

To: To Whom It May Concern
Company: Shire of Merredin (Planning Services)
From: Mike Bluntish
Date: 06th August 2021
Re: Lot 525 Adamson Road, Merredin

Introduction:

Quality Design Solutions acts on behalf of the landowner and the applicant as their consultant for the above property. We are pleased to submit this application for Development Approval for the construction of a new workshop, showroom, sheds and office development on Lot 525 Adamson Road, Merredin.

McIntosh & Son consists of eleven dealerships across Western Australia, Queensland and Victoria, specialising in the sales and service of agricultural and construction machinery. Since our inception in 1955, we have sought to find solutions for our customers by providing them with quality products and exceptional service. With over 250 qualified and dedicated employees across Australia, we have built our enviable reputation by developing our people and exceeding our customers' expectations.

We have operated in Merredin since 2016 and we have outgrown our current dealership facilities. We plan to build a completely new dealership to service the Merredin region offering Parts, Service and Sales support out of this new state of the art dealership. This new dealership echoes the new premises we have recently built in Wongan Hills and Katanning. This is a large investment that signals our long term vision and commitment to both Agriculture and regional development.

We respectfully request the Shire of Merredin's favourable consideration approval of the application at their earliest possible convenience.

Should you have any queries or require any additional information regarding any of the matters raised above please do not hesitate to contact Mike Bluntish on 0403 165 270 or mike@qds.com.au.

Site Description:

Lot 525 is being amalgamated with Lot 301 for a combined land size of 17.93ha and are vacant land. The property is located in the south-eastern corner of the existing Industrial Area, which is north of Great Eastern Hwy and east of Mitchell Street.

Proposed Development:

This application proposes the construction of a new workshop, showroom, sheds and office development comprising a total floor area of 8,161.00m² for the business to relocate from 52 Mitchell Street, Merredin to cater for their growing business.

The proposed development on the land will include the following key elements;

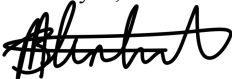
- The building will consist of a 2,800.00m² workshop, 1,192.00m² of storage, 3,200.00m² of sheds, 435.00m² of incidental showroom and 534.00m² of incidental offices.
- Construction of 30 on-site care parking bays to service the parking demand generated by the proposed use and development on the land.
- Installation of landscaping in support of the new development. A detailed landscaping plan will be provided with the building permit application.
- The front façade of the new building has been designed to comprise the use of a simple but bold materials/colours, to enhance the appearance of the building when viewed from the street.
- Typical operating hours for similar developments in the area will be Monday to Friday 7.00am to 5.00pm and on Saturday from 8.00am to 12.00pm.
- The current business operates with 12 staff and plan to increase to 15 staff within the next two years.

Conclusions:


The proposed warehouse, showroom and office development on the subject land will assist in the continued development within the existing industrial area. It is contended that the proposed development has been designed to have due regard for the existing and future anticipated built form character within the immediate locality.

In light of the information above, we respectfully request the Shire's favorable consideration and approval of the development application for the construction of a new workshop, showroom, sheds and office development on Lot 525 Adamson Road, Merredin in accordance with the plans prepared in support of the application.

Thank you,



Mike Bluntish
Director

| OWNERS DETAILS | | | |
|--|---|-------------------------------|------------------|
| Name/s: | McIntosh Holdings Pty Ltd T/As McIntosh & Son WA | | |
| Address: | 52 Mitchell Street (PO Box 149) Merredin, WA | | Post Code: 6415 |
| | Phone work: | 9041 1099 | Phone home: Fax: |
| Mobile: | 0427 206 000 | Email: anthony.r@mcson.com.au | |
| Signature: |  | Date: | 20/7/21 |
| Signature: | | Date: | |
| NB: The owner/s signature/s are required for your application to be processed. | | | |

| APPLICANTS DETAILS | | | |
|--------------------------------|---|------------------------|-----------------|
| Name: Quality Design Solutions | | | |
| Address: | PO box 2655 Malaga WA | | Post Code: 6944 |
| | Contact person for correspondence: Mike Bluntish | | |
| Phone work: | 0403165270 | Phone home: | Fax: |
| Mobile: | | Email: mike@qds.com.au | |
| Signature: |  | Date: 19.07.21 | |

| PROPERTY DETAILS | | | | |
|--|-----------------|-----------------------|------|--------------|
| Lot No: | 525 | House/Street No: | | Location No: |
| Street name: | Adamson Road | | | |
| Suburb: | Merredin | Post Code: | 6415 | |
| Nearest street intersection: | Mitchell Street | | | |
| Diagram or plan: | | Certificate of title: | | Folio: |
| Title encumbrances (e.g. easements, restrictive covenants) | | | | |

| PROPOSED OR EXISTING BUILDING/LAND USE | |
|--|---|
| Description of proposed development and/or land use: | Proposed showroom, office and workshop (includes the two sheds) |
| Nature of any existing buildings and/or land use: | Vacant Land |
| Approximate cost of proposed development: | \$ 3,000,000 |
| Estimated time of completion: | 12 months for building permit approval |

| OFFICE USE ONLY | |
|---------------------------------|----------------|
| Acceptance Officer's initials : | Date received: |
| Local government reference no: | |



PROPOSED SHOWROOM, OFFICE, WORKSHOP AND SHEDS DEVELOPMENT
MERREDIN INDUSTRIAL AREA

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| A4 | Floor Plan |
| A5 | Elevations |
| A6 | Sections |
| A7 | Shed Plan and Elevations |
| A8 | Office Electrical and Ceiling Plan |
| A9 | Workshop Electrical and Ceiling Plan |



ISSUED FOR DEVELOPMENT APPROVAL

Client:
McIntosh & Son - Merredin
Project Title:
Lot 525 & Lot 301 Adamson Road Merredin

Cover Page

| | | | |
|----------------|----------------------|----------------------|--------------------|
| SHEET SIZE: A1 | START DATE: 04.11.20 | Project Number: 2062 | Drawing Number: A0 |
| DRAWN: MB | CHECKED: MB | | |

| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------------|
| F | 19.03.21 | Parts and Workshop amended |
| G | 19.04.21 | Plans issued for concept tender |
| H | 11.05.21 | Electrical changes and survey added |
| J | 15.07.21 | Issued for development approval |

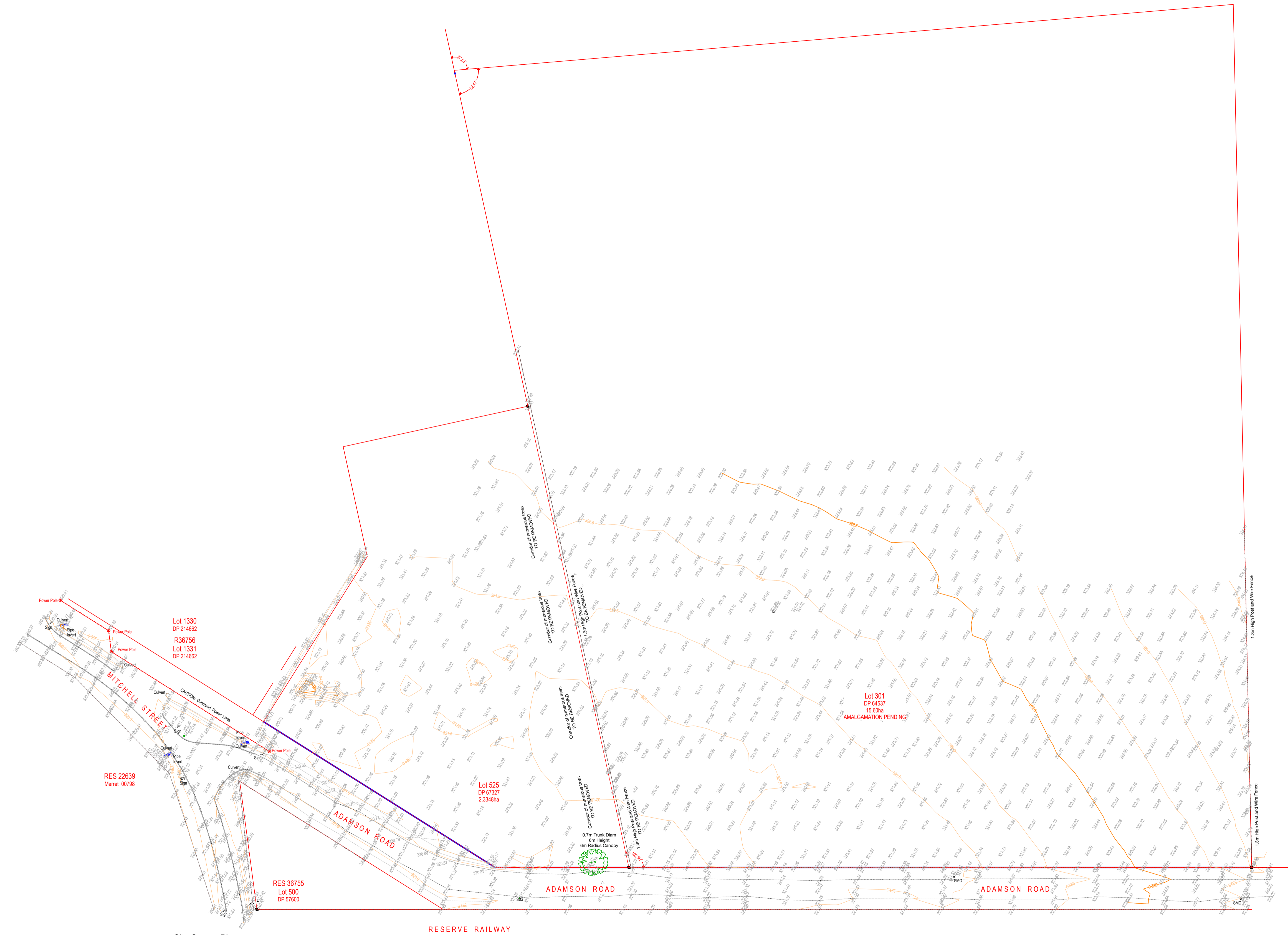
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Email: mike@qds.com.au Mobile: 0403 165 270

NOTE:
- 3D IMAGE IS INDICATIVE ONLY.



Site Survey Plan
1:1000



ISSUED FOR DEVELOPMENT APPROVAL

Client: **McIntosh & Son - Merredin**

Project Title: **Lot 525 & Lot 301 Adamson Road Merredin**

Site Survey Plan

| | | | |
|----------------|----------------------|----------------------|--------------------|
| SHEET SIZE: A1 | START DATE: 04.11.20 | Project Number: 2062 | Drawing Number: A1 |
| DRAWN: MB | CHECKED: MB | | |

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| Rev. | Description | Drawn | Date | Checked |
|------|-----------------------------------|-------|-----------|---------|
| C | Additional ground surveyed added. | A.M. | 30/4/2021 | A.G. |
| B | Label descriptions revised. | A.M. | 14/2/2021 | A.G. |
| A | Initial issue. | A.M. | 15/3/2021 | A.G. |

FILES:
22569-GT-210310AG.dwg

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of the plans currency by contacting De Nada Surveys



ROAD DETAIL SURVEY
MERREDIN
Client: McIntosh & Son

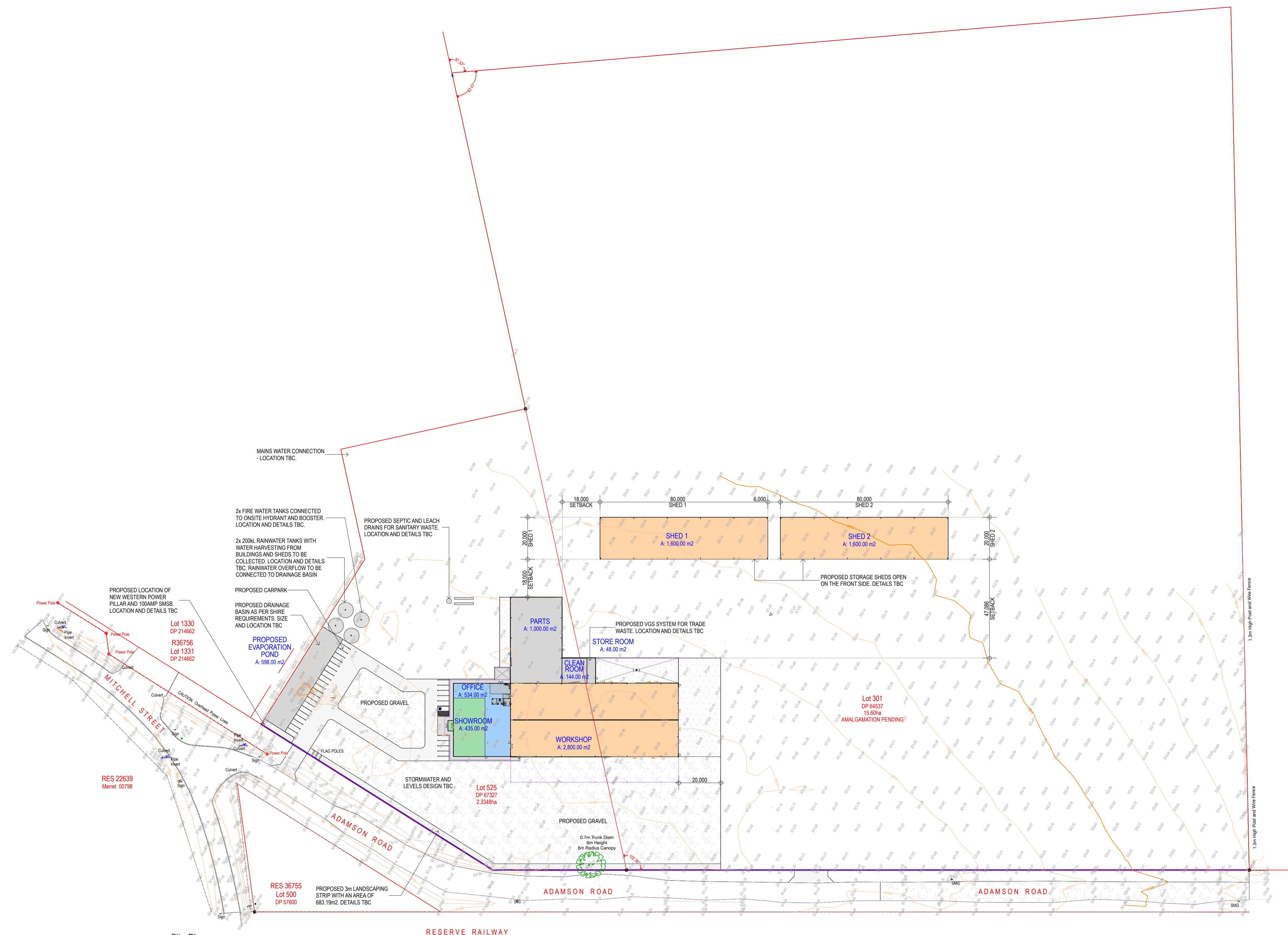


| | |
|----------|-----------------------|
| Scale | Horiz: Pseudo MGA2020 |
| Datum | WGA 84 |
| Drawn | Anthony Morgan |
| Surveyor | Aaron Gibson |
| Date | 15/3/2021 |
| Job No. | 22569 |
| Drawing | 22569cf-002 |
| Plan No. | 22569cf-002 |
| Rev. | C |

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NOTES:
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Site Plan
1:1000

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Client: **McIntosh & Son - Merredin**
 Project Title: **Lot 525 & Lot 301 Adamson Road Merredin**

| Site Plan | | | |
|-------------|--------------------------|-------------------------------------|---------------------------|
| SHEET SIZE: | A1 | START DATE: | 04.11.20 |
| DRAWN: | MB | CHECKED: | MB |
| SCALE: | 1:100, 1:30, 1:1, 1:1000 | Project Number: | 2062 |
| REVISION | DATE | DESCRIPTION | Drawing Number: A2 |
| F | 19.03.21 | Parts and Workshop amended | |
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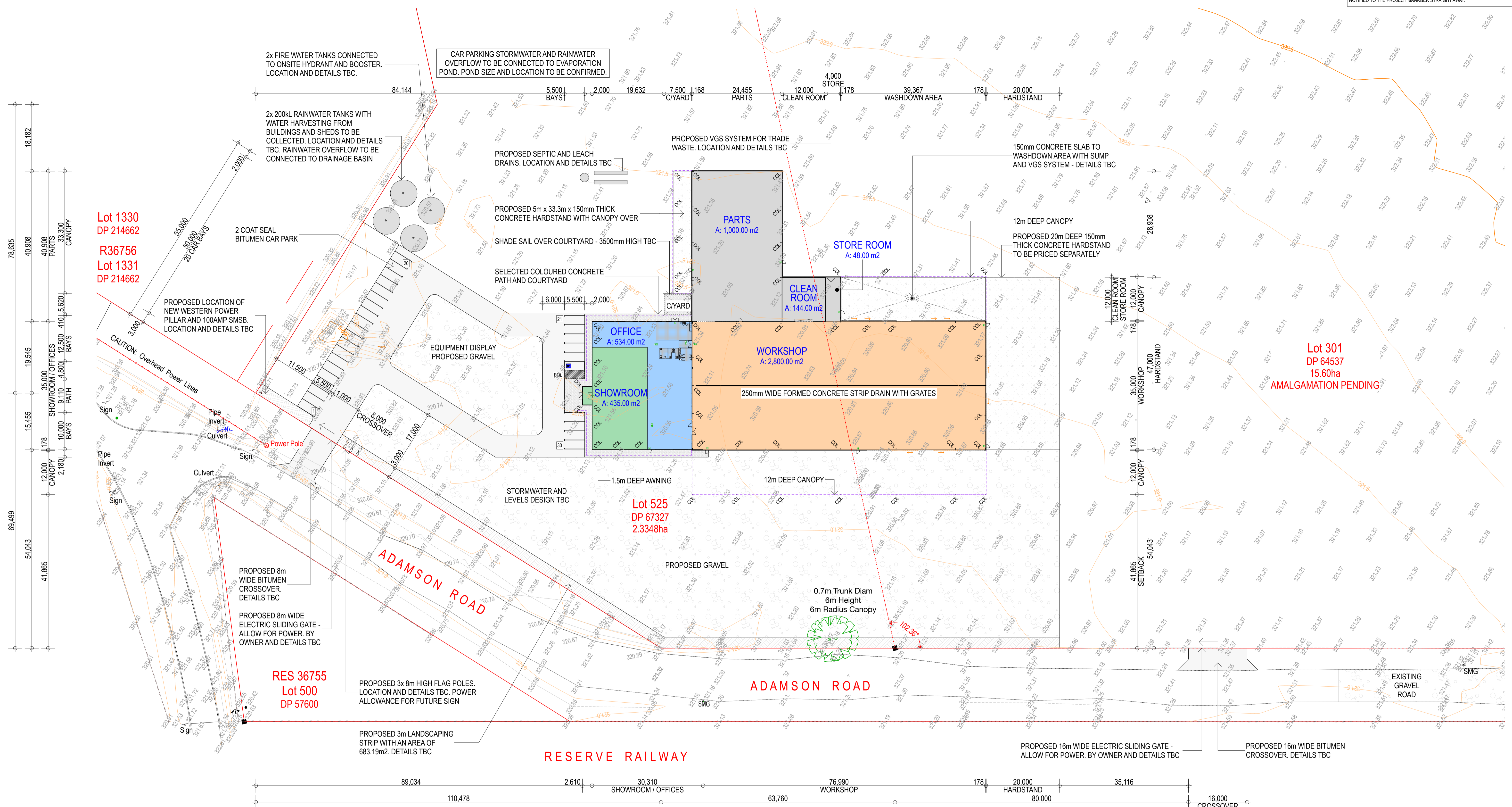
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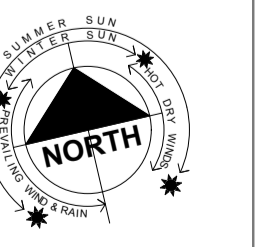
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FENCING DETAILS - BY OWNER:
 - SOUTHERN BOUNDARIES WITH APPROX 466m OF 2.1m HIGH SECURITY FENCING.
 - WESTERN BOUNDARIES WITH APPROX 400m OF 2.1m HIGH SECURITY FENCING.
 - NORTHERN BOUNDARIES WITH APPROX 372m OF STANDARD STOCK PROOF FENCING.
 - EASTERN BOUNDARIES WITH APPROX 412m OF STANDARD STOCK PROOF FENCING.

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Client: **McIntosh & Son - Merredin**
 Project Title: **Lot 525 & Lot 301 Adamson Road Merredin**

Partial Site Plan

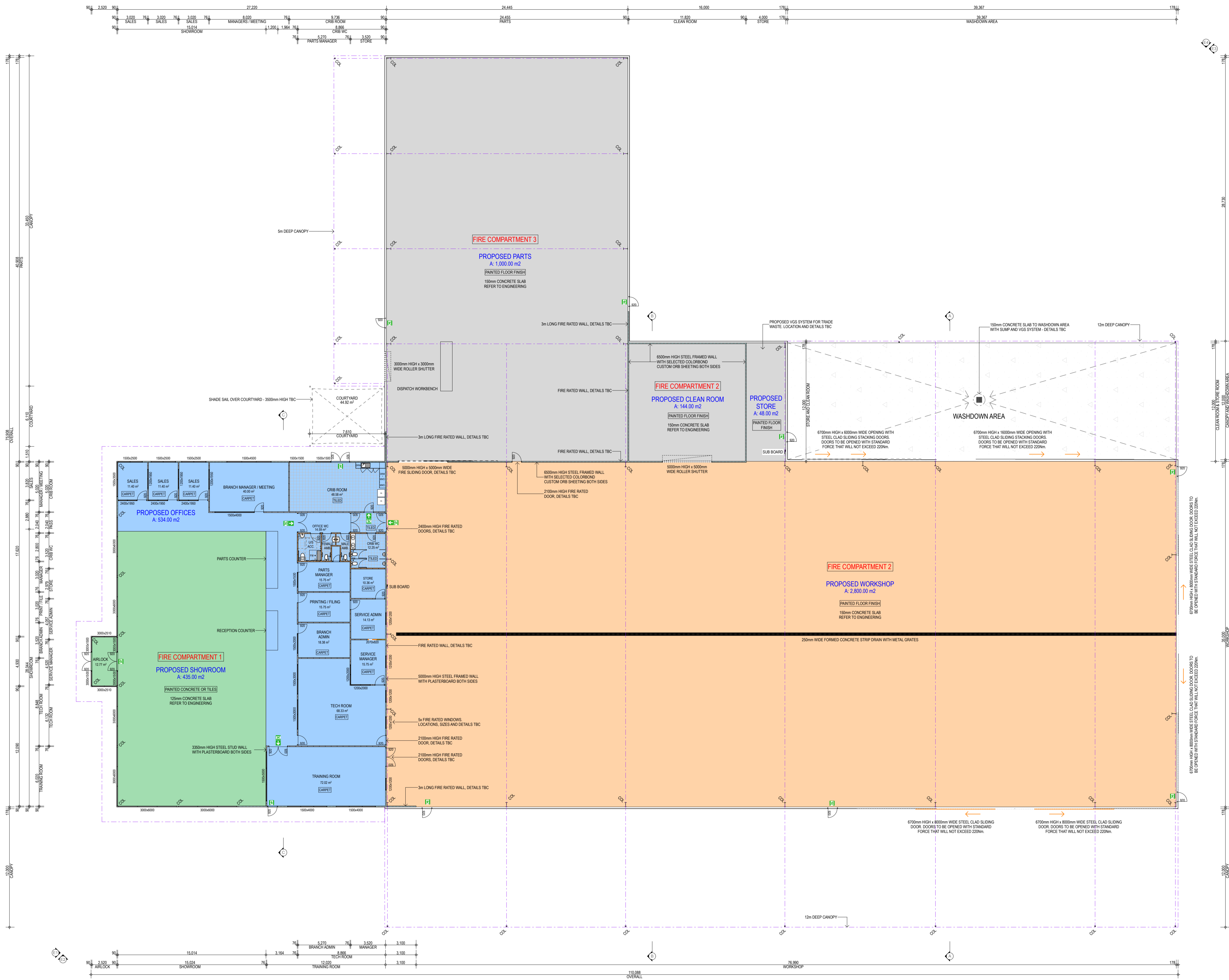
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| SHEET SIZE: | A1 | START DATE: | 04.11.20 | Project Number: | 2062 | Drawing Number: | A3 |
| DRAWN: | MB | CHECKED: | MB | | | | |

SCALE: 1:500, 1:100, 1:30, 1:1

| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------------|
| F | 19.03.21 | Parts and Workshop amended |
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Ground Floor Plan
1:200

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Client: **McIntosh & Son - Merredin**
 Project Title: **Lot 525 & Lot 301 Adamson Road Merredin**

Floor Plan

| | | | | | | | |
|-------------|----------|-------------------------------------|----------|-----------------|--|-----------------|--|
| SHEET SIZE: | A1 | START DATE: | 04.11.20 | Project Number: | | Drawing Number: | |
| DRAWN: | MB | CHECKED: | MB | 2062 | | A4 | |
| SCALE: | 1:200 | | | | | | |
| REVISION | DATE | DESCRIPTION | | | | | |
| F | 19.03.21 | Parts and Workshop amended | | | | | |
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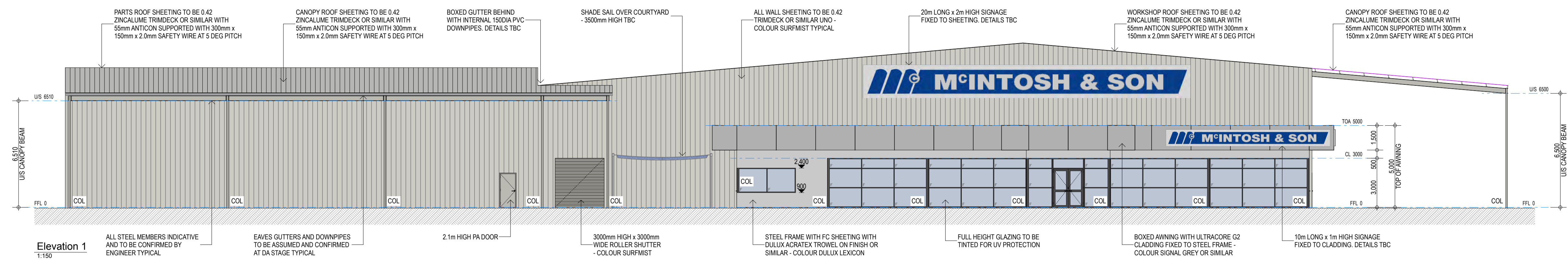
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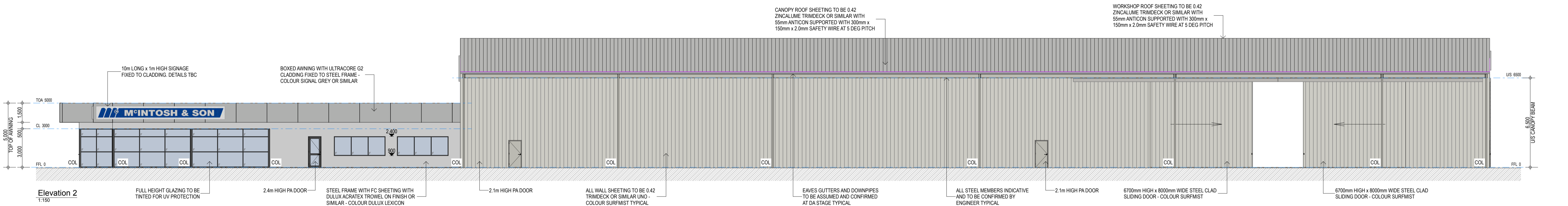
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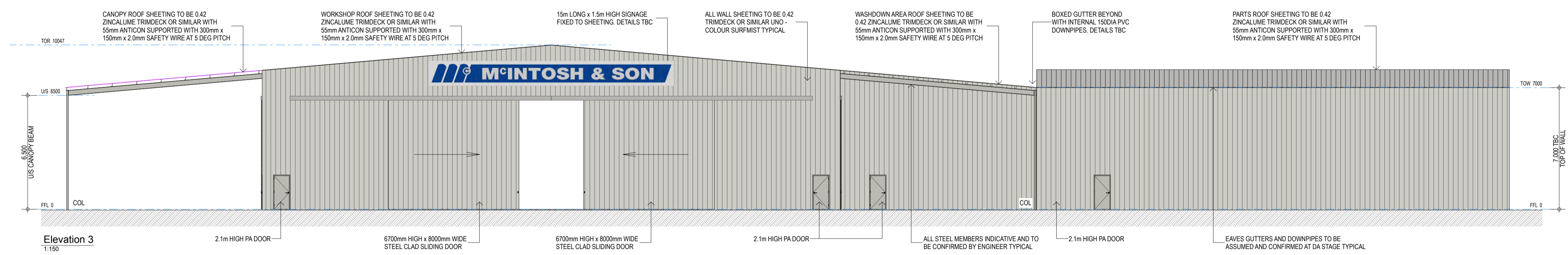
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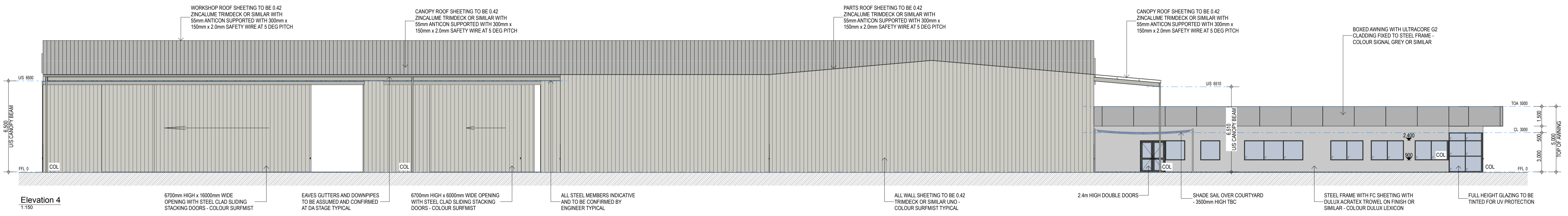
Elevation 1
1:150



Elevation 2
1:150



Elevation 3
1:150



Elevation 4
1:150

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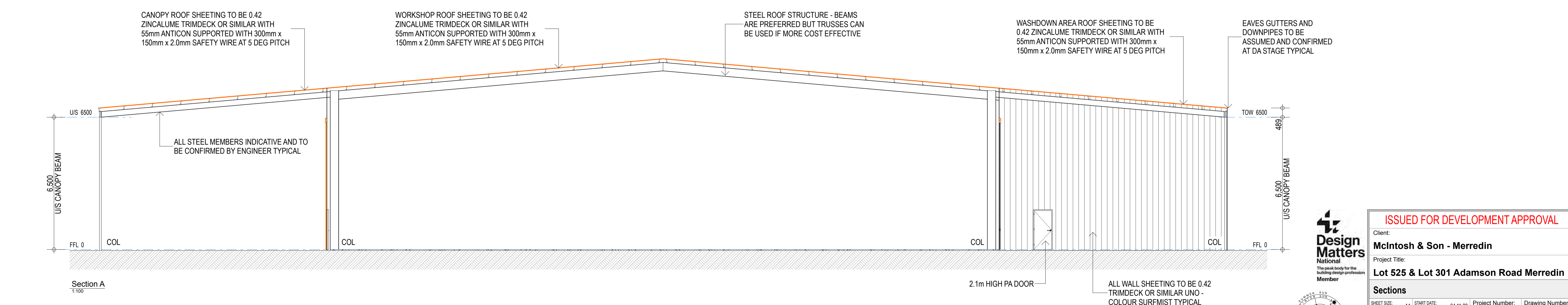
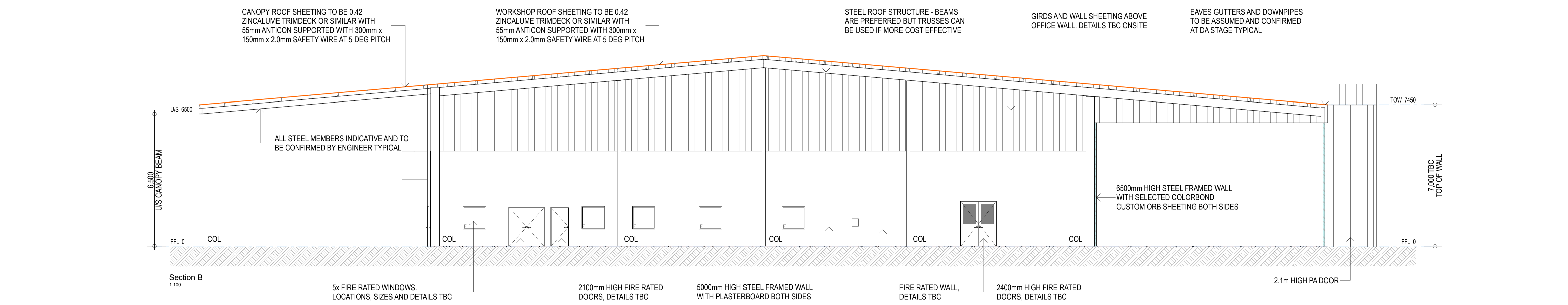
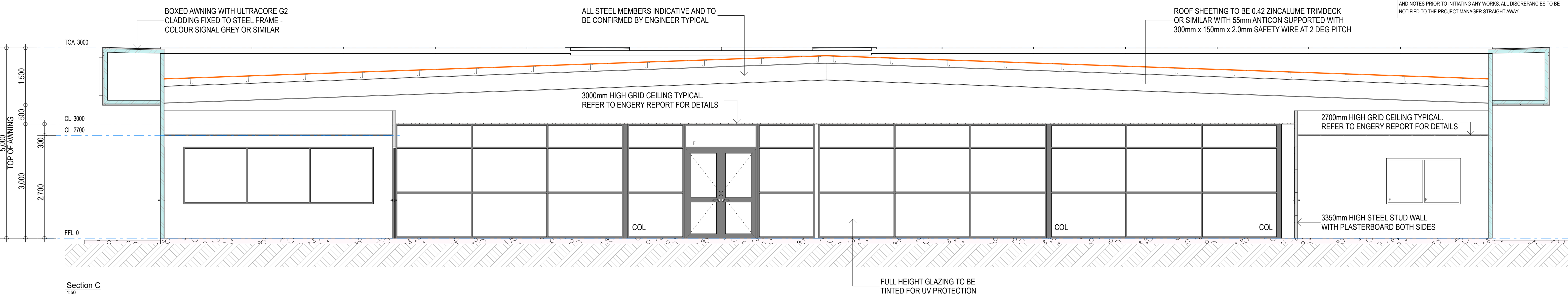


ISSUED FOR DEVELOPMENT APPROVAL

Client: **McIntosh & Son - Merredin**
 Project Title: **Lot 525 & Lot 301 Adamson Road Merredin**

| Elevations | | | |
|-------------|----------|-------------------------------------|----------|
| SHEET SIZE: | A1 | START DATE: | 04.11.20 |
| DRAWN: | MB | CHECKED: | MB |
| SCALE: | 1:150 | Project Number: | 2062 |
| | | Drawing Number: | A5 |
| REVISION | DATE | DESCRIPTION | |
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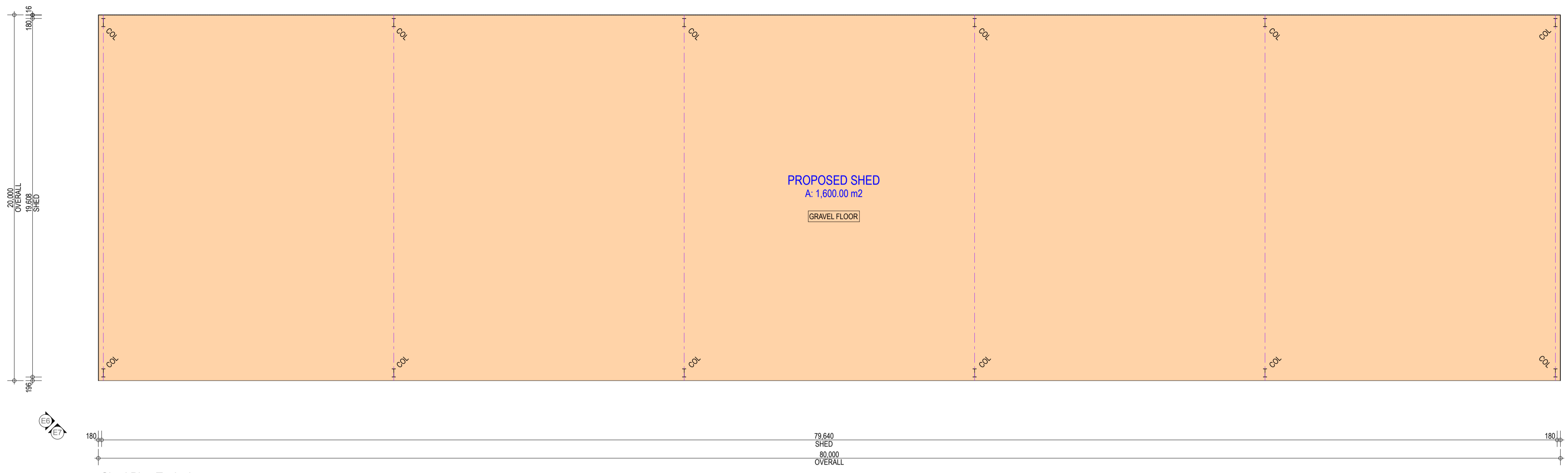
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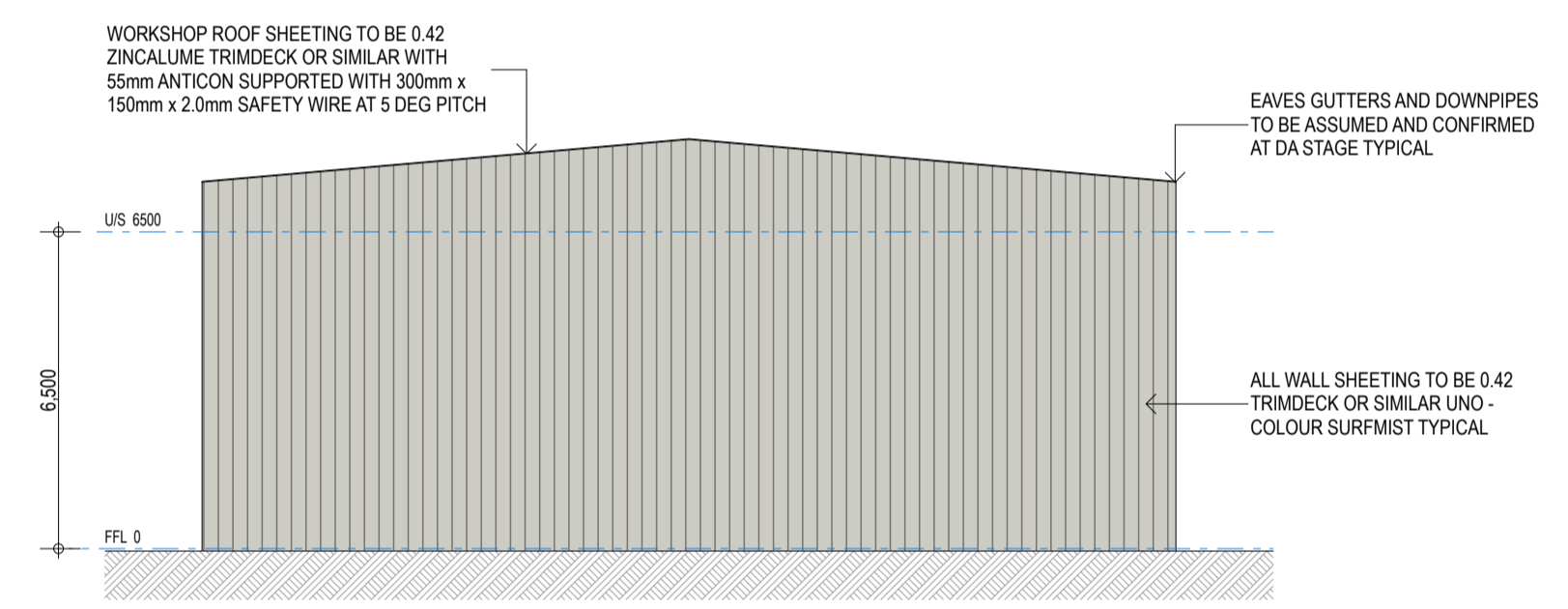
Sections

| | | | | | | | |
|-------------|-------------|-------------------------------------|----------|-----------------|--|-----------------|--|
| SHEET SIZE: | A1 | START DATE: | 04.11.20 | Project Number: | | Drawing Number: | |
| DRAWN: | MB | CHECKED: | MB | 2062 | | A6 | |
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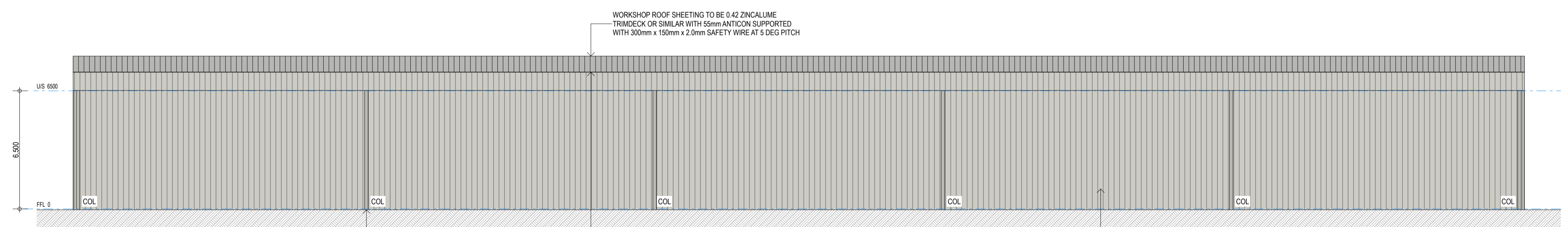
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Shed Plan Typical
1:150



Elevation 6
1:150



Elevation 7
1:150



ISSUED FOR DEVELOPMENT APPROVAL

Client: **McIntosh & Son - Merredin**

Project Title: **Lot 525 & Lot 301 Adamson Road Merredin**

Shed Plan and Elevations

| | | | |
|----------------|----------------------|----------------------|--------------------|
| SHEET SIZE: A1 | START DATE: 04.11.20 | Project Number: 2062 | Drawing Number: A7 |
| DRAWN: MB | CHECKED: MB | | |

| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------------|
| F | 19.03.21 | Parts and Workshop amended |
| G | 19.04.21 | Plans issued for concept tender |
| H | 11.05.21 | Electrical changes and survey added |
| J | 15.07.21 | Issued for development approval |

GENERAL NOTES:
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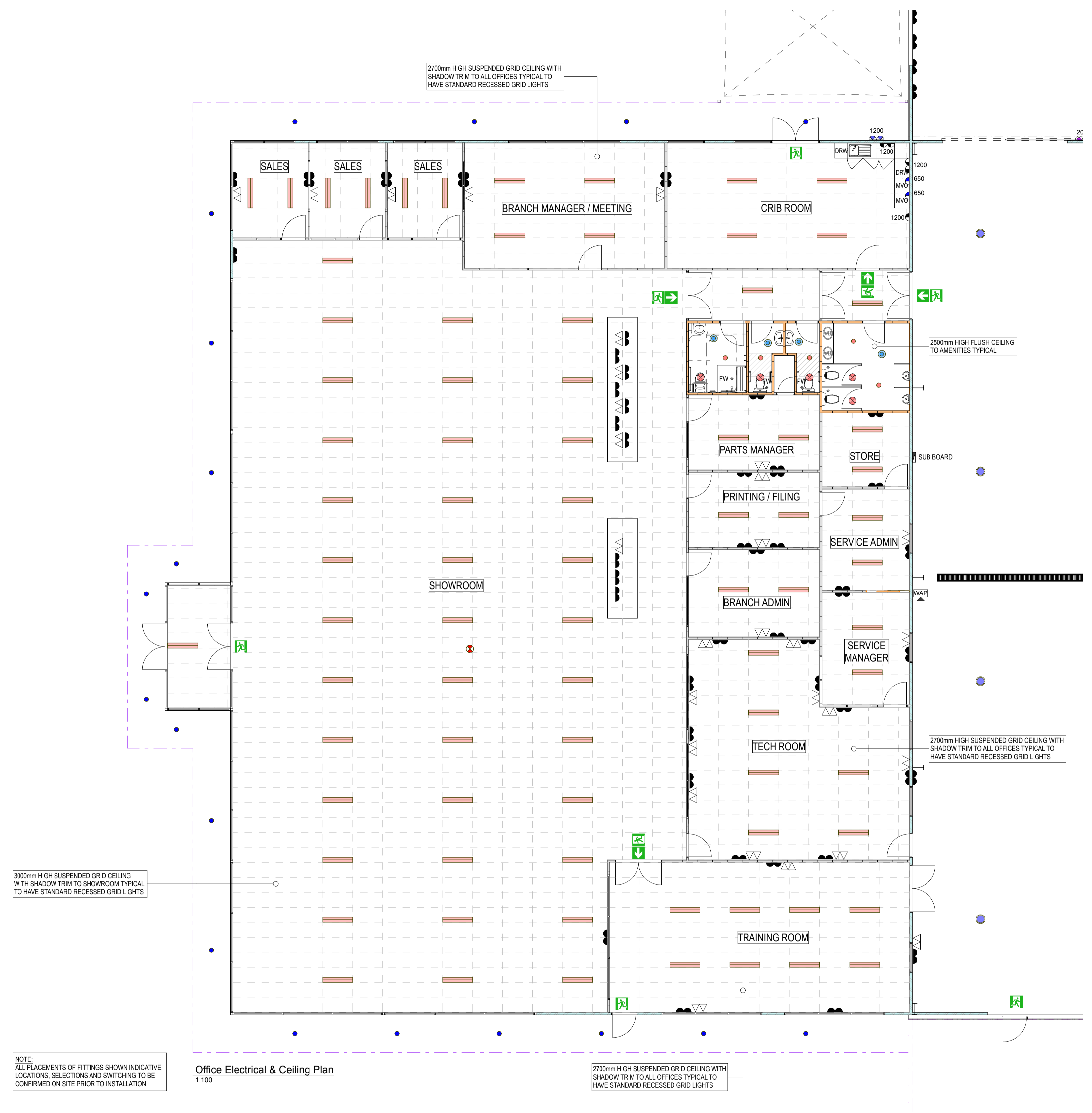
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ABBREVIATIONS:
- FE = FIRE EXTINGUISHER
- FHR = FIRE HOSE REEL
- COL = COLUMN
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NOTES:
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| ELECTRICAL LEGEND | | |
|--|--------|-----|
| Description | Symbol | Qty |
| 10A DOUBLE GPO @ 1200 | | 38 |
| 10A DOUBLE GPO @ 300 | | 50 |
| 10A DOUBLE WP GPO @ 1200 | | 2 |
| 10A DOUBLE WP WATER TANK PUMPS GPO @ 1200 | | 1 |
| 10A SINGLE GPO @ 1200 | | 1 |
| 10A SINGLE GPO @ 650 | | 2 |
| 200W LED FLOOD LIGHT ON SENSOR @ HEIGHT TBC | | 13 |
| 200W LED HIGHBAY | | 68 |
| 3 PHASE 20A ROLLER DOOR ISOLATOR @ HEIGHT TBC | | 3 |
| 3 PHASE OUTLET @ 1200 | | 13 |
| 36W LED PANEL LIGHT | | 80 |
| CAT6 DOUBLE DATA POINT @ 300 | | 33 |
| ELECTRICAL DISTRIBUTION BOARD - SUPPLY SIZE AND LOCATION TBC | | 2 |
| LED DOWNLIGHT | | 19 |
| LED DOWNLIGHT ON SENSOR | | 5 |
| LED EMERGENCY LIGHT | | 4 |
| MOTION SENSOR | | 4 |
| SITE MAIN SWITCH BOARD - 100AMPS SUPPLY AND LOCATION TBC | | 1 |
| SURFACE MOUNTED LED BATTEN | | 15 |
| SURFACE MOUNTED LED EMERGENCY LIGHT | | 1 |
| WIRELESS ACCESS POINT @ HEIGHT TBC | | 1 |



NOTE:
ALL PLACEMENTS OF FITTINGS SHOWN INDICATIVE. LOCATIONS, SELECTIONS AND SWITCHING TO BE CONFIRMED ON SITE PRIOR TO INSTALLATION

Office Electrical & Ceiling Plan
1:100

2700mm HIGH SUSPENDED GRID CEILING WITH SHADOW TRIM TO ALL OFFICES TYPICAL TO HAVE STANDARD RECESSED GRID LIGHTS

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ISSUED FOR DEVELOPMENT APPROVAL

Client: **McIntosh & Son - Merredin**
 Project Title: **Lot 525 & Lot 301 Adamson Road Merredin**
 Office Electrical and Ceiling Plan

| | | | |
|----------------|----------------------|----------------------|--------------------|
| SHEET SIZE: A1 | START DATE: 04.11.20 | Project Number: 2062 | Drawing Number: A8 |
| DRAWN: MB | CHECKED: MB | | |

SCALE: 1:100, 1:1

| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------------|
| F | 19.03.21 | Parts and Workshop amended |
| G | 19.04.21 | Plans issued for concept tender |
| H | 11.05.21 | Electrical changes and survey added |
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| SITE MAIN SWITCH BOARD - 100AMPS SUPPLY AND LOCATION TBC | | 1 |
| SURFACE MOUNTED LED BATTEN | | 15 |
| SURFACE MOUNTED LED EMERGENCY LIGHT | | 1 |
| WIRELESS ACCESS POINT @ HEIGHT TBC | | 1 |



Workshop Electrical & Ceiling Plan
1:200

NOTE:
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LOCATIONS, SELECTIONS AND SWITCHING TO BE
CONFIRMED ON SITE PRIOR TO INSTALLATION

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ISSUED FOR DEVELOPMENT APPROVAL

Client: **McIntosh & Son - Merredin**

Project Title: **Lot 525 & Lot 301 Adamson Road Merredin**

Workshop Electrical and Ceiling Plan

SHEET SIZE: A1 START DATE: 04.11.20 Project Number: 2062 Drawing Number: A9

SCALE: 1:1, 1:200

| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------------|
| F | 19.03.21 | Parts and Workshop amended |
| G | 19.04.21 | Plans issued for concept tender |
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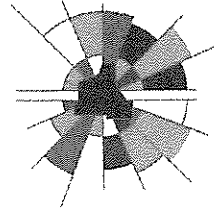
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 PO Box 2655, Malaga WA 6944
 Email: mike@qds.com.au Mobile: 0403 165 270

TAX INVOICE/RECEIPT

Receipt Number: 125428

Receipt Date: : 28.07.21

Payer: McIntosh & Sons



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 showroom office and workshop at Lot 525 Adamson Rd Account: 131006200 | \$8,191.00 |

CommonwealthBank

SHIRE OF MERREDIN
MUNICIPAL FUND
SHIRE OF MERREDIN MU
MERCHANT ID Z64486011
TERMINAL 16448500
REFERENCE 037440
DUPLICATE RECEIPT
MERCHANT COPY
CARD NO: 5450(m)
EXPIRY DATE:
MASTERCARD
CREDIT PURCHASE \$8191.00
TOTAL AUD \$8191.00
MOTO APPROVED 00
AUTH NO: R12542
28 JUL 2021 16:05
THANK YOU

| | | | |
|------------------------|------------|---------------------|-------------------|
| * GST Exclusive Charge | \$8,191.00 | Total | \$8,191.00 |
| * GST | \$0.00 | Tendered | \$8,191.00 |
| | | Change Given | \$0.00 |
| Cash | Cheque | Other | |
| \$0.00 | \$0.00 | \$8,191.00 | |
| | | Round Amount | \$0.00 |