

Our Ref: 203561
Previous Ref:
Your Ref: 2407/23
Enquiries: Matthew Lam (6552 4136)

Application No: 203561 - HINDMARSH

The Western Australian Planning Commission has received an application for planning approval as detailed below. Plans and documentation relating to the proposal are attached. The Commission intends to determine this application within 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by 14 August 2026^{*} being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

Referral agencies are to use the Model Subdivision Conditions Schedule (December 2025) in providing a recommendation to the Commission. Non-standard conditions are discouraged, however, if a non-standard condition is recommended additional information will need to be provided to justify the condition. The condition will need to be assessed for consistency against the validity test for conditions. A copy of the Model Subdivision Conditions Schedule can be accessed: <http://www.dplh.wa.gov.au>

Please send responses via Planning Online Portal here: <https://planningonline.dplh.wa.gov.au/>.

This proposal has also been referred to the following organisations for their comments:
Western Power, Dowerin, Shire of, Water Corporation, DWER - Swan Region, DBCA - Wheatbelt and LG Dowerin, Shire of.

Yours sincerely



Jonathan Mesnard
Secretary

03 July 2026

^{*} To meet this Council date and extension has been approved till 21 August 2026. (EHO-RA)

APPLICATION DETAILS

Application Type	Subdivision	Application No	203561
Applicant(s)	Agnew & Machin Pty Ltd		
Owner(s)	ALIBLAZA NOMINEES PTY LTD		
Locality	HINDMARSH		
Lot No(s).	12631, 89	Purpose	Subdivision
Location	,	Local Gov. Zoning	PUBLIC PURPOSES, RURAL
Volume/Folio No.	103/18A, 1020/78	Local Government	Dowerin, Shire of
Plan/Diagram No.	132010, 106281	Tax Sheet	
Centroid Coordinates			
Other Factors	HYDROGRAPHY (), HYDROGRAPHY (LAKE DOWERIN), RURAL, THREATENED ECOLOGICAL COMMUNITY BUFFER, BUSHFIRE PRONE AREA		

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE 01-Jul-2026
FILE 203561

PROPOSED ROAD WIDENINGS AND SUBDIVISION
HINDMARSH BACK RD & DOWERIN-MCKERRING RD
SHIRE OF DOWERIN
LOCALITY HINDMARSH

SCALE 1:7500 @A3
29 JUNE 2026



PROPOSED LOT 3
1.5986 ha

137
DP215398

136
DP215398

121
DP148811

LOT 27255
DP205568

PROPOSED LOT 1
91.4061 ha

LOT 89
DP106281
5.7767 ha

LOT 2631
DP132010
121.4057 ha

PROPOSED LOT 2
121.1077 ha

7898
DP120445

57
DP224576

AUNT & MARTIN PTY LTD
CONSULTANTS
PO BOX 22 FIDDEPAT 6074
T 9363 9991 M 041 9022 438

17142
DP85957



PO Box 22 Floreat W.A. 6014
T: 9383 9991 M: 0419 049 438
ABN 15 326 170 719

Department of Planning, Lands and Heritage
140 William Street
PERTH WA 6000

24 June 2026
Our Ref: 2407/23

Justification for Proposed Road Widening for the Shire of Dowerin
Intersection of Dowerin-Meckering Road and Hindmarsh Back Road, Dowerin.

This subdivision application is solely intended to create road widenings. Any new lots will arise only because Landgate no longer permits part lots after a road widening, and a new lot number is required. The hazardous nature of the intersection has prompted the Shire of Dowerin to seek to realign, widen and improve the intersection of Hindmarsh Back Road, an unsealed gravel road in good condition, and the sealed Dowerin-Meckering Road. Federal Government Black Spot Project funding has been secured to improve safety by creating road widenings from Lot 89 on DP106281 and Lot 12631 on DP132010, and to fund the associated road construction.

The realignment of Hindmarsh Back Road will move the intersection approximately 70 metres further north to meet the Dowerin-Meckering Road on the crest of the hill. This will enable an increase in sight distances, and in the interests of safety, markedly improve visibility at the intersection.

The sealed Dowerin-Meckering Road carries agricultural produce and fertiliser traffic to strategic receival points in Dowerin, as well as trucks carting grain to silos during harvest. It links Dowerin and areas north to the Standard Gauge Railway line and Great Eastern Highway. It is classified as Regional Distributor in the road hierarchy system and is a RAV Network 5 road. The proposed subdivision will not create any new vehicle access points onto the existing roads, and no additional traffic will be generated.

The land is zoned Rural in the Shire of Dowerin TPS No. 2 and is gently undulating with areas of salt pan. Its present use is agricultural, being used for broadacre cropping and grazing. There are no buildings on the land and there are no changes to the land use or landform proposed, and no further development is intended. There is no reticulated water supply nor electricity supply in the road reserves abutting the land to be subdivided. There are underground telecommunication cables running inside lots 89 and 57, however these are outside the area where the road widenings are proposed.

The land has been entirely cleared, with only narrow areas of remnant mallee scrub vegetation remaining, with occasional scattered taller trees along the road boundaries. Whilst these areas are shown as bushfire prone, they are mostly on the margins surrounding salt pans, and it is not considered that there is any significant bushfire risk. There are no proposals to build on the land in question. The added widening of the road reserves will serve as additional fire breaks, as well as the normal annual fire break requirements for rural properties.

The WAPC's *Development Control Policy 3.4: Subdivision of Rural Land*, Clause 6 contains provisions for the subdivision of rural land where there are exceptional circumstances, even where there is an increase in the number of lots, where it will not adversely affect rural land uses. The subdivision will not affect the current agricultural use of the land for cropping and grazing. The sole purpose of this subdivision is to facilitate the upgrading of infrastructure.

Due to the Landgate requirements to show any residue land in severances as separate lots, a small lot (proposed Lot 3) will be created in the northwest corner of Lot 89, between the closed road and the Dowerin-Meckering Road. This land has been a separate severance since 1930.

We therefore request that approval be given without conditions, to enable the Shire to access the Black Spot funding, to be able begin road construction.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Agnew', written in a cursive style.

Robert Agnew
Licensed Surveyor