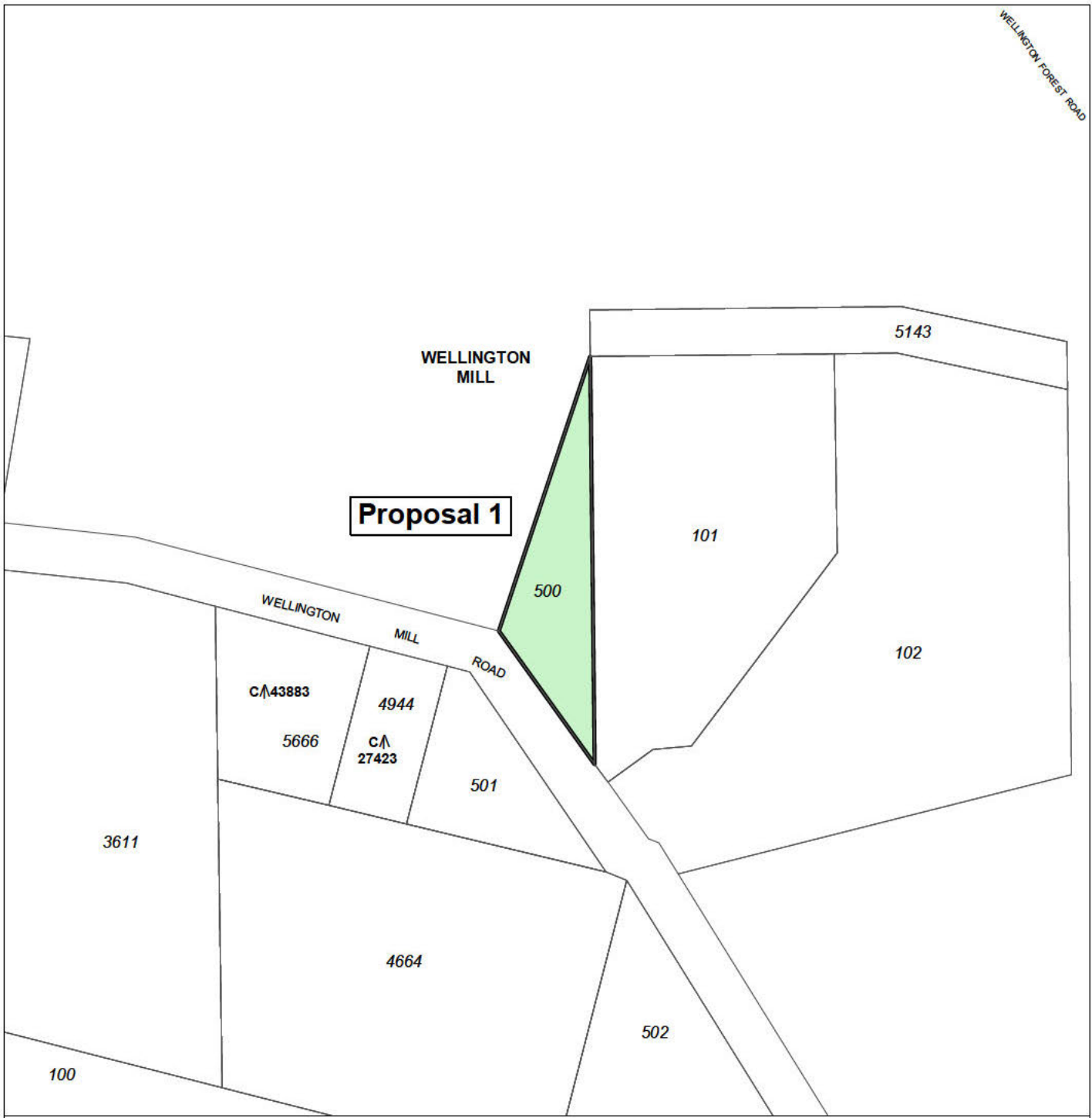
Given that there are no public schools within close proximity to the site and that there is no significant impact on student enrolment demand, the Department has no objections to the proposal.

Planning Comment: Noted

Determination: Submission noted

Schedule 3

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



**Lot 500 Wellington Mill Road, Wellington Mill
Proposed Amendment to Greater Bunbury Region Scheme
as advertised**

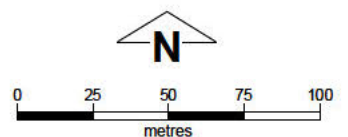
28 April 2022

Proposal 1

Proposed Amendment:

 Rural zone

Oracle reference no: 3814
File number: 833/06/09/0002P (RLS/1010)
Version number: 1



Appendix 1
List of detail plans
as advertised

**Greater Bunbury Region Scheme
Amendment 0067/57**

Lot 500 Wellington Mill Road, Wellington Mill

as advertised

Amending Plan 3.2792

Detail Plans

1.4821

Submissions

From: Crowson, Chris <Chris.Crowson@atco.com>
Sent: Monday, 12 September 2022 2:16 PM
To: Region Planning Schemes
Subject: ATCO Response - LM22671 - Proposed Greater Bunbury Region Scheme Amendment 0067/57
Attachments: Proposed Greater Bunbury Region Scheme Amendment 0067.57 - Lot 500 Wellington Mill Road Wellington Mill.pdf

Good afternoon

Re: Proposed Greater Bunbury Region Scheme Amendment 0067/57
ATCO Reference: LM22671

Thank you for your recent correspondence regarding the above mentioned Scheme Amendment.

ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.

Advice notes:

1. Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
2. Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Please accept this email as ATCO's written response.

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

Kind regards

Chris Crowson
Land Management Coordinator
ATCO, Gas Division, Australia

E. chris.crowson@atco.com

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

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



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

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From: Brett Coombes <Brett.Coombes@watercorporation.com.au>
Sent: Friday, 16 September 2022 3:19 PM
To: Veronica Martin; info
Subject: GBRS Amendment 0067/57 - Lot 500 Wellington Mill road, Wellington Mill

Categories: Ruhi

Veronica,

Thank you for referring the above amendment to the Water Corporation for comment.

The proposal is minor in nature and does not impact on any Water Corporaiotn assets or infrastructure planning.

Regards

Brett Coombes
Senior Urban Planner
Development Services
Tel. 9420-3165

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From: BATTY, Steven <Steven.BATTY@dmirs.wa.gov.au>
Sent: Wednesday, 28 September 2022 12:24 PM
To: info
Subject: PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0067/57 - LOT 500 - WELLINGTON MILL ROAD WELLINGTON MILL
Attachments: 000452.Steven.BATTY.pdf
Categories: Ruhi

Your Ref: RLS/1010
Our Ref: A0111/202101

Dear Ms Veronica Martin

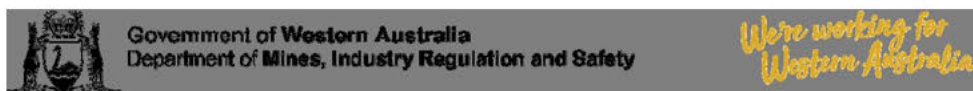
PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0067/57 - LOT 500 - WELLINGTON MILL ROAD WELLINGTON MILL

Please find attached our letter of comment.

Yours sincerely

Steven Batty | Senior Geologist
Geological Survey and Resource Strategy Division

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



We acknowledge Aboriginal people as the Traditional Custodians of the lands on which we deliver our services. We pay our respects to elders and leaders past, present and emerging.

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

Your ref RLS/1010
Our ref A0111/202101
Enquiries Steven Batty — 9222 3104
Steven.BATTY@dmirs.wa.gov.au

Ms Veronica Martin
Senior Planning Officer
Department of Planning Lands and Heritage
Sent by Email — info@dplh.wa.gov.au
P.O. Box 307 Bunbury WA 6231

Dear Ms Veronica Martin

PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0067/57 - LOT 500 - WELLINGTON MILL ROAD WELLINGTON MILL

Thank you for your letter dated 29 August 2022 inviting comment on the proposed Greater Bunbury Region Scheme (GBRS) Amendment 0067/57 - Lot 500 - Wellington Mill Road, Wellington Mill.

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

DMIRS lodges no objections to the above GBRS Amendment

Yours sincerely

Steven Batty
Senior Geologist
Mineral and Energy Resources Directorate
28 September 2022

Your ref: RLS/1010
Our ref: PRS 48467
Enquiries: Tracy Teede
Phone: 08 9725 4300
Email: swlanduseplanning@dpaw.wa.gov.au

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

ATTENTION: Veronica Martin

**PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0067/57 –
LOT 500 WELLINGTON MILL ROAD WELLINGTON MILL**

I refer to your letter dated 29 August 2022 seeking the Department of Biodiversity, Conservation and Attractions' (DBCA) Parks and Wildlife Service comments in relation to a Greater Bunbury Region Scheme amendment for the above property.

DBCA supported the request for excision of Lot 500 from State forest, and the subsequent sale of the land by the Department of Planning, Lands and Heritage, which has occurred.

DBCA has no further comments on the proposal.

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



Aminya Ennis
Acting Regional Manager
Parks and Wildlife Service

19 September 2022

From: DAVIES Paul (Con) <paul.davies@mainroads.wa.gov.au>
Sent: Tuesday, 11 October 2022 11:07 AM
To: Veronica Martin
Cc: NAUDE Daniel (RCPM)
Subject: Proposed Greater Bunbury Region Scheme (GBRS) Amendment 0067/57 - Lot 500 Wellington Mill Rd Wellington Mill
Attachments: Proposed Greater Bunbury Region Scheme (GBRS) Amendment 0067 57 - Lot 500 Wellington Mill Rd Wellington Mill.PDF

I Veronica

I refer to your recent correspondence (attached) and advise that Main Roads has no objection to the proposed Region Scheme 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 4189 31078
w: www.mainroads.wa.gov.au



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Western Australia.*



-----< Content Manager Record Information >-----

Record Number: D22#1008229

Title: Proposed Greater Bunbury Region Scheme (GBRS) Amendment 0067/57 - Lot 500 Wellington Mill Rd Wellington Mill



Our Ref: (RLS/1010)
Enquiries: Ms Veronica Martin (9791 0577)

Main Roads Western Australia
PO Box 5010 D.C
BUNBURY
WA 6231

MAIN ROADS WA BUNBURY
Received 9/9/22
File No 05/3004-05
Document No D22 #1008229
Resp. Officer D. NAUDE
Comments cc 14/43 & 14/2224
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Dear Manager

Proposed Greater Bunbury Region Scheme Amendment 0067/57 - Lot 500 Wellington Mill Road, Wellington Mill

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

The amendment proposes to rezone Lot 500 Wellington Mill Road, Wellington Mill from State Forests to Rural zone.

The submission period runs from **Monday 22 August 2022 until Friday 21 October 2022**. Plans showing the proposed changes and the WAPC's amendment report which explains the proposals can be accessed from the Department of Planning, Lands and Heritage website: www.wa.gov.au/government/document-collections/greater-bunbury-region-scheme or by visiting the WAPC, Level 6, 61 Victoria Street, Bunbury, the State Library of WA and the Shire of Dardanup.

Documents are available on request from the Department of Planning, Lands and Heritage by telephoning (08) 9791 0577 or by emailing regionplanningschemes@dplh.wa.gov.au and quoting the amendment number.

Should you wish to comment on the proposed amendment, you can do so online at <https://consultation.dplh.wa.gov.au>, by **5pm, 21 October 2022**. The WAPC will consider all submissions before making a recommendation to the Minister for Planning, who will then make a final decision on the proposed amendments.

If you have any questions, please contact Ms Veronica Martin, Senior Planning Officer at the Department of Planning, Lands and Heritage on 9791 0577.

Yours Sincerely

Ms Sam Fagan
Secretary
Western Australian Planning Commission

29 August 2022

From: Customer Service, EHD <EHD.CustomerService@health.wa.gov.au>
Sent: Tuesday, 18 October 2022 1:38 PM
To: DPI Referrals
Cc: Environmental Health e-Submissions
Subject: Scheme Amendment 0067/57 - Lot 500 Wellington Mill Rad, Wellington Mill
Attachments: ED Letter to DPLH D-AA-22 416362 GBRSA 161022_ED SIGNED.pdf

Attention: Veronica Martin

Good afternoon,

Please find attached correspondence for your attention.

A hardcopy will not be sent.

Kind regards,

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 2000 | E: eh.esubmissions@health.wa.gov.au
www.health.wa.gov.au | www.healthywa.wa.gov.au

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Your Ref: RLS/1010
Our Ref: F-AA-05498/02 D-AA-22/416362
Contact: Phill Oorjitham 9222 2000

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

Attention: Veronica Martin

Via email: referrals@dph.wa.gov.au

Dear Ms Fagan

**PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0067/57 –
LOT 500 WELLINGTON MILL ROAD, WELLINGTON MILL**

Thank you for your letter of 29 August 2022, requesting comments from the Department of Health (DOH) on the above proposal.

The DOH provides the following comment:

1. *Water Supply and Wastewater Disposal*

Potable water must be of the quality as specified under the *Australian Drinking Water Quality Guidelines 2011*.

For non-scheme water connected areas, the development is to have access to a sufficient supply of potable water that is of the quality specified under the *Australian Drinking Water Quality Guidelines 2011*.

The necessary requirements may be referenced and downloaded from:

http://ww2.health.wa.gov.au/Articles/A_E/Drinking-water-quality-management
http://ww2.health.wa.gov.au/Articles/A_E/Drinking-water-guidelines-and-standards

In relation to the management of wastewater, the DOH has no objection to the proposal subject to the following:

- a) Formal applications to be submitted to the DOH for assessment.
- b) Government Sewage Policy requirements to be met, including meeting the minimum 100 metre setbacks from natural water bodies, winter creeks and streams and dams.

- c) Provide a specific site and soil evaluation report undertaken by an independent qualified consultant that is conducted during the wettest seasonal time of the year, as per AS/NZS 1547:2012 requirements.
- d) Wastewater treatment plant is to comply with and meet the current DOH legislation water volumes, water quality and disposal criteria.
- e) Plans to scale detailing the proposed building envelopes, land application area/s, all parking bays and exclusion zones for the proposal.

2. Medical Entomology

The subject land is in a region that occasionally experiences significant problems with nuisance and disease carrying mosquitoes. These mosquitoes can disperse several kilometres from breeding sites and are known carriers of Ross River (RRV) and Barmah Forest (BFV) viruses. Human cases of RRV and BFV diseases occur annually in this general locality.

The subject land is also within 3km of mosquito dispersal distance from mosquito breeding sites. Mosquitoes will disperse from these sites to the subject land under favourable environmental conditions. There may also be seasonal freshwater mosquito breeding habitat within proximity to the subject land. Additionally, there is the potential for mosquitoes to breed in on-site infrastructure and constructed water bodies if they are poorly designed.


Prior to development, the DOH recommends a mosquito management plan (MMP) be developed and approved by both the DOH and the local government, in which the proposal is based to ensure the risk to the community of exposure to nuisance and/or disease carrying mosquitoes is considered. This MMP is to be approved by the local government and DOH prior to any subdivision.

The DOH has provided guides and templates for the development of suitable MMPs to assist land developers meet these requirements. Please refer to the following link for additional support:

https://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management

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

Yours sincerely



Matthew Lester
A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

17 October 2022

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Wednesday, 19 October 2022 10:48 AM
To: info
Cc: Region Planning Schemes; Veronica Martin
Subject: Proposed Greater Bunbury Region Scheme Amendment 0067/57 - Lot 500 Wellington Mill Road Wellington Mill - DFES Response

Categories: Ruhi

DFES Reference: D25808
Your reference: RLS/1010

Dear Sir/Madam,

I refer to your letter dated 29 August 2022 in relation to the referral of Proposed Greater Bunbury Region Scheme Amendment 0067/57 for Lot 500 Wellington Mill Road, Wellington Mill.

It is unclear from the documentation provided if the Western Australian Planning commission has applied *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) to this proposal.

Given the Region Scheme Amendment seeks to change the zoning from 'State Forests' to 'Rural Zone' it 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.

A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL-LOW or areas with a bushfire hazard level above low (refer to clause 6.2b). A BMP includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within Appendix 4 of these Guidelines, is or can be achieved.

The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the endorsement of the Region Scheme 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

Michael Ball
Senior Land Use Planning Officer



FOR A SAFER STATE



**CHANGES TO
FIRE DANGER RATINGS**

As of 1 September 2022, WA is implementing simplified and nationally consistent Fire Danger Ratings.

  **HOW FIREPROOF IS YOUR PLAN?** 

dfes.wa.gov.au/prepare

Acknowledgement of Country: DFES acknowledges the Traditional Owners of Country throughout Australia, and their connections to land, sea and community. We pay our respects to Elders past and present.

Submitted to Greater Bunbury Region Scheme - 0067/57 - Lot 500 Wellington Mill Road, Wellington Mill
Submitted on 2022-10-06 10:14:45

About you

1 What is your first name?

First name:

Name and contact details removed at the request of submitter

2 What is your surname?

surname:

Name and contact details removed at the request of submitter

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:

Name and contact details removed at the request of submitter

5 What is your address?

address:

Name and contact details removed at the request of submitter

6 Contact phone number:

phone number:

Name and contact details removed at the request of submitter

Submissions

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

Support

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

Submission:

My wife and I fully support the re-zoning of Lot 500 Wellington Mill Road from State Forrests to Rural Zone. Given the size, location, low risk and care/management the private owners can afford this parcel of land it is common sense to have it re-zoned.

File 1:

No file uploaded

File 2:

No file uploaded

File 3:

No file uploaded

From: [STUART Sharnie \[Asset Planning and Services\]](#)
To: [Region Planning Schemes](#)
Cc: [TURNBULL Matt \[Asset Planning and Services\]](#); [AHMAD Ikmal \[Asset Planning and Services\]](#)
Subject: WAPC Ref RSL/1010 Proposed GBRS Amendment 0067/57 Lot 500 Wellington Mill Rd Wellington Mill
Date: Thursday, 20 October 2022 10:52:42 AM
Attachments: [image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[WAPC Ref RSL1010 Proposed Greasington Mill Rd Wellington Mill.PDF](#)

Attention: Ms Veronica Martin

The Department of Education (the Department) has reviewed the supporting documentation in regards to the proposed MRS Amendment to rezone the abovementioned lot from State Forests to Rural. Given that there are no public schools within close proximity to the site and that there is no significant impact on student enrolment demand, the Department has no objections to the proposal.

Kind regards,

Sharnie Stuart

Senior Consultant – Land Planning
Asset Planning and Services

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education.wa.edu.au

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

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



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