

OFFICIAL



Our Ref : 201718  
 Previous Ref :  
 Your Ref : 9023/25  
 Enquiries : Jack Sirett (6551 7925)

23 May 2025

**Application No: 201718 - Lots 12, 32 and 38 Mitchell Street, 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 0 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by 04 July 2025 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 (1 January 2024) 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: <http://www.dplh.wa.gov.au>

Please send responses via Planning Online Portal here:  
<https://planningonline.dplh.wa.gov.au/>

This proposal has also been referred to the following organisations for their comments:  
 DWER - Swan Region, Merredin, Shire of, Water Corporation, Western Power, DBCA - Wheatbelt and LG Merredin, Shire of.

Yours faithfully



Ms Sam Boucher  
 WAPC Secretary

**APPLICATION DETAILS**

<b>Application Type</b>	Amalgamation	<b>Application No</b>	201718
<b>Applicant(s)</b>	Scanlan Surveys		
<b>Owner(s)</b>	Skylahart Super Pty Ltd, Skylahart Super Pty Ltd		

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<b>Locality</b>	Lots 12, 32 and 38 Mitchell Street, Merredin		
<b>Lot No(s).</b>	12, 32, 38	<b>Purpose</b>	Amalgamation
<b>Location</b>	.	<b>Local Gov. Zoning</b>	TOWN CENTRE
<b>Volume/Folio No.</b>	603/131A, 603/131A, 96/53A	<b>Local Government</b>	Merredin, Shire of
<b>Plan/Diagram No.</b>	21443, 222807, 34306	<b>Tax Sheet</b>	
<b>Centroid Coordinates</b>			
<b>Other Factors</b>	THREATENED FAUNA BUFFER, FLOODPLAIN DEVELOPMENT CONTROL AREA		



SCANLAN  
SURVEYS  
LICENSED SURVEYORS

ABN 88 009 402 608  
ACN 009 402 608

23 Spring Park Road, MIDLAND WA 6056  
PO Box 429, MIDLAND WA 6936  
(08) 9250 2261  
[www.scanlansurveys.com.au](http://www.scanlansurveys.com.au)

DATE: 13/05/2025

WAPC  
Locked Bag 2506  
PERTH WA 6001

Dear Assessing Officer,

**RE: PROPOSED AMALGAMATION – LOTS 12, 32 AND 38 MITCHELL STREET, MERREDIN**

This application is to amalgamate Lot 12 on Diagram 21443, Lot 32 on Deposited Plan 222807 and Lot 38 on Diagram 34306. The proposed new lot will be 5382m<sup>2</sup>.

There are currently existing water, sewer, and power services to the property. We are not changing the way the lot is currently being used; therefore, we request that the Western Australian Planning Commission impose no conditions on this approval.

If the Western Australian Planning Commission would like to impose conditions on the amalgamation, we ask that we be contacted with draft conditions prior to issuing a decision letter.

If you have any queries, please do not hesitate to contact our office.

Yours sincerely,



Scanlan Surveys Pty Ltd

**Form 1A - Preliminary approval application**

<b>Lodgement ID</b>	2025-03776		
<b>Date submitted</b>	19/05/2025		
<b>Submitted by</b>	Kayleigh Bodycote		
<b>Your reference</b>	9023/25		
<b>Location of subject property</b>	Lots 12, 32 & 38 Mitchell Street, Merredin		
<b>Existing tenure</b>	Freehold (Green Title)	<b>Application type</b>	Amalgamation
<b>Proposed tenure</b>	Freehold (Green Title)		

**Applicants****Applicant (1)**

<b>Is person the primary applicant?</b>	Yes		
<b>Is the applicant an organisation/company?</b>	Yes	<b>Is the applicant a landowner?</b>	No
<b>Organisation/company</b>	Scanlan Surveys	<b>ACN/ABN</b>	88 009 402 608
<b>Name</b>	Kayleigh Bodycote	<b>Position</b>	Office Administrator
<b>Email</b>	[REDACTED]		
<b>Phone number</b>	892502261	<b>Additional phone no.</b>	N/A
<b>Address</b>	[REDACTED] Midland MIDLAND DC 6936 Australia		
		<b>Additional phone no. type</b>	N/A

**Certificate of Title details****Certificate of Title (1)**

<b>Volume</b>	96	<b>Folio</b>	53A
<b>Plan number</b>	34306	<b>Lot number</b>	38
<b>Part lot?</b>	No	<b>Location</b>	N/A
<b>Reserve number</b>	N/A		
<b>Address</b>	1 Mitchell Street MERREDIN	<b>Nearest road intersection</b>	N/A

**Certificate of Title (2)**

<b>Volume</b>	603	<b>Folio</b>	131A
<b>Plan number</b>	21443	<b>Lot number</b>	12
<b>Part lot?</b>	No	<b>Location</b>	N/A
<b>Reserve number</b>	N/A		
<b>Address</b>	No Street Address Information Available MERREDIN	<b>Nearest road intersection</b>	N/A

**Certificate of Title (3)**

<b>Volume</b>	603	<b>Folio</b>	131A
<b>Plan number</b>	222807	<b>Lot number</b>	32

<b>Part lot?</b>	No	<b>Location</b>	N/A
<b>Reserve number</b>	N/A		
<b>Address</b>	No Street Address Information Available MERREDIN	<b>Nearest road intersection</b>	N/A

**Landowners**

<b>Have all registered proprietors (landowners) listed on the Certificate/s of Title provided consent?</b>	Yes
<b>Are any of the landowner's names different from that shown on the certificate of title?</b>	No

**Landowner (1)**

Is the landowner an organisation/company?	Yes	Landowner type	Company
Organisation/company	Skylahart Super Pty Ltd	ACN/ABN	72736232914
Name	James Morris	Position	Director/Secretary
Email			
Phone number	N/A		
Address			
	MERREDIN 6415 Australia		
Consent to apply:			
Has this landowner provided consent to apply?	Yes		
Date of consent document	14/05/2025		

**Landowner (2)**

Is the landowner an organisation/company?	Yes	Landowner type	Company
Organisation/company	Skylahart Super Pty Ltd	ACN/ABN	72736232914
Name	Vanessa Morris	Position	Director
Email			
Phone number	N/A		
Address			
	MERREDIN 6415 Australia		
Consent to apply:			
Has this landowner provided consent to apply?	Yes		
Date of consent document	14/05/2025		

**Additional consent to apply****Consent to apply checklist**

Current copies of all records of title are attached	Yes
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All registered proprietors (landowners) listed on the certificate/s of title have signed the application or an attached letter of consent. This includes landowners specified on a certificate of title for a leasehold lot	Yes
Consent to apply is given on behalf of landowners or tier 1 corporation	Yes
The application is by or on behalf of a prospective purchaser/s under contract of sale or offer and acceptance	No
Consent to apply is given by or on behalf of joint tenant survivors	No
Consent to apply is given by or on behalf of an executor of a deceased estate	No
This application includes land that is owned by or vested in or held by management order by a government agency or local government	No
This application includes Crown land	No

### Summary of the Proposal

Existing tenure	Freehold (Green Title)	Application type	Amalgamation
Proposed tenure	Freehold (Green Title)		
Local government where the subject land is located	Merredin, Shire of		
Additional local government/s where the subject land is located	N/A		
Have you submitted a related application?	No		
Lodgement ID of related application	N/A		
How is the application related?	N/A		
Land use and lots			
Current land use	Commerical (zoned Town Centre R10/50)		
Total number of current lot/s subject of this application	3	Number of proposed lot/s	1

### Proposed use/development:

<b>Proposed zone (1)</b>	Commercial	<b>Zone lot size</b>	5000 - 9999 m2
		<b>Number of zone lots</b>	1

### Reserved lots:

<b>Reserve lot type (N/A)</b>	N/A	<b>Number of reserve lots</b>	N/A
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### Dwellings, outbuildings and structures

Does the subject lot/s contain existing dwellings, outbuildings and/or structures?		No
Dwellings:		
Number of dwellings	N/A	Specify details
Details of partially retained/ removed dwellings	N/A	N/A
Outbuildings:		
Number of outbuildings	N/A	Specify details
Details of partially retained/ removed outbuildings	N/A	N/A
Other development:		
Specify details	N/A	
Amendment		

Type 1 (a) Addition of land from outside the parcel of a strata titles scheme to common property in the scheme (but not including temporary common property)	No
Type 1 (b) Conversion of a lot in a strata titles scheme to common property in the scheme	No
Type 2 Removal from the parcel of a strata titles scheme of land comprised of common property	No
Type 3 Consolidation of 2 or more lots in a strata titles scheme into 1 lot in the scheme (not affecting common property in the scheme)	No
Type 4 Subdivision that does not involve the alteration of the boundaries of the parcel and is not a type 1, type 2 or type 3 subdivision	No
<b>Termination</b>	
Strata company resolution in support of the termination proposal is available?	No
Has an outline termination proposal been prepared?	No
<b>Survey-Strata or Leasehold (Survey-Strata)</b>	
Is common property proposed?	No
Does the plan of subdivision show the indicative internal sewer and water connections to each lot?	No
Proposed leasehold scheme term	N/A
Is an option for postponement of the leasehold expiry scheme proposed?	No
What is the proposed postponement timeframe?	N/A
<b>Strata or Leasehold (Strata)</b>	
Is common property proposed?	No
Does this application relate to an approved development application?	No
Development application approval date/s	N/A
Development application reference number/s	N/A
Does this application relate to an approved building permit?	No
Building permit issue date/s	N/A
Building permit reference number/s	N/A
Is it proposed to create a vacant strata lot by registration of the plan?	No
Number of vacant strata lot/s	N/A
Details of restrictions to be placed on any lots on the plan	N/A
Leasehold scheme proposed timeframe	N/A
Is an option for postponement of the leasehold expiry scheme proposed?	No
Proposed postponement timeframe	N/A

<b>Subdivision details</b>	
<b>Transport impacts</b>	
Are there 10 - 100 vehicle trips in the subdivision's peak hour?	No
Are there more than 100 vehicle trips in the subdivision's peak hour?	No
<b>Access to/from, right-of-way or private road</b>	
Access is to be provided from an existing right of way or private road?	No
<b>Road and rail noise</b>	
Is the proposal within the trigger distance of a strategic transport route as defined by State Planning Policy 5.4?	No
<b>Contaminated sites</b>	
Has the land ever been used for potentially contaminating activity?	No
Does the land contain any site or sites that have been classified under the Contaminated Sites Act 2003?	No

Does the land contain any site or sites that have been reported or are required to be reported under the Contaminated Sites Act 2003?	No
<b>Information requirements liveable neighbourhoods</b>	
Is this application to be assessed under the Liveable Neighbourhoods policy?	No
<b>Acid sulfate soils</b>	
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 disturbing acid sulfate soils at this location?	No
<b>Bushfire prone areas</b>	
Is all, or a section of the subdivision in a designated bushfire prone area?	No
Has a Bushfire Attack Level (BAL) Contour Map been prepared?	No
Does the BAL Contour Map indicate areas of the subject site as BAL-12.5 or above?	No
Has a Bushfire Management Plan (BMP) been prepared?	No
<b>On-site sewerage disposal</b>	
Is on-site sewerage disposal proposed?	No
Is it proposed to create lots of 4ha or smaller?	No
Has a site and soil evaluation been provided?	No

<b>Final Checklist</b>	
Subdivision plans are based on an accurate and up-to-date feature survey that includes existing ground levels relative to AHD or topography of the subject lot/s. A feature survey is not required for amalgamation approval	Yes
Relevant copies of the subdivision plans and supporting documentation or accompanying information are attached	Yes
The subdivision plan is capable of being reproduced in black and white format	Yes
The subdivision plan is drawn to a standard scale (ie 1:100, 1:200, 1:500, 1:1000) at A3 or A4	Yes
All dimensions on the subdivision plan are in metric standard	Yes
The north point is shown clearly on the subdivision plan	Yes
The subdivision plan shows all lots or the whole strata or community titles (land) scheme plan (whichever is applicable)	Yes
The subdivision plan shows all existing and proposed lot boundaries	Yes
The subdivision plan shows all existing and proposed lot dimensions (including lot areas)	Yes
The subdivision plan shows the lot numbers and boundaries of all adjoining lots	Yes
Is a battleaxe lot/s proposed?	No
The subdivision plan shows the width and length of the access leg, the area of the access leg and the total area of the lot	No
The subdivision plan shows the name/s of existing road/s	Yes
Is a new road/s proposed to be created?	No
The subdivision plan shows the width of proposed road/s	No
Is the land vacant?	No
The subdivision plan shows all buildings and/or improvements, including driveways and crossovers (including setbacks) which are to be retained, or removed	Yes
Does the land contain features such as watercourses, wetlands, significant vegetation, flood plains and dams?	No
The subdivision plan shows features such as watercourses, wetlands, significant vegetation, flood plains and dams?	No
The subdivision plan shows all electrical, sewer and water infrastructure. For on-site sewerage disposal, the indicative disposal areas for wastewater distribution are to be shown	Yes
Additional information required in the case of applications for residential infill subdivision within existing residential zoned areas	No

<b>Estimated Fee &amp; Payment Details</b>	
<b>Estimated fee payable</b>	\$2,634.00



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<b>Number of proposed lots</b>	1	<b>Number of reserved lots</b>	0
<b>Payer details</b>			
<b>Would you like to nominate that the invoice is sent to another party for payment?</b>			Yes
<b>Payer name</b>	Skylahart Super Pty Ltd	<b>Organisation/company</b>	N/A
<b>Phone number</b>	892502261	<b>Email</b>	[REDACTED]
<b>Postal address</b>	[REDACTED]	<b>City/Town/Suburb</b>	MERREDIN
<b>Postcode</b>	6415		
<b>Submit application</b>			
Are the payer's details correct?			Yes
Have you checked the Summary of the Proposal and acknowledged all items?			Yes

Attachments	
Document type	Document
Certificate of Title	Certificate of Title 96-53A 1 Mitchell Street, MERREDIN 6415.pdf
Certificate of Title	Certificate of Title 603-131A Lot 12 On Diagram 21443.pdf
Covering letter	9023-25 WAPC Letter.pdf
Export PDF - Lodged application	20250519 2025-03776 No Street Address Information Available, MERREDIN - Form 1A.pdf
Export PDF - Lodged application	20250514 2025-03776 No Street Address Information Available, MERREDIN - Form 1A.pdf
Signed application form	Signed Form 1A.pdf
Subdivision plan	9023251A.pdf
Tax Invoice	Tax Invoice - INV0005982 - 20250520.pdf
Tax Invoice - Receipt	Tax Invoice Receipt - INV0005982 - 20250521.pdf

WAPC contact information			
Infoline	1800 626 477	Planning Online	<a href="https://planningonline.dplh.wa.gov.au">https://planningonline.dplh.wa.gov.au</a>
Web address	<a href="http://www.dplh.wa.gov.au">www.dplh.wa.gov.au</a>	Email	<a href="mailto:corporate@wapc.wa.gov.au">corporate@wapc.wa.gov.au</a>
Perth	Albany	Bunbury	Mandurah
140 William Street Perth, 6000 Locked Bag 2506 Perth, 6001 (08) 6551 9000	178 Stirling Terrace PO Box 1108 Albany 6331 (08) 9892 7333	Sixth Floor Bunbury Tower 61 Victoria Street Bunbury 6230 (08) 9791 0577	Level 1 - Suite 94 16 Dolphin Drive Mandurah 6210 (08) 9586 4680





## Location Plan for: Subdivision Application

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

Application Number: **201718**

Decision: **Outstanding**

Printed: **22/05/2025**



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

Base information supplied by  
Western Australian Land Information Authority SLIP 1447-2023-1

### Application Status

- Approved
- Outstanding

### Existing LPS Zones and Reserves

- R Code boundaries
- Commercial
- Parks and recreation
- Public purposes : Car park
- Railway
- Residential
- Special use : Place of worship
- Special use : Residence/funeral parlour
- Special use : Restaurant
- Town centre

### Region Scheme Reserves

### Localities & Local Government Boundaries

- Local government boundary
- Locality

