

Application for Development Approval Cover Letter

Dear Peter,

Please find attached the application for development approval for the property located at 13-15 Bates St.

The proposed use of this property will remain commercial, with the addition of short-term accommodation. As per the attached plans, there will be a minimum of one disability access unit with laundry and kitchen facilities located on the ground floor. Additionally, there will be multiple rooms upstairs including kitchen and laundry facilities.

In regard to parking, I believe there is ample parking on the street and in the carpark adjacent to Bates St near Newfields Business Centre. I believe there is an option for cash in lieu of supplying parking spaces; however, I believe there have been other businesses that have had exceptions made, so I would also like to ask for an exemption regarding providing car parking spaces.

Regards,

Phil & Kristy Van Der Merwe

[Redacted Signature]

Merredin WA 6415

Application for development approval



Owner details			
Name: PM & KM VAN DER MERWE			
ABN (if applicable): [REDACTED]			
Address: [REDACTED]			
			Postcode: 6415
Phone: Work:		Fax:	Email: [REDACTED]
Home:			
Mobile: [REDACTED]			
Contact person for correspondence : PHIL			
Signature: [REDACTED]		Date: 15/4/25	
Signature: [REDACTED]		Date: 15/4/25	
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62 (2).</i>			
Applicant details (if different from owner)			
Name:			
Address:			
			Postcode:
Phone: Work:		Fax:	Email:
Home:			
Mobile:			
Contact person for correspondence :			
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No			

Signature:	Date:
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Property details		
Lot No:	House/Street No: 13-15	Location No:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street Name: BATES ST		Suburb: MERREDIN
Nearest street intersection: BARRACK ST		

Proposed development	
Nature of Development	<input type="checkbox"/> Works <input type="checkbox"/> Use <input checked="" type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, is the exemption for	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use: RENOVATE FOR COMMERCIAL & ACCOMMODATION	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: COMMERCIAL SHOPS AND OFFICES	
Approximate cost of proposed development: \$400,000	
Estimated time of completion: 24 MONTHS	

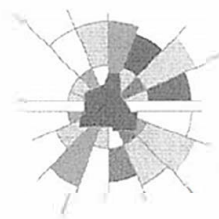
OFFICE USE ONLY

TAX INVOICE/RECEIPT

Receipt Number: 139932

Receipt Date: 15.04.25

Payer: P Van Der Merwe



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

ABN: 87 065 676 484

PO Box 42,
Merredin WA 6415
Telephone: (08) 9041 1611
Facsimile: (08) 9041 2379
Email: admin@merredin.wa.gov.au

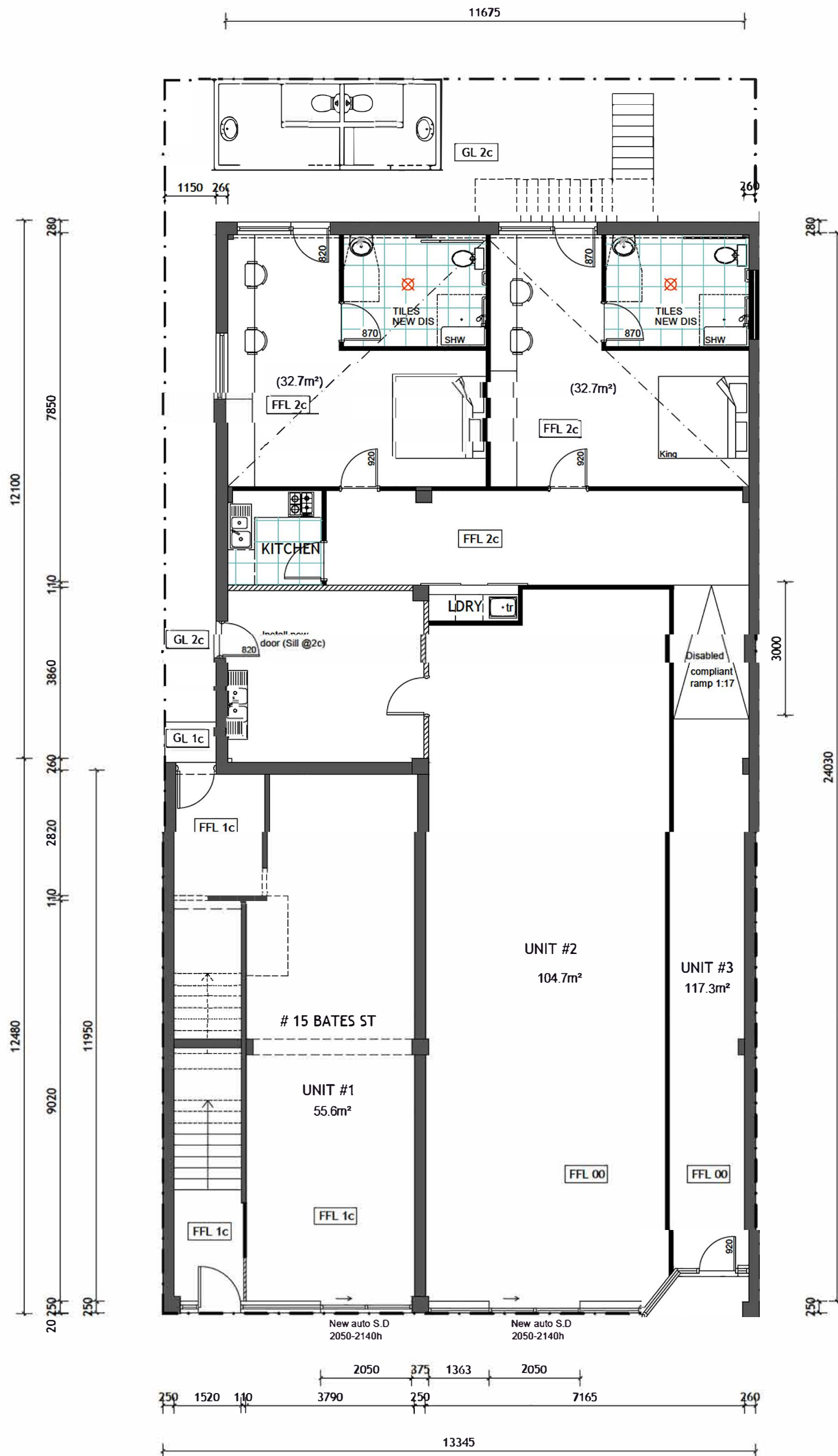
Receipt Type	Detail	Amount
Miscellaneous	DEVELOPMENT PLAN APPLICATION Proposed change of use 13 Bates Street Merredin Account: 131006200	\$1,280.00

* GST Exclusive Charge \$1,280.00
* GST \$0.00

Total **\$1,280.00**
Tendered \$1,280.00
Change Given \$0.00

Cash \$0.00
Cheque \$0.00
Other \$1,280.00

Round Amount \$0.00



PROPOSED GF PLAN
scale 1:100

the **DRAFTER**

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK
CHECK STRUCTURE WITH ENG./BUILDER BEFORE CONSTRUCTION
CHECK COMPLIANCE/APPROVAL OF WORKS WITH COUNCIL OR
REG. BODY BEFORE CONSTRUCTION

PROPOSED FITOUT
13-15 BATES ST, MERREDIIN
PROPOSED GF PLAN

REV	AMENDMENT	DATE	REDUCTION
JOB NUMBER	25117	DATE	JAN 25
(DRAWING on A3)			DRAWING No.
m	0421 605 422		A05
e	nam@thedrafter.com.au		
ABN	64 136 626 867		



the **DRAFTER**

REV	AMENDMENT	DATE
JOB NUMBER	25117	DATE JAN 25
(DRAWING on A3)		REDUCTION
m 0421 605 422 e nam@thedrafter.com.au a8N 64 136 626 867		DRAWING No. <div style="font-size: 2em; font-weight: bold;">A06</div>