

July 2021

Greater Bunbury Region Scheme Amendment 0060/41 (Major Amendment)



Waterloo Industrial Expansion Area

Report on Submissions

Shire of Dardanup

**Greater Bunbury Region Scheme
Amendment 0060/41
(major amendment)**

Waterloo Industrial Expansion Area

Report on Submissions and Hearings

Shire of Dardanup



July 2021

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The Greater Bunbury Region Scheme

What it is and how it is amended

Planning Greater Bunbury's future

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

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

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

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

What is the Greater Bunbury Region Scheme?

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

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

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

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

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

What is an amendment?

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

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

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

How is the Greater Bunbury Region Scheme amended?

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

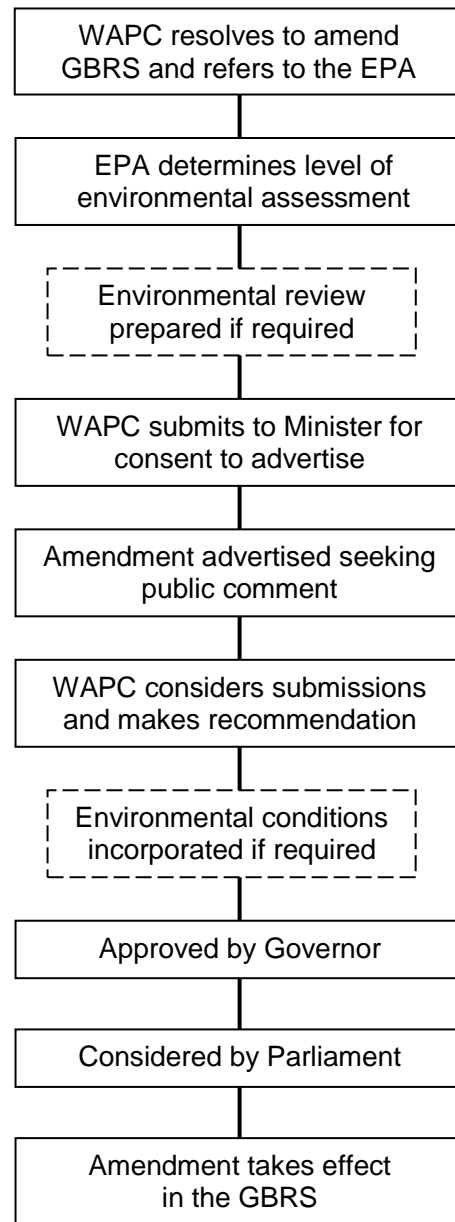
The amendment process is regulated by the *Planning and Development Act 2005*. The amendment proposed in this report is being made under the provisions of section 41 (often referred to as a major amendment).

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

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

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

The following diagram shows the main steps.



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

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

Zones and reservations

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

Zones

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

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

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

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

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

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

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

Reservations

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

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

opportunities, safeguard important landscapes and provide for public access.

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

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

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

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

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

State Forests: to recognise State forests.

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

What if my land is rezoned?

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

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

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

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

What if my land is reserved?

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

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

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

How can my views be heard?

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

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

Publications

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

Amendment report

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

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

Environmental review report

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

Report on submissions

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

Submissions

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

Transcript of hearings

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

Greater Bunbury Region Scheme Amendment 0060/41 (major amendment)

Waterloo Industrial Expansion Area Shire of Dardanup

Report on Submissions

1. Planning Objective

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

- Lots 100 (part), 101, 102, 60 Blawearly Close, Waterloo;
- Lots 63 (part), 1 (part), 58 (part), 4 (part), 5 (part), 608 (part), 4 (part), 5 (part), 5277 Martin-Pelusey Road, Waterloo/Paradise;
- Lots 50, 530, 531, 273 Copplestone Road, Paradise;
- Lots 3 (P 232800) (part), 9, 2, 1 (D 42562), 66, 5 (part), 6 (part), 3 (D38550) (part), 10 (part), 11, 12, 13 (part), 8 (part), 4 (part), 1 (D83598) (part), 98, 99 (part) Harris Road, Paradise;
- Lots 1, 35 (part), 7 (part) Bell Road, Waterloo;
- Lots 311 (part), 310, 480 Wireless Road, Waterloo;
- Lots 19 (part), 20 (part), 21 (part), 22 (part) St Helena Road, Waterloo;
- Reserve R35707 (part); and
- Road Reserves for Bell Road, Copplestone Road, Harris Road, Blawearly Close, Wireless Road, St Helena Road and Damiani-Italiano Road.

from Rural Zone to Industrial Deferred Zone and in order to facilitate future Industrial developments at the Waterloo Industrial Expansion Area. This is consistent with the Industry 2030 Greater Bunbury Industrial Land and Port Access Planning (2000), Greater Bunbury Strategy 2013, the Greater Bunbury Structure Plan, the Waterloo District Structure Plan and the Shire of Dardanup Local Planning Strategy (2015).

2. Background

The Waterloo Industrial Expansion Area was originally identified in the Industry 2030 Greater Bunbury Industrial Land and Port Access Planning (2000) which was the subject of a full public consultation process.

It was then formally identified in the Western Australian Planning Commission (WAPC) endorsed Greater Bunbury Strategy 2013 following an extensive public consultation and public advertising of the draft Strategy in 2011. It was also identified in the South West Economic and Employment Lands Study as the preferred site for the agri-food processing area if one was to be established in the South West. The area is located east of the existing industrial area known as Picton South. It is located south of the Perth-Bunbury rail line and is bounded on the west by Martin-Pelusey Road and Waterloo Road to the east and Copplestone Road and Damiani-Italiano Road to the south.

The area was selected due to its proximity to major highways, rail infrastructure and being located 12 kilometres from the Bunbury Port.

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

An initial draft Waterloo District Structure Plan (DSP) was advertised between April and July 2016 for public comment. The comments were analysed by the then Department of Planning and a report provided to the Western Australian Planning Commission (WAPC).

Following the realignment of the Bunbury Outer Ring Road (BORR) by Main Roads WA the draft Waterloo District Structure Plan (DSP) was revised to take into account the implications of the new BORR alignment on Waterloo and the revised draft Waterloo DSP was published for public advertising between February and April 2019. The comments were again analysed by the Department and report provided to the WAPC in October 2019, along with the finalised DSP.

Land uses proposed by the DSP include light industry, general industry, service commercial, a special use area designated for rail related activities, agricultural food processing area, public purpose – infrastructure services, primary road, and integrator streets.

The DSP was endorsed by the WAPC at its meeting on the 30 October 2019. The purpose of the DSP is to set out an informing strategy to guide the vision and desired development and environmental outcomes for the industrial expansion area, and in doing so, to provide the context and framework for proposed amendments to the Greater Bunbury Region Scheme (GBRS), the Shire of Dardanup Local Planning Scheme No. 3 (LPS 3) and more detailed planning in the form of Local Structure Plans.

The subject land currently supports agricultural uses, primarily hay production and grazing. The following lists the ownership of the proposed industrial area:

- private owners (42 lots in total);
- the State Government (Reserve R35707); and
- road reserves for Bell Road, Wireless Road, Harris Road, Blawearly Close, Copplestone Road and Damiani-Italiano Road.

3. Scope and content of the amendment

The land subject to this amendment is approximately 1350 hectares in area and is immediately located south of Perth to Bunbury rail line, is bounded on the west by Martin-Pelusey Road, to the east by Waterloo Road, and to the south by Copplestone Road and Damiani-Italiano Road. The subject land is situated in the locality of Waterloo and Paradise and is 14 km east of the Bunbury Central Business District.

The proposal involves the amendment of the existing zoning of the subject land from the Rural Zone to the Industrial Deferred Zone under the GBRS.

The current zone under both the GBRS and LPS3 covering the subject land does not make provision for the future uses as prescribed in the DSP hence the request for amendments in order to implement components of the structure plan.

The transfer of land from the Industrial Deferred zone to an Industrial zone may be initiated by either of the landowner, the local government or any public authority. Before agreeing to the transfer of land from the Industrial Deferred zone to the Industrial zone, the WAPC will require evidence, such as a Local Structure Plan, for each precinct, which ensures:

- the land is capable of being provided with essential services and agreement has been reached between the developers and service providers with regard to the staging and financing of services
- planning is sufficiently advanced to depict an acceptable overall design to guide future development, by means of an endorsed structure plan (WAPC and LG)
- the proposed industrial development is in accordance with endorsed strategic planning framework

- regional requirements have been satisfied or provisions made for them
- any constraints to industrial development, including in relation to environmental, hazard and risk issues, can be satisfactorily addressed.

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

4. Aboriginal Heritage

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

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

Nevertheless, in recognising the importance of having reliable Aboriginal information on land and the values attached to it, the proposed amendment will be assessed against the provisions of the *Aboriginal Heritage Act 1972* during the consultation phase of the amendment process. As part of the background to the Waterloo DSP an *Ethnographic and Archaeological Heritage Assessment* (2015) was carried out including a comprehensive desktop review to confirm the nature and extent of all Aboriginal sites within the Waterloo industrial expansion area.

5. Coordination of Region and Local Scheme amendments

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

6. Sustainability appraisal

Under the GBRS, the Waterloo DSP area is presently zoned Rural. The Rural zone over the subject land would not permit development of industrial uses proposed by the DSP and accordingly an amendment to the GBRS is required in order to facilitate the development of such uses.

The proposed amendment on the subject land is considered to be orderly and proper planning as the proposal explored planning solutions in line with the DSP. This provides the opportunity to determine the type and location of development, orderly roll out of services, ensures the internal road network conforms to WAPC policy in industrial areas, both local level and district level water management issues are addressed in a timely manner, detailed design of drainage reserves and green spaces, and provides appropriate screening from the BORR.

Strategic Planning for the area further comes under both the Industry 2030 Greater Bunbury Industrial Land and Port Access Planning (2000) and the Greater Bunbury Strategy 2013 where a variety of industrial and employment land activities are proposed.

The subject land is located immediately south of the proposed residential area of Wanju and in close proximity to the established residential areas of Eaton, Millbridge and Treendale. It abuts the Picton South Industrial area to the west. The purpose of the land is to provide employment opportunities in close proximity to the residential areas east of the Bunbury CBD.

Detailed planning through the local structure planning for individual precincts will address the level of services provided with regards to reticulated water and sewerage, drainage, underground electricity, telecommunication, access, and fill.

7. Substantiality

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

The Industry 2030 Greater Bunbury Industrial Land and Port Access Planning (2000) and the Greater Bunbury Strategy strongly promote a range of industrial activities as evidenced by the following employment activities proposed: light industry, general industry, service commercial, a special use area designated for rail related activities and an area for agricultural food processing. The South West Regional Planning and Infrastructure Framework (2015) recommended that there is a supply of industrial and business development land in appropriate locations which are serviced with reticulated services with appropriate communications, transport and waste services infrastructure. As such it is considered appropriate for this amendment to be processed as a major amendment to the GBRS.

8. Environmental Protection Authority advice

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

9. The Amendment Process

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

10. Submissions on the amendment

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

Ten submissions were received from referral agencies. No submission objected to the proposed amendment. A full copy of the submissions is included in this report as shown at Appendix E.

11. Hearings

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

12. Modifications to the amendment

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

13. Final outcome

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

14. References

- Waterloo District Structure Plan and background reports:
<https://www.dplh.wa.gov.au/waterloo>
- Ethnographic and Archaeological Heritage Assessment, Industrial and Urban Expansion Areas (Big Island Research, 2014):
https://www.dplh.wa.gov.au/getmedia/a2f32e39-5eb5-4825-abae-a1f576c2f22e/DSP_Draft_Wanju_Ethnographic_and_Archaeological_Report_-_Dardanup
- DC Policy 1.9 – Amendment to Region Schemes (WAPC, January 2017):
https://www.dplh.wa.gov.au/getmedia/0ab32345-7ede-4b3d-90ee-babafcd3d840/DCP_1-9_-_amendment_region_schemes
- Lifting of Urban Deferment Guidelines (WAPC, November 2019):
https://www.dplh.wa.gov.au/getmedia/3457d12f-8b13-40a6-a1ee-53b4f0ce78dc/GD-Lifting_of_Urban_Deferment_Guidelines_Nov2019
- Greater Bunbury Region Scheme:
<https://www.dplh.wa.gov.au/gbrs>
- Shire of Dardanup Local Planning Strategy (2015):
<https://www.dardanup.wa.gov.au/planning/structure-plans/local-planning-strategy/>
- Shire of Dardanup Local Planning Scheme No.3:
<https://www.dplh.wa.gov.au/getmedia/c2cdeacd-b559-4700-b0f8-bbbb4540c433/Dardanup-scheme-text>
- Greater Bunbury Strategy 2013 and Greater Bunbury Structure Plan (WAPC):
https://www.dplh.wa.gov.au/getmedia/0597c8b4-73b2-40b3-b934-eec50d265cfd/SWT_Greater_Bunbury_Strategy_2013
- South West Regional Planning and Infrastructure Framework (2015)
https://www.dplh.wa.gov.au/getmedia/bdfd8af3-b37e-4a60-b193-d4c9c086574c/SWT_South_West_Regional_Planning_and_Infrastructure_Framework_Part_A
https://www.dplh.wa.gov.au/getmedia/664fa002-1a8f-46d3-8d8a-970a5a876397/SWT_South_West_Regional_Planning_and_Infrastructure_Framework_Part_B
- Greater Bunbury Region Scheme Priority Agricultural Land Policy 2017 (WAPC):
https://www.dplh.wa.gov.au/getmedia/a2922ff0-6036-4c3b-b765-84883563d96b/POL-GBRS_Priority_Agricultural_Land_Policy_2017 .

Appendix A

Notice of Environmental Assessment

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

Our Ref: CMS 17858
Enquiries: Renee Blandin, 6364 6499
Email: Renee.Blandin@dwer.wa.gov.au

Dear Ms Fagan

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

SCHEME	Greater Bunbury Region Scheme 0060/41
LOCATION	Waterloo Industrial Expansion Area
RESPONSIBLE AUTHORITY	Various lots within the Shire of Dardanup
DECISION	Western Australian Planning Commission
	Referral Examined, Preliminary Investigations
	and Inquiries Conducted. Scheme Amendment
	Not to be Assessed Under Part IV of the EP Act.
	Advice Given. (Not Appealable)

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

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

Please note the following:

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

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Sutton', with a horizontal line extending from the end of the signature.

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

3 August 2020

Encl. Chairman's Determination
Scheme Advice and Recommendations

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

Greater Bunbury Region Scheme 0060/41 Waterloo Industrial Expansion Area

Location: Various lots within Shire of Dardanup

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

Determination Published: 3 August 2020

Summary

The Western Australian Planning Commission (WAPC) proposes to rezone 1350 hectares of land in the Shire of Dardanup from 'Rural' to 'Industrial' in the Greater Bunbury Region Scheme (GBRS) to facilitate the development of the proposed 'Waterloo Industrial Expansion Area'.

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

1. Environmental Factors

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

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

2. Advice and Recommendations regarding Environmental Factors

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

Flora and Vegetation and Terrestrial Fauna

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

The amendment area contains native vegetation which is the Threatened Ecological Community (TEC) Banksia Woodlands of the Swan Coastal Plain, habitat for threatened species of black cockatoo, and vegetation of the Guildford complex, which has only 5.87% of its pre-european extent remaining. Given these values:

- Remaining vegetation should be a priority for retention through the future stages of planning, specifically vegetation and fauna habitat within and along road reserves such as Wireless, Bell and Martin Pelusey Roads.

- Development should be located within existing cleared land, or within areas of existing degraded vegetation, where that vegetation is not significant habitat for threatened fauna.
- An updated study including survey for specific locations of suitable breeding trees is recommended prior to development of the local planning scheme amendment.
- The implementation of ecological linkages through the site through the future stages of planning is recommended. Ecological linkages and buffers should protect, retain and enhance the environmental values.

The retention of the TEC 'Herb rich shrublands in claypans' and '*Corymbia calophylla* – *Xanthorrhoea preissii* woodlands and scrublands of the Swan Coastal Plain' on Lot 310 Wireless Road for conservation purposes is also strongly supported.

Inland Waters

The amendment area is part of the Leschenault Estuary Catchment. The Ferguson River runs adjacent to the southern boundary.

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

Social Surroundings

Land use activity within the proposed 'Industrial' zone may impact surrounding sensitive land uses (including the proposed Wanju urban development to the north of the amendment area). The EPA's Guidance Statement No. 3 *Separation Distances between Industrial and Sensitive Land Uses* should be considered to advise decision making on the potential impacts to surrounding land uses and separation distances. Further investigation into the separation distances should be undertaken at the local scheme amendment and structure planning phases.

Conclusion

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives through existing planning controls at the region scheme level of planning. The EPA further recommends future Shire of Dardanup local planning scheme amendments should contain specific scheme provisions, informed by surveys, to demonstrate how impacts to these values will be avoided and/or managed. Future significant proposals may also require referred to the EPA pursuant to Part IV of the EP Act.



GOVERNMENT OF
WESTERN AUSTRALIA

S48A Referrals

Environmental Protection Authority

Title: Greater Bunbury Region Scheme 0060/41 Waterloo Industrial Expansion Area.

Location: Various lots within the Shire of Dardanup.

Description: The Western Australian Planning Commission proposes to rezone 1350 hectares of land in the Shire of Dardanup from 'Rural' to 'Industrial to facilitate the development of the proposed 'Waterloo Industrial Expansion Area'.

Ref ID: CMS17858

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

Responsible Authority: Western Australian Planning Commission

Contact: Sam Fagan

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

Potential Significant Effects: Clearing of vegetation and terrestrial fauna habitat (including threatened communities and species); potential impact on waterways (Ferguson River) and groundwater and surface water quality; potential noise, dust and odour impacts on surrounding sensitive land use.

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

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

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

Chairman's Initials:

Date: 29 July 2020

Appendix B

List of Submissions

List of Submissions

Number	Name
1.	Atco Gas
2.	Department of Health
3.	Department of Mines, Industry Regulation and Safety (DMIRS)
4.	Shire of Harvey
5.	Public Transport Authority (PTA)
6.	Department of Fire of Emergency Services (DFES)
7.	Shire of Dardanup
8.	Main Roads of Western Australia (MRWA)
9.	Department of Water and Environmental Regulation (DWER)
10.	Water Corporation (WC)

Appendix C

Summary of Submissions and Determinations

**Greater Bunbury Region Scheme
(major amendment)**

**Waterloo Industrial Expansion Area
Shire of Dardanup**

Summary of Submission and Determinations

Submission: 1

Submitted by: Atco Gas

Proposal: Industrial Deferred (0060/41)

Summary of Submission: No Objection

1. Atco has a high-pressure gas main located in an easement in the western portion of the structure plan area. It is requested that at the design stage the proponents contact Atco to ensure the future land use is compatible with the ongoing operations of the high-pressure gas pipeline.

Planning Comment:

1. Comments noted. This matter will be considered when a local structure plan is prepared for the area containing the pipeline. No development can commence until the local structure plan has been endorsed or the Industrial Deferment has been lifted by the WAPC.

Determination:

Submission noted

Submission: 2

Submitted by: Department of Health

Proposal: Industrial Deferred (0060/41)

Summary of Submission: No objection

1. The Amendment is to require that development is to be connected to scheme water and reticulated sewerage and be in accordance with the Government Sewerage Policy 2019.
The subject land has been identified as having elevated groundwater and surface inundation. As such, the DOH does not support the Amendment unless it can be clearly demonstrated that each of the proposed lots are suitable for effluent disposal via a site-specific Site and Soil Evaluation (SSE) report under winter conditions and in accordance with AS/NZ 1547.2012.
Any proposals for stormwater 'third pipe' schemes, recycled water treatment, storage and use will be required to obtain DOH approval and so should be developed in consultation with this agency.

2. The Amendment is to acknowledge and incorporate appropriate separation distances in accordance with the Environmental Protection Authority (EPA) Environmental Assessment Guideline (EAG) 3 'Guidance for the Assessment of Environmental Factors No. 3 - Separation Distances between Industrial and Sensitive Land Uses'.
3. The proposal is located in an area that may be prone to mosquitoes as wetlands are in the vicinity. It is pertinent that an approval condition of this amendment includes the requirement for developers/local government to adequately resource the management of impacts from mosquitoes and mosquito-borne disease on future occupants of the site.

Planning Comment:

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

Determination:

Submission noted

Submission: 3

Submitted by: Department of Mines, Industry Regulation and Safety

Proposal: Industrial Deferred (0060/41)

Summary of Submission: No objection

1. The Bunbury to Albany gas pipeline investigation corridor and alternate route are located along the western boundary of the proposal area. It would be proactive to amend the industrial expansion boundary to follow this outline to reduce any future conflict or discuss this directly with the Department of Jobs, Tourism, Science and Innovation (JTSI).
2. The proposal area is overlain by Petroleum Exploration Permit EP 496 held by Bunbury Energy Pty Ltd. However, due to the size of the EP, this is not considered to be a hindrance for (GBRS) Amendment 0060/41.
3. To the NE, outside of the proposed area, is a Significant Geological Supply (SGS) for Clay and several Extractive Industry Licences are currently being operated by Austral. Although the resource is outside the proposal area, the notification and protection zone overlaps the north-eastern boundary.

This is not considered to be a major issue however it is recommended that sensitive land use in this area should be restricted in the short-term and development in this area project managed with future sequential land use for the resource.

4. The proposal also affects Exploration Licence E70/3005 held Doral Mineral Sands. Known heavy mineral sands are in proximity to Lots 3 and 6 in the south-east corner of the area which have potential for future heavy mineral sands mining (Titanium-Zircon). Any sensitive land use development within this area could pose an issue for future mining but this could be resolved by communication with the tenement holder and taking into account sequential land use.
5. Overall, the Department of Mines, Industry Regulation and Safety has determined this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

Planning Comment:

1. The Waterloo DSP proposes road reserves and pre-development flood storage areas within the investigation area. No development can commence until a local structure plan has been endorsed and the Industrial Deferment has been lifted by the WAPC. The issue of the investigation corridor for the Bunbury to Albany gas pipeline will be considered at that time. Given the importance of the corridor the draft structure plan would be referred to DMIRS for comment. It is not appropriate to move the boundary of the Industrial Deferred zone until further planning is undertaken in this area. The pipeline is not inconsistent with the Industrial zone.
2. Petroleum Exploration Permit EP 496 is outside the area of the Waterloo Industrial Park. DMIRS comments on its unlikely impact on development are noted.
3. Once developed there are unlikely to be any sensitive land uses in the restricted area shown. This matter can be addressed through the preparation of the local structure plan for this area. This matter will be referred to DMIRS as part of this process.
4. Refer to comments 3 above.
5. Noted

Determination:

Submission noted

Submission: 4
Submitted by: Shire of Harvey
Proposal: Industrial Deferred (0060/41)
Summary of Submission: No Objection

1. The Shire of Harvey has no objection to the amendment.

Planning Comment:

1. Comment noted

Determination:

Submission noted

Submission: 5
Submitted by: Public Transport Authority (PTA)
Proposal: Industrial Deferred (0060/41)
Summary of Submission: No Objection

1. PTA has no objection to the proposed amendment

Planning Comment:

1. Comment noted.

Determination:

Submission noted

Submission: 6
Submitted by: Department of Fire and Emergency Services
Proposal: Industrial Deferred (0060/41)
Summary of Submission: No objection

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

2. Given the proposal seeks to rezone various lots within the locality of Waterloo from the Rural Zone to the Industrial Deferred Zone, the proposal 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.
3. 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.
4. 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.
5. 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.
6. 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 proposal.
7. 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.

Planning Comment:

1. SPP 3.7 has been applied to the subject land. As required under sub section 6.2 a BHL assessment was provided as part of the Wanju, Waterloo and South Picton District Structure Plans.
2. A BHL assessment was undertaken as part of the district structure plan for Waterloo. The BHL assessment identified three small areas of 'Extreme' Hazard. This assessment also recommended methods to further reduce the impacts of bushfire on development abutting these areas. These matters will be further refined at the local structure planning stage and will be referred to DFES as part of this process.
3. Noted. Refer to comments 1 and 2 above.
4. Noted. Refer to comments 1 and 2 above.
5. Noted. This will occur at the time the local structure plans are prepared.

6. Noted.

7. Noted.

Determination:

Submission noted

Submission: 7

Submitted by: Shire of Dardanup

Proposal: Industrial Deferred (0060/41)

Summary of Submission: Support

1. The Shire of Dardanup is pleased to advise that Council at its meeting held on 25th November 2020 resolved to *'advise the Western Australian Planning Commission that it supports the Greater Bunbury Region Scheme Amendments 0059/41 and 0060/41 for the Wanju Urban Expansion Area and the Waterloo Industrial Expansion Area'*.
2. In addition, the Shire wishes to reiterate the critical importance of timing for the preparation of Developer Contribution Plans (DCP's) for both Wanju and Waterloo. This issue was raised by the Shire in its submission dated 9 May 2019 (copy attached), to the Department of Planning, Lands and Heritage (the Department) on the district structure plans for both Wanju and Waterloo. Given the considerable costs and complexities involved in the preparation of DCP's, the Shire once again requests financial and/or staff support from the State Government for the preparation of such plans. The Shire would also actively seek to establish a working group with the Department and other relevant State Government Agencies for input into the preparation of the DCP's for Wanju and Waterloo.

Planning Comment:

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

Determination:

Submission Noted and dismissed in part.

Submission: 8

Submitted by: Main Roads WA

Proposal: Industrial Deferred (0060/41)

Summary of Submission: No Objection

1. Following recent BORR planning as well as a review of the Great Bunbury road network/traffic modelling, a proposed 4-lane north-south link road within the original BORR North GBRS PRR corridor is being investigated between Waterloo and Forrest Hwy. Recent thinking suggested having a major north-south link through the proposed residential area of Wanjū (and adjacent to school sites/playing fields) is not desirable given projected traffic volumes and therefore an alternative to the west of Wanjū is under consideration. The scale of this road would be lesser than the original BORR concept, however significant local traffic and industrial movements are anticipated requiring a 4-lane link with well controlled access/major intersections. Suitable connections with Forrest Hwy, SW Hwy, a flyover of the freight rail and linkages to areas within Waterloo will be considered as part of this work;
2. Reinforcing the importance of intersection strategies and consolidation of intersections within Waterloo (including the Martin-Pelusey north-south link and other internal roads) to facilitate large/long vehicle movements while managing safety, access and adequate connections. Consideration that no direct property access should be considered for key routes within Waterloo Industrial Area to maximise efficiency of heavy vehicle movements (and to maximise the attractiveness of this strategic development for major operators). An access strategy should be considered for the Waterloo road network;
3. Consideration of a suitable design vehicle utilising the Waterloo road network (36.5m vs 27.5m) noting BORR provides for 36.5m vehicles. Long vehicles require careful consideration of intersections standards, intersection spacing, acceleration/deceleration and safety;
4. Staging for the BORR requires consideration with regard to Waterloo, including whether the Wireless Road interchange is a flyover, partial or full connection in the first instance and potential implications of this on the Waterloo/Picton South road networks;
5. Potential connection of Waterloo Rd with the South-Eastern corner of Wanjū (long term grade separation ideally) as modelling of future traffic between Wanjū and Waterloo is showing significant traffic using BORR and the associated SW Hwy interchange. Ideally access between Waterloo and Wanjū would be dealt with separately from BORR.

Planning Comment:

1. This linkage is vitally important not only for the connection between Wanju and Waterloo but the overall road network in this locality. Hynes Road and Vittoria Road are the only two existing roads that provide north/south linkages east of the Eelup Roundabout. This is impacting on road safety and adding to traffic congestion in these areas. This additional north/south linkage will improve entire traffic network for Eaton, Australind and Picton areas.
2. The preparation of an access strategy for the Waterloo area road network is supported.
3. This could form part of the Waterloo area road network access strategy.
4. Noted. This is a design and network issue best considered by MRWA.
5. This supported as any initiative to improve connectivity between Wanju and Waterloo is supported.

Determination:

Submission supported

Submission: 9

Submitted by: Department of Water and Environmental Regulation

Proposal: Industrial Deferred (0060/41)

Summary of Submission: No Objection

1. It is recommended that Section 3 of the Amendment Report includes a specific statement that a local structure plan will be required for each entire precinct as this is consistent with the Waterloo DSP. If this requirement is not made clear, then the development may be expected to occur in a piecemeal fashion and from a water and environmental perspective is highly likely to result in poor outcomes in the future

Planning Comment:

1. Section 3 of the Report on Submissions has been updated to state that local structure plan is required for each precinct. The head of power for the requirement to prepare a local structure plan remains with the Waterloo District Structure Plan and this document provides guidance on the issues that are to be addressed including the need for a precinct wide structure plan. Notwithstanding the lifting of the Industrial Deferment will also require the preparation and endorsement of a local structure plan. Between the two processes this will ensure that the precinct wide structure plans will be prepared.

Determination:

Submission noted.

Submission: 10

Submitted by: Water Corporation

Proposal: Industrial Deferred (0060/41)

Summary of Submission: No objection

1. Future developers of land within Waterloo industrial expansion area will need to obtain agreement with a licensed service provider/s regarding staging and financing of services. As outlined in the DSP and supporting studies, these matters and the appointment of a water and wastewater service provider should be addressed prior to the local structure planning stage in order to avoid piecemeal approaches to servicing.
2. Existing customers in the Picton and Waterloo areas are currently provided with water by Aqwest. Fit for purpose water supply options for irrigation and other purposes in the future Waterloo industrial area have been considered as part of the Water Servicing Report (GHD, 2018). The feasibility of these water servicing options will need to be further investigated and embedded in the local structure plans.
3. The land in Waterloo and the adjoining Wanju urban expansion area to the north is mostly flat and low lying and remote from available water storages. Existing Water Corporation headworks infrastructure (trunk mains, water storage tanks, distribution mains) servicing customers in the developed parts of Australind and Eaton do not have the capacity and height to also service Wanju and Waterloo. New headworks infrastructure will need to be planned and capital funding secured to service Wanju and Waterloo.
4. In view of the current rural nature of land uses, the Waterloo area is currently not serviced with reticulated sewerage. Existing industries in the adjoining Picton industrial area to the west are also not serviced with sewerage. The Waterloo land is remote from Water Corporation sewerage networks and is not currently included in the Corporation's long-term wastewater infrastructure planning for the greater Bunbury region. The land is located approximately 15km from the Corporation's Bunbury WWTP (Dalyellup).
5. In the event that a license wastewater service provider/s is nominated and agreed for the area, the appointed service provider will need to undertake more detailed engineering investigations to determine if and how the industrial area can be serviced with sewerage and the timing, staging and headworks funding arrangements for the wastewater infrastructure.
6. The Waterloo area is traversed by several open rural drains. These rural standard drains were not designed to take additional runoff from the proposed industrial land development. Under the Drainage Operating Licence conditions these drains may flood adjoining rural land for up to 72 hours. There are also downstream environmental conditions that need to be maintained. Runoff from the proposed industrial development will therefore need to be detained within the individual development sites and if necessary, within regional detention basins set aside within the industrial area.

A District Water Management Strategy is required for the area in order to inform more detailed local water management strategies to accompany local structure plans.

Planning Comment:

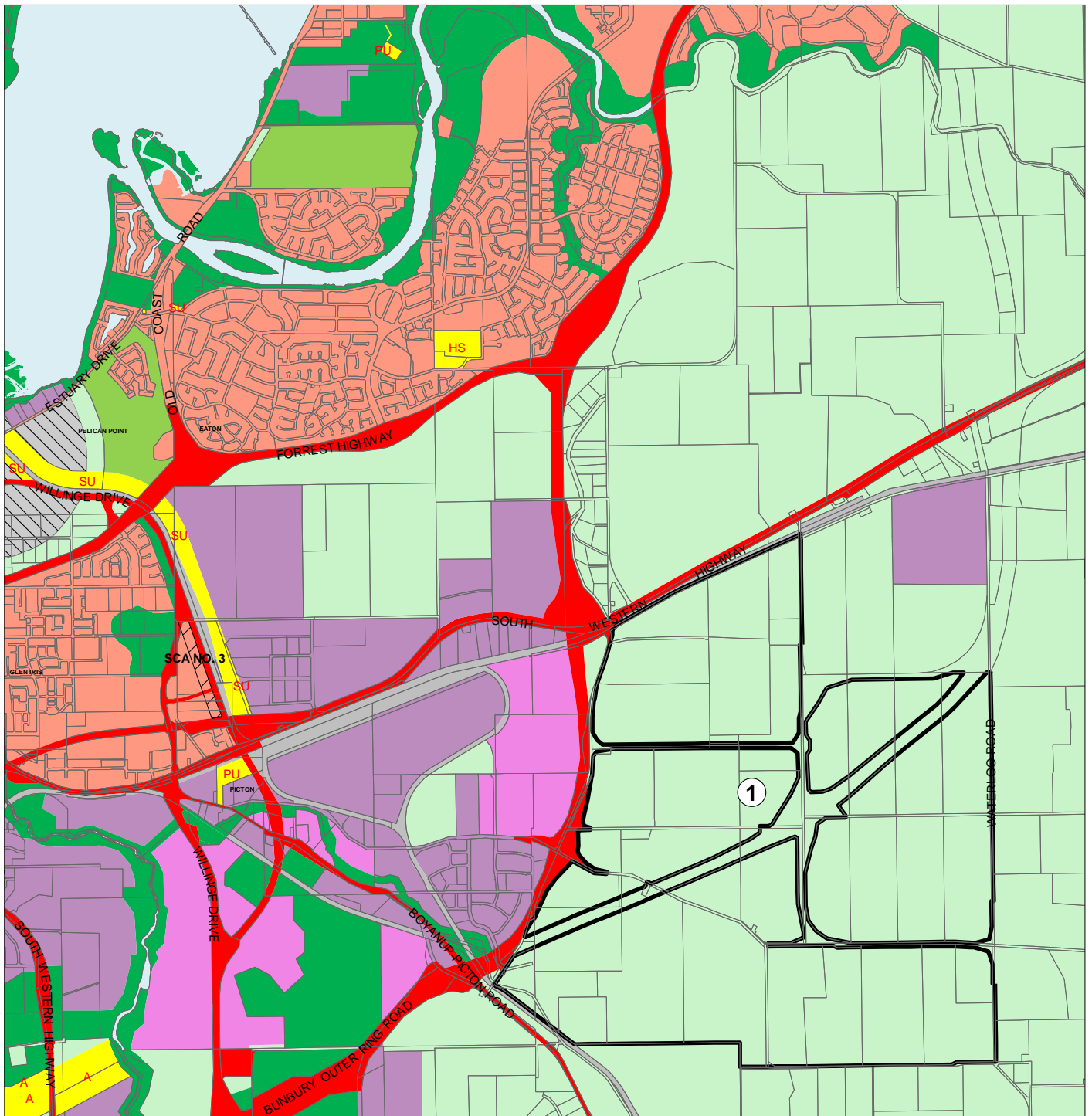
1. As part of any due diligence on a major project such as Waterloo Industrial Expansion Area the proponent(s) will be expected to address servicing issues associated with the project. There are currently two licenced water providers in the Greater Bunbury sub region. Whilst the Water Corporation is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

Determination:

Submissions noted.

Appendix D

Proposed Amendment as Advertised



Proposed Amendment to the Greater Bunbury Region Scheme Waterloo District Structure Plan

Proposed:

1 rural zone
to industrial deferred zone

Greater Bunbury Region Scheme Legend

Reserved Lands

- Regional open space
- Railways
- State forests
- Waterways
- Port installations

Roads:

- Primary regional roads
- Other regional roads

Public purposes - denoted as follows:

- Airport
- Hospital
- High school
- Prison
- Public utilities
- Special uses
- Technical school
- University

Zones

- Urban
- Urban deferred
- Regional centre
- Industrial
- Rural
- Private recreation
- Special control areas

SCA NO. 3
Glen Iris service
corridor buffer area



Created on date: Thursday, 6 August 2020
Document Name: GBRs_3054_v2_LPlan
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



0 500 1,000 1,500 2,000
metres

Appendix E

Submissions

Response ID ANON-2Q5T-BE72-V

Submitted to **Greater Bunbury Region Scheme Amendment 0060/41 Waterloo Industrial Expansion Area**
Submitted on **2020-10-12 10:12:23**

Submission

1 What is your first name?

First name:

Fiona

2 What is your surname?

surname:

Snellin

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

No

4 What is your email address?

Email:

fiona.snellin@atco.com

5 Postcode

postcode:

6164

6 Do you support/oppose the proposal?

Support

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

Submission:

ATCOL Gas has high pressure gas mains within a registered Easement for gas within the western portion of the land identified for rezoning. ATCO requests any future proponents contact ATCO during their preliminary design stage to ensure that their future use is compatible with the ongoing operations of a high pressure gas pipeline.

File upload:

No file was uploaded

8 Please choose one of the following:

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

Additional information

13 You should be aware that:

Lainy Collisson

From: Customer Service, EHD <EHD.CustomerService@health.wa.gov.au>
Sent: Friday, 30 October 2020 12:58 PM
To: Greater Bunbury Region Scheme
Subject: Greater Bunbury Region Scheme Amendment 0060/41 - Waterloo Industrial Expansion Area
Attachments: Letter GBRS Amdt 0060-41 Waterloo Industrial Expansion_ED SIGNED.pdf; Site and Soil Evaluation Factsheet.pdf; Scoping Tool - Industrial Precincts.pdf
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: Orange category

ATTENTION: Ms Sam Fagan

Good afternoon,

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

Kind regards,

Kylie Millington | Executive Support Officer
Environmental Health System Support | Environmental Health Directorate
Public and Aboriginal Health Division | Department of Health
Level 3, A Block, 189 Royal Street, EAST PERTH WA 6004
PO Box 8172, PERTH BUSINESS CENTRE WA 6849
T: (08) 9222 2015 | E: Kylie.Millington@health.wa.gov.au
www.health.wa.gov.au | www.healthywa.wa.gov.au



Accountability



Respect



Critical Thinking



Integrity



Collaboration

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

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Government of Western Australia
Department of Health

Your Ref: RLS/0866
Our Ref: F-AA-70762 D-AA-20/143963
Contact: Vic Andrich 9222 2000

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

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

Dear Ms Fagan

GREATER BUNBURY REGION SCHEME AMENDMENT 0060/41 – WATERLOO INDUSTRIAL EXPANSION AREA

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

1. *Water Supply and Wastewater Disposal*

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

The subject land has been identified as having elevated groundwater and surface inundation. As such, the DOH does not support the Amendment unless it can be clearly demonstrated that each of the proposed lots are suitable for effluent disposal via a site-specific *Site and Soil Evaluation* (SSE) report under winter conditions and in accordance with AS/NZ 1547.2012.

The SSE shall include the following as a minimum:

- Detailed site and soil assessment of the proposed lots under winter conditions;
- The most suitable locations for effluent disposal areas on each proposed lot based on site and soil characteristics such as the depth to groundwater, type and depth of soils, slope grade, information addressing any proposed fill if required, or drainage works, post-development water movement (addressing run-off and that re-directed water will not impact upon surrounding properties or receiving water bodies) and distances to areas that are subject to inundation or flooding from any rainfall event greater than the 10% Annual Exceedance Probability.
- If fill is proposed, management of effluent run-off from filled effluent disposal area. How is it going to be prevented?
- The minimum required land application area as per Schedule 2 of the *Government Sewerage Policy 2019*.
- Long term management of proposed on-site wastewater systems.

For more details please refer to the *Guidance on Site-and-soil evaluation for Onsite Sewage Management*. The factsheet also provides information on the stages in the planning process and the scale of development and determines the timing and the level of detail of investigation and reporting.

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

2. Public Health Impacts

Enclosed is a scoping tool that highlights public health issues that should be addressed and incorporated into the proposed industrial estate/precinct.

The Amendment is to acknowledge and incorporate appropriate separation distances in accordance with the Environmental Protection Authority (EPA) Environmental Assessment Guideline (EAG) 3 '*Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses*'. Available for download from:

http://epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf

3. Medical Entomology

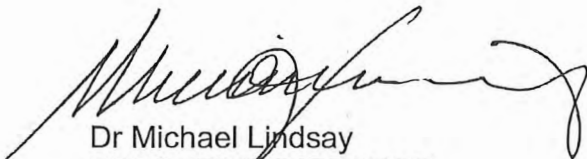
The proposal is located in an area that may be prone to mosquitoes as wetlands are in the vicinity. Stormwater management infrastructure such as culverts, road drainage systems, etc. should be in accordance with the Department of Water publication *Stormwater Management Manual for Western Australia*,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

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

Additional information on mosquito management may be downloaded from: http://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management

Should you have any queries or require further information please contact Vic Andrich on 9222 2000 or ehinfo@health.wa.gov.au

Yours sincerely



Dr Michael Lindsay
EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

29 October 2020

Att:

1. Site and Soil Evaluation Factsheet
2. Scoping Tool - Industrial Precincts



Guidance on Site-and-soil evaluation for Onsite Sewage Management

Site-and-soil evaluation (SSE) requirements for the design and management of onsite sewage systems in areas that are not connected to reticulated sewerage have now been incorporated into the *Government Sewerage Policy 2018 (GSP)*. The GSP uses the SSE approach of the *Australian Standard AS/NZS1547:2012 On-site Domestic Wastewater Management (AS/NZS 1547)*.

This document explains SSE requirements to ensure that unsewered development only proceeds on land that has an acceptable capacity for sustainable onsite sewage management, and where constraints have been identified and addressed.

What is a Site-and-soil evaluation (SSE)?

An SSE is a written report that examines the various aspects of a site in relation to sewage collection, treatment and onsite disposal to ensure adequate management over time.

The assessment is to be in accordance with *AS/NZS 1547 On-site domestic wastewater management* reviewing all relevant constraints and the risks to public health and the environment potentially posed by an onsite sewage system. Whilst AS/NZS 1547 only applies to domestic wastewater management, the guidance for SSE is also relevant to non-residential development.

The overall objectives of the SSE process are to:

- assess the capacity of the site to sustainably manage sewage within lot boundaries;
- identify public and environmental health risks of onsite sewage management especially the effect on groundwater and surface water on the site;
- identify the most appropriate on-site system in consideration of site conditions and the nature of the proposed development; and
- identify and implement a management program to minimise these risks if required.

Why is an SSE required?

An SSE ensures that the property is large enough to accommodate an appropriately-sized treatment system, land application (irrigation, disposal or reuse) system for the size and location of the development and infrastructure that the property owner wishes to build. Where there is insufficient land to sustainably manage the proposed volume of wastewater, the size of the proposed development will need to be reduced.

When is an SSE required?

The GSP requires site and soil evaluations in support of planning and development applications in unsewered areas, including local planning scheme amendments, subdivision, and commercial and industrial developments and subdivisions and multi-unit residential developments.

An SSE may also be required to determine whether an existing development can sustainably contain all treated wastewater as part of an application to install an onsite sewage system in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

The SSE should be undertaken as early as possible in the planning phase of the development or subdivision.

The table below shows the stages in the planning process and scale of development and determines the timing and the level of detail of investigation and reporting.

Stages in Planning Process	Scale of Proposal	Level of Assessment Required	Purpose
Sub-regional/district plans and local planning strategies	<ul style="list-style-type: none"> catchment-wide (multiple local government areas) one local government area part of an local government area 	<ul style="list-style-type: none"> broad SSE to determine areas which are most favourable for new developments desktop analysis based on soil landscape maps, GIS (geographic information systems), reports, studies and local knowledge representative testing of different soil landscape types (if necessary) 	<ul style="list-style-type: none"> review practicability of sewerred versus unsewered option for wastewater management determine broad suitability for onsite sewage management eliminate areas not suitable for onsite sewage management or where technological solutions are cost prohibitive or ecologically unsustainable evaluating environmental and public health risks identify local government resourcing requirements to monitor on-site sewage management
Rezoning and local structure plan	<ul style="list-style-type: none"> one local government area part of an local government area specific site 	<ul style="list-style-type: none"> detailed SSE for site-specific rezoning 	<ul style="list-style-type: none"> determine minimum lot sizes identify appropriate treatment technologies and onsite sewage management system (e.g. disposal, reuse) establish performance standards/criteria determine management and monitoring options
Subdivision	<ul style="list-style-type: none"> specific site 	<ul style="list-style-type: none"> detailed SSE if not done at the earlier planning stage 	<ul style="list-style-type: none"> determine capacity of proposed lots to contain sewage on-site without compromising environmental and public health outcomes select and size treatment/onsite sewage management system, including land application area identify management and monitoring

			options <ul style="list-style-type: none"> define adequate onsite sewage management locations
Development	<ul style="list-style-type: none"> individual lot 	<ul style="list-style-type: none"> site specific SSE if not done at the earlier planning stage 	<ul style="list-style-type: none"> determine capacity of site to contain proposed development and sewage on-site, without compromising environmental and public health outcomes design precise treatment/onsite sewage management system implement management and monitoring options
SSE – Site and Soil Evaluation			

Who should undertake an SSE?

Individual landowners or developers are responsible for engaging a suitably qualified and experienced professional to undertake an SSE for unsewered developments and subdivisions.

What are the competencies of SSE assessors?

The assessor should either possess an appropriate tertiary-level qualification or specific knowledge and practical experience of soil science, in particular soil hydrological and soil chemical processes.

An SSE professional should possess technical expertise and experience with the broader, inter-disciplinary fields of onsite sewage management, including skills in the interpretation of site, soil and climate conditions, undertaking water and nutrient balances, selection and design of appropriate wastewater treatment systems, disposal and reuse options, and other relevant skills.

What are the stages of an SSE?

After clarifying the property owner's objectives, an SSE has the following stages:

- a desk top study,
- an onsite and surrounding area field check and,
- land capability testing and evaluation.

What risks are to be considered in an SSE?

Australian Standard AS/NZS 1547 takes a risk management based approach in the assessment, design, installation, operation and monitoring of onsite sewage management systems. This includes the identification, assessment, reduction and monitoring of risks to public health, the environment and local amenity. The extent of the evaluation should be proportionate to level risk associated with on-site sewage disposal. It is expected that in areas where health and environmental risks are minimal, the extent of the SSE can be scaled down. Risks need to be well managed to avoid:

- contamination of drinking water supplies,

- contamination of groundwater or recreational waters,
- exposure to wastewater,
- negative impacts on aquatic and terrestrial ecosystems,
- reduction in the amenity value of land, water and air through odours, bogginess, ponding, scums and algae overgrowth,
- contamination of food sources.

What are the reporting requirements of an SSE?

The desk top study and the field visit must identify features on and adjacent to the property in accordance with AS/NZS 1547. This may include, but is not limited to:

- water and nutrient balance
- topographical features including slope and aspect
- underlying geology, soil types, rocky outcrops, presence of restrictive soil horizons and bedrock and shallow soils
- potentially poorly drained areas, drainage lines, seepage, watercourses and flood frequency
- legal and planning information including boundaries and existing and proposed infrastructure, landuses
- location, depth, nature and value of aquifers and bores, depth to shallow perched or seasonally high water table
- potable water supply catchments, dams and waterways
- risks from stormwater flows and flooding
- rainfall and pan evaporation readings
- vegetation type and density
- the degree of previous soil disturbance, contamination, compaction and imported fill
- risk of erosion and land slippage
- distance to surface waters, road cuttings, embankments, retaining walls, fence and buildings
- soil surface conditions – stoniness, dampness, hardness, soil cracks
- salinity
- sodic and dispersive soils
- soil permeability (constant head) test in accordance with AS/NZS 1547
- sensitive environments inside and around the lot boundaries

As an SSE must be carried out in accordance with the AS/NZS 1547 please refer to the Standard for full details.

The scale and nature of the reporting requirements will be proportionate to the level of risk associated with the scale and nature of future development and the physical and environmental conditions of the site.

Are there any other relevant documents?

This factsheet supplements a number of documents for onsite sewage management in the WA, including the following:

- Department of Health – *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*
- Government of Western Australia - *Government Sewerage Policy*
- Standards Australia - AS/NZS1547:2012 *On-site Domestic Wastewater Management*

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Industrial estates, precincts and industrial developments

Scoping Tool: Public Health Considerations

Land-use planning decisions have a direct impact on public health both in terms of promoting healthy living and in terms of preventing both acute and chronic diseases.

This information sheet is for State and Local Governments responsible for both land-use planning for industrial estates and assessing development proposals. This information sheet may also help government officials and public health professionals provide guidance to planners and others about the potential health implications of their decisions. Property developers of residential and industrial estates and precincts or industrial facilities may also find this information useful for preparing proposals.

Land-use planning directed towards sustainable economic growth through industrial development incorporates strategies which ensure sensitive land-users are not disadvantaged or placed at risk from industrial activity. Land-use plans that consider the health and wellbeing of local communities help preserve or even improve the health of the community affected by the proposed plans. Health and amenity issues that affect residential areas also affect business, visitors and workers in an industrial estate. Although traditionally not an area for public health, the aesthetics and amenity of an industrial estate can impact on how the area is perceived and in turn influence the health and wellbeing of people in the estate and adjacent neighbourhoods.

Industrial areas are important for economic growth and therefore the potential for incremental intrusion of non-industrial activities on these areas also needs to be considered to ensure the core function of an industrial area remains for industrial use. Industrial developments are most often compromised when separation distances to sensitive receptors¹ have not been considered during the planning stage of either a residential estate or an industrial estate. Buffers based on separation distance can be implemented by State Government long after developers have purchased land for Industrial or residential estates. The potential for this to occur is greatest wherever residential land lies adjacent to heavy industry or land that is zoned and reserved for mixed industrial development and it is clear that separation distances have not been considered during planning or are inadequate.

This guidance is about promoting healthy public policy and is based on the understanding that health is not just the product of health care activities but is influenced by a wide range of activities that include land-use planning and industry regulation. Understanding how these activities influence health provides an opportunity for planning authorities to adopt strategies that help to prevent and reduce certain ill health for as long as possible and thereby help to reduce or avoid related health costs.

¹ Sensitive receptors are any residential area and include but are not limited to schools, hospitals, elderly housing, day care facilities and individual residences.

Factors that influence public health to be considered by assessors and proponents include (but not limited to).

- Air quality
- Noise
- Hazard management
- Climate change
- Light
- Water quality
- Radiation safety
- Traffic

Features of Industrial Neighbourhoods that affect the health and safety of employees, visitors and neighbouring communities:

- Disaster preparedness and emergency management
- community consultation
- Built Environment and workforce well being

Air quality

Local air quality can be affected by air pollutants emitted from industrial facilities in an industrial estate or precinct during both the construction stage and during normal operations.

Air pollutants may include odorous chemicals, gases, fumes and particulate matter (dust). Such pollutants, when not managed correctly, have been associated with health problems ranging from short lived reversible respiratory health effects to long term chronic cardiorespiratory health effects in exposed individuals. Air pollution has also been implicated in non-cardiorespiratory effects such as autoimmune disorders and low birth weight.

People who live near or adjacent to industrial estates do not expect industrial emissions to impact their health. They also expect a high standard of amenity. Two proven ways that impacts can be minimised is by providing a buffer between industry and sensitive land-uses and by ensuring industrial activities are regulated to minimise the impacts of noise, odour, dust and traffic.

A primary responsibility of State and local government planning authorities and is to preserve good air quality over residential areas both for purposes of health and amenity. To this end the planning authorities seek to ensure that air emissions from industrial facilities do not cause the air pollutants over residential areas to exceed health based air-quality standards/guidelines. The National Environmental Protection Measure (air NEPM) for ambient air quality prescribes ambient air quality standards for six key pollutants (PM₁₀, O₃, CO, NO₂, SO₂ and lead). Standards/guidelines for other pollutants are available from the Department of Water and Environmental Regulation (DWER) or DOH. Standards/guidelines apply to residential areas and it is incumbent upon a proponent to determine that air pollutants emitted by their facility comply with the appropriate standard/guideline. To help ensure air quality standards/guidelines can be met in residential areas the DWER regulates emissions for industrial facilities they licence and for facilities assessed by the Environmental Protection Authority (EPA) as requiring emission regulation.

The air-quality standards/guidelines apply to all sensitive receptors therefore industrial estates and residential areas should be strategically located to one another with due regard to factors that influence emission dispersal and dilution. Factors such as dominant wind direction and separation distance can reduce potential risks to communities. DOH also considers amenity important for health and wellbeing. Intermittent odour and dust emissions in particular degrade amenity and the potential for these to occur should be considered in the planning and approvals process. While the PM₁₀ air NEPM protects against the adverse health effects from dust, separate guidelines exist for dust levels that preserve amenity.

Air borne emissions are a feature of most industrial precincts whether from a fugitive source like a stockpile or from a point source like a stack. , Regardless of the source, a key question of the decision-making authority will be how the proposal or plan minimises amenity and health effects associated with air emissions? The following information from the proponent can assist answer this question

- A list of the potential contaminants of concern (their health effects and the recommended guideline for each contaminant may be required for high risk developments).
- Monitoring or modelling data of the contaminants of concern if available.
- A statement of intent to develop and implement an air quality monitoring and management plan or a statement justifying why such a plan is not required
- Evidence of adaptive, mitigation and management practices sufficiently flexible to respond proactively to conditions likely to generate unexpected emissions, and
- Evidence of strategies to engage with the community or to deal with community concerns if and when they arise.

This is not a complete list and if necessary a proponent may seek the advice of a suitably qualified and experienced environmental consultant to prepare a concise but detailed air-quality risk assessment or air-quality management plan. Where there is a potential risk for large scale industrial air borne emissions to impact air quality, a 'health risk assessment' may quantify those risks and enable appropriate management actions to be developed. The DWER and DOH may also provide proposal assessing authorities and proponents with advice.

Noise

Noise pollution is a potential problem when residential estates encroach on industrial areas. Potential noise impacts to residents can occur from sources such as industrial equipment, trucks and machinery (e.g. pumps or refrigeration plants).

Noise above the health guideline can lead to significant health and nuisance concerns from residents and workers. To minimise health and nuisance impacts associated with noise, a proponent should develop a noise management plan and have it approved by the authorising authority. Such a plan should be proactive and consider both the impact on and from future neighbours as the case may be.

The DWER regulates noise from licensed facilities while local government regulates noise from non-licensed facilities and residential areas.

Traffic

Increased traffic movements of trucks and machinery offsite through residential areas and local towns can cause concerns. It is important that where there is an increase in transit traffic appropriate planning and discussion with potentially affected communities is undertaken. A traffic management plan may be needed to manage traffic impacts on surrounding areas.

Light

Light pollution, characterised as excessive or obtrusive artificial light, may affect nearby communities.

Light pollution can be divided into two main types:

- 1) Annoying light that intrudes on an otherwise natural or low-light setting and
- 2) Excessive light that leads to discomfort and adverse health effects. Its sources include advertising lights, commercial properties, offices, factories, streetlights, other buildings and illuminated sporting venues.

It is important to consider any light obtrusive activities surrounding the proposed development to ensure they do not impact on neighbouring properties.

Water quality

Wastewater disposal

In most instances, industrial developments require reticulated sewerage to be delivered by a licensed supplier in accordance with the *Government Sewage Policy 2019*.

http://www.public.health.wa.gov.au/3/1430/2/subdivisions_and_town_planning_approvals.pm

However, in some locations reticulated sewerage systems, particularly in regional and remote areas, is not provided or planned. Moreover, existing sewerage systems may not have the capacity to accommodate increases in connection rates without significant investment. Therefore, it should be noted that it can take several years from planning stage discussions before an upgrade is operational.

Where a reticulated sewerage system is not available, health and environmental concerns may arise if a site does not install and maintain an appropriate onsite wastewater system to service the workforce and the development.

In situations where on-site wastewater systems are proposed, such as septic tanks or aerobic treatment units, it is essential to conduct a Site and Soil Evaluation report as per AS 1547 (2000) at the lot and subdivision level. In all cases, lot sizes will need to be able to accommodate the wastewater generated on-site within their boundaries.

To ensure the Department of Health is satisfied that there will be appropriate provision of wastewater disposal systems, a proponent is required to provide written evidence/details on the predicted occupant size, trade waste type/quantities and whether the development will be:

- Connected to a reticulated sewerage system. If so:
 - Detail what is the capacity of the local reticulated mains to handle the increase in generated wastewater volumes, and/or
 - Details of future proposals to upgrade the reticulated sewerage system or the wastewater treatment plant, or
- Connected to an onsite wastewater system. If so:
 - Provide a Site and Soil Evaluation Report as per AS 1547 (2000) at the lot and development level;
 - Provide groundwater levels and soil type;
 - Type of onsite wastewater system proposed e.g. septic tanks, aerobic treatment unit, etc.;
 - The location of the onsite wastewater disposal system in proximity to office/ traffic and parking/ accommodation and other facilities
 - Whether sufficient area is available to accommodate onsite wastewater treatment systems and the effluent disposal area required. Developers should note that some proposals have been constrained due to insufficient area for on-site effluent disposal.

Drinking water

A safe and potable supply of drinking water is essential for all. Detailed consideration needs to be given to how many people will need access to drinking water and how drinking water will be supplied during construction activities and ongoing operational phases. In situations where connection to a drinking water supply through a licensed provider (scheme water) is not available, consideration must be given to alternative drinking water systems. DOH approval is required for such systems.

To provide an alternative drinking water system, written evidence/details are to be provided on:

- Drinking water volumes required;
- How drinking water will be provided to the development;
- The commitment to comply with the *Australian Drinking Water Guidelines 2011* (2011 ADWG), as published by the National Health & Medical Research Council;
- The establishment of a Drinking Water Quality Plan including a drinking water quality monitoring program for chemical and microbiological analysis), and
- Routine evaluation of the 12 elements of the Drinking Water Quality Plan.

Where rainwater is proposed as the main source of potable water, consideration must be given to WA's decreasing rainfall patterns. In addition, depending on the proximity of the estate to agricultural and other industrial sites, there is the potential for roofs to act as a funnel and capture dust, chemicals and spray drift residues that may concentrate in the rainwater tank. Rainwater monitoring and other mitigation strategies will be required to ensure public health is not compromised.

Non-drinking water (recycled water or alternative water supplies)

The Department of Health supports non-drinking water schemes as a sustainable and beneficial option to manage water resources. However, serious health implications may result if non-drinking water systems (in particular recycled water) are not appropriately installed and managed.

Written evidence/details should be provided to the Department of Health on:

- The proposal/concept for a recycled water scheme, prior to implementation.
- The volumes of non-drinking water produced/required
- The treatment of the non-drinking water to a level that is fit for purpose
- The commitment to implementation of the relevant Australian Guidelines for Water Recycling (AGWR):
 - AGWR - Phase 1 (2006);
 - AGWR - Phase 2: Stormwater Harvesting and Reuse (2009), and
 - AGWR - Phase 3: Managed Aquifer Recharge (2009).
- The establishment of a Recycled/Alternate Water Quality Plan including the water quality monitoring program
- Routine evaluation of the 12 elements of the Recycled/Alternate Water Quality Plan.

DOH cannot support mandatory recycled water re-use for a development. Rigid sustainability targets may not recognise that some areas are just not suitable for garden or grey-water re-use, due to potential issues such as the height of the groundwater table, proximity to wetlands, small lots sizes for instance.

Hazard Management

Vector borne diseases (mosquito management)

Mosquito populations and the types of mosquito-borne diseases vary across WA. Existing habitats such as wetlands can support extensive mosquito populations and can cause serious nuisances to humans who may reside within these areas, as well as increase the chance of people contracting debilitating or potentially life threatening mosquito-borne diseases.

New industrial estates may be proposed in areas that are not suitable for humans to live. Re-contouring the land and installing infrastructure can create new habitats for mosquitoes to breed.

To minimise the risk of mosquito-borne disease and breeding sites, a proponent needs to provide written evidence of the following:

- Existing breeding locations within close proximity to the proposed development, and the extent of known mosquito-borne disease risk and nuisance levels from biting insects.
- Commitment to develop and implement a mosquito management plan that provides strategies for managing mosquito breeding sites during construction and ongoing operational phases of the development and for minimising the exposure of future occupants to adult mosquitoes.
- Commitment to locate, design and maintain any proposed man-made water bodies (e.g. constructed wetlands, vegetated swales and other stormwater infiltration infrastructure) in accordance with the Chironomid midge and mosquito risk assessment guide for constructed water bodies (Midge Research Group, 2007).

Nuisance insects (including stable fly)

Consideration needs to be given to other nuisance insects such as stable fly that may cause health concerns to future workers and occupants.

Stable fly can be a significant public health concern and is generally a problem surrounding rural activities such as agriculture, irrigated horticulture, animal industries, dairies and piggeries.

Consequently, incoming industrial occupants may be exposed to nuisance fly breeding and infestation that can be associated with surrounding activities.

Stable flies are an aggressive, biting, blood sucking fly that attacks livestock, domestic pets and humans in search of a blood meal. The primary host animals are cattle and horses which are normally 'accessible' to stable flies in a rural environment. The repeated biting attacks can cause considerable suffering and distress to animals and in some cases, cause death. Whilst this is not strictly a public health issue it can be a significant nuisance to residents and cause suffering and annoyance to livestock and domestic pets.

Stable fly breeding has been known to be a problem in the Shires of Harvey, Gingin, Murray, Serpentine/Jarrahdale, and in areas that have mixed agriculture and horticultural activities.

One of the main sources of breeding has been the use of poultry manure for vegetable production on the Swan Coastal Plain. It is also known that stable flies also breed prolifically in rotting vegetable material, other manures, animal bedding and feed (if left exposed to the elements).

To minimise health risks associated with nuisance insects it is recommended that the proponent undertakes land-use surveys within a 5-10 kilometre radius of the proposed estate to ascertain activities that may pose a risk from nuisance fly breeding, particularly if there are known stable fly problems in the area.

If any such activities are identified then effective management plans should be developed in consultation with the landowners on which the activities occur.

Pest management

All developments are likely to attract pests such as mosquitoes, cockroaches, rats and feral animals, which need to be controlled to prevent health concerns for the surrounding community.

Written evidence should be provided on the intention to develop and implement a pest management plan that appropriately controls pests and minimises any use of pesticides in the control of insect pests, weeds and feral animals where appropriate..

Pesticide use

There are general requirements for pests (weeds, weed pathogens, vermin, vectors, feral animals etc.) control on industrial estates and open areas in residential estates. Appropriate training and licenses are required in accordance with the *Health (Pesticides) Regulations 2011* to apply pesticides (insecticides and herbicides)

Written evidence should be provided on the intention to control pests by employing the use of contractors who are appropriately trained and hold a current Pest Management Technician Licence and be employed by a Registered Pest Management Business.

If a proponent wishes their own employees to apply pesticide(s) as part of their Pest Management Program, then the employees should be provided with sufficient knowledge, skills, training and the personal protective equipment to safely apply the pesticide(s). The pesticides available to non-licensed individuals may differ in formulation and strength which should be considered when developing a pest management plan.

Contaminated sites

Industrial estates may be proposed on land that is potentially contaminated from previous or existing land uses. Contamination may be of ground and surface waters and soil, and result from the release of hazardous substances associated with industrial and commercial activities, poor asbestos removal practices or dumping, or the distribution of acid sulphate soils.

If a site is suspected of or known to be contaminated it will need to be reported to the Department of Water and Environmental Regulation (DWER) in accordance with the *Contaminated Sites Act 2003*.

DWER will assess and classify the site if necessary, which may trigger a formal process of site investigation and/or clean-up. The aim of this work is to ensure that any contamination does not present an unacceptable risk to the environment or to people.

Acid sulfate soils

Acid sulfate soils (ASS) are naturally occurring soils and sediments containing iron sulfides, most commonly pyrite.

When ASS is exposed to air the iron sulfides in the soil react with oxygen and water to produce a variety of iron compounds and sulfuric acid. Initially a chemical reaction, the process is accelerated by soil bacteria. The resulting acid can release other substances, including heavy metals, from the soil into the surrounding environment.

The production of hydrogen sulphide gas from ASS is also a concern for public health.

Further queries on contaminated sites and ASS should be directed to the DWER Contaminated Sites Branch. DWER will request DOH advice on human health issues and public risk related to contaminated sites and ASS as required.

Radiation safety

Power lines, electromagnetic fields and health

The magnetic field from a power line can vary widely because the current in the wires depends on the amount of power consumed. On the other hand, the electric field from a power line varies very little because the voltage essentially remains constant.

Electric and magnetic fields are also different in the way they interact with our bodies. Electric fields have very little penetration, while magnetic fields can penetrate to our inner organs.

The strongest electromagnetic fields (EMFs) are found around those major transmission lines that carry the highest voltages and currents. EMFs are also present around suburban distribution systems that, although at much lower voltages, still carry large currents.

Each power line runs along a corridor of land called an easement. The width of the easement is determined by a number of factors, including the electrical load on the line. The widest easements,

naturally, are given to the lines with the highest loads e.g. an easement width of 60 metres is typical for 330kV lines.

Public access to an easement is permitted, but building and long-term occupation are not. At the edge of an easement, the EMFs are appreciably lower than they are in the centre. The World Health Organisation limits are not exceeded anywhere within easements; the EMFs outside easements are consequently well below these limits.

On this basis, there is no reason to discourage either Industrial development that borders power line easements, or short term recreational activity within easements.

The Radiation Safety Act and Regulations specify maximum exposure limits for non-ionising emissions from radiofrequency radiation, ultraviolet radiation and electromagnetic fields from power lines and electronic equipment. Where a potential hazard in this area may arise, the Radiation Health Unit can provide advice on determining compliance to the relevant standards or guidelines.

Climate change – health considerations

It is now known that our changing climate presents a significant and emerging threat to public health. While efforts to mitigate the effects of climate change are occurring on a global level some individual and communities will also need to adapt to changing environmental conditions to stay healthy. Emerging public health impacts of climate change include heat waves and other extreme weather events and a reduced water supply. Some relatively simple strategies that developers can employ to mitigate public health impact of climate change include.

Heat waves

- Reducing the effect of heat stress through industrial and residential design plans which retain natural vegetation and trees that help to cool industrial and urban environments.
- Considering building material with low albedo effects and
- Employing passive solar designs for buildings.

Extreme weather related health effects

- Developments should not be located in flood plains and should be designed to withstand extreme weather conditions.
- In bushfire prone areas, industrial and residential developments should comply with local planning authority requirements. Such requirements may prevent development in fire prone areas or may require developers to abide by particular building codes and occupants to develop fire protection plans.

Water consumption

- Consideration should be given to the supply and use of water, particularly in regional areas, and adopting approved methods to reduce water demand and reuse grey or waste water.

Features of Industrial Estates

Healthy built environments and Work force wellbeing

The Department of Health supports strategies that create an industrial estate that supports physical activity and healthy eating for workers and visitors.

Key principles in designing the built environment can contribute to the health and wellbeing of the industrial estate. There are a number of key principles that can be adopted or adapted to suit the level of industry; heavy industry may have different requirements compared with light industry.

- Mixed land-use integrated with transport.
- Accessible, convenient and safe active transport (walking, cycling and public transport).

- Well connected streets, pathways and walking/cycling routes.
- An attractive and welcoming industrial form.
- Safe and accessible places for all users.
- Parks and open space with a mix of formal and informal physical activity uses and gardens.
- Supporting infrastructure that encourages physical activity e.g. lighting, bike lockers and shade.
- Easy access to healthy food

Workforce wellbeing is the prerogative of the individual facilities and businesses within an industrial estate however planners and developers have an opportunity to promote health and wellbeing through land-use planning. When these design principles are integrated and applied correctly a range of health, social, economic and environmental benefits will follow. It can improve the wellbeing of the workforce and attract future investment.

The modern workforce is relatively more health conscious and selective in what they consume. Varied and nutritious food options for the workforce and visitors to an industrial estates to be encouraged. A proponent should consider:

- How food will be supplied and transported safely to the site.
- If the industrial estate/development is to incorporate a food business (lunch bar, etc.) then such businesses will need to comply with the *Food Act 2008*, associated standards, regulations and guidelines.

Disaster preparedness and emergency management

Industrial estates vary in size and complexity and it is a key requirement that an emergency plan is tailored to each facility within the estate. A less hazardous facility may require simple plan compared with a more hazardous facility.

Industrial activities/accidents can result in fires, blasts and other explosions that can cause emissions to air, water and soil to the surrounding areas. Industrial estates in close proximity to residential areas may require a different level of emergency medical response and disaster recovery compared with industrial estates that are located in isolated or remote areas.

Emergency medical response and emergency disaster recovery plans address not only internal emergencies (worksite accidents, etc.) but also external threats such as bush fire, cyclones, floods, etc. Access/egress to the industrial site or estate may be compromised during an emergency and /or disaster.

Safe Work Australia has developed a *Guide for Major Hazard Facilities: Emergency Plans*.

This guide is available for download from the Safe Work Australia website:

<http://www.safeworkaustralia.gov.au/sites/SWA/about/Publications/Documents/667/Emergency%20Plans.doc>

Community Consultation

DOH regards community consultation as an important component of activities undertaken during the planning stages for new development. Community consultation provides important opportunities to develop two-way relationships between industry and communities affected by planning decisions. DOH has developed a guide to assist proponents engage with communities.

Public Health consultation: a guide for developers.

http://www.public.health.wa.gov.au/2/1397/2/community_consultation.pm

Further information

The Public Health Division (Environmental Health Directorate) of the Department of Health of Western Australia has a range of health resources and experts who can provide advice on improving the health outcomes of Industrial estates, precincts and developments. For further information visit: www.health.wa.gov.au



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Lainy Collisson

From: BATTY, Steven <Steven.BATTY@dmirs.wa.gov.au>
Sent: Friday, 30 October 2020 3:56 PM
To: Greater Bunbury Region Scheme
Subject: Greater Bunbury Region Scheme Amendment 0060/41 - Waterloo Industrial Expansion Area - Shire of Dardanup
Attachments: 000216.Steven.BATTY.pdf; A0785_201901_GBRS Amendment 0060_41_Waterloo Industrial Expansion Area _Dardanup.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange category

Your Ref: RLS/0866
Our Ref: A0785/201901

Dear Brad Meredith/Veronica Martin

Greater Bunbury Region Scheme Amendment 0060/41 - Waterloo Industrial Expansion Area - Shire of Dardanup

Please find attached our letter of comment.

Yours sincerely

Steven Batty | Senior Geologist
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Government of Western Australia
Department of Mines, Industry Regulation and Safety

*We're working for
Western Australia.*

We acknowledge Aboriginal and Torres Strait Islander people as the Traditional Custodians of this land 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/0866
Our ref A0785/201901
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Bunbury WA 6230

Dear Brad Meredith/ Veronica Martin

GREATER BUNBURY REGION SCHEME AMENDMENT 0060/41 - WATERLOO INDUSTRIAL EXPANSION AREA - SHIRE OF DARDANUP

Thank you for your letter dated 16 September inviting comment on the above proposal for Greater Bunbury Region Scheme (GBRS) Amendment 0060/41 - Waterloo Industrial Expansion Area - Shire of Dardanup. The follow comments are made.

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

The proposal area is overlain by Petroleum Exploration Permit EP 496 held by Bunbury Energy Pty Ltd. However, due to the size of the EP, this is not considered to be a hindrance for (GBRS) Amendment 0060/41.

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

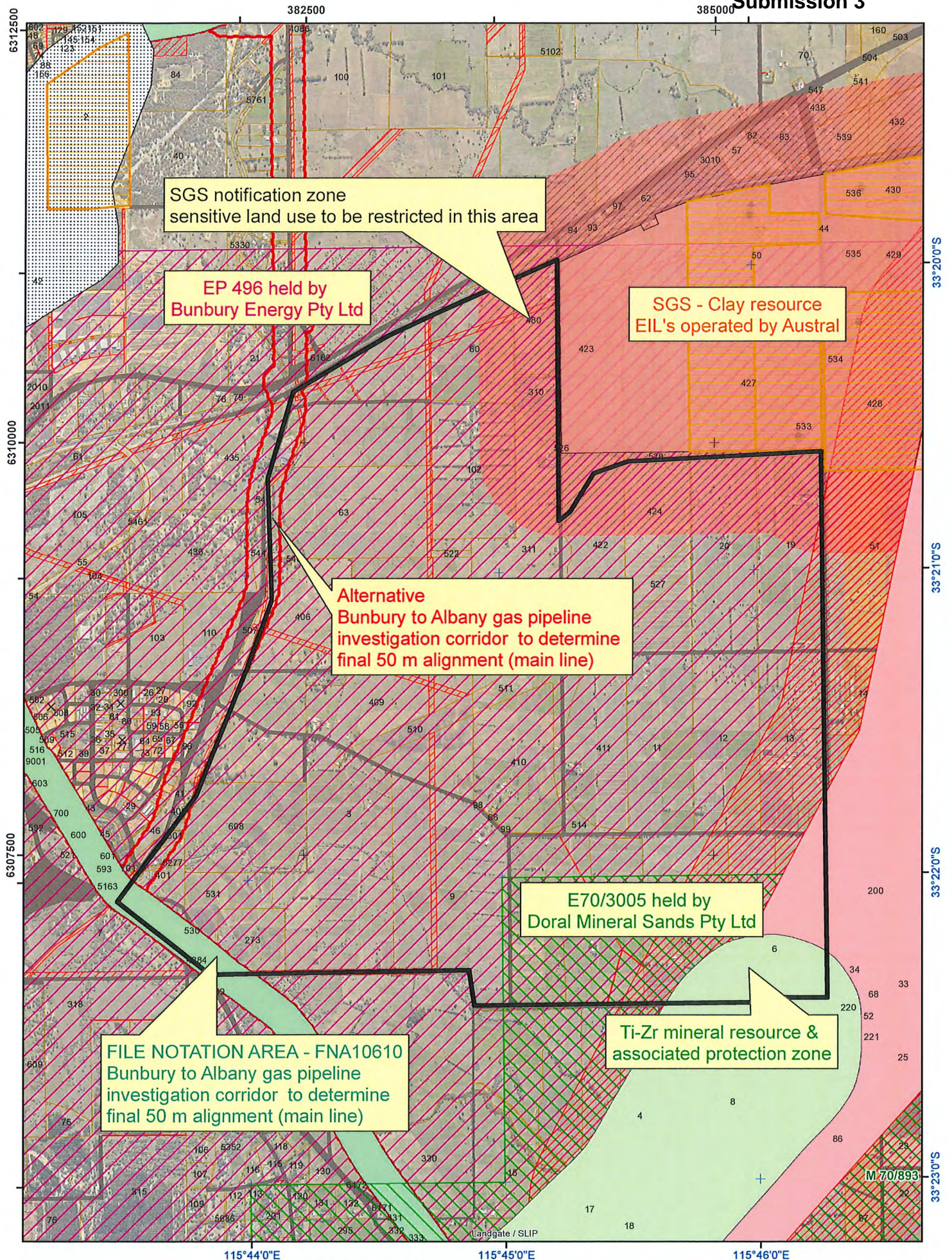
The proposal also affects Exploration Licence E70/3005 held Doral Mineral Sands. Known heavy mineral sands are in proximity to Lots 3 and 6 in the south-east corner of the area which have potential for future heavy mineral sands mining (Titanium-Zircon). Any sensitive land use development within this area could pose an issue for future mining but this could be resolved by communication with the tenement holder and taking into account sequential land use.

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

Yours sincerely

Samantha Carter

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



A0785/201901 -GBRS Amendment 0060/41
 Basic Raw Materials (BRM) - Tenure
 PGERA67

GBRS Amendment 0060/41 - Waterloo Industrial
 Expansion Area - Shire of Dardanup
 File No : RLS/0866
 DMIRS File No : A0785/201901

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

Lainy Collisson

From: Kelly Beauglehole <kellyb@harvey.wa.gov.au>
Sent: Tuesday, 10 November 2020 11:24 AM
To: Greater Bunbury Region Scheme
Subject: 20/32352: GBRS Amendment 0060/41
Attachments: GBRS 0060-41 Waterloo Industrial Expansion Area Amendment - Submission Form.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning,

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

Kind Regards,

Kelly Beauglehole
Senior Planning Officer

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



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

Submission

Greater Bunbury Region Scheme Amendment 0060/41

Waterloo Industrial Expansion Area

OFFICE USE ONLY

SUBMISSION NUMBER

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

Name Shire of Harvey
 Address PO Box 500 Harvey WA (PLEASE PRINT CLEARLY) Postcode 6220
 Contact phone number 9729 0341 Email address shire@harvey.wa.gov.au

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

...The Shire of Harvey notes the Greater Bunbury Region Scheme Amendment
 ...for the Waterloo Industrial Expansion Area and advises that it has no
 ...objections on the basis that the Scheme Amendment is prepared in accord
 ...with the Greater Bunbury Region Strategy (as amended) and will facilitate the
 Waterloo Industrial Park District Structure Plan 2020.

turn over to complete your submission

Hearing of submissions

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

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

Please choose one of the following:



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

OR



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

I will be represented by:



Myself – My telephone number (business hours):

or



A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:



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

OR



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

You should be aware that:

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

To be signed by person(s) making the submission

Signature

K. B. L.

Date10/11/2020.....

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

Response ID ANON-2Q5T-BE7V-Z

Submitted to Greater Bunbury Region Scheme Amendment 0060/41 Waterloo Industrial Expansion Area
Submitted on 2020-12-11 14:45:18

Submission

1 What is your first name?

First name:
Jade

2 What is your surname?

surname:
Lam Sin Cho

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

Yes

4 What is your email address?

Email:
jade.lamsincho@pta.wa.gov.au

5 Postcode

postcode:
6000

6 Do you support/oppose the proposal?

Support

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

Submission:

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

Regards
Jade Lam Sin Cho
Senior Planning and Development Coordinator | Infrastructure Planning & Land Services
Public Transport Authority of Western Australia
Level 4, Public Transport Centre, West Parade, Perth, 6000
PO Box 8125, Perth Business Centre, WA, 6849
Tel: (08) 9326 2473
Email: jade.lamsincho@pta.wa.gov.au | Web: www.pta.wa.gov.au

File upload:

No file was uploaded

8 Please choose one of the following:

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

Additional information

13 You should be aware that:

Lainy Collisson

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Tuesday, 24 November 2020 10:12 AM
To: Karen Stewart
Cc: Greater Bunbury Region Scheme
Subject: Greater Bunbury Region Scheme Amendment 0060/41 Waterloo Industrial Expansion Area - DFES Response

DFES Ref: D18196
Your Ref: RLS/0866

Dear Ms Stewart,

I refer to your letter dated 15 September 2020 in relation to the referral of Greater Bunbury Region Scheme Amendment 0060/41 Waterloo Industrial Expansion Area.

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

Given the proposal seeks to rezone various lots within the locality of Waterloo from the Rural Zone to the Industrial Deferred Zone, the proposal 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 proposal.

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.

Regards,

Craig Scott
Senior Land Use Planning Officer | Land Use Planning

Emergency Services Complex | 20 Stockton Bend Cockburn Central WA 6164
T: 08 9395 9713 | **E:** advice@dfes.wa.gov.au | **W:** dfes.wa.gov.au

Lainy Collisson

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

Good afternoon,

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

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

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

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

Murray Connell

Manager Development Services

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



"This message contains privileged and confidential information intended only for the use of the addressee or entity named above. Use of this information beyond this intended use is unauthorised"

Our Ref: STP-R0631354

BS:db

T: 9724 0349

brenton.scambler@dardanup.wa.gov.au

9 May 2019

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

Attn: Mr Brod Meredith

Dear Mr Meredith

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

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

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

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

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

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

2. Infrastructure Coordination

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

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

3. Opportunities for Sustainable Water Sources – Reclamation and Reuse

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

4. Development Contribution Plans

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

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

5. *Staging of the Development Front*

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

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

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

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

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

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

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

Yours sincerely



MR ANDRÉ SCHÖNFELDT
Chief Executive Officer

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

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

Overview

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

Background

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

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

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

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

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

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

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

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

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

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

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

Legal Implications

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

Strategic Community Plan

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

Environment

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

Precedents

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

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

Budget Implications - None.

Budget – Whole of Life Cost - None.

Council Policy Compliance - None.

Risk Assessment

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

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

Officer Comment

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

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

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

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

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

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

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

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

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

Council Role - Advocacy.

Voting Requirements - Simple Majority.

Change to Officer Recommendation - No Change.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

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

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

CARRIED
8/0

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

Submission**Greater Bunbury Region Scheme Amendment 0060/41****Waterloo Industrial Expansion Area**

OFFICE USE ONLY

SUBMISSION NUMBER

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

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

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

Refer to attached email

turn over to complete your submission

Hearing of submissions

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

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

Please choose one of the following:



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

OR



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

I will be represented by:



Myself – My telephone number (business hours):

or



A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:



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

OR



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

You should be aware that:

- The Hearings Panel is **NOT** a decision making body. Information presented at the hearings will be forwarded to the WAPC for consideration in determining the recommendation for the proposed amendment.
- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the Act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
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To be signed by person(s) making the submission

Signature

Date

14/12/2020.

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

Lainy Collisson

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

Hi Daniel/Paul,

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

Regards Owen

From: MCLEAN Owen (PRPM)
Sent: Thursday, 10 December 2020 10:09 AM
To: DAVIES Paul (Con) <paul.davies@mainroads.wa.gov.au>; NAUDE Daniel (RCPM) <Daniel.Naude@mainroads.wa.gov.au>
Subject: Wanju and Waterloo - GBRS Amendment

Hi Paul/Daniel,

Draft comments as follows. I'm meeting Brod at 1pm today for some other work where I'll run him through these to gauge how best to deal with some of them (some may be FYI only or for further detailed discussion with DPLH/LGA?).

Wanju:

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

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

- Further discussion may be required should a rail station be proposed around SW Hwy/the rail corridor (earlier plans showed a potential station). Coordination of suitable access to SWH and Wanju is a key consideration;
- Potential connection of Waterloo Rd with the South-Eastern corner of Wanju (consideration of long term grade separation over SW Hwy) as recent modelling of future traffic between Wanju and Waterloo is showing significant traffic using BORR and the associated SW Hwy interchange. Ideally access between Waterloo and Wanju would be encouraged separately from BORR.

Waterloo:

- Following recent BORR planning as well as a review of the Great Bunbury road network/traffic modelling, a proposed 4-lane north-south link road within the original BORR North GBRS PRR corridor is being investigated between Waterloo and Forrest Hwy. Recent thinking suggested having a major north-south link through the proposed residential area of Wanju (and adjacent to school sites/playing fields) is not desirable given projected traffic volumes and therefore an alternative to the west of Wanju is under consideration. The scale of this road would be lesser than the original BORR concept, however significant local traffic and industrial movements are anticipated requiring a 4-lane link with well controlled access/major intersections. Suitable connections with Forrest Hwy, SW Hwy, a flyover of the freight rail and linkages to areas within Waterloo will be considered as part of this work;
- Reinforcing the importance of intersection strategies and consolidation of intersections within Waterloo (including the Martin-Pelusey north-south link and other internal roads) to facilitate large/long vehicle movements while managing safety, access and adequate connections. Consideration that no direct property access should be considered for key routes within Waterloo Industrial Area to maximise efficiency of heavy vehicle movements (and to maximise the attractiveness of this strategic development for major operators). An access strategy should be considered for the Waterloo road network;
- Consideration of a suitable design vehicle utilising the Waterloo road network (36.5m vs 27.5m) noting BORR provides for 36.5m vehicles. Long vehicles require careful consideration of intersections standards, intersection spacing, acceleration/deceleration and safety;
- Staging for the BORR requires consideration with regard to Waterloo, including whether the Wireless Road interchange is a flyover, partial or full connection in the first instance and potential implications of this on the Waterloo/Picton South road networks;
- Potential connection of Waterloo Rd with the South-Eastern corner of Wanju (long term grade separation ideally) as modelling of future traffic between Wanju and Waterloo is showing significant traffic using BORR and the associated SW Hwy interchange. Ideally access between Waterloo and Wanju would be dealt with separately from BORR.

Regards

Owen McLean

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

Lainy Collisson

From: Daniel Wong <daniel.wong@dwer.wa.gov.au>
Sent: Monday, 14 December 2020 12:25 PM
To: Greater Bunbury Region Scheme
Subject: Greater Bunbury Region Scheme Amendment 0060/41 for Waterloo Industrial Expansion Area (DWER ref: PA 037115 , RF14401~10 ; WAPC ref: RLS/0866)
Attachments: GBRS 0060-41 Waterloo Industrial Expansion Area Amendment - Submission Form.pdf

14th December 2020

Our Reference: PA 037115 , RF14401~10

Your Reference: RLS/0866

To: Western Australian Planning Commission

From: Department of Water and Environmental Regulation

Attention: Brod Meredith and Veronica Martin

RE: Greater Bunbury Region Scheme Amendment 0060/41 for Waterloo Industrial Expansion Area

Dear Brod and Veronica,

Please find attached the completed submission for to the Greater Bunbury Region Scheme Amendment 0060/41 (major amendment): Waterloo Industrial Expansion Area Amendment Report

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

This proposal involves the amendment of the existing zoning of the subject land from the Rural Zone to the Industrial Deferred Zone under the GBRS.

Section 3 of the above scheme amendment states that the transfer of land from the Industrial Deferred zone to an Industrial zone would require evidence of a draft Local Structure Plan, and the transfer can be requested by either the landowner, the local government or any public authority.

Section 3 Staging of the Waterloo Industrial Park District Structure Plan (February 2020) states that for development to occur within a particular precinct a local structure plan will be required to be prepared for that area, assumed to mean the entire precinct area rather than individual land parcels being considered for more imminent development by a landholder

If this requirement is not made clear, then the development may be expected to occur in a piecemeal fashion and from a water and environmental perspective is highly likely to result in poor outcomes in the future.

Thank you.

Yours sincerely,

Daniel Wong

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

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

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

Submission
Greater Bunbury Region Scheme Amendment 0060/41
Waterloo Industrial Expansion Area

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

OFFICE USE ONLY

SUBMISSION NUMBER

Name DANIEL WONG
(PLEASE PRINT CLEARLY)
Address 35-39 McCombe Road, Bunbury Postcode 6230
Contact phone number 97264113 Email address daniel.wong@dwer.wa.gov.au

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

This proposal involves the amendment of the existing zoning of the subject land from the Rural Zone to the Industrial Deferred Zone under the GBRS.
Section 3 of the above scheme amendment states that the transfer of land from the Industrial Deferred zone to an Industrial zone would require evidence of a draft Local Structure Plan, and the transfer can be requested by either the landowner, the local government or any public authority.
Section 3 Staging of the Waterloo Industrial Park District Structure Plan (February 2020) states that for development to occur within a particular precinct a local structure plan will be required to be prepared for that area, assumed to mean the entire precinct area rather than individual land parcels being considered for more imminent development by a landholder.
If this requirement is not made clear, then the development may be expected to occur in a piecemeal fashion and from a water and environmental perspective is highly likely to result in poor outcomes in the future.

turn over to complete your submission

Hearing of submissions

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

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

Please choose one of the following:



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

OR



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

I will be represented by:



Myself – My telephone number (business hours):

or



A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:



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

OR



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

You should be aware that:

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

To be signed by person(s) making the submission

Signature Daniel Wong Date 14 Dec 2020

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

Development Services 629 Newcastle Street Leederville WA 6007 PO Box 100 Leederville WA 6902 T (08) 9420 2099 F (08) 9420 3193



Your Ref: RLS/0866)
 Our Ref: 57121865 (RPS370093)
 Enquiries: Brett Coombes
 Direct Tel: 9420 3165
 Fax: 9420 3193

16 December 2020

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

Attention: Brod Meredith; Veronica Martin

**Greater Bunbury Region Scheme Amendment 0060/41
 Waterloo Industrial Expansion Area**

Thank you for your letter of 15 September 2020 inviting comments on the GBRs amendment to rezone land in the Waterloo area from 'Rural' to 'Industrial Deferred'.

It is noted that the WAPC will require, among other things, that future developers of land in the Waterloo industrial expansion area obtain agreement with a licensed service provider/s regarding staging and financing of services. As outlined in the *Waterloo Industrial Park DSP* (February 2020) and supporting studies, these matters and the appointment of a water and wastewater service provider should be addressed prior to the local structure planning stage in order to avoid piecemeal approaches to servicing.

Existing customers in the Picton and Waterloo areas are currently provided with water by Aqwest. Fit for purpose water supply options for irrigation and other purposes in the future Waterloo industrial area have been considered as part of the *Water Servicing Report (GHD, 2018)*. The feasibility of these water servicing options will need to be further investigated and embedded in the local structure plans.

The land in Waterloo and the adjoining Wanju urban expansion area to the north is mostly flat and low lying and remote from available water storages. Existing Water Corporation headworks infrastructure (trunk mains, water storage tanks, distribution mains) servicing customers in the developed parts of Australind and Eaton do not have the capacity and height to also service Wanju and Waterloo. New headworks infrastructure will need to be planned and capital funding secured to service Wanju and Waterloo.

In view of the current rural nature of land uses, the Waterloo area is currently not serviced with reticulated sewerage. Existing industries in the adjoining Picton industrial area to the west are also not serviced with sewerage. The Waterloo land is remote from Water Corporation sewerage networks and is not currently included in the Corporation's long-term wastewater infrastructure planning for the greater Bunbury region. The land is located approximately 15km from the Corporation's Bunbury WWTP (Dalyellup).

In the event that a licensed wastewater service provider/s is nominated and agreed for the area, the appointed service provider will need to undertake more detailed engineering investigations to determine if and how the industrial area can be serviced with sewerage and the timing, staging and headworks funding arrangements for the wastewater infrastructure.

The Waterloo area is traversed by several open rural drains. These rural standard drains were not designed to take additional runoff from the proposed industrial land development. Under the Drainage Operating Licence conditions these drains may flood adjoining rural land for up to 72 hours. There are also downstream environmental conditions that need to be maintained. Runoff from the proposed industrial development will therefore need to be detained within the individual development sites and if necessary, within regional detention basins set aside within the industrial area. A District Water Management Strategy is required for the area in order to inform more detailed local water management strategies to accompany local structure plans.

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

A handwritten signature in black ink, appearing to read 'B. Coombes'.

Brett Coombes
Senior Urban Planner
Development Services

