



SHIRE OF
HARVEY



Ordinary Council Meeting

**Addendum to Item: 12.3.1 – Proposed Structure Plan
– Lot 401 Forrest Highway/Raymond Road, Roelands**

**Harvey Council Chamber
Tuesday, 16 December 2025
4PM**

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| Item No.: | 12.3.1. |
| Subject: | Proposed Structure Plan – Lot 401 Raymond Road, Roelands |
| Proponent: | Harley Dykstra (on behalf of Mr R. Gartrell) |
| Location: | Lot 401 Forrest Highway, Roelands |
| Reporting Officer: | Senior Planning Officer |
| Authorising Officer: | Director Sustainable Development |
| File No.: | P187/25, C291/01037 |
| Attachments: | <ol style="list-style-type: none"> 1. Structure Plan Report [12.3.1.1 - 258 pages] 2. Location Plan [12.3.1.2 - 1 page] 3. LPS 2 Modifications [12.3.1.3 - 1 page] 4. Summary of Public Submissions [12.3.1.4 - 246 pages] 5. Summary of Agency Submissions [12.3.1.5 - 13 pages] 6. 2002 Conceptual Plan of Subdivision [12.3.1.6 - 1 page] 7. Email from Applicant’s Planning Consultant [12.3.1.7 - 6 pages] 8. Statement 1 from the MLRR Residents Working Group [12.3.1.8 - 51 pages] |

The following additional information is provided in regard to Item 12.3.1

This is a second addendum to Item 12.3.1 – Proposed Structure Plan – Lot 401 Raymond Road, Roelands.

On Friday, 12 December 2025, Shire of Harvey (Shire) Officers and Elected Members received an email (refer **Attachment 7**) from the Applicant’s planning consultant (the Applicant). Shire Officers also received an email from the Meadow Landing River Ridge (MLRR) Residents Working Group (refer **Attachment 8**). Shire Officers can provide the following relevant information to the issues raised in the above-mentioned emails below:

Responses to Attachment 7: Email from Applicant’s Planning Consultant

Point 1 from the Applicant: The "Background" within the report makes no reference to the pre-lodgement meetings with the Shire’s planning officers or the presentation to the Concept Forum in February which, in my opinion received a significant amount of support for the development as proposed. It also fails provide information in relation to the change to the zoning from LPS1 to LPS2 and reasons for the modification.

Officer Response: The Officer’s report does discuss changes between Scheme 1 and 2 which is provided in the Officer’s Report, Background “Site History”:

The site was rezoned from “Special Residential” (SR14) to “Urban Development” in April 2024 following the gazettal of the Scheme. Noting that the Western Australian Planning Commission (WAPC) required all “Special Residential” zones to be changed to “Residential” with a low density code, Lot 401 was originally shown in the draft Scheme as “Residential” with an R5 coding to align with the additional provisions of SR14 under the now revoked District Planning Scheme No.1 which required minimum lot sizes of 2,000m2. Following a review of the draft Scheme by the WAPC, the zoning of the site was required to be amended to “Urban Development” (refer Attachment 3). The justification for the change at that time considered that due to the potential availability of reticulated sewerage to the site, an “Urban Development” zone would trigger the need for structure planning to enable comprehensive consideration of:

- *Servicing requirements*
- *Suitable residential density*
- *Visual and acoustic buffering to Forrest Highway*

- *Connectivity and interface with existing development*
- *Other relevant planning considerations.”*

Point 2 from the Applicant: Under the heading of Residential Density, the report states that officers have received verbal advice from the Water Corporation, confirming that the Water Corporation cannot require or insist properties within the sewerage areas to be connected to reticulated sewer. No details are provided of the Water Corporation Officer, or their position has been provided and if this has been followed up with written confirmation. This verbal advice contradicts written, site-specific advice, provided on two separate occasions to the project engineer by the Water Corporation. In this circumstance, as the site is within the Sewer Catchment Mapping and the PS in Treendale has been designed to accommodate the flow from the development of Lot 401, the provision of reticulated sewer would be a Water Corporation requirement, supported by the WAPC and applied as a condition of subdivision to future subdivision applications

Officer Response: This point is addressed in the previous Addendum. (See previous Addendum under heading “Sewer”):

“The requirement for sewer to be provided was discussed at length during the Applicant’s deputation, with Appendix ‘B’ of the Engineering Servicing Report being identified as written advice from the Water Corporation that indicates site must be connected to reticulated sewer. In the context of the Applicant’s query to the Water Corporation, the advice from the Water Corporation within the Engineering Servicing Report provides that “reticulated sewerage is not available to serve the subject area” and that if it is to be connected, it “will need to connect to the DN225 on the western side of the Forrest Highway”.

While the Western Australian Planning Commission (WAPC) may take a contrary view to that of the Shire Officers and require the new development is connected to sewer, Shire Officers consider that the justification provided by the Applicant is insufficient to warrant disregarding the impacts on amenity and other impacts to the existing estate that would be imposed by the creation of such a large number of very small lots. The largest of the proposed lots that would be created are less than one fifth the size of existing lots in the estate, with lot sizes ranging between 8% and 17% of the size of the lots in the existing development.”

Point 3 from the Applicant: The provision of reticulated sewer is determined in consultation with several agencies and not by the Water Corporation alone. While DWER and Department of Health were consulted during the advertising period, the officer’s report does not advise of follow-up comments sought from these agencies should the development not be serviced by reticulated sewer. It is very unlikely that these agencies together with DPLH would support a development in this location without the provision of reticulated sewer.

Officer Response: This point is not relevant at this stage. If Council adopts the Officer’s recommendation (option 3), the modifications will be referred to relevant agencies.

Point 4 from the Applicant: The site is in a Sewer Sensitive Area and being zoned Urban Development, a residential density has not been applied. Accordingly, the Government Sewer Policy states the minimum lot size for lots without connection to retic sewer is 1ha. This has been confirmed by DWER (see email attached). Given the site is capable of being connected to retic sewer, it is almost guaranteed it will be a requirement of development. No assessment or consideration has been made to Government Sewer Policy in the officer’s report.

Officer Response: Policies can be varied by the relevant decision makers. On-site disposal could be argued as appropriate under the Government Sewerage Policy (September 2019). This policy can be found at the following website

https://www.wa.gov.au/system/files/2021-06/POL-Government_Sewerage_Policy_2019September.pdf

Point 5 from the Applicant: Should onsite effluent disposal be implemented, the separation from groundwater requirements in the officer's report suggests that 0.5m of fill would be required. The requirement of 1.5m minimum separation from effluent disposal systems to groundwater would require in some areas significantly more fill to achieve this separation. In some parts of the site the winter groundwater is close to surface. The effluent disposal area for secondary treatment units required for single houses in a sewer sensitive area is 519m². This would be mean for each lot, large mounds of fill would be required to achieve the separation to groundwater for disposal of effluent. This matter is not adequately or correctly addressed within the officer's report.

Officer Response: The applicant appears to have misinterpreted the Officer's assessment within the report. The reference within the Officer's report has been addressed and clarified with in the previous Addendum and again in point 2 above.

Point 6 from the Applicant: The Shire recommended the change from R5 to Urban Development zone during the preparation of LPS2, given the awareness reticulated sewer would need to be connected (see page 527 – Item 39 of the agenda attachments). This has not been acknowledged in the officer's report.

Officer Response: This point has been addressed and clarified within the previous Addendum.

Point 7 from the Applicant: The report does not address the Shire of Harvey's Council Plan 2025–2035 particularly sections of the report regarding the need for affordable housing. Specifically, the following:

- The Message from the Chief Executive Officer (CEO) – The Plan also commits us to advocating for expanded sport and recreation facilities, and increased access to affordable housing.
- The Community Priorities and Aspiration: The community is deeply concerned about the housing crisis, citing unaffordable rents, homelessness and a lack of suitable housing for seniors, singles and low-income families.
- There are calls to urgently unlock land, partner with service providers to build more affordable housing and more social housing, and to simplify approvals.
- There are calls to lobby State Government to build more affordable housing, and for subdivision and development to be made simpler.
- Objective 11 of the Council plan: Increase access to diverse and affordable housing.
- The Community Scorecard shows the Shire's performance of Objective 11 is showing as below expectations.

Officer Response: The Strategic Framework section of the Officer's report identifies the Pillars and Objectives of the Shire's Council Plan 2025–2035 and is considered relevant by Shire Officers.

Point 8 From Applicant: Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans (regional, district and local) and subdivision, for new urban (predominantly residential) areas in the metropolitan area and country centres, on greenfield and large urban infill sites. The report fails to accept compliance of this proposal with Principle Aims, specifically:

- To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.

- To ensure cost-effective and resource-efficient development to promote affordable housing.
- To maximise land efficiency wherever possible.

Given this, the economic viability of subdivision must be taken into account and given a much higher weight in the determination of this proposal. The Officer Recommendation sterilises the land and to do so is contrary to the WAPC agenda expressed in Liveable Neighbourhoods.

Further, the report overlooks the current views of the WAPC via Livable Neighbourhoods to:

- Acknowledging government commitment to the requirements of sustainability.
- Outlining the preferred approach to the design of neighbourhoods and towns that aims to achieve compact, well-defined and more sustainable urban communities.
- Moving toward a performance approach to structure planning and subdivision to encourage innovation in response to market needs.

Officer Response: The Lot 401 application site is considered by Shire Officers as a final stage of the existing Meadow Landing estate. There is over 234ha of residential land to the north and west that either has or will soon have subdivision approval (thus providing variety of lot sizes/housing types, affordable housing, etc).

The most recent Structure Plan application to the Shire being Treendale East Structure Plan area with 2,200 lots of various densities and consideration for high amenity design.

Point 9 from Applicant: The wording of the recommendation is in a format consistent with the Planning Regulations, however, it is seeking a density of development that the Council and the WAPC has already departed from. The change from R5 to Urban Development demonstrates a conscious decision of both entities at the time of finalising the LPS to move away from R5 (and definitely not R2.5).

Officer Response: Council has not departed from the original density intention. The WAPC's change to Urban Development does not mean this development proposal is what was intended.

Point 10 from Applicant: In relation to the further information by way of an alternative design recommended to Council, this is not a direction the landowner is willing to pursue and particularly in light of the Council's Strategic Community Plan and LPS2, nor should Council.

Officer Response: If Council approves the Officer's recommendation (option 3 – modifications), the applicant will have the opportunity to formally submit an alternative Structure Plan design for further assessment by Shire Officers or formally state they do not wish to pursue modifications.

Point 11 from Applicant: Adoption of the Officer's Recommendation, does not appear to be supported by "orderly and proper planning" but a response to the submissions received. It should be emphasised that support for the recommendation is akin to a deemed refusal as it is simply not viable and could be argued not consistent with intent of LPS2, Government Sewer Policy or State Planning Framework.

Officer Response: This point has been addressed in the previous Addendum (See Addendum heading Other matters for consideration).

Other Officer Comments for Consideration:

"The Applicant commented that the Officer's assessment and recommendation is a response to the submissions rather than being based on orderly and proper planning. The Officer's report discusses

the principles of orderly and proper planning and provides a comprehensive assessment of a range of matters relevant to the proposal. The matters raised by submissions that are relevant planning consideration need to be considered in the assessment of the proposal. The Officer's assessment has included the consideration of various planning framework documents such as the Shire's Local Planning Strategy, Liveable Neighbourhoods and Development Control Policies".

Other statement made by Applicant: As you may be aware, the Structure Plan process is bound by WAPC Statutory timeframes. The Shire has already received an extension to assessment period so it is important that a decision is made by Council. Given the above issues, non-compliance with Policy and the Planning Framework with the officer's recommendation of a lower density development option, this will cause an unwarranted and unnecessary delay in the assessment of the Structure Plan".

Officer Response: This point has been addressed in the previous Addendum (See Addendum heading Other matters for consideration).

Other matters for consideration:

"Clause 19 of the Deemed Provisions provides Council the ability to request modifications to address issues raised in the submissions. Officers consider that the modifications requested by the Shire would warrant advertising and the Deemed Provisions stipulate an advertising period of at least 42 days. The modifications and updated comments would be referred back to Council at the first available meeting and then the proposal would be referred to the WAPC. The timing of the Council meeting would be dependent on when the modifications were provided by the Applicant. If the Applicant is not willing to undertake the modifications, once Officers are advised of such, advertising of the proposed modifications would be commenced".

Responses to Attachment 8: Statement 1 from the MLRR Residents Working Group:

Shire Officer's also received an email from the MLRR Residents Working Group (see **Attachment 8**).

Statement 1 from the MLRR Residents Working Group: Council and WAPC approved the Urban Design.

This is factually incorrect and neither Council nor WAPC intended the lot to be Urban Development, rather the Minister over-ruled at time of approving. Remember, Urban has no density code, it still could be R5.

Officer Response: This statement is consistent with Officer's comments in the report which is further reiterated in the previous addendum.

Statement 2 from the MLRR Residents Working Group: DWER and other government agencies have advised the site MUST have reticulated sewer.

The supporting document the Applicant refers to is an email that answers a question like "where do we connect the sewer?". There are no instructions and the Shire Officer's assessment holds validity.

Officer Response: This is consistent with Officer comments in the previous addendum.

Statement 3 from the MLRR Residents Working Group: High density is only option that makes sewerage connection feasible.

The Applicant has not provided evidence to support this statement. Speaking with industry professionals, the sewer installation per lot low-density (45 lots) is between \$29,000–\$62,000, whereas connection to high density (191 lots) is between \$7,000–\$15,000. Remember, low density lot owners will need to spend \$25,000–\$30,000 for onsite sewage treatment systems; this goes a long way to paying for reticulated sewerage.

Officer Response: Reference to the cost difference between types of sewage treatment systems is the responsibility of the applicant.

Statement 4 from the MLRR Residents Working Group: Government policy is to maximise land use and create affordable housing.

The Shire, in an Orderly and Proper manner, has approved new development Treendale East – 2200 lots for affordable housing in a high amenity design. What the Shire of Harvey is short of is R2.5-R5 lots. Remember, when a family sells their home to move into R2.5 or R5 lot, their old house is immediately available to people in need of housing.

Officer Response: The development proposal has been assessed against the principles of orderly and proper planning. As previously mentioned, the Treendale East Structure Plan has recently received final approval.



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Ordinary Council Meeting

Addendum Attachment 7 to Item: 12.3.1 – Proposed Structure Plan – Lot 401 Forrest Highway/Raymond Road, Roelands

**Harvey Council Chamber
Tuesday, 16 December 2025
4PM**

From: Kylie Shaw <kylies@harleydykstra.com.au>

Sent: Friday, 12 December 2025 7:39 PM

To: Councillors 2025-2027 <Councillors@harvey.wa.gov.au>

Subject: HD 24266 P187/25 | Local Structure Plan | Lot 401 Forrest Highway, Roelands

Dear Councillors,

Thankyou for allowing Mr Ray Gartrell and myself the opportunity to present to you at the Agenda Briefing session on Tuesday afternoon.

I appreciate the consideration of the Structure Plan at Lot 401 Forrest Highway, Roelands is a complex matter and there are several technical and policy matters to contemplate. In relation to the information discussed, the officer's report, and recommendation to Council regarding the proposed Structure Plan, I have provided a summary below on the matter:

- The Structure Plan proposal in its current form provides for much needed additional residential land in the area which is becoming increasingly less affordable for young families, seniors and those entering the market.
- Private developers are the main providers of residential land and with the ever increasing cost of road construction, fill and services, land development has to be viable to proceed.
- Low Density residential development such as the existing Meadow Landing estate, is simply unsustainable. We must use the land identified for residential development more efficiently.
- Although the proposed development differs from the existing Meadow Landing estate, the planning framework, development policies, and design guidelines have changed significantly since that earlier development. Lot size expectations have also evolved. It is no longer feasible to deliver lots, located within reasonable proximity to services, at the larger sizes previously developed.

In relation to the officer's report and recommendation:

1. The "Background" within the report makes no reference to the pre-lodgement meetings with the Shire's planning officers or the presentation to the Concept Forum in February which, in my opinion received a significant amount of support for the development as proposed. It also fails provide information in relation to the change to the zoning from LPS1 to LPS2 and reasons for the modification.
2. Under the heading of Residential Density, the report states that officers have received verbal advice from the Water Corporation, confirming that the Water Corporation cannot require or insist properties within the sewerage areas to be connected to reticulated sewer. No details are provided of the Water Corporation officer or their position has been provided and if this has been followed up with written confirmation. This verbal advice contradicts written, site specific advice, provided on 2 separate occasions to the project engineer by the Water Corporation. In this circumstance, as the site is within the Sewer Catchment Mapping and the PS in Treendale has been designed to accommodate the flow from the development of Lot 401, the provision of reticulated sewer would be a Water Corporation requirement, supported by the WAPC and applied as a condition of subdivision to future subdivision applications.
3. The provision of reticulated sewer is determined in consultation with several agencies and not by the Water Corporation alone. While DWER and Department of Health were consulted during the advertising period, the officer's report does not advise of follow-up comments sought from these agencies should the development not be serviced by reticulated sewer. It is very unlikely that these agencies together with DPLH would support a development in this location without the provision of reticulated sewer.
4. The site is in a Sewer Sensitive Area and being zoned Urban Development, a residential density has not been applied. Accordingly, the Government Sewer Policy states the minimum lot size for lots without connection to retic sewer is 1ha. This has been confirmed by DWER (see email attached). Given the site is capable of being connected to retic sewer, it is almost guaranteed it will be a requirement of development. No assessment or consideration has been made to Government Sewer Policy in the officer's report.
5. Should onsite effluent disposal be implemented, the separation from groundwater requirements in the officer's report suggests that 0.5m of fill would be required. The requirement of 1.5m minimum separation from effluent disposal systems to groundwater would require in some areas significantly more fill to achieve this separation. In some parts of the site the winter groundwater is close to surface.

The effluent disposal area for secondary treatment units required for single houses in a sewer sensitive area is 519m². This would be mean for each lot, large mounds of fill would be required to achieve the separation to groundwater for disposal of effluent. This matter is not adequately or correctly addressed within the officer's report.

6. The Shire of Harvey recommended the change from R5 to Urban Development zone during the preparation of LPS2, given the awareness reticulated sewer would need to be connected (see page 527 – Item 39 of the agenda attachments). This has not been acknowledged in the officer's report.

7. The report does not address the Shire of Harvey's Council Plan 2025-2035 particularly sections of the report regarding the need for affordable housing. Specifically the following:

- The Message from the CEO - The Plan also commits us to advocating for expanded sport and recreation facilities, and increased access to affordable housing.
- The Community Priorities and Aspiration: The community is deeply concerned about the housing crisis, citing unaffordable rents, homelessness and a lack of suitable housing for seniors, singles and low-income families. There are calls to urgently unlock land, partner with service providers to build more affordable housing and more social housing, and to simplify approvals.
- There are calls to lobby State Government to build more affordable housing, and for subdivision and development to be made simpler.
- Objective 11 of the Council plan: Increase access to diverse and affordable housing.
- The Community Scorecard shows the Shire's performance of Objective 11 is showing as below expectations.

8. Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans (regional, district and local) and subdivision, for new urban (predominantly residential) areas in the metropolitan area and country centres, on greenfield and large urban infill sites. The report fails to accept compliance of this proposal with the Principle Aims, specifically:

- To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.
- To ensure cost-effective and resource-efficient development to promote affordable housing
- To maximise land efficiency wherever possible

Given this, the economic viability of subdivision must be taken into account and given a much higher weight in the determination of this proposal. The Officer Recommendation sterilises the land and to do so is contrary to the WAPC agenda expressed in Liveable Neighbourhoods.

Further, the report overlooks the current views of the WAPC via Livable Neighbourhoods to:

- acknowledging government commitment to the requirements of sustainability;
- outlining the preferred approach to the design of neighbourhoods and towns that aims to achieve compact, well-defined and more sustainable urban communities
- moving toward a performance approach to structure planning and subdivision to encourage innovation in response to market needs

9. The wording of the recommendation is in a format consistent with the Planning Regulations, however, it

is seeking a density of development that the Council and the WAPC has already departed from. The change from R5 to Urban Development demonstrates a conscious decision of both entities at the time of finalising the LPS to move away from R5 (and definitely not R2.5).

10. In relation to the further information by way of an alternative design recommended to Council, this is not a direction the landowner is willing to pursue and particularly in light of the Council's Strategic Community Plan and LPS2, nor should Council.
11. Adoption of the Officer's Recommendation, does not appear to be supported by "orderly and proper planning" but a response to the submissions received. It should be emphasised that support for the recommendation is akin to a deemed refusal as it is simply not viable and could be argued not consistent with intent of LPS2, Government Sewer Policy or State Planning Framework.




As you may be aware, the Structure Plan process is bound by WAPC Statutory timeframes. The Shire has already received an extension to assessment period so it is important that a decision is made by Council. Given the above issues, non compliance with Policy and the Planning Framework with the officer's recommendation of a lower density development option, this will cause an unwarranted and unnecessary delay in the assessment of the Structure Plan.

It is therefore respectfully requested that Council make a decision to endorse Structure Plan at next week's OCM. The Structure Plan can then be forwarded to the WAPC for their assessment.

Do not hesitate to contact me should you require further information or have any questions.

Kind regards

Kylie Shaw
SENIOR LAND DEVELOPMENT CONSULTANT

 (08) 9792 6000 | 0418 932 087
 kylies@harleydykstra.com.au
 www.harleydykstra.com.au

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Season's Greetings

*Harley Dykstra will be closed for the festive season from
5:00pm Wednesday 24th December 2025, re-opening
8.30 am on Monday 5th January 2026.*



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**Addendum Attachment 8 to Item: 12.3.1 – Proposed
Structure Plan – Lot 401 Forrest Highway/Raymond
Road, Roelands**

**Harvey Council Chamber
Tuesday, 16 December 2025
4PM**

From: MeadowLanding RiverRidge <mlrrresidents@gmail.com>

Sent: Saturday, 13 December 2025 1:02 PM

To: Shire President Michelle Campbell <michelle.campbell@harvey.wa.gov.au>; Cr Craig Carbone <craig.carbone@harvey.wa.gov.au>; Cr Karen McCarthy <Karen.McCarthy@harvey.wa.gov.au>; Cr John Bromham <John.Bromham@harvey.wa.gov.au>; Cr Robyn Coleman <robyn.coleman@harvey.wa.gov.au>; Cr Wendy Dickinson <wendy.dickinson@harvey.wa.gov.au>; Cr Laurie Morley <Laurie.Morley@harvey.wa.gov.au>; Cr Tiny Holly <tiny.holly@harvey.wa.gov.au>

Subject: MLRR Residents Working Group - response to Applicant statements on Tues 9 Dec 2025

Dear Councillors

During the deputations at Tuesday Agenda Briefing meeting, there were several statements made by the Applicant (R Gartrell and K Shaw) that need context.

Statement 1: Council and WAPC approved the Urban Design.

This is factually incorrect and neither Council nor WAPC intended the lot to be Urban Development, rather the Minister over-ruled at time of approving. Remember, Urban has no density code, it still could be R5.

Statement 2: DWER and other government agencies have advised the site MUST have reticulated sewer.

The supporting document the Applicant refers to is an email that answers a question like “where do we connect the sewer?”. There is no instruction and the Shire Officer’s assessment holds validity.

Statement 3: High density is only option that makes sewerage connection feasible.

The Applicant has not provided evidence to support this statement. Speaking with industry professionals, the sewer installation per lot low-density (45 lots) is between \$29k-62k, whereas connection to high density (191 lots) is between \$7k – 15k. Remember, low density lot owners will need to spend \$25k-\$30k for onsite sewage treatment systems – this goes a long way to paying for reticulated sewerage.

Statement 4: Government policy is to maximise land use and create affordable housing.

Shire of Harvey, in an Orderly and Proper manner, has approved new development Treendale East – 2200 lots for affordable housing in a high amenity design. What the Shire of Harvey is short of is R2.5-R5 lots. Remember, when a family sells their home to move into R2.5 or R5 lot, their old house is immediately available to people in need of housing.

Attached (LSP Lot 401 Response to Applicant Deputation on 9 Dec 2025.pdf) is a response to 4 statements – based on research and advise obtained by the MLRR Residents Working Group.

The responses refer to a Freedom of Information document. This is attached (2025-09-08 FOI Rezoning Lot401.pdf).

We have also included an information pack that sent to our community and would like to share with you.

Lastly, there was frequent reference to the State Planning Policy No.7. The key objectives have been summarised in the attached table (SPP 7.0 Key Design Principles). It is an interesting exercise to answer these principles and see if it passes the “pub” test.

Please feel free to reach out to discuss further

Kind regards

Dennis Earnshaw
on behalf of MLRR Residents Working Group

Response by MLRR Working Group

TO

Deputation by Applicant, including Representative, on Tues 9 December 2025

12 December 2025

The MLRR Residents Working Group would like to share information pertaining to a few statements (paraphrased) made by the Applicant on Tuesday 9 December 2025 at the Shire of Harvey Council Chambers.

STATEMENT 1: Council and WAPC approved the Urban design

Officer's report outlines in Attachment 3 the reason for the change of Lot 401 to Urban Development. Below is snip from the Agenda:

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| 39. | <i>Scheme Maps</i> Amend a portion along the western and northern boundary of Lot 401 Forrest Highway, Roelands from "Public Open Space" reserve to "Residential R5" zone. | a) Amend the proposed Residential R5 portion of Lot 401 Forrest Highway, Roelands, to the Urban Development zone. b) Amend a portion along the western and northern boundary of Lot 401 Forrest Highway, Roelands, from 'Public Open Space' reserve to the Urban Development zone. | Due to potential availability of reticulated sewerage to the site and to enable comprehensive consideration of servicing requirements, suitable residential density, visual and acoustic buffering to Forrest Highway, connectivity and interface with existing development, and other relevant planning considerations through future structure planning. |
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Through a FOI, the events leading up to the amendment can be summarised as follows:

- Shire of Harvey put forward within the draft Local Planning Scheme No.2 (LPS 2) recommended for Lot 401 zoning changed from Special Residential to R5.
- WAPC made the following recommendations, for Minister Approval
 - Support landscape buffer reduced to 40m along pipe line corridor
- WAPC advised the Applicant sought amendment, to which their recommendations are:

- Reduce landscape buffer on pipeline corridor to 22m as they will use noise wall – **WAPC rejected** as merits not outlined and Provision 3.15.19 within DPS 1 outlines landscaped earth bund is primary noise barrier
- Rezone Lot567 from POS to Road Reserve – **WAPC rejected** as contrary to current purpose of Recreation and Drainage
- Rezone Lot 566 from R5 to POS – **WAPC accepted** as it is supported by DPS 1 scheme showing area as Recreation
- Rezone the whole of Lot 401 as Urban Development to explore higher density to provide reticulated sewer – **WAPC rejected** as not supported by Shire’s Local Planning Strategy of this area being low density
- The Minister for Planning made an Alternative Decision (over-ruling the Shire of Harvey and WAPC recommendations) determining that the whole of Lot 401 be re-zoned to Urban Development.

The reason for the Minister making an alternative decision is outlined in the FOI and Officer’s report included below:

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| 1 t , , e / , 1 1 | <p>Due to potential availability of reticulated sewerage to the site and to enable comprehensive consideration of servicing requirements, suitable residential density, visual and acoustic buffering to Forrest Highway, connectivity and interface with existing development, and other relevant planning considerations through future structure planning.</p> |
|---|--|

Equally important to note is that the minister determined that the change was not substantial and did not require re-advertising for community comment.

Does the community want high density within the boundaries of an R2.5-R5 estate?

The answer is clear – 174 submissions against (only 13 for), with all 157 submissions from Meadow Landing residents against. The constituents of Harvey Shire support the Officer’s recommendation to Modify.

STATEMENT 2: DWER and other government agencies have advised the site MUST have reticulated sewer

Applicant refers to email (included in LSP documentation – Engineering Services Report) from Kevin Purcher as the evidence that sewer must be connected. The email in fact does not state this.

The email states “*Please note the planning below that indicates that the subject area will need to connect to the DN225 on the western side of the Forrest Hwy.*” (refer page 340 of **Agenda Briefing Session Attachments December 2025**).

Billy Chen

From: Land Planning <LandPlanning@watercorporation.com.au>
Sent: Friday, 28 February 2025 10:58 AM
To: Billy Chen
Subject: Lot 401 Craigie Drive, Roelands

Hi Billy

Thank for your query regarding the subject property. Please note the following.

Water

Reticulated water is currently available to the subject area. But the water scheme planning for the area did not consider the proposed higher density that your proposal is considering. Due to the increase in development density, upgrading of the current system may be required to prevent existing customers being affected by the proposed development. The Water Corporation will need to undertake a planning review to determine what upgrades to our system may be required. At this point we are unable to provide any servicing strategy until that planning review has been undertaken.

Wastewater

Reticulated sewerage is not available to serve the subject area. Please note **the planning below that indicates that the subject area will need to connect to the DN225 on the western side of the Forrest Hwy.** Please also note the existing assets and the possible connection point on the other plan below. All sewer main extensions required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.

Kevin is advising that planning has identified the connection point as the DN225 on the western side of the Forrest Hwy. The email does not say that Sewer **MUST** be installed on the site, rather, should sewer be installed, then it will need to be connected to the DN225 point.

Applicant has not provided any written evidence that they MUST install reticulated sewerage on the site.

The Officer’s assessment holds validity.

STATEMENT 3: High density is only option that makes sewerage connection feasible

Applicant states in the Structure Plan Report that “*Low-density development of the site would not be viable with the requirement of reticulated sewer.*” (refer page 290, paragraph 2 of Agenda Briefing Session Attachments December 2025). This statement is the justification for the high-density housing proposal. Applicant should provide simple high-level costings to support this point.

Speaking with experienced professionals in the civil infrastructure industry, a high-level indicative costing has been developed independently to the Applicant. It is broadly estimated that to service 45 low density lots, the total cost for reticulated deep sewerage and associated pumping installation would be circa \$1.3 - \$2.8 million.

| | |
|--|--------------|
| Bore under Highway (145m) | \$200k |
| Supply, install (including pits) 1.4km | \$1,100k |
| Option: Pump station(s) | \$1,000k |
| TOTAL COST | \$2,800k |
| | |
| Costs Shared over 45 Lots | |
| - Without Pump Station requirement | \$28,889/lot |
| - With Pump Station requirement | \$62,222/lot |
| | |
| Costs Shared over 191 Lots | |
| - Without Pump Station requirement | \$6,806/lot |
| - With Pump Station requirement | \$14,659/lot |

Alternatively, the owners of low Density lots that are not connected to reticulated sewer will spend \$25k-\$30k for onsite sewage treatment systems.

The landowners of low-density blocks are going to spend approximately \$1.3 million for onsite sewage treatment systems. If the cost was added to the purchase price of the lot, then the Applicant could use the funds to install reticulated sewerage to all the lots. The financial impost on the Applicant is as-yet unproven.

Sewer should be taken off the table as low density design can afford to connect to sewer by simply including this cost in the sale price of the lots.

STATEMENT 4: Government policy is to maximise land use and create affordable housing

The Shire of Harvey is proactively developing in an Orderly and Proper manner to ensure land is available for housing in the short term and long term. A Case-in-point is the Local Structure Plan for Treendale East.

Treendale East comprises approximately 2200 lots, playgrounds, school, landscaped (and reticulated) public open spaces. This Local Structure Plan is detailed and highly considerate of the needs for people it will attract.

Interestingly, Council resolved that the Treendale East LSP be Approved with Modifications (Council meeting held March 2024).

The Shire of Harvey has already committed to supporting significant affordable housing and is under no obligation to support the inclusion of high-density affordable housing in an existing semi-rural, low-density established area.

The Shire of Harvey is going to have an abundance of affordable land with Treendale East. What the Shire does not have in abundance are semi-rural lots that provide an alternative option for owners wishing to purchase larger residential blocks.

Remember that when a family sells their home to build/buy a semi-rural block, their old house is available for those in need – no wait, no building time. Available immediately.



Mr Gary Flavell
Meadow Landing – River Ridge Ratepayers Group
5 Warburton Street
ROELANDS WA 6226

Dear Mr Flavell

FREEDOM OF INFORMATION NOTICE OF DECISION – FOI 4545

I refer to your application made under the *Freedom of Information Act 1992* (the Act) dated 24 July 2025 seeking access to the following documents in relation to Lot 401 Forrest Highway, Roelands:

“Current zoning documents including when rezoned (date), applicant for rezoning and whether public comment sought.”

You have been granted edited access to copies of four documents falling within the scope of your application. These documents are outlined in the Document Schedule at Appendix 1. Text shaded yellow has been redacted due to the exemption clauses in the Act and where it relates to information that is not the subject matter of your application.

The reasons for my decision are outlined below.

REASONS FOR DECISION

1. Clause 3. Personal Information

Section 24 of the Act provides for an agency to give access to copies of documents where exempt matter has been redacted and the decision is to give access in that form. The Department has claimed an exemption pursuant to clause 3, Schedule 1 of the Act. A copy of clause 3, Schedule 1 of the Act is provided at Appendix 2.

The exempt personal information that has been redacted relates to the names and contact details of third parties.

According to clause 3(6), Schedule 1 of the Act, the disclosure of personal information is also subject to a public interest test. I have considered whether, on balance, it is in the public interest to disclose the personal information contained in the documents.

Factors in favour of disclosure of the personal information in the public interest are:

- the right of access to information under the Act¹;
- the system of open and accountable Government²; and
- being able to scrutinise the operations of Government agencies, including the means by which Government decisions are made³.

The factor against disclosure of the personal information is the strong public interest in protecting the privacy of individuals about whom information may be contained in documents held by Government agencies. The Information Commissioner has previously held that there is a strong public interest in favour of protecting the privacy of third parties and that this can only be displaced by some other, considerably stronger public interest.⁴ Moreover, the Information Commissioner has recognised that “the FOI Act is intended to make government, its agencies and officers more accountable, not to unnecessarily intrude upon the privacy of individuals”.⁵

Based on the factors outlined above, the public interest in protecting the privacy of individuals is paramount and favours the non-disclosure of the exempt personal information of third parties contained in the document.

2. Section 6. Access rights etc. in Parts 2 and 4 do not apply to documents that are already available

Section 6 of the Act states that the FOI process does not apply to documents that are already available. A copy of section 6 of the Act is provided at Appendix 2.

In accordance with section 6, the Shire of Harvey Local Planning Scheme No. 2 (LPS2) Frequently Asked Questions document, which outlines the public submissions process, is available by accessing <https://haveyoursay.harvey.wa.gov.au/82971/widgets/393713/documents/249859>. The LPS2 came into operation on the day on which it was published in the *Government Gazette*, available by accessing [WALW - Gazettes - Home Page](#).

RIGHT OF REVIEW

If you are not satisfied with this decision, you have a right to apply for internal review. An application for internal review may be lodged with this agency within 30 days after being given this written notice of decision and must:

- be in writing;
- provide particulars of the decision to be reviewed; and
- give an address in Australia.

An application for internal review can be lodged by mail, email or in person to:

¹ *Yoo v Sir Charles Gairdiner Hospital* [2009] WAICmr 10

² *Re Zurich Bay Holdings Pty Ltd v City of Rockingham* [2006] WAICmr 12

³ *Re McPhee v Medical Board* [1997] WAICmr 11; *Re Rogers v Water Corporation* [2004] WAICmr 8; *Re West Australian Newspapers Ltd v Police Force of Western Australia* [2003] WAICmr 22

⁴ *Re Dalbir Singh Malik and Office of the Public Sector Standards Commissioner* [201 0] WAICmr25

⁵ *Re Dalbir Singh Malik and Office of the Public Sector Standards Commissioner* [201 0] WAICmr25

Department of Planning, Lands and Heritage
140 William Street
Locked Bag 2506
Perth WA 6001
Email: foi@dplh.wa.gov.au

There is no lodgement fee for an application for internal review and there are no charges for dealing with an internal review request.

If an application for internal review is received, it will not be dealt with by the person who made the initial decision or by any person who is subordinate to the original decision maker. The outcome of an application for internal review will result in the initial decision under review being either confirmed, varied or reversed.

Yours sincerely



David Saunders
Assistant Director General
Land Use Planning

8 September 2025

Att

Document Schedule – FOI Application 4545

| Document No. | Document Type | Document | No. of Pages | Type of Access |
|--------------|---------------|--|--------------|----------------|
| 1 | Agenda | Statutory Planning Committee Agenda (Extract) -Shire of Harvey Draft Local Planning Scheme 2 dated 21 Nov 2023 | 4 | Edited |
| 1(a) | Schedule | Schedule of Submissions (Extract) | 2 | Edited |
| 1(b) | Plan | Zoning and Aerial Plans of Properties (Extract) | 4 | Edited |
| 2 | Decision | Alternative Decision Sheet | 2 | Edited |

- (a) available for purchase by the public or free distribution to the public; or
- (b) available for inspection (whether for a fee or charge or not) under Part 5 or another enactment; or
- (c) State archives to which a person has a right to be given access under Part 6 of the *State Records Act 2000* despite this Act; or
- (d) publicly available library material held by agencies for reference purposes; or
- (e) made or acquired by an art gallery, museum or library and preserved for public reference or exhibition purposes.

[Section 6 amended by No. 53 of 2000 s. 6.]

Appendix 2

Extract from the *Freedom of Information Act 1992*

Clause 3. Personal information

- (1) Matter is exempt matter if its disclosure would reveal personal information about an individual (whether living or dead).
- (2) Matter is not exempt matter under subclause (1) merely because its disclosure would reveal personal information about the applicant.
- (3) Matter is not exempt matter under subclause (1) merely because its disclosure would reveal, in relation to a person who is or has been an officer of an agency, prescribed details relating to -
 - (a) the person; or
 - (b) the person's position or functions as an officer; or
 - (c) things done by the person in the course of performing functions as an officer.
- (4) Matter is not exempt matter under subclause (1) merely because its disclosure would reveal, in relation to a person who performs, or has performed, services for an agency under a contract for services, prescribed details relating to -
 - (a) the person; or
 - (b) the contract; or
 - (c) one by the person in performing services under the contract.
- (5) Matter is not exempt matter under subclause (1) if the applicant provides evidence establishing that the individual concerned consents to the disclosure of the matter to the applicant.
- (6) Matter is not exempt matter under subclause (1) if its disclosure would, on balance, be in the public interest.

Section 6. Access rights etc. in Parts 2 and 4 do not apply to documents that are already available

Parts 2 and 4 do not apply to access to documents that are —





| | | | |
|---|---|--------------------|----------|
| REPORT TO | Statutory Planning Committee | | |
| Meeting date | 21 November 2023 | File number | TPS/2005 |
| Subject | Shire of Harvey Local Planning Scheme No. 2 – For Final Determination | | |
| Purpose | WAPC recommendation to Minister | | |
| Title of Approving Officer | Planning Director - Regional South, Land Use Planning | | |
| Agenda Part for Reports (All parts are confidential unless otherwise stated) SPC - Confidential (Not to be published to the website) | | | |
| SITE-SPECIFIC DETAILS | | | |
| Region/s | South West | | |
| Local government/s | Shire of Harvey | | |
| Landowner/Consultant | Various/Shire of Harvey | | |
| Location map | Attachment 1 – Location Plan | | |
| Bushfire Prone Area | YES | | |
| Local Planning Scheme | | | |
| Advertising | YES | Submissions | 57 |
| Council's resolution | APPROVE | | |
| Environmental conditions set & incorporated | NO <i>Advice given: Yes – Incorporated before advertising</i> | | |
| Process days | 119 | | |
| SUMMARY | | | |
| <p>The Shire of Harvey (Shire) has submitted its draft Local Planning Scheme No.2 (LPS 2) to the Western Australian Planning Commission (WAPC) for final approval, pursuant to Regulation 28 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> (Regulations).</p> <p>The draft Scheme is generally consistent with the Regulations, the Shire's Local Planning Strategy, and the State planning framework. Modifications are recommended to further maintain consistency with the Regulations and State planning framework; incorporate suggested modifications from referral agency advice where appropriate; and to clarify proposed provisions.</p> <p>Shire officers have been engaged throughout the process and are generally supportive of the recommended modifications. The report is presented to the Statutory Planning Committee (SPC) in accordance with item 1.7 of the Instrument of Delegation, as the approval recommendation departs from the Shire's determination of submissions received.</p> <p>It is recommended that the draft Scheme is granted final approval, subject to modifications.</p> | | | |
| DETAILS OF PROPOSAL | | | |
| <p>LPS 2 is generally consistent with the format and provisions in the Regulations including:</p> <ul style="list-style-type: none"> • New model provisions, reservations, zones, and land uses. • More land for residential development. | | | |

(8) Lot 401 Forrest Highway, Roelands

Lot 401 Forrest Highway, Roelands is currently classified as 'Special Residential' and 'Recreation' within DPS 1. An aerial photo and zoning plans are included at **Attachment 10**.

The current scheme contains subdivision and development provisions, including:

- 3.15.1 *Despite the minimum lot size specified in Table 1, the Shire may support a minimum lot size of 2000m².*
- 3.15.2 *Subdivision to be in accordance with an approved structure plan endorsed by the Shire and the WAPC.*
- 3.15.19 *As a condition of subdivision, an acoustic report and a noise management plan is to be prepared by the subdivider. A landscaped earth bund shall be the primary noise barrier mitigation noise from Forrest Highway, within the Landscape Buffer reserve.*

Under LPS 2, the lot is proposed to be classified as 'Residential R5' and 'Public Open Space', reflecting the existing zoning and envisaged lot size expectations. A portion of the lot is reserved as 'Recreation' which forms part of a landscape buffer adjoining Forrest Highway. In addition, the lot is affected by a 16m-wide parallel easement adjacent the Forrest Highway established to protect the Dampier-Bunbury high pressure gas pipeline.

The current scheme provides for a 48m landscape buffer, whereas LPS2 proposes 40m, which is consistent with the width of adjoining Reserve 50147. The submission seeks to reduce the width of the landscape buffer to approximately 22m on the basis that a draft structure plan envisages an

acoustic wall (2m height), rather than a landscaped earth bund. The draft structure plan has been prepared and lodged with the Shire in April 2022 but has not progressed.

The reduction of the landscape buffer is not supported as the draft structure plan and the merits of an acoustic wall have not been considered. In addition, Provision 3.15.19 within DPS 1 outlines a landscaped earth bund shall be the primary noise barrier along Forrest Highway.

The submission requests Lot 567 to be modified from POS to Road Reserve so this area of land can be utilised as a public road. Lot 567 forms part of an existing Reserve 47716 for Recreation and Drainage. Lot 567 was previously a gazetted road reserve used for public access to the area and still has an unsealed carriageway with mature trees in the verge. The draft structure plan envisages a road reserve along a portion of Lot 567.

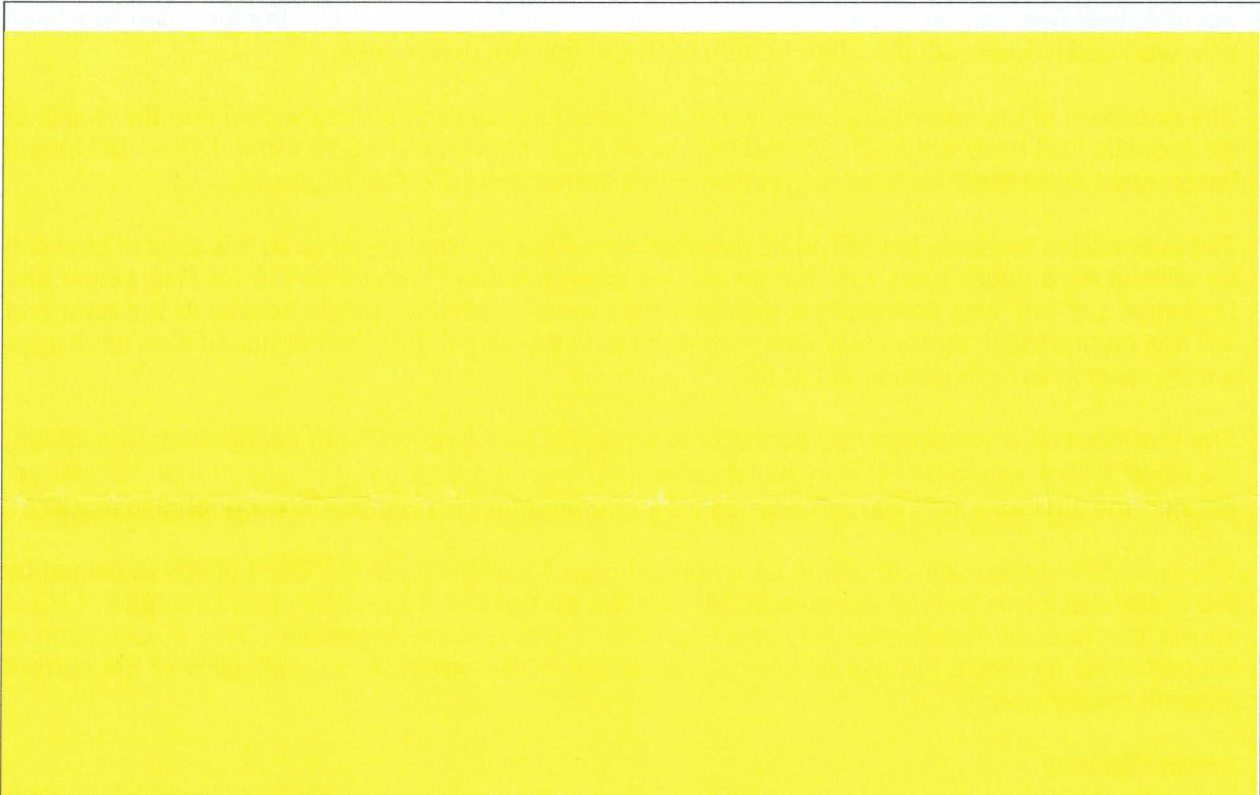
The modification is not supported as the draft structure plan has not been considered. In addition, the classification would be contrary to the current reserve purpose, being Recreation and Drainage. Further, the structure planning process allows for community consultation to occur on this matter.

The submission requests Lot 566 to be amended from Residential R5 to POS. Lot 566 is owned by the State and forms part of Reserve 50147, for the purpose of 'Recreation and Drainage'. LPS 2 shows this land as Residential R5, whereas DPS 1 shows it as Recreation. This modification is supported as it reflects the use and forms part of the POS network and is reflective of the current scheme reservation.

Sewer Planning

Following the Shire's recommendation on the Scheme, the applicant provided additional information relating to wastewater sewer planning, as Water Corporation has included the subject site as being located within a wastewater pump station catchment plan. The Water Corporation outline that the capacity of Lot 401 could accommodate up to 300 dwellings, subject to detailed design. It is noted that the sewer infrastructure would need to cross Forrest Highway and be required to be undertaken at the subdividers cost.

The applicant has requested consideration for an 'Urban Development' zone, so the applicant can explore a structure planning process at a higher density than R5, to provide reticulated sewer. This is not supported as the Shire's Local Planning Strategy envisages this area as low density residential.



Conclusion

The Shire's LPS 2 is generally consistent with the State and local planning framework. Minor modifications are required however, prior to the Minister providing final approval.

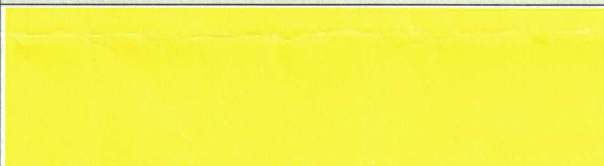
RECOMMENDATION

That the Statutory Planning Committee resolves to recommend to the Minister, under Section 87(2) of the Planning and Development Act 2005, that the Shire of Harvey Local Planning Scheme No. 2:

- 1. submissions are determined in accordance with the attached schedule of submissions (Attachment 6);***



ATTACHMENTS



A6 – Schedule of Submissions

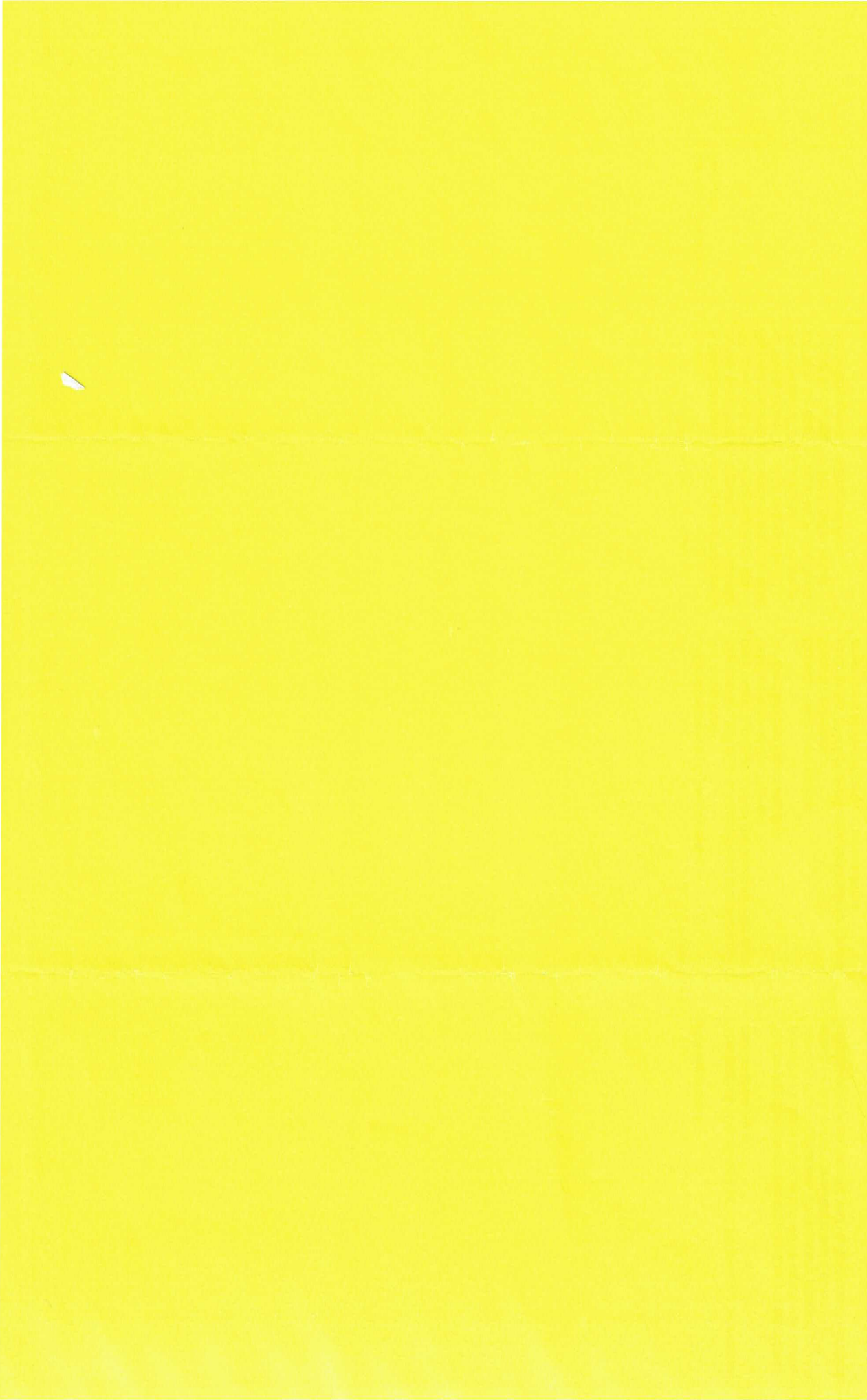


A10 – Zoning and Aerial Plans of properties.

| Submitter | Relevant Property | Submission | Local Government Comments | WAPC recommendation |
|-----------|-------------------------------|--|--|---|
| 27. | Lot 401 Forrest Hwy, Roelands | <p>Zoning</p> <p>A Structure Plan is currently being progressed for this land. Proposed zoning of "Residential R5" is supported for the majority of the site. Request the north and western strip proposed as "Public Open Space" be changed to "Residential R5" and the majority of Reserve 47716 to the east proposed as "Public Open Space" be changed to "No Zone" to reflect design changes in the Structure Plan.</p> | <p>Local Government Officer Comments</p> <p>Not supported.</p> <p>Any rezoning at this time is considered premature prior to progression and finalisation of the Structure Plan currently being considered by Officers.</p> <p>No modification recommended.</p> <p>Council Recommendation</p> <p>Support submission</p> <p>Refer to No. 39-41 of Modification Schedule for Council amendment to the Officer's recommendation.</p> | <p>Not supported.</p> <p>This property is discussed within the planning assessment section of the report.</p> <p>The zoning changes are not supported as it is considered premature to zone areas, which will be considered via the structure planning process. The structure planning process allows for community consultation and it allows consideration of an acoustic wall vs. landscaped earthbund.</p> |

Shire of Harvey Draft Local Planning Scheme No. 2 - Schedule of Submissions

| Submitter | Relevant Property | Submission | Local Government Comments | WAPC recommendation |
|-----------|-------------------|------------|---------------------------|---------------------|
|-----------|-------------------|------------|---------------------------|---------------------|



notine



OFFICIAL - Sensitive

Shire of Harvey Local Planning Scheme No. 2 – For Final Approval – Alternative Decision Sheet

The Minister for Planning;

- Determines the submissions in accordance with the Schedule of Submissions (Attachment 6).

| No. | Local Government Recommended Modification | Minister's Required Modification | Reason |
|-----|--|--|---|
| 39. | <p><i>Scheme Maps</i></p> <p>Amend a portion along the western and northern boundary of Lot 401 Forrest Highway, Roelands from "Public Open Space" reserve to "Residential R5" zone.</p> | <p>a) Amend the proposed Residential R5 portion of Lot 401 Forrest Highway, Roelands to the Urban Development zone.</p> <p>b) Amend a portion along the western and northern boundary of Lot 401 Forrest Highway, Roelands from "Public Open Space" reserve to the Urban Development zone.</p> | <p>Due to potential availability of reticulated sewerage to the site and to enable comprehensive consideration of servicing requirements, suitable residential density, visual and acoustic buffering to Forrest Highway, connectivity and interface with existing development, and other relevant planning considerations through future structure planning.</p> |

- Determines that the modifications are not substantial and therefore the modified scheme does not need to be re-advertised.

OFFICIAL - Sensitive

| |
|--|
| <p>_____</p> <p>MINISTER FOR PLANNING</p> <p>Date _____</p> |
|--|

Department of Planning,
Lands and Heritage



Legend
Cadastral (View 1)

- Roads
 - National Highway
 - State Highway
 - Minor
 - Track
 - Not Applicable

Notes:

- * The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.
- * This map is not intended for measurement purposes.

Date produced: **01-Nov-2023**

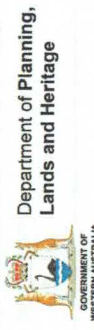


Projection: WGS 1984 Web Mercator Auxiliary Sphere
 Graticules (if visible): GDA 1994 Latitude/Longitude

Lot 401 Forreest Highway, Roelands - Location Plan

DPLH BUSINESS USE ONLY

Internal Spatial Viewer



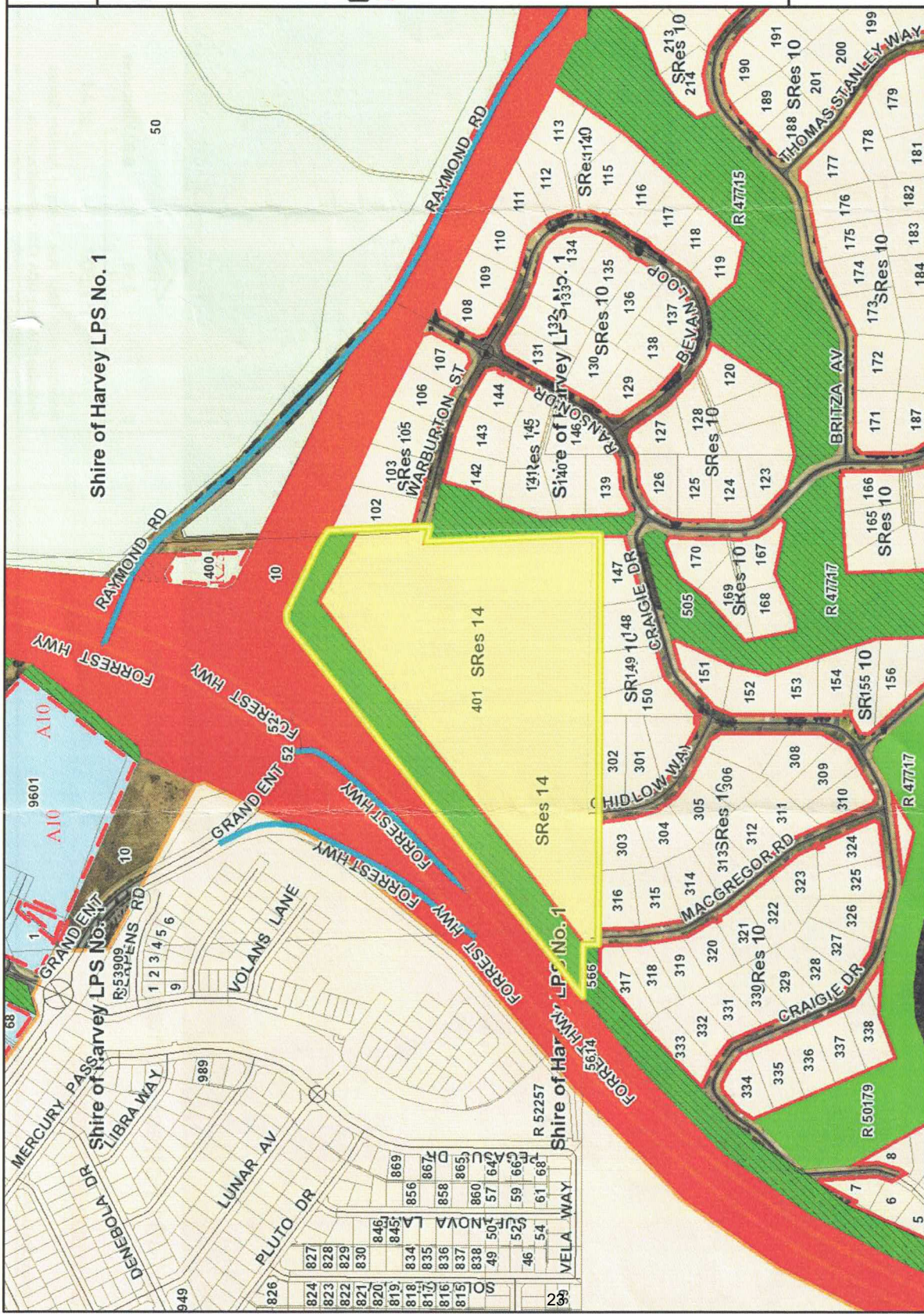
- Legend**
- Cadastre (View 1)
 - Roads**
 - National Highway
 - State Highway
 - Minor
 - Laneway
 - Track
 - Not Applicable

- LPS Boundary**
- LPS Restricted and Additional Use**
- Region Scheme Reserves**
 - Primary regional roads
 - Regional open space
- LPS Zones and Reserves**
 - Controlled access highway
 - General farming
 - Other commercial - showroom
 - Recreation
 - Residential development
 - Special residential

Notes:

- * The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.
- * This map is not intended for measurement purposes.

Date produced: **20-Oct-2023**



Scale: 0 0.19 0.39 Kilometres

Scale: 1:9,028 at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere
 Graticules (if visible): GDA 1994 Latitude/Longitude

Lot 401 Forrest Highway, Roelands - DPS 1

DPLH BUSINESS USE ONLY

Internal Spatial Viewer

Draft Structure Plan - Lot 401 Forrest Highway Roelands



SHIRE ADOPTION
THIS STRUCTURE PLAN HAS BEEN ADOPTED BY THE
SHIRE OF HARVEY ON _____

W.A.P.C. ENDORSED STRUCTURE PLAN
TO PROVIDE A FRAMEWORK TO FUTURE DETAILED
PLANNING AT THE SUBDIVISION AND DEVELOPMENT STAGE.
DATE: _____
DELEGATED UNDER S16 OF THE PLANNING AND
DEVELOPMENT ACT 2005

Additional requirements and provisions relating to the land
are specified in Schedule 3 of the Scheme Text

LAND USE NOTES

- The following management plans and selected planning documents are to be implemented via conditions of subdivision (where applicable):
 - Urban Water Management Plan
 - Sustainability Implementation Report
 - Acoustic Report & Noise Management Plan



LEGEND
LOCAL SCHEME RESERVES
RECREATION

ZONES
SPECIAL RESIDENTIAL
OTHER
STRUCTURE PLAN AREA

Client: **Clause 3**
Project: STRUCTURE PLAN
LOT 401 FORREST HIGHWAY
ROELANDS
Drawing Number: 19-05-01
Original Size: A3
Revision A
Rev Description
A ISSUED FOR APPROVAL
Date 7/1

COPYRIGHT
This document has been prepared by **Clause 3** for use by the Client only, in accordance with the terms of engagement, and only for the purposes for which it was prepared. All crests and dimensions are subject to detail design and survey.



Department of Planning,
Lands and Heritage

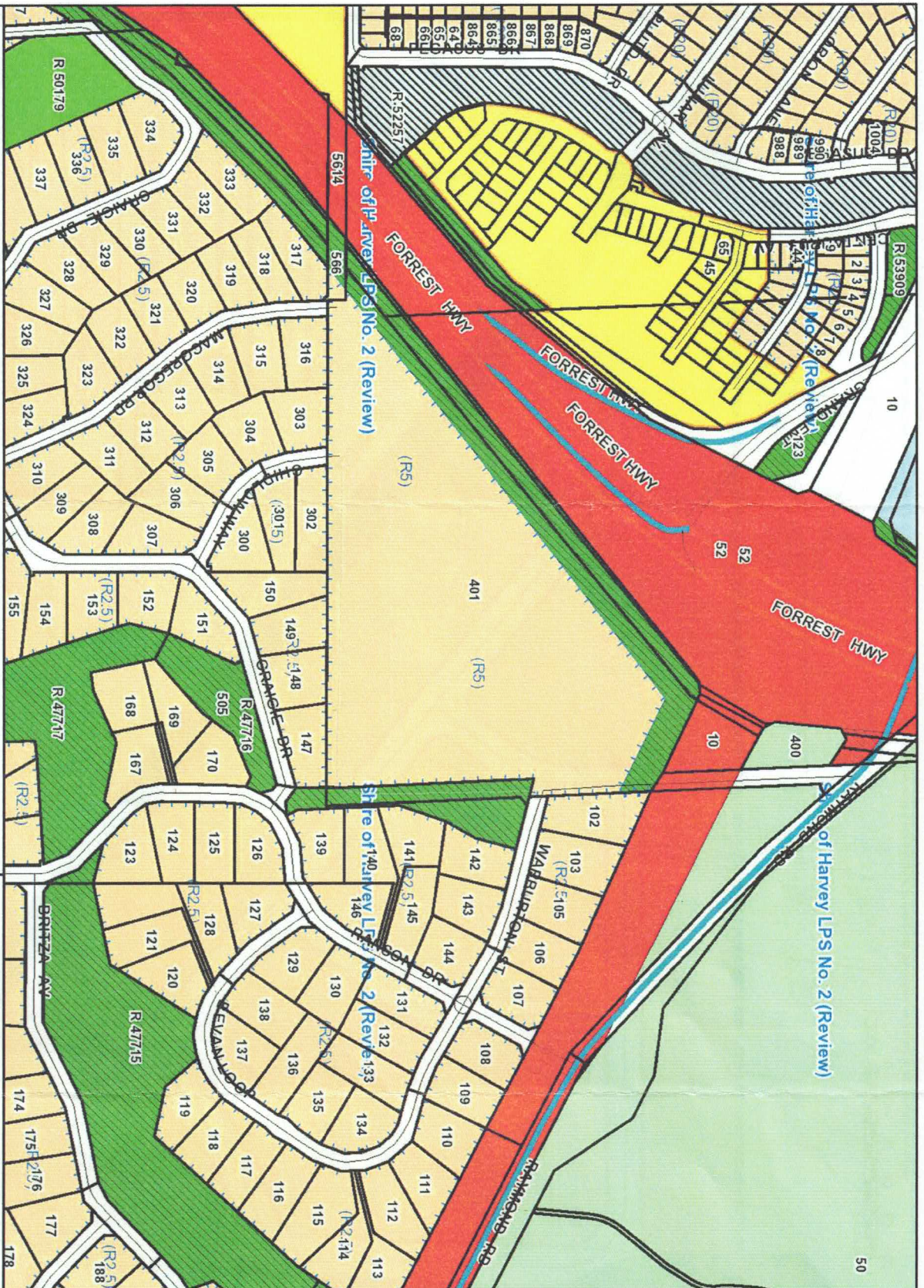
- Legend**
- Cadastre (View 1)
 - Roads**
 - National Highway
 - State Highway
 - Minor
 - Track
 - Not Applicable
 - LP Review Scheme Boundary
 - LP Review Scheme R-Code Boundary
 - LP Review Scheme Zones and Reserves
 - Drainage/Waterway
 - Local road
 - Primary distributor road
 - Public open space
 - Residential
 - Rural
 - Service commercial
 - Urban development

- Region Scheme Reserves**
- Primary regional roads
 - Regional open space

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

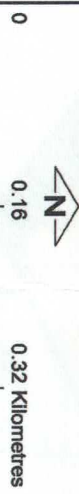
* This map is not intended for measurement purposes.



Lot 401 Forrest Highway, Roelands - Proposed LPS 2 Zoning

DPLH BUSINESS USE ONLY

Internal Spatial Viewer



1:7,500 at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere
 Graticules (if visible): GDA 1984 Latitudinal/Longitude

Date produced: 01-Nov-2023



Freedom Of Information

From kay flavell <kayandgaryflavell@hotmail.com>

Date Thu 24/07/2025 2:38 PM

To foi@dplh.wa.gov.au <foi@dplh.wa.gov.au>

 2 attachments (1 MB)

Scan_20250724.pdf; Scan_20250724 (2).pdf;

Please find attached FOI signed documents which payment has been successfully paid on this day.

Gary Flavell



Blank forms are classified as OFFICIAL and completed forms are classified as OFFICIAL SENSITIVE.

| OFFICE USE ONLY | |
|-----------------|--|
| FOI# | |

1. APPLICANT DETAILS

Title: Mr Mrs Ms Other

Surname: FLAVELL Given name(s): GARY ROBERT

Australian postal address: 5 Warburton St

Suburb: ROELANOS State: W.A Post Code: 6226

Contact numbers: (H) _____ (M) 0417 943599 (W) _____

Email: Kayandgaryflavell@hotmail.com (All lower case)

Name of Organisation: MEADOW LANDING - River Ridge RATEPAYERS Group

2. INFORMATION TYPE: (Please select appropriate box)

- Personal Application** - Application for document(s) about yourself or amendment to your personal information. No application fee required.
- Non-personal Application** - Application for document(s) that are not about yourself. \$30 application fee applies

3. DOCUMENTS TO WHICH ACCESS IS SOUGHT: (Please be specific and clearly describe the documents you are requesting*)

Current Zoning Documents for Lot 401 Forrest Highway Roelanos (URBAN Development).
 Include when Rezoned (DATE). Applicant for Rezoning & whether Public comment sought.

*The Department may contact you to clarify the information you have requested and if necessary, negotiate a reduction of the scope of your application if a significant number of documents are involved.

4. TIME PERIOD/ DATE RANGE OF DOCUMENTS: (If applicable) When AVAILABLE

5. PREFERRED METHOD OF RECEIVING CORRESPONDENCE:

- I require electronic copies of the documents.
Preferred email (if different to above): _____
- I require printed copies of the documents.
Preferred postal address (if different to the above) A/Above

7. PRESCRIBED DETAILS AND PERSONAL INFORMATION: *(Please tick if you give consent)*

- I consent to all 'prescribed details' (including names and position titles) and 'personal information' (contact details and signatures) of the Department's officers (former and current) being deleted from the requested document(s).
- I consent to all 'personal information' of other government agency officers being deleted from the requested document(s) (information that would be removed includes the names, position titles, contact details and signatures of other Western Australian state and local government officers)
- I consent to all personal information of third parties being deleted from the requested document(s) (information that would be removed includes names, contact details, signatures and identifying information of third parties that are not local and state government agencies)

Note: *Not ticking the above boxes does not automatically result in you receiving the above information (third party and government officer details).*

Note: *Deleting personal information and/or prescribed details such as names, position titles, addresses, telephone numbers, email addresses and signatures, can reduce the time required to seek consent to release this information which may expedite the processing of the application.*

- I consent to my name being disclosed to any third party that is consulted (as required by sections 32 and 33 of the *Freedom of Information Act 1992*) and who requests to know the identity of the applicant. *(Providing this information to third parties who ask for it enables the consultation process to be finalised more efficiently and quickly as third parties are generally more willing to consent to the release of personal and/or business information if the applicant is known)*

8. FEES AND CHARGES *(Only applicable for non-personal information. The standard fee is \$30)*

I wish to pay by:

- BPOINT:** Click the link below to be directed to the payment gateway:
<https://www.bpoint.com.au/pay/billpayment/Payment/Index>
Biller Code: 1324904
Name: Your name/business name
Application reference: (FOI – date and your name/~~business~~-name) * ²⁴⁻⁷⁻²⁵
Email address: Your email address
My BPOINT receipt number is: 551 5206 714

- Cheque:** Send your cheque along with this application to:
Department of Planning, Lands and Heritage
LOCKED BAG 2506,
PERTH WA 6000

- Cash:** Cash payment can be made in person at:
Department of Planning, Lands and Heritage
Level 2, Gordon Stephenson House
140 William Street, PERTH WA 6000

9. DECLARATION

I declare that all the information provided in this application and in documents submitted is true and correct.

APPLICANT'S NAME: ^{S.R. Flavell} Gary Robert FLAVELL **DATE:** 24-7-25

(upon entering your name in the text above, you have officially signed this form electronically.)

10. LODGEMENT OF APPLICATIONS

Applications may be lodged:

By Post:

Freedom of Information
Department of Planning,
Lands and Heritage Locked
Bag 2506 PERTH WA 6001

By Email:

foi@dplh.wa.gov.au

In Person:

Department of Planning, Lands and
Heritage Level 2, Gordon Stephenson
House 140 William Street PERTH
WA 6000

If you have not received an acknowledgement email from the Department within seven days of submitting your application, you are requested to contact the FOI Team on 6551 8002 or foi@dplh.wa.gov.au.

Notes:

- Please provide sufficient information to enable the correct document/s to be identified.
- In accordance with section 29 of the *Freedom of Information Act 1992*, the Department may request proof of your identity.
- If you are seeking access to document/s on behalf of another person, the Department will require authorisation, in writing.
- Your application will be dealt with as soon as is practicable and within the time specified in the *Freedom of Information Act 1992* (45 days after a valid application is received). However, should more time be required the Department may request an extension of time from you or the Information Commissioner.
- The Department may contact you to clarify your application.
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- No fees are applicable for internal or external reviews.



Outlook

Department of Planning Lands & Heritage payment receipt - 5551 5206 714

From no-reply@bpoint.com.au <no-reply@bpoint.com.au>

Date Thu 24/07/2025 2:25 PM

To kayandgaryflavell@hotmail.com <kayandgaryflavell@hotmail.com>

BPOINT Payment Receipt

Department of Planning Lands & Heritage
Locked Bag 2506
PERTH, WA, 6001
Phone: 0865524403
Email: receivables@dplh.wa.gov.au

Payment Details

| | |
|-------------------------------|---|
| You have paid: | Department of Planning Lands & Heritage |
| Biller Code: | 1324904 |
| Name: | Gary Robert Flavell |
| Application Reference: | FOI-24.7.25 Gary Robert Flavell |
| Email: | kayandgaryflavell@hotmail.com |
| Payment Amount: | AUD 30.00 |
| Account Type: | VISA |
| Card Number: | 401795...607 |
| Expiry Date: | 1127 |

Authorisation Result - Approved

| | |
|------------------------|---------------------|
| Payment Date: | 24/07/2025 04:24 PM |
| Time Zone: | Sydney, Australia |
| Receipt Number: | 5551 5206 714 |

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SPP 7.0 – Key Design Principles (High-Level Summary)

| | Pass/Fail | Comments |
|--|-----------|----------|
| 1. Context & Character | | |
| Design must respond to local natural, built, cultural and historical features. | | |
| Development should enhance local identity and avoid imitation. | | |
| Integrate sensitively with existing and future character, especially in changing or established areas. | | |
| 2. Landscape Quality | | |
| Buildings and landscape should function as one integrated system. | | |
| Protect and enhance natural features, biodiversity and ecological processes. | | |
| Outdoor spaces should be attractive, social, inclusive and easy to maintain. | | |
| 3. Built Form & Scale | | |
| Height and massing must suit the local area and transition well between existing and future development. | | |
| Built form should shape quality public spaces, respond to topography, and reinforce local identity. | | |
| Ensure good ground-level amenity through thoughtful orientation and articulation. | | |
| 4. Functionality & Build Quality | | |
| Spaces must work well for their intended purpose, be easy to use, flexible and adaptable. | | |
| Use durable, low-maintenance materials and design for long-term performance. | | |
| Integrate services discreetly without reducing functionality or appearance. | | |
| 5. Sustainability | | |
| Optimise environmental, social and economic sustainability. | | |
| Use passive design (orientation, shading, ventilation) to reduce energy demand. | | |
| Support water-sensitive design, green infrastructure, recycling and renewable energy. | | |
| 6. Amenity | | |
| Provide comfortable, healthy environments for occupants and neighbours. | | |
| Mitigate negative impacts such as noise, overlooking, overshadowing and glare. | | |
| Ensure good daylight, ventilation, privacy, storage and accessibility. | | |
| 7. Legibility | | |
| Make places easy to navigate through clear routes, landmarks and visual cues. | | |
| Prioritise pedestrian movement and fine-grain connectivity. | | |
| Provide clear entries, intuitive circulation and distinction between public/private spaces. | | |
| 8. Safety | | |
| Enhance safety through passive surveillance, lighting, clear access and defined spaces. | | |
| Ensure public and private realms relate safely and positively. | | |
| Integrate safe transport and pedestrian movement. | | |
| 9. Community | | |
| Support diverse communities, social interaction and inclusive design. | | |
| Enable adaptation to changing demographics, needs and market conditions. | | |
| Provide a variety of dwelling types and accessible environments for all ages and abilities. | | |
| 10. Aesthetics | | |
| Aim for attractive, cohesive, well-considered design outcomes at all scales. | | |
| Balance competing design factors into an elegant, integrated response. | | |
| Aesthetics includes concept coherence and cultural relevance—not just style. | | |

MEADOW LANDING RIVER RIDGE

INFORMATION PACK

**PROPOSED LSP 401 HIGH-DENSITY
DEVELOPMENT**

COMMUNITY RESPONSE

DECEMBER 2025

1. INTRODUCTION

- Meadow Landing River Ridge (MLRR) Stage 1 residential semi-rural estate developed in the early 2000's as a low-density housing option (R2.5-5.0) for would-be landowners who aspired to live in such a community.
- Estate bounded by Collie River (S), Forrest Highway (W) and Raymond Rd (N) with extensive undisturbed natural bush, natural watercourses and low-lying river flats.
- Estate area approximately 165 Ha, with approximately 162 separate house blocks of approx. 4,000 m² (or less than 0.5 Ha each) average size. Initial stage fully built.
- River Ridge Stage 2 extension (at W end) developed in early 2020's, consisting of a further 15 housing blocks averaging approximately 2,000 m² in size. Second stage fully built.
- High-density development proposal LSP Lot 401 for remaining 15 Ha submitted early 2025 for proposed 191 housing blocks ranging predominantly from 350 – 500 m² in size.



Aerial View of MLRR Showing Forrest Highway to West, Raymond Road to North and New Wilman Wadandi Highway to East. Note Collie River and Drainage Tributaries and Associated Green Belts. Vacant Lot 401 Showing Opposite Treendale.

2. HISTORICAL DEVELOPMENT ON MEADOW LANDING RIVER RIDGE ESTATE

- Stage 1 Meadow Landing development constructed in early 2000's with approximately 162 house blocks of 4,000 – 5,000 m² average size. Stage 1 fully built.
- Services include underground mains power and telephone cabling, underground mains water, sealed roads with significant runoff drainage networks, curbing, wide verges but no street lighting (considered by residents to be a significant positive lifestyle attribute).
- Stage 2 River Ridge development constructed in early 2020's with approximately 15 house blocks averaging around 2,000 m² each. Infrastructure standards applied were the same as for Stage 1 (power, water, drainage and no street lighting).
- Each housing block (for both Stages 1 and 2) has its own installed onsite sewerage disposal. This method of sewerage disposal is largely trouble free and accepted by residents.
- Each block is bounded using open style post and rail with ring lock wire fencing. In many cases, property owners have installed personnel gates in their common boundary fences to facilitate easy transit of neighbours between their properties.



Aerial Photo Looking North Showing Existing MLRR Houses and Currently Vacant Lot 401

3. LOT 401 – INITIAL LOW-DENSITY DEVELOPMENT PROPOSAL

- Lot 401 is the remaining undeveloped land in the MLRR estate and is understood to be considered as Stage 3 of the MLRR estate. It is approximately 15 Ha in size and is bounded by the Forrest Highway (W), Raymond Road (N) and existing houses in the MLRR estate (Warburton St, Craigie Drive, Chidlow Way and MacGregor St). In addition, there is a gas pipeline corridor running parallel with the Forrest Highway within the western boundary of Lot 401.
- The proponent originally submitted a low-density development proposal for Lot 401 (understood to be in 2011) consisting of 45 housing blocks averaging around 2,000 m² each. At this time, infrastructure standards proposed were the same as for earlier construction stages (including onsite sewerage disposal).
- It is understood that the MLRR community supported this low-density Stage 3 development proposal for Lot 401 inclusive of onsite sewerage disposal.
- It is understood that the proponent submitted the initial low-density development proposal to the Shire of Harvey for approval but subsequently withdrew the proposal prior to a Council decision. The reasoning for this withdrawal is unknown.



Former Low-Density LSP Lot 401 Showing 45 Blocks of Approximately 2,000 m² Block Size

4. LOT 401 – REVISED 2025 HIGH-DENSITY DEVELOPMENT PROPOSAL

- In June 2023, Minister John Carey authorized the re-zoning of Lot 401 from low-density R2.5 - R5.0 to Urban. The definition of “Urban” is not absolutely clear in terms of allowable housing density, but it is understood that under the “Urban” definition, housing block size can be the same as for R2.5-R5.0 zoning down to very much smaller block sizes.
- Minister Carey’s decision was at odds with both Shire of Harvey decision and WA Planning Commission recommendation.
- Minister Carey did not advocate for the revised zoning to be raised again with the MLRR community, advising that the zoning change “was not significant”.
- In early 2025, a revised Local Structure Plan LSP 401 was submitted to the Shire of Harvey, supported by an Engineering Report authored by Harley Dykstra. This revised LSP was dramatically different to the former submission, now comprising a total of 191 housing blocks ranging predominantly (160 = 84%) from 350 – 500 m² in size, with the remainder (31 = 16%) being from 500 m² to 1,155 m².
- A key difference with the high-density proposal besides the block size is that the former method of onsite sewerage disposal is no longer practical. The proposed high-density housing development will require reticulated sewerage collection and pumping to connect with sewerage infrastructure in Treendale on the west side of the Forrest Highway, a considerable cost increase from the otherwise low-density proposal (with associated onsite sewerage cost paid by the house owner).



Lot 401 Showing Proposed High-Density LSP

5. LOCAL EXTERNAL INFLUENCES ON MLRR – COMPARISONS AND CONTEXT

- Features of the existing Treendale high-density development to the west of Forrest Highway include significant public open space, cycle paths, footpaths, water features used as filtration for run-off water etc as well as schools, shopping areas, commercial businesses etc. In other words, the much larger Treendale community (by area and population) appears to be a well-planned and well-implemented new community.
- It is suggested that the same applies to the Kingston community. Compared to the MLRR estate, Kingston is a much larger community by land area and population (albeit with higher density housing) and is well serviced with various community enhancing facilities.
- Construction of the Bunbury Outer Ring Road (Wilman Wadandi Hwy) has effectively closed off the eastern side of MLRR. Accordingly, the MLRR community will not grow to include infrastructure such as schools, shops, community sporting facilities etc. In the absence of cycle/pedestrian overpasses, the MLRR community therefore will remain a drive in-drive out access only estate.
- It is understood that the future East Treendale development will cater at least initially for more than 2,000 homesites and that once developed, it too will provide community infrastructure like schools, shops, public open spaces etc.
- In the context of neighbouring communities therefore, MLRR is something of a unique setting. Residents with school-aged children understand that they need to be prepared to drive children to and from school in the event that the limited school bus service does not meet their requirements. Otherwise, there is no public transport servicing the area. The same applies when residents need to go shopping, visit doctors, attend at sporting venues etc and it is suggested that MLRR residents fully understand these factors when choosing to live at the MLRR location.
- Indeed, it is suggested that the lifestyle benefits of living at MLRR estate are well known, highly sought after and attractive to people who aspire to a quiet, peaceful existence irrespective of any inconvenience involving the need to travel by vehicle to nearby facilities.



Street Scape at Meadow Landing Showing Wide Verges, Extensive Vegetation



Example of High-Density Street Scape

6. LSP Lot 401 2025 HIGH-DENSITY PROPOSAL – SPECIFIC ISSUES

- Submission of the high-density housing development proposal for Lot 401 at MLRR, if approved represents the insertion of an intensive housing cohort into an existing low-density residential community which highly values its associated current attributes.
- The proposed Lot 401 high-density LSP is entirely inconsistent with all other residential settings in the MLRR community.
- The MLRR community has not been consulted by the proponent on the current high-density proposal for LSP Lot 401 development, despite the dramatic difference in housing density under the new proposal. This failure to consult (and indeed ignore the wellbeing of existing residents) is directly at odds with stated policies and values incorporated in various government rules and guidelines.
- Approval of the high-density LSP Lot 401 proposal would effectively diminish the lifestyle amenity that current MLRR residents value so highly, not to mention the animal habitat that hosts a wide range of birds, reptiles and small mammals (some of which are endangered).
- Small, dense housing configuration will involve the construction of hard, fixed Colorbond type fences along property boundaries rather than the current relaxed open wire and post fences in keeping with consideration and mutual respect between neighbours.
- The proposed high-density housing development does not provide any safe and effective children play areas.
- Especially those MLRR residents whose properties front onto a proposed new high-density development will lose privacy, be exposed to significantly higher noise levels, experience light pollution and will be subject to a level of lifestyle degradation as a minimum.
- Development of the former low-density Lot 401 development proposal with circa 2,000 m² housing blocks would not require deep sewerage infrastructure.
- Conversely, a high-density development will require that additional level of sewage infrastructure including installation of a holding facility and pumping station to connect to deep sewerage at Treendale South on the opposite side of the Forrest Highway, thereby necessitating considerable extra cost to develop the site.



Example of High-Density Street Scape



Street Scape at Meadow Landing Showing Wide Verges, Extensive Vegetation

7. LSP 401 2025 HIGH-DENSITY PROPOSAL – SPECIFIC ISSUES CONT'D

- The Proponent's LSP produced by Harley Dykstra includes a copy of the engineering report produced by WML. Consideration of the issues noted in the engineering report by Harley Dykstra appear to be lacking in taking into account many of the essential elements which it is suggested should be addressed by the engineering report. It is fair to say that the report is notable for its shortcomings and vague statements rather than its professional content.
- Risk assessment information missing from the Harley Dykstra engineering report includes;
 - Impact of very high-density housing upon inadequate street/footpath widths for the proposed new development,
 - Impact of tightness of proposed housing, meaning considerable street parking of vehicles, inadequate space to plant and grow trees, either on verges or in yards,
 - Safety and noise impacts of dramatically increased traffic flow on existing undersized streets (Warburton, Ranson, Craigie, Chidlow, MacGregor),
 - How would construction be managed to minimize noise and dust disruption to existing nearby residents?
 - How to manage the presence of near-surface water on Lot 401, including subsoil drainage, vibration effects on nearby residents (especially with high water table),
 - Who will provide guarantees and indemnify existing residents at risk from construction activities?
 - How will newly installed street lighting impact on residents and wildlife on the otherwise dark estate?
 - Risk of flooding from insufficient runoff water management is of great concern.
 - What is the extent of infrastructure upgrade that will be required (Mains gas and water, electricity etc) and are these upgrades feasible?
 - Lack of ecological or E.P.A. assessment of the site.
 - What assessment has been done on the impact of a high-density (virtually treeless) housing development into a well-vegetated environment that supports bird feeding and nesting habitat (including endangered Carnaby cockatoos), water-based animals (turtles) and small mammals (phascogales and endangered ring-tailed possums) and reptiles (king skink).

8. MLRR COMMUNITY RESPONSES / ACTIONS

- Since the MLRR community became aware of the proposed LSP Lot 401 development in the early part of 2025, a volunteer Working Group has been established to gather information, undertake research and generally act on behalf of the MLRR residents.
- Members of the Working Group (all of whom are MLRR residents and which meet regularly) are;
 - Dennis Earnshaw,
 - Ian Went,
 - Kris Annane,
 - Brian Hanson,
 - John Bowie,
 - Rod Slinn,
 - David Hatch
- The Working Group has held a number of “Town Hall Meetings”, where residents have been invited to attend to hear about progress, ask questions and share their ideas.
- The Working Group facilitated a very strong resident response to the proposed high-density LSP Lot 401 and associated submissions to the Shire of Harvey.
- Established an electronic Parliamentary Petition for residents and interested parties to lodge their concerns.
- Working Group members have attended a number of meetings with various Shire of Harvey staff members and elected councilors including on-site visits conducted with most councilors.
- The Working Group has established a social media page where it circulates information and progress to community residents.
- Detailed letters sent to Housing Minister Carey, Shadow Housing Minister David Bolt and others, Shire of Harvey officers, councilors and WA Planning Commission.
- Submitted a document to the WA Parliamentary Standing Committee on our concerns over planning procedures and decision making.
- The Working Group will shortly attend a further two Shire of Harvey meetings to advocate our case.
- Face-to-face meeting with MP Michelle Boylan and pending meeting with State Liberal MP David Bolt, the Shadow Minister for Housing.

9. MLRR COMMUNITY INITIATIVES / FINDINGS

- The MLRR community is not “anti-development”. Rather, the community is supportive of a Lot 401 development that is consistent with existing building standards and protocols. The former proposal for 45 housing blocks of around 2,000 m² each was supported by the community when proposed in an earlier LSP submission.
- MLRR residents choose to live at the rather unique semi-rural estate. Those decisions are deliberate and not accidental. Indeed, when properties do come onto the market, there always seems to be a high demand from would-be buyers who aspire to live at Meadow Landing River Ridge. This aspirational conduct is reflected in the typically short time on-market when properties are listed.
- Residents are angry and distressed with the LSP Lot 401 high-density development proposal and feel threatened that their quality of lifestyle and amenity are under serious threat if it proceeds as a high-density development.
- The MLRR Working Group is aware of the Department of Planning Lands and Heritage Strategic Plan 2025-2029 and also the WA Planning Commission’s Liveable Neighbourhoods and Design Policy No. 7 Planning policy. The MLRR community supports the values, principles and objectives of both those documents. However, the proposed high-density LSP Lot 401 proposal seems to have been developed in complete isolation from those documents and is entirely inconsistent with them.
- The MLRR community cannot understand why the proponent has apparently dropped the former low-density LSP Lot 401 development proposal (with the 45 blocks of around 2,000 m² each) for a revised high density LSP lot 401 consisting of 191 blocks ranging predominantly from 350-500 m² in size instead. The community questions the logic and motivation for the current high-density proposal. This is entirely inconsistent with WA Government Planning Guidelines.
- The proponent seems to justify the logic of a high-density development proposal (191 small blocks) for Lot 401 on the availability of deep sewage infrastructure on the Western side of the Forrest Highway at Treendale. If however, the proponent was advocating for a low-density development as was previously submitted (45 blocks), sewage disposal would be onsite and there would be no need for deep sewage infrastructure and connection across the Forrest Highway to Treendale.
- Residents are in disbelief that the decision making parties, being Shire of Harvey, the WA Planning Commission and the Minister for Housing could even contemplate such a development that is so directly at odds with everything that already exists in the immediate MLRR community.

10. MLRR RECOMMENDATIONS

- The MLRR Working Group, on behalf of the MLRR community recommends that the current proposal for a high-density housing development (191 blocks) LSP Lot 401 is rejected and instead, the former low-density housing development (45 blocks) be considered.
- The low-density housing proposal would be entirely consistent with existing housing/block protocols and would be supported by the MLRR community.
- The low-density housing proposal for Lot 401 would be entirely consistent with existing Department of Planning Lands and Heritage Strategic Plan 2025-2029 and also the WA Planning Commission's "Liveable Neighbourhoods" Design Policy No 7 Planning policies.

11. ATTACHMENT

• Paper by John Bowie on Wildlife Implications and Environmental Concerns Regarding Proposed High-Density Development at Lot 401 Forrest Highway, Roelands

Our community has been developed with an intentional low-density layout consisting of 2000 to 4000 square metre blocks. This design provides an essential buffer between residential living and the significant natural assets of the Collie River and the wetlands that flow through the estate. The current planning maintains dark skies, intact habitat corridors, and large vegetated areas that allow wildlife to live and move freely with minimal disruption.

The proposal to introduce high-density housing at Lot 401 (190 - 350 450 Mtr blocks) presents a substantial risk to this delicate ecological balance. The impacts will be immediate and irreversible.

1. Loss of Habitat Corridors

Each property in the estate contains a substantial green area, and because fencing is minimal or porous, these areas effectively form a contiguous wildlife corridor. This allows animals to move safely between the river, the wetlands, and stands of native vegetation.

High-density housing—with smaller blocks, solid fencing, retaining walls, and reduced green space—would fragment these corridors. Species that rely on unbroken habitat, particularly small mammals and birds, would no longer be able to travel safely or access critical feeding and nesting areas.

2. Impact of Artificial Lighting

The absence of street lighting is an important feature of our estate, supporting natural nocturnal behaviour in marsupials, birds, amphibians, and insects.

High-density development will inevitably bring:

- Streetlights
- House perimeter lighting
- Increased vehicle headlights
- Light spill from closer, denser dwellings

Artificial light disrupts foraging, nesting, and predator–prey dynamics. Sensitive nocturnal species—such as phascogales, ring-tailed and brush-tailed possums, echidnas, frogs, and nocturnal birds—are particularly affected.

3. Increased Predation, Especially from Domestic Cats

High-density living results in more household pets. Cats, even when owned responsibly, roam and hunt naturally. In an environment with abundant small mammals, birds, amphibians, and reptiles, the impact will be severe.

Currently, our estate supports species highly vulnerable to cat predation, including:

- Phascogales
- Ring-tailed possums (endangered)
- Brush-tailed possums
- Blue wrens and fairy wrens
- New Holland honeyeaters
- Juvenile cockatoos
- Skinks and tortoises
- Echidnas

Predation pressure from domestic cats could push these local populations into rapid decline.

4. Traffic and Human Disturbance

Greater traffic volumes and higher population density bring:

- Increased roadkill risk
- Noise disturbance
- Pollution and rubbish
- Overuse of wetlands and green spaces

Species such as tortoises, frogs, echidnas, small birds, skinks, and possums rely on safe road crossings and quiet riparian zones. These areas are extremely sensitive to ongoing disturbance.

5. Threats to Significant Native Wildlife Present on the Estate

Our estate is home to an unusually rich range of native fauna because of its low-density layout. Current residents regularly observe and coexist with:

Black Cockatoos (all three species present each year)

- Red-tailed Black Cockatoos – Roost in the Marri trees, bringing their young from the wheatfields during moulting season.
- Baudin’s White-tailed Cockatoos – A family of three currently reside in Bevan Loop and the trees bordering Lot 401; two families were present last year.
- Carnaby’s Cockatoos – A flock of approximately 15 visits annually and roosts in trees adjacent to Lot 401.

All three species are listed as threatened. They rely on mature Jarrah and Marri stands—several of which are directly adjacent to the proposed development area.

Small Marsupials

- Phascogales – Short-lived, extremely vulnerable to disturbance and predation. They rely heavily on dark corridors of tall trees near Lot 401.
- Ring-tailed Possums (Endangered) – Require continuous canopy and low light environments.
- Brush-tailed Possums – Highly sensitive to light pollution and habitat fragmentation.

Monotremes

- **Echidnas** – Sensitive to habitat loss and fragmentation, requiring undisturbed green corridors to forage and nest.

Nocturnal Birds

- Barn owls, tawny frogmouths, and other raptors use the estate’s dark, quiet environment for hunting.

Birdlife

- Blue wrens, fairy wrens, New Holland honeyeaters, and a wide range of native birds thrive in the open green areas and wetlands. All are vulnerable to habitat loss and predation.

Reptiles and Amphibians

- Western king skinks
- Western long-necked tortoises
- A diverse range of frogs and amphibians that depend on the estate’s interconnected wetlands

High-density development poses significant risks through light pollution, habitat fragmentation, predation, and increased human pressure.

The Role of Forrest Hwy as a Wildlife Buffer

Forrest Highway currently acts as a functional buffer between existing high-density residential areas and the adjacent wildlife habitat. As a major dual-carriage arterial road, it naturally discourages domestic cats and dogs from crossing into the habitat due to heavy traffic flow,

noise, and wide median separation. This has helped to maintain a relatively protected ecosystem on the habitat side of the road.

The introduction of 190 high-density dwellings, each with minimal outdoor space, will significantly increase the number of domestic pets located inside the currently protected zone. This removes the existing road-based buffer and places known predators — particularly domestic cats and dogs — directly adjacent to, and in many cases within, sensitive habitat areas.

Domestic cats are well-documented hunters of small mammals, birds, reptiles, and juvenile wildlife. Dogs, even when contained, can harass or displace fauna through scent, noise, or escape events. With high-density housing, the probability of pet incursions increases sharply.

As a result, the development risks collapsing an important protective barrier that has until now helped maintain the ecological integrity of the site.

Conclusion

The current estate layout is a rare example of residential development that successfully supports a thriving ecosystem of endangered and vulnerable species. Introducing high-density housing at Lot 401 would permanently disrupt habitat connectivity, introduce predation and lighting impacts, and place unacceptable pressure on wildlife populations that depend on this area.

For these reasons, it is critical that any proposed development maintains:

- Low-density block sizes
- Minimal lighting
- Open wildlife corridors
- Strict controls on domestic animal management
- Protection of mature Jarrah and Marri trees
- Preservation of wetland buffers and riparian zones

Without these considerations, the environmental cost of high-density development will be severe and irreversible.