



May 2024

**Greater Bunbury
Region Scheme
Amendment 0068/57
(Minor Amendment)**



**Part Lot 70 (formerly Part Lot
61 Coalfields Road)
Government Road, Roelands**

Report on Submissions
Submissions

Shire of Harvey

**Greater Bunbury Region Scheme
Amendment 0068/57**
(Minor Amendment)

**Part Lot 70 (formerly Part Lot 61
Coalfields Road) Government
Road, Roelands**

**Report on Submissions
Submissions**

Shire of Harvey



May 2024

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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140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

GBRS Amendment 0068/57 Report on Submissions
Submissions

File: RLS/1043

Published: May 2024

Internet: www.wa.gov.au/dplh
Email: info@dplh.wa.gov.au
Phone: (08) 6551 8002
Fax: (08) 6551 9001
National Relay Service: 13 36 77

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 former Section 57 of the Act), the WAPC considers all the submissions lodged, and publishes its recommendations in a *Report on Submissions*. This report is presented to the Minister for Planning for approval. The amendment takes legal effect with Gazettal of the Minister's approval.

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

Amendment Report

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

Environmental Review Report

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

Report on Submissions

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

Submissions

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

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Submissions

Report on Submissions

Greater Bunbury Region Scheme Amendment 0068/57
Part Lot 70 (formerly Part Lot 61) Government Road, Roelands and
Adjacent Road Reserve

Report on Submissions

1 Introduction

On 29 June 2022, the Western Australian Planning Commission (WAPC) resolved to prepare amendment 0068/57 to the Greater Bunbury Region Scheme (GBRS), pursuant to former section 57 of the *Planning and Development Act 2005*.

2 The proposed amendment

The purpose of this proposal is to amend the GBRS by rezoning a 2.4 ha portion of Lot 70 Government Road, Roelands (the subject site) from Rural zone to Urban Deferred under the Greater Bunbury Region Scheme (GBRS) as shown in **Amendment Figure 1 - Proposal 1**.

During the amendment assessment process, the subject site was amalgamated into the adjoining lot. In association with the amalgamation, the lot numbers associated with the subject site changed and is now designated as Lot 70 Government Road (previously part Lot 61 Coalfields Road).

3 Environmental Protection Authority advice

On 19 August 2022, the Environmental Protection Authority advised that the proposed amendment does not require environmental assessment under Part IV of 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 4 October 2022 and remained open for public submissions until 9 December 2022. The amendment was made available for public inspection during ordinary business hours at:

- i. Western Australian Planning Commission, Level 2 - 140 William Street, Perth
- ii. Department of Planning, Lands and Heritage, Bunbury Office, 61 Victoria Street, Bunbury
- iii. State Reference Library, Northbridge, Perth
- iv. Shire of Harvey, 102 Uduc Road, Harvey

Notice of the proposed amendment was also published in the West Australian and the 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 eleven submissions were received. Four provided comment or advice (without objecting to the proposed amendment). All submissions providing comment or advice were from state government departments/agencies or service providers. A list of the parties who lodged a submission is attached at Schedule 1 - "Numerical Listing of Submissions" and a copy of each submission is attached to the end of this report.

6 Issues raised in submissions

The comments and advice from state government departments/agencies are all related to the subsequent local development plan and/or development application thus require no further attention at this stage of the planning process. 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 Conclusion and recommendation

The report summarises the background and reasoning for Amendment 0068/57 to the GBRS and examines the submissions received. The WAPC thanks those who made submissions. After considering the submissions received, the WAPC is satisfied the proposed amendment should be finalised and has recommended the Minister for Planning approve the amendment as advertised.

9 Minister's decision

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

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

GBRS Amendment 0068/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2794, and has effect in the Greater Bunbury Region Scheme from the date of notice in the *Government Gazette* on 17 May 2024.

Schedule 1

Numerical listing of submissions

Numerical Listing of Submissions

GBRS Amendment 0068/57

Part Lot 70 (formerly Part Lot 61 Coalfields Road) Government Road, Roelands

Submission Number	Name
1	Main Roads Western Australia
2	Water Corporation
3	Department of Biodiversity, Conservation and Attractions
4	ATCO Gas
5	Department of Health
6	Department of Water & Environmental Regulation
7	Department of Mines, Industry Regulation and Safety
8	Department of Primary Industries and Regional Development
9	Public Transport Authority
10	Department of Fire and Emergency Services
11	Department of Education

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

Submitter: Main Roads Western Australia (MRWA)

Summary of Submission: No objection

Planning Comment: Noted

Determination: Submission noted

Submission: 2

Submitter: Water Corporation

Summary of Submission:

1. No objection
2. The subject land is located outside the extent of the Roelands water supply zone. The proponents should be advised to liaise with the Corporation regarding the future development of this land and concerning any future water servicing requirements.

Planning Comment: Detailed assessment of wastewater requirements will be considered in subsequent development application processes.

Determination: Submission noted

Submission: 3

Submitter: Department of Biodiversity, Conservation and Attractions

Summary of Submission:

1. No comments on the proposal
2. 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: 4

Submitter: ATCO Gas

Summary of Submission:

1. No objection
2. Recommended advice note that prior to carrying out construction or excavation works must contact 'Before You Dig Australia' to determine the location of buried gas infrastructure.

Planning Comment: This advice is relevant to future development application processes and not this amendment.

Determination: Submission noted

Submission: 5

Submitter: Department of Health

Summary of Submission:

1. Comment that 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 201.
2. Comment in relation to management of wastewater, large areas of the proposed lot appear to be in low lying areas that may be subject to inundation during the winter months. In addition, the proposed lot is captured by the Government Sewerage Policy as an Estuary catchment on the Swan Coastal Plain and is viewed as a sewerage sensitive area that will require additional measures to manage wastewater.
3. No objection to the proposal subject to the details addressing relevant Government Sewage Policy requirements, a site and soil evaluation report conducted during the wettest seasonal time of year as per AS/NZ 1547:2012 requirements, plans to scale detailing the proposed building envelopes/land application area/s and wastewater treatment plants or systems designed to comply with current DOH legislation water volumes, water quality and disposal criteria.

Planning Comment: This advice is relevant to future development application processes and not this amendment.

Determination: Submission noted

Submission: 6

Submitter: Department of Water and Environmental Regulation

Summary of Submission: No objection.

Planning Comment: Noted.

Determination: Submission noted

Submission: 7

Submitter: Department of Mines, Industry Regulation and Safety

Summary of Submission: No objection.

Planning Comment: Noted.

Determination: Submission noted

Submission: 8

Submitter: Department of Primary Industries and Regional Development

Summary of Submission: No objection.

Planning Comment: Noted.

Determination: Submission noted

Submission: 9

Submitter: Public Transport Authority

Summary of Submission:

1. No objection.
2. Comment that the distance from the railway reserve places this portion of Lot 61 within the Public Transport Authority (PTA) Protection Zone, given the proximity (less than 100m) to the Railway Reserve. Given this, future development applications lodged to the Shire within the PTA Protection Zone will need to comply with the PTA's requirements for works in and around the operating railway reserve. These requirements will be met via conditions set by the PTA through the development application referral process.

3. Comment that there will be potential noise from the existing railway reserve that could impact the college, which is considered a noise-sensitive development under *State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4)*. Any future expansion of Hope Christian College will need to be supported by an acoustic assessment prepared by a suitably qualified professional and in accordance with *SPP 5.4*.

Planning Comment: This advice is relevant to future development application processes and not this amendment.

Determination: Submission noted

Submission: 10

Submitter: Department of Fire and Emergency Services

Summary of Submission:

1. Recommendation – compliant action.
2. The scheme amendment and submitted Bushfire Management Plan (BMP) have adequately identified issues arising from the bushfire hazard level assessment and considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.
3. It should be noted that the submitted BMP was prepared in accordance with V1.3 of the Guidelines, which has now been rescinded. Any future accompanying development applications over the sire area will require a BMP prepared by a Level 3 Bushfire Practitioner as schools are considered a vulnerable land use when under a bushfire prone area.

Planning Comment: Noted.

Determination: Submission noted

Submission: 11

Submitter: Department of Education

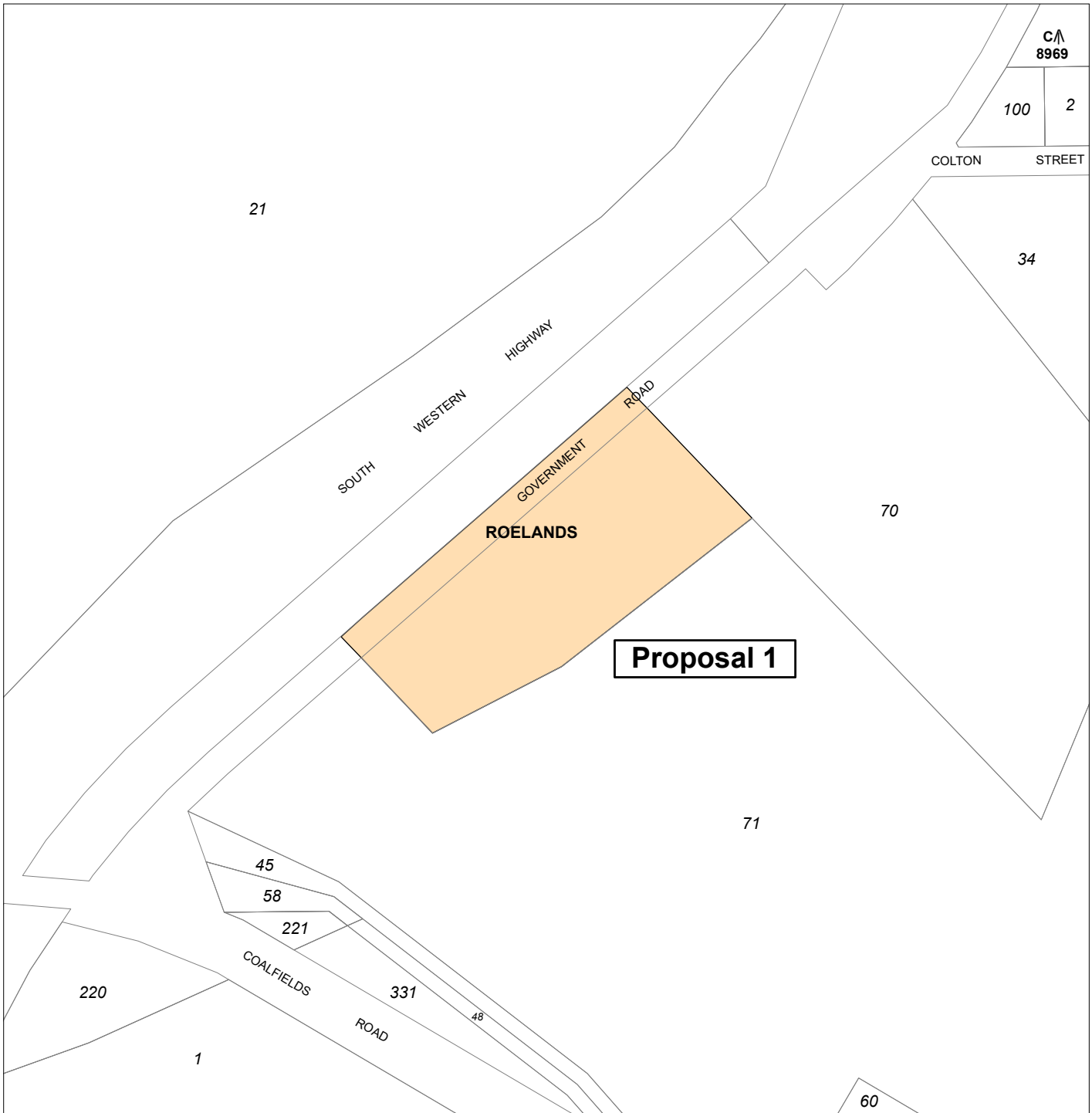
Summary of Submission: No objection.

Planning Comment: Noted.

Determination: Submission noted

Schedule 3

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



**Part Lot 70 Government Road, Roelands (Hope Christian College)
Proposed Minor Amendment to Greater Bunbury Region Scheme
as advertised**

28 February 2024

Proposal 1

Proposed Amendment:

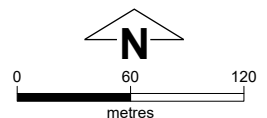


Excluded from Rural zone and included in Urban Deferred zone

Reference no: 3993

File no: RLS/1016

Version number: 1



Appendix 1

List of detailed plans as advertised

**Greater Bunbury Region Scheme
Amendment 0068/57**

**Part Lot 70 (formerly Part Lot
61 Coalfields Road) Government
Road, Roelands**

as advertised

Amending Plan 3.2794

Submissions

From: DAVIES Paul (Con) <paul.davies@mainroads.wa.gov.au>
Sent: Wednesday, 19 October 2022 11:13 AM
To: Region Planning Schemes
Cc: NAUDE Daniel (RCPM)
Subject: RE: Proposed GBRs Amendment 0068/57 - Part Lot 61 Coalfields Road - MRWA

Hi Marija

I refer to your email below and advise that Main Roads has no objection to the proposed 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



mainroads
WESTERN AUSTRALIA

*We're working for
Western Australia.*



From: Region Planning Schemes <regionplanningschemes@dplh.wa.gov.au>
Sent: Tuesday, 4 October 2022 1:32 PM
To: WEB South West Region <swreg@mainroads.wa.gov.au>
Subject: Proposed Greater Bunbury Region Scheme Amendment 0068/57 - Part Lot 61 Coalfields Road - For Comment by 9 December 2022

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

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Carmella Scantlebury | Planning Support Officer | Land Use Planning
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230
9791 0569 |
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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Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

T (08) 9420 2099
F (08) 9420 3193



Your Ref: 833-6-9-03 Pt1 (RLS/1043)
Our Ref: 142214902 (RPS390209)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Email: land.planning@watercorporation.com.au

19 October 2022

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Bronwyn Jenkins

Proposed GBRs Amendment 0068/57 - Pt Lot 61 Coalfields Rd, Roelands

Thank you for your letter of 28 September 2022 inviting comments on the above proposed amendment.

The Water Corporation has no objections to the proposed rezoning.

The subject land is located outside the extent of the Rowlands water supply zone. The proponents should be advised to liaise with the Corporation regarding the future development of this land and concerning any future water servicing requirements.

If you have any queries or require further clarification on any of the above issues, please do contact me on Tel. 9420-3165.

Brett Coombes
Senior Urban Planner
Development Services



Department of Biodiversity,
Conservation and Attractions



SUBMISSION

3

*We're working for
Western Australia.*

Your ref: 0068/57
Our ref: PRS 49580 2022/002094
Enquiries: Tracy Teede
Phone: 08 9725 4300
Email: swlanduseplanning@dbca.wa.gov.au

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

ATTENTION: Camella Scantlebury

**PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0068/57 –
PART LOT 61 COALFIELDS ROAD ROELANDS & ADJACENT ROAD RESERVE**

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 Aminya Ennis
Acting Regional Manager
Parks and Wildlife Service

17 October 2022

South West Region
PO Box 1693, Bunbury, Western Australia 6230
Phone: (08) 9725 4300 Email: bunbury@dbca.wa.gov.au
dbca.wa.gov.au

From: Hatcher, Kim <Kim.Hatcher@atco.com>
Sent: Thursday, 20 October 2022 2:21 PM
To: Region Planning Schemes
Subject: FW: LM22726 - Proposed Greater Bunbury Region Scheme Amendment 0068/57
Attachments: Properties. ATCO - 0068-57 notification of advertising.pdf

Good Afternoon,

RE: Proposed Greater Bunbury Region Scheme Amendment 0068/57 – Part Lot 61 Coalfields Road, Roelands and Adjacent Road Reserve.
ATCO Reference: LM22726

Thank you for your recent e-Referral regarding the above mentioned Proposed Greater Bunbury Region Scheme Amendment 0068/57 – Part Lot 61 Coalfields Road, Roelands and Adjacent Road Reserve.

ATCO Gas Australia (ATCO) has no objection to the proposed application 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>

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

Kim Hatcher

Engineering Coordinator
ATCO, Gas Division, Australia

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

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



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

From: Region Planning Schemes <regionplanningschemes@dplh.wa.gov.au>
Sent: Tuesday, 4 October 2022 1:27 PM
To: Engineering Services <eservices@atco.com>
Subject: LM22726 - Proposed Greater Bunbury Region Scheme Amendment 0068/57

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Carmella Scantlebury | Planning Support Officer | Land Use Planning
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230
9791 0569 |
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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Your Ref: 833-6-9-03 Pt 1 (RLS/1043)
Our Ref: F-AA-05498/02 D-AA-22/447162
Contact: Phill Oorjitham 9222 2000

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

Attention: Marija Bubanic

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

Dear Ms Fagan,

**PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0068/57
PART LOT 61 COALFIELDS ROAD, ROELANDS AND ADJACENT ROAD
RESERVE**

Thank you for your letter of 28 September 2022, requesting comments from the Department of Health (DOH) on the above proposal.

The DOH provides the following comment:

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, large areas of the proposed lot appear to be in low lying areas that may be subject to inundation during the winter months. In addition, the proposed lot is captured by the Government Sewerage Policy as an Estuary catchment on the Swan Coastal Plan and is viewed as a sewerage sensitive area that will require additional measures to manage wastewater. However, the DOH has no objection to the proposal subject to the following:

- a) Formal applications to be submitted to the local government that will be forward onto the DOH for assessment.
- b) Address all the Government Sewage Policy requirements 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 only (July/August), as per AS/NZS 1547:2012 requirements.
- d) Wastewater treatment plants or systems are 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.

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: Brendan Kelly <brendan.kelly@dwer.wa.gov.au>
Sent: Thursday, 1 December 2022 8:30 AM
To: DPI Referrals
Cc: Region Planning Schemes
Subject: Proposed Greater Bunbury Region Scheme Amendment 0068/57

Categories: Clara

1 December 2022

Our Reference: PA051974, DWERTV8287-2~94

Your Reference: 833-6-9-03 Pt 1 (RLS/1043)

To: Department of Planning, Lands and Heritage

From: Department of Water and Environmental Regulation

Attention: Bronwyn Jenkins

Re: Proposed Greater Bunbury Region Scheme Amendment 0068/57 - Part Lot 61 Coalfields Road, Roelands and Adjacent Road Reserve

Dear Bronwyn,

Thank you for providing the proposed Scheme Amendment 0068/57 to the Department of Water and Environmental Regulation (the Department) to consider.

The Western Australian Planning Commission (WAPC) has initiated the amendment to the Greater Bunbury Region Scheme (GBRS) which will change the regional zoning of the property.

The purpose of the Amendment is to rezone a portion of Lot 61 Coalfields Road, Roelands (the subject land) from Rural zone to Urban Deferred under the GBRS.

- The Department has no objection to the Application.

Please contact Brendan Kelly on 97264194 for discussion, if required.

Brendan Kelly
Senior Natural Resource Management Officer
Department of Water & Environmental Regulation,
Planning Advice, South West Region
Telephone: 08 97264194 | Mobile: 0407219515
Email: brendan.kelly@dwer.wa.gov.au

Work days are Tuesday, Wednesday, Thursday, however I am available on the mobile most times.



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.



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

Your ref 833-6-9-03 Pt1 (RLS/1043)
Our ref A0111/202101
Enquiries Steven Batty — 9222 3104
Steven.BATTY@dmirs.wa.gov.au

Marija Bubanic
Acting Manager Regional Schemes Administration
Department of Planning Lands and Heritage
Sent by Email — info@dplh.wa.gov.au
140 William Street, Perth WA 6000

Attention: Ms Bronwyn Jenkins

Dear Marija Bubanic

**PROPOSED GREATER BUNBURY REGION SCHEME AMENDMENT 0068/57 -
PART LOT 61 COALFIELDS ROAD - ROELANDS AND ADJACENT ROAD
RESERVE**

Thank you for your letter dated 4 October 2022 inviting comment on the proposed Greater Bunbury Region Scheme Amendment 0068/57 - Part Lot 61 Coalfields Road - Roelands and adjacent road reserve.

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 MRS amendment.

Yours sincerely

Steven Batty
Senior Geologist
Mineral and Energy Resources Directorate
22 November 2022



Department of
**Primary Industries and
Regional Development**

Your reference: 833-6-9-03 Pt 1
(RLS/1043)
Our reference: LUP 1467
Enquiries: Leon van Wyk

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

15 November 2022

Dear Ms Fagan

**COMMENT: Proposed Greater Bunbury Region Scheme Amendment 0068/57 -
Part Lot 61 Coalfields Road, Roelands and Adjacent Road Reserve**

Thank you for the opportunity to comment on the proposed rezoning of a portion of Lot 61 Coalfields Road, Roelands from *Rural* zone to *Urban Deferred* in the Greater Bunbury Region Scheme (GBRS).

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

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

Yours sincerely

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

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

Carmella Scantlebury

From: MacLeod, Rashidah <Rashidah.MacLeod@pta.wa.gov.au>
Sent: Thursday, 8 December 2022 2:41 PM
To: Region Planning Schemes
Subject: Proposed Greater Bunbury Region Scheme Amendment 0068/57 - extension to 23/12/22

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Bronwyn,

This email is to request an extension of time until **Friday the 23rd December 2022** for the PTA's response to the above proposal.

The reason for this request is due to an increase in workload at this time. If the department is agreeable to this, can you please confirm by responding to this email.

Kind regards,

Rashidah MacLeod
Transport and Land Use Planner | Infrastructure Planning and Land Services
Public Transport Authority of Western Australia
Public Transport Centre, West Parade, Perth, 6000
PO Box 8125, Perth Business Centre, WA, 6849
Tel: (08) 9326 5658 Fax: (08) 9326 2000
Email: Rashidah.MacLeod@pta.wa.gov.au | Web: www.pta.wa.gov.au



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Our Ref: D26058
Your Ref: RLS/1016/1 - MRS Amendment 0068/57

Marija Bubanic
Department of Planning, Lands and Heritage
Marija.Bubanic@dplh.wa.gov.au

Dear Ms Bubanic

RE: PROPOSED MRS AMENDMENT 0068/57 - PART LOT 61 COALFIELDS ROAD, ROELANDS & ADJACENT ROAD RESERVE

I refer to your email dated 06 October 2022 regarding a Bushfire Management Plan (BMP) (Revision A), prepared by Lushfire and Planning dated 20 August 2021, for the above Metropolitan Region Scheme Amendment.

This advice relates only to *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.

Assessment

- It should also be noted that the submitted BMP was prepared in accordance with V1.3 of the Guidelines, which has now been rescinded. DFES has assessed the BMP against version 1.4 of the Guidelines.
- Any future accompanying development applications over the site area will require a Bushfire Management Plan provided by Level 3 Bushfire Planning Practitioner as schools are considered a vulnerable land use when under a bushfire prone area.

Recommendation – Compliant Application

The scheme amendment and BMP have adequately identified issues arising from the bushfire hazard level assessment and considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.

The decision maker should be satisfied the measures can be achieved. If the above bushfire management measures cannot be confirmed the outcomes within the BMP may be inaccurate.

If you require further information, please contact Senior Land Use Planner Officer - Tristan Whiting on telephone number 9395 9301.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'NM', with a horizontal line underneath.

Naomi Mynott
DIRECTOR LAND USE PLANNING

09 December 2022



Department of
Education

SUBMISSION
11

Your ref: 833-6-9-03 Pt 1 (RLS/1043)
Our ref: D22/0897019
Enquiries: Sharnie Stuart

Western Australia Planning Commission
Department of Planning, Lands and Heritage

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Ms Bronwyn Jenkins
Planning Officer

Dear Sir / Madam,

**Proposed Greater Bunbury Region Scheme Amendment 0068/57
Part Lot 61 Coalfields Road, Roelands and Adjacent Road Reserve**

Thank you for your letter dated 28 September 2022 providing the Department of Education (the Department) with the opportunity to comment on the abovementioned proposal.

The Department has no objections to the proposed amendment which will facilitate the future delivery of the Hope Christian College expansion.

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

Yours sincerely

Matt Turnbull
Manager Land and Property

8 December 2022