

Wanju and Waterloo Advisory Group Meeting

Shire of Dardanup Council Chambers, 1 Council Drive, Eaton
Wednesday, 3 November 2021 | 5.00pm - 7.00pm

Meeting Notes

Attendance

Mr Krish Seewraj	-	DWER
Ms. Amy Walton	-	Main Roads
Mr. Scott Penfold	-	DPLH
Ms. Therese Hynes	-	Land Owner
Mr. Vincent Hynes	-	Land Owner
Ms. Joanna Hynes	-	Land Owner
Ms. Teresa Hynes	-	Land Owner
Ms. Serena Balaszczyk	-	Land Owner
Mr. Peter Manoni	-	Land Owner
Mrs. Jenny Trigwell	-	Land Owner
Ms Bernice Depiazzi	-	Land Owner
Mr Peter Bass	-	Land Owner

Observers

Cr Michael Bennett	-	Shire President (Chairperson)
Cr Mark Hutchinson	-	Elected Member
Mrs Susan Oosthuizen	-	Director Sustainable Development
Mr Theo Naude	-	Director Infrastructure
Mr Nathan Ryder	-	Manager Infrastructure, Planning and Design
Mrs Kathleen Hoult	-	Acting Personal Assistant, Sustainable Development

Apologies

Mr Andre Schönfeldt	-	Chief Executive Officer
Mr Aled Lewis	-	Harvey Water
Cr Tyrrell Gardiner	-	Elected Member
Mr. Ian Trigwell	-	Land Owner
Mr Peter Hynes	-	Land Owner
Mr. Rob Barnsy	-	Main Roads
Ms. Cate Gustavsson	-	DPLH

Welcome

Cr Michael Bennett, Shire President opened the meeting at 5:04pm and welcomed those in attendance and referred to the Acknowledgement of Country:

Acknowledgement of Country

The Shire of Dardanup wishes to acknowledge that this meeting is being held on the traditional lands of the Noongar people. In doing this, we recognise and respect their continuing culture and the contribution they make to the life of this region and pay our respects to their elders, past, present and emerging.

GBRS Amendments – Susan Oosthuizen

Mrs Susan Oosthuizen presented to the group and gave an update on the WANJU/Waterloo Greater Bunbury Regional Scheme Amendments. The purpose of this amendment (Gazette Notice below) was to rezone various lots from a Rural Zone to an Urban Deferred Zone to facilitate the Wanju District Structure Plan. The Following lots were rezoned:

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

PL402

PLANNING AND DEVELOPMENT ACT 2005
GREATER BUNBURY REGION SCHEME MAJOR AMENDMENT 0059/41
Wanju Urban Expansion Area
Outcome of Amendment

Ref: RLS/0865

It is hereby notified for public information that the Wanju Urban Expansion Area amendment to the Greater Bunbury Region Scheme (GBRS) has been submitted before both Houses of Parliament in accordance with the provisions of section 56 of the *Planning and Development Act 2005*.

2 November 2021

GOVERNMENT GAZETTE, WA

4943

This amendment, as depicted on Western Australian Planning Commission (WAPC) plan number 3.2754, is effective in the GBRS on and from the 16 September 2021.

Documents can also be viewed online at the Department of Planning, Lands and Heritage website www.dplh.wa.gov.au/gbrs

Ms SAM FAGAN, Secretary, Western Australian Planning Commission.

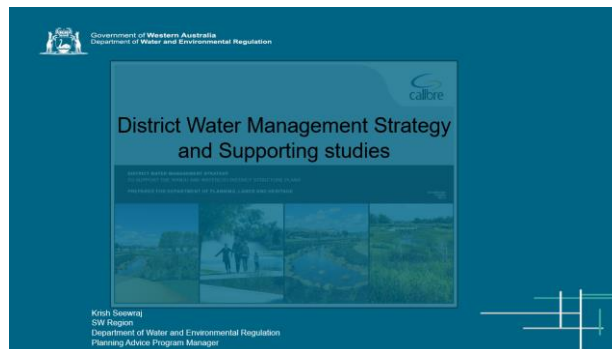
Waterloo GBRS amendment is now following the same process as Wanju and a Major Amendment (0060/41) for the Waterloo Industrial Expansion Area was tabled in Parliament Wednesday 8 September 2021. DPLH are still waiting on a response from Parliament of this decision. Should this amendment be rejected, the process would need to start again.

Update on District Water Management Strategy – Krish Seewraj - DWER

Krish Seewraj from Department of Water and Environmental Regulations provided a presentation on the updates to the District Water Management Strategy which supports the Wanju and Waterloo District Structure Plans (Link to the plans are here:

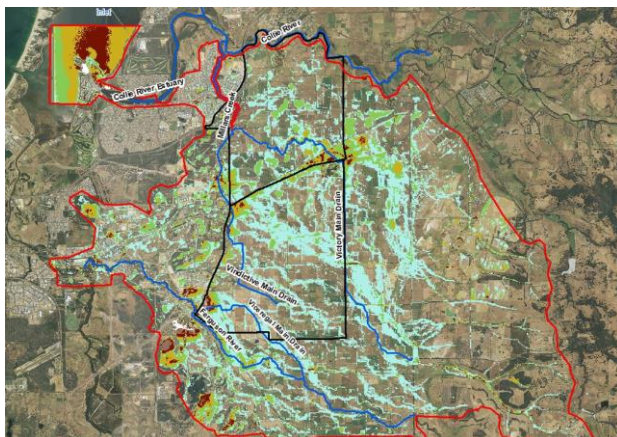
- [Wanju district structure plan 2020 \(www.wa.gov.au\)](http://www.wa.gov.au)
- [Waterloo industrial park district structure plan 2020 \(www.wa.gov.au\)](http://www.wa.gov.au)

DWER Presentation can be accessed by clicking the image below:



Some of the key issues identified include the following:

- Pictures that have been supplied (slide 7) have identified the areas of Wanju/Waterloo as high risk flooding areas and this has been demonstrated on numerous occasions.
- There needs to be a well-coordinated drainage plan to help manage the water movement and flood risk of this area. Ensuring an adequate design and structure of the water movement will ensure that the current and future users of the land will not be heavily impacted.
- Work to prepare for the development of the management strategy commenced in 2011. Installation of groundwater bores, surface water monitoring equipment was used to collect data on the volume and movement of the water. Collection of this data helped form and calibrate a model to understand where the flood risks were, the movement of water and identification of other areas of risk from these flooded areas (Slide 9)
- Slide 10 shows the profile of drainage and the mapping of the drainage lines and locations. In consultation with the structure plans DWER were able to design a central drainage system looking at drainage profiles, locations and levels. Future planning with the preparation of the “100 year event” in conjunction with the structure plans DWER were able to plan and map out construction and operation costs.



- From the collection of data and analysis two keys documents were able to be developed:

- Post Development Hydraulic Modelling (Stage 2 Report) which sets the controls points at precinct boundaries (levels and flow rates) to be applied at the next planning stage (creating a coordinated approach)
- Wanju Drainage Report – Costings and Temporary Drainage Management. This costings report will inform the Development Contribution Plan (DCP)
- Wanju is prompted as a green and liveable community, with regional playing fields, open spaces, schools and green corridors to encourage comfortable passive transport corridors. To enable such a development water is required for irrigation.
- Groundwater resources are all fully allocated requiring alternative sources to be investigated.
- Supporting Documentation for the design and plan for Wanju/Waterloo include:
 - Wanju/Waterloo Landscape Vision Plan
 - Pre-Feasibility Assessment of Fit-for-Purpose Water Supply options for Wanju and Waterloo Final Report.
- Further information can be obtained from the DWMS document which is going through final preparation before distribution on the DPLH and Shire’s website.

Questions were raised about where all the water is coming from. The optimal source of water identified in the studies was Harvey Water. There is ongoing issues with the salinity of the water and the designs of the public open spaces as the salinity of the water will affect the soil for the area so other turf and solutions would need to be looked at to combat the salinity of the water.

There has been discussions of a desalination plant been installed at Wanju to combat this issue. Having an option of a desalination plant at Wellington dam is an ongoing battle as the scale of the requirements, costs and ongoing maintenance is a moving target and as this is a state run location the costs and resources required is becoming more complicated.

There is no option to utilise Millars Creek. This section of water is too small and will affect the structure plan as well as impacts on the BORR.

Development Contribution Plan - Susan Oosthuizen

Mrs Susan Oosthuizen gave a quick update on the DCP with Council supporting a preferred tenderer for the Development of the Wanju and Waterloo DCP. Contract negotiations are currently underway.

A lead consultant with a consortium of sub-consultants will draft the DCP’s and related planning documentation which will comprise of the following:

- Draft the DCP for Wanju and Waterloo and related planning documents;
- Ongoing Implementation and Administration;
- Design and costing of Development Infrastructure;
- Design and costing of Community Infrastructure;
- Design and cost of Sustainable Alternative Infrastructure;
- Development of an Options Assessment/Analysis;
- Precinct Design and Public Realm Guidelines; and
- Drainage and Housing Typology Study.

Once the DCP’s are completed there will be public consultation with landowners.

Bunbury Outer Ring Road and Related Road Closures – Nathan Ryder

Mr Nathan Ryder, Manager Infrastructure, Planning and Design gave an overview of the BORR road closures and their expected timeframes to the group. The Presentation can be found by clicking the link below:



The group raised numerous concerns over the BORR's intention for some of the road closures and the way in which these will impact of the community and the residents who live on those affected roads.

Confirmation was sought that the roads that are listed for closure and especially for a large extensive time, residents wanted clarification that they would still be able access to and from their properties. Nathan advised that yes the roads would be still open for local traffic only under the guidance of traffic management.

The group raised concerns over the closing of Wireless Rd and its timing. Nathan advised that as per the report taken to council on the road closures ([25-August-2021-Confirmed-Minutes.pdf](#) (dardanup.wa.gov.au) (pg 80-81) that Wireless Rd connection to South Western Highway that the permanent removal of the connection will not happen until after the BORR project is completed and Wireless Rd is reopened from the South.

Ms Amy Walton from Main Roads advised that she would take a list of all the residents' concerns back to the BORR project team and provide a response back to the Shire. Ms Walton also mentioned that there is a Community Hub located at the following location below who have people onsite with updated plans who would be able to answer your concerns or queries in relation to the BORR project:

Maker + Co Collective
75 Victoria St
BUNBURY WA 6230

Opening Hours are Monday to Friday 9am to 5pm

Additional information in relation to the BORR could also be obtained from the Main Roads website at the following link: [Bunbury Outer Ring Road | Main Roads Western Australia](#).

Next Meeting

The next Wanju/Waterloo Advisory Group meeting dates are to be advised. Meeting closed at 6.30pm.