



Your Ref : 164637  
Previous Ref :  
Enquiries : Rosa Rigali (6551 9306)

7 March 2024

**Application No: 164637 - Lot No 17113, 17944 Depot Dam Road 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 18 April 2024 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](http://www.dplh.wa.gov.au)

Send responses via email to [referrals@dplh.wa.gov.au](mailto:referrals@dplh.wa.gov.au). **Always quote reference number "164637" when responding.**

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

Yours faithfully



Ms Sam Boucher  
Secretary  
Western Australian Planning Commission

**APPLICATION DETAILS**

<b>Application Type</b>	Subdivision	<b>Application No</b>	164637
<b>Applicant(s)</b>	Wilson & Mackay		
<b>Owner(s)</b>	[REDACTED]		
<b>Locality</b>	Lot No 17113, 17944 Depot Dam Road Merredin		
<b>Lot No(s).</b>	17113, 17944	<b>Purpose</b>	Rural
<b>Location</b>		<b>Local Gov. Zoning</b>	General Farming
<b>Volume/Folio No.</b>	1665/218, 1665/218	<b>Local Government</b>	Shire Of Merredin
<b>Plan/Diagram No.</b>	229629	<b>Tax Sheet</b>	
<b>Centroid Coordinates</b>	mE mN		
<b>Other Factors</b>	BUSHFIRE PRONE AREA, THREATENED ECOLOGICAL COMMUNITY BUFFER, REMNANT VEGETATION (NLWRA), THREATENED FAUNA BUFFER		



## Application for Approval of Freehold or Survey Strata Subdivisions

Lodgement ID: 2024-229199

Your Reference	Lots 17113 & 17944 Depot Dam Road Merredin
Location of Subject Property	Lots 17113 & 17944 Depot Dam Road Merredin
No. of applicants	1
Are you applying on your own behalf?	No
Are you the primary applicant?	No
Do you have consent to apply from all landowners?	Yes
Lodgement Type	Subdivision
Submitted by	Cathryn Stafford
Email	[REDACTED]

### About the land

Number of current lots on the land	2	Total number of proposed lots on the land including balance lots	2
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	2	Number of fee exempt lots	0

N/A

### What is the proposed use/development?

Proposed Use	Lot size	Number of Lots	
Rural	Over 25 HA	2	
Local Government	Shire Of Merredin	Existing dwellings	Yes
Is common property proposed	No		

### Applicants

#### Primary applicant (1)

Is the applicant a company/organisation?	Yes	Is the applicant a landowner?	No
Name/Company	Wilson & Mackay	ABN / ACN	NA
Email	[REDACTED]	Phone number	0408 938007

#### Address

Street address	[REDACTED]	Town / Suburb or City	Upper Swan
State	WA	Post Code	6069
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

### Certificate of Title Details

#### Lots with certificate (1)

Volume	1665	Folio	218
Lot Number	17113	Plan/Diagram/Strata Plan Number	229629
Total land area	323.18	Land Area Units	Hectares
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	[REDACTED]	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
Address			
Street address	[REDACTED]	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	██████████	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
<b>Address</b>			
Street address	██████████	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	1665	Folio	218
Lot Number	17944	Plan/Diagram/Strata Plan Number	229629
Total land area	64.75	Land Area Units	Hectares
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	██████████	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
<b>Address</b>			
Street address	██████████	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	██████████	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
<b>Address</b>			
Street address	██████████	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	4	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			Not applicable
Has the land ever been used for potentially contaminating activity			No
Does the land contain any sites that have been classified under the Contaminated Sites Act 2003			No
Does the land contain any sites that have been reported or required to be reported under the Contaminated Sites Act 2003			No
Is the land located in an area where site characteristics or local knowledge lead you to form the view that there is a significant risk of acid sulfate soils in this location			No
Is this application to be assessed under the Liveable Neighbourhoods policy and is supporting documentation attached?			No
Is the development with in a Bushfire Prone Area?			N/A
Are there any dewatering or drainage works proposed to be undertaken			No
Is excavation of 100 cubic metres or more of soil proposed			No
If yes did the Acid Sulfate Soils investigation indicate acid sulfate soils were present			No
Is a Termination Proposal Attached			No
Is a Strata Company Resolution Attached			No

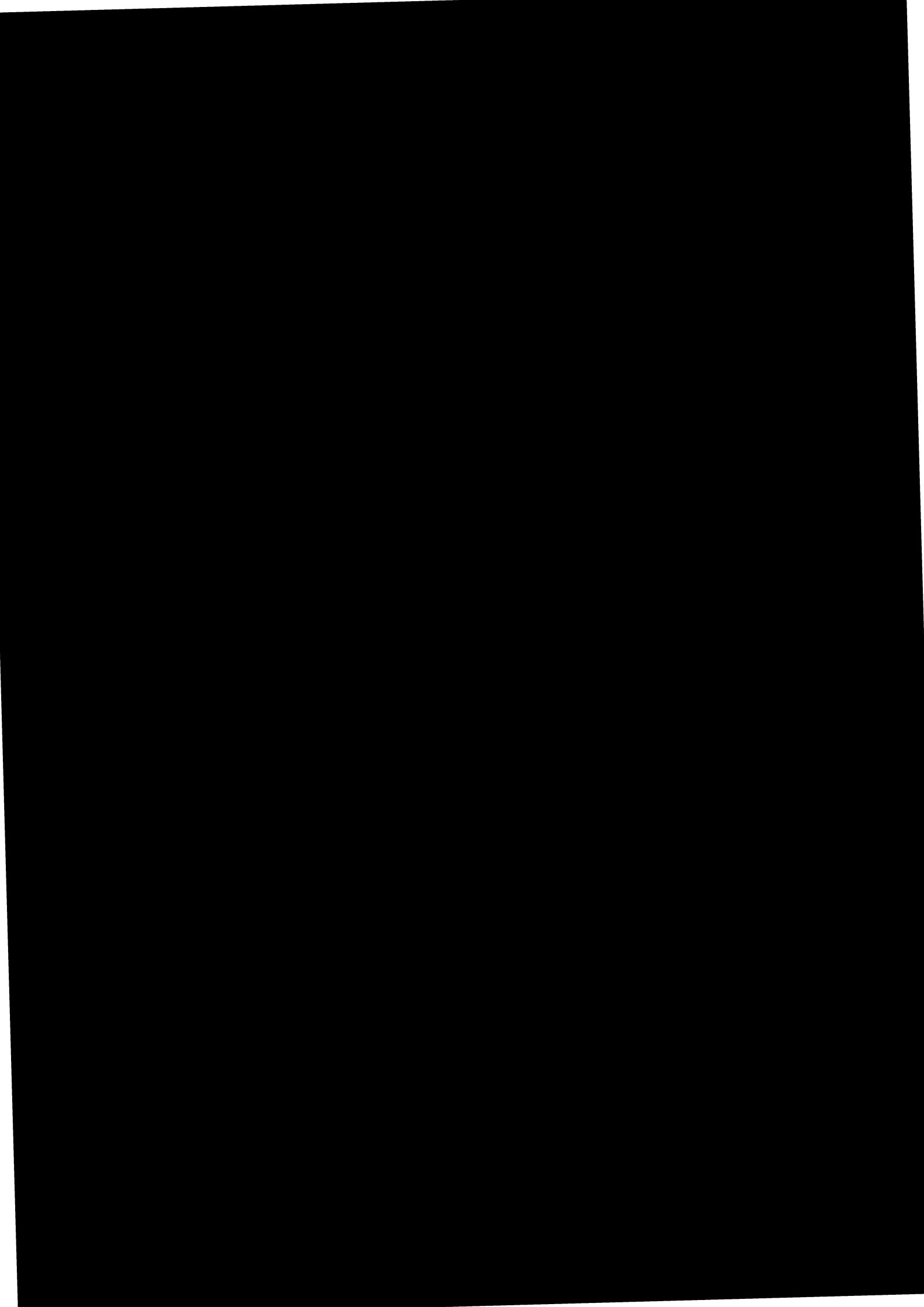
**Fee & Payment**

Fee amount	\$3,704.00	Payment Type	By Anyone
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**Attachments**

Attachment name	Attachment type
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Perth 140 William Street Perth Western Australia, 6000, Locked Bag 2506 Perth, 6001	Albany PO Box 1108 Albany Western Australia, 6330	Bunbury Sixth Floor Bunbury Tower 61 Victoria Street Bunbury Western Australia, 6230	Geraldton Regional Planning and Strategy Office 10 209 Foreshore Drive Geraldton Western Australia, 6530	Mandurah Unit 2B Suite 94/16 Dolphin Drive 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



## 7. Required information about the proposal

An application may not be accepted and will be returned to the applicant with the submitted fee if the requirements are incorrect or incomplete.

### General information required for all applications

1. 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
2. Relevant copies of the subdivision plans and supporting documentation or accompanying information are attached.  Yes
3. The subdivision plan is capable of being reproduced in black and white format.  Yes
4. The subdivision plan is drawn to a standard scale (ie 1:100, 1:200, 1:500, 1:1000) at A3 or A4.  Yes
5. All dimensions on the subdivision plan are in metric standard.  Yes
6. The north point is shown clearly on the subdivision plan.  Yes
7. The subdivision plan shows all lots or the whole strata plan (whichever is applicable).  Yes
8. The subdivision plan shows all existing and proposed lot boundaries.  Yes
9. The subdivision plan shows all existing and proposed lot dimensions (including lot areas).  Yes
10. The subdivision plan shows the lot numbers and boundaries of all adjoining lots.  Yes
11. For batlease lots, 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.  Yes  n/a (batlease lot not proposed)
12. The subdivision plan shows the name/s of existing road/s.  Yes
13. The subdivision plan shows the width of proposed road/s.  Yes  n/a (no road proposed)
14. The subdivision plan shows all buildings and/or improvements, including driveways and crossovers (including setbacks) which are to be retained, or removed.  Yes  n/a (land is vacant)
15. The subdivision plan shows all physical features such as watercourses, wetlands, significant vegetation, flood plains and dams.  Yes  n/a (land does not contain such features)
16. The subdivision plan shows all electrical, sewer and water infrastructure. For on-site sewage disposal, the indicative disposal areas for wastewater distribution are to be shown.  Yes
17. **Additional information required in the case of applications for residential infill subdivision within existing residential zoned areas**  
Applications which propose to create two or more residential lots in existing residential areas must show all existing features (in addition to item 16 above) located in the road reserve/s adjoining the subject land and all existing improvements on the subject land and including:
 

<ul style="list-style-type: none"> <li>• driveways and crossovers</li> <li>• kerb lines</li> <li>• manholes</li> <li>• bus stops</li> <li>• gully pits</li> <li>• boundary setbacks for dwelling/s to be retained</li> </ul>	<ul style="list-style-type: none"> <li>• fencing</li> <li>• street trees</li> <li>• water supply</li> <li>• swimming pools</li> <li>• pedestrian paths</li> <li>• retaining walls</li> <li>• telecommunication pillars</li> </ul>	<ul style="list-style-type: none"> <li>• electricity transmission lines and poles</li> <li>• sewer, water and electricity connections</li> <li>• on-site sewage disposal systems, including treatment and wastewater disposal areas</li> </ul>
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18. **Additional information required in the case of an application for termination**  
Has a copy of the outline of termination proposal been attached  Yes  
Has a copy of the strata resolution in support of this proposal been attached  Yes

The WAPC has published a guide to applications and fees to assist applicants preparing to submit applications. The guide and other information about the planning system is available online:

[www.dph.wa.gov.au](http://www.dph.wa.gov.au)

### Transport impacts

Transport Impact Statements and Transport Impact Assessments are required to determine the likely transport impact of a proposal. Information to assist proponents is available on the DPLH website at [www.dph.wa.gov.au/policy-and-legislation/state-planning-framework/fact-sheets,-manuals-and-guidelines/transport-impact-assessment-guidelines](http://www.dph.wa.gov.au/policy-and-legislation/state-planning-framework/fact-sheets,-manuals-and-guidelines/transport-impact-assessment-guidelines)

1. Are there 10 - 100 vehicle trips in the subdivision's peak hour?  Yes  No  
If yes, a transport impact statement is to be provided
2. Are there more than 100 vehicle trips in the subdivision's peak hour?  Yes  No  
If yes, a transport impact assessment is to be provided.

### Access to/from right-of-way or private road

Access is to be provided from an existing right of way or private road.

If you indicate 'yes', you must provide a copy of the plan or diagram of survey on which the subject right-of-way was created to confirm its exact width and whether a right of access exists. Right of access may be an easement under section 167A of the *Transfer of Land Act 1893*, an implied easement for access or other arrangement.

Yes  No

### Road and rail noise

Is the proposal within the trigger distance of a strategic transport route as defined by *State Planning Policy 5.4*?

Yes  No

### Contaminated sites

Information to assist applicants to respond to the following questions is on the Department of Water and Environmental Regulation (DWER) website at [www.der.wa.gov.au/your-environment/contaminated-sites](http://www.der.wa.gov.au/your-environment/contaminated-sites).

1. Has the land ever been used for a potentially contaminating activity?  Yes  No  
Appendix B of Assessment and Management of Contaminated Sites (DWER Contaminated sites guidelines) lists potentially contaminating industries, activities and land uses. The list is not exhaustive.  
If yes, please attach details of the activities/uses.
2. Does the land contain any site or sites that have been classified under the *Contaminated Sites Act 2003*?  Yes  No
3. Does the land contain any site or sites that have been reported or are required to be reported under the *Contaminated Sites Act 2003*?  Yes  No

### If you indicated 'yes' to question 2 or 3 you must provide a Basic Summary of Records (BSR)

Where a BSR is not available from the public Contaminated Sites Database, the form requesting a BSR from DWER is available online at [www.der.wa.gov.au/your-environment/contaminated-sites/57-forms](http://www.der.wa.gov.au/your-environment/contaminated-sites/57-forms) or by calling DWER on 1300 762 982.

If a BSR is not available, a copy of the letter from DWER notifying the applicant that the site or the sites are under assessment must be provided, followed by the BSR when available.

Yes  No

### Information requirements for Liveable Neighbourhoods

Subdivision applications proposing to create 20 or more lots on greenfield and urban infill sites will be assessed against the requirements of Liveable Neighbourhoods.

Such applications should be supported by documentation addressing the relevant criteria of Liveable Neighbourhoods, as identified in the application guidelines within the policy document.

Is this application to be assessed under the Liveable Neighbourhoods policy and is supporting documentation attached?  Yes  No

### Acid sulfate soils

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?  Yes  No

### Bushfire Prone Areas

Is all, or a section of the subdivision in a designated bushfire prone area?  Yes  No

If 'yes', has a BAL Contour Map been prepared; and

If the BAL Contour Map indicates areas of the subject site as BAL-12.5 or above, has a Bushfire Management Plan been provided with the application?  Yes  No

If NA is selected and the proposal is in a designated bushfire prone area then a statement advising why SPP 3.7 does not apply should be included.  n/a

### On-site sewage disposal

Is on-site sewage disposal proposed?  Yes  No

If yes, proposals for on-site sewage disposal should be accompanied by a site and soil evaluation as per the Government Sewerage Policy.  n/a (Greater than 4ha)

Has a site and soil evaluation been provided? If no, then a statement is to be provided as to why an evaluation has not been provided.

Information on preparing site and soil evaluations may be found on the Department of Health's website <https://www2.health.wa.gov.au/~media/Files/Corporate/general%20documents/water/Wastewater/Site-Soil-Evaluation.pdf>

### Survey Strata Title lots

Is strata title subdivision proposed?  Yes  No

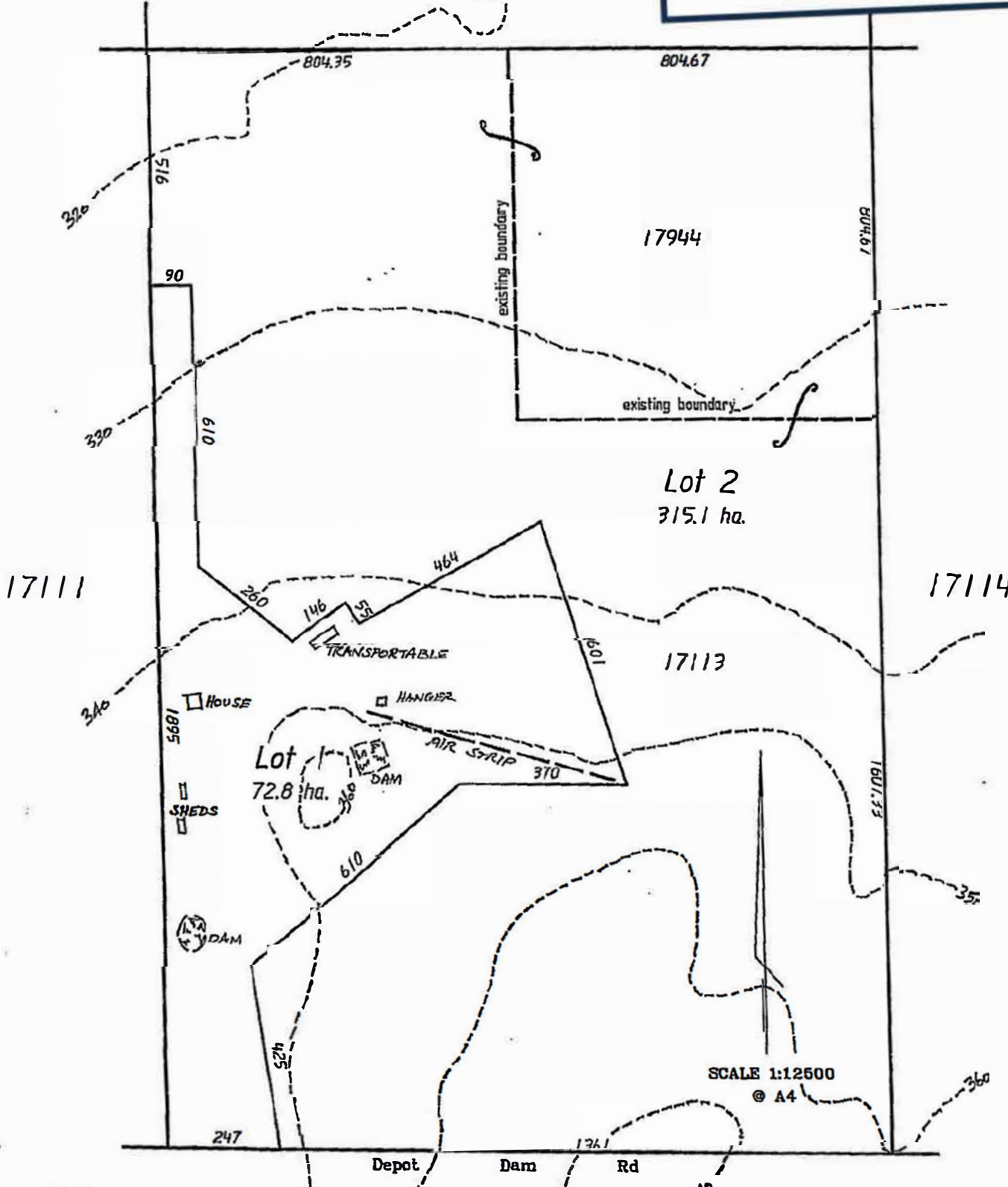
If yes, either the plan of subdivision or accompanying servicing plan is to show the indicative internal sewer and water connections to each lot.

If applicable, easements are to be shown.

Information on the water and sewer detail for survey-strata lots to be shown can be found on the Department of Mines, Industry Regulation and Safety website: [www.commerce.wa.gov.au/publications/plumbers-technical-note-services-survey-strata-lots-0](http://www.commerce.wa.gov.au/publications/plumbers-technical-note-services-survey-strata-lots-0)



18069



NOTES:

1. 2 existing lots.
2. 2 proposed lots.
3. Total area = 387.9 ha.
4. All buildings to be retained.
5. All dimensions subject to final survey.
6. Existing lot 17944 is 64.75 ha.
7. Existing lot 17113 is 323.18 ha.

**PROPOSED SUBDIVISION OF LOTS 17113 & 17944  
ON DP 229629, DEPOT DAM RD, TANDEGIN.**

WILSON & MACKAY  
Licensed Surveyors  
Upper Swan, 6068  
Telephone: [REDACTED]



Peter Zenni

**From:** Rowena O'Brien <[REDACTED]>  
**Sent:** Tuesday, 12 March 2024 9:19 AM  
**To:** Peter Zenni  
**Subject:** Bushfire information for WAPC ref: 164637

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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OFFICIAL

Dear Peter,

A pleasure to talk to you this morning.

As discussed the of vegetation present within the lots is classified as being bushfire prone by the Fire and Emergency Services Commissioner. *State Planning Policy 3.7: Planning in bushfire prone areas* (SPP 3.7) would normally require that a subdivision proposal provide detail to address bushfire risk management. However, clause 2.6 of the *Guidelines for Planning in Bushfire Prone Areas* (v.1.4) exempts proposals that do not result in the intensification of land use or an increased bushfire threat to people, property and infrastructure. Considering the nature of the proposal (boundary rationalisation), SPP 3.7 does not apply in this instance and the requirement for additional bushfire studies is not required to support the proposal.

Furthermore, should future development be proposed there is sufficient cleared area within the balance lot which would be capable of achieving a BAL-29 or less.

I trust the above assists. Please call me if you wish to discuss further.

Kind regards,

Rowena

**Rowena O'Brien**

Senior Planning Officer | Land Use Planning

Department of Planning, Lands and Heritage



The Department is responsible for planning and managing land and heritage for all Western Australians – now and into the future

The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders, past and present.

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MERREDIN, SHIRE OF

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