



Your Ref : 161572
Previous Ref :
Enquiries : Rosa Rigali (6551 9306)

16 November 2021

Application No: 161572 - Lot No 1, 2 Bates St Merredin

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

Please provide any information, comment or recommended conditions pertinent to this application by 28 December 2021 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

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

Send responses via email to referrals@dplh.wa.gov.au. **Always quote reference number "161572" when responding.**

This proposal has also been referred to the following organisations for their comments:
Western Power, Water Corporation, Dept Of Water & Environment Regulations, Dept Mines Ind Regulation And Safety, Dept Biodiversity, Conser & Attraction and LG Shire Of Merredin.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Sam Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission



APPLICATION DETAILS

Application Type	Subdivision	Application No	161572
Applicant(s)	Perth Licensed Surveys Pty Ltd		
Owner(s)	Mrs Danielle Jacobson; Mr Matthew Jacobson		
Locality	Lot No 1, 2 Bates St Merredin		
Lot No(s).	1, 2	Purpose	Residential
Location		Local Gov. Zoning	Residential, Public Purposes - Drainage
Volume/Folio No.	/, 2753/14	Local Government	Shire Of Merredin
Plan/Diagram No.	59349	Tax Sheet	
Centroid Coordinates	mE mN		
Other Factors	FLOODPLAIN DEVELOPMENT CONTROL AREA, THREATENED FAUNA BUFFER, DMP		

**Application for Approval of Termination - Survey Strata or Leasehold**

Lodgement ID: 2021-223073

Your Reference	PLS21203
Location of Subject Property	40 Duff Street, Merredin
No. of applicants	1
Are you applying on your own behalf?	Yes
Are you the primary applicant?	Yes
Do you have consent to apply from all landowners?	Yes
Lodgement Type	Subdivision
Submitted by	William Moran
Email	bill.moran@perthlicensedsurveys.com.au

**DEPARTMENT OF PLANNING, LANDS
AND HERITAGE**DATE
01-Nov-2021FILE
161572**About the land**

Number of current lots on the land	2	Total number of proposed lots on the land including balance lots	1
Drainage Reserves	0	Public Access Ways	0
Recreation Reserves	0	Right of Ways	0
Road Reserves	0	Road Widening	0
Number of fee paying lots	1	Number of fee exempt lots	0

What is the proposed use/development?

Proposed Use	Lot size	Number of Lots	
Residential	1000 - 1499 Sqm	1	
Local Government	Shire Of Merredin	Existing dwellings	Yes
Is common property proposed	No		

Applicants**Primary applicant (1)**

Is the applicant a company/organisation?	Yes	Is the applicant a landowner?	No
Name/Company	Perth Licensed Surveys Pty Ltd	ABN / ACN	91808537250
Email	bill.moran@perthlicensedsurveys.com.au	Phone number	0491336566

Address

Street address	PO Box 3484 Success	Town / Suburb or City	Success
State	WA	Post Code	6964
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Certificate of Title Details**Lots with certificate (1)**

Volume	2753	Folio	14
Lot Number	1	Plan Number	SSP 59349
Total land area	576	Land Area Units	Square metres
Reserve number (if applicable)	N/A	No. of landowners	2
Is the Landowners name different to that shown on the Certificate of Title?			No

Landowners**Landowner (1)**

Full name	Mrs Danielle Jacobson	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	40 Duff Street	Town / Suburb or City	Merredin
State	WA	Post code	6415
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Landowner (2)

Full name	Mr Matthew Jacobson	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	40 Duff Street	Town / Suburb or City	Merredin
State	WA	Post code	6415
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Lots/Strata plan (1)

Number of Landowners	Lot number	Total land area	Land area units	Location of subject lot
2	2	575	Square metres	40 Duff Street, Merredin
Reserve number (if applicable)	Postal address	Town / Suburb or City	Post code	
N/A	40, Duff Street	Merredin	6415	

Nearest road intersection

Bates Street

Landowners**Landowner (1)**

Full name	Company / Agency	ACN / ABN	Landowner type
Mrs Danielle Jacobson	N/A	N/A	Registered Proprietor/s

Address**Street address**

40 Duff Street

Town / Suburb or City	State	Post Code	Country
Merredin	WA	6415	AUSTRALIA

Address Prefix (e.g. PO Box/Locked Bag)

N/A

Landowner (2)

Full name	Company / Agency	ACN / ABN	Landowner type
Mr Matthew Jacobson	N/A	N/A	Registered Proprietor/s

Address**Street address**

40 Duff Street

Town / Suburb or City	State	Post Code	Country
Merredin	WA	6415	AUSTRALIA

Address Prefix (e.g. PO Box/Locked Bag)

N/A

Subdivision detail

Number of dwellings	1	Dwelling retained	Yes
Dwelling description	All buildings and structures to be retained- Amalgamation of lots. No contour and feature required		
Number of outbuildings/structures	2	Structure/s retained	Yes
Other description	Amalgamation of lots. No contour and feature required		
Structure description	All buildings and structures to be retained- Amalgamation of lots. No contour and feature required		
Is a battleaxe lot/s proposed?	No		
Does plan show the width and length of the access leg, the area of the access leg and total area of the rear lot	Not applicable		
Has the land ever been used for potentially contaminating activity	No		
Does the land contain any sites that have been classified under the Contaminated Sites Act 2003	No		
Does the land contain any sites that have been reported or required to be reported under the Contaminated Sites Act 2003	No		
Is the land located in an area where site characteristics or local knowledge lead you to form the view that there is a significant risk of acid sulfate soils in this location	No		
Is this application to be assessed under the Liveable Neighbourhoods policy and is supporting documentation attached?	No		
Is the development with in a Bushfire Prone Area?	N/A		
Are there any dewatering or drainage works proposed to be undertaken	No		
Is excavation of 100 cubic metres or more of soil proposed	No		
If yes did the Acid Sulfate Soils investigation indicate acid sulfate soils were present	No		
Is a Termination Proposal Attached	Yes		
Is a Strata Company Resolution Attached	Yes		

Fee & Payment

Fee amount	\$0.00	Payment Type	By Anyone
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Attachments**Attachment name**

1. Certificate of Title 2753-14 50 Bates Street MERREDIN 6415-1.pdf
2. Certificate-of-Strata-Company-Termination-of-Scheme SSP 59349-7.pdf
3. DP 422278-4.pdf
4. Form_1A_CheckList-5.pdf
5. Original Survey Strata Plan 59349-6.pdf
6. PLS21203 CONSENT-2.pdf
7. PLS21203 CONSENT-3.pdf

Attachment type

Certificate of Title
Subdivision Strata Resolution
Subdivision Plan
Required Information about the Proposal
Subdivision Termination Proposal
Authorised Letter of Consent
Authorised Letter of Consent

Perth 140 William Street Perth Western Australia, 6000, Locked Bag 2506 Perth, 6001 Tel: (08) 6551 9000 Fax: (08) 6551 9001	Albany PO Box 1108 Albany Western Australia, 6330 Tel: (08) 9892 7333 Fax: (08) 9841 8304	Bunbury Sixth Floor Bunbury Tower 61 Victoria Street Bunbury Western Australia, 6230 Tel: (08) 9791 0577 Fax: (08) 9791 0576	Geraldton Regional Planning and Strategy Office 10 209 Foreshore Drive Geraldton Western Australia, 6530 Tel: (08) 9960 6999 Fax: (08) 9964 2912	Mandurah Unit 2B 11-13 Pinjarra Road Mandurah Western Australia, 6210 Tel: (08) 9586 4680 Fax: (08) 9581 5491
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Evidence

Certificate of Strata Company – Termination of Scheme

Strata Titles Act 1985

Scheme Number: **59349**

The Owners of¹ **40 Duff Street, Merredin** (strata company) certifies that it passed a termination resolution on **20/10/2021** to terminate the above-mentioned scheme:

[select one]

- ☒ where the number of votes cast in favour of the full termination proposal equals the number of lots in the scheme;

OR

- ☐ subject to confirmation of the State Administrative Tribunal.

¹ To be completed as “[scheme name + scheme type + scheme number]” under s.14(2) of the Act, e.g. Pretty Ponds Survey-Strata Plan 12345.

Evidence

EXECUTION

Date of Execution: 20/10/2021

1. Common Seal

The common seal of the Owners of²

is fixed to this document in accordance with section 118
of the *Strata Titles Act 1985* in the presence of:

[AFFIX COMMON SEAL HERE]

Member of Council:

Member of Council:

Signature

Signature

Full Name

Full Name

Delegation³

Delegation³

Lot Number

Lot Number

OR

² To be completed as "[scheme name + scheme type + scheme number]" under s.14(2) of the Act, e.g. Pretty Ponds Survey-Strata Plan 12345.

³ Expand to state whether "Authorised by [name of corporation] under s.136(2) of the Act", if applicable.

Evidence

2. No Common Seal

Signed for and on behalf of the Owners of⁴ **40 Duff Street, Merredin** in accordance with authority conferred under section 118 of the *Strata Titles Act 1985*⁵.

☒ Member of Council / ☐ Strata Manager⁶:



Signature

Danielle Maree Jacobson

Full Name

Property Owner

Delegation⁷

Lot 1 & 2

Lot Number

☒ Member of Council / ☐ Strata Manager⁶:



Signature

Matthew Eric Jacobson

Full Name

Property Owner

Delegation⁷

Lot 1 & 2

Lot Number

⁴ To be completed as "[scheme name + scheme type + scheme number]" under s.14(2) of the Act, e.g. Pretty Ponds Survey-Strata Plan 12345.

⁵ Under section 118(2) of the Act, the strata company may, by ordinary resolution, authorise any of the following to execute documents on its behalf subject to any conditions or limitations specified in the resolution:

- (a) a member of the council of the strata company; or
- (b) members of the council of the strata company acting jointly; or
- (c) a strata manager of the strata company.

⁶ Select whichever is applicable.

⁷ Expand to state whether "Authorised by [name of corporation] under s.136(2) of the Act", if applicable.

Evidence

SURVEY-STRATA PLAN 59349 SHEET 1 OF 1 SHEETS		A.R. Williams & Partners Pty Ltd Surveying & Land Development Consultants P.O. Box 220, Mount Lawley, 6929 Phone 9272 1736 Fax 9370 3613 Our Ref: 101308		VERSION	AMENDMENT	AUTHORISED BY	DATE		
PLAN OF LOT 256 ON DP 229928 CERTIFICATE OF TITLE Volume 1654 Folio 899 LOCAL GOVERNMENT SHIRE OF MERREDIN INDEX PLAN BK35 (2) 36.37 FIELD BOOK 111484 SCALE 1 : 300 @ A3		LIMITED IN DEPTH TO 60.96 METRES A18626 257 DP 229928 (55.336) 27.23 28.106 90°0'1"		27.24 22.097 135°0'4"8" 135°0'1"8" 8.487 3.988 22.65°42' 224°59'12" 16 m ² ROAD WIDENING BATES STREET 15.128 19.116 3.988 22.65°42' 224°59'12" 16 m ² ROAD WIDENING		27.13 21.129 21.129 22.097 135°0'4"8" 135°0'1"8" 8.487 3.988 22.65°42' 224°59'12" 16 m ² ROAD WIDENING BATES STREET 15.128 19.116 3.988 22.65°42' 224°59'12" 16 m ² ROAD WIDENING		27.13 21.129 21.129 22.097 135°0'4"8" 135°0'1"8" 8.487 3.988 22.65°42' 224°59'12" 16 m ² ROAD WIDENING BATES STREET 15.128 19.116 3.988 22.65°42' 224°59'12" 16 m ² ROAD WIDENING	
NAME OF SCHEME 40 DUFF STREET MERREDIN		ADDRESS OF PARCEL 40 DUFF STREET MERREDIN WA 6415		MANAGEMENT STATEMENT <input type="radio"/> YES <input checked="" type="radio"/> NO		DEPARTMENT OF PLANNING, LANDS AND HERITAGE DATE 01-Nov-2021 FILE 161572			
LODGED DATE 1-Jul-10 FEE PAID \$316.00 ASSESS No 7216011		CERTIFIED CORRECT COR FILE 450-2010-V4 IN ORDER FOR DEALINGS SUBJECT TO Sec 168(3) P & D Act		SURVEYOR'S CERTIFICATE - Reg 54 G D HOIT I hereby certify that this plan is accurate and is a correct representation of the: (a) survey and/or (b) calculations from measurements, (c) data provided by the owner, (d) data provided by the relevant written law(s) in relation to which it is lodged. Signed: _____ Date: 2010.06.18 13:18:19 Licence No: 2010.06.18 13:18:19		ORIGINAL STRATA PLAN 59349 			
APPLICATION 78.9.10 DATE		FOR REGISTRAR OF TITLES 6 AUGUST 2010		INTERESTS AND NOTIFICATIONS SUBJECT PURPOSE STATUTORY REFERENCE ORIGIN LAND BURDENED BENEFIT TO COMMENTS		WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: 303-08 Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985 Delegated under S.16 P & D Act 2005 06-Aug-2010 DATE			
LANDgate Western Australian Land Information Authority		LANDgate Western Australian Land Information Authority		LANDgate Western Australian Land Information Authority		LANDgate Western Australian Land Information Authority			

SURVEY-STRATA PLAN No. 59349							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	50	2753	14				
2	50	2753	15				

DESCRIPTION OF PARCEL

LOT 256 ON DEPOSITED PLAN 229928 AND CONTAINED IN CERTIFICATE OF TITLE
VOLUME 1654 FOLIO 899 AND KNOWN AS 40 DUFF STREET, MERREDIN.

**CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA**

I, **JOSEPH AGNELLO**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

25-May-2010

Date



Signed

FORM 8

[illegible]

Note: Entries may be affected by subsequent endorsements.

ORIGINAL

FORM 8

ANNEXURE 'B' OF SURVEY-STRATA PLAN No. 59349 REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

[illegible]

Note: Entries may be affected by subsequent endorsements.

ORIGINAL

VER.	AMENDMENT	AUTHORISED BY	DATE	HELD BY LANDGATE IN DIGITAL FORMAT ONLY	LOT	FORMER TENURE	ON PLAN/DIA	TITLE	TYPE	FREEHOLD	S.S.A.	YES/NO
				DRAFT PLAN	800	LOT 1 LOT 2	SP 59349 SP 59349	2753/14 2753/15	PURPOSE	SUBDIVISION		
COMPILED FROM SURVEY-STRATA PLAN 59349									PLAN OF LOT 800			
LIMITED IN DEPTH TO 60.96 METRES												
<div>DEPARTMENT OF PLANNING, LANDS AND HERITAGE</div> <div>DATE01-Nov-2021FILE161572</div>												
257 DP 229928												
<div>255 DP 229928</div> <div>800 1151m²</div> <div>90°1'33"</div> <div>55.34</div> <div>89°58'32"</div> <div>15.13</div> <div>135°0'48"</div> <div>8.49</div> <div>135°0'48"</div> <div>49.34</div> <div>89°58'19"</div> <div>21.13</div>												
STREET												
BATES												
DUFF STREET												
<div>SCALE 1:200 @ A3</div> <div>0 2 4 6 8 10</div> <div>1:200</div> <div>All Distances Are In Metres</div>												
INTERESTS AND NOTIFICATIONS												
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENT						
<div>PO Box 3484, Success WA 6964 e admin@perthlicensedsurveys.com.au p (08) 9437 6043 job # PLS21203</div>							<div>GOVERNMENT OF WESTERN AUSTRALIA</div> <div>Landgate</div> <div>DEPOSITED PLAN 422278 SHEET 1 OF 1 SHEETS VERSION 1</div>					
<div>SURVEYOR'S CERTIFICATE - Compiled</div> <div>I William James MORAN hereby certify that this compiled plan - (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.</div> <div>LICENSED SURVEYOR</div> <div>DATE</div> <div>LODGED</div> <div>DATE</div> <div>FEE PAID</div> <div>ASSESS No.</div> <div>I.S.C.</div> <div>EXAMINED</div> <div>DATE</div> <div>WESTERN AUSTRALIAN PLANNING COMMISSION</div> <div>FILE</div> <div>TBA</div> <div>Delegated under S.16 P&D Act 2005</div> <div>DATE</div> <div>IN ORDER FOR DEALINGS</div> <div>SUBJECT TO</div> <div>FOR INSPECTOR OF PLANS AND SURVEYS</div> <div>DATE</div> <div>APPROVED</div> <div>INSPECTOR OF PLANS AND SURVEYS</div> <div>DATE</div> <div>(S. 18 Licensed Surveyors Act 1909)</div>												