

**ATTACHMENT A - EPA RESPONSE****Environmental Protection Authority**

Mr Mark Dacombe  
Chief Executive Officer  
Shire of Merredin  
PO Box 42  
MERREDIN WA 6415

Our Ref: CMS 17816  
Enquiries: Angela Coletti, 6364 6430  
Email: [Angela.Coletti@dwer.wa.gov.au](mailto:Angela.Coletti@dwer.wa.gov.au)

Dear Mr Dacombe

**DECISION UNDER SECTION 48A(1)(a)**  
***Environmental Protection Act 1986***

<b>SCHEME</b>	Shire of Merredin Local Planning Scheme 6 Amendment 7
<b>LOCATION</b>	Lot 301 and 525 Adamson Rd, Merredin
<b>RESPONSIBLE AUTHORITY</b>	Shire of Merredin
<b>DECISION</b>	Referred Examined, Preliminary Investigations and Inquires Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

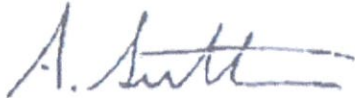
After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations. I have attached a copy of the Chairman's determination of the scheme.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the Chairman's determination will be made available to the public via the EPA website.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A. Sutton', with a horizontal line extending from the end.

**Anthony Sutton**  
**Delegate of the Environmental Protection Authority**  
Executive Director  
EPA Services

15 May 2020

Encl. Chairman's Determination



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

## Environmental Protection Authority

**Title:** Shire of Merredin Local Planning Scheme 6 Amendment 7

**Location:** Lot 301 and 525 Adamson Rd, Merredin

**Description:** Amendment 7 proposes to rezone portion of Lot 301 Adamson Road from 'General Farming' to 'Light Industry' and re-classify the portion of Adamson Road fronting Lots 301 & 525 Adamson Road from Local Scheme Reserve 'Parks and Recreation', 'Light Industry' zone and 'General Farming' zone to 'No Zone'.

**Ref ID:** CMS17816

**Date Received:** 28/04/2020

**Date Sufficient Information Received:** 28/04/2020

**Responsible Authority:** Shire of Merredin

**Contact:** Peter Zenni

### **Preliminary Environmental Factors: Social Surroundings**

**Potential Significant Effects:** Light industrial development may impact surrounding existing residential development due to potential noise, dust and odour emissions.

**Management:** Impacts can be managed through existing scheme provisions and development controls. The EPA's Guidance Statement No. 3 *Separation Distances between Industrial and Sensitive Land Uses* should be considered to manage potential impacts to surrounding land uses.

**Determination:** Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

**Chairman's Initials:**

**Date:** 13 May 2020



# ATTACHMENT B – COPY OF ADVERTISEMENT

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THE PHOENIX Friday, June 5th, 2020

## HOROSCOPES



**ARIES—March 21 to April 20**

Trouble is brewing, avoid discussion that lead nowhere. Concentrate on doing your own thing in private. This is a good period for creativity and spontaneity, but not so good for relating, in the more time you have to work on yourself, the better. Your imagination is extremely active channel it constructively.



**TAURUS—April 20 to May 20**

At the start of your life you are currently struggling, you are in a flying start period and the focus is very much on saving and combining circumstances affecting finance and time of your life compared with your sense of self-worth and security. It's time to focus on what is important to you and start setting your priorities.



**GEMINI—May 21 to June 20**

This is a good time to think outside the box and be creative. Materially there seems to be a lot of drama in your life, perhaps associated with loved ones or with professional situations. There are chaotic conditions professionally and for your daily discussion and judgement. It seems that people want to be indulged and disappointed.



**CANCER—June 21 to July 20**

People seem to have more fun than with your own needs and there is a general feeling of availability and lack of time. Rather than dropping your energy on other friendships and relationships, it is time to use that period for self evaluation. This is the time to focus on yourself and not try to control the thoughts and feelings of others.



**LEO—July 21 to August 20**

Currently your social life and connections are important, and you can play a central role in gathering people around you. Good friends benefit from your leadership and guidance, but time there are very confusing and disappointing. Take the time to be there for the people you truly care for, as they will do the same for you.



**VIRGO—August 21 to September 20**

There is a strong focus on social life and friendships in the moment and a period when loyalty and commitment are important to you. There may be a feeling that things are going to a halt during the course of the week and plans seem to be put off or delayed. Perhaps this is an opportunity to deliver much deeper love than.



**LIBRA—September 21 to October 20**

You are in a period where plans and ideas are under revision. The focus is on the past both professionally and in your personal life. It is more important to work on things that have been done, rather than start working on new things. Use the lessons that you have learned from your past and use that knowledge to make the future even brighter.



**SCORPIO—October 21 to November 20**

This is an extremely intense time when you have things to reach over strongly held beliefs, perhaps without quite knowing what all these feelings are about and how to manage the strong emotional currents. Just be yourself and go with the flow, the waves will carry you in the right direction.



**SAGITTARIUS—Nov 21 to December 20**

Truly, this is a time of transformation for you. At home, outside conditions prevail. There seems to be considerable disagreement or maybe just a lot of friction. People seem deceptive, selfishness can be feeling things and generally there is an atmosphere of distrust. While people enter every door except on the small things.



**CAPRICORN—Dec 21 to January 20**

The week starts with the focus on your life, highlighting intense personal affairs, your personal life and your beliefs. It seems that there are extreme views, but perhaps it is not wise to adopt extreme views or take extreme actions. It is time to take a measured approach, even if people around you and colleagues at work seem to be lost or confused.



**AQUARIUS—January 21 to February 20**

This is a strong period for you, and there is a 3 week window of opportunity to set the agenda. This is an excellent time for working on a healthy work life balance and for prioritising life and romance. You do need to be on the lookout for deceptive practices however, particularly when it comes to finance.



**PISCES—February 21 to March 20**

You start the week with an intense focus on friendships and social activities and this is often a sign of a long-term process which sees you revising friendships, personal preferences and friendships in general. It is time to work on people whom you are disappointed by. There is a tremendous focus on your long-term plans and a healthy.

## CLASSIFIEDS

### Positions Vacant



**Right at Home**

In Home Care & Assistance

**MERREDIN CARE COORDINATOR/  
ENROLLED NURSE**

**PERMANENT PART-TIME EMPLOYMENT**

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- Current National Police Check (Within 3 months)
- WA Drivers License with your own vehicle
- Current or willing to obtain a First Aid and CPR Certificate
- Has a Smart Mobile Phone

Interested apply at [www.rightathome.com.au/jc](https://www.rightathome.com.au/jc) or call  
Karl on 9033 0417

### Public Notices



**SHIRE OF MERREDIN**

PLANNING AND DEVELOPMENT

Planning and Development Act 2005

**SHIRE OF MERREDIN LOCAL PLANNING  
SCHEME No 6 AMENDMENT No 7  
AVAILABLE FOR INSPECTION STANDARD  
AMENDMENT**

Notice is hereby given that the local government of the Shire of Merredin has prepared the above mentioned planning scheme amendment for the purpose of:

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

Plans and documents setting out and explaining the scheme amendment have been deposited at the Shire of Merredin administration building, corner of King and Barrack Streets, Merredin and will be open for inspection during office hours up to and including Monday 20<sup>th</sup> July 2020.

Submissions on the planning scheme amendment may be lodged in writing and should include the amendment number, the property affected and details of the submission and lodged with the undersigned on or before Monday 20<sup>th</sup> July 2020.

Mark Dacombe  
Temporary Chief Executive Officer

All Saints Anglican Church Merredin AGM  
21st June 2020 after 10am service.

**One persons trash is another  
persons treasure.**

**Sell your unwanted goods today.**

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in the Classies.**

## Barley Tariffs – a trying time for Western Australian grain growers

By JESSICA WALLACE

WAFarmersGrains is frustrated and extremely disappointed with the decision to impose duties on Australian barley exported to China.

Tuesday's announcement will see a dumping margin of up to 73.6% and subsidy margin up to 6.9% imposed on all barley exports for 5 years. The announcement was made in response to the investigations initiated by China in November 2018.

WAFarmersGrains President Mike Fels said the Tuesday announcement was a huge blow for all barley growers in Western Australia.

"As the largest barley exporting state in the largest barley exporting nation, Western Australia has been hit very hard by the imposition of tariffs into the Chinese barley market.

"For most farmers it is now too late to reduce barley planting, so our focus now is the face of this week's decision is to shift the focus to shoring up new premium paying markets for our grain, which is renowned as the highest quality barley anywhere in the world, both for malting and as feed grain.

"We have the highest quality standards, the most effective and compliant regulation system in the world, the lowest level of government intervention, and the most organised and efficient logistical supply chain from farmgate to port through our state-wide, farmer owned cooperative, Co-operative Bulk Handling (CBH).

"Western Australia and China have worked together over decades to develop strong and friendly relationships within the grains industry.

"It is hugely disappointing both for Western Australian grain growers, and for the Chinese buyers and consumers of our premium quality grain, to have political machinations prevent us from continuing what has been a mutually beneficial trade in premium malting and feed barley," he said.

Mr Fels said that WAFarmersGrains will continue to work hard to assure the Chinese barley industry that all will be done to help respect the barley trade for the ongoing benefit of all parties.

"WAFarmersGrains greatly appreciates the strong and relentless support shown for our industry both by our State government through Agricultural Minister Alanah MacFarlane, and by Federal Minister for Trade Simon Birmingham.

"We urge government to continue to work closely with China to negotiate a removal of the tariff announced Tuesday, and we also back the National Farmers Federation's call to escalate this matter with the World Trade Organisation dispute resolution process," he said.

Mr Fels said that notwithstanding this current market issue, WA growers are a resilient bunch and are well used to dealing with all kinds of risks.

"With everything that's occurred in the last five days and recent months – trade disputes and global disease pandemics, here is hoping to a solid 2020 season, which is still the number one profit driver for farmers in our state," he said.

**From:** DFES Land Use Planning <advice@dfes.wa.gov.au>  
**Sent:** Monday, 8 June 2020 11:46 AM  
**To:** Admin Merredin <Admin@merredin.wa.gov.au>  
**Cc:** Peter Zenni <emds@merredin.wa.gov.au>  
**Subject:** Your Ref: LPS6 Amendment No 7

DFES Ref: D15668  
Your Ref: LPS6 Amendment No 7

Peter Zenni  
EXECUTIVE MANAGER DEVELOPMENT SERVICES

Dear Sir

The Department of Fire & Emergency Services (DFES) provides the following comments pursuant to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines):-

- The proposed Scheme Amendment No. 7 does not fall into an area designated as bushfire prone pursuant to the *Fire and Emergency Services Act 1998 (as amended)* as identified on the *Map of Bush Fire Prone Areas*.
- Should you require formal, technical fire-related advice from DFES in relation to this proposal then please request this via reply email to advice@dfes.wa.gov.au.

Kind Regards



**Joel Gajic**  
**Senior Land Use Planning Officer | Land Use Planning**

DFES Land Use Planning | Emergency Services Complex | 20 Stockton Bend Cockburn Central  
WA 6164 | PO Box P1174 Perth WA 6844  
**T:** 9413 3715 **E:** joel.gajic@dfes.wa.gov.au | **W:** dfes.wa.gov.au



FOR A SAFER STATE

**IS YOUR HOME  
FIRE SAFE?**





**From:** Planning and Land Development Referrals  
 <planning.land.development.referrals@westernpower.com.au>  
**Sent:** Wednesday, 10 June 2020 12:46 PM  
**To:** Admin Merredin <Admin@merredin.wa.gov.au>  
**Subject:** Strategic Referral update REF A5001

Dear Applicant

We've recently changed our process and no longer provide comment for strategic referral applications.

Please refer to this link to the Western Power website for information on how to perform a self-assessment to determine whether there will be any building restrictions for the development due to clearance and danger zones.

In the event further action is required, the necessary information you need on how to proceed is provided on the same web page.

Regards

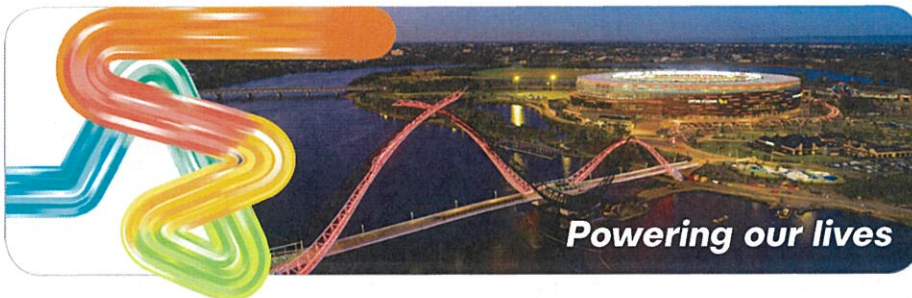
**Steph Coates**  
**Customer Service Officer**  
**Customer Service**

363 Wellington Street Perth  
 t 08 9326 6708  
 e [stephanie.coates@westernpower.com.au](mailto:stephanie.coates@westernpower.com.au)

[westernpower.com.au](http://westernpower.com.au)



[westernpower.com.au](http://westernpower.com.au)



**Ngala kaaditj Noongar moort keyen kaadak nidja boodja.**

Western Power acknowledges the Traditional Owners of the lands on which we operate, and recognises their continuing connection to lands, waters and communities.

Development  
Services

629 Newcastle Street  
Leederville WA 6007

PO Box 100  
Leederville WA 6902

T (08) 9420 2099  
F (08) 9420 3193



Your Ref: A5001  
Our Ref: 57137181 (TPS367709)  
Enquiries: Brett Coombes  
Direct Tel: 9420 3165  
Fax: 9420 3193

22 June 2020

Chief Executive Officer  
Shire of Merredin  
P.O. Box 265  
MERREDIN WA 6401

Attention: Mr Mark Dracombe

**Shire of Merredin LPS No.6 - Amendment No. 7**

Thank you for your letter of 5 June 2020 regarding the advertising of the above LPS amendment.

The Water Corporation has no objections to the proposed rezoning.

The amendment land is located outside the current townsite water supply zone. If the landowner requires water services to the site, early inquiries should be made to the Water Corporation regarding the extension of a suitably sized water main from the water main network to the west.

The amendment land is remote from the town's sewerage network and sewerage is therefore not available to the site.

If you have any queries or require further clarification on any of the above issues, please contact me on Tel. 9420-3165.

A handwritten signature in black ink that reads "B. Coombes".

Brett Coombes  
Senior Urban Planner  
Development Services

**Jonelle Beck**

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**From:** Phillip Gray <phill@nokfarms.com>  
**Sent:** Wednesday, 15 July 2020 3:12 PM  
**To:** Admin Merredin  
**Subject:** No. 6 & No. 7 Planning Amendment

To Whom it May Concern,

I am writing to provide my personal and business support for the proposed Shire of Merredin local planning scheme No.6 Amendment No. 7 detailed below;

Rezoning portion of Lot 301 Adamson Rd, Merredin from 'General Farming' to 'Light Industry'; and Re-classifying 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'.

Should you have any queries, don't hesitate to get in contact.

Regards  
Phillip Gray  
Nokaning Farms

--

Regards,

Phill Gray

**Nokaning Farms**  
0400 412 239



**From:** Mick & Kate Caughey <caughey@agn.net.au>  
**Sent:** Thursday, 16 July 2020 5:03 PM  
**To:** Admin Merredin <Admin@merredin.wa.gov.au>  
**Subject:** Merredin Shire No. 6 & No. 7 Planning Amendment

To Whom it May Concern,

I have been a Merredin shire resident all of my fifty years and a ratepayer for all of my adult life. I am sending this email in support of the proposed Shire of Merredin local planning scheme No.6 Amendment No. 7 detailed below; Rezoning portion of Lot 301 Adamson Rd, Merredin from 'General Farming' to 'Light Industry'; and also the re-classifying 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'.

If you would like to discuss further my contact details are below.

Regards

Mick Caughey

Mick & Kate Caughey  
NEENWEST FARMS  
PO Box 169  
MERREDIN WA 6415

Mick: 0429 441 067  
Kate: 0409 441 067

Peter Zenni

**From:** CEO  
**Sent:** Wednesday, 22 July 2020 5:18 PM  
**To:** Peter Zenni  
**Subject:** FW: Letter of Support for Local Planning Scheme amendment

**From:** admin@atkinsongroup.net.au <admin@atkinsongroup.net.au>  
**Sent:** Friday, 17 July 2020 10:06  
**To:** CEO <ceo@merredin.wa.gov.au>  
**Subject:** Letter of Support for Local Planning Scheme amendment

Dear Mr Mark Dacombe,

I am writing this letter in support of the planning scheme amendment for the purposes of rezoning portion of Lot 301 Merredin from 'General Farming' to 'light industry'; and Reclassifying the portion of Adamson Rd fronting Lots 301 and 525 Adamson Rd, Merredin from Local Scheme Reserve 'Parks and Recreation', 'Light Industry' zone and 'General Farming' zone to 'No Zone'.

I understand the purpose of the rezoning is to accommodate a new machinery dealership in this area and want to give my whole hearted support for this business venture. As we discussed the evening of 8th July at Cummins Theatre here is another serious business that employs a good number of people in our local community wanting to commit to its shire. The company being Macintosh and Son has an outstanding reputation for delivering quality state of the art machinery dealerships to rural communities throughout WA and there is no reason to believe this would not be the case once again.

Lets hope that 'we' the people of the Shire of Merredin can pull out as many stops as possible to make this an easy process for this company to build it's new premises. May 'we' the people of the shire of Merredin benefit from a more expedient process in dealing with these opportunities when they arise. In turn attracting more large business to deal with the Merredin Shire because of it's incredibly supportive approach to the establishment of business. Lets not disregard the fact that businesses talk and that Merredin being strategically positioned could be a hub for more large industry.

Best Regards  
Brad Atkinson

**ATKINSON GROUP**  
Farming • Bulk Haulage • Helicopters

908 Totadgin Hall Road (PO Box 16)  
MERREDIN WA 6415  
H: 9041 1571  
Brad Mob: 0407 411 577  
Elizabeth Mob: 0437 411 577  
[admin@atkinsongroup.net.au](mailto:admin@atkinsongroup.net.au)



Government of Western Australia  
Department of Health

SUBMISSION 7

Your Ref: LPS6 Amendment 7  
Our Ref: EHB-01492 D-AA-20/74421  
Contact: Vic Andrich (08) 9222 2000

Mr Mark Dacombe  
Chief Executive Officer  
Shire of Merredin  
PO Box 42  
MERREDIN WA 6415

Via email: [admin@merredin.wa.gov.au](mailto:admin@merredin.wa.gov.au)

Dear Mr Dacombe

**LOCAL PLANNING SCHEME NO. 6 AMENDMENT NO. 7 – REZONE FROM 'GENERAL FARMING' TO 'LIGHT INDUSTRY' AND ASSOCIATED RE-CLASSIFICATION OF LOCAL SCHEME RESERVE PORTIONS TO 'NO ZONE' – LOTS 301 AND 525 ADAMSON ROAD, MERREDIN**

Thank you for your letter of 5 June 2020 requesting comments from the Department of Health (DOH) on the above proposal. The DOH provides the following comment:

**Water Supply and Wastewater Disposal**

The development is required to connect to scheme water and be in accordance with the *Government Sewerage Policy (2019)*.

Suitable provision for an adequate on-site effluent disposal area is to be accommodated in any planning approval. For on-site wastewater disposal systems to be approved, a winter site and soil evaluation is required in accordance with Australian New Zealand Standard 1547. Any on-site wastewater treatment process is to be in accordance with DOH publications which may be referenced and downloaded from:

[http://ww2.health.wa.gov.au/Articles/U\\_Z/Water-legislations-and-guidelines](http://ww2.health.wa.gov.au/Articles/U_Z/Water-legislations-and-guidelines)

For more details please refer to the enclosed fact sheet '*Guidance on Site-and-soil evaluation for Onsite Sewage Management*'. The fact sheet also provides information on the stages in the planning process and scale of development and determines the timing and the level of detail of investigation and reporting.

**Public Health Impacts**

Enclosed is a fact sheet '*Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations*' for Industrial estates and developments that highlights public health issues that should be addressed and incorporated into the proposed industrial estate and precinct.



Should you have any queries or require further information please contact Vic Andrich on (08) 9222 2000 or at [ehinfo@health.wa.gov.au](mailto:ehinfo@health.wa.gov.au)

Yours sincerely



Dr Michael Lindsay  
**A/EXECUTIVE DIRECTOR  
ENVIRONMENTAL HEALTH DIRECTORATE**

22 July 2020

*Att:*

# ATTACHMENT D - SCHEDULE OF SUBMISSIONS

## SUBMISSIONS RECEIVED TO PROPOSED AMENDMENT No 7 TO LOCAL PLANNING SCHEME No 6

Proposed Amendment to rezone 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'.

Submission No. Date	Applicant/Submitter	Affected property	Summary of Submission	Officer's Comments	Council Recommendation
<b>1</b> 8 June 2020	Department of Fire and Emergency Services (DFES)	Nil	Area not designated as bushfire prone, however formal, technical related advice is available on request.	Noted	Note the submission.
<b>2</b> 10 June 2020	Western Power (WP) (Planning and Land Development referrals)	Nil	WP no longer responds to strategic referral applications. WP website provides a guide to self-assessments.	Noted	Note the submission.
<b>3</b> 22 June 2020	Water Corporation (WC)	Nil	No objections to proposed rezoning. WC notes that the land is outside the towns site water supply zone and remote from the town's sewerage network.	Subject land will be amalgamated to land that is within the towns site water supply zone. The land is of sufficient size to allow septic system installation if required.	Note the submission.
<b>4</b> 15 July 2020	Phillip Gray, Nokaning Farms, Knungajin-Merredin Rd, Nokaning WA 6415	Nil declared	Provides personal and business support for the Scheme amendment.	Noted	Note the submission.
<b>5</b> 16 July 2020	Mick and Kate Caughey, Neenwest Farms, Merredin-Nungarin Road, Nokaning WA 6415	Nil declared	Long term resident and ratepayer of Merredin. Supports the proposed Scheme amendment.	Noted	Note the submission.

6 22 July 2020	Brad Atkinson, Atkinson Group, 908 Totadgin Hall Road, Merredin WA 6415	Nil declared	Whole-hearted support for local businesses employing local people. Merredin is strategically located to cater for larger industries.	Noted	Note the submission.
7 22 July 2020	Department of Health Royal Street, East Perth WA 6064	Nil	<p>The <b>first part</b> of the submission relates to the servicing of industrial estates with water and sewerage.</p> <p>Development is required to be connected to scheme <b>water</b> in accordance with the <i>Government Sewerage Policy (2019)</i>.</p> <p>Any planning approval must provide for an adequate <b>on-site effluent disposal</b> area to be accommodated. For on-site wastewater disposal systems to be approved, a winter site and soil evaluation is required in accordance with <i>Australian New Zealand Standard 1547</i>. (Fact Sheet provided in submission).</p> <p>The <b>second part</b> of the submission relates to the potential impact of the activities including air quality, noise, traffic, light, water quality, hazard management and radiation safety.</p> <p>The submission attaches a fact sheet <i>'Industrial estates, precincts and industrial developments Scoping Tool: <b>Public Health Considerations</b>'</i> for industrial estates and developments that highlights public health issues that should be addressed and incorporated into the proposed industrial estate and precinct.</p>	<p>The land subject of the Amendment will be amalgamated to a property that is already connected to scheme water. (Lot 525 McKenzie Crescent). The land is of sufficient size to allow septic system installation if required.</p> <p>The public health issues (outlined in the submission attachments) relate to development not zoning. These factors will be carefully considered at the time a DA (Development Approval) application is received by the Shire as it will more clearly outline the nature of the proposed development (or use). Local Planning Scheme No. 6 already restricts industrial development in unsewered areas to dry industry type only.</p>	Note the submission.



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 Council's 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 its 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 Council's 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](mailto:simon.ohara@statewestplanning.com.au)>

**Sent:** Thursday, 27 February 2020 10:59 AM

**To:** Peter Zenni <[emds@merredin.wa.gov.au](mailto:emds@merredin.wa.gov.au)>

**Cc:** 'Paul Bashall' <[planwest@bigpond.net.au](mailto:planwest@bigpond.net.au)>; CEO <[ceo@merredin.wa.gov.au](mailto:ceo@merredin.wa.gov.au)>; Jonelle Beck <[adminofficer@merredin.wa.gov.au](mailto: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](mailto:simon.ohara@statewestplanning.com.au)

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**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



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---

**From:** Simon O'Hara <[simon.ohara@statewestplanning.com.au](mailto:simon.ohara@statewestplanning.com.au)>

**Sent:** Tuesday, 18 February 2020 10:24 AM

**To:** Peter Zenni <[emds@merredin.wa.gov.au](mailto: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

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Ph: (08) 9274 1363

M: 0418 932 792

[simon.ohara@statewestplanning.com.au](mailto:simon.ohara@statewestplanning.com.au)

**SHIRE OF MERREDIN**  
**LOCAL PLANNING SCHEME N<sup>o</sup> 6**  
**AMENDMENT N<sup>o</sup> 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 N<sup>o</sup> 6**  
**AMENDMENT N<sup>o</sup> 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. | <b>LOCAL AUTHORITY</b>                      | : | SHIRE OF MERREDIN  |
| 2. | <b>DESCRIPTION OF LOCAL PLANNING SCHEME</b> | : | LOCAL PLANNING SCHEME N <sup>o</sup> 6   |
| 3. | <b>TYPE OF SCHEME</b>                       | : | DISTRICT ZONING SCHEME   |
| 4. | <b>SERIAL N<sup>o</sup> OF AMENDMENT</b>    | : | 7  |
| 5. | <b>PROPOSAL</b>                             | : | 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<sup>o</sup> 6**  
**AMENDMENT N<sup>o</sup> 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'.

## Planning and Development Act 2005

## Amendment No. 7

### **COUNCIL ADOPTION**

This Standard Amendment was adopted by resolution of the Council of the Shire of Merredin at the Ordinary Meeting of the Council held on the                      day of                      20

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**J FLOCKART  
SHIRE PRESIDENT**

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**CHIEF EXECUTIVE OFFICER**

### **COUNCIL RESOLUTION TO ADVERTISE**

By resolution of the Council of the Shire of Merredin at the Ordinary Meeting of the Council held on the                      day of                      20

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**J FLOCKART  
SHIRE PRESIDENT**

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**CHIEF EXECUTIVE OFFICER**

### **COUNCIL RECOMMENDATION**

This Amendment is recommended for support / not to be supported (delete as applicable) by resolution of the Shire of Merredin at the Ordinary Meeting of the Council held on the    day of                      20                      and the Common Seal of the Shire of Merredin was hereunto affixed by the authority of a resolution of the Council in the presence of:

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**J FLOCKART  
SHIRE PRESIDENT**

---

**CHIEF EXECUTIVE OFFICER**



**WAPC ENDORSEMENT (r.63)**

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

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**DATE**

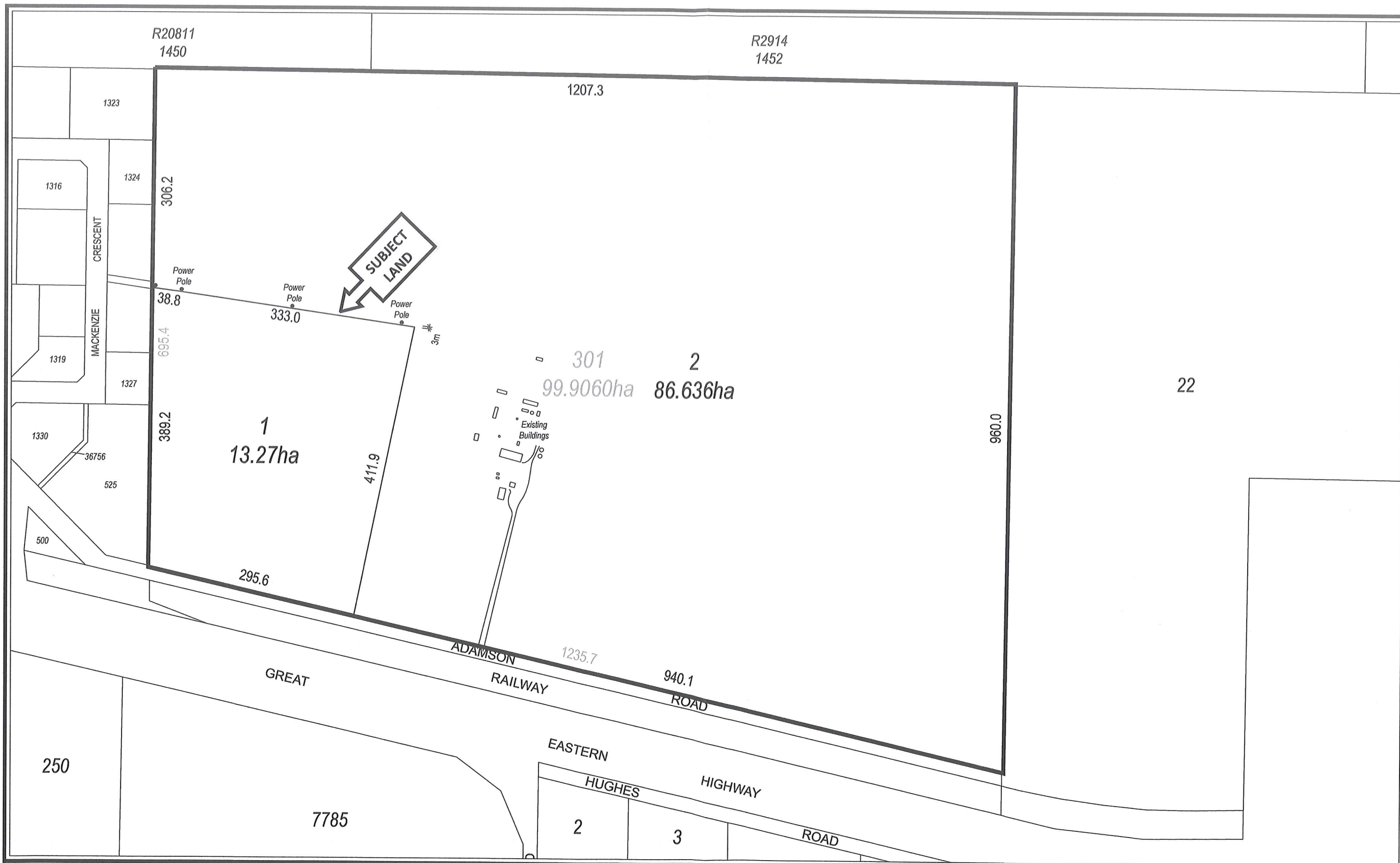
**APPROVAL GRANTED**

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**MINISTER FOR PLANNING**

---

**DATE**



0 50 100 150 200m  
SCALE 1:5000  
ORIGINAL PLAN SIZE: A3

**STATEWEST**  
PLANNING



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