



Your Ref : 161931
Previous Ref :
Enquiries : Jacob Flynn (6551 9575)

7 February 2022

Application No: 161931 - Lot No 350 & 351 Todd 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 21st March 2022 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 "161931" when responding.**

This proposal has also been referred to the following organisations for their comments: *Water Corporation, Main Roads Wa, Horizon Power, 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 black ink, appearing to read "Sam Fagan", written in a cursive style.

Ms Sam Fagan
Secretary
Western Australian Planning Commission

APPLICATION DETAILS

Application Type	Subdivision(AMALGAMATION)	Application No	161931
Applicant(s)	F.M. Surveys Pty Ltd		
Owner(s)	Mr Joseph Thompson; Mrs Sally-Jo Thompson		
Locality	Lot No 350 & 351 Todd St Merredin		
Lot No(s).	350 & 351	Purpose	Residential
Location		Local Gov. Zoning	Residential
Volume/Folio No.	1273/140, 1683/773	Local Government	Shire Of Merredin
Plan/Diagram No.	201925	Tax Sheet	
Centroid Coordinates	mE mN		
Other Factors	MRWA - STATE ROAD EXTERNAL REFERRAL, THREATENED FAUNA BUFFER, FLOODPLAIN DEVELOPMENT CONTROL AREA, DMP		



Application for Approval of Freehold or Survey Strata Subdivisions

Lodgement ID: 2022-223873

Submission Date: 27/01/2022 08:37 AM

Your Reference 1908
 Location of Subject Property TODD ST 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 Amalgamation
 Submitted by Mark Spencer
 Email mark@fmsurveys.com.au



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	2000 - 2999 Sqm	1	
Local Government	Shire Of Merredin	Existing dwellings	N/A
Is common property proposed	N/A		

Applicants

Primary applicant (1)

Is the applicant a company/organisation?	Yes	Is the applicant a landowner?	No
Name/Company	F.M. Surveys Pty Ltd	ABN / ACN	84 659 647 970
Email	mark@fmsurveys.com.au	Phone number	0400781694

Address

Street address	PO Box 81	Town / Suburb or City	Northam
State	WA	Post Code	6401
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Certificate of Title Details

Lots with certificate (1)

Volume	1273	Folio	140
Lot Number	350	Plan Number	201925
Total land area	1024	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	MR JOSEPH THOMPSON	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s

Address

Street address	101 Todd 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	MRS SALLY-JO THOMPSON	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	101 Todd Street	Town / Suburb or City	Merredin
State	WA	Post code	6415
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Lots with certificate (2)

Volume	1683	Folio	773
Lot Number	351	Plan Number	201925
Total land area	1012	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	MR JOSEPH THOMPSON	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	101 Todd 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	MRS SALLY-JO THOMPSON	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	101 Todd Street	Town / Suburb or City	Merredin
State	WA	Post code	6415
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Subdivision detail

Number of dwellings	1	Dwelling retained	Yes
Dwelling description	N/A		
Number of outbuildings/structures	1	Structure/s retained	Yes
Other description	N/A		
Structure description	SHED TO REMAIN		
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			N/A
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 within 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			No
Is a Strata Company Resolution Attached			No

Fee & Payment

Fee amount	\$2,448.00	Payment Type	By Card
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Attachments

Attachment name	Attachment type
1. 1908-PROPOSAL - TODD-7.pdf	Subdivision Plan

2. Form_1A_CheckList-8.pdf
3. LOT 351 Certificate of Title with Sketch 1683-773 103 Todd Street_ MERREDIN 6415 - Certificate of Title 1683-773-4.pdf
4. LOT 350 Certificate of Title with Sketch 1273-140 101 Todd Street_ MERREDIN 6415 - Certificate of Title 1273-140-1.pdf
5. OWNERS CONSENT-2.pdf
6. OWNERS CONSENT-3.pdf
7. OWNERS CONSENT-5.pdf
8. OWNERS CONSENT-6.pdf

Required Information about the Proposal

Certificate of Title

Certificate of Title

Authorised Letter of Consent

Authorised Letter of Consent

Authorised Letter of Consent

Authorised Letter of Consent

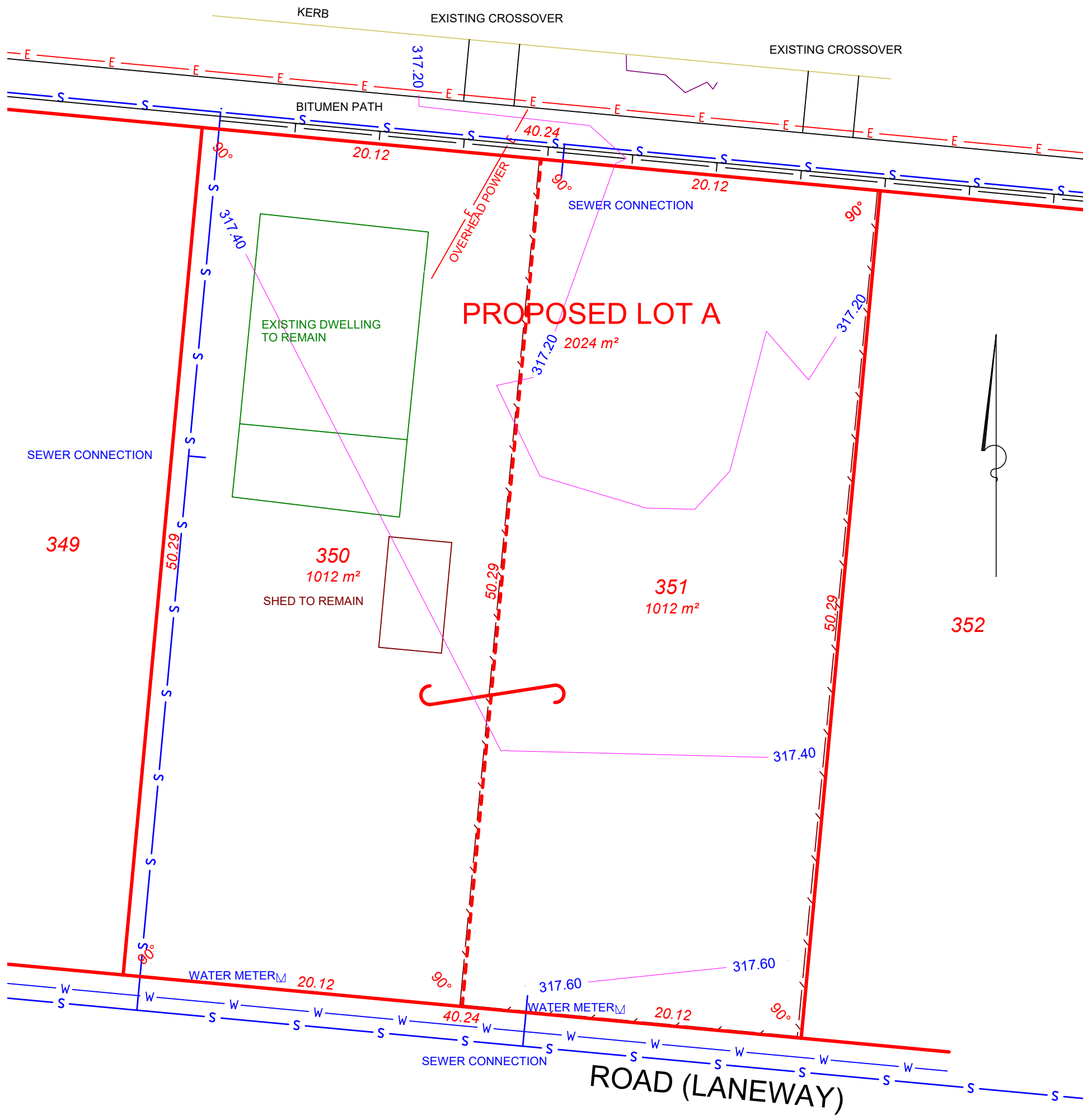
Perth 140 William Street Perth Western Australia, 6000, Locked Bag 2506 Perth, 6001	Albany PO Box 1108 Albany Western Australia, 6330	Bunbury Sixth Floor Bunbury Tower 61 Victoria Street Bunbury Western Australia, 6230	Geraldton Regional Planning and Strategy Office 10 209 Foreshore Drive Geraldton Western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

LEGEND

- PROPOSED BOUNDARY
- - - - - EXISTING BOUNDARY

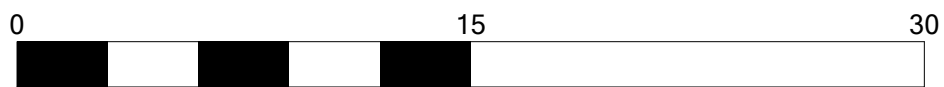
DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
31-Jan-2022	161931

TODD STREET



NOTES
 This survey does not guarantee the correct position of fences or found pegs.
 For the location of underground utility services see "Dial Before You Dig" plans
 All units are in metres
 Contour interval 0.2m
 Vertical datum is the A.H.D.
 Check title for easements, encumbrances and ownership etc.
 Lot dimensions and areas are subject to final survey
 Cadastral information has been sourced from Landgate

ORIGINAL AREAS
Lot 350 1012m ²
LOT 351 1012m ²
Total Area 2024m ²
No of existing lots 2
No of proposed lots 1



PLAN OF PROPOSED AMALGAMATION OF LOTS 350 AND 351 101 AND 103 TODD STREET MERREDIN	METADATA		JOB NUMBER <h1 style="font-size: 2em;">1908</h1>	F.M. SURVEYS PTY LTD P.O. Box 81 NORTHAM WA 6401 Ph. 0400 781 694 Email: mark@fmsurveys.com.au
	LOCAL AUTHORITY	SHIRE OF MERREDIN		
	DATE OF SURVEY	12-11-2021		
	SCALE	1:250 AT A3		
		VERSION 1	Drawn <h2 style="font-size: 1.2em;">Mark Spencer</h2>	



**Location Plan for:
Subdivision Application**

This data is to be used only for the processing of a
Subdivision Application

Application Number: **161931**

Decision: **Outstanding**

Printed: **31/01/2022**








Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA

Base information supplied by
Western Australian Land Information Authority SLIP 1180-2020-1

Application Status

-  Approved
-  Outstanding



Existing LPS Zones and Reserves

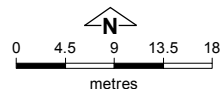
-  R Code boundaries
-  Parks and recreation
-  Railway
-  Residential
-  Special use

Easements and Referrals

Region Scheme Reserves

Localities & Local Government Boundaries

-  Local government boundary
-  Locality





Todd St

South Av

Franklin Av

300

348

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