



SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6

AMENDMENT No 8

OMNIBUS AMENDMENT

Various amendments resulting from the Report of Review
prepared as part of a Scheme review.

November 2024

COMPLEX AMENDMENT

This Amendment has been determined to be a Complex Amendment according to the definition of the terms used in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations).

The Regulations introduce a track-based approach to local planning scheme amendments that enables amendments to be classified as either a basic, standard or complex amendment.

This amendment as defined in Regulation 34, and can be summarised as follows:

complex amendment means any of the following amendments to a local planning scheme -

- (a) an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- (b) an amendment that is not addressed by any local planning strategy;
- (c) an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality;

The classification of a complex amendment requires the consultation requirements and timeframes in which the amendment must be dealt with in the Regulations. The Regulations impose timeframes on both the local government and Western Australian Planning Commission (WAPC) for processing of the amendment, as outlined in the table below:

Scheme Amendment type	Advertising	Local government consideration period (post advertising)	WAPC timeframe to make recommendation to Minister
Complex	60 days	90 days post end date of submission period	90 days

PLANNING & DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

Shire of Merredin

LOCAL PLANNING SCHEME No 6

AMENDMENT No 8

The Merredin Shire Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Local Planning Scheme by:

- a)i Reclassifying Lots 157 (VCL) Station Street, and Lot 21, Lots 24-28, Lots 72, 75, 76, 158, and portions of Lot 800 Main Street, and Lots 47-49, Lot 50, Lots 159, 160, and 109-110 Plimpton Street, and Lot 157 Station Street, **Burracoppin**, from 'Parks and recreation' to 'Townsite' zone with an 'R10' density code.
- a)ii Rezoning Lots 22, 23, 71, and portion of Lot 800 Main Street, **Burracoppin**, from 'General farming' to 'Townsite' zone with an 'R10' density code.
- a)iii Changing the density code for all existing Townsite zoned lots in **Burracoppin** from 'R10/20' to 'R10'.
- a)iv Rezoning Lots 108-115, 136-140 and Lot 156 Cunningham Street, **Nangeenan**, from 'General farming' to 'Townsite' with an 'R10' density code.
- a)v Adding an 'R10' density code to Lot 155 (No.29) Marley Close (Main Street), **Nangeenan**.
- a)vi Rezoning Lot 24 Avon Street and Lots 9 and 10 Railway Street, **Nukarni**, from 'General farming' to 'Townsite' with an R10 density code.
- b) Rezoning Lot 377 and portion of Lot 1 Kitchener Road, **Merredin**, from 'Residential' to 'Special Use' (for Place of Worship) and deleting the R10/30 density code accordingly and amend Schedule Four by updating Special Use No.12 to add the lots above.
- c) Reclassifying Lot 461 Throssell Road, **Merredin**, from 'Public purposes – Kindergarten' to 'Residential' with an R-Code of 'R10/30'.
- d)i Rezoning Lots 11-13 Lukin Street and Lot 20 Goldfields Road, **Merredin**, from 'General farming' to 'Special Residential'.
- d)ii Reclassifying Lots 14 and 15 Lukin Street, and Lots 16-17 Goldfields Road, **Merredin**, from 'Special use – Tourist development' to 'Parks and Recreation' reserve and rezone Lot 18 & 19 Goldfields Road from 'Special use -Tourist Development' to 'Special Residential'.
- e) Reclassifying Crown Reserve 29700 Chandler-Merredin Road, **Merredin**, from 'Public Purposes – Public use' to 'Special use' for tourist and visitor accommodation and amending Schedule Four – Special Use Zones. as follows;

No	Description of land	Special use	Conditions	Map label
5	Reserve 29700 Chandler-Merredin Road, Merredin	Tourist development and visitor accommodation Educational establishment	Development to be consistent with the relevant Local Planning Policy and an adopted Local Development Plan	SU5-T

f)i Rezoning Lots 4, 5 and 20261 Merredin-Naremben Road, **Merredin**, from 'Special use – Airstrip' and 'General agriculture' to 'Special use' for Airstrip Mixed uses.

f)ii Amending Schedule Four – Special Use No 7 as follows;

No	Description of land	Special use	Conditions	Map label
7	Lots 4, 5, and 20261 Merredin-Naremben Road, South Merredin	Airstrip Commercial and light industrial uses Educational facility Student Accommodation	Development to be consistent with the relevant Local Planning Policy and an adopted Local Development Plan	SU7-AMU

f)iii Amending clause 5.6 SCA 5 Merredin Airstrip as follows;

‘5.6 SCA 5- MERREDIN AIRSTRIP

5.6.1 Purpose

The purpose of Special Control Area 5 is to provide guidance for land use and development within the area shown on the Scheme Maps as SCA 5.

5.6.2 Objectives

The objectives for the SCA 5 are to:

- a) ensure compatibility of uses within SCA5 and address potential for land use conflicts.
- b) ensure that operations within SCA5 do not conflict with the operation of the airstrip.

5.6.3 Application Requirements

Despite any other provision of the Scheme, development approval is required for all use and development including a single house.

5.6.4 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.6.5 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.'

- f)iv Amending the boundary of SCA 5 on the Scheme map.
- g)i Reclassifying Lot 26740 Chandler-Merredin Road, **Merredin**, from 'Public purposes – Public use' to 'Special use' for a Concrete batching plant.
- g)ii Amending Schedule Four – Special Use No.6 as follows;

No	Description of land	Special use	Conditions	Map label
6	Lot 26740 Chandler-Merredin Road, Merredin	Concrete batching plant	Development to be consistent with the relevant Local Planning Policy and an adopted Local Development Plan	SU6-CBP

- g)iii Adding a new Special Control area to 5.1.1 'SCA7 - Concrete batching plant'.
- g)iv Adding a new clause 5.8 in Part Five – Special Control Areas as follows.

'5.8 SCA7- CONCRETE BATCHING PLANT

5.8.1 Purpose

The purpose of Special Control Area 7 is to provide guidance for land use and development within the area shown on the Scheme Maps as SCA 7.

5.8.2 Objectives

The objectives for the SCA 7 are to:

- a) ensure that uses and development of land within 500 metres of the concrete batching plant are not detrimentally impacted by the plant operations.

5.8.3 Application Requirements

Despite any other provision of the Scheme development approval is required for all use and development including a single house.

5.8.4 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.8.5 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- h)i Deleting the Development Area shown on the Scheme Map in the area surrounded by Farrar Parade, Third Avenue, Second Avenue, Marino Street and Fifth Avenue,

Merredin.

- h)ii Deleting clause 4.9 Development Areas and inserting the following:

‘4.9 DEVELOPMENT AREAS

Subdivision and development of land included in a Development Area, as shown on the Scheme Map, may be subject to the preparation of a Structure plan or a Local Development Plan for the area in accordance with Part 4 or Part 6 of the deemed provisions.’

- i) Reclassifying portion Lot 501 Bates, Duff and Coronation Streets, **Merredin**, from ‘Public purposes – Civic and cultural’ to ‘Residential’ with an R-Code of ‘R80’, and ‘Parks and recreation’.
- j) Rezoning of Lots 503 and 601 Goldfields Road, Lot 504 Gabo Avenue, Lot 602 Gamenya Avenue, and the northern portions of Lots 82 Adamson Road, Merredin, from ‘General farming’ to ‘General industry’.
- j)ii Rezoning of the southern portion of Lot 82 Adamson Road, **Merredin**, from ‘General farming’ to ‘Light industry’.
- k) Amending Table One – Zoning Table by amending the permissibility of a Convenience Store from an ‘A’ use in the Residential zone to an ‘X’ use in the Residential zone.
- l) Replace tourism related provisions as follows:
 - i) In Table One – Zoning Table, delete use classes and permissibilities for bed and breakfast, holiday accommodation and motel.
 - ii) In Table One – Zoning Table, add to the remaining tourist/entertaining uses and commerce uses, the following use classes and permissibility’s:

ZONES										
USE CLASSES	RESIDENTIAL	TOWN CENTRE	COMMERCIAL	HIGHWAY SERVICE	LIGHT INDUSTRY	GENERAL INDUSTRY	TOWNSITE	SPECIAL RESIDENTIAL	RURAL RESIDENTIAL	GENERAL FARMING
TOURIST AND ENTERTAINMENT USES										
Hosted short-term rental accommodation	P	P	P	X	X	X	P	P	P	P
Tourist and visitor accommodation	X	D	D	D	X	X	D	D	D	D
Unhosted short-term rental accommodation	D	D	D	X	X	X	D	D	D	D
COMMERCE										
Road house	X	X	A	A	P	P	A	X	X	D

- iii. Amending Schedule One – Dictionary of Defined Words and Expressions by deleting the first paragraph and inserting the following:

‘Unless listed below the words and expressions used in the Scheme have the same meaning as the general definitions and land use definitions contained in Schedule 1 (Model provisions) or Schedule 2 (Deemed provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Where a definition is listed below and there is a conflict of interpretation of words the meaning of the word or term, the definition listed below shall prevail, unless the word or expression applies to residential development (Clause 1.7 refers).’

- iv. In Schedule One, ‘Dictionary of Defined Words and Expressions’ delete the definitions for:

- cabin
- chalet
- holiday accommodation
- short term accommodation, and
- tourist development.

- v. In ‘Schedule Two - Additional Uses’, at Additional Use No.2, replace all references to the term ‘tourist development’ with ‘tourist and visitor accommodation’.

- vi. Amend clause 4.7 – Site and Development Requirements by inserting an additional provision as below:

‘4.7.6 Tourist and visitor accommodation

Development of tourist and visitor accommodation in the special residential, rural residential and general farming zones shall only take the form of chalets or cabins.’

- m) Amending Table One – Zoning Table by amending the permissibility of a ‘Grouped dwelling’ from an ‘X’ use in the ‘Town centre’ zone to an ‘A’ use in the ‘Town centre’ zone.

- n) Adding a new clause 4.7.7 Renewable energy facility to provide requirements for development approval applications, as follows:

4.7.7 Renewable energy facility

In considering an application for development approval of a Renewable Energy Facility in the General farming zone, the local government will have due regard to, among others, the following matters:

- scale of operation and connection to the electricity grid network,
- environmental assessments of the type, location and significance of flora, fauna and water resources,
- potential for other environmental impacts,
- assessment of cultural and visual landscape impact,

- integration with prevailing agricultural land uses,
- bushfire mitigation, and
- post closure measures for site remediation and rehabilitation.’

- n)ii Deleting the definition for ‘Wind farm or wind energy facility’ in Schedule One – Dictionary of Defined Words and Expressions and replacing the definition with a new definition for a ‘Renewable energy facility’ as follows.

‘Renewable energy facility means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.’

- n)iii Deleting the use class ‘Wind farm or wind energy facility’ from Table One – Zoning Table and adding a new Use class ‘Renewable energy facility’ in the ‘Other uses’ group with the following permissibility in each zone as follows:

	ZONES									
USE CLASSES	RESIDENTIAL	TOWN CENTRE	COMMERCIAL	HIGHWAY SERVICE	LIGHT INDUSTRY	GENERAL INDUSTRY	TOWNSITE	SPECIAL RESIDENTIAL	RURAL RESIDENTIAL	GENERAL FARMING
OTHER USES										
Renewable energy facility	X	X	X	X	A	A	X	X	X	A

- o)i Amending the text of Part Five – Special Control Areas by deleting clauses 5.2.4 and 5.2.5 and inserting replacement clauses as follows.

5.2.4 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.2.5 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- o)ii Amending the text of Part Five – Special Control Areas by deleting clauses 5.3.4 and 5.3.5 and inserting replacement clauses as follows.

5.3.4 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.3.5 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- o)iii Amending the text of Part Five – Special Control Areas by deleting clauses 5.4.4 and 5.4.5 and inserting replacement clauses as follows.

5.4.4 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.4.5 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- o)iv Amending the text of Part Five – Special Control Areas by deleting clauses 5.5.4 and 5.5.5 and inserting replacement clauses as follows.

5.5.4 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.5.5 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- o)v Amending the text of Part Five – Special Control Areas by deleting clauses 5.7.4 and 5.7.5 and inserting replacement clauses as follows.

5.7.4 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.7.5 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- p) Amend the scheme maps accordingly and undertake any other administrative edits, formatting changes and renumbering as a result of the above set of changes.

Dated this day of20...

.....

Chief Executive Officer

.....

Date

FILE NO.....

PART OF AGENDA.

MINISTER FOR PLANNING

PROPOSAL TO AMEND A SCHEME

- | | | |
|----|---|--|
| 1. | LOCAL AUTHORITY: | Shire of Merredin |
| 2. | DESCRIPTION OF TOWN PLANNING SCHEME: | Local Planning Scheme No. 6 |
| 3. | TYPE OF SCHEME: | District Zoning Scheme |
| 4. | SERIAL NUMBER OF AMENDMENT: | Amendment No. 8 |
| 5. | PROPOSAL | To amend various parts of the Scheme consistent with the outcomes of a report of review considered broadly satisfactory by the WA Planning Commission for the preparation of an omnibus amendment. |

REPORT BY: Shire of Merredin

1 INTRODUCTION

The Shire of Merredin seeks the WA Planning Commission's support and the Hon. Minister's approval to a Scheme Amendment that seeks to amend several parts of the scheme in an omnibus amendment consistent with the Report of Review considered by the WA Planning Commission in May 2022.

2 BACKGROUND

The Shire of Merredin Scheme No 6 was gazetted on 24 June 2011. The Scheme is consistent with the Model Scheme Text as outlined in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations).

The Scheme was reviewed in 2022 with the Report of Review approved by the local government. The Report of Review prepared under r67 of the Regulations and considered by the WA Planning Commission as being broadly satisfactory in its existing form but should be amended by an omnibus amendment pursuant to r47 of the Regulations.

The Deemed provisions ¹of the Regulations apply to every local government Scheme in the State. The implications refer to a diverse range of Scheme functions including designation and processing of Structure Plans, definitions, amendment types, heritage provisions, strategy and local planning policy preparation and processes, Local Development Plans (LDP), Development Approval (DA) applications and determinations, DA exemptions, bushfire provisions, reserve and zone designations and formats amongst other matters.

The following parts will deal with each component of this omnibus amendment. The first proposals (items 3a to 3k) relate to the Scheme mapping, followed by text changes.

¹ Deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*

3 AMENDMENT COMPONENTS

3a)i Burracoppin Townsite

The Burracoppin Townsite is a small town located about 20 kilometres east of Merredin on Great Eastern Highway. Although the townsite boundary includes over 300 hectares, the development is sparse. The centre of the town includes less than 30 lots facing the railway reserve (and the Great Eastern Highway). The existing Scheme shows these lots as 'Townsite' zone to provide a degree of flexibility in activities in lieu of zoning specific lots for specific other uses.

All these lots are about 1,000m² (or quarter of an acre) and currently have an R10/20 density code that provides for one house per 1,000m² (R10) where there is no deep sewerage. As there is no deep sewerage there is little opportunity to achieve an R20 density.

There are several lots on Main Street and Plimpton Street that are either 'Parks and recreation' or 'General farming'. The Council is keen to reclassify these properties to 'Townsite' zone to pre-empt any land releases or development proposals that would encourage further development of the townsite. This part of the Amendment will

- a)i Reclassifying Lots 157 (VCL) Station Street, and Lot 21, Lots 24-28, Lots 72, 75, 76, 158, and portions of Lot 800 Main Street, and Lots 47-49, Lot 50, Lots 159, 160, and 109-110 Plimpton Street, and Lot 157 Station Street, **Burracoppin**, from 'Parks and recreation' to 'Townsite' zone with an 'R10' density code.
- a)ii Rezoning Lots 22, 23, 71, and portion of Lot 800 Main Street, **Burracoppin**, from 'General farming' to 'Townsite' zone with an 'R10' density code.
- a)iii Changing the density code for all existing Townsite zoned lots in **Burracoppin** from 'R10/20' to 'R10'.

Figure 1 provides an aerial photograph of the smaller lots in the Townsite.

FIGURE 1 – BURRACOPPIN TOWNSITE LOTS



Source: Landgate, ESRI, Planwest

Figure 2 provides an extract from the existing scheme mapping.

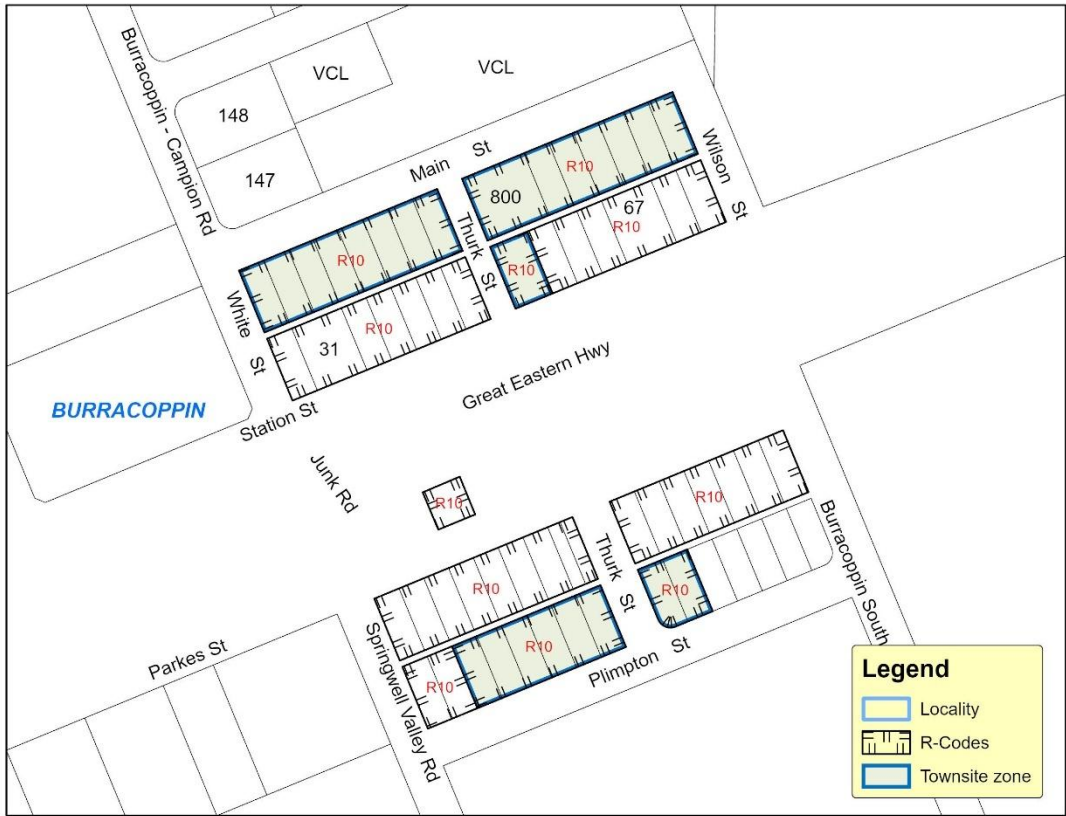
FIGURE 2 – BURRACOPPIN TOWNSITE LOTS



Source: Landgate, DPLH, Planwest

Figure 3 shows the proposed amendment.

FIGURE 3 – BURRACOPPIN AMENDMENT



3a)iv Nangeenan Townsite

The Nangeenan Townsite is a small town located about 11 kilometres west of Merredin townsite on Great Eastern Highway. Although the townsite boundary includes nearly 280 hectares, the development is mostly farming and parklands. The smaller 'urban' lots provide for a variety of uses as shown in. **Figure 4.**

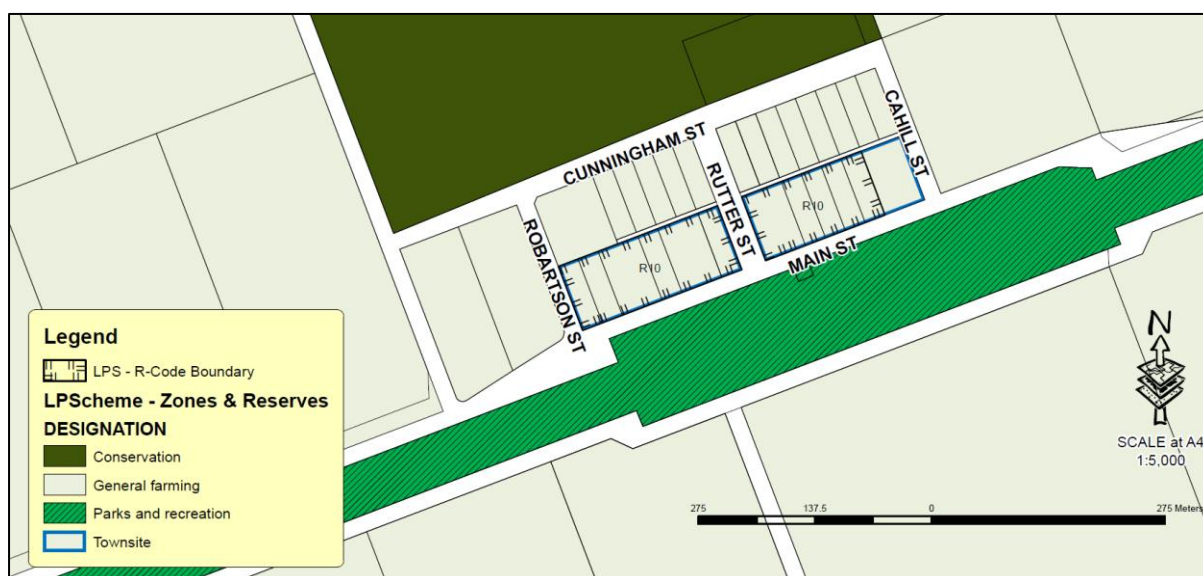
FIGURE 4 – NANGEENAN TOWNSITE LOTS



Source: Landgate, ESRI, Planwest

Much of the town is Crown reserves and is classified as 'Conservation' in the Scheme as can be seen from the Scheme extract in **Figure 5.**

FIGURE 5 – NANGEENAN TOWNSITE SCHEME EXTRACT



Source: Landgate, DPLH, Planwest

.All the land fronting Main Street are zoned 'Townsite' whilst the other small lots are currently zoned 'General farming'.

This Amendment part, not unlike Burracoppin, will rezone several lots in Cunningham Street from 'General farming' to 'Townsite' zone with an R10 density code. In addition, Lot 155 on the corner of Cahill and Main Street, although currently zoned 'Townsite', has no R-Code. This Amendment part will allocate an R10 density code to this lot. **Figure 6** shows the proposed amendment.

FIGURE 6 – NANGEENAN TOWNSITE SCHEME EXTRACT



Source: Landgate, DPLH, Planwest

3a)vi Nukarni Townsite

Nukarni townsite is located about 20 kilometres north of Merredin townsite on the Goomalling-Merredin Road. **Figure 7** provides an aerial photograph of the smaller lots of the townsite, and **Figure 8** an extract from the Scheme.

FIGURE 7 – NUKARNI TOWNSITE LOTS



Source: Landgate, DPLH, Planwest

FIGURE 8 – NUKARNI TOWNSITE SCHEME EXTRACT



Source: Landgate, DPLH, Planwest

The townsite occupies about 140 hectares and is mostly vegetated with minimal development. There are only 3 lots (south of Main Street) that are currently zoned 'General farming'. The smaller 'urban sized lots' north of Main Street are either Vacant Crown Land (VCL) or Crown reserves.

This Amendment part will rezone the 3 lots south of Main Street, from 'General Farming' to Townsite with an R10 density code (see **Figure 9**).

FIGURE 9 – NUKARNI TOWNSITE AMENDMENT



Source: Landgate, DPLH, Planwest

3b) Kitchener Street Church

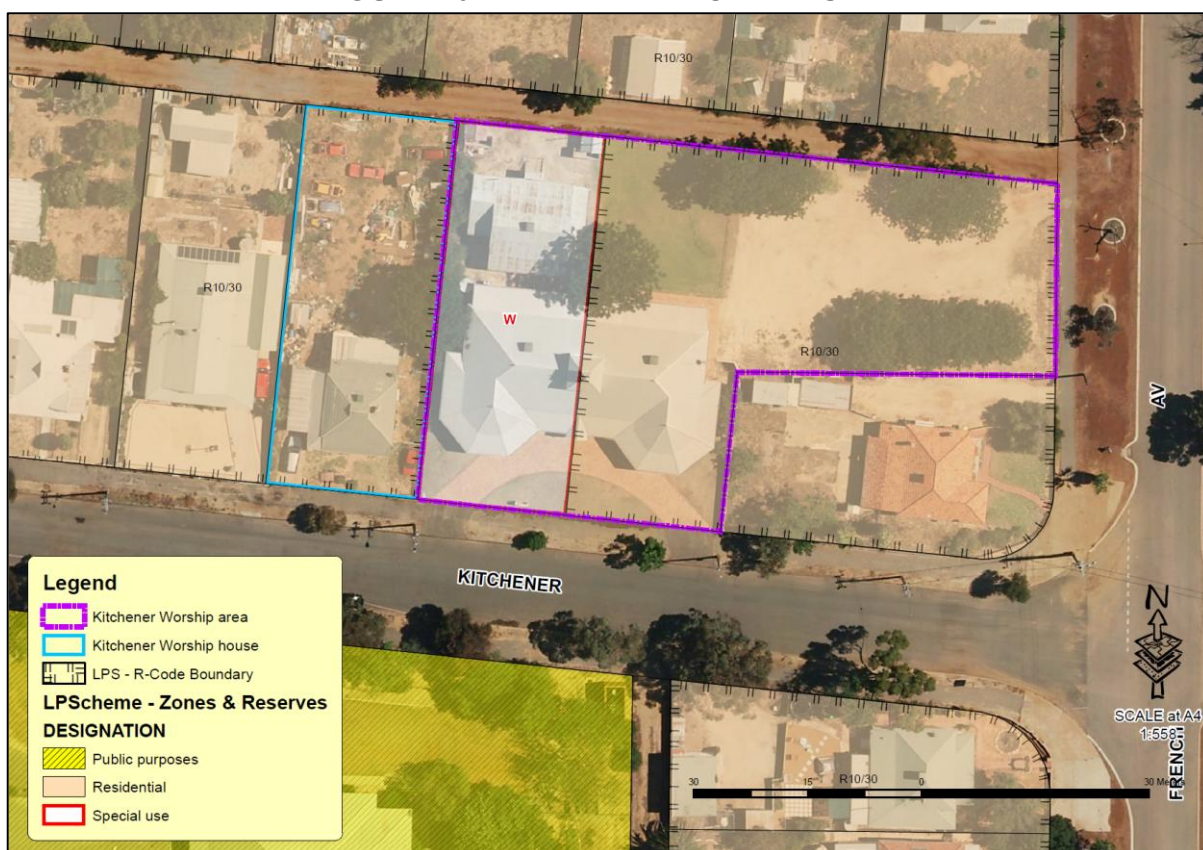
The Seventh-Day Adventist Church located on Kitchener Street has two road frontages.

Figure 10 below shows an aerial photograph of the site showing how the church building on Kitchener Street straddles a zoning boundary. The zoning on Lot 1 (purple boundary) has, on the west part, a 'Special Use – Place of Worship' zoning and on the east side a 'Residential' zone.

The Church has advised that it also owns Lot 377 (HN 48) to the west of the church building (blue boundary), however the house shown in **Figure 10** is now demolished. The Church is keen to also include this property in the 'Special use – worship' zone. It is therefore proposed that the whole of Lot 1 and Lot 377 are both zoned for church purposes.

The resolution would need to delete the R-Code over the Residential zone as follows. Rezoning of Lot 377 and portion of Lot 1 Kitchener Road, **Merredin**, from 'Residential' to 'Special Use - Place of Worship' and deleting the R10/30 density code accordingly.

FIGURE 10 – KITCHENER ROAD CHURCH



Source: Landgate, DPLH, Planwest

3c) Throssell St Kindergarten

The existing kindergarten in Throssell Road is no longer operational and is to be redeveloped for residential uses. **Figure 11** shows the existing development on the 1,731m² lot. With an R30 density the site has a potential yield of at least 5 grouped dwellings.

This component of the amendment will rezone of Lot 461 Throssell Road, **Merredin**, from 'Public purposes – Kindergarten' to 'Residential' with an R-Code of 'R10/30'.

FIGURE 11 - THROSSELL ROAD KINDERGARTEN



Source: Landgate, DPLH, Planwest

3d) Maiolo/Lukin Street

There are 4 lots in the area of Maiolo Way and Lukin Street (shown in **Figure 12**) that are currently zoned 'General farming'. These 4 lots are all just over 4,000m² each and are clearly not capable of being used for general farming. The 'General farming' zone permits up to 3 dwelling under certain circumstances, however this is based on lots being over 40 hectares in area. It is more appropriate that these 4 lots should be included in the 'Special residential' zone as is the land located immediately to the north and northwest.

The land immediately east of these lots is currently zoned 'Special use – Tourist development'. The land is included in Crown Reserve 22645 which is a C class reserve with a current use as 'Parklands'. The reserve was created in 1947 and appears to have had no action from then. The DPLH is the responsible authority, but there is no vesting order.

There is no known reason for these properties to remain for tourist uses, however, if the lots were ever to be released from their Crown land designation, they would be best used for 'Special residential'.

Figure 12 below shows the location of these 6 lots with the existing zoning of the abutting land to the north already zoned as 'Special residential'.

The amendment will rezone;

d)i Lot 20 corner of Maiolo Way and Goldfields Road, and Lots 11-13 Lukin Street, **Merredin**, from 'General farming' to 'Special Residential', and

- d)ii Reclassifying Lots 14 and 15 Lukin Street, and Lots 16 17 Goldfields Road, **Merredin**, from 'Special use – Tourist development' to 'Parks and Recreation' reserve and rezone Lot 18 & 19 Goldfields Road from 'Special use -Tourist Development' to 'Special Residential'.

FIGURE 12 – MAIOLO WAY/LUKIN STREET LOTS



Source: Landgate, DPLH, Planwest

3e) Hunts Dam Reserve for Njaki Njaki

The Njaki Njaki Aboriginal Corporation currently occupies the Reserve 29700 known as Hunts Dam Reserve and conducts Aboriginal cultural tours for visitors to learn about Aboriginal history and culture. These tours include;

- traditional Aboriginal food sources including native bush tucker,
- the Aboriginal Dreamtime (the Dreamtime are Aboriginal stories and legends of how their land was created),
- artifacts and tools used by Njaki Njaki Aboriginal people.

The tours also include visits to sites of significance to the Njaki Njaki Aboriginal people with a local Traditional Owner Aboriginal tour guide.

The group is keen to further develop the site in response to increased interest in the tours. Currently the site is classified as 'Public purposes – Public utility' in the Scheme which makes it difficult for the Council to determine appropriate uses for the site.

This proposal seeks to reclassify the site from 'Public purposes – Public utility' to 'Special use – Tourist development'. Associated with this amendment will be a change to Schedule Four –

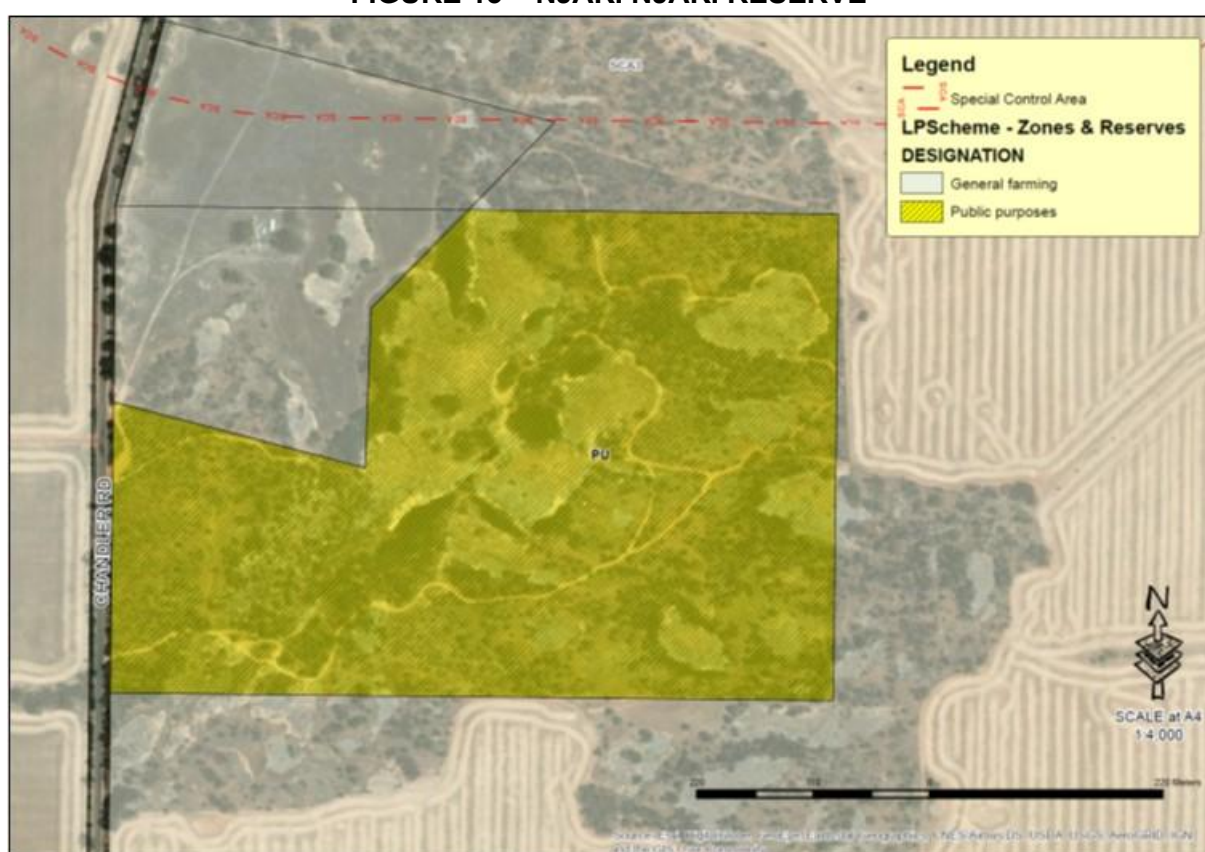
Special Use Zones. This Schedule outlines the special use/s and the conditions attached to those uses or development.

Reserve 29700 is nearly 26 hectares, is a C Class Reserve for Public Recreation and has been vested in the Shire of Merredin since 1983. The responsible agency is DPLH.

The Scheme designation is a separate issue to the Management Order (MO) of the Reserve and therefore can be advanced ahead of any MO changes.

Figure 13 provides an aerial photograph of the site with the existing Scheme overlayed. The SCA (Special Control Area) in the Figure relates to a rubbish tip located about 580 metres north of the subject land.

FIGURE 13 – NJAKI NJAKI RESERVE



Source: Landgate, ESRI, DPLH, Planwest

The proposed Amendment will also add the subject land into Schedule Four (special Uses) with a condition that requires a Local Development Plan (LDP) to be prepared as a basis for the local government to determine a DA. This requirement will also assist the applicant in its forward planning initiatives, and includes tourist development, visitor accommodation and educational establishment.

The Council may consider the preparation of a Local Planning Policy (LPP) to guide the applicants, and local government, in the types of activities and uses that are considered appropriate for the whole site.

The Council, at its August meeting, considered the matter around the right of public access to the Reserve should the Council relinquish control of the MO.

Njaki Njaki Aboriginal Cultural Tours (NNACT) has advised that should its proposal to gain management over the land proceed public access would not be possible for several reasons. These include:

1. the proposed layout of the site and facilities over the whole Reserve area;
2. the responsibility for public liability and insurance costs for members of the public who may be on the Reserve but not as part of the NNACT activities; and
3. the duty of care requirements on NNACT for the security and welfare of the participants in NNACT's activities on site.

On 21 November 2017 the Council resolved that, subject to Njaki Njaki Aboriginal Cultural Tours submitting a Business Plan and Feasibility Study for the conduct of its tourism venture to the satisfaction of Council, the Department of Planning, Lands and Heritage be advised Council supports the relinquishment of the Management Order for Reserve 29700 to enable a 5 year performance based lease being agreed between the State and Njaki Njaki Aboriginal Cultural Tours for the conduct of its tourism venture.

At a Council meeting in March 2021 the Council supported the relinquishment of the Management Order for Reserve 29700 to enable a 5-year performance-based lease being agreed between the State and Njaki Njaki Aboriginal.

This support was subject to Njaki Njaki Aboriginal Cultural Tours submitting a Business Plan and Feasibility Study for the conduct of its tourism venture to the satisfaction of Council, the Department of Planning, Lands and Heritage.

3f) Merredin airfield

The Merredin airfield is located about 4 kilometres southeast of the townsite. The runways and other infrastructure occupy an area of 72 hectares, whilst the surrounding area, not all of which is Special use – Airstrip, measures 776 hectares. The Special use currently requires the preparation of an Outline Development Plan (ODP) – a term that now equates to a Structure Plan (SP).

The Deemed provisions requirements for SPs is comprehensive, including format, content, scope and procedures. All SPs need to be approved by the WA Planning Commission.

The Special use zone occupies 757 hectares and is buffered by a Special Control Area (SCA) of 500 metres around the Special Use site. The SCA is applied to protect the airstrip operations from sensitive uses being located too close to the airstrip and thus restricting the airstrip activities.

The airstrip is currently used by the RFDS (Royal Flying Doctor Service) and police operations, however the new owners are exploring the opportunity to use the site for other activities including industrial uses and a flying school.

The land is currently serviced with adequate power and water services that can service a variety of mixed uses.

This Amendment is threefold, the first is to change the extent of the Special use zone. Currently the zone includes Lot 4 (the runway), most of Lot 20261 (an area around the runway) and Lot 5 (a lot abutting the Merredin-Narembeen Road). This proposal seeks to include the whole of Lot 20261 (as well as Lots 4 and 5). **Figure 14** shows these Lot numbers.

The second component of this part is to change the Special use to a mixed-use designation allowing a range of uses that the Council considers are best located away from the townsite

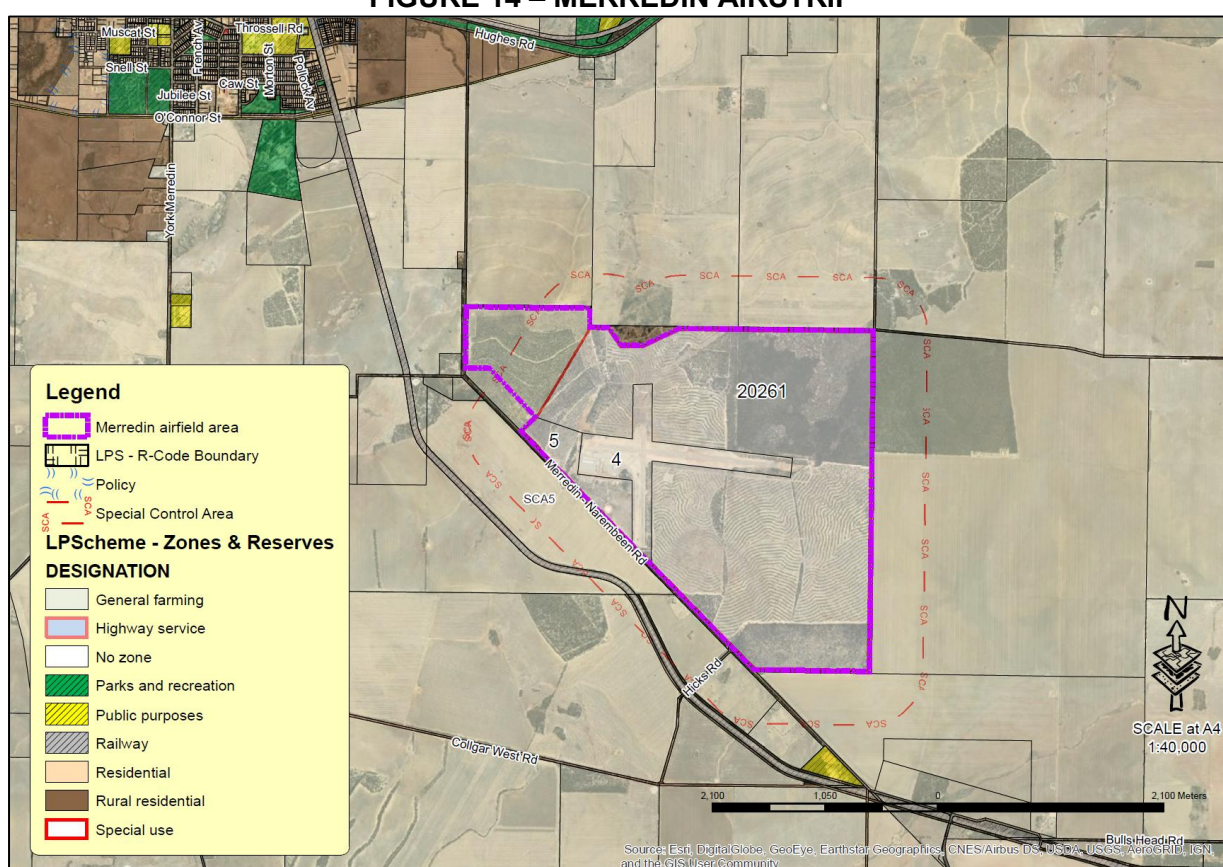
due to their potential impact on sensitive uses. Where a proposed mixed-use has the potential to create an impact on neighbouring properties, environmental advice will be sought from the appropriate agencies.

The third component of this part is to amend the extent of the 500 metre SCA from the whole of Lots 20262, 4 and 5.

In addition, the requirement for any development to require the preparation of a Structure Plan is considered onerous. Where no subdivision is required, the imposition of an LDP is considered adequate for the Council to consider a DA. The LDP will need to include the protection of any remnant vegetation identified within the LDP area. Special uses include airstrip, commercial and light industrial uses, educational facility & student accommodation.

Figure 14 provides a plan of the area showing the zoning over the aerial photograph.

FIGURE 14 – MERREDIN AIRSTRIP



Source: Landgate, ESRI, DPLH, Planwest

3g) Concrete batching plant

Readymix, now called Holcim, operates a concrete batching plant on Lot 26740 Chandler Road about 1 kilometre north of Merredin townsite boundary. The site measures 7.8 hectares and is classified in the Scheme as a local scheme reserve for 'Public purposes – Public uses'.

The designation is currently misleading as the property is no longer a Crown Reserve. Because the operation is ongoing, any DA on, or near, the property may require the Council to assess the potential impact on surrounding sensitive uses.

On 28 February 2023, following a request from the Department of Planning, Lands and Heritage, the Merredin Council advised the Department that it has no objection to the proposed five (5) year lease being issued to Holcim Australia Pty Ltd for the operation of a concrete

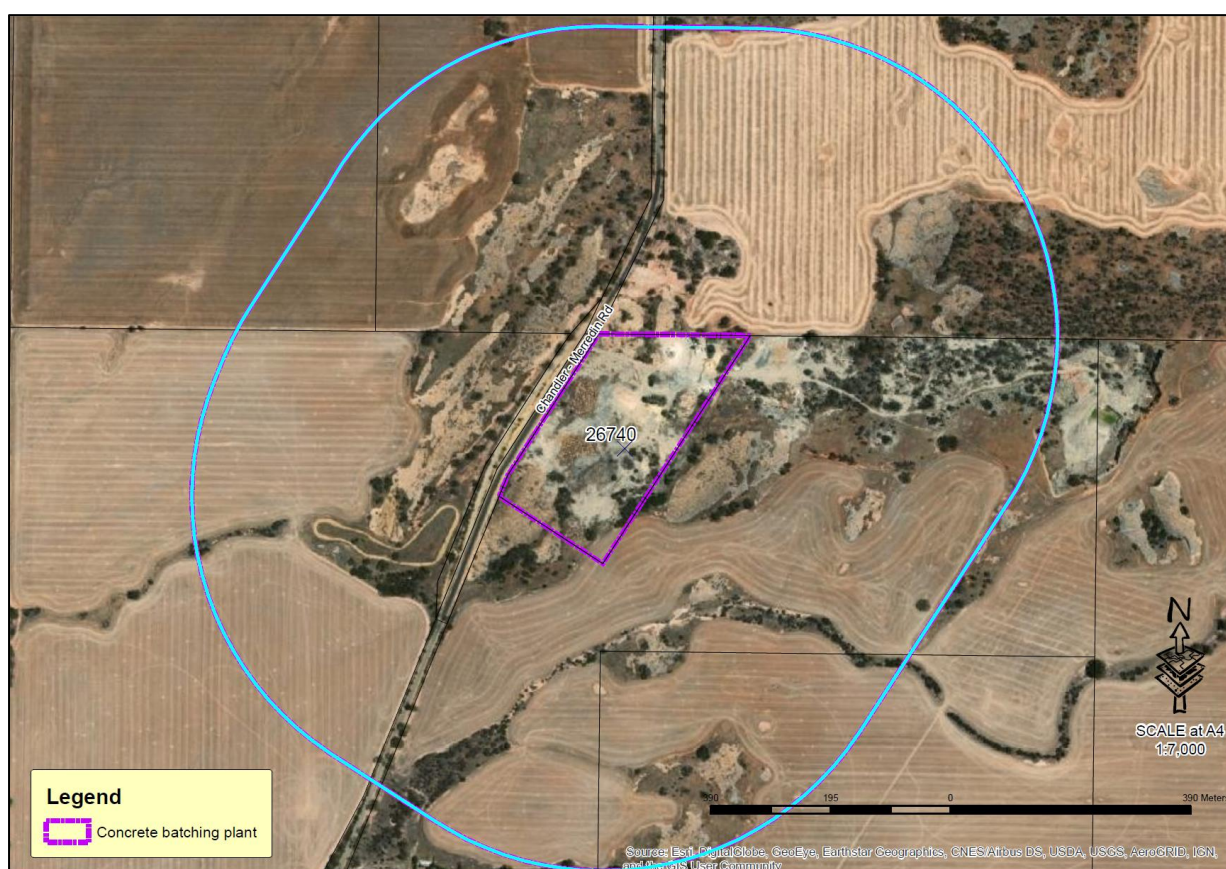
batching plant on Lot 26470 (on Deposited Plan 158701) Chandler-Merredin Road, Merredin, subject to ongoing compliance with relevant provisions of the Environmental Protection Act 1986.”

This Amendment will reclassify the subject land from a Public purposes reserve to a ‘Special use – Concrete batching plant’ site. In addition, this Amendment part will insert a new Special Control Area (SCA) that may be referred to the EPA (Environmental Protection Authority) if the Council considers it necessary. The SCA will ensure that any development on other properties within the SCA will be made aware of the operations on the site.

The SCA will be 500m from the lot boundary. Any additional development or change of use on the property will require the Council’s Development Approval – at which time the Council may seek the views of the EPA.

Figure 15 provides an aerial photograph of the site with the 500m buffer shown in blue.

FIGURE 15 – CONCRETE BATCHING PLANT



Source: Landgate, ESRI, DPLH, Planwest

3h) Development Areas

The Scheme designates 5 areas as ‘Development areas’. Clause 4.9 of the Scheme text states that ‘*Subdivision and development of land included in a Development Area, as shown on the Scheme Map, shall be subject to the preparation of a Structure plan for the area in accordance with Part 4 of the deemed provisions*’.

Generally, these areas remain largely undeveloped and have been included in this 'Development area' designation to ensure that the subdivision and development is carried out in a proper and orderly manner.

This Amendment part will be firstly to change the wording of clause 4.9 to delete the reference to need a Structure Plan (SP) for development. It is considered unnecessary to require a SP for any development, whereas it is considered appropriate for any subdivision proposals.

The second part of this Amendment part will delete one of the Development areas.

The Development Area located on the southeast of **Figure 17** is already subdivided and does not need to be subject of these provisions. Most of the lots are all based on a 1,000m², however only the lots fronting Farrar Parade (and the railway), and two other lots, are developed. These other 2 lots are serviced with gravel roads.

This area was originally designated as a Development Area because most of the land (shown pink) was designated as Vacant Crown Land (VCL) and it was considered there may be an opportunity to redesign the area to achieve a density closer to the R30 density code that is permitted with deep sewerage. A re-subdivision of the area may have also provided the opportunity for the provision of comprehensive services for each new lot.

Figure 17 provides a map showing the location of these 5 areas – all located around Merredin townsite.

FIGURE 17 – DEVELOPMENT AREAS



Source: Landgate, DPLH, Planwest

However, in 2023 only about 40% of the undeveloped lots are still VCL. The Council has decided that there is little value in including these lots in a 'Development area'.

Figure 18 shows an enlargement of the ‘Development area’ to be deleted. This Amendment part only affects the Scheme mapping.

FIGURE 18 – DEVELOPMENT AREA TO BE DELETED



Source: Landgate, DPLH, Planwest

3i) CEACA Site - Duff, Bates, Coronation Streets, Merredin

The CEACA site (Central East Aged Care Alliance) in Merredin provides facilities for aged care over the area previously used as a school site. **Figure 19** below shows the existing development on the western part of the street block. This development provides for 27 aged persons’ accommodation with community facilities. The eastern part of the street block is currently used for a dog park to the southeast, with the northeast area currently unused.

CEACA has indicated that it requires more land to provide for additional aged care housing. The location is ideal as the community facilities are already existing.

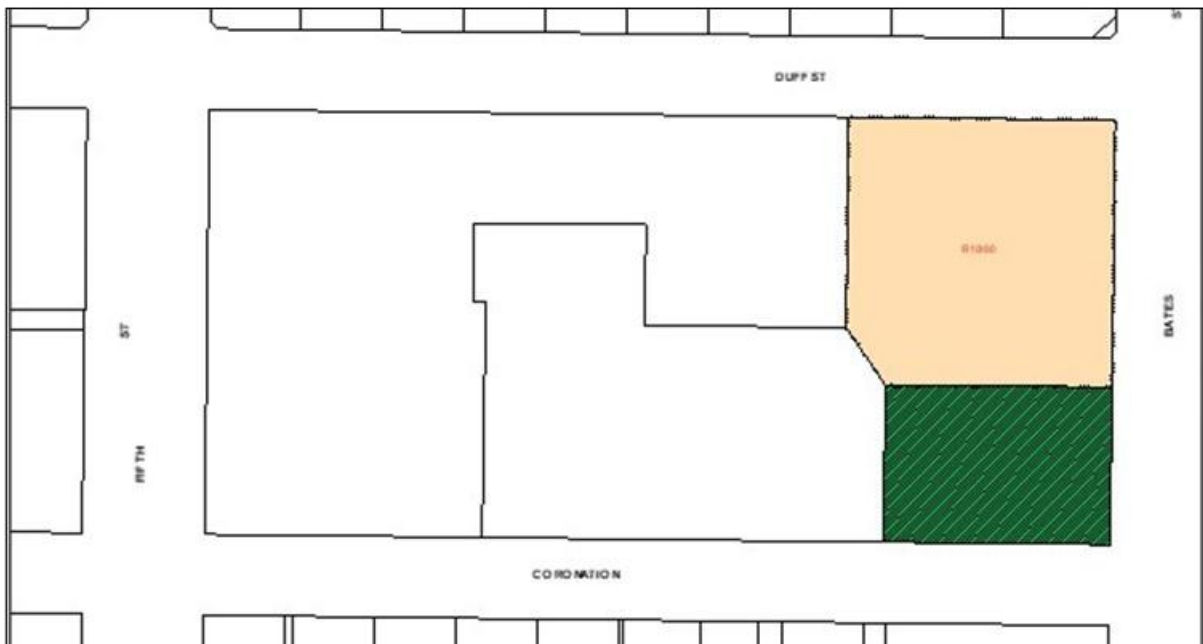
This Amendment part will classify the dog park area (2,185m²) as ‘Parks and recreation’ with the northeast portion to be rezoned for ‘Residential’. The higher density of R80 provides CEACA with more flexibility for the additional housing on this 4,300m² site. **Figure 20** shows these areas.

FIGURE 19 – CEACA SITE, MERREDIN



Source: Landgate, DPLH, Planwest

FIGURE 20 – CEACA SITE PROPOSAL



Source: Landgate, Planwest

3j)i Industrial expansion areas

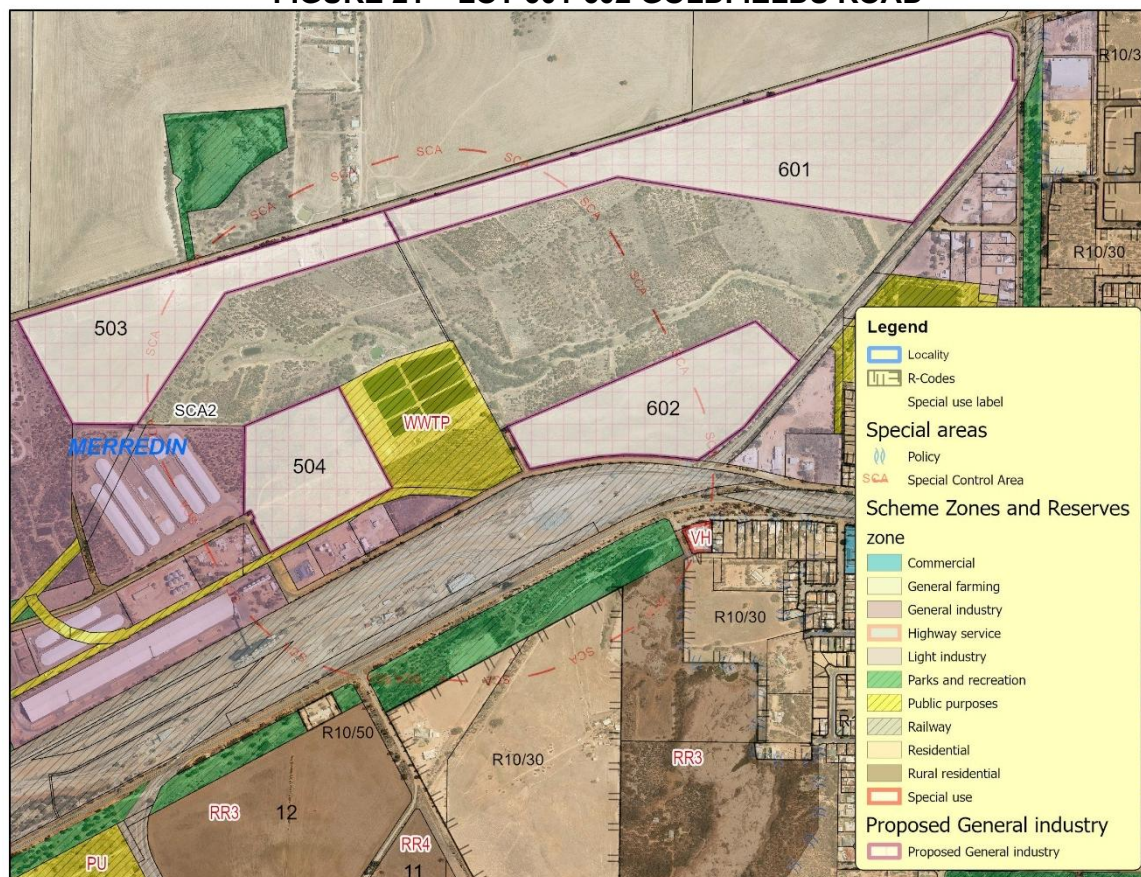
Merredin is experiencing an increased demand for industrial land. The town's central location in the Wheatbelt and its transport and access benefits have seen a take-up of available industrial properties.

To ensure an adequate supply of industrial lots, the Council has identified two locations that it considers suitable for industrial activities.

The **first area** is in the western part of the townsite including Lots 503 and 601 Goldfields Road, Lot 504 Gabo Avenue, Lot 602 Gamenya Avenue, and the northern portions of Lots 82 Adamson Road, Merredin. Part of the sites are affected by the 500-metre buffer from the town's sewerage treatment works. The land is currently used for agricultural purposes and abuts an area used for agricultural research for crop and vegetation growth.

The total area of these lots is about 77 hectares and is mostly surrounded by uses that are unlikely to be affected by any industrial activities. To the north is farming land, to the east is industrial uses including the drainage ponds, to the west is the sewerage settlement ponds. **Figure 21** shows an aerial photograph of the site and the existing surrounding zones.

FIGURE 21 – LOT 601-602 GOLDFIELDS ROAD



Source: Landgate, DPLH, Planwest

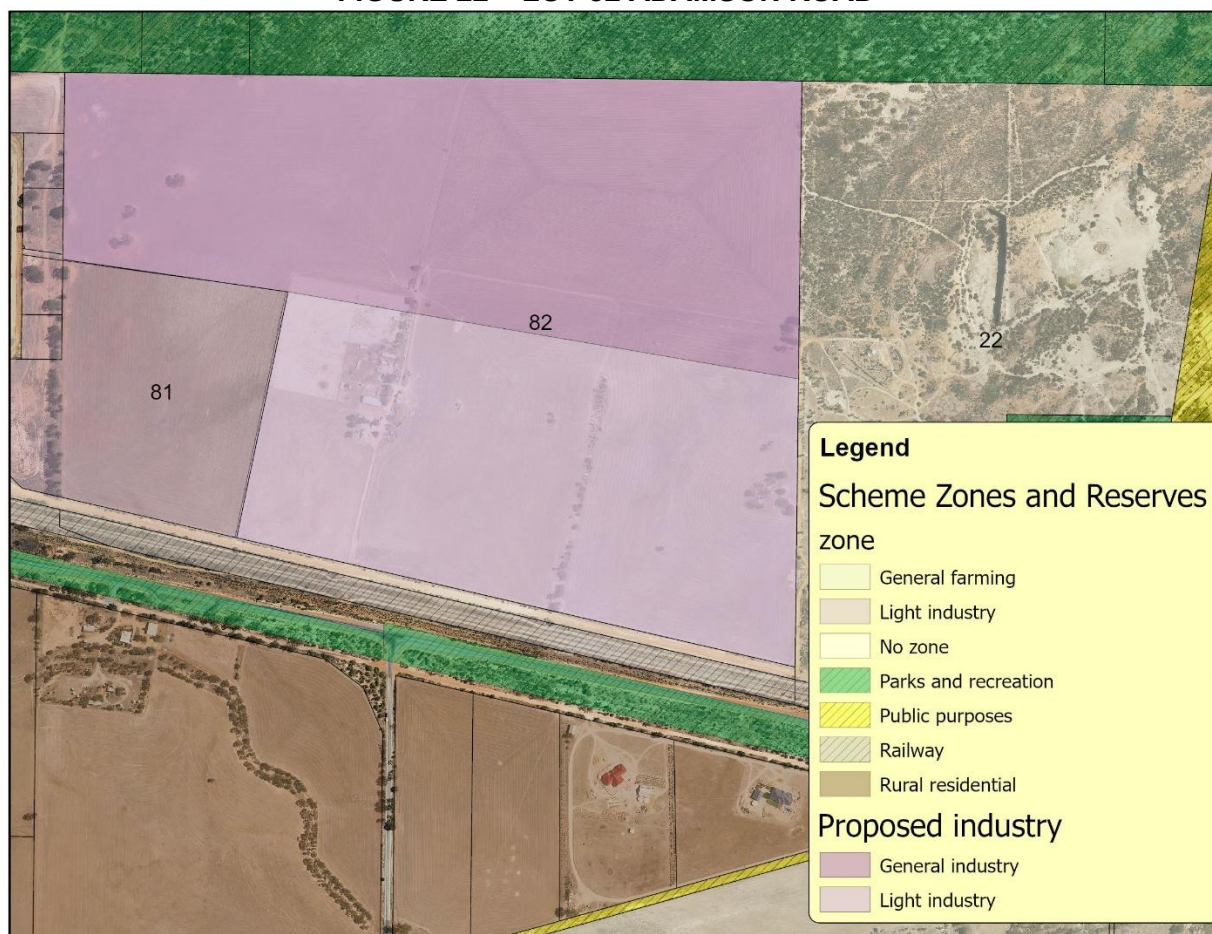
3j)ii The **second area** shown in **Figure 22** includes land to the east of the of the main light industrial area in Merredin. The land is north of Adamson Road and south of a large recreation reserve. This area measures about 138 hectares with Lot 82 currently cleared of vegetation with a dwelling and sheds near Lot 81 that has recently been rezoned for Light industry.

The whole area slopes from east down to the west with a difference of about 30 metres in 1.8 kilometres from east to west. This constitutes a slope of around 1 vertical metre in 60 horizontal metres.

Concurrently with the land being rezoned to Light and General industry, it is proposed that the area be included in the Local Planning Strategy as being an 'Industrial Investigation Area'.

The southern part of this land is proposed to be zoned 'Light industry' as it is closer to potential sensitive uses south of the highway (zoned 'Rural residential').

FIGURE 22 – LOT 82 ADAMSON ROAD



Source: Landgate, DPLH, Planwest

Due to the absence of sensitive uses in the northern part of these properties, it is proposed that the area may be better suited for General industry that allows a broader range of industries, including light industries.

The previous components of this Omnibus Amendment involve Scheme mapping changes and the following amendment parts only require Scheme text changes.

3k) Convenience store in Residential zone

The existing Scheme allows a convenience store to be permitted in a residential area. The current permissibility would require advertising; however, the Council is keen to restrict these types of uses to the appropriately zoned areas. This change would better encourage the consolidation of commercial uses in the town centre and discourage other pressures to allow retail type uses in living areas.

The proposal would amend Table One – Zoning Table by amending the permissibility of a Convenience Store from an 'A' use in the Residential zone to an 'X' use in the Residential zone.

3I) Tourism related uses

The Council is receiving an increase in demand for a variety of tourist related developments consistent with a state-wide interest in domestic tourism. In response to this demand the WA Planning Commission has recently adopted provisions for defining and providing for several short-term rental accommodation types. The documents have the advantage of being prepared in the knowledge of state-wide demands and are considered appropriate to adopt as local scheme definitions.

The **first and second** components of this part will update Table 1 – Zoning Table by deleting superseded use classes and adding the new use classes with the appropriate permissibilities as follows:

- i) In Table One – Zoning Table, delete use classes and permissibilities for bed and breakfast, holiday accommodation and motel.
- ii) In Table One – Zoning Table, add to the remaining tourist/entertaining uses and commerce uses, the following use classes and permissibility's:

ZONES										
USE CLASSES	RESIDENTIAL	TOWN CENTRE	COMMERCIAL	HIGHWAY SERVICE	LIGHT INDUSTRY	GENERAL INDUSTRY	TOWNSITE	SPECIAL RESIDENTIAL	RURAL RESIDENTIAL	GENERAL FARMING
TOURIST AND ENTERTAINMENT USES										
Hosted short-term rental accommodation	P	P	P	X	X	X	P	P	P	P
Tourist and visitor accommodation	X	D	D	D	X	X	D	D	D	D
Unhosted short-term rental accommodation	D	D	D	X	X	X	D	D	D	D
COMMERCE										
Road house	X	X	A	A	P	P	A	X	X	D

The **third** component of this part will more clearly update the preamble of Schedule One – Dictionary of Defined Words and Expressions by deleting the first paragraph and inserting the following:

'Unless listed below the words and expressions used in the Scheme have the same meaning as the general definitions and land use definitions contained in Schedule 1 (Model provisions) or Schedule 2 (Deemed provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Where a definition is listed below and there is a conflict of interpretation of words the meaning of the word or term, the definition listed below shall prevail, unless the word or expression applies to residential development (Clause 1.7 refers).'

The **fourth** component of this part seeks to update Schedule One, 'Dictionary of Defined Words and Expressions' by deleting the definitions for cabin, chalet, holiday accommodation, short term accommodation, and tourist development. These definitions are now included in either the Deemed provisions or the Model provisions.

The **fifth** component of this part will replace all references to the term 'tourist development' with 'tourist and visitor accommodation' in 'Schedule Two - Additional Uses', at Additional Use No.2.

The sixth component will amend clause 4.7 – Site and Development Requirements by inserting an additional provision as below:

'4.7.6 Tourist and visitor accommodation

Development of tourist and visitor accommodation in the special residential, rural residential and general farming zones shall only take the form of chalets or cabins.'

3m) Town Centre residential

Currently the scheme does not allow residential development in the Town Centre zone other than multiple dwellings. A **Multiple dwelling** is defined as;

A dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but:

- does not include a grouped dwelling; and
- includes any dwellings above the ground floor in a mixed-use development.

Other residential development includes a Single house and a Grouped dwelling.

A **single house** is a dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property.

A **grouped dwelling** that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of landscape or topography dictate otherwise and includes a dwelling on a survey strata with common property.

An objective of the Town centre zone is 'To provide for residential uses only where the residential uses are combined with a commercial use, e.g. hotel, or where the residential uses occupy a floor level where it is impracticable or inappropriate to establish a shop or office.'

This means that residential development can be supported in the town centre where it is above or behind the commercial/office development. It is critical that the commercial type activities occupy the street frontage at ground level. As the Scheme stands, the residential development can only be multiple dwellings (ie one above another). However, there maybe the opportunity to have single storey housing at ground level – provided it does not occupy the street frontage.

It is still considered inappropriate to have a single house in the Town centre zone – unless it is a caretakers dwelling.

A **caretaker's dwelling** means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant.

The objective of retaining the street frontage for commercial/office use still applies to a caretaker's dwelling.

This amendment will modify Table One – Zoning Table by amending the permissibility of a Caretaker’s dwelling and a Grouped dwelling from an ‘X’ use in the Town Centre zone to an ‘A’ use in the Town Centre zone.

3n)i Renewable energy facility

Renewable energy is a use that is becoming increasingly relevant and needs to be better defined and controlled than currently provided in the Scheme. The existing Scheme only defines a wind energy facility rather than an energy facility. This Amendment part will deal with three components of the Scheme.

The **first** will add a new clause 4.7.6 Renewable energy facility to provide requirements for development approval applications.

4.7.6 Renewable energy facility

In considering an application for development approval of a Renewable Energy Facility in the General farming zone, the local government will have due regard to, among others, the following matters:

- scale of operation and connection to the electricity grid network,
- environmental assessments of the type, location and significance of flora, fauna and water resources,
- potential for other environmental impacts,
- assessment of cultural and visual landscape impact,
- integration with prevailing agricultural land uses,
- bushfire mitigation, and
- post closure measures for site remediation and rehabilitation.’

3n)ii The **second** will delete the definition for ‘Wind farm or wind energy facility’ in Schedule One – Dictionary of Defined Words and Expressions and replacing the definition with a new definition to for a ‘Renewable energy facility’ as follows.

‘Renewable energy facility means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.’

3n)iii The **third** component will delete the use class ‘Wind farm or wind energy facility’ from Table One – Zoning Table and adding a new Use class by inserting ‘Renewable energy facility’ in the ‘Other uses’ group with the following permissibility in each zone as follows.

	ZONES									
USE CLASSES	RESIDENTIAL	TOWN CENTRE	COMMERCIAL	HIGHWAY SERVICE	LIGHT INDUSTRY	GENERAL INDUSTRY	TOWNSITE	SPECIAL RESIDENTIAL	RURAL RESIDENTIAL	GENERAL FARMING
OTHER USES										
Renewable energy facility	X	X	X	X	A	A	X	X	X	A

3o) Special Control Areas (SCA)

The SCAs in Part 5 of the Scheme outline the six special controls required for development approval in each area. The subclauses headed 'Development Requirements' and 'Referral of Applications', currently require any application to be referred to the Environmental Protection Authority (EPA). Since the inclusion of these provisions, the EPA has indicated that it does not need to see such applications.

This part of the amendment seeks to provide the local government the option of basing its determination on environmental advice with the option of referring the proposals to the EPA where it considers necessary.

The new clauses will read as follows.

Amending the text of Part Five – Special Control Areas by

deleting various clauses for each SCA (where not already amended by other parts of the Omnibus amendment, and inserting replacement clauses as follows.

Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

3p) Amending Scheme Maps Accordingly

This part will amend the scheme maps accordingly and undertake any other administrative edits, formatting changes and renumbering as a result of the above set of changes.

8 CONCLUSION

The components of this Amendment are responses to the items that have been raised in the Report of Review approved by the WA Planning Commission.

The Amendment has been referred to the Environment Protection Authority for comment.

Because of the variety of these components, the Council considers that the amendment will be advertised in accordance with the complex amendment requirements.



SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6 Amendment 8 - Omnibus Amendment

EXISTING SCHEME MAP - PART Ai



SCALE at A4
1:4,000



Legend

Scheme Zones and Reserves

zone

- General farming
- Light industry
- Parks and recreation
- Public purposes
- Townsite
- R-Codes



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

SCHEME AMENDMENT
MAP - PART Ai



SCALE at A4
 1:4,000

170 85 0 170 Metres

Legend

-  R-Codes
-  Townsite zone



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

EXISTING SCHEME
MAP - PART Aii



SCALE at A4
 1:4,000



Legend

Scheme Zones and Reserves

zone

-  Conservation
-  General farming
-  Parks and recreation
-  Townsite
-  R-Codes



**SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment**


**SCHEME AMENDMENT
MAP - PART Aii**




SCALE at A4
1:4,000

170 85 0 170 Metres

Legend

 R-Codes

 Townsite zone



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

EXISTING SCHEME
MAP - PART Aiii



SCALE at A4
 1:4,000

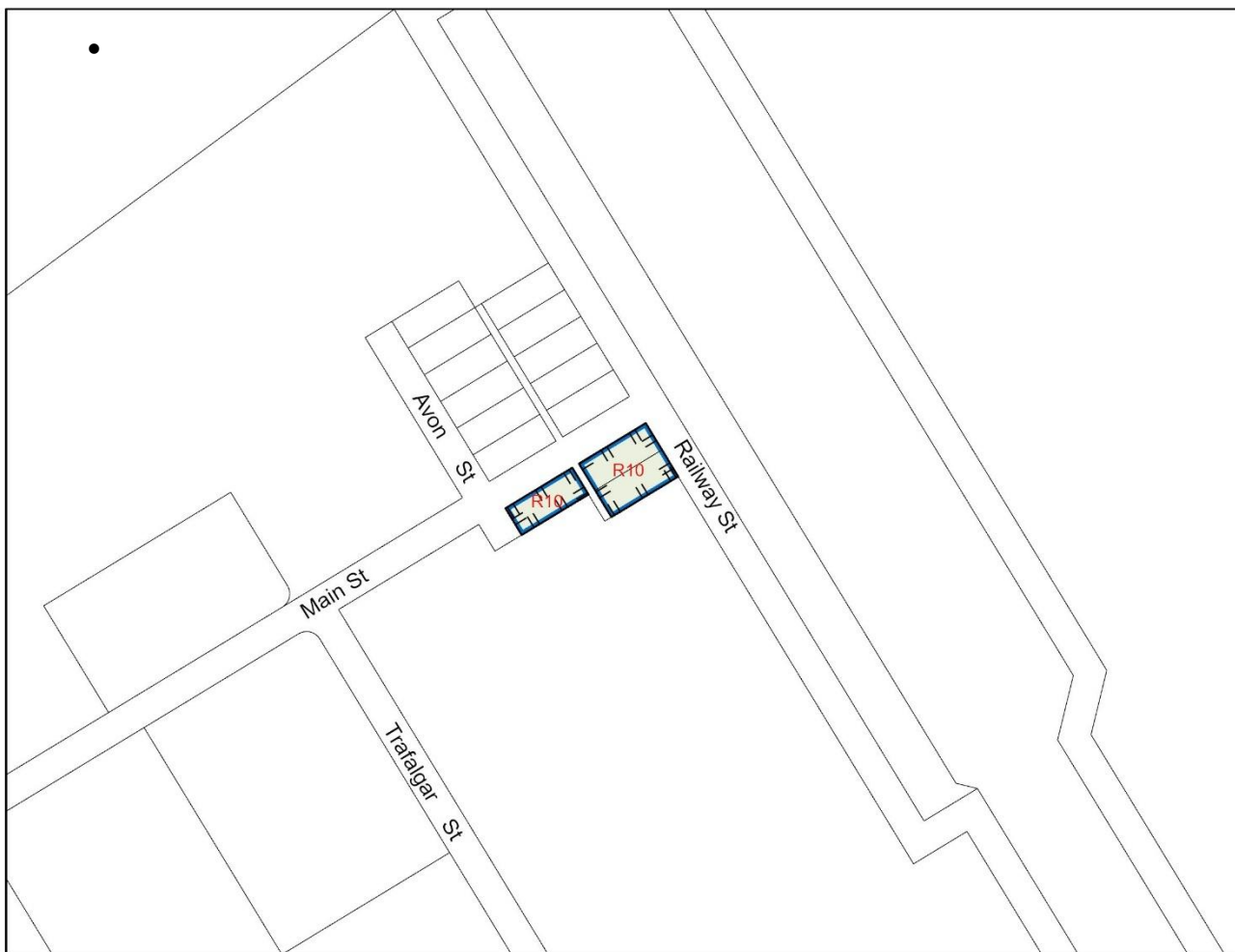


Legend

Scheme Zones and Reserves

zone

-  Conservation
-  General farming
-  Parks and recreation
-  Railway



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

SCHEME AMENDMENT
MAP - PART Aiii



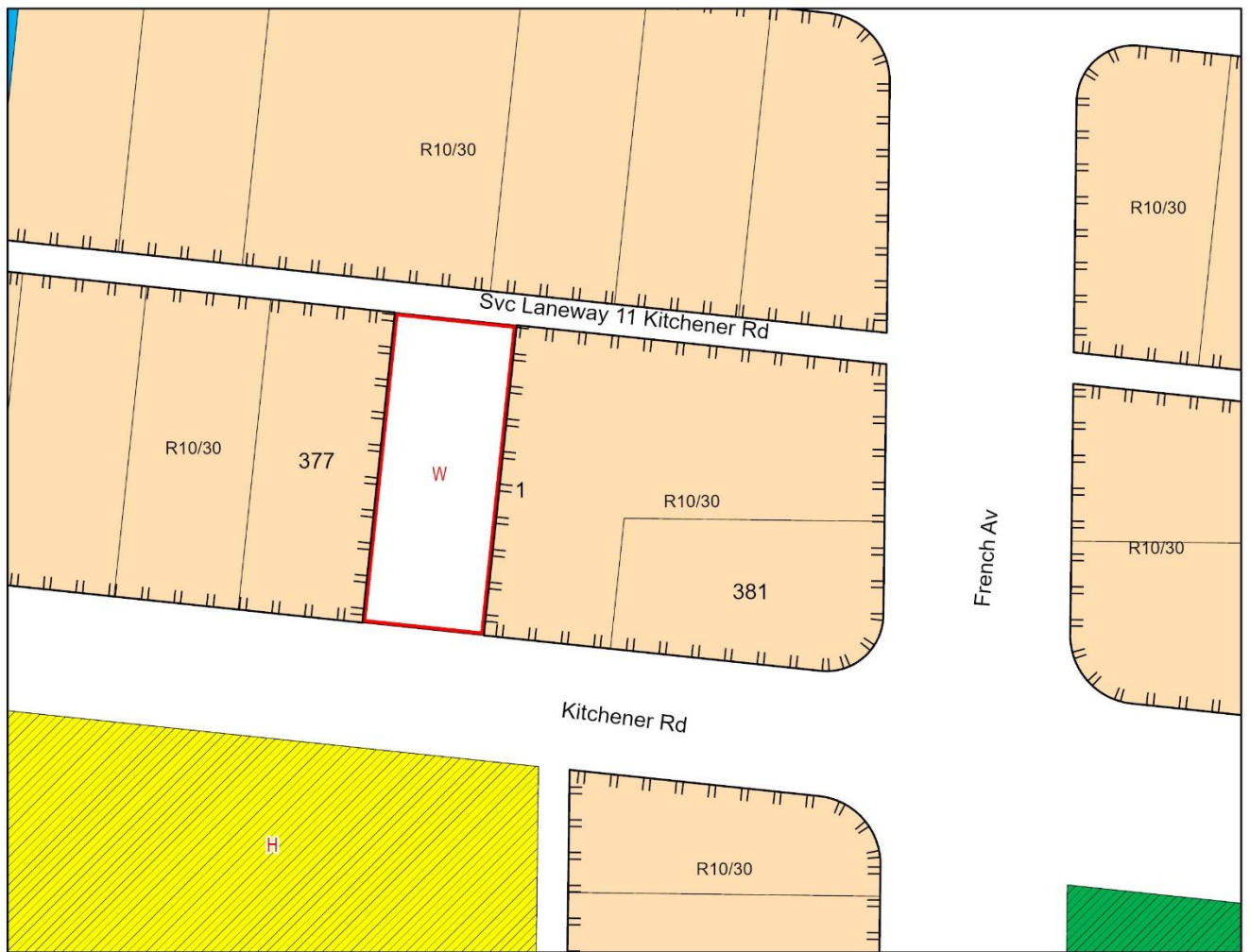
SCALE at A4
1:4,000

170 85 0 170 Metres

 A horizontal scale bar with alternating black and white segments. The markings are 170, 85, 0, and 170 Metres.

Legend

-  R-Codes
-  Townsite zone



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

EXISTING SCHEME
MAP - PART B









SCALE at A4
1:1,000



Legend

Scheme Zones and Reserves

zone

-  Commercial
-  Parks and recreation
-  Public purposes
-  Residential
-  Special use
-  R-Codes



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment



SCHEME AMENDMENT
MAP - PART B

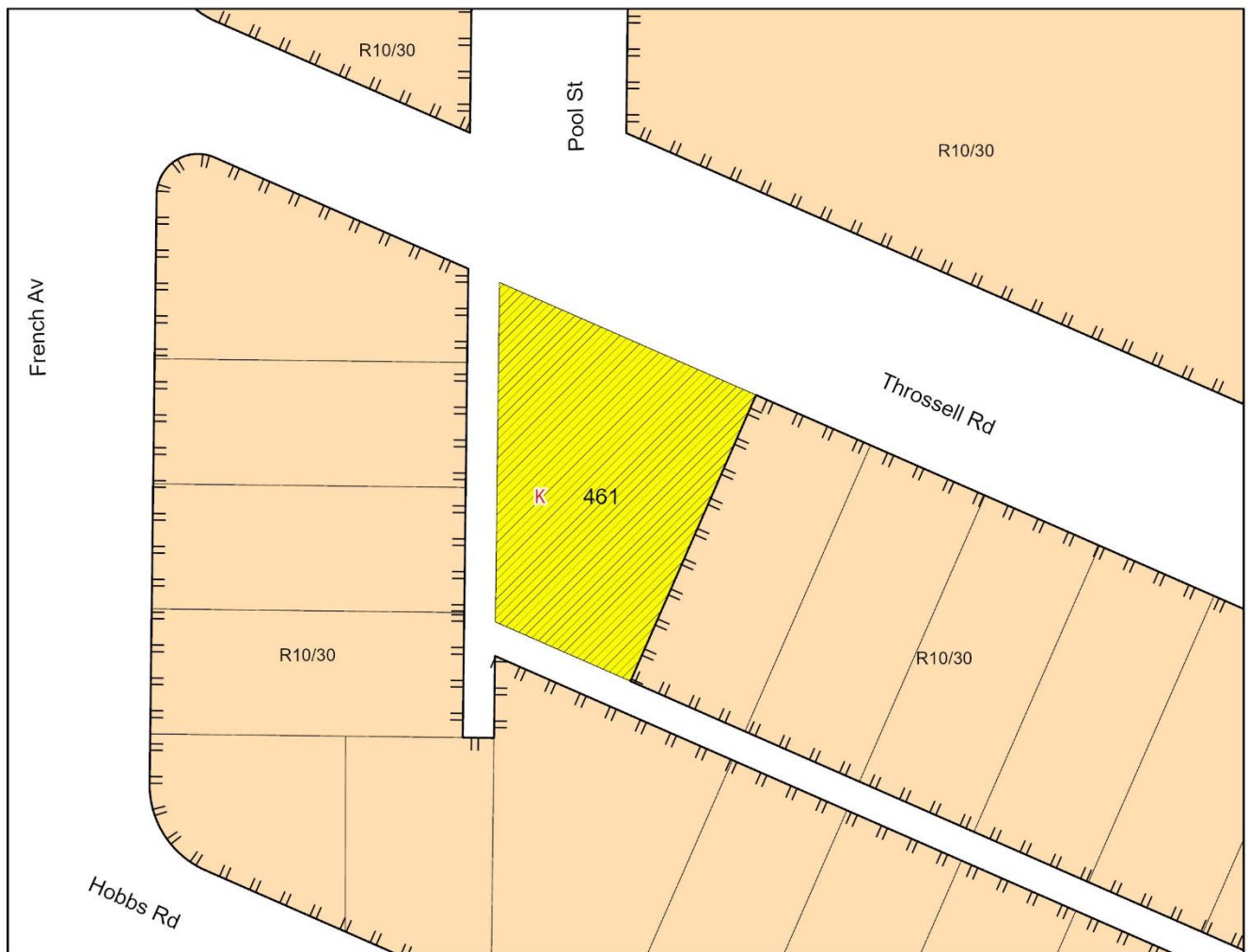


SCALE at A4
1:1,000



Legend

-  R Code to be deleted
-  Special use: Worship



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

EXISTING SCHEME
MAP - PART C



SCALE at A4
1:1,000





Legend

Scheme Zones and Reserves

zone

 Public purposes

 Residential

 R-Codes



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

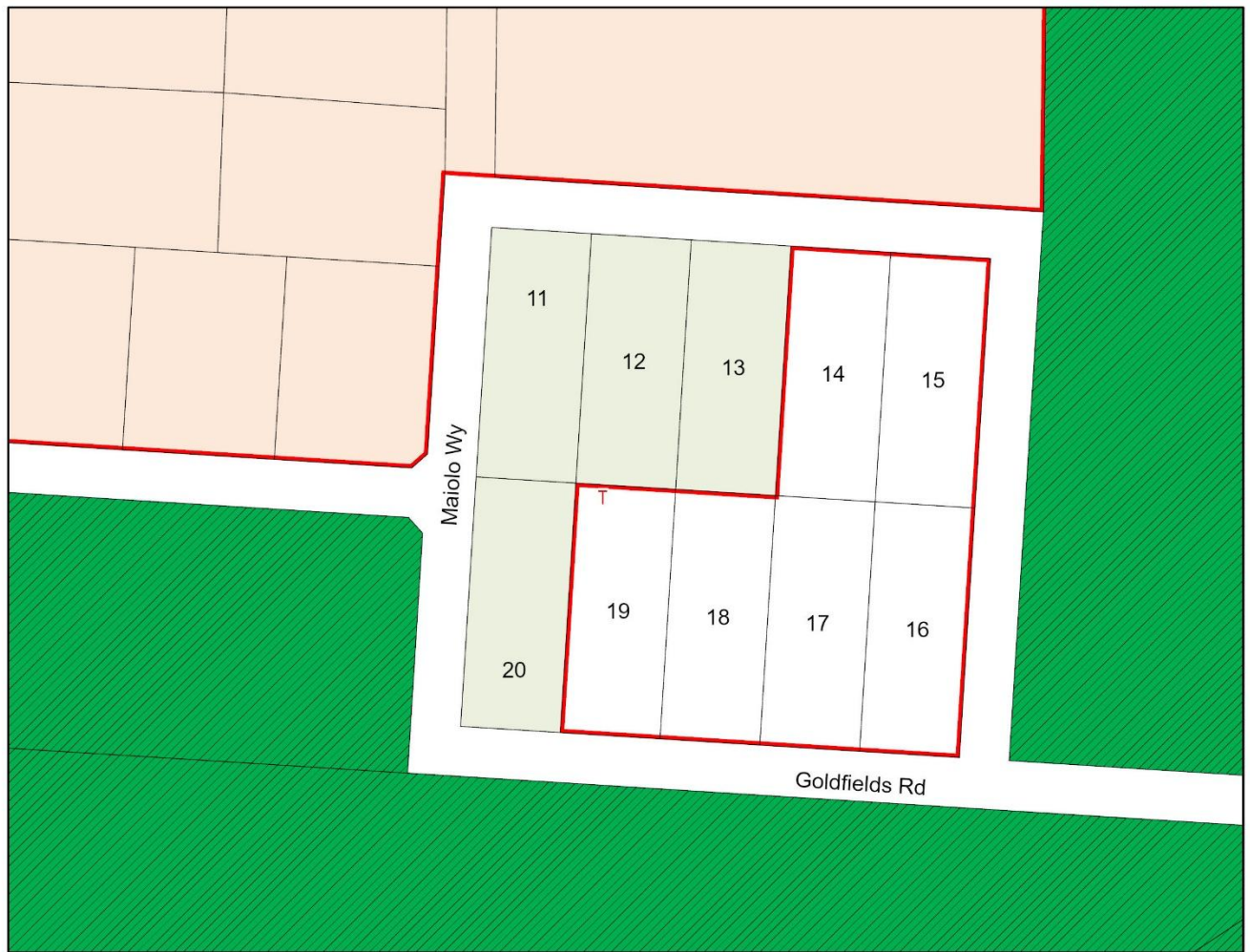
SCHEME AMENDMENT
MAP - PART C



SCALE at A4
 1:1,000

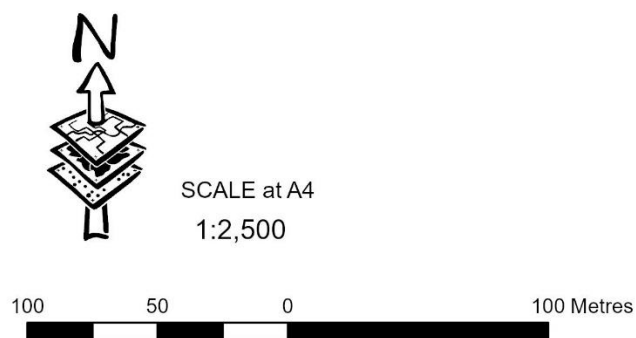


Legend	
	R Code
	Residential



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

EXISTING SCHEME
MAP - PART D



Legend

Scheme Zones and Reserves

zone

-  General farming
-  Parks and recreation
-  Special residential
-  Special use



**SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment**

SCHEME AMENDMENT MAP - PART D

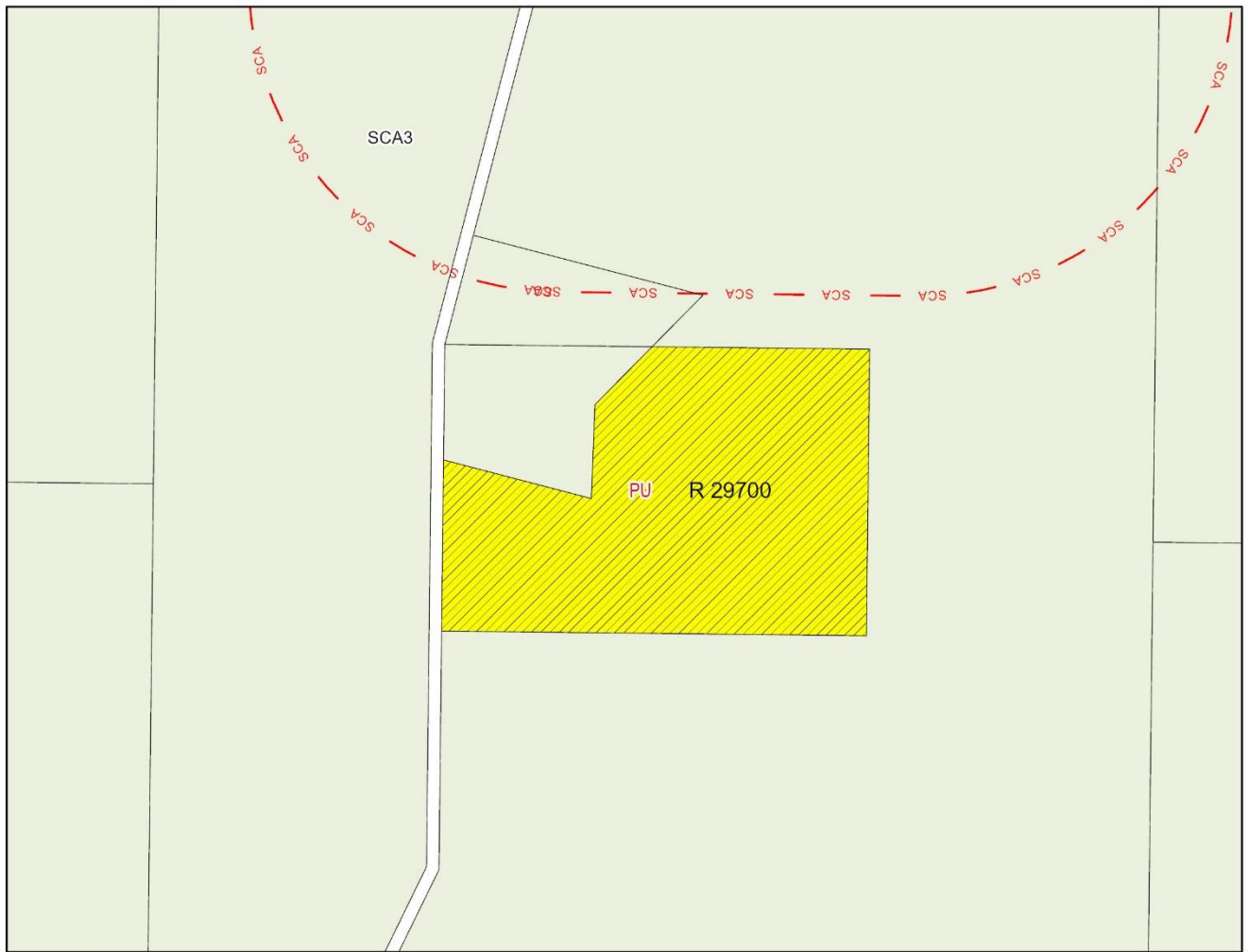


SCALE at A4
1:2,500

100 50 0 100 Metres

Legend

- Parks and recreation
- Special Residential



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6 Amendment 8 - Omnibus Amendment

EXISTING SCHEME MAP - PART E



SCALE at A4
1:10,001

425 212.5 0 425 Metres

Legend

Special areas

SCA Special Control Area

Scheme Zones and Reserves zone

General farming
 Public purposes



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

**SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment**

SCHEME AMENDMENT MAP - PART E

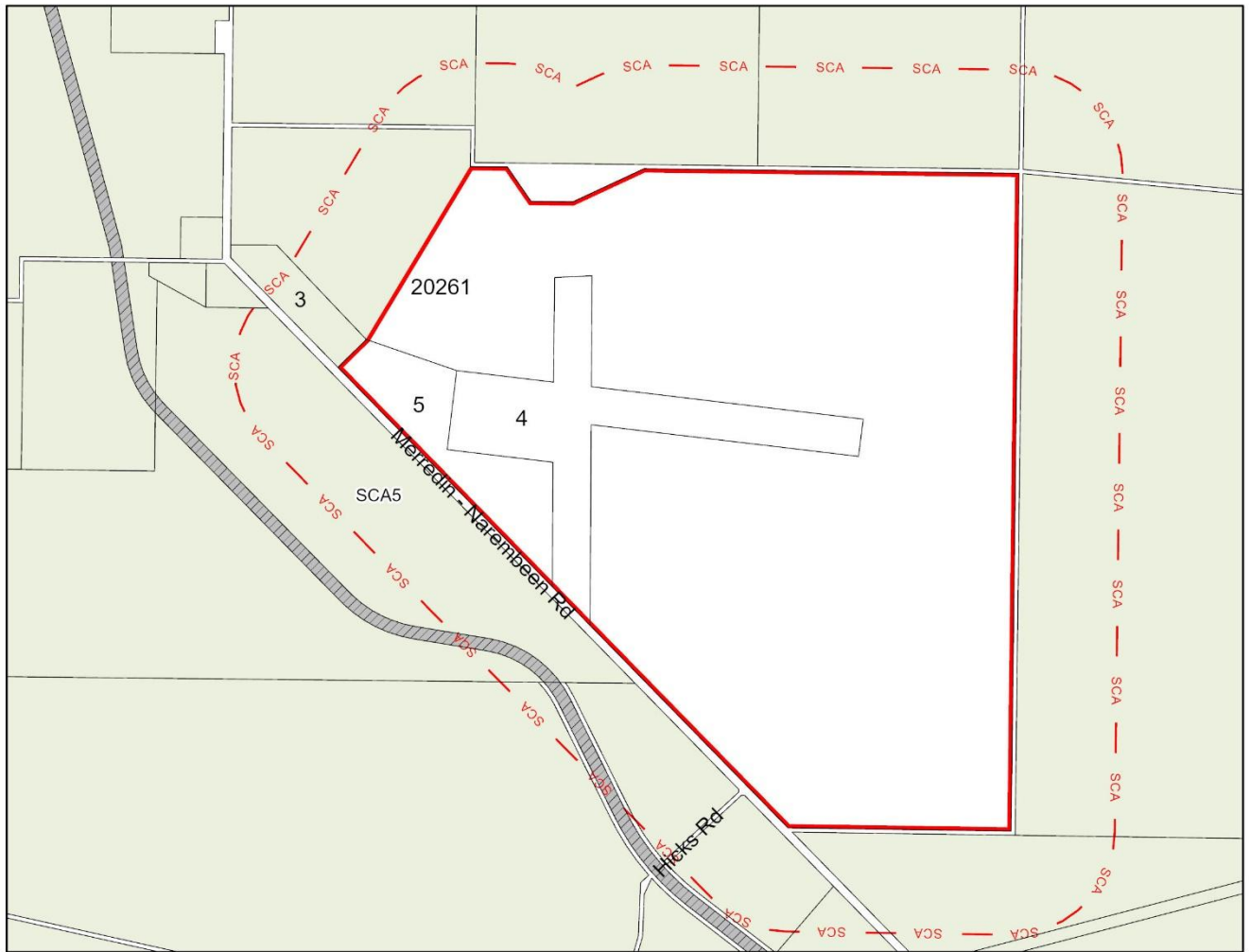


SCALE at A4
1:10,000

425 212.5 0 425 Metres

Legend

Special use: Tourist development



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6 Amendment 8 - Omnibus Amendment

EXISTING SCHEME MAP - PART F



SCALE at A4
1:30,002

1,000 500 0 1,000 Metres

Legend

Special areas

SCA Special Control Area

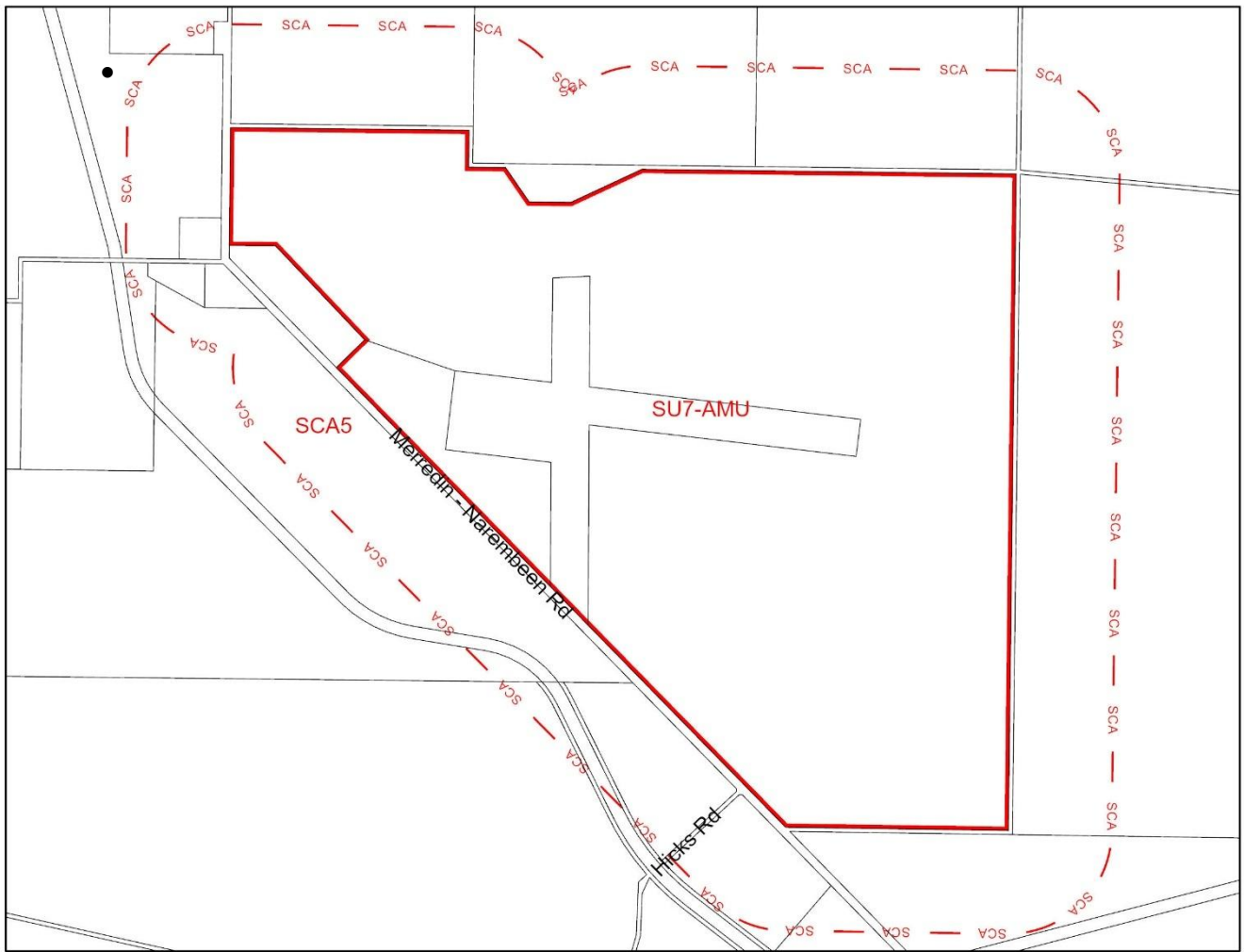
Scheme Zones and Reserves

zone

General farming

Railway

Special use



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6 Amendment 8 - Omnibus Amendment

SCHEME AMENDMENT MAP - PART F





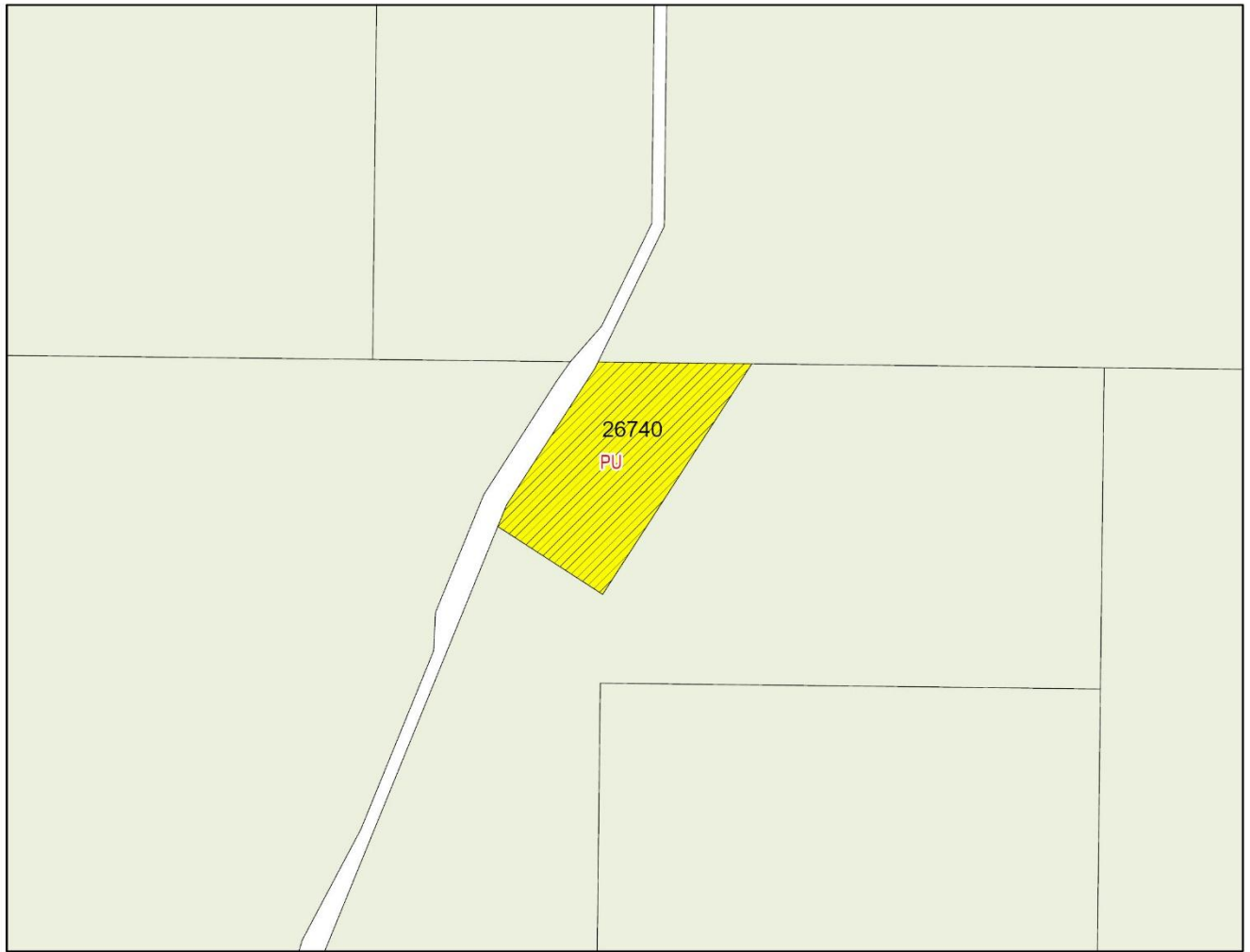
SCALE at A4
1:30,000

1,000 500 0 1,000 Metres



Legend

-  Special Control Area No 5
-  Special use: Airfield mixed use





SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

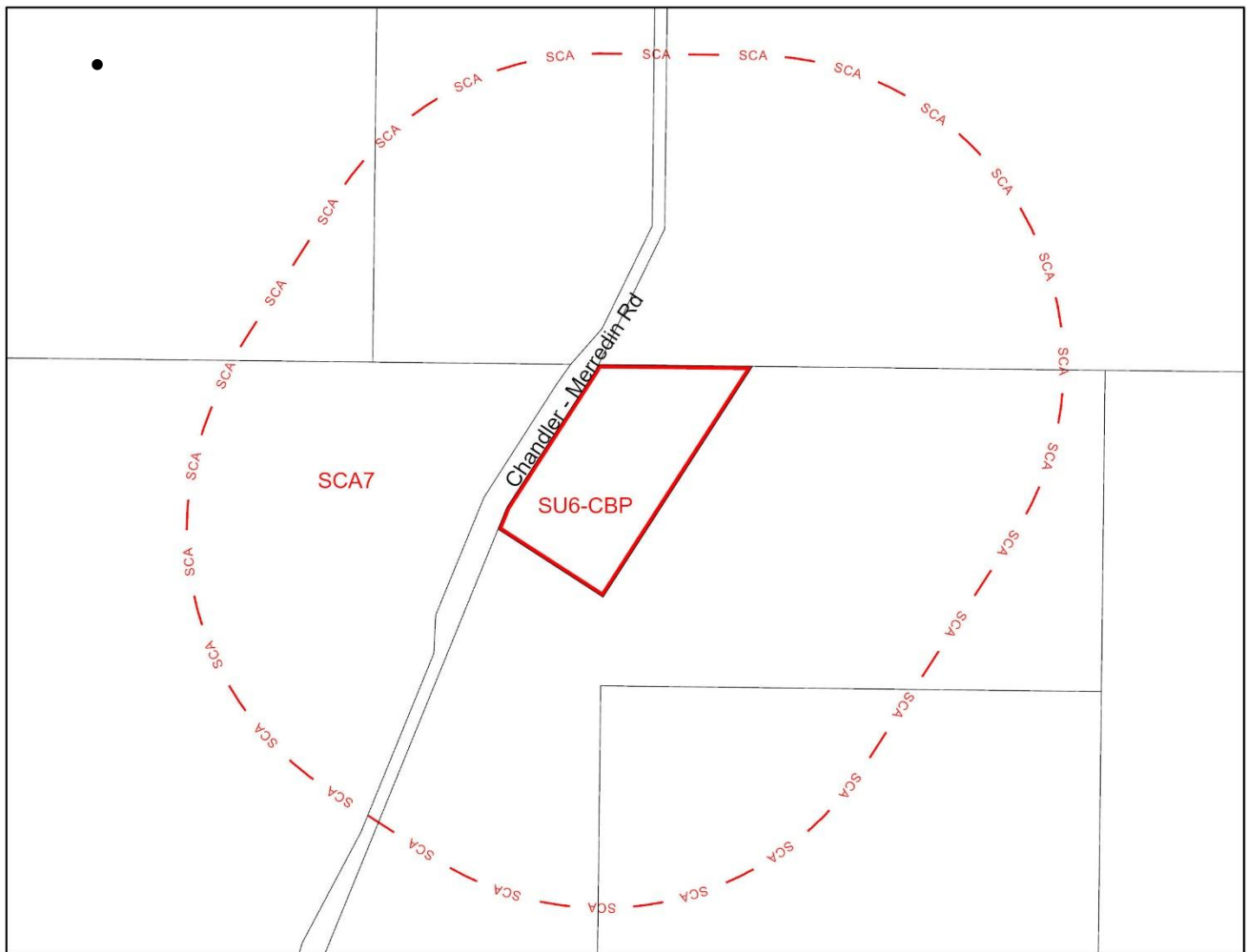
EXISTING SCHEME
MAP - PART G



SCALE at A4
 1:10,000

425 212.5 0 425 Metres

Legend	
Scheme Zones and Reserves	
zone	
General farming	
Public purposes	



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6 Amendment 8 - Omnibus Amendment



SCHEME AMENDMENT MAP - PART G

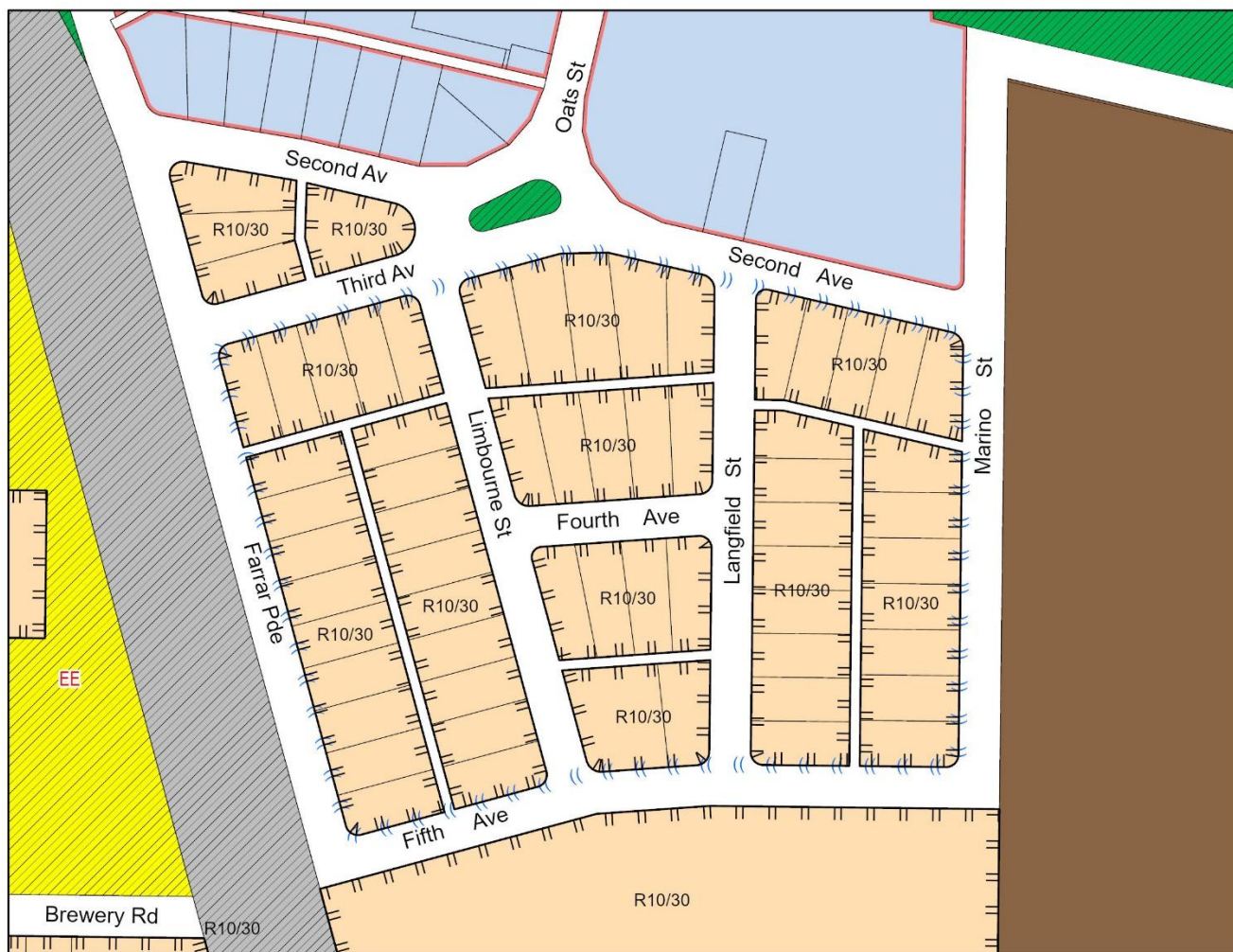


SCALE at A4
1:10,000

425 212.5 0 425 Metres

Legend

-  Special use: Concrete batching plant
-  Special Control Area No 7



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6 Amendment 8 - Omnibus Amendment

EXISTING SCHEME MAP - PART H



SCALE at A4
1:3,000

125 62.5 0 125 Metres

Legend

Special areas

Policy

Scheme Zones and Reserves

zone

- Highway service
- Parks and recreation
- Public purposes
- Railway
- Residential
- Rural residential
- R-Codes



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

**SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment**

**SCHEME AMENDMENT
MAP - PART H**



SCALE at A4
1:3,000

125 62.5 0 125 Metres

Legend

»» Development area deleted



SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6 Amendment 8 - Omnibus Amendment

EXISTING SCHEME MAP - PART I



SCALE at A4
1:2,000



Legend

Scheme Zones and Reserves

zone

- Commercial
- Parks and recreation
- Public purposes
- Residential
- Special use
- Town centre
- R-Codes



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

SCHEME AMENDMENT
MAP - PART I





SCALE at A4
 1:2,000

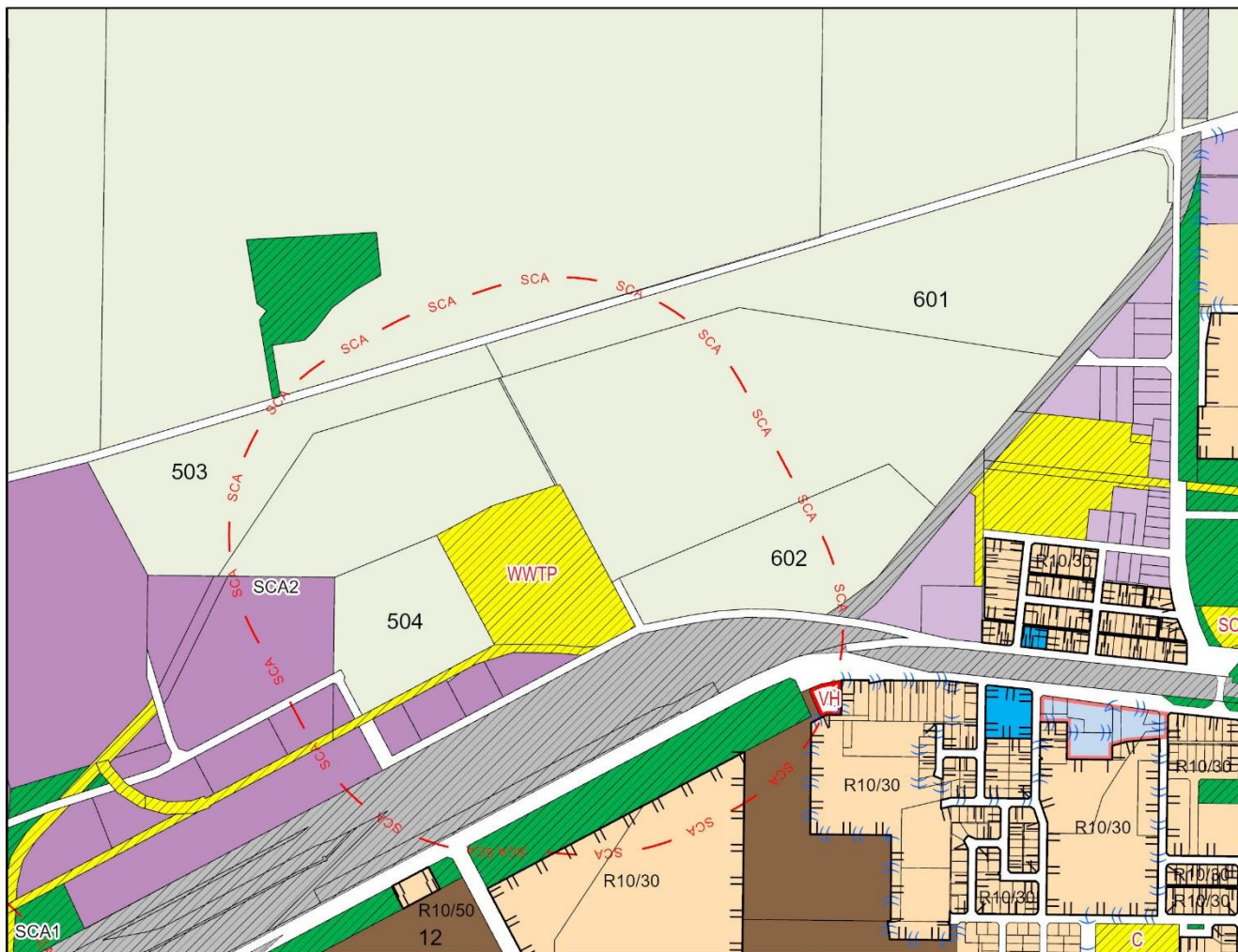


Legend

||||| R-Code

zone

-  Parks and recreation
-  Residential



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6 Amendment 8 - Omnibus Amendment

EXISTING SCHEME MAP - PART Ji



SCALE at A4
1:15,000



Legend

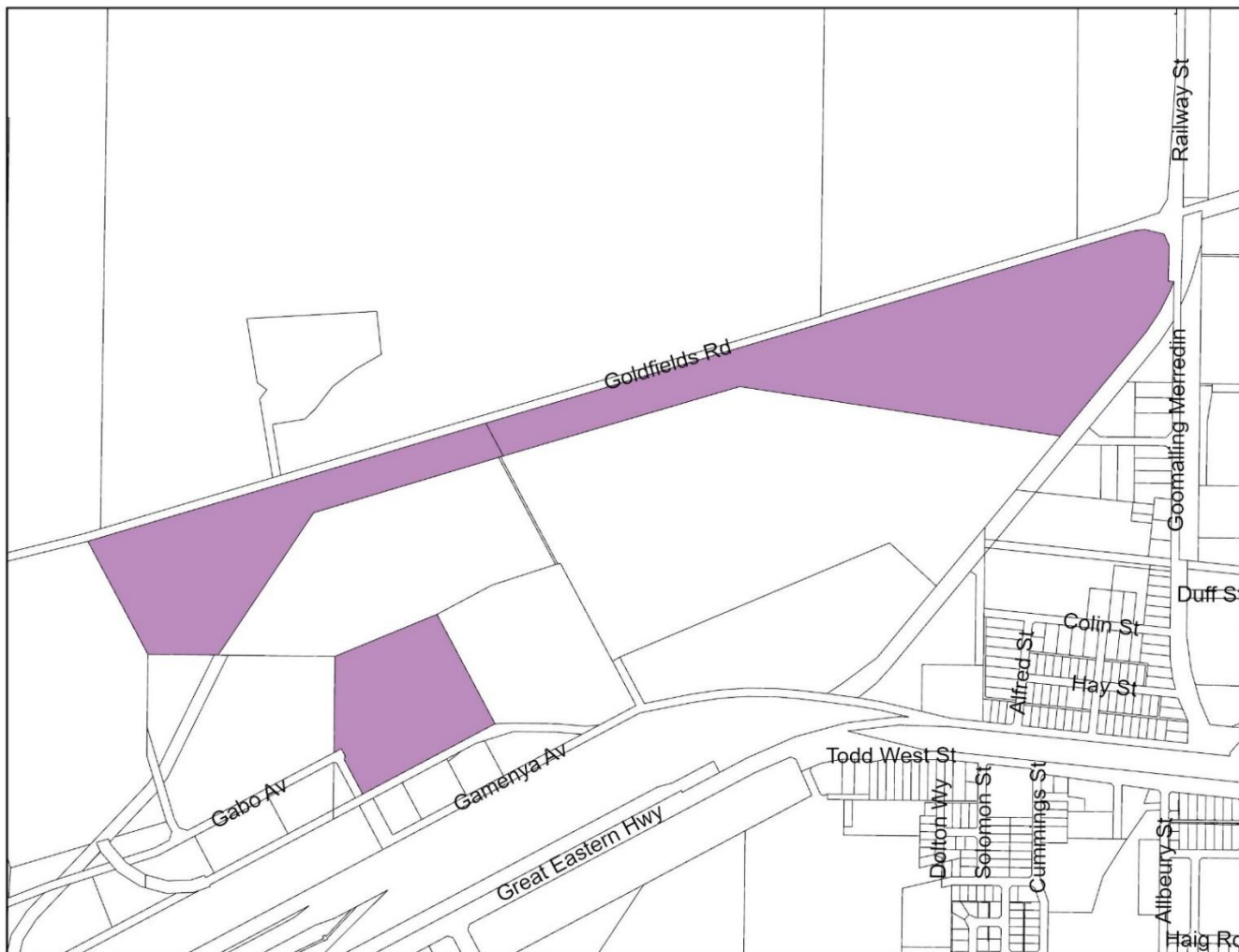
Special areas

- Policy
- Special Control Area

Scheme Zones and Reserves

zone

- Commercial
- General farming
- General industry
- Highway service
- Light industry
- Parks and recreation
- Public purposes
- Railway
- Residential
- Rural residential
- Special use
- R-Codes



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment


EXISTING SCHEME
MAP - PART Ji

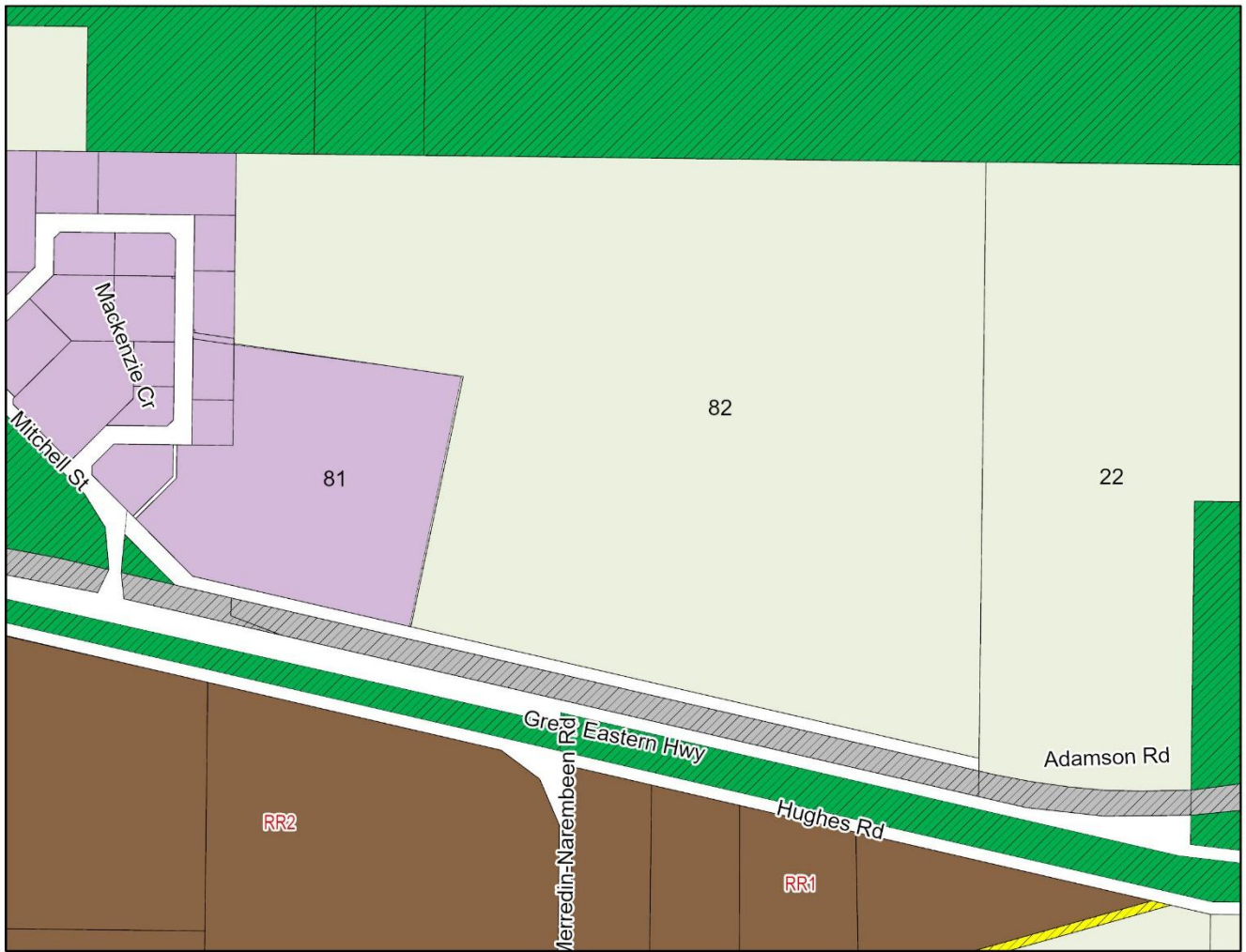


SCALE at A4
 1:15,000

640 320 0 640 Metres

Legend

 General industry



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6 Amendment 8 - Omnibus Amendment

EXISTING SCHEME MAP - PART Ji and Jii



SCALE at A4
1:10,000

425 212.5 0 425 Metres



Legend

Scheme Zones and Reserves

- General farming
- Light industry
- No zone
- Parks and recreation
- Public purposes
- Railway
- Rural residential



SHIRE OF MERREDIN
LOCAL PLANNING SCHEME No 6
Amendment 8 - Omnibus Amendment

SCHEME AMENDMENT MAP - PART Ji and Jii



SCALE at A4
1:10,000

425 212.5 0 425 Metres

Legend

- General industry
- Light industry

PLANNING & DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

Shire of Merredin

LOCAL PLANNING SCHEME No 6

AMENDMENT No 8

The Merredin Shire Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Local Planning Scheme by:

- a)i Reclassifying Lots 157 (VCL) Station Street, and Lot 21, Lots 24-28, Lots 72, 75, 76, 158, and portions of Lot 800 Main Street, and Lots 47-49, Lot 50, Lots 159, 160, and 109-110 Plimpton Street, and Lot 157 Station Street, **Burracoppin**, from 'Parks and recreation' to 'Townsite' zone with an 'R10' density code.
- a)ii Rezoning Lots 22, 23, 71, and portion of Lot 800 Main Street, **Burracoppin**, from 'General farming' to 'Townsite' zone with an 'R10' density code.
- a)iii Changing the density code for all existing Townsite zoned lots in **Burracoppin** from 'R10/20' to 'R10'.
- a)iv Rezoning Lots 108-115, 136-140 and Lot 156 Cunningham Street, **Nangeenan**, from 'General farming' to 'Townsite' with an 'R10' density code.
- a)v Adding an 'R10' density code to Lot 155 (No.29) Marley Close (Main Street), **Nangeenan**.
- a)vi Rezoning Lot 24 Avon Street and Lots 9 and 10 Railway Street, **Nukarni**, from 'General farming' to 'Townsite' with an R10 density code.
- d) Rezoning Lot 377 and portion of Lot 1 Kitchener Road, **Merredin**, from 'Residential' to 'Special Use' (for Place of Worship) and deleting the R10/30 density code accordingly and amend Schedule Four by updating Special Use No.12 to add the lots above.
- e) Reclassifying Lot 461 Throssell Road, **Merredin**, from 'Public purposes – Kindergarten' to 'Residential' with an R-Code of 'R10/30'.
- d)i Rezoning Lots 11-13 Lukin Street and Lot 20 Goldfields Road, **Merredin**, from 'General farming' to 'Special Residential'.
- d)ii Reclassifying Lots 14 and 15 Lukin Street, and Lots 16-17 Goldfields Road, **Merredin**, from 'Special use – Tourist development' to 'Parks and Recreation' reserve and rezone Lot 18 & 19 Goldfields Road from 'Special use -Tourist Development' to 'Special Residential'.
- e) Reclassifying Crown Reserve 29700 Chandler-Merredin Road, **Merredin**, from 'Public Purposes – Public use' to 'Special use' for tourist and visitor accommodation and amending Schedule Four – Special Use Zones. as follows;

No	Description of land	Special use	Conditions	Map label
5	Reserve 29700 Chandler-Merredin Road, Merredin	Tourist development and visitor accommodation Educational establishment	Development to be consistent with the relevant Local Planning Policy and an adopted Local Development Plan	SU5-T

f)i Rezoning Lots 4, 5 and 20261 Merredin-Naremben Road, **Merredin**, from 'Special use – Airstrip' and 'General agriculture' to 'Special use' for Airstrip Mixed uses.

f)ii Amending Schedule Four – Special Use No 7 as follows;

No	Description of land	Special use	Conditions	Map label
7	Lots 4, 5, and 20261 Merredin-Naremben Road, South Merredin	Airstrip Commercial and light industrial uses Educational facility Student Accommodation	Development to be consistent with the relevant Local Planning Policy and an adopted Local Development Plan	SU7-AMU

f)iii Amending clause 5.6 SCA 5 Merredin Airstrip as follows;

‘5.6 SCA 5- MERREDIN AIRSTRIP

5.6.1 Purpose

The purpose of Special Control Area 5 is to provide guidance for land use and development within the area shown on the Scheme Maps as SCA 5.

5.6.2 Objectives

The objectives for the SCA 5 are to:

- a) ensure compatibility of uses within SCA5 and address potential for land use conflicts.
- b) ensure that operations within SCA5 do not conflict with the operation of the airstrip.

5.6.3 Application Requirements

Despite any other provision of the Scheme, development approval is required for all use and development including a single house.

5.6.4 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.6.5 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.'

- f)iv Amending the boundary of SCA 5 on the Scheme map.
- g)i Reclassifying Lot 26740 Chandler-Merredin Road, **Merredin**, from 'Public purposes – Public use' to 'Special use' for a Concrete batching plant.
- g)ii Amending Schedule Four – Special Use No.6 as follows;

No	Description of land	Special use	Conditions	Map label
6	Lot 26740 Chandler-Merredin Road, Merredin	Concrete batching plant	Development to be consistent with the relevant Local Planning Policy and an adopted Local Development Plan	SU6-CBP

- g)iii Adding a new Special Control area to 5.1.1 'SCA7 - Concrete batching plant'.
- g)iv Adding a new clause 5.8 in Part Five – Special Control Areas as follows.

'5.8 SCA7- CONCRETE BATCHING PLANT

5.8.1 Purpose

The purpose of Special Control Area 7 is to provide guidance for land use and development within the area shown on the Scheme Maps as SCA 7.

5.8.2 Objectives

The objectives for the SCA 7 are to:

- a) ensure that uses and development of land within 500 metres of the concretebatching plant are not detrimentally impacted by the plant operations.

5.8.3 Application Requirements

Despite any other provision of the Scheme development approval is required for alluse and development including a single house.

5.8.4 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined bythe local government and may be based on environmental advice received.

5.8.5 Referral of Applications

Development approval applications may be referred to the environmental protectionagency for advice.

- h)i Deleting the Development Area shown on the Scheme Map in the area surrounded by Farrar Parade, Third Avenue, Second Avenue, Marino Street and Fifth Avenue,

Merredin.

- h)ii Deleting clause 4.9 Development Areas and inserting the following:

‘4.9 DEVELOPMENT AREAS

Subdivision and development of land included in a Development Area, as shown on the Scheme Map, may be subject to the preparation of a Structure plan or a Local Development Plan for the area in accordance with Part 4 or Part 6 of the deemed provisions.’

- i) Reclassifying portion Lot 501 Bates, Duff and Coronation Streets, **Merredin**, from ‘Public purposes – Civic and cultural’ to ‘Residential’ with an R-Code of ‘R80’, and ‘Parks and recreation’.
- j)i Rezoning of Lots 503 and 601 Goldfields Road, Lot 504 Gabo Avenue, and the northern portion of Lot 82 Adamson Road, **Merredin**, from ‘General farming’ to ‘General industry’.
- j)ii Rezoning of the southern portion of Lot 82 Adamson Road, **Merredin**, from ‘General farming’ to ‘Light industry’.
- k) Amending Table One – Zoning Table by amending the permissibility of a Convenience Store from an ‘A’ use in the Residential zone to an ‘X’ use in the Residential zone.
- l) Replace tourism related provisions as follows:
 - i) In Table One – Zoning Table, delete use classes and permissibilities for bed and breakfast, holiday accommodation and motel.
 - ii) In Table One – Zoning Table, add to the remaining tourist/entertaining uses and commerce uses, the following use classes and permissibilitys:

ZONES										
USE CLASSES	RESIDENTIAL	TOWN CENTRE	COMMERCIAL	HIGHWAY SERVICE	LIGHT INDUSTRY	GENERAL INDUSTRY	TOWNSITE	SPECIAL RESIDENTIAL	RURAL RESIDENTIAL	GENERAL FARMING
TOURIST AND ENTERTAINMENT USES										
Hosted short-term rental accommodation	P	P	P	X	X	X	P	P	P	P
Tourist and visitor accommodation	X	D	D	D	X	X	D	D	D	D
Unhosted short-term rental accommodation	D	D	D	X	X	X	D	D	D	D
COMMERCE										
Road house	X	X	A	A	X	X	A	X	X	D

- iii. Amending Schedule One – Dictionary of Defined Words and Expressions by deleting the first paragraph and inserting the following:

‘Unless listed below the words and expressions used in the Scheme have the same meaning as the general definitions and land use definitions contained in Schedule 1 (Model provisions) or Schedule 2 (Deemed provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Where a definition is listed below and there is a conflict of interpretation of words the meaning of the word or term, the definition listed below shall prevail, unless the word or expression applies to residential development (Clause 1.7 refers).’

- iv. In Schedule One, ‘Dictionary of Defined Words and Expressions’ delete the definitions for:

- cabin
- chalet
- holiday accommodation
- short term accommodation, and
- tourist development.

- v. In ‘Schedule Two - Additional Uses’, at Additional Use No.2, replace all references to the term ‘tourist development’ with ‘tourist and visitor accommodation’.

- vi. Amend clause 4.7 – Site and Development Requirements by inserting an additional provision as below:

‘4.7.6 Tourist and visitor accommodation

Development of tourist and visitor accommodation in the special residential, rural residential and general farming zones shall only take the form of chalets or cabins.’

- m) Amending Table One – Zoning Table by amending the permissibility of a ‘Grouped dwelling’ from an ‘X’ use in the ‘Town centre’ zone to an ‘A’ use in the ‘Town centre’ zone.

- o) Adding a new clause 4.7.7 Renewable energy facility to provide requirements for development approval applications, as follows:

4.7.7 Renewable energy facility

In considering an application for development approval of a Renewable Energy Facility in the General farming zone, the local government will have due regard to, among others, the following matters:

- scale of operation and connection to the electricity grid network,
- environmental assessments of the type, location and significance of flora, fauna and water resources,
- potential for other environmental impacts,
- assessment of cultural and visual landscape impact,

- integration with prevailing agricultural land uses,
- bushfire mitigation, and
- post closure measures for site remediation and rehabilitation.’

- n)ii Deleting the definition for ‘Wind farm or wind energy facility’ in Schedule One – Dictionary of Defined Words and Expressions and replacing the definition with a new definition for a ‘Renewable energy facility’ as follows.

‘Renewable energy facility means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.’

- n)iii Deleting the use class ‘Wind farm or wind energy facility’ from Table One – Zoning Table and adding a new Use class ‘Renewable energy facility’ in the ‘Other uses’ group with the following permissibility in each zone as follows:

	ZONES									
USE CLASSES	RESIDENTIAL	TOWN CENTRE	COMMERCIAL	HIGHWAY SERVICE	LIGHT INDUSTRY	GENERAL INDUSTRY	TOWNSITE	SPECIAL RESIDENTIAL	RURAL RESIDENTIAL	GENERAL FARMING
OTHER USES										
Renewable energy facility	X	X	X	X	A	A	X	X	X	A

- o)i Amending the text of Part Five – Special Control Areas by deleting clauses 5.2.4 and 5.2.5 and inserting replacement clauses as follows.

5.2.6 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.2.7 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- o)ii Amending the text of Part Five – Special Control Areas by deleting clauses 5.3.4 and 5.3.5 and inserting replacement clauses as follows.

5.3.6 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.3.7 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- o)iii Amending the text of Part Five – Special Control Areas by deleting clauses 5.4.4 and 5.4.5 and inserting replacement clauses as follows.

5.4.6 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.4.7 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- o)iv Amending the text of Part Five – Special Control Areas by deleting clauses 5.5.4 and 5.5.5 and inserting replacement clauses as follows.

5.5.6 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.5.7 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- o)v Amending the text of Part Five – Special Control Areas by deleting clauses 5.7.4 and 5.7.5 and inserting replacement clauses as follows.

5.7.6 Development Requirements

In addition to other provisions of the Scheme, all development shall be determined by the local government and may be based on environmental advice received.

5.7.7 Referral of Applications

Development approval applications may be referred to the environmental protection agency for advice.

- p) Amend the scheme maps accordingly and undertake any other administrative edits, formatting changes and renumbering as a result of the above set of changes.

PLANNING & DEVELOPMENT ACT 2005

Shire of Merredin

LOCAL PLANNING SCHEME No. 6

AMENDMENT No. 8

ADOPTION

This Complex Amendment was adopted by resolution of the Council of the Shire of Merredin at the Ordinary Meeting of the Council held on the 17th day of December, 2024.

.....

SHIRE PRESIDENT

.....

Date

.....

CHIEF EXECUTIVE OFFICER

.....

Date

FINAL APPROVAL

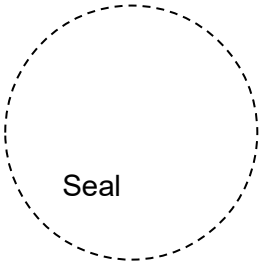
Adopted for final approval of the Shire of Merredin at the meeting of Council held on the 27th day of May, 2025 and the Common Seal of the Shire of Merredin was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

Date



.....

CHIEF EXECUTIVE OFFICER

.....

Date

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

.....

Delegated under S. 16 of PD Act 2005

.....

Date

FINAL APPROVAL GRANTED

.....

MINISTER FOR PLANNING

.....

Date