

16 January 2020
Ref: 19037

Chief Executive Officer
Shire of Merredin
PO Box 42
Merredin, WA, 6415

Dear Sir/Madam,

Re: Proposed Rezoning – Portion Lot 301 (No 75) Adamson Rd, Merredin

We act for McIntosh Holdings Pty Ltd (T/as McIntosh & Son), who have entered into a contract with the owner of the above property, Mr Arthur Adamson, to purchase a 13ha (approx.) portion of his property. A plan showing the portion is attached. The contract is conditional upon the subject area being rezoned to 'General Industry'.

Background

Established in 1955, McIntosh & Son is a leading Australian dealership group specialising in agricultural and construction machinery, incorporating sales, finance, service and parts. They opened their first dealership in Wongan Hills and now have branches in Moora, Geraldton, Perth, Katanning, Albany, Kulin, Esperance, Dalby (Qld) and Merredin.

Purpose

A number of these sites have been expanded over the years in response to growth, with some having to be relocated to larger sites. Whilst having only opened their Merredin branch in 2016, they have already experienced sufficient growth that they have to expand, and the current site is too small. They have found that having a larger site, with the capacity to demonstrate the machinery on site, is beneficial to clients. The larger site also provides them with the capacity to separate different activities resulting in a better work environment for their staff and for visitors to the site.

McIntosh Holdings Pty Ltd has recently purchased Lot 525 Adamson Rd. It is a Light Industrial lot adjoining Lot 301. It is proposed to amalgamate Lot 525 with the portion of Lot 301 proposed to be rezoned. This will provide a "frontage" in the established industrial estate.

Site Description

Lot 301 is a 99.9ha farming property currently zoned 'General Farming'. The area the subject of this request is located in the south-west corner of the property. It is proposed to be excised from Lot 301 and amalgamated with the adjoining 'Light Industry' zoned Lot 525 Adamson Rd, which has recently been purchased by McIntosh Holdings Pty Ltd.

The 13ha (approx.) area proposed to be rezoned is almost level with a slight fall from 326m AHD in the NE corner to 322m AHD in the SW corner. It is cleared of natural vegetation, having been historically farmed, and contains no natural features (rock outcrops, watercourses, etc).

We have reviewed the flood mapping for the townsite (from Councils Local Planning Strategy) and the site is outside the areas susceptible to flooding.

Infrastructure

The site is serviced by power. Reticulated water is available in McKenzie Cres and Mitchell St. Reticulated sewer is not available to the site.

Adamson Rd is only sealed at its intersection with Mitchell St. Thereafter it is constructed to an unsealed standard.

Bushfire

The site the subject of this proposal is not mapped as being bushfire prone. However, the parent Lot 301 has a section along its northern and eastern boundaries that are mapped that way due to the fuel loads on the adjoining reserves (to the north) and private property (to the east). A Bushfire Management Plan will be prepared and included in the subdivision / amalgamation application.

Local Planning Strategy

The Shire of Merredin Local Planning Strategy was endorsed by the WAPC in 2007. It establishes the future direction of growth and development within the municipality for a period of 10-15 years. It includes a number of statements that relate to this proposal, including:

- *"Promote opportunities for economic development"* (page 6). This is in the context of consistency with the State Planning Strategy.
- *"Developing Merredin as a town with the physical and commercial infrastructure to support growth and agriculture, private enterprise and population"* (page 11). Municipal Vision.
- *"...encourage expansion of existing industries"* (page 11). Municipal Objectives.
- *"To increase long-term employment opportunities in the Region..."* (page 11). Municipal Objectives.
- *"To increase investments in the Region"* (page 11). Municipal Objectives.
- *"Making land available for commercial and industrial enterprise..."* (page 12). Municipal Objectives.
- *"Merredin's economy is primarily based on agriculture with the townsite performing a regional centre function with supporting services in retail, commerce, industry and community services"* (page 38). Issues.

In terms of industrial growth it identifies the two existing industrial areas – one on the west side (large lots adjoining and incorporating the old railway marshalling yards – dominated by CBH) and one on the east side (smaller light industrial lots) of the town. The attached aerial

photographs show that the west side is occupied by CBH and this has grown over the last 13 years. Little growth has occurred on the east side.

Agricultural machinery sales and service is an activity that is better located in the eastern industrial area as the use itself is consistent with the types of uses in that location. However, there are no lots large enough to accommodate their long term need for growth in situ. If there was they would stay in their current location at 52 Mitchell St.

We submit that this proposal is consistent with the intent of that LPS.

Strategic Community Plan 2018-2028

Results of community consultation as part of the development of the Councils current Strategic Community Plan showed that commerce, economic development and jobs was the highest rated opportunity response (43%). This led to the inclusion of the following key priorities being incorporated into the document:

- *Promoting Merredin and it's potential opportunities to facilitate targeted economic development.*
- *Supporting initiatives from local businesses for growth.*

This proposal is consistent with these priorities.

Merredin – Growing Our Community – An Economic Development and Implementation Strategy

This document, produced in 2015 by the State Government and endorsed by the Wheatbelt Development Commission, Shire of Merredin and the Merredin Community Reference Group, provides a vision and guiding principles to enable economic growth, prosperity and wellbeing for the community of Merredin. Included in its key actions to encourage agricultural growth are (at page 51):

- *"...Attract, retain and support businesses which further enhance the regions competitive advantage in broadacre agriculture".*
- *"Development of additional land for business when appropriate..."*

This is consistent with the Councils LPS and supportive of this proposal.

Conclusion

This proposal is required to enable the development of a new McIntosh & Son facility in Merredin which will provide for growth over the next decade or so. The larger lot size will enable demonstrations of machinery for clients in a larger area and provide for improved separation between different activities on site improving the work environment and customer experience.

The Shires Local Planning Strategy promotes economic growth and encourages the expansion of existing businesses in appropriate locations. On page 36 of the LPS the following statement is made:

"The Council should view rezoning proposals that are accompanied by bona-fide industrial development proposals favourably."

We submit that this is the case here and respectfully seek Councils support for this proposal. Attached is a draft Scheme Amendment document for you review.

Yours faithfully,



SIMON O'HARA
Director and Principal Planner

encl
cc - Client

and submit it to the Shire at your earliest convenience. Once received I will check the relevant documentation and confirm applicable fees.

If you have any questions please do not hesitate to contact me at the Shire office.

Kind regards

Peter Zenni
EXECUTIVE MANAGER DEVELOPMENT SERVICES



Shire of Merredin
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From: Simon O'Hara <simon.ohara@statewestplanning.com.au>

Sent: Thursday, 27 February 2020 10:59 AM

To: Peter Zenni <emds@merredin.wa.gov.au>

Cc: 'Paul Bashall' <planwest@bigpond.net.au>; CEO <ceo@merredin.wa.gov.au>; Jonelle Beck <adminofficer@merredin.wa.gov.au>

Subject: RE: Proposed Rezoning - Pportion of Lot 301 (No 75) Adamson Rd, Merredin

Peter,

Thanks for your email. I have been in touch with my clients and can summarize their response below.

1. Agree to apply 'Light Industry' zoning instead of 'General Industry'
2. Agree to include the "de-zoning" of the Adamson Rd reserve (currently zoned General Farming, Light Industry and Parks and Recreation) as part of this Scheme Amendment
3. Not agree to extend the 'Light Industry' zoning to the P&R reserve at the northern edge of Lot 301. This is because it would potentially hamper the use of this land for agricultural purposes. We appreciate that non-conforming use rights would apply but it still makes farming non-conforming, which is not ideal. Technically, if that paddock was left fallow for 6 months it couldn't be farmed again.

Please let me know if this is acceptable and we will modify the draft Scheme Amendment document. To make sure we get the "de-zoning" areas right, please let me know if the attached marked up plan is what you are looking for.

Regards,

Simon O'Hara

Director & Principal Planner

Statewest Planning

Midland House

69 Great Northern Highway, Midland

(Post: PO Box 1377, Midland, WA, 6936)

Ph: (08) 9274 1363

M: 0418 932 792

simon.ohara@statewestplanning.com.au

From: Peter Zenni [<mailto:emds@merredin.wa.gov.au>]
Sent: Tuesday, February 25, 2020 9:05 AM
To: Simon O'Hara
Cc: Paul Bashall; CEO; Jonelle Beck
Subject: RE: Proposed Rezoning - Pportion of Lot 301 (No 75) Adamson Rd, Merredin

Hi Simon

Thank you for your email and enquiry relating to the proposed rezoning of portion of Lot 301 (No 75) Adamson Road Merredin, and our subsequent telephone conversations.

I confirm that the proposed rezoning has been discussed with Councils planning consultant, Mr Paul Bashall as well as a representative from the Department of Planning, Lands and Heritage.

As indicated the Strategic Plan for the Merredin Townsite forming part of the Shire of Merredin Local Planning Strategy, identifies future industrial expansion to the West of the townsite, consolidating industrial land uses adjacent to the existing general industry zone forming part of the Shire of Merredin Local Planning Scheme No.6

Whilst the above mentioned Strategic Plan for the Merredin Townsite does not address the possible expansion of the light industrial area to the East of the Merredin Townsite, the rezoning of a portion of 'general farming' zoned Lot 301 (No 75) Adamson Road to 'light industrial' would allow for the natural expansion of existing light industrial activities.

I note that the proposed amendment seeks to rezone a portion of Lot 301 (No 75) Adamson from 'General Farming' to 'General Industry'. As discussed, I believe that whilst a rezoning of the area in question to 'Light Industry' is likely to be supported by the Shire as a natural expansion of the existing light industrial activities existing in this area, the rezoning to General Industry is not likely to be supported for the following reasons;

1. There are existing residences in close proximity to the area in question;
2. There is potential for more residences in the future in the Rural Residential zoned area directly to the South of the portion of land in question.
3. The Shire of Merredin Local Planning Scheme No 6. Zoning tables allow for very similar land use activities in both light industry and general industry zoned areas.
4. The Shire is mindful of the objectives of the Local Planning Scheme with respect to light industry and general industry zones and the requirement that general industry activities may need to be separated from residential and other sensitive areas.
5. It appears that the Macintosh land use proposal could be catered for in a light industry zoned area.

In addition any proposed rezoning and subsequent subdivision should take in to consideration the following;

- An extension of any proposed rezoning to incorporate the whole area between Adamson Road and the Parks and Recreation Reserve immediately to the North of Lot 301 (No 75) Adamson Road.
- Construction of suitable heavy vehicle access and provision of services to any future lots created in the newly zoned light industrial area.
- The de-zoning of portions of Adamson Road (currently zoned General Farming, Light Industry and Parks and Recreation).
- The proposed amendment would be considered a standard amendment to the LPS and require clearance from the EPA as well as advertising for public comment.
- There is no guarantee that the proposed rezoned portion of Lot 301 would be amalgamated with lot 525.

If you have any questions please do not hesitate to give me a call at the Shire office. In the meantime I await a response from yourself at your earliest convenience in relation as to how you wish to proceed with this matter.

Kind regards

Peter Zenni
EXECUTIVE MANAGER DEVELOPMENT SERVICES



Shire of Merredin
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From: Simon O'Hara <simon.ohara@statewestplanning.com.au>
Sent: Tuesday, 18 February 2020 10:24 AM
To: Peter Zenni <emds@merredin.wa.gov.au>
Subject: Proposed Rezoning - Pportion of Lot 301 (No 75) Adamson Rd, Merredin

Peter,

Attached is what we submitted. If you need anything else please let me know.
I'll forward the DA information under a separate email.

Regards,

Simon O'Hara
Director & Principal Planner
Statewest Planning
Midland House
69 Great Northern Highway, Midland
(Post: PO Box 1377, Midland, WA, 6936)

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SHIRE OF MERREDIN
LOCAL PLANNING SCHEME N^o 6
AMENDMENT N^o 7

An Amendment to:

Rezone portion of Lot 301 Adamson Rd, Merredin from 'General Farming' to 'Light Industry'; and

Re-classify the portion of Adamson Rd fronting Lots 301 & 525 Adamson Rd, Merredin from Local Scheme Reserve 'Parks and Recreation', 'Light Industry' zone and 'General Farming' zone to 'No Zone'

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
SHIRE OF MERREDIN
LOCAL PLANNING SCHEME N⁰ 6
AMENDMENT N⁰ 7

Resolved that the Council, pursuant to section 75 of the Planning and Development Act, 2005 amend the above Local Planning Scheme by:

Rezoning portion of Lot 301 Adamson Rd, Merredin from 'General Farming' to 'Light Industry'; and Re-classifying the portion of Adamson Rd, Merredin fronting Lots 301 & 525 from Local Scheme Reserve 'Parks and Recreation', 'Light Industry' zone and 'General Farming' zone to 'No Zone'.

The Amendment is standard under the provisions of the Planning and Development (Local Planning Scheme) Regulations 2015 for the following reasons:

1. The Amendment is consistent with the Councils Local Planning Strategy:
 - a. That seeks to promote opportunities for economic development.
 - b. For the town of Merredin to remain a regional centre.
 - c. That supports rezoning proposals supporting bona-fide industrial development proposals.
2. The Amendment will have minimal impact on land in the Scheme area that is not the subject of the Amendment.
3. The Amendment will not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.

SCHEME AMENDMENT REPORT

1. **LOCAL AUTHORITY** : SHIRE OF MERREDIN
2. **DESCRIPTION OF LOCAL PLANNING SCHEME** : LOCAL PLANNING SCHEME N^o 6
3. **TYPE OF SCHEME** : DISTRICT ZONING SCHEME
4. **SERIAL N^o OF AMENDMENT** : 7
5. **PROPOSAL** : REZONING PORTION OF LOT 301 ADAMSON RD, MERREDIN FROM 'GENERAL FARMING' TO 'LIGHT INDUSTRY'; AND RECLASSIFYING THE PORTION OF ADAMSON RD FRONTING LOTS 301 & 525 FROM LOCAL SCHEME RESERVE 'PARKS AND RECREATION', 'LIGHT INDUSTRY' ZONE AND 'GENERAL FARMING' ZONE TO 'NO ZONE'

REPORT

1.0 INTRODUCTION

Lot 301 is a farming property adjoining the Merredin Light Industrial area. More specifically, it adjoins Lot 525 Adamson Rd, a vacant Light Industrial property recently purchased by McIntosh Holdings Pty Ltd (McIntosh & Son), a leading Australian machinery dealership for agricultural, construction, earthmoving and grounds care / turf maintenance industries.

McIntosh & Son currently operates a branch at 52 Mitchell St, Merredin, which is too small to accommodate the long term future of the business in Merredin. To this end they have secured a contract to purchase a 13ha (approx.) portion of Lot 301 adjoining Lot 525. This contract is conditional upon completing a rezoning of the portion to an industrial zoning. They require this zoning to enable them flexibility for the activities they may need to accommodate in the future.

The second part of this Amendment is an administrative matter to remove the reservation and zonings from the road reserve. The reservation and zonings match the adjoining land reservations and zonings, however, they should not extend into the road reserve.

2.0 BACKGROUND

Location

Lot 301 is located at the eastern end of the Merredin townsite, adjoining an existing light industrial area that separates it from the residential and commercial parts of the townsite. It has frontage to Adamson Rd on its southern side. Adamson Rd is constructed to an unsealed standard. It is also proposed to have a 2m frontage to a 10m wide reserve (R48082) which contains power.

Site Area

Overall, Lot 301 is 99.9ha in area. The portion proposed to be excised and rezoned is approximately 13.27ha in area.

Ownership

Lot 301 is owned by Mr Arthur Adamson with a contract of sale to McIntosh Holdings Pty Ltd for the portion proposed to be rezoned.

Current & Surrounding Land Uses

Lot 301 is a cleared site used for agricultural purposes (cropping). It contains a dwelling and supporting outbuildings. The portion proposed to be excised and rezoned contains none of the existing infrastructure. The existing house will be approximately 160m east of the eastern edge of the area proposed to be rezoned.

To the north of the proposed rezoning area is an existing cropping area that will remain as part of the balance 86ha (approx.) farm. To the west is the existing industrial estate. To the south, on the other side of Adamson Rd, is a railway and then Great Eastern Hwy reserves.

Physical Characteristics

As discussed above, the subject site is a cleared parcel of land used for agriculture. Topographically it's almost level falling gently from east to west. The property contains no natural features of native vegetation.

Infrastructure

The site has access to power. Reticulated water and telecommunications are also available. There is no reticulated sewer or gas available to the site.

The site is serviced by Adamson Road, which is constructed to an unsealed standard.

3.0 LOCAL PLANNING CONTEXT

State & Regional Planning Context

The *State Planning Strategy* seeks to balance competing demands on land use. It lists 6 interrelated and interdependent principles:

- Community
- Economy
- Environment
- Infrastructure
- Regional Development
- Governance

In recognizing these it “...places a priority on economic and population growth as the key drivers of land use and land development.” (“Delivery Culture”) The current proposal is critical for the growth of an important economic activity in the town of Merredin, which acts as a regional centre for the broader central eastern Wheatbelt region.

The *State Planning Framework* utilizes the same principles, sans Governance. The proposed Amendment will clearly satisfy the Community and Economic aspects by providing employment opportunities and economic growth through substantial private sector investment. It will consolidate an existing industrial area and not create any negative impacts on the environment.

Local Planning Strategy

The vision for the Shire comprises 8 points that recognize the importance of agriculture, community and environment. These include:

- *Developing Merredin as a town with the physical and commercial infrastructure to support growth and agriculture, private enterprise and population.*

In its objectives, the LPS seeks to ensure opportunities for economic growth in Merredin with Objectives that include:

- *To attract a diverse range of new industries and encourage expansion of existing industries.*
- *To increase long-term employment opportunities in the Region especially for young people.*
- *To increase investments in the Region.*
- *Making land available for commercial and industrial enterprise and housing.*

In relation to the subject site, Councils Local Planning Strategy (LPS) makes no specific reference to Lot 301. The text of the LPS, however, states that “...The Council should view rezoning proposals that are accompanied by bona-fide industrial development proposals favourably” (page 36).

Strategic Community Plan 2018-2028

Results of community consultation as part of the development of the Councils current Strategic Community Plan showed that commerce, economic development and jobs was the highest rated opportunity response (43%). This led to the inclusion of the following key priorities being incorporated into the document:

- *Promoting Merredin and it’s potential opportunities to facilitate targeted economic development.*
- *Supporting initiatives from local businesses for growth.*

This proposal is consistent with these priorities.

4.0 PROPOSAL

Since McIntosh & Son established a branch in Merredin in 2016, it has become evident that the lot on which the business operates is insufficient for its long term needs. Merredin is an important regional centre with a demonstrated need for a full range of agricultural machinery, equipment, parts and servicing. The purpose of this proposal is to secure the long term future of McIntosh & Son as a major machinery sales and

service provider and employer for the town and the region. Securing and supporting the growth of such businesses is consistent with Council's Local Planning Strategy and its Strategic Community Plan.

The location of this site is ideal as it adjoins an existing industrial estate and will have only one neighbour on the northern and eastern sides. It will also have good and close access to the main road system without requiring direct access to it.

The second part of this Amendment is to remove the reservation and zonings from the road reserve. This is a corrective procedure as the reservation and zonings should not extend into the road reserve.

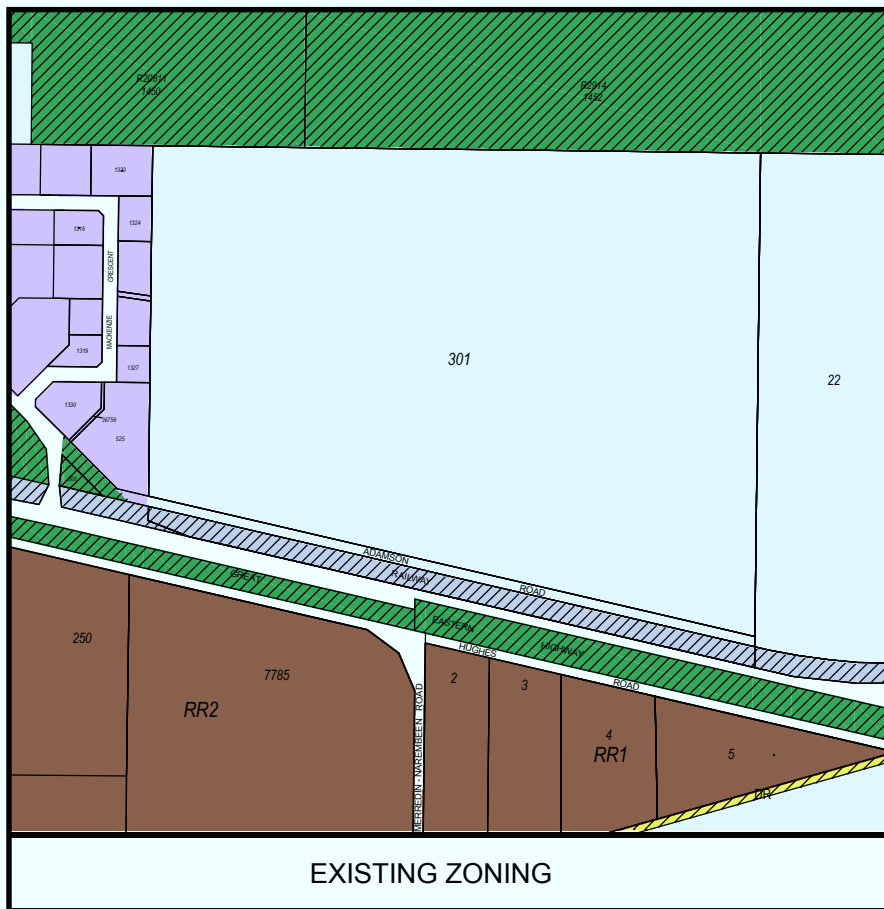
5.0 CONCLUSION

The proposed Amendment will achieve Council's Local Planning Strategy and Strategic Community Plan stated intentions and objectives to encourage development and commercial investors without any negative environmental impacts. The subject site is well located as an extension of the existing industrial area to the west. Applying a 'Light Industry' zone will provide flexibility for future growth of the business.

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME
SHIRE OF MERREDIN
LOCAL PLANNING SCHEME N^o 6
AMENDMENT N^o 7





Resolved that the Shire of Merredin pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Reclassifying the south-west portion of Lot 301 on Deposited Plan 64537, Volume 2741 Folio 719 from 'General Farming' zone to 'Light Industry' zone on the Scheme Map; and
2. Reclassifying the portion of Adamson Rd fronting Lots 301 & 525 from Local Scheme Reserve 'Parks and Recreation', 'Light Industry' zone and 'General Farming' zone to 'No Zone'.








LEGEND

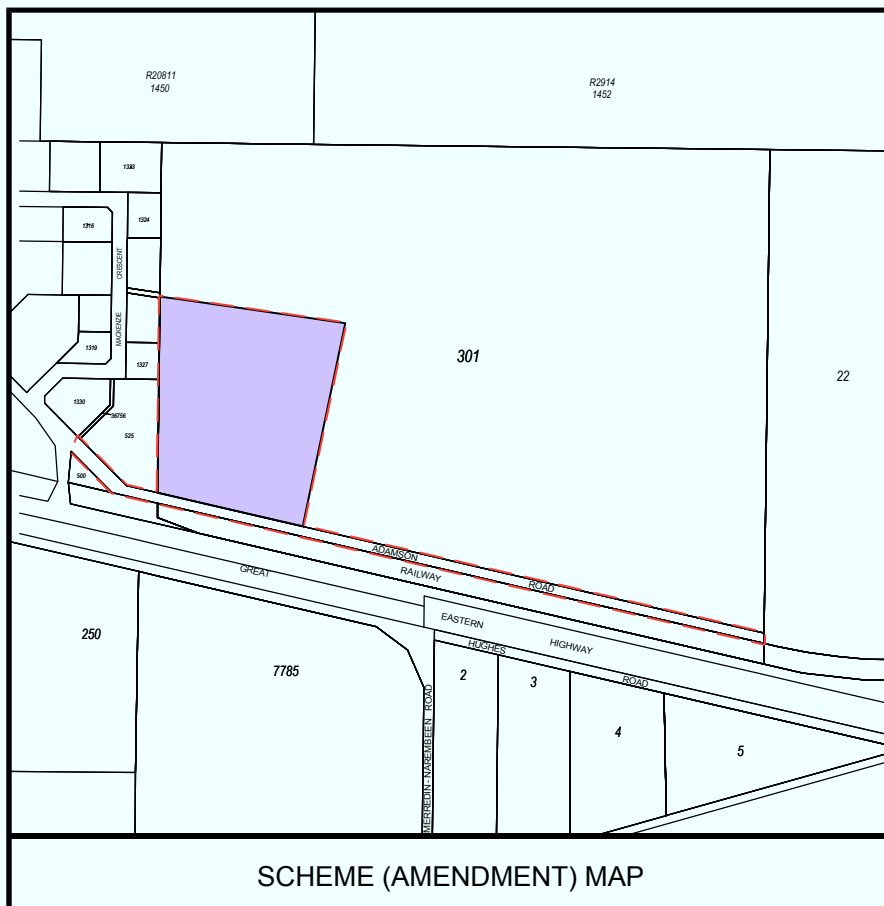
LOCAL SCHEME RESERVES

-  PARKS AND RECREATION
-  PUBLIC PURPOSES DENOTED AS FOLLOWS:
 -  DR DRAINAGE
 -  RAILWAY

LOCAL SCHEME ZONES

-  GENERAL FARMING
-  LIGHT INDUSTRY
-  RURAL RESIDENTIAL
-  NO ZONE

-  AREA OF SCHEME AMENDMENT



WAPC ENDORSEMENT (r.63)

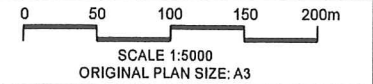
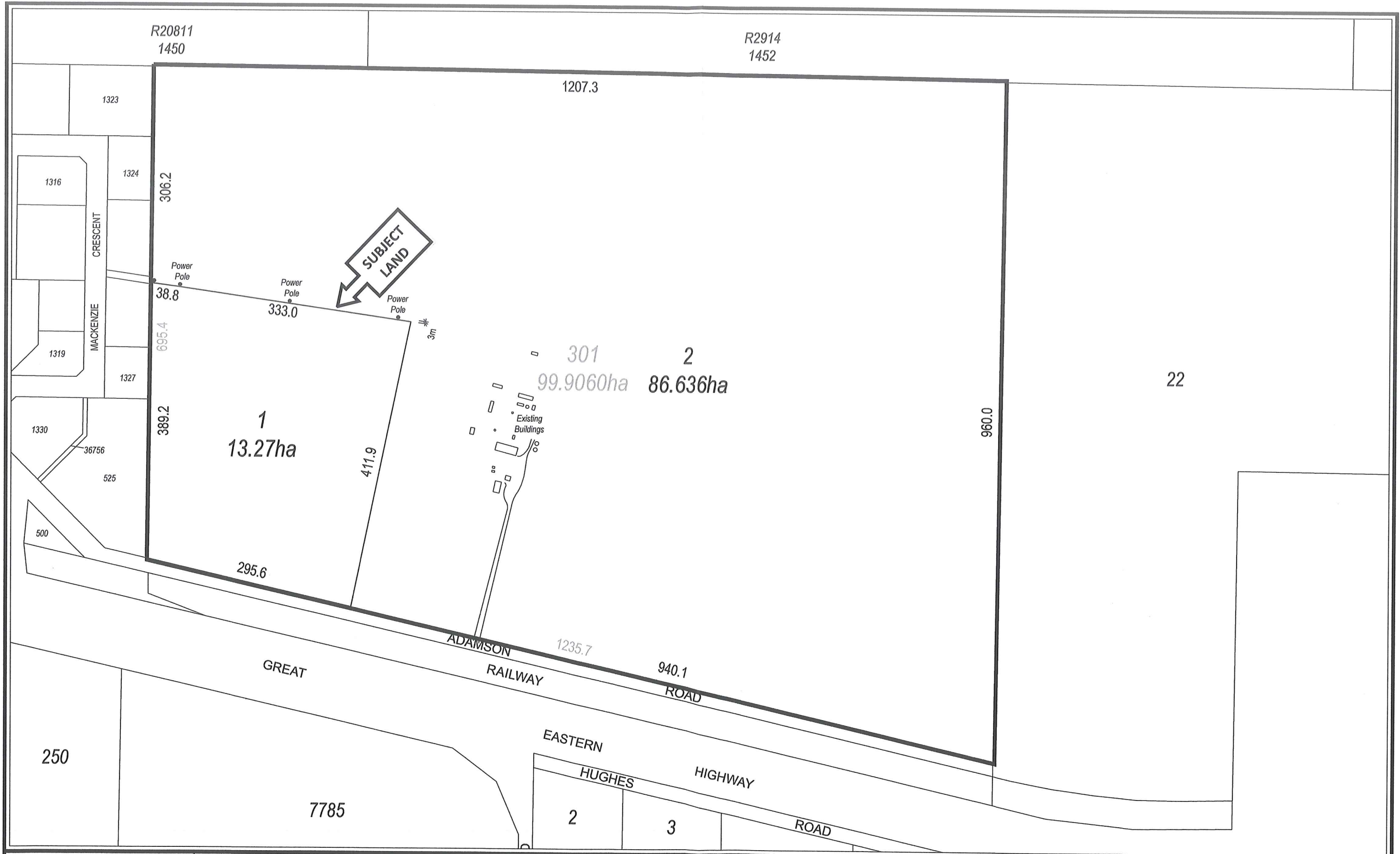
**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE


APPROVAL GRANTED

MINISTER FOR PLANNING

DATE




NORTH
Statewest Planning
Midland House
69 Great Northern Highway, Midland
PO Box 1377, Midland WA 6936
t. 9274 1363 m. 0418 932 792
e. simon.ohara@statewestplanning.com.au

LEGEND:
Subject Land..... 

NOTE:
1. Areas and dimensions are subject to survey.

DATE: 22.11.2019

**SUBDIVISION
CONCEPT**

LOT 301 (No. 75) ADAMSON ROAD
MERREDIN
Shire of Merredin