

OFFICIAL



Our Ref : 201639
 Previous Ref :
 Your Ref : 4080
 Enquiries : Olivia Clark (6551 8077)

07 May 2025

Application No: 201639 - 60 HUGHES 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 0 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by 18 June 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:
Water Corporation, Merredin, Shire of, DBCA - Wheatbelt, DWER - Swan Region, Main Roads, Wheatbelt, Western Power and LG Merredin, Shire of.

Yours faithfully



Ms Sam Boucher
 WAPC Secretary

APPLICATION DETAILS

Application Type	Subdivision	Application No	201639
Applicant(s)	FM Surveys		
Owner(s)	[Redacted]		

OFFICIAL

Locality	60 HUGHES ROAD MERREDIN		
Lot No(s).	7785, 7785	Purpose	Subdivision
Location	,	Local Gov. Zoning	GENERAL FARMING, RURAL RESIDENTIAL
Volume/Folio No.	1988/15, 1988/15	Local Government	Merredin, Shire of
Plan/Diagram No.	120140, 120140	Tax Sheet	
Centroid Coordinates			
Other Factors	FLOODPLAIN DEVELOPMENT CONTROL AREA, MRWA - STATE ROAD EXTERNAL REFERRAL, BUSHFIRE PRONE AREA, HYDROGRAPHY (), THREATENED FAUNA BUFFER, REMNANT VEGETATION (NLWRA)		

Our ref: 4080

The Secretary
Western Australian Planning Commission
PO Box J747
PERTH WA 6001

Dear Sir/ Madam

RE: PROPOSED SUBDIVISION OF LOT 7785 #60 HUGHES ROAD MERREDIN

FM Surveys act on the behalf of the owner of the above land holding.

1. Background

The proposal involves the subdivision into two lots. The proposal is to create a homestead lot from the rural land.

2. Bushfire

The homestead lot is not within the Bushfire Prone area. Portion of the rural land is in a bushfire prone area, but no future development is to occur in this area.



3. On-site sewage disposal

There is an existing on-site sewage disposal system.

4. Power

Power is connected to the house from the consumer pole via overhead cable.



5. Water

The house is connected to the Water Mains

Should you have any enquiries regarding this matter or require additional information from our office, please do not hesitate to contact me via email or by phone

Yours faithfully,

[REDACTED]

Mark Spencer
Project Manager
Surveying

Form 1A - Preliminary approval application

Lodgement ID	2025-02958		
Date submitted	14/04/2025		
Submitted by	Mark Cameron Spencer		
Your reference	4080		
Location of subject property	Lot 7785 Hughes Rd, Merredin		
Existing tenure	Freehold (Green Title)	Application type	Subdivision
Proposed tenure	Freehold (Green Title)		

Applicants**Applicant (1)**

Is person the primary applicant?	Yes		
Is the applicant an organisation/company?	Yes	Is the applicant a landowner?	No
Organisation/company	FM Surveys	ACN/ABN	84 659 647 970
Name	Mark Spencer	Position	Director
Email	[REDACTED]		
Phone number	[REDACTED]	Additional phone no.	N/A
Address	[REDACTED] Duncraig 6023 Australia	Additional phone no. type	N/A

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

Volume	1988	Folio	15
Plan number	120140	Lot number	7785
Part lot?	No	Location	N/A
Reserve number	N/A		
Address	60 HUGHES RD MERREDIN	Nearest road intersection	MERREDIN-NAREMBEEN ROAD

Landowners

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

Landowner (1)

Is the landowner an organisation/company?	No	Landowner type	Registered proprietor
Organisation/company	N/A	ACN/ABN	N/A

Name	[REDACTED]	Position	N/A
Email	[REDACTED]		
Phone number	[REDACTED]		
Address	[REDACTED] MERREDIN 6415 Australia		
Consent to apply:			
Has this landowner provided consent to apply?		No	
Date of consent document	N/A		

Additional consent to apply

Consent to apply checklist

Current copies of all records of title are attached	Yes
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	No
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	Subdivision
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	RURAL		
Total number of current lot/s subject of this application	1	Number of proposed lot/s	2

Proposed use/development:

Proposed zone (1)	Rural	Zone lot size	2 HA - 5 HA
		Number of zone lots	1
Proposed zone (2)	Rural	Zone lot size	Over 25 HA
		Number of zone lots	1

--

Reserved lots:			
Reserve lot type (N/A)	N/A	Number of reserve lots	N/A

Dwellings, outbuildings and structures			
Does the subject lot/s contain existing dwellings, outbuildings and/or structures?		Yes	
Dwellings:			
Number of dwellings	1	Specify details	All to be retained
Details of partially retained/ removed dwellings	N/A		
Outbuildings:			
Number of outbuildings	7	Specify details	All to be retained
Details of partially retained/ removed outbuildings	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	
Termination			
Strata company resolution in support of the termination proposal is available?		No	
Has an outline termination proposal been prepared?		No	
Survey-Strata or Leasehold (Survey-Strata)			
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	
Strata or Leasehold (Strata)			
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

Subdivision details

Transport impacts

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

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

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

Contaminated sites

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

Information requirements liveable neighbourhoods

Is this application to be assessed under the Liveable Neighbourhoods policy? 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? No

Bushfire prone areas

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

On-site sewerage disposal

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

Final Checklist

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?	Yes
The subdivision plan shows features such as watercourses, wetlands, significant vegetation, flood plains and dams?	Yes
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
Additional information required in the case of applications for residential infill subdivision within existing residential zoned areas	No

Estimated Fee & Payment Details			
Estimated fee payable	\$3,814.00		
Number of proposed lots	2	Number of reserved lots	0
Payer details			
Would you like to nominate that the invoice is sent to another party for payment?		Yes	
Payer name	██████████	Organisation/company	N/A
Phone number	██████	Email	██████████
Postal address	██████████	City/Town/Suburb	Waroona
Postcode	6215		
Submit application			
Are the payer's details correct?		Yes	
Have you checked the Summary of the Proposal and acknowledged all items?		Yes	

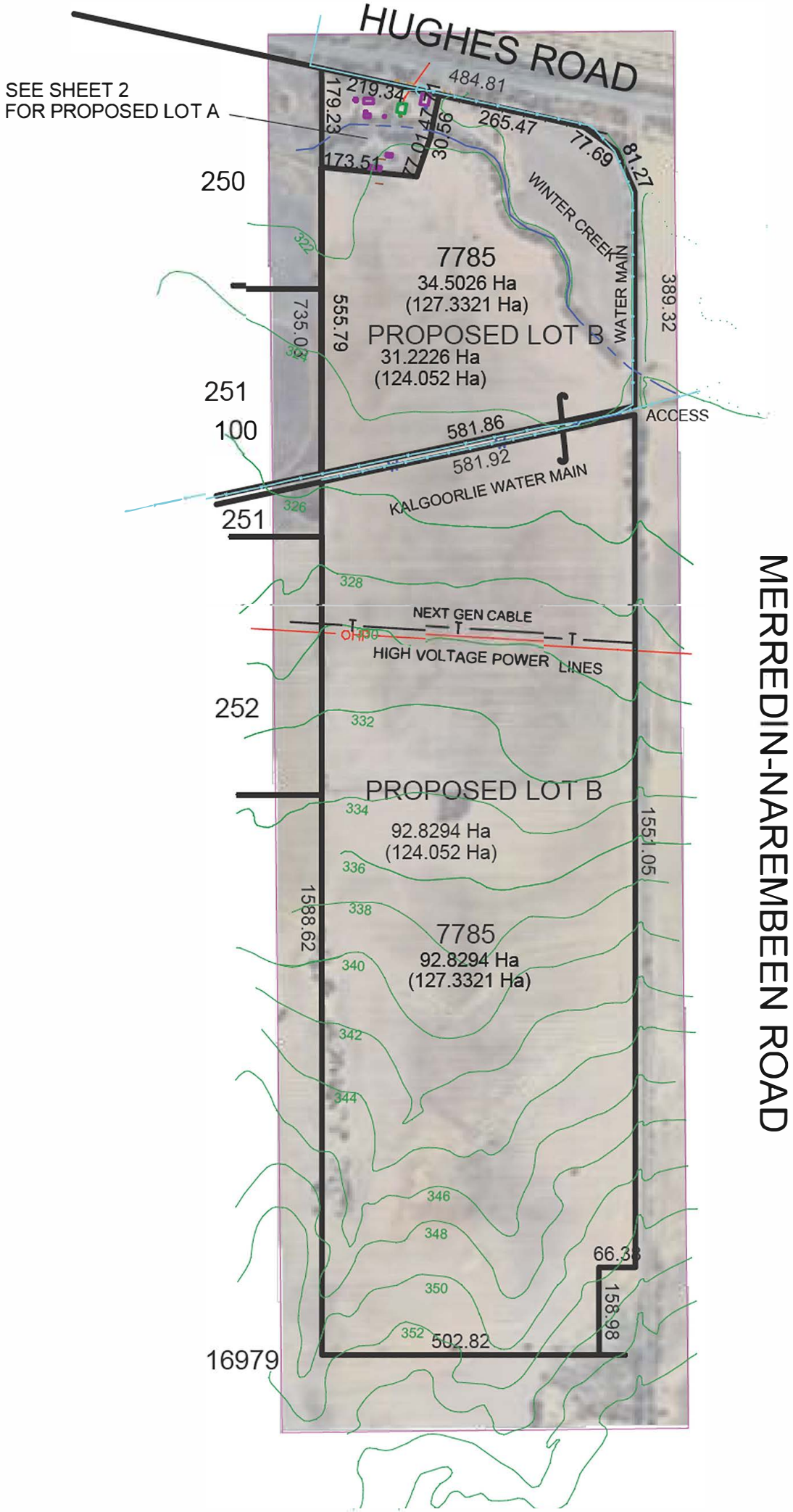
Attachments	
Document type	Document
Certificate of Title	Certificate of Title with Sketch 1988-15 60 Hughes Road, MERREDIN 6415 - Certificate of Title 1988-15.pdf
Covering letter	PROPOSED SUBDIVISION OF 60 HUGHES ROAD MERREDIN.pdf
Export PDF - Lodged application	20250414 2025-02958 60 HUGHES RD, MERREDIN - Form 1A.pdf
Letter of consent	consent.pdf
Subdivision plan	4080-proposal-merredin-2.pdf
Tax Invoice	Tax Invoice - INV0005533 - 20250417.pdf
Tax Invoice - Receipt	Tax Invoice Receipt - INV0005533 - 20250430.pdf

WAPC contact information			
Infoline	1800 626 477	Planning Online	https://planningonline.dph.wa.gov.au
Web address	www.dph.wa.gov.au	Email	corporate@wapc.wa.gov.au

OFFICIAL

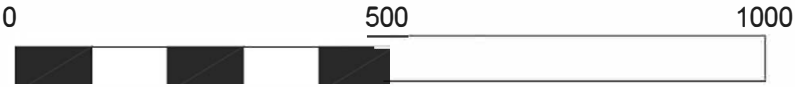
Perth	Albany	Bunbury	Mandurah
140 William Street Perth, 6000 Locked Bag 2506 Perth, 6001 (08) 6551 9000	178 Stirling Terrace PO Box 1108 Albany 6331 (08) 9892 7333	Sixth Floor Bunbury Tower 61 Victoria Street Bunbury 6230 (08) 9791 0577	Level 1 - Suite 94 16 Dolphin Drive Mandurah 6210 (08) 9586 4680

NOTE DWELLING AND ALL SHEDS TO REMAIN



NOTES
This survey does not guarantee the correct position of fences or found pegs.
For the location of underground utility services see "Dial Before You Dig" plans
All units are in metres
Contour interval 2m
Vertical datum is the A.H.D.
Check title for easements, encumbrances and ownership etc.
Lot dimensions and areas are subject to final survey and may change.
Cadastral information has been sourced from Landgate.

ORIGINAL AREAS
Lot 7785 127.3321 Ha
No of existing lots 1
No of proposed lots 2



SHEET 1 OF 2 SHEETS

PLAN OF
PROPOSED HOMESTEAD
SUBDIVISION OF
LOT 7785
60 HUGHES ROAD
MERREDIN

METADATA	
LOCAL AUTHORITY	SHIRE OF MERREDIN
DATE OF SURVEY	6-4-2025
SCALE	1:10000 AT A3

JOB NUMBER

4080

VERSION 1

F.M. SURVEYS PTY LTD
P.O. Box 178
DUNCRAIG WA 6023
Ph. [REDACTED]
Email: [REDACTED]
Drawn
Mark Spencer

NOTE DWELLING AND ALL SHEDS TO REMAIN

SEE SHEET 2
FOR PROPOSED LOT A

HUGHES ROAD

WATER MAIN

ACCESS

ACCESS

OVER HEAD POWER

WATER METER

ACCESS

219.34

484.81

T265.49

POWER POLE

SHED

DWELLING
TO REMAIN

STABLE

SHED

SHED

SHED

SEPTICS

WINTER CREEK

PROPOSED LOT A

3.2801 Ha

322

SHED

OLD PIG DEN

173.51

EXISTING FENCE

77.01

30.56

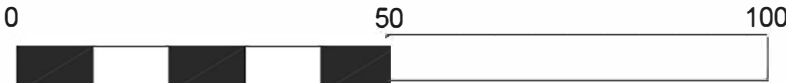
PROPOSED LOT B

31.2226 Ha
(124.052 Ha)

NOTES
This survey does not guarantee the correct position of fences or found pegs.
For the location of underground utility services see " DialBefore You Dig" plans
All units are in metres
Contour interval 2m
Vertical datum is the A.H.D.
Check title for easements, encumbrances and ownership etc.
Lot dimensions and areas are subject to final survey and may change.
Cadastral information has been sourced from Landgate.

ORIGINAL AREAS
Lot 7785 127.3321 Ha
No of existing lots 1
No of proposed lots 2

SHEET 2 OF 2 SHEETS



PLAN OF
PROPOSED HOMESTEAD
SUBDIVISION OF
LOT 7785
60 HUGHES ROAD
MERREDIN

METADATA	
LOCAL AUTHORITY	SHIRE OF MERREDIN
DATE OF SURVEY	6-4-2025
SCALE	1:10000 AT A3

JOB NUMBER

4080

VERSION 1

F.M. SURVEYS PTY LTD
P.O. Box 178
DUNCRAIG WA 6023

Ph. [REDACTED]
Email: [REDACTED]

Drawn
Mark Spencer



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

