



Your Ref : 162039
Previous Ref :
Enquiries : Rosa Rigali (6551 9306)

22 February 2022

Application No: 162039 - Lot No 16, 17 Macdonald 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 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by 5 April 2022 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

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

Send responses via email to referrals@dplh.wa.gov.au. **Always quote reference number "162039" when responding.**

This proposal has also been referred to the following organisations for their comments: *Western Power, Water Corporation, Dept Of Water & Environment Regulations and LG Shire Of Merredin.*

Yours faithfully

A handwritten signature in black ink, appearing to read "S Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission

**APPLICATION DETAILS**

Application Type	Subdivision(AMALGAMATION)	Application No	162039
Applicant(s)	Mr Keith Piper		
Owner(s)	Mrs Julie Crook; Mr Stephen Crook		
Locality	Lot No 16, 17 Macdonald Street Merredin		
Lot No(s).	16, 17	Purpose	Residential
Location		Local Gov. Zoning	Residential
Volume/Folio No.	1313/761, 1313/761	Local Government	Shire Of Merredin
Plan/Diagram No.	D24624	Tax Sheet	
Centroid Coordinates	mE mN		
Other Factors	FLOODPLAIN DEVELOPMENT CONTROL AREA		



Application for Approval of Freehold or Survey Strata Subdivisions

Lodgement ID: 2022-224056

Your Reference Merredin
 Location of Subject Property 4 Macdonald St Merredin
 No. of applicants 1
 Are you applying on your own behalf? No
 Are you the primary applicant? Yes
 Do you have consent to apply from all landowners? Yes
 Lodgement Type Amalgamation
 Submitted by Keith Piper
 Email surveytechwa@bigpond.com



About the land

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

What is the proposed use/development?

Proposed Use	Lot size	Number of Lots	
Residential	2000 - 2999 Sqm	1	
Local Government	Shire Of Merredin	Existing dwellings	N/A
Is common property proposed	N/A		

Applicants

Primary applicant (1)

Is the applicant a company/organisation?	No	Is the applicant a landowner?	No
Name/Company	Mr Keith Piper	ABN / ACN	N/A
Email	surveytechwa@bigpond.com	Phone number	0427195651

Address

Street address	PO Box 380	Town / Suburb or City	Mucea
State	WA	Post Code	6501
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Certificate of Title Details

Lots with certificate (1)

Volume	1313	Folio	761
Lot Number	16	Plan Number	D24624
Total land area	1037	Land Area Units	Square metres
Reserve number (if applicable)	N/A	No. of landowners	2
Is the Landowners name different to that shown on the Certificate of Title?			No

Landowners

Landowner (1)

Full name	Mr Stephen Crook	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s

Address

Street address	4 MacDonald Street	Town / Suburb or City	Merredin
State	WA	Post code	6415
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Landowner (2)

Full name	Mrs Julie Crook	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	4 MacDonald Street	Town / Suburb or City	Merredin
State	WA	Post code	6415
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Lots with certificate (2)

Volume	1313	Folio	761
Lot Number	17	Plan Number	D24624
Total land area	1019	Land Area Units	Square metres
Reserve number (if applicable)	N/A	No. of landowners	2
Is the Landowners name different to that shown on the Certificate of Title?			No

Landowners

Landowner (1)

Full name	Mr Stephen Crook	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	4 MacDonald Street	Town / Suburb or City	Merredin
State	WA	Post code	6415
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Landowner (2)

Full name	Mrs Julie Crook	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	4 MacDonald Street	Town / Suburb or City	Merredin
State	WA	Post code	6415
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Subdivision detail

Number of dwellings	1	Dwelling retained	Yes
Dwelling description	N/A		
Number of outbuildings/structures	1	Structure/s retained	Yes
Other description	N/A		
Structure description	N/A		
Is a battleaxe lot/s proposed?			No
Does plan show the width and length of the access leg, the area of the access leg and total area of the rear lot			N/A
Has the land ever been used for potentially contaminating activity			No
Does the land contain any sites that have been classified under the Contaminated Sites Act 2003			No
Does the land contain any sites that have been reported or required to be reported under the Contaminated Sites Act 2003			No
Is the land located in an area where site characteristics or local knowledge lead you to form the view that there is a significant risk of acid sulfate soils in this location			No
Is this application to be assessed under the Liveable Neighbourhoods policy and is supporting documentation attached?			No
Is the development within a Bushfire Prone Area?			N/A
Are there any dewatering or drainage works proposed to be undertaken			No
Is excavation of 100 cubic metres or more of soil proposed			No
If yes did the Acid Sulfate Soils investigation indicate acid sulfate soils were present			No
Is a Termination Proposal Attached			No
Is a Strata Company Resolution Attached			No

Fee & Payment

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

Attachment name	Attachment type
1. Form_1A_CheckList Merredin-8.pdf	Required Information about the Proposal

2. Loc1 Merredin-2.pdf
3. Loc1 Merredin-3.pdf
4. Loc1 Merredin-5.pdf
5. Loc1 Merredin-6.pdf
6. Sub plan Merredin-7.pdf
7. Title Mcdonald St-1.pdf
8. Title Mcdonald St-4.pdf

- Authorised Letter of Consent
- Authorised Letter of Consent
- Authorised Letter of Consent
- Authorised Letter of Consent
- Subdivision Plan
- Certificate of Title
- Certificate of Title

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

WESTERN



AUSTRALIA

REGISTER NUMBER N/A	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 31/8/2021

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1313 FOLIO 761

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 16 & 17 ON DIAGRAM 24624

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

STEPHEN FREDERICK CROOK
JULIE CATHERINE CROOK
BOTH OF PO BOX 408 MERREDIN WA 6415
AS JOINT TENANTS

(T O823947) REGISTERED 2/8/2021

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

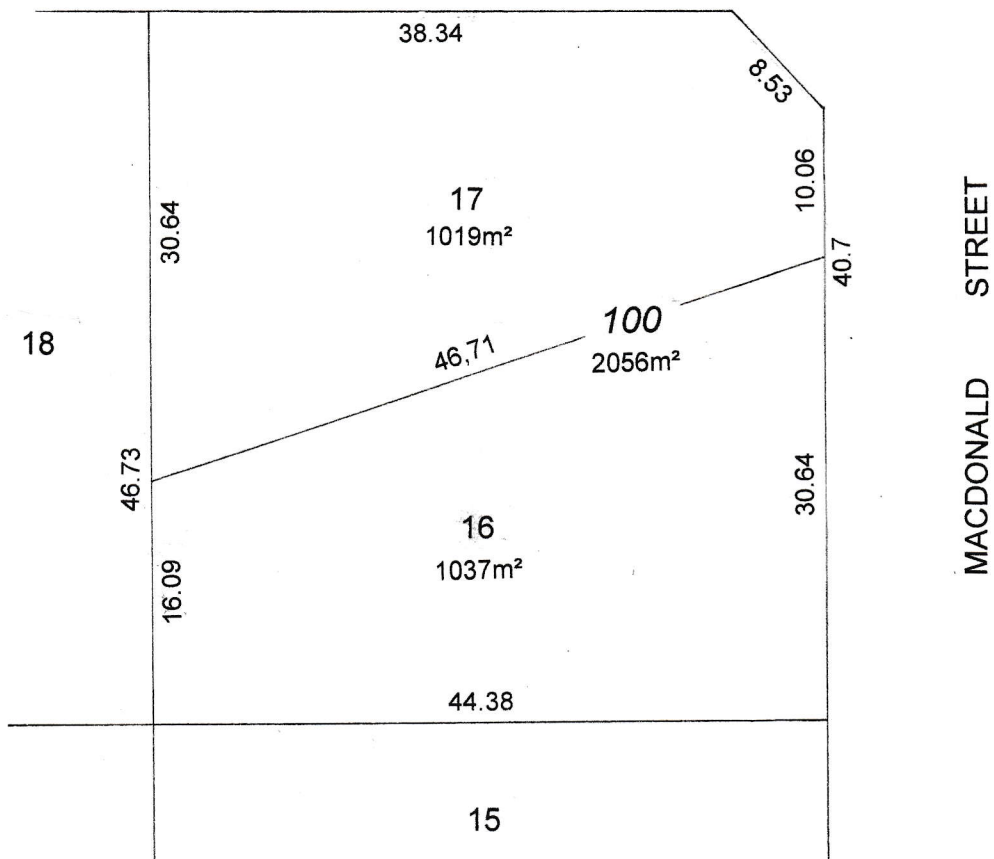
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1313-761 (16/D24624), 1313-761 (17/D24624)
PREVIOUS TITLE: 1288-897
PROPERTY STREET ADDRESS: 4 MACDONALD ST, MERREDIN (16/D24624).
21 PRIESTLEY ST, MERREDIN (17/D24624).
LOCAL GOVERNMENT AUTHORITY: SHIRE OF MERREDIN

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
21-Feb-2022	162039



PRIESTLY STREET



PROPOSED AMALGAMATION
 LOTS 16 & 17 MACDONALD STREET
 MERREDIN
 SCALE 1:500 AT A4
 K.H. Piper Licensed Surveyor 06.02.22



**Location Plan for:
Subdivision Application**

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

Application Number: **162039**
 Decision: **Outstanding**
 Printed: **21/02/2022**



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

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

Application Status

Outstanding

Existing LPS Zones and Reserves

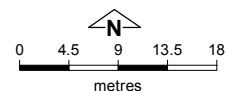
R Code boundaries
 Residential

Easements and Referrals

Region Scheme Reserves

Localities & Local Government Boundaries

Local government boundary
 Locality





POLICY NUMBER	-	8.2
POLICY SUBJECT	-	8.2 Amalgamation of Lots
ADOPTED	-	5 September 2000 (CMRef 27632)
REVIEWED	-	21 August 2012 (CMRef 30940)
REVIEWED	-	17 July 2018 (CMRef 82211)

Objectives:

To ensure that buildings are constructed on one lot of land in accordance with the Building Codes of Australia, the *Planning and Development Act 2005*, Regulations and the Shire of Merredin's Local Planning Scheme No. 6 (as amended).

Policy:

Where a proposed building extends over more than one surveyed allotment as a condition of approval to commence development under the Local Planning Scheme, such lots shall be amalgamated into one allotment.

The Executive Manager Development Services shall not issue a Building Permit until he is satisfied that an approved diagram of survey has been lodged with Landgate and an application for a Certificate of Title for the amalgamated allotments has been registered and accepted.

In the case of exceptional circumstances, at the discretion of the Executive Manager Development Services a Building Permit may be issued on receipt of an appropriate bank guarantee and a formal agreement prepared at the proponent's cost which will be released upon formal registration of the amalgamated title.