

Harley Dykstra

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

SCHEME AMENDMENT REQUEST

Shire of Harvey Local Planning Scheme No.2

Lot 51 Raymond Road, Roelands



Prepared for
SHANNON SOAK PTY LTD
February 2026



DOCUMENT CONTROL

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B	16/02/2026	Final	LG	For Lodgement
C	01/04/2026	Final	LG	Shire minor modifications

Prepared for: Shannon Soak PTY LTD
Prepared by: AR
Reviewed by: KS

Date: 30 April 2026
Job No: 22536
Ref: C

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Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

**Shire of Harvey
Local Planning Scheme No. 2**

Amendment No. 5

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amending Lot 51 Raymond Road, Roelands from 'Priority Agriculture' zone to the 'Rural Residential' zone.
2. Amending the scheme map accordingly.

The Amendment is **standard** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- e) An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- f) An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- g) Any other amendment that is not a complex or basic amendment.

Dated this 28th day of April, 2026.


(Acting Chief Executive Officer)



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Appendix B	Bushfire Management Plan
Appendix C	Site and Soil Evaluation
Appendix D	Transport Noise Assessment



1 INTRODUCTION

This Scheme Amendment (Amendment) request has been prepared by Harley Dykstra on behalf of the landowners of Lot 51 Raymond Road, Roelands (the 'subject site').

This Amendment requests that the Minister for Planning and Lands; Housing and Works; Health Infrastructure approve an amendment to the Shire of Harvey's Local Planning Scheme No.2 (LPS 2) to rezone the subject site from the "Priority Agriculture" zone to a "Rural Residential" zone.

Preliminary discussions with officers at the Shire of Harvey have indicated their support for the proposed amendment to LPS 2 as it is consistent with the Local Planning Strategy and approved Treendale Policy Area 3B Local Structure Plan (Amendment 1).

The Amendment request is further supported by a Bushfire Management Plan, Site and Soil Evaluation Assessment, Transport Noise Assessment and a Concept Plan demonstrating the capability of the site for development. It also provides for integration with the surrounding road network and infrastructure services.

The amendment request is considered consistent with the objectives of the Local Planning Strategy, approved Local Structure Plan and existing state and local planning framework. The amendment is considered to fall under the **Standard** Amendment requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* and is therefore requested to be considered and assessed under clause 34 as a **Standard** Amendment.

This amendment will provide the opportunity to develop rural residential lots consistent with the approved Treendale Policy Area 3B Local Structure Plan (Amendment 1), which encompasses land to the east and the existing Meadow Landing Estate providing additional land options to assist with the ongoing housing shortage experienced within the Shire of Harvey and the broader greater Bunbury area.

It is respectfully requested that the Shire of Harvey favourably consider and support this amendment request to rezone the subject site from the "Priority Agriculture" zone to the "Rural Residential" zone to enable the future subdivision of the site.

2 BACKGROUND

2.1 Location

The subject site is described as Lot 51 Raymond Road, Roelands and has a site area of 9.0849 hectares. The subject site is located approximately 2 kilometres southeast of the Treendale District Centre and adjoins northeast edge of the existing Meadow Landing Estate.

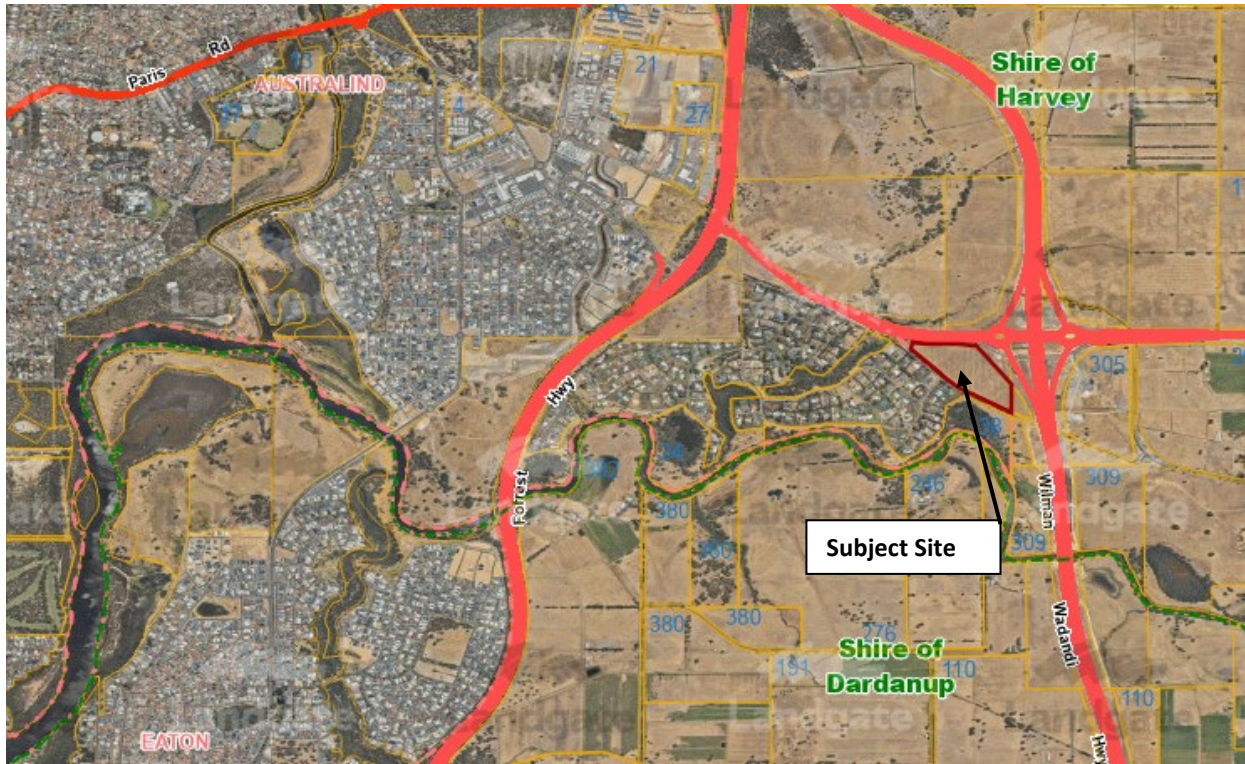


Figure 1 Location Plan

2.2 Ownership

The property details for Lot 51 Raymond Road, Roelands are as follows:

LOT NUMBER	PLAN	VOLUME/FOLIO	LOTAREA (ha)	REGISTERED PROPRIETORS
51	P421006	4022/562	9.0849	SHANNON SOAK PTY LTD

Table 1 Land Ownership

2.3 Current & Surrounding Land Uses

The property is currently used for passive grazing. The surrounding properties consist of special residential style development to the south and west and farming activities to the north and east on the other side of the Wilman Wadandi Highway in accordance with LPS 2.

The subject land makes up the western most portion of the Treendale Policy Area 3B Local Structure Plan (Amendment 1), with the land to the south and southeast forming the balance of the structure plan area and identified for rural residential style development.

The land to the north and northeast is identified for future urban expansion known as Treendale East, which is currently progressing through the structure planning phase.

The completion of the Wilman Wadandi Highway has aided in the separation of existing agricultural land from that identified for future urban expansion.

As a result, the surrounding areas have been well established through the planning process, including the extension of existing servicing infrastructure and road networks. Rezoning and subsequent development of the subject site will provide the opportunity for the site to integrate itself into the existing character of the area while maintaining a consolidated special/rural residential style development that is able to appropriately manage its own drainage and servicing requirements.



2.4 Physical Characteristics

The subject site is void of any structures and is predominantly pasture cleared with the exception of several trees located near the perimeter of the property.

An easement transects the property in a north-south direction within the western portion of the site, which is for the purposes of power.

3 PLANNING FRAMEWORK

3.1 State & Regional Planning Context

3.1.1 Greater Bunbury Region Scheme

The Greater Bunbury Region Scheme (GBRS) is the statutory land use planning scheme for the Greater Bunbury Area. The primary purpose of the GBRS is to reserve and zone land and control development on reserved and zoned land at a regional level. The GBRS reflects the agreed strategic direction for land for land in the greater Bunbury region and facilitates changes to planning controls at the local level and subsequent local area planning.

The subject site is zoned “Rural” under the GBRS as shown in **Figure 2**. Land surrounding the subject site is zoned a mixture of “Urban” to the south and west, “Urban Expansion” to the north and “Rural” to the east under the GBRS.



Figure 2 GBRS Zoning Map

The proposed request to rezone the subject site to rural residential is consistent with the Rural zone under the GBRS.

3.1.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The objective of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7), is to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.



Figure 3 demonstrates that a small portion in the southeast corner of the subject site is identified as bushfire prone. As a result, a Bushfire Management Plan (BMP) has been prepared in accordance with SPP 3.7 and is further detailed in Section 5.5.2 of this report, with a copy of the BMP included at **Appendix B**.



Figure 3 Bushfire Prone Mapping

3.1.3 State Planning Policy 5.4 Road and Rail Noise

State Planning Policy 5.4 Road and Rail Noise (SPP 5.4) was enacted by the WAPC in September 2019 and is to be considered at all stages of planning in Western Australia, where a noise-sensitive land use is proposed within the policy's trigger distance of specified transport routes or when new or major upgrades of road and rail are proposed.

The Wilman Wadandi Highway (the WWH) is identified as a *Strategic Freight or major traffic route trigger* with Raymond Road identified as *Other significant freight/traffic route trigger* as identified on Plan WA (see below **Figure 4**).

As a result, a Transport Noise Assessment (TNA) has been prepared and is further detailed in Section 5.5.4 of this report, with a copy of the TNA included at **Appendix D**.

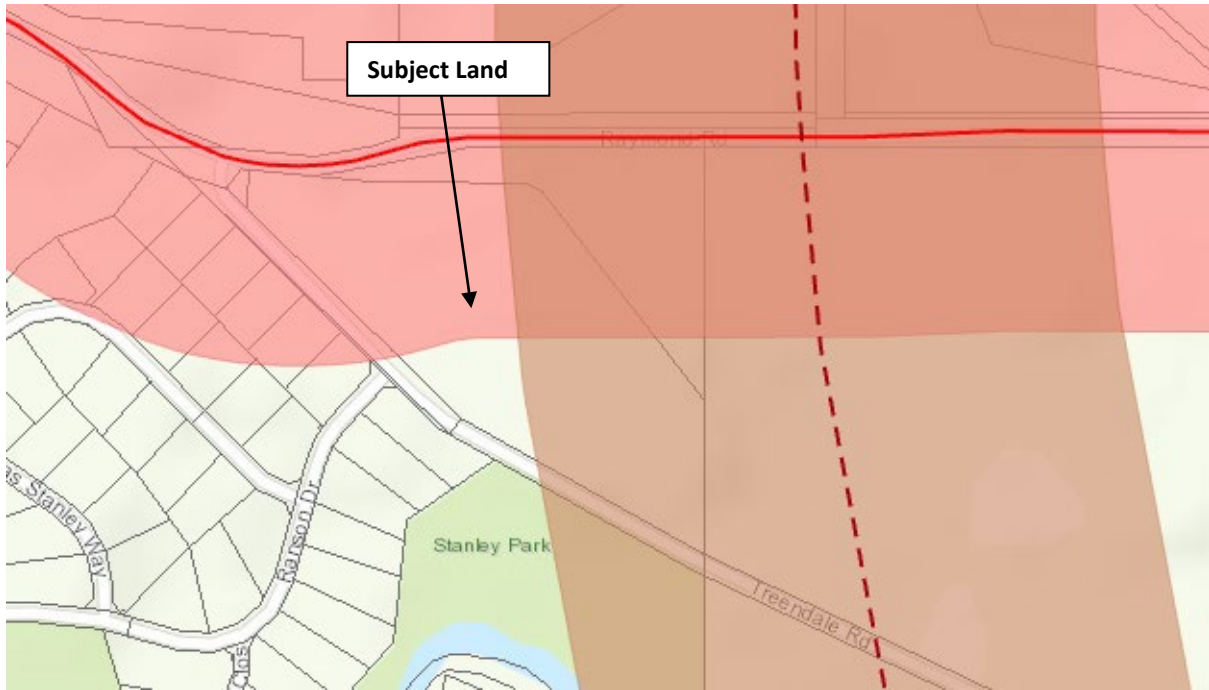


Figure 4 SPP 5.4 Trigger Distance Mapping

3.1.4 State Planning Policy 2.9 - Water

State Planning Policy 2.9 – Water (SPP 2.9) was published on 16 December 2025, in conjunction with the Planning for Water Guidelines and is a consolidated planning policy aimed at integrating water management into land-use planning to improve sustainability, climate resilience and water protection.

The subject site is located within a sewer sensitive area in accordance with DPLH Plan WA Mapping. Connection to reticulated sewer is not available for the proposed development, with surrounding development serviced by on-site effluent disposal systems.

The proposed development identifies lots at a minimum of 1 hectare, consistent with the rural residential zone objectives of LPS 2 and as such requires a Site and Soil Evaluation (SSE) assessment to be undertaken in support of this report, in accordance with the provisions of SPP 2.9.

The details of the SSE report are discussed in Section 5.5.3 of this report, and the full report is included at **Appendix C**.

3.2 Local Planning Framework

3.2.1 Shire of Harvey Local Planning Strategy

The Shire of Harvey Local Planning Strategy (the Strategy) has been prepared to set out the Shire's broad vision in respect to balancing growth, environmental responsibilities, land use management, appropriate development control, housing affordability and the health and well-being of its community. The Strategy is intended to provide a foundation by which the Shire can be protected by unwarranted development and a strategic base to achieve outcomes which benefit the community.

The subject site is identified as Priority Agriculture land within the Strategy. Since the preparation of the Strategy, the establishment of the Wilman Wadandi Highway has occurred and in conjunction with Raymond Road has fragmented the subject site from the balance of the Priority Agricultural land.



With the approved Structure Plan in place identifying the land for special residential development and the approval by the WAPC to subdivide the portion of land the subject of this Scheme Amendment from the original larger title (WAPC 160262) located north of Raymond Road, rezoning this portion of land to create rural residential lots is considered appropriate and better reflects the changes that have occurred since the local planning strategy was finalized.

3.2.2 Shire of Harvey Local Planning Scheme No.2

The subject site is zoned “Priority Agriculture” under the Shire of Harvey Local Planning Scheme No.2 (LPS 2), which was gazetted in April 2024 by the WAPC, refer **Figure 5**.

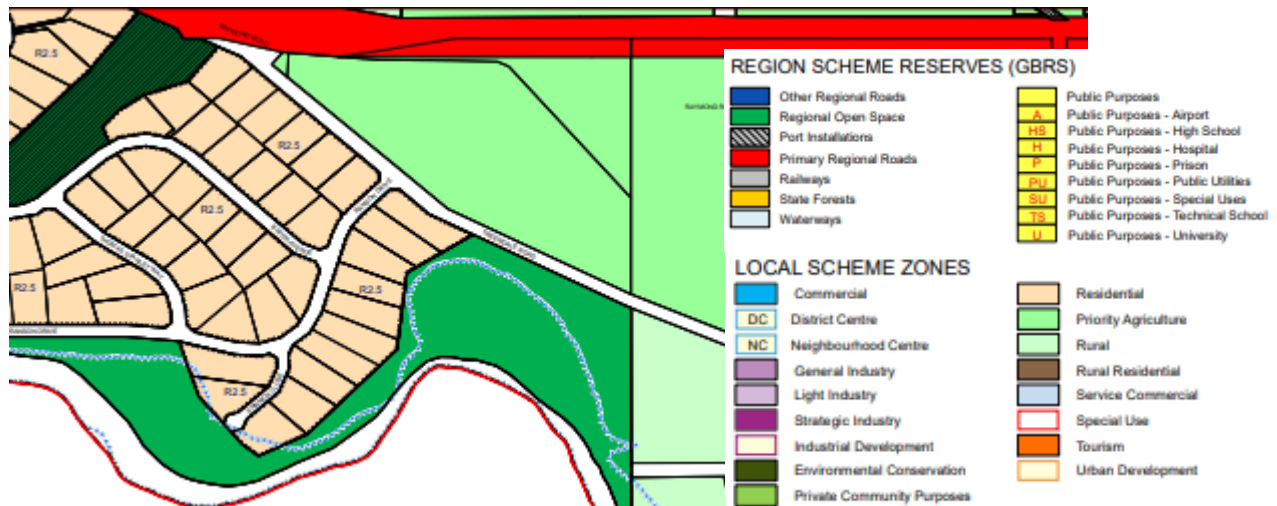


Figure 5 LPS 2 Zoning Map

The introduction of LPS 2 resulted in the removal of the special residential zone, which no longer forms part of the State Government’s model provisions for local planning schemes.

Land previously zoned or proposed as special residential is now generally identified within local planning schemes once they have been reviewed as residential and an appropriate density applied in accordance with the R-Codes.

Given the location of the subject site and the adjacent Wilman Wadandi Highway, the rural residential zone providing the ability to create slightly larger lots was considered the more appropriate zone and land size, and in keeping with the existing Rural zone under the GBRS. This zone will provide slightly larger lots, complementary and transitional between the existing Meadow Landing Estate and the land proposed for rural residential development as part of the approved structure plan to the east.

The future development of the subject site will be capable of complying with the development objectives and requirements of the Rural Residential zone, including the identified setbacks with LPS 2.

3.2.3 Treendale Policy Area 3B Local Structure Plan

The Treendale Policy Area 3B Local Structure Plan (the Structure Plan) was endorsed by the WAPC in April 2023. To date the land included within the Structure Plan area has not yet been developed, which may be due to the implementation of the Highway needing to be finalized to coordinate and address potential access and impact issues.

The subject land is located within the westernmost portion of the Structure Plan area and is identified as ‘Stage 3 – Special Residential’ (refer **Figure 6** below). Land to the East within the Structure Plan area is currently undeveloped and is identified for Rural Residential development. Land to the south and west of the structure plan area is developed as the Meadow Landing Estate.

Due to the recent changes within the model provisions, Special Residential development is now considered low-density residential development, however it is considered more suitable that this portion of land be zone “Rural



Residential” consistent with the balance of the approved structure plan, whilst still cohesive with the surrounding special residential estate of Meadow Landing.

Structure plans are to be given due regard by decision-makers when determining further development. As identified within this report and concept plan for rural residential development it is considered the proposed identification of this land for rural residential development is consistent with the intentions of the Structure Plan, whilst taking into account the site constraints, relevant planning policies and frameworks and recent updates to the rationalization of the special residential zone.

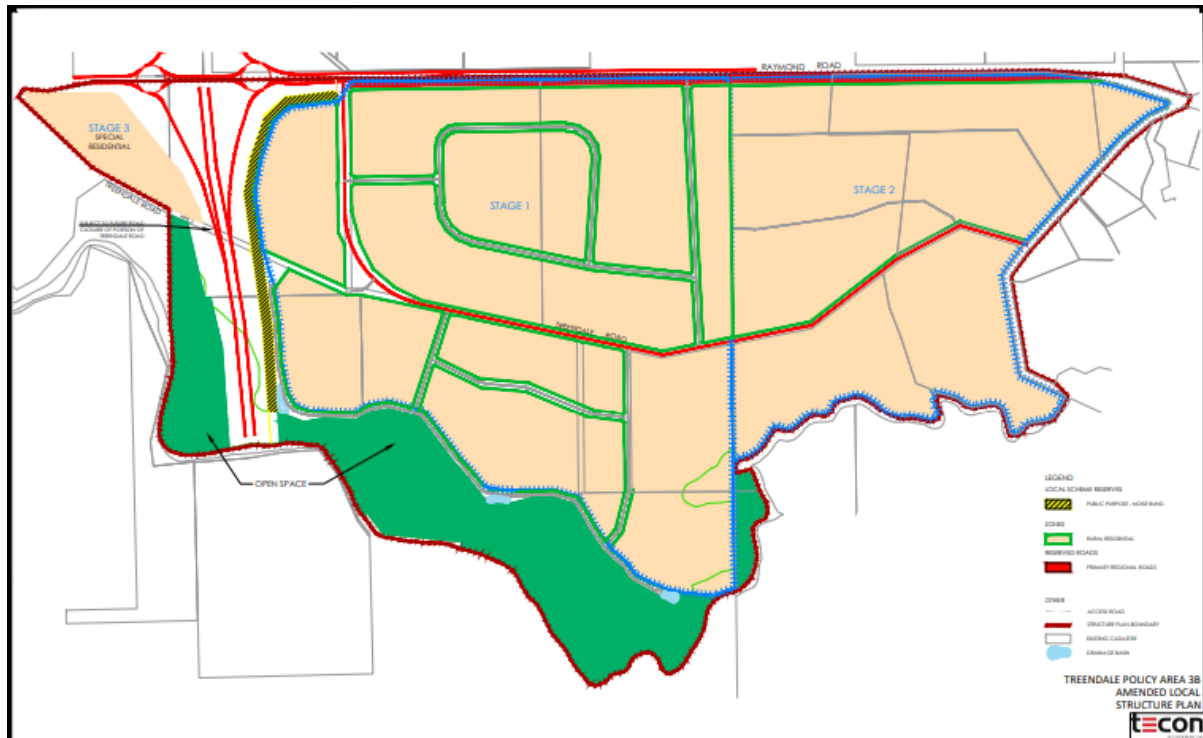


Figure 6 Treendale Policy Area 3B Local Structure Plan

4 SITE ANALYSIS

4.1 Topography, landform and soil

The subject site is generally level, with gentle variations within the topographic profile presenting elevations typically ranging from 12m AHD to 14m AHD.

The site is parkland cleared, predominately covered by grass used for the grazing of livestock, with a couple of isolated trees located within the northern portion of the site.

4.2 Hydrology and Hydrogeology

The subject site is not located within the 1 in 100 (1%) Annual Exceedance Probability (AEP) Flood area, however majority of the site is impacted by the 1% AEP Floodplain Development Control Area (DWER). The Collie River is located approximately 180m south of the subject site and no public drinking water sources are located within 100m of the site.

At the time of the geotechnical investigation fieldwork completed in October 2021, groundwater water was encountered at a depth of at least 2.4m, except within the southeast corner of the site, where perched groundwater was recorded at a depth of 0.9m below the existing ground surface.



4.3 Acid Sulphate Soils

The Department of Water and Environmental Regulation (DWER) Acid Sulphate Soils Risk Map identifies that the site has a moderate to low risk of Acid Sulphate Soils (ASS) occurring within 3m of natural soil surface (refer **Figure 5**).

Development of the subject land is expected to have minimal extraction or dewatering; therefore, ASS can be appropriately managed as part of the subdivisional works.

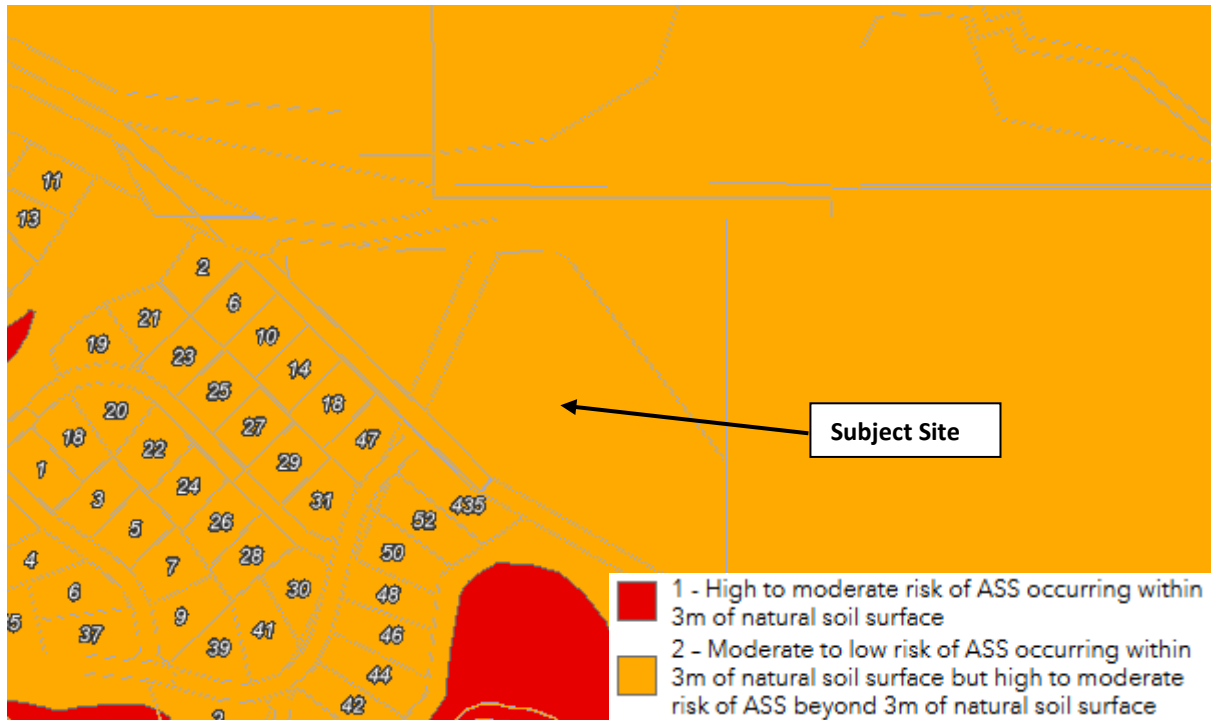


Figure 7 ASS Mapping

4.4 Aboriginal Heritage

A search of the Aboriginal Cultural Heritage register database through DPLH's Plan WA Mapping system does not identify the site as having any sites of significance.

4.5 Infrastructure

Infrastructure including power and telecommunications are available for connection by way of the existing development to the west.

Reticulated water is located within the adjoining Tern Place road reserve (formerly known as Treendale Road) and will be extended to service the proposed lots as part of the future development of the site.

Reticulated sewer is not available for connection within this area, therefore future lots will be required to install individual onsite effluent disposal systems for personal use, consistent with the existing developed area of Meadow Landing Estate.

Installation requirements will be implemented in accordance with the Shire of Harvey specifications, consistent with the requirements of Schedule 4, sections 10 and 11 of LPS 2 and other relevant government agencies.



4.6 Traffic and Access

The subject site currently enjoys access from Tern Place in the northwest corner, with an additional crossover located in the southwest corner.

Development of the subject site will not provide direct access onto Raymond Road or the Wilman Wadandi Highway, with access being offered from Tern Place only.

5 DETAILS OF PROPOSAL

5.1 Overview of Proposal and Supporting Rationale

The Scheme Amendment proposes to rezone the subject land from the “Priority Agriculture” zone to the “Rural Residential” zone consistent with the approved Local Structure Plan and Greater Bunbury Region Scheme. In support of this request, the following additional studies have been undertaken and are included as Appendices to this report:

- Bushfire Management Plan
- Site and Soil Evaluation
- Transport Noise Assessment

Furthermore, a Concept Plan has been prepared to provide an indicative development layout, which identifies lots at a minimum 1-hectare size, consistent with the proposed rural residential zone.

5.2 Type of Amendment

Pursuant to regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended), the proposed Scheme Amendment represents a ‘standard amendment’. The relevant clauses defining a standard amendment are as follows:

Standard Amendment means any of the following amendments to a local planning scheme –

- a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- c) an amendment to the scheme that is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;
- d) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;
- e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- g) any other amendment that is not a complex or basic amendment.

The definition(s) of a ‘Standard Amendment’, considered relevant to the proposal, is:



- e) An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- f) An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- g) Any other amendment that is not a complex or basic amendment.

The requested change of zoning from “Priority Agriculture” to “Rural Residential” is considered consistent with the intent and objectives of the Shire of Harvey’s Local Planning Strategy and Local Planning Scheme No.2. Whilst not technically identified within the Strategy, the change of zoning to the subject site will continue to maintain the rural characteristics of the land, whilst providing the opportunity to develop the land further, consistent with the existing and proposed developed areas of Meadow Landing and the approved structure plan. With the land now excised from the agricultural lots to the north as a result of the Wilman Widandi Highway, development of the site for rural residential will provide for a transitional intensification of land.

Furthermore, the subject land is identified within an approved Structure Plan which similarly isn’t addressed within the Strategy. The zoning proposed by way of this Scheme Amendment request is solely an amendment to the Scheme Mapping and is considered consistent with the identification of the land within the approved Local Structure Plan and surrounding area.

6 CONSULTATION

Preliminary consultation with Officers at the Shire of Harvey and Department of Planning, Lands and Heritage have occurred, with the outcome of these discussions identifying in-principal support for the scheme amendment request in conjunction with the approved Local Structure Plan.

Furthermore, a subdivision application (WAPC 202 644) was lodged in December 2025 reflecting the concept plan included as part of this scheme amendment request. The application was referred to all government agencies (including the Shire of Harvey) as part of this process, with submissions received generally supporting the proposed development following assessment of the supporting reports. At the request of the DPLH following discussions with the Shire of Harvey, this scheme amendment request has been prepared for consideration by the Shire of Harvey and subsequent WAPC to bring the proposed zoning of the land in line with the Local Planning Scheme No.2 and will therefore provide the opportunity for the subdivision application to be finalized and development to occur.

6.1 Concept Plan

A concept plan has been prepared for the subject site (included at **Appendix A**) which identifies an indicative lot yield of 9 lots of a minimum 1 hectare in size all serviced by the existing Tern Place.

Lots have been designed in accordance with the rural residential zone of the Shire of Harvey LPS 2 and will be subject to setbacks and design requirements accordingly. The design of the lots has considered the setbacks in place for rural residential areas and provide a sufficient building footprint for future development of the lots.

A Western Power easement transects through the western portion of the land in a north-south direction. The proposed lots and road alignment has been designed as such to ensure minimal impact on developable land occurs.

6.2 Site Investigations

6.2.1 Traffic and Access

The proposed development plans access directly from Tern Place, which is a constructed gazette road. No access is proposed onto Raymond Road or the Wilman Wadandi Highway.



6.2.2 Bushfire Management Plan

A Bushfire Management Plan (BMP) has been prepared in support of this Amendment request as part of the property is designated as being bushfire prone land. A BAL Contour Map (refer *Figure 5* of the BMP) has been prepared, which has been overlayed with the concept drawing which identifies that there is a suitable development area within each of the proposed lots in accordance with Shire's setback requirements.

Furthermore, it is noted that Tern Place is an existing no-through road that was created as a result of the construction of the Wilman Wadandi Highway. In this respect, the distance from the edge of the bushfire prone area mapping to the easternmost lot is 200m (refer *Figure 6* of the BMP). Having regard to this, the proposal complies with the requirements of the Guidelines with respect to the maximum length of no-through roads without the requirement for an emergency access way or an outcome-based approach. An existing turn around area has been installed at the termination of Tern Place and this is compliant with respect to the specifications of Figure 30 of the Guidelines.

A complete copy of the Bushfire Management Plan is included in **Appendix B** of this report.

6.2.3 Site and Soil Evaluation

A Site and Soil Evaluation (SSE) was undertaken over the subject site in support of the proposed development to confirm the suitability of the site and in-situ soils for on-site effluent disposal. The site investigation was completed in October 2024, with further updates undertaken in 2025 as a result of a design change, which is consistent with the preferred testing period in accordance with the Government Sewerage Policy 2019 (GSP) and Department of Health requirements.

The report indicated that the proposed lots are capable of the treatment of generated wastewater to a secondary level with nutrient removal utilizing a mound sub-surface application system. Recommended Land Application Areas (LAA) are identified on drawing 12130-G1-DG-002 A, these may need to be revised as part of the final subdivision design prior to lodgment of the subdivision application.

It is acknowledged that this report has been prepared prior to the finalization of State Planning Policy 2.9 – Water (SPP 2.9), as it was prepared and lodged in accordance with a subdivision application in early December 2025 (WAPC 160262), with SPP 2.9 being operational from December 16, 2025. Whilst the report does not reference SPP 2.9, the information provided and recommendations outlined are still considered consistent with the requirements of SPP 2.9 in relation to onsite effluent disposal for consideration at the scheme amendment stage, which are further acknowledged as a result of the referral comments received from the relevant state agencies as part of this subdivision application process.

A copy of the Site and Soil Evaluation is included in **Appendix C** of this report.

6.2.4 Transport Noise Assessment

A Transport Noise Assessment is required as the land adjoins the Wilman Wadandi Highway to the east which is considered a 'Strategic Freight/Major Traffic Route' and Raymond Road to the North, which is considered an 'Other Significant Freight/Traffic Route' in accordance with *State Planning Policy 5.4 Road and Rail Noise*.

Monitoring locations relevant to this site were utilised to assess the potential noise impacts from the adjoining road network on the proposed development that resulted in outdoor noise targets being exceeded for all lots. To manage noise, the following is proposed:

- All lots shall have notifications on title advising of the possible noise impacts; and
- All dwellings constructed on lots shall incorporate Quiet House Package A as provided within the SPP 5.4 Guidelines. Alternatives to the provided Packages can be accepted if supported by a report from a suitably qualified acoustical consultant once the specific house plans for the lot are available.

The Report also identifies that there are small areas within proposed Lots 1 to 4 where a possible upper floor may be within Exposure B. The report concludes that it is unlikely that double storey dwellings would be constructed and if so, these would be outside of the Exposure B area in any case due to the boundary setbacks imposed by LPS 2 for rural residential development.



A full copy of the Transport Noise Assessment is included as **Appendix D** of this report.

7 CONCLUSION

In conclusion, this Amendment request seeks support for the initiation to rezone Lot 51 Raymond Road, Roelands to the 'Rural Residential' zone as a standard amendment pursuant to regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended). The request is considered to be consistent with the objectives and zoning of the land within the Greater Bunbury Region Scheme, the approved Treendale Policy Area 3B – Local Structure Plan and the objectives of the Shire of Harvey Local Planning Scheme No.2 for Rural Residential development and is consistent with the existing and proposed development to the west and east of the site.

It is therefore respectfully requested on the basis of the above justified rationale that the Minister for Planning and Lands; Housing and Works; Health Infrastructure approve the amendment to the Shire of Harvey Local Planning Scheme No.2 from the 'Priority Agriculture' zone to the 'Rural Residential' zone.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

**Shire of Harvey
Local Planning Scheme No. 2**

Amendment No. 5

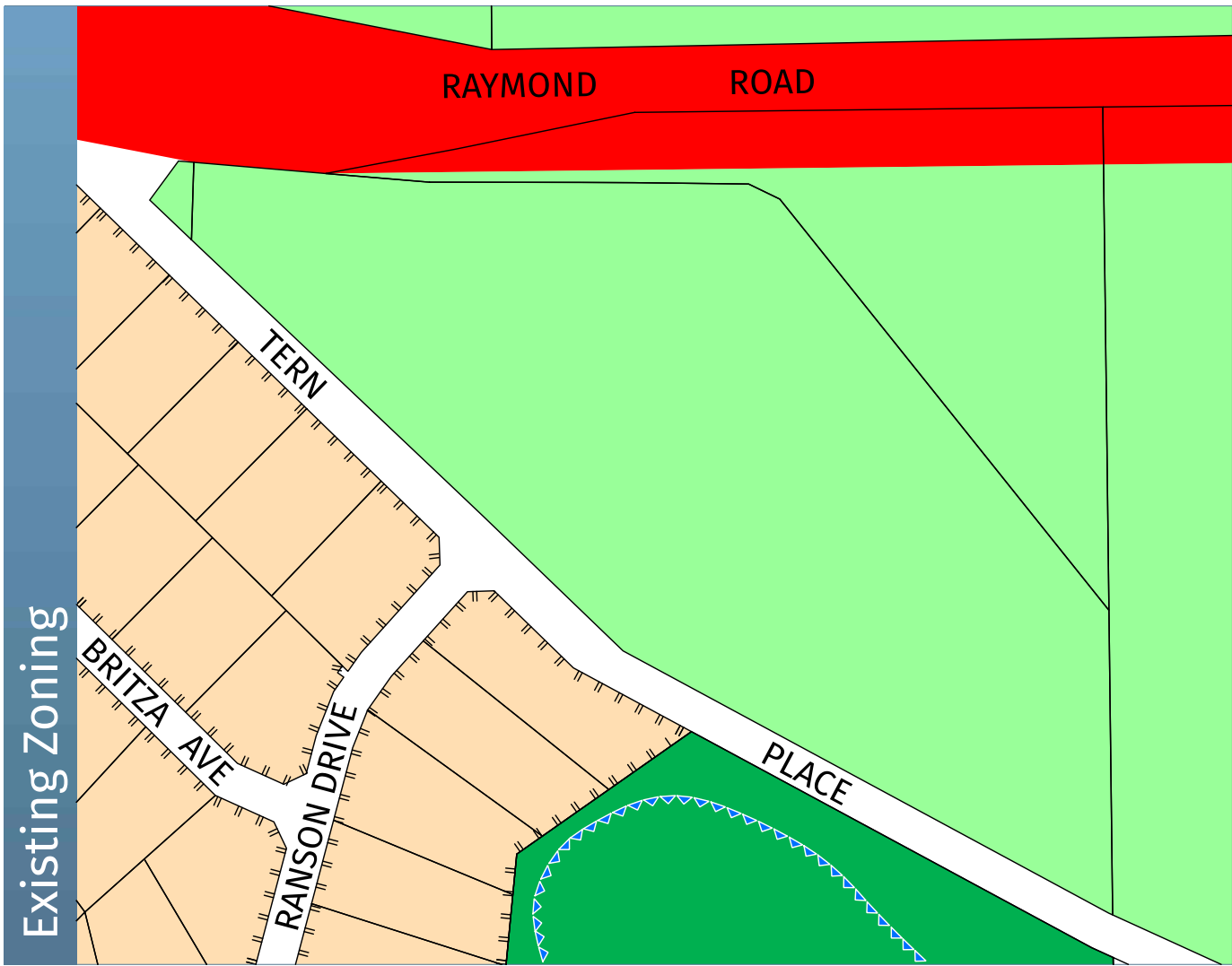
RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

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2. Amending the scheme map accordingly.

SHIRE OF HARVEY

Local Planning Scheme No. 2

Amendment No. 5



REGION SCHEME RESERVES (GBRS)

- Regional Open Space
- Primary Regional Roads



LOCAL SCHEME ZONES

- Residential
- Priority Agriculture
- Rural Residential

OTHER CATEGORIES

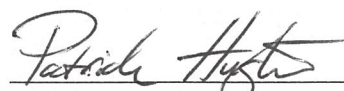
- R Codes
- SCA1 Special Control Area - Flood Prone Area

COUNCIL ADOPTION

This **standard** Amendment was adopted by resolution of the Council of the Shire of Harvey at the Ordinary Meeting of the Council held on the 28th day of April, 2026.



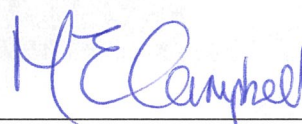
(Shire President)



(Acting Chief Executive Officer)

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Harvey at the Ordinary Meeting of the Council held on the 28th day of April, 2026, proceed to advertise this Amendment.



(Shire President)



(Acting Chief Executive Officer)

COUNCIL RECOMMENDATION

This Amendment is recommended for **support/ not to be supported** by resolution of the Shire of Harvey at the Ordinary Meeting of the Council held on the __ day of _____, 20__ and the Common Seal of the Shire of Harvey was hereunto affixed by the authority of a resolution of the Council in the presence of:



(Shire President)

(Chief Executive Officer)

WAPC ENDORSEMENT (r.63)

DELEGATED UNDER S.16
OF THE P&D ACT 2005

DATE

APPROVAL GRANTED

MINISTER FOR PLANNING

DATE



Appendix A **Concept Plan**



Appendix B **Bushfire Management Plan**



Appendix C **Site and Soil Evaluation**



Appendix D **Transport Noise Assessment**