

## Some questions answered...

1. What are the plan's main proposals?
  - caters for new road access from Forrest Highway leading into South Moorlands, and an additional road link onto Robertson Drive
  - identification of land required serving as 'relief floodway'
  - confirms extent of land suitable for medium density housing
  - shows areas intended to become public open space and includes provision for a neighbourhood park / junior sports oval (shared with future school).
2. Why is there a new access off Forrest Highway and when will this be built?
  - the new access is required to improve vehicle movement and ease further congestion occurring at the existing intersection with Vittoria Road. Subject to funding, detailed design and implementation/construction will be undertaken by Main Roads WA.
3. What will happen to the Farmer's Market?
  - apart from the new access road that is expected to reduce congestion experienced at the current intersection, no other changes are proposed as part of this plan.
4. What is happening with the land opposite Farmer's Market?
  - development of the site will be subject to planning approval; the land area has been partially reduced in size to incorporate the proposed new access onto Forrest Highway.
5. Why is there a new access onto Robertson Road and when will this be built?
  - new development will result in an increased volume of traffic. Alternative access into and out of the area will help to disperse vehicle movement and reduce pressure on roads and junctions leading to Forrest Highway. Subject to funding, detailed design and implementation/construction will be undertaken by Main Roads WA once new development and increased vehicle numbers trigger sufficient need.
6. When will the residential land be developed?
  - the land is predominantly held in private ownership, and it will be up to individual landowners to decide when to pursue development.
7. When will the new school and shared sports oval/park be ready?
  - arrangements would begin to be put in place at the time land owners develop/subdivide their land. The Department of Education will determine when the development of a new primary school is justified / subsequently undertaken.



## Draft Glen Iris District Structure Plan (GIDSP) – Information Sheet

The Glen Iris District Structure Plan (Stage One) is a high level land use planning document that seeks to resolve a number of obstacles that have so far hindered attempts to develop parts of the Glen Iris area, and at the same time looks to address some issues of particular interest to the community.

Responding to feedback following engagement with the Glen Iris community, and taking on board existing land develop constraints key aspects of the GIDSP include:

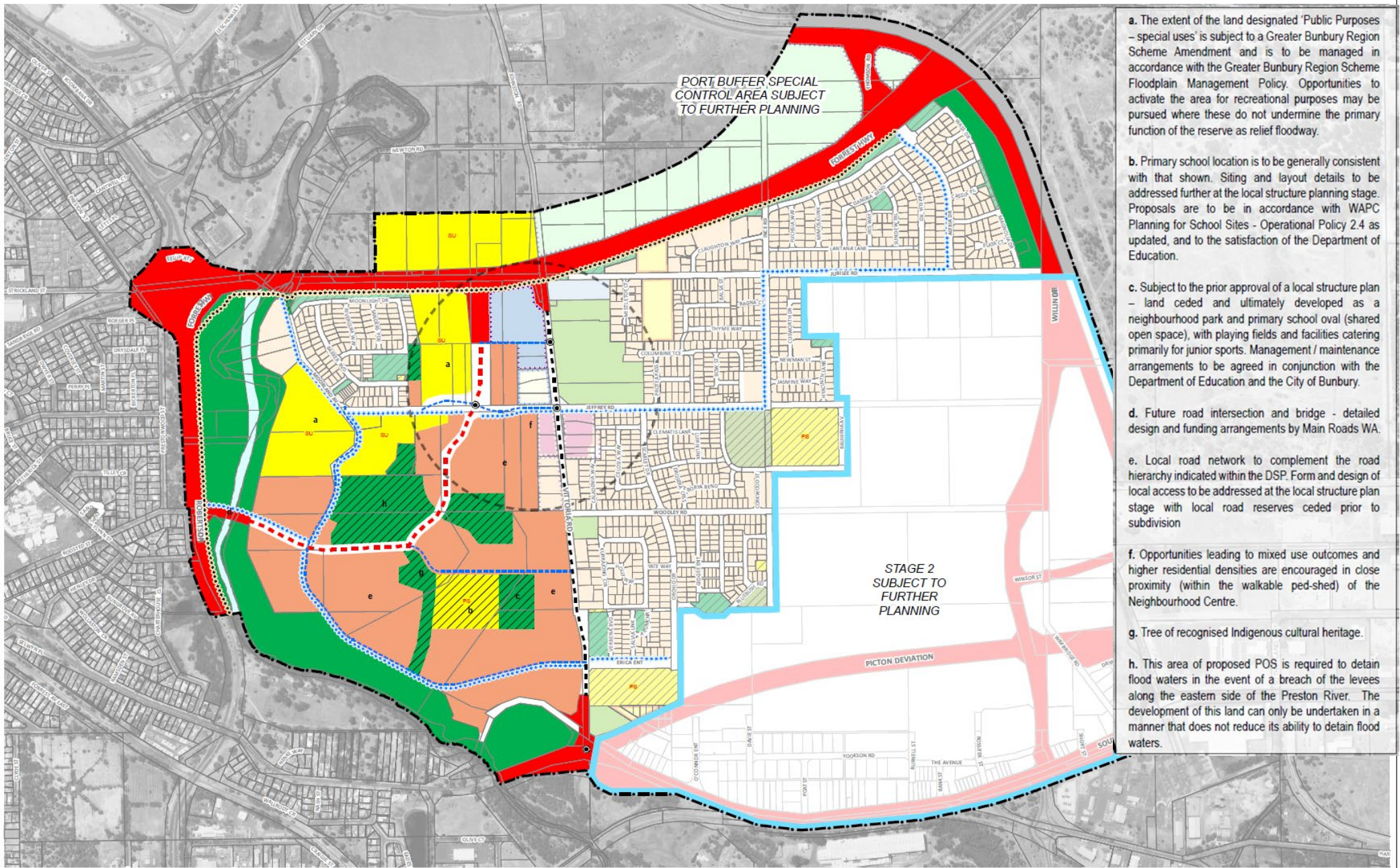
- addressing traffic management by improving existing road connections and accommodating additional entry points
- providing for a future network of internal local roads and cycle paths
- scope to pursue a range of medium residential densities that will provide a mix of housing styles, types and size
- supporting opportunities for higher residential densities and mixed-use development near to the commercial centre
- setting aside low-lying areas for flood relief
- identifying public open space and a neighbourhood park/sports ground
- foreshadowing the provision of a new government primary school.

The draft GIDSP is being advertised by the City of Bunbury for public comment from 2 August 2022 until **13 September 2022**.

To view the plan in full and for more information on how to make comments please visit the City of Bunbury website [www.bunbury.wa.gov.au](http://www.bunbury.wa.gov.au) (under Notices). Alternatively call in to the City of Bunbury Administrative Building on Stephen Street, Bunbury, during business hours (Tel: 9792 7049 or 9792 7000).

Following the public advertising period the proposal will be considered by Council and a recommendation then forwarded the State for a decision that will be issued by the Western Australian Planning Commission.

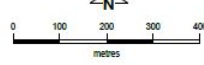




- a. The extent of the land designated 'Public Purposes – special uses' is subject to a Greater Bunbury Region Scheme Amendment and is to be managed in accordance with the Greater Bunbury Region Scheme Floodplain Management Policy. Opportunities to activate the area for recreational purposes may be pursued where these do not undermine the primary function of the reserve as relief floodway.
- b. Primary school location is to be generally consistent with that shown. Siting and layout details to be addressed further at the local structure planning stage. Proposals are to be in accordance with WAPC Planning for School Sites - Operational Policy 2.4 as updated, and to the satisfaction of the Department of Education.
- c. Subject to the prior approval of a local structure plan – land ceded and ultimately developed as a neighbourhood park and primary school oval (shared open space), with playing fields and facilities catering primarily for junior sports. Management / maintenance arrangements to be agreed in conjunction with the Department of Education and the City of Bunbury.
- d. Future road intersection and bridge - detailed design and funding arrangements by Main Roads WA.
- e. Local road network to complement the road hierarchy indicated within the DSP. Form and design of local access to be addressed at the local structure plan stage with local road reserves ceded prior to subdivision
- f. Opportunities leading to mixed use outcomes and higher residential densities are encouraged in close proximity (within the walkable ped-shed) of the Neighbourhood Centre.
- g. Tree of recognised Indigenous cultural heritage.
- h. This area of proposed POS is required to detain flood waters in the event of a breach of the levees along the eastern side of the Preston River. The development of this land can only be undertaken in a manner that does not reduce its ability to detain flood waters.

## District Structure Plan Map

Glen Iris



<b>Regional Reserves</b> (existing & proposed) [Green] Regional open space [Yellow] Public purposes - special uses [Red] Primary regional road [Grey] Railways [Blue] Waterways	<b>Local Reserves &amp; Zones</b> (as proposed) [Orange] Residential - medium density [Green] Public open space [Yellow with diagonal lines] Public purposes - primary school [Blue with diagonal lines] Service commercial [Purple with diagonal lines] SCA - Development area	<b>Other</b> [Red dashed line] Intergrator arterial road [Black dashed line] Neighbourhood connector road [Blue dashed line] Local road (indicative) [Blue dotted line] Casual bike route [Blue dashed line with dots] Commuter and recreational bike route [Blue dashed line with squares] 400m Ped shed	[Black circle] Roundabout [Black square] Cadastre [Black outline] Structure plan boundary [Blue outline] Stage Two boundary	<b>Local Reserves &amp; Zones</b> (existing as per LPS8) [Pink] Mixed use residential [Light blue] Neighbourhood centre [Green] Environmental conservation reserve [Light green] Private community purposes [Light green] Public open space	[Yellow] Public purposes [Yellow with diagonal lines] Public purposes - primary school [Orange] Residential [Light green] Rural [Blue] Service commercial [Light blue] Urban development [Purple with diagonal lines] SCA - Development area
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