

SHIRE OF MERREDIN - LOCAL PLANNING SCHEME No 6 - Amendment No 8 (Omnibus Amendment)						
SCHEDULE OF SUBMISSIONS						
Sub No	Date Rec'd	Submitter	Property Affected	Summary of Submission	Officer Comment	Officer Recommendation
1	13-Jan-25	DWER	n/a	No objections and no comments.	Noted	That the submission be noted .
2	16-Jan-25	MRWA	n/a	No issues and no comments	Noted	That the submission be noted .
3	17-Jan-25	Rachel Knowles and Adrian Cahill	65 Merredin-Nungarin Rd, Merredin	<p>We moved to our property to enjoy country life, we have animals and chose this location as we can enjoy the quiet and peace of the country and also be close to town, an industrial area on Goldfields Rd will destroy all of this and all that we have built.</p> <p>The concerns expressed regarding the proposed industrial zoning south of Goldfields Road include; disturbance of the peace, disturbance to the animals, creation of an eye-sore, increased noise and pollution, reduction in the property value, increased traffic and road damage and increased risk for visitors.</p>	<p>The subject land is not included in the Omnibus amendment.</p> <p>The residence, being a sensitive use, will need to be considered in any Council determination of a Development Approval (DA) application in the proposed new industrial area.</p> <p>The nearest industrial proposal in the amendment is nearly 500m south of the residence on 65 Nungarin-Merredin Rd.</p> <p>There is no evidence that livestock will be impacted, or land values will be affected.</p> <p>Any future planning of the new industrial area will be required to provide landscaping to screen any development from non-industrial uses.</p> <p>Until the local government is in receipt of a DA, there is no evidence that an increase in traffic will impact the Merredin-Nungarin Road.</p> <p>The local government through mechanisms such as the Environmental Protection Act, and the Planning and Development Act, has the ability to control noise, dust, fumes, light, emissions etc</p>	<p>1. That the submission be dismissed.</p> <p>2. That the Council advise the submitter that it has obligations to consider the impact of any new (industrial) development on any sensitive nearby uses. Existing mechanisms include the Environmental Protection Act, EPA guideline for buffer distances, and the Planning and Development Act, all of which have the ability to control noise, dust, fumes, light, emissions etc</p>
4	23-Jan-25	DoHealth	n/a	<p>1. No objection subject to compliance with existing State and local waste water requirements.</p> <p>2. No objection subject to compliance with existing water supply guidelines.</p> <p>3. Chemical and asbestos hazards must be appropriately assessed prior to the issue of any approvals.</p> <p>4. Any future Structure Plans (SPs), subdivisions and DAs be submitted for specific comment that any new developments be assessed against the guidelines for separation distances and sensitive land uses.</p>	<p>1. and 2. Wastewater and water supplies are State controlled requirements and will be complied with.</p> <p>3. and 4. Any major developments or Structure Plans will require environmental assessments where appropriate.</p>	<p>1. That the submission be noted.</p> <p>2. That the submitter be advised that all new developments will be required to be connected to essential services in line with State policies.</p> <p>3. That the submitter be advised that any new development requiring subdivision will be required to prepare a Structure Plan - with its advertising.</p>
5	24-Jan-25	DEMIRS	n/a	No objections to the Amendment.	Noted	That the submission be noted .
6	7-Feb-25	DPLH - Heritage	N Merredin Primary School (NMPS)	<p>1. No State Registered Heritage Places affected.</p> <p>2. We note that P13495 NMPS, which is on the Shire's Heritage List is affected by the amendment which proposes rezoning of a portion of the site to R80 to allow 4 storey residential development. The Shire may wish to consider introducing development controls to ensure the future development is sympathetic to the heritage place.</p> <p>3. There are no objections to the proposed Amendment No.8 from a historic heritage perspective.</p>	<p>1. Noted.</p> <p>2. Future Development Approval (DA) applications will be assessed in the context of the heritage value of the NMPS.</p> <p>3. Noted</p>	<p>1. That the submission be noted.</p> <p>2. That the submitter be advised that any future DA assessment will need to ensure that the heritage value of the NMPS will be protected.</p>
7	11-Feb-25	DFES	n/a	<p>A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals designated on the Map of Bushfire Prone Areas as Area 2 that has or will have a bushfire hazard level above low (refer to policy measure 7.1 of SPP 3.7).</p> <p>A BMP should include an assessment of the broader landscape, identification of any environmental, biodiversity or conservation values on the subject site, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within the Guidelines, is or can be achieved.</p>	<p>The Council will require the preparation of a BMP when triggered by a subdivision, DA or Structure Plan (SP) in areas within Bushfire Prone mapping.</p> <p>A BMP at the level of a Shire Strategy or Shire Scheme is considered inappropriate.</p>	<p>1. That the submission be noted.</p> <p>2. That the submitter be advised of the Council's intention to require a BMP when triggered by a subdivision, DA or SP.</p>
8	13-Feb-25	Planwest	n/a	It is not considered appropriate to allow a Road house to be a permissible use in a Light industry and General industry zone because a Road house, by definition, allows for a residential component.	<p>Allowing residential uses in an industrial environment is not consistent with sound planning principles.</p> <p>A Road house without accommodation could be considered as an alternative and permissible use - for example a Service station.</p>	That the submission be upheld by changing the permissibility of a Road house to an 'X' use in a General industry and Light industry zone.

9	13-Feb-25	DPIRD	n/a	<p>DPIRD does not object to any part of the Amendment - except for the following.</p> <p>Part I - Cnr Duff and Coronation Streets should remain Parks and Recreation because:</p> <p>a) The western part of the development resulted in the loss of native vegetation.</p> <p>b) The western development resulted in the destruction of groundwater monitoring bores.</p> <p>Other comments and suggestions relate to:</p> <p>Part ajiv Nangeenan Progress Association should be consulted.</p> <p>Part e) Reserve 29700 proposed for more tourist and visitor accommodation should be advertised separately, including consultation with DBCA and DWER. Conditions should prevent any clearing of native vegetation.</p> <p>Part fjii Merredin Airstrip concerns regarding the mixed use mainly concerning the RFDS activities, surrounding native vegetation and Merredin Pet Cemetery.</p> <p>Part fjiii Suggested change to the Special Control Area (SCA) provisions to make the local government comply with environmental advice received.</p> <p>Part jji New industrial land west of Merredin will be a loss of agricultural land.</p> <p>Concern expressed for;</p> <p>* potential impact on the Merredin Plantation setup to control town salinity.</p> <p>* potential impact on Red-Tailed Black Cockatoo feeding regime.</p> <p>* protection of existing groundwater monitoring bores.</p>	<p>Part I - The land is within the Merredin township and is fully serviced. A portion of the land will be retained as public open space.</p> <p>Development of the site to be rezoned will be subject to a detailed assessment of bores and native vegetation.</p> <p>The site is adjacent to the existing aged person's accommodation and will be able to share resources.</p> <p>Other comments - a) Nangeenan community should be aware of proposals through the public advertising process.</p> <p>e) - Any development on Reserve 29700 will be subject to a DA at which time it may be referred DBCA and DWER.</p> <p>fjii - Merredin airstrip development will be subject to a more detailed assessment through a DA and a LDP (Local Development Plan).</p> <p>fjiii - Council may refer proposals for environmental advice in SCAs, however, once advice is received, the Council will take into consideration the advice prior to making a determination.</p> <p>jji - Merredin township is surrounded by agricultural land, and the loss in area is a minor proportion of the agricultural sector. It is essential that forward planning provides for township expansion demands for various landuse sectors.</p> <p>Any industrial development near the Merredin Plantation area;</p> <p>* - will need to assess its impact on the Plantation and red-tailed black cockatoo habitats.</p> <p>* - will need to protect existing groundwater monitoring bores.</p>	<p>1. That the submission regarding Lot 501 Bates, Duff and Coronation Streets site be dismissed.</p> <p>2. That the submitter be advised that the Council considers that any new aged persons accommodation should be co-located with the existing development in the street block allowing the sharing of existing facilities.</p> <p>Development of the site to be rezoned will be subject to a detailed assessment of bores and native vegetation at the time of a DA.</p> <p>3. That the submission regarding other comments be noted.</p>
10	19-Feb-25	Luke Swarts	602 Gamenya Ave, Merredin	<p>The submitter has a deep personal and emotional connection to Merredin. Changing the zoning from farming to industry would have a significant and detrimental impact on his business and his future in the community.</p> <p>The area is not readily accessible from the highway.</p> <p>Noise pollution and increased disturbance for nearby families will increase.</p> <p>The railway line increases costs of servicing for industrial uses.</p>	<p>It is noted that 60% of the property is impacted by the WWTP SCA which precludes sensitive landuses. The land is surrounded by a creekline to the north, railway line to the south, light industrial zoning to the east. Notwithstanding these factors, it is not considered essential to include this land in the Industry zone.</p>	<p>That the submission be upheld and the subject land remaining General farming.</p>
11	21-Feb-25	DoEducation	Colleges and schools in Merredin	<p>No objection to amendment, however the Department would appreciate the opportunity to work with the Shire through consultation with new Structure Plans.</p>	<p>All major amendments and significant Structure Plans will be referred to servicing agencies - including the Department of Education.</p>	<p>1. That the submission be noted.</p> <p>2. That the submitter be advised that all major amendments and significant Structure Plans will be referred to the Department.</p>
12	24-Feb-25	D and A Pmich	750 Merredin Naremben Rd, Merredin	<p>Although supportive in principle, as owners of a rural property immediately south of the existing Merredin airstrip, are concerned about the impact of any future development of the area.</p> <p>Concerns include fumes, noise, light spill, security and increased traffic.</p> <p>Bushland in the southern part of the airstrip area should be protected as a buffer.</p>	<p>The Council will require a Local Development Plan (LDP) to be prepared for any major development of the area (that does not involve subdivision).</p> <p>This LDP will be required to assess the environmental impact of any development on nearby uses.</p> <p>The local government through mechanisms such as the Environmental Protection Act, and the Planning and Development Act have the ability to control noise, dust, fumes, light, emissions etc.</p>	<p>1. That the submission be noted.</p> <p>2. That the submitters be advised that the Council will require a Local Development Plan (LDP) to be prepared for any major development of the area (that does not involve subdivision).</p> <p>This LDP will be required to assess the environmental impact of any development on nearby uses.</p> <p>The local government through mechanisms such as the Environmental Protection Act, and the Planning and Development Act have the ability to control noise, dust, fumes, light, emissions etc</p>
13	24-Feb-25	Greg Doncon	n/a	<p>1. Maiolo Way land being rezoned carries a fire risk.</p> <p>2. The submitter has provided an annotated version of the Amendment document to identify typos and other comments.</p>	<p>1. - The Maiolo Way area is within the Bushfire Prone mapping prepared by DFES.</p> <p>Any development in this area will require the preparation of a Bushfire Management Plan (BMP) and a Bushfire Attack Level (BAL) prior to Development Approval being determined.</p> <p>2. - The annotations in the Amendment are acknowledged, however, now that the advertising period has closed, there is little value in updating the discussion part of the document.</p>	<p>1. That the submission be noted.</p> <p>2. That the submitter be advised that any development in the Maiolo Way area will require the preparation of a Bushfire Management Plan (BMP) and a Bushfire Attack Level (BAL) prior to Development Approval being determined.</p>
14	24-Feb-25	WA Water Corporation	n/a	<p>Amendment components appear to be minor, however 4 areas need to address minor issues.</p> <p>1. Maiolo/Lukin St area (3d) requires water main extensions.</p> <p>2. Mixed use at airstrip (3f) may require water mains upgrades.</p> <p>3. CEACA site (3i) requires sewer main extension.</p> <p>4. New industrial areas (3j) will require water mains planning.</p>	<p>Development of the vacant lots in Maiolo Way will require water mains extensions and water meters.</p> <p>The Council is not in a position to pay for these services that should have been provided by the developer.</p> <p>Development in the other 3 areas (airstrip, CEACA and industrial land) will not be supported without the necessary services.</p>	<p>1. That the submission be noted.</p> <p>2. That the submitter be advised that any development in the Maiolo/Lukin Street area, Merredin airstrip, Duff/Coronation Street area and new industrial areas will require the provision of essential services as required by existing State provisions.</p>
SHIRE OF MERREDIN - LOCAL PLANNING STRATEGY						
SCHEDULE OF SUBMISSIONS						

1	19-Feb-25	Andrew Roy Butler		<p>Part 1 - Planning Area A (not sure why it is named Cohn St) if subdivided, should retain as much of the native vegetation as possible . Some references are old. List of native plants needs updating, ideally with a Natural Resource Manager.</p> <p>Part 2 - Many of the alternative agricultural industries have been tried. Other alternatives may include hydroponics, fish farming etc Other renewable energy advantages could be added to the text, like solar panels under turbines and continued agriculture along with renewables.</p>	<p>Part 1 - Development of Planning Areas will be subject to a Structure Plan (SP) where subdivision is involved. The SP will be subject to assessments of native vegetation, open space and essential services. SPs are subject to advertising.</p> <p>Part 2 - The Council is prepared to entertain alternative agricultural industries and welcomes serious development proposals that are appropriate, viable and sustainable.</p>	<p>1. That the submission be noted.</p> <p>2. That the submitter be advised that any future subdivision and development of the Cohn Street Planning Area will be subject to the preparation of a Structure Plan (SP).</p> <p>Any future SP will be subject to assessments of native vegetation, open space and essential services. SPs are subject to advertising.</p> <p>3. That the submitter be advised that the Council is prepared to entertain alternative agricultural industries and welcomes serious development proposals that are appropriate, viable and sustainable.</p>
2	20-Feb-25	DPIRD	n/a	<p>DPIRD acknowledges population challenges and supports renewable energy industries. Suggests undeveloped residential land be revegetated and then cleared when development occurs. Considers converting unused POS areas as contrary to 'caring for the environment'.</p> <p>Cohn St Planning Area (PA) - DPIRD does not support clearing of any native vegetation.</p> <p>Davies St PA - Native vegetation to be protected.</p> <p>French Ave PA - This POS is central for South Merredin, no native vegetation should be cleared.</p> <p>Golf course PA - Bushland on Golf Road to be retained as a visual buffer.</p> <p>Jellicoe PA - Should remain POS.</p> <p>Kitchener Road PA - OK for housing without removing native vegetation.</p> <p>Telfer Ave PAs - Would displace men's shed annual crop, but otherwise would be suitable for housing.</p> <p>Abattoir Road PA - No objection, but could provide visual and noise buffer to the Highway.</p> <p>Proposed industrial lots surrounding the Merredin Plantation, which is an area of native vegetation that was planted in 1991 to address the spread of salinity in the area. Any development would need to ensure that there is no impact on the Merredin Plantation, and to be mindful of the local surface and groundwater hydrology to avoid impacts from, or spread of, salinity. Any development proposal would need to be assessed very carefully to make sure that no adverse impacts occur relating to red-tailed black cockatoos and monitoring bores.</p> <p>General comments - many strategy proposals will lead to loss of native vegetation. Council should prepare a revegetation strategy to reduce the urban heat island effect New subdivisions should keep native vegetation areas in POS or road reserves.</p>	<p>DPIRD's has expressed its support for renewable energy projects, however the main thrust of its submission is based on opposing the removal of any native vegetation, protecting red-tailed black cockatoos and reducing the town's heat build-up by revegetating areas.</p>	<p>1. That the submission be noted.</p> <p>2. That the submitter be advised that the Council needs to assess the balance of the future supply of serviced land and the protection of vegetation and wildlife. Ensuring the supply of land for future development is critical for Merredin to survive and thrive. The Council has commissioned Urbis to prepare a Master Recreation Plan, Concept Plan and Recreation Infrastructure Asset Management Plan to best service the Merredin community.</p> <p>3. Any subdivision proposals in the Planning Areas and any new industrial area will be subject to a Structure Plan - and its advertising.</p>
3	24-Feb-25	Greg Doncon	n/a	<p>Strategy Part 1 Page 4 - Lifestyle blocks to prepare livestock management plans prior to stocking properties. Page 5 - 'Where is 'existing fragmented land and/or unproductive land' for new rural residential development.</p> <p>Page 6 - Can the impact of large areas of bitumen in Merredin be reduced by preparing a 'Planning Direction' or 'Actions'.</p> <p>Page 7 - The Shire should be proactive in block planting of vegetation to reduce summer temperature impacts.</p> <p>Page 9 - The area east of Farrar Parade may be suitable for permanent workers camp.</p> <p>Page 13 - Rural Residential areas discussion is ambiguous, reference to mapping may help clarity. Reference to Planning areas H (O'Connor) and M (Abattoir Road) as 'Residential' is confusing.</p> <p>Strategy Part 2 Page 27 - Table 8 and Figure 4 are based on superseded documents.</p> <p>Page 31 - Conflict period between Rural residential and agricultural land is not just sowing and harvesting. Conflicts could potentially include spraying, burn-offs, livestock activities, fertilising periods and dog attacks.</p>	<p>Strategy Part 1 P4 - This is a suggestion worth pursuing as a condition of a DA or as a provision in a SP that applies to the subdivision of land. P5 - Existing fragmented land is land that has already been subdivided to sizes that may not be viable as agricultural land. P6 and P7 - This is not within the ambit of a Strategy, however, the Council has commissioned Urbis to prepare a Master Recreation Plan, Concept Plan and Recreation Infrastructure Asset Management Plan to best service the Merredin community and reduce impacts of increasing temperatures. P9 - Noted.</p> <p>P13 - Planning area H is retained as Rural residential, however Planning area M is retained for Light industry/commercial uses.</p> <p>Strategy Part 2 P27 - Noted. These were the current documents at the time of writing.</p> <p>P31 - There will always be a transition area between rural and urban development. Existing provisions already control times, periods and distances for spraying, burn-offs and other standards to minimise potential conflicts.</p>	<p>1. That the submission be noted.</p> <p>2. That the submitter be advised that his submission is appreciated and that certain aspects of the points raised will be pursued in future developments and planning documents.</p>

Peter Zenni

From: Jim Mackintosh <jim.mackintosh@dwer.wa.gov.au>
Sent: Monday, 13 January 2025 2:02 PM
To: Peter Zenni
Subject: RE: Shire of Merredin - Planning and Development Act 2005 - Amendment Available for Inspection - Local Planning Scheme 6 - Omnibus Amendment 8

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Peter Zenni,

Thank you for the above referral. The Department of Water and Environmental Regulation (DWER) has considered the above proposal and has no objections and no further comments.

Regards

Jim Mackintosh

Department of Water and Environmental Regulation

Program Manager

Swan Avon Region

Planning Advice Section

T 08 6250 8043 |

E jim.mackintosh@dwer.wa.gov.au

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Peter Zenni

From: Darren Wallace <darren.wallace@mainroads.wa.gov.au>
Sent: Thursday, 16 January 2025 1:48 PM
To: Craig Watts
Cc: Peter Zenni
Subject: Shire of Merredin Local Planning Scheme No 6 - Omnibus

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Hi Craig

Thank you for the opportunity to review the proposed Shire of Merredin Local Planning Scheme No 6 - Omnibus Amendment No 8.

Main Roads Wheatbelt Region have reviewed the proposed Omnibus Amendment No 8 and have no issues with the proposed amendment and therefore offer no comments.

Kind Regards

Darren Wallace (he/him/his)
Project Contract Manager
Wheatbelt Region
Regional Operations
Tel: +61 8 9622 4720 Mob: 0417707478



Main Roads acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures, and to Elders both past and present.

17/01/24

Craig Watts
Chief Executive Officer
Shire of Merredin
PO Box 42
Merredin WA 6415

**RE: Local planning scheme No 6 – Omnibus Amendment No 8
Pursuant to r.38 of the Planning and Development (Local Planning Schemes) Regulations 2015
notice.**

Rachel Knowles and Adrian Cahill of 65 Merredin-Nungarin Rd, Merredin WA 6415 would like to formally submit a complaint to the above amendment.

We moved to our property to enjoy country life, we have animals and chose this location as we can enjoy the quiet and peace of the country and also be close to town, an industrial area on Goldfields Rd will destroy all of this and all that we have built. We do not approve the location on Goldfields Rd becoming an industrial area. In fact, we were hoping we could one day buy that paddock and farm it ourselves.

Our concerns are as follows:

- Disturbance of our peace.
Losing the tranquility that we currently have out there, our little piece of paradise that we have worked very hard for and on would be ruined.
- Disturbance to our animals.
Our animals are important to us and we don't want our animals to be disturbed or become unsettled due to noise & traffic.
- A general eye sore going from farmland to industrial.
Currently we look across our paddock and all we see is paddocks, we are in the country where we want to be looking at what we moved here to see, an industrial area will change that dramatically.
- Increased noise from industry/trucks etc
Obviously noise pollution would be a factor and would affect our peace as well as our animals, it could potentially frighten them.
- Pollution.
Depending what is planned for the area polluting is a huge factor seeing as we are farming so close our crops that support our animal feed and we want the best possible crops for our animals, also pollution that might affect our animals.
- The value of our property and the risk for further expansion into our property.
As mentioned we have worked very hard our property, a lot of time and money and heart has gone into our property, I believe that the value of our property will drop dramatically having an industrial area so close. We also want to continue farming and want to grow within our space, it would be awful to have our land changed into something that would affect us greatly as I know it is currently affecting other members in this town.
- Traffic & more than usual amounts of people being around our property.

This could also lead to higher chances of theft or trespassing, at the moment we are out of town and having an industrial area so close will bring more traffic as well as more people into the area, as we are out of town and there is no problem with people and that is another reason why we brought where we did. To have the quiet country lifestyle.

- Increased road damage from heavy vehicles
Our roads are already fairly damaged and we already have quite a bit of truck traffic during harvest, increased use will cause increased damage and repairs are far & few between there would also be risk of more accidents.
- Increased risk to your aged parents travelling
We have family including our aged parents & aunts & uncles that come from Nungarin & from Perth and they visit quite frequently, increased traffic and an industrial area could cause an increased risk to them when travelling to town not only due to road condition and increased traffic but also we all know how impatient truck drivers and other drivers can be.

It is not a matter of stopping progress or not wanting the town to grow, it is a matter of our lifestyle and uprooting and moving out here to be able to enjoy this lifestyle and the risk of it being taken away breaks our hearts. I believe the town can grow elsewhere.

We believe there would be other places to be able to expand into or develop, there are also a lot of places that are already industrial that are as far as I know vacant, and a lot that look to have been abandoned.

I know there are a few people unhappy with this change and I hope you take into consideration the homes you would be ruining as well as the dreams and livelihoods that would be ruined. Life isn't always about the big guy winning or always getting what they want, our life and future count too, I hope you don't take that away from people.

Merredin should be a place people want to live for its beauty, the farms, the peace of being out of the city and to enjoy country living, not a concrete industrial jungle, nobody wants to live in that.

Yours sincerely,



Rachel Knowles
0435 046 128



Adrian Cahill
0402 829 163



Government of **Western Australia**
Department of **Health**

Our Ref: F-AA-90487-1/ D-AA-25/3486
Contact: Rachael Donovan 9222 2000

Mr Craig Watts
Chief Executive Officer
Shire of Merredin
PO Box 42
MERREDIN WA 6415

Dear Mr Watts

**REQUEST FOR COMMENT – SHIRE OF MERREDIN LOCAL PLANNING SCHEME
NO.6 OMNIBUS AMENDMENT NO. 8**

Thank you for your letter dated 19 December 2024, requesting comment from the Department of Health (DoH) on the above proposal.

The DoH provides the following comment:

1. Waste Water

DoH has no objection to the Omnibus Amendment subject to ensuring the treatment and disposal of the wastewater generated on a site complies with the following:

- a) The requirement to connect to deep sewerage by a licensed service provider as per the *Health (Miscellaneous Provisions) Act 1911*
- b) Where deep sewerage is not available, is not economically viable and is outside of the scope of the Health Act, onsite wastewater treatment is required in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*
- c) The Government Sewerage Policy 2019, which requires minimum setback distances from environmentally sensitive areas such as winter creeks and lakes. A 'site and soil evaluation' (SSE) is to be undertaken during the wettest time of the year (mid-July/August) by a qualified consultant as per AS/NZS 1547:2012 to ensure the land application area is located and sized appropriately

2. Drinking Water

All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Guidelines 2011.

3. Chemical Hazards

Since many of the proposed amendments relate to rezoning of land, DoH recommends that in each of these cases the land is assessed in case any past activities have resulted in site contamination that may put new users at risk. Those activities may

include the use of agricultural chemicals or the poorly managed demolition of asbestos-containing buildings.

4. Separation Distances and Sensitive Land Use

It is noted that agricultural land is proposed to be rezoned for general industrial use as indicated in Figure 21 – Lot 601-602 Goldfields Rd is within the 500m buffer for the wastewater treatment plant. DoH recommends that any future structure plans and/or development applications relating to food businesses or including caretakers dwellings are referred to DoH for further comment.

The future developments for Light and General Industrial land use should consider appropriate separation distances in accordance with the EPA Environmental Assessment Guideline (EAG) 3 'Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses'. A copy may be downloaded from:

https://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf

Given the broad scope of changes to the Scheme, DoH recommends that future structure plans, subdivisions and development applications be submitted for specific comment as needed.

Should you have any queries or require further information please contact Rachael Donovan on 9222 2000 or eh.eSubmissions@health.wa.gov.au.

Yours sincerely



Dr Michael Lindsay
EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

23 January 2025



Department of Energy, Mines,
Industry Regulation and Safety
Resource and Environmental Regulation

Your ref
Our ref DMS00090/2025
Enquiries Steven Batty — 9222 3104
Steven.BATTY@demirs.wa.gov.au

Craig Watts
Chief Executive Officer
Shire of Merredin
Sent by Email — emds@merredin.wa.gov.au
PO Box 42, Merredin WA 6415

Attention - Peter Zenni, Executive Manager Development Services

Dear Craig Watts

**SHIRE OF MERREDIN - COMPLEX AMENDMENT AVAILABLE FOR INSPECTION -
MERREDIN LOCAL PLANNING SCHEME NO 6 - OMNIBUS AMENDMENT NO 8**

Thank you for your letter dated 19 December 2024 inviting comment on the complex amendment to Local Planning Scheme (LPS) No 6 – Omnibus Amendment No 8..

The Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

- Only amendments 3a) i, ii, iii impact any tenements (granted E 70/5467 held by Bullamine Magnetite Pty Ltd). However, the amendments are negligible and should not significantly impact any exploration activity.

DEMIRS provides information on geology and mineral deposits in various [publications](#), State wide spatial datasets that can be downloaded free of charge from the [Data and Software Centre](#) or viewed interactively using [GeoView](#). Maps can be produced directly by using this software, or by downloading the digital data for use in GIS software.

DEMIRS lodges no objections to the above LPS amendment.

Yours sincerely

Steven Batty | Senior Geologist
Resource Security Directorate
24 January 2025



Department of **Planning,
Lands and Heritage**

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Your ref: A9557
Our ref: PR79 PLH00072-52128
Enquiries: Katie Davies (08) 6552 4638

Chief Executive Officer
Shire of Merriken
admin@merriden.wa.gov.au

Attention: Peter Zenni, emds@merredin.wa.gov.au

Dear Sir

SHIRE OF MERREDIN LOCAL PLANNING SCHEME NO. 6, AMENDMENT NO. 8

Thank you for your letter of 19 December 2024 regarding the proposed Scheme Amendment No.8 to Local Planning Scheme No.6, which was referred to the Heritage Council under the provisions of Section 79 of the *Planning and Development Act 2005*.

The proposed Scheme Amendment has been considered for its potential impact on heritage places within the scheme area and the following advice is given:

1. There are no State Registered Heritage Places affected by Local Planning Scheme No.6, Amendment No.8.
2. We note that P13495 North Merredin Primary School, which is on the Shire's Heritage List is affected by the amendment which proposes rezoning of a portion of the site to R80 to allow 4 storey residential development. The Shire may wish to consider introducing development controls to ensure the future development is sympathetic to the heritage place.
3. There are no objections to the proposed Amendment No.8 from a historic heritage perspective.

We hope that these comments are of value in the development of the proposed Scheme Amendment.

Should you have any queries regarding this advice please contact Katie Davies at katie.davies@dplh.wa.gov.au or on 6552 4638.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sheree'.

Sheree Morrison
A/Director
Historic Heritage Conservation

7 February 2025

Peter Zenni

From: HCWA Referrals <HCWASReferrals@dplh.wa.gov.au>
Sent: Monday, 13 January 2025 11:17 AM
To: Peter Zenni
Subject: P52128 Local Planning Scheme No.6 - Amendment No.8 - Shire of Merredin

OFFICIAL

Good Afternoon,

Thank you for your letter.

A Heritage Officer will be in contact with you regarding this referral.

Please be advised that heritage advice is generally provided within 42 days. However, there may be a delay in our response due to our current workload.

If you wish to contact Heritage Services regarding this matter, please reply to this email and quote our referral number P52128.

Kind regards,

Alexandra Watson

Heritage Support Officer | Heritage and Property Services

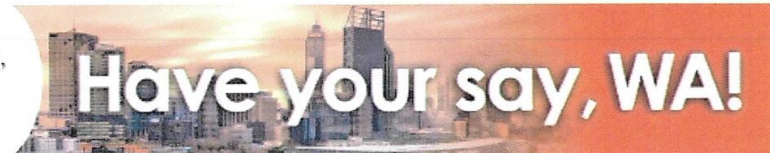
Department of Planning, Lands and Heritage

140 William Street, Perth WA 6000

W: wa.gov.au/dplh | P: 6551 9404



Department of Planning,
Lands and Heritage



Now it's easier to leave feedback on projects that may affect you. Visit haveyoursay.dplh.wa.gov.au today.

The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, water and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people. Learn more about our [Reconciliation Action Plan](#).

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This notice should not be removed.

From: DFES Land Use Planning <advice@dfes.wa.gov.au>

Sent: Wednesday, 29 January 2025 3:42 PM

To: Peter Zenni <emds@merredin.wa.gov.au>

Subject: Shire of Merredin Local Planning Scheme No 6 - Omnibus Amendment No 8 - DFES Response

You don't often get email from advice@dfes.wa.gov.au. [Learn why this is important](#)

DFES Ref: D37609

Dear Peter,

I refer to your email dated 19 December 2024 in relation to the referral of Shire of Merredin Local Planning Scheme No 6 - Omnibus Amendment No 8 for various lots within the Shire of Merredin.

It is unclear from the documentation provided if the Shire of Merredin (Shire) has applied *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) to this proposal.

Given the Local Planning Scheme amendment seeks to rezone and intensify lots within various locations, the amendment provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ.

SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.

A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals designated on the Map of Bushfire Prone Areas as Area 2 that has or will have a bushfire hazard level above low (refer to policy measure 7.1 of SPP 3.7). A BMP should include an assessment of the broader landscape, identification of any environmental, biodiversity or conservation values on the subject site, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within the Guidelines, is or can be achieved.

The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the (Shire) endorsement of the Scheme Amendment.

Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Kind regards

Sasha De Brito
Senior Land Use Planning Officer

20 Stockton Bend, Cockburn Central, Perth WA 6164

T: 08 9395 9703 | E: advice@dfes.wa.gov.au | W: dfes.wa.gov.au



GOT 15 MINUTES TO BURN?

Creating a bushfire plan takes just 15 minutes and is the best way to keep your household safe.

🔍 My Bushfire Plan



FOR A SAFER STATE

Acknowledgement of Country: DFES acknowledges the Traditional Owners of Country throughout Australia, and their connections to land, sea and community. We pay our respects to Elders past and present.

Shire of Merredin
PO Box 42,
Merredin WA 6415.

SUBMISSION TO:

**SHIRE OF MERREDIN LOCAL PLANNING SCHEME No 6 – AMENDMENT No 8
(Omnibus Amendment)**

Submitter's Name	Paul Bashall
Address of Property Affected	Not applicable

SUBMISSION

The existing Scheme provides for several areas zoned General Industry, in addition, the Scheme Amendment (Omnibus) seeks to zone more land for General Industry. This proposal is fully supported to ensure that the industrial land supply can cater for new workplaces without the time-consuming process of another Scheme Amendment when the existing demand out-strips the supply.

However, the introduction of standard provisions and definitions for Short Stay Residential Accommodation (STRA) provides for a Road house use class to be a 'P' use in both a Light Industry zone and General Industry zone.

The Model Scheme Text (MST) of the Regulations definition says –

***road house** means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services —*

- (a) a full range of automotive repair services;*
- (b) wrecking, panel beating and spray painting services;*
- (c) transport depot facilities;*
- (d) short-term accommodation for guests;*
- (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;*

Light Industry zone

This use class is not considered acceptable in the Light Industry zone - and should be a 'X' (not permitted) use. This is to ensure that the many potential components of a Road house will not be allowed; including wrecking, panel beating and spray painting as these can create unreasonable impacts.

An 'X' use will mean that there is no appeal right to a Council decision to refuse the Development Approval application for a Road house. If a proposal was for a 'road house' without the impacting components, it could be defined as a service station and therefore allowable in most non-residential zones.

Allowing a Road house (in particular short-term accommodation for guests) in a Light Industry zone is inconsistent with the definition of a light industry use class. The Model Scheme Text (MST) of the Regulations defines **industry – light** as -

industry – light means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed;

The old definition, now superseded by the MST, was considered more descriptive, used to say;

“light industry” means an industry –

(a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause any injury to or prejudicially affect the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise; and

(b) the establishment of which will not or the conduct of which does not impose an undue load on any existing or projected service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like service;

General Industry zone

The Scheme Amendment proposes that a Road house is also permitted as a right (a ‘P’ use) in the General Industry zone.

Residential uses (like short-term accommodation for guests) are considered ‘sensitive uses’ and should not be permitted in a General Industry zone.

The EPA defines types of sensitive uses as follows –

Types of sensitive land uses

Land uses considered to be potentially sensitive to emissions from industry and infrastructure include residential developments, hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings. Some commercial, institutional and industrial land uses which require high levels of amenity or are sensitive to particular emissions may also be considered “sensitive land uses”. Examples include some retail outlets, offices and training centres, and some types of storage and manufacturing facilities.

Sensitive uses are not considered appropriate in a General Industry zone because;

- The potential impact from legitimate general industrial activities would create undue stress on the local government administration attempting to require amenity impacting industries to reduce their impact.

- The presence of sensitive uses in a General Industry zone will reduce the attraction and opportunity for genuine industries to establish. The MST definition of industry does not mention impacts from these activities.

The MST definition of Industry is –

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes —

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes;

CONCLUSION

The permissibility of a Road house in –

- a Light Industry zone should be changed from a 'P' use to a 'X' use; and
- a General Industry zone should be changed from a 'P' use to an 'X' use, as more clearly shown in red in the Table extract below.

USE CLASSES	ZONES									
	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

OFFICIAL



Department of
Primary Industries and
Regional Development

Your reference: Omnibus
amendment No. 8
Our reference: LUP 2066
Enquiries: Grant Stainer

Craig Watts
Chief Executive Officer
Shire of Merredin
PO Box 42
Merredin, WA 6415
Address
emds@merredin.wa.gov.au

Date: 13 February 2025

Dear Mr Watts,

Planning and Development Act 2005 – Complex amendment available for inspection – Shire of Merredin Local Planning Scheme No. 6 – Omnibus amendment No. 8

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposal.

DPIRD's response to each of the 40 aspects of the proposal is outlined below.

- **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.**
- **Rezoning Lots 22, 23, 71, and portion of Lot 800 Main Street, Burracoppin, from 'General farming' to 'Townsite' zone with an 'R10' density code.**
- **Changing the density code for all existing Townsite zoned lots in Burracoppin from 'R10/20' to 'R10'.**

DPIRD does not object to these proposals.

444 Albany Highway Albany WA 6330
Telephone 9892 8444 landuse.planning@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

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- **Rezoning Lots 108-115, 136-140 and Lot 156 Cunningham Street, Nangeenan, from 'General farming' to 'Townsite' with an 'R10' density code.**

DPIRD does not object to the proposal.

In relation to all the Nangeenan changes, it is suggested that the Shire of Merredin may wish to directly consult the Nangeenan Progress Association (Julie Townrow) to see if they have any comments on the proposal.

- **Adding an 'R10' density code to Lot 155 (No.29) Marley Close (Main Street), Nangeenan.**
- **Rezoning Lot 24 Avon Street and Lots 9 and 10 Railway Street, Nukarni, from 'General farming' to 'Townsite' with an R10 density code.**

DPIRD does not object to these proposals.

- **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.**

DPIRD does not object to the proposal.

Nevertheless, the Shire of Merredin may wish to consider that any future need to revert to the original zoning would require another scheme amendment.

- **Reclassifying Lot 461 Throssell Road, Merredin, from 'Public purposes – Kindergarten' to 'Residential' with an R-Code of 'R10/30'.**

DPIRD does not object to the proposal.

- **Rezoning Lots 11-13 Lukin Street and Lot 20 Goldfields Road, Merredin, from 'General farming' to 'Special Residential'.**

DPIRD does not object to the proposal. Clearing of native vegetation should be avoided.

- **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'.**

DPIRD does not object to the proposal. Clearing of native vegetation should be avoided.

- **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 per the table in the amendment document.**

DPIRD does not object to the proposal.

It is recommended that this proposal be advertised separately and more prominently to directly obtain community feedback, as there are likely to be a variety of opinions on this.

This reserve is one of the larger areas of remnant vegetation in the district, and it is recommended that the Shire of Merredin directly seeks feedback from the Department of Biodiversity, Conservation and Attractions (DBCA) and Department of Water and Environmental Regulation (DWER). DBCA has a local Merredin office.

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Conditions should be placed on any proposal to prevent any clearing of native vegetation.

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

DPIRD does not object to the proposal.

- **Amending Schedule Four – Special Use No 7 as per the table in the amendment document.**

DPIRD does not object to the proposal, but has some concerns about the mixed-use designation (mainly the industrial uses).

The Merredin Airstrip is critical infrastructure for Merredin, particularly in relation to supporting the needs of the Royal Flying Doctor Service (RFDS). It is important to avoid compromising RFDS activities.

There is also remnant native vegetation surrounding the airfield that is worth retaining that provides a buffer to surrounding uses.

Any development would also need to consider the nearby Merredin Pet Cemetery, as impacts to that could result in negative community sentiment.

- **Amending clause 5.6 SCA 5 Merredin Airstrip.**

DPIRD does not object to the proposal.

DPIRD suggests that the wording for 5.6.4 Development Requirements be modified to "In addition to other provisions of the Scheme, all development shall be determined by the local government and *will include* environmental advice received."

DPIRD does not object to the following proposals.

- a. Amending the boundary of SCA 5 on the Scheme map.
- b. Reclassifying Lot 26740 Chandler-Merredin Road, Merredin, from 'Public purposes – Public use' to 'Special use' for a Concrete batching plant.
- c. Amending Schedule Four – Special Use No.6 as per the table in the amendment document.
- d. Adding a new Special Control area to 5.1.1 'SCA7 - Concrete batching plant'.
- e. Adding a new clause 5.8 in Part Five – Special Control Areas.

- **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.**

DPIRD does not object to the proposal. Nevertheless, there is no harm in keeping it either, particularly as it is already cleared and therefore no further clearing would occur as part of development.

- **Deleting clause 4.9 Development Areas and inserting a new replacement clause.**

DPIRD does not object to the proposal.

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- **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'.**

DPIRD considers that both portions should be reclassified as "Parks and recreation".

The CEACA development on the western portion of the street block resulted in the loss of most of the pre-existing native vegetation (large established trees).

DPIRD does not want to see this repeated with the eastern portion of the street block.

The CEACA development also resulted in the destruction, without prior notice, of the DPIRD groundwater monitoring bores MDTC10D and MDTC10S. DPIRD remains very disappointed about this. This destruction of groundwater monitoring bores could be deemed an offence under Section 21(5)(b) of the *Soil and Land Conservation Act 1945*.

- **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'.**

DPIRD does not object to the proposal.

Nevertheless, this would remove agricultural land from production.

It is noted that there have recently been two large metal silos built on Lot 504.

Lot 602 is used mainly for cropping, but at times has had livestock on it. Lot 503 has mostly been used by small landholders for horses and ponies. Lot 601 is mostly used for cropping.

The Lots surround the Merredin Plantation, which is an area of native vegetation that was planted in 1991 to address the spread of salinity in the area.

Any development would need to ensure that there is no impact on the Merredin Plantation, and to be mindful of the local surface and groundwater hydrology to avoid impacts from, or spread of, salinity. Any development proposal would need to be assessed very carefully to make sure that no adverse impacts occur.

The eastern end of Lot 601 is also frequented by the Red-Tailed Black Cockatoos as a food source (mainly eating weed seeds), and the removal of this food source may impact the population of Red-Tailed Black Cockatoos which are already under pressure from competition with corellas.

There are several DPIRD groundwater monitoring bores present in the area as outlined in Figure 1 below. These bores must not be damaged or destroyed. DPIRD must retain access to the bores to enable monitoring as required.



Figure 1: Location of DPIRD groundwater monitoring bores near the proposed rezoning. (Source: Bob Paul, DPIRD Water Science team)

- **Rezoning of the southern portion of Lot 82 Adamson Road, Merredin, from 'General farming' to 'Light industry'.**

DPIRD does not object to the proposal.

Nevertheless, this would remove agricultural land from production.

- **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.**

DPIRD does not object to the proposal.

- **Replace tourism related provisions as listed in the amendment document.**

DPIRD does not object to the proposal.

Nevertheless, council may wish to specifically seek feedback on this proposal directly from the community given the housing pressures in Merredin.

DPIRD does not object to the remaining proposals listed below.

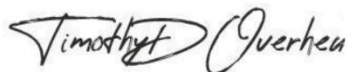
- Amending Schedule One – Dictionary of Defined Words and Expressions by deleting the first paragraph and inserting a new definition.
- In Schedule One, 'Dictionary of Defined Words and Expressions' delete the definitions for: cabin, chalet, holiday accommodation, short term accommodation, and tourist development.
- In 'Schedule Two - Additional Uses', at Additional Use No.2, replace all references to the term 'tourist development' with 'tourist and visitor accommodation'.
- Amend clause 4.7 – Site and Development Requirements by inserting an additional provision.
- 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.

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- Adding a new clause 4.7.7 Renewable energy facility to provide requirements for development approval applications.
- 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'.
- 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 permissibility in each zone as per the table in the amendment document.
- Amending the text of Part Five – Special Control Areas by deleting clauses 5.2.4 and 5.2.5 and inserting replacement clauses.
- Amending the text of Part Five – Special Control Areas by deleting clauses 5.3.4 and 5.3.5 and inserting replacement clauses.
- Amending the text of Part Five – Special Control Areas by deleting clauses 5.4.4 and 5.4.5 and inserting replacement clauses.
- Amending the text of Part Five – Special Control Areas by deleting clauses 5.5.4 and 5.5.5 and inserting replacement clauses.
- Amending the text of Part Five – Special Control Areas by deleting clauses 5.7.4 and 5.7.5 and inserting replacement clauses.
- Amend the scheme maps accordingly and undertake any other administrative edits, formatting changes and renumbering as a result of the above set of changes.

For more information, please contact Grant Stainer at
grantley.stainer@dpird.wa.gov.au

Yours sincerely,



Tim Overheu
Acting Director,
Agriculture Resource Management and Assessment
Fisheries and Sustainability

File LUP/5/19.
A 9927

19/02/25

19 FEB 2025

doc id: ISP 20251267

Craig Watts
Chief Executive Officer
Shire of Merredin
PO Box 42
Merredin WA 6415

Dear Merredin Shire Councillors,

**RE: Local planning scheme No 6 – Omnibus Amendment No 8
Pursuant to r.38 of the Planning and Development (Local Planning Schemes)
Regulations 2015 notice.**

I am writing to you not only as a landowner but as someone who has a deep personal and emotional connection to this town. I grew up here, and it is the place I want to continue investing in—not just for my business, but for my future family as well. That's why I was incredibly disheartened to learn about the proposed zoning amendment for my property at 602 Gamenya Avenue. The potential shift from farmland to industrial zoning would have a significant and detrimental impact on both my business and my future in this community.

When I chose this location to establish Lamina Farm, I did so with careful consideration, ensuring it aligned with the existing farmland zoning. Over the years, I have invested substantial time, effort, and financial resources into making my vision a reality. This proposed rezoning feels like a major setback - one that threatens to derail everything I have worked so hard to build. My business depends on the land remaining consistent with its current zoning, and any disruption would not only hinder my progress but also jeopardise the future plans I have put in place.

Beyond the personal and financial impact, I am deeply concerned about the broader consequences this zoning change would have on the local community. The land is not easily accessible from the highway, meaning industrial traffic would likely be routed through residential streets, increasing congestion, wear and tear on local roads, and safety risks for families who live in the area. The quiet, community-focused nature of this town is what makes it so special, and I worry that this change would disrupt the area, negatively affecting both residents and other local businesses.

Additionally, noise pollution is a major concern. With residential properties in close proximity, industrial activity would create ongoing disturbances for nearby families, diminishing their quality of life. Furthermore, the infrastructure costs required for industrial development in this area would be significant. Due to the nearby railway line, I have been quoted over \$200,000 just to provide adequate power and water for industrial use—an enormous financial burden for a small business like mine. While I have plans for off-grid developments to support my business, the rezoning would still result in significantly higher land rates, adding yet another strain on my ability to operate and grow.

This town has always been my home, and I want to continue contributing to its growth and community spirit. However, this proposed zoning change threatens not only my livelihood but also the fabric of the neighborhood and the well-being of those who call it home. I

respectfully urge the council to reconsider this decision and to engage in discussions that allow for a solution that supports both local businesses like mine and the wider community.

I appreciate your time and consideration, and I welcome the opportunity to discuss this matter further. Thank you for your understanding.

Yours sincerely,

Luke Swarts
Owner, Lamina Farm



Department of
Education

Your Ref: A9208
Our Ref: D25/0202456
Enquiries: Sharnie Stuart

Chief Executive Officer
Shire of Merredin

Email: info@sjshire.wa.gov.au

Attention: Peter Zenni
Executive Manager Development

Dear Sir / Madam

Proposed complex omnibus amendment – Shire of Merredin Local Planning Scheme No. 6, Amendment No. 8

Thank you for your letter dated 19 December 2024 providing the Department of Education (the Department) with the opportunity to provide comment on the proposed Amendment No. 8 to the Shire of Merredin's Local Planning Scheme No. 6 (Amendment).

The Department notes that the proposed Amendment would result in residential growth in the locality through the rezoning of land for residential use and introduction of several 'Development Areas' to facilitate residential development. As per the intent of Western Australian Planning Commission's Operational Policy 2.4 – Planning for School Sites (OP 2.4), it is imperative to balance the residential growth and resultant student population with public school provision in a locality.

Currently, Merredin College which caters for students from Kindergarten to Year 12 is operating within the student accommodation capacity. It is anticipated that the residential growth would not have significant impact on the student enrolment demand of the locality in the short to medium term. Notwithstanding this, the Department will continue to monitor the student enrolment demand as residential development progresses in the future in the locality.

In view of the above, the Department has no in principle objection to the proposed Amendment. The Department welcomes the opportunity to work with the Shire during the preparation of future structure plans to ensure that the public education needs is adequately met in line with the OP 2.4.

Should you have any questions in relation to the above, please do not hesitate to contact Sharnie Stuart, Senior Consultant – Land Planning, on (08) 9264 4046 or by email at sharnie.stuart@education.wa.edu.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Turnbull'.

Matt Turnbull
Manager Land and Planning

21 February 2025

From: Andrina Prnich <andrina.prnich@gmail.com>
Sent: Monday, 24 February 2025 9:34 AM
To: Peter Zenni <emds@merredin.wa.gov.au>
Cc: Admin Officer <admin@merredin.wa.gov.au>
Subject: Omnibus Amendment no. 8 (f) Amending Schedule 4) - Special Use No. 7

?

Some people who received this message don't often get email from andrina.prnich@gmail.com. [Learn why this is important](#)

Dear Peter,

Public Comment - Omnibus Amendment no. 8 (f) Amending Schedule 4) - Special Use No. 7

We are the owners of 750 Merredin Naremben Rd, Merredin.

We support the proposed amendment in principle however we do have some concerns about how the amendment will impact the current rural amenity of our property.

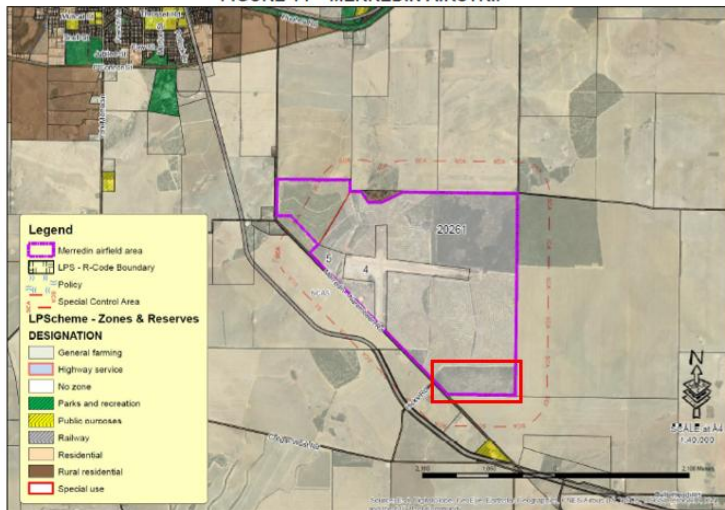
The amendment will encourage a built-up Light Industrial / Commercial area and/or Educational Facility which will introduce more traffic, noise associated with light industry and likely, light spill - changing the current rural amenity that we currently enjoy.

Depending on the road layout and vehicle entry points of future development plans, additional traffic generated will have noise impacts as well as impacts on our general privacy and security. The subject site is located on a hill, and as such, we have particular concerns about the noise associated with an increase in trucks slowing to enter the property / future light industrial estate.

We wish to request that due consideration is given to additional measures to protect the rural lifestyle of ours and our neighbours properties.

There is currently a significant portion of bushland to the south of the airstrip (outlined in solid red line in aerial below).

FIGURE 14 – MERREDIN AIRSTRIP



Source: Landgate, ESRI, DPLH, Planwest

This bushland currently provides a fair amount of protection to our properties from on the ground noise, fumes and any light emissions caused by the existing air strip.

We understand that our property currently sits within a special control area buffer and that any development within this area must comply with relevant EPA guidelines for emissions such as light, noise and odour. From our observation, these guidelines can often be minimal in their protection for residential amenity.

To our knowledge, our property (and our adjoining neighbours directly northwest of us) are the only two residential homes, within close proximity of the subject site, that will be directly affected by this amendment.

We request that Council considers the inclusion of control measures around the buffer area as conditions to this amendment.

Given that the proposed amendment includes the aforementioned bushland, we strongly request that, as part of these measures, a condition of the amendment (and any future local development plan) includes the preservation of this bushland so that:

a) privacy and security can continue to be maintained

b) emissions including sound, light and fumes/odour can be limited.

We also request that conditions are applied around any future changes to the road network or vehicle entry points to the property/future light industrial estate, to ensure that these are kept to the northwest side of the property where there will be less impact on existing residences.

Thank you for your consideration of this request. We look forward to seeing a favourable outcome for all parties.

D & A Prnich

Ph: 0430 214 383

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Merredin

Craig Watts
Chief Executive Officer
Shire of Merredin
PO Box 42, Merredin WA 6415

Email: admin@merredin.wa.gov.au

Date: 24 February 2025

Dear Craig

Thank you for inviting the residents of Merredin to comment on the Shire of Merredin's:

- Local Planning Scheme No 6, Amendment No 8
- Local Planning Strategy, Part 1, Strategy
- Local Planning Strategy, Part 2, Background Information and Analysis

I have reviewed the proposed changes to the Local Planning Scheme and the reasons for the change are well explained.

The strategy, which outlines potential future development areas for the shire, is important as it allows a variety of industries to assess and weigh-up options when deciding where to establish their future facilities. It also will prevent ad hoc development beyond the town boundary.

Comments on the three documents are outlined in Attachments 1 to 3.

While reading through these documents (pdf), I did find errors within the text. These errors have been recorded in the pdfs. These files will be provided, as part of this submission, via the admin email listed above.

For more information, please contact me on doncon@aapt.net.au

Yours sincerely

Greg Doncon
Todd Street, Merredin

APPENDIX 1: Comments to Shire of Merredin, Local Planning Scheme No 6, Amendment No 8

Page 43: Amendment 8 - proposed rezoning.

This amendment and rezoning carries a fire risk, being this close to the reserve. During the 60s and 70s there were a series of fires that devastated the area. These were crown fires, where ground-based fire breaks were ineffectual.

Development
Services

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Your Ref: Omnibus Amendment No.8
Our Ref: 187003759 (TPS418076)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Email: land.planning@watercorporation.com.au

24 February 2025

Chief Executive Officer
Shire of Merredin
P.O.Box 42
MERREDIN WA 6415

Attention: Mr Peter Zenni – Executive Manager Development Services

Shire of Merredin Amendment No. 8 - Omnibus Amendment

Thank you for your correspondence of 19 December inviting comments on the Shire's proposed Omnibus scheme amendment.

The various map and text amendments are noted. The modifications appear to be mostly minor or administrative in nature. The following comments address some minor issues arising from some of the amendment proposals:

Proposal 3d) Maiolo/Lukin Street – further development on the vacant lots in this area will require the landowners to extend water mains along Maiolo Way and Goldfields Road and apply for new water meters to each lots/dwelling.

Proposal 3f) – If further mixed-use development near the airport requires water services, the existing 58mm diameter farmlands main that currently services the airport may need to be upgraded.

Proposal 3i) – CEACA site – development of the site expansion area as a separate lot will require a sewer main to be extended to the lot boundary.

Proposal 3j) i & ii - industrial development across these sites will require water planning to be undertaken to determine how this development can be serviced from the town's water network, and to identify if any offsite water mains need to be upgraded.

Thank you for the opportunity to comment on the amendments. If you have any queries or require further clarification on any of the above issues, please contact me on Tel. 9420-3165.

Brett Coombes
Senior Planner, Land Use Planning
Development Services

MERREDIN SHIRE DRAFT LOCAL PLANNING STRATEGY 2024

Submission to Craig Watts CEO Merredin Shire

Andrew Roy Butler, 3 McGinniss Way, Merredin

19 February 2025

Note: I am currently President of the Merredin Branch of the Wildflower Society, but the following submission contains entirely my own views.

I have read both Parts 1 and 2 of this Draft LP Strategy. The documents are very comprehensive and provide interesting, useful information.

Comments:

Part 1

Figure 7 Planning Area A – Cohn Street

It seems odd that the area is designated Cohn Street when the area shown is bordered mainly by Cummings St, Dobson Ave and Allbeury St.

On about half of this area there is residual native vegetation in fair condition, including trees. It also has some dumped rubbish including wire, and an expanding area of noxious cactus and assorted weeds, especially wild oats.

In order of priority for clearing for subdivision, I hope this area A has a low ranking among all the possible housing subdivision sites. For other areas that are already cleared there would be no need to decide what native vegetation should or could be retained. Though it's not pristine bush, this Area A is a pleasant area used by local people for walking, cycling and dog exercise. If it is cleared, I hope the subdivision will be designed sensitively, rather than simply drawing a N-S, E-W grid. Subdivision should retain as much of the native vegetation as possible, even though that will mean fewer lots.

Under 8.0 REFERENCES AND RESOURCE MATERIAL. Two references are given that relate to the local environment, both from the Merredin Land Conservation District Committee and both over 21 years old. They may still be generally current and relevant, but in parts possibly not.

In Part 1, Issues and Opportunities, Section 3.3 Environment, the most recent lists of native plants in the region should be consulted when planting or

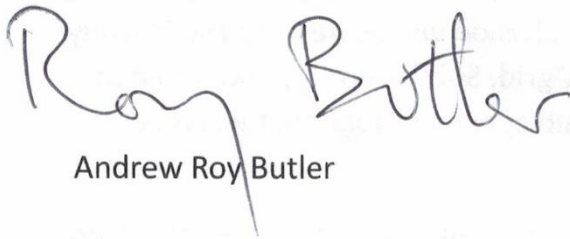
regeneration is proposed. The comprehensive list of plants along Merredin's Flora Road, Scott Road, as identified by Branch member Heather Adamson, is one good resource. Florabase <https://florabase.dbca.wa.gov.au/> and Atlas of Living Australia <https://www.ala.org.au/> are two useful databases. Also, people knowledgeable about the ecology, including the botany of this area should be consulted when restoration or new plantings are proposed.

Ideally, in my view, the Shire should again employ a Natural Resource Manager/Environmental Officer (or similar title).

Part 2

In Part 2 under 4.3 Economy and Employment, 4.3.4 Rural, some alternative agricultural industries are mentioned such as sandalwood, eucalyptus oil from oil mallees and brushwood. All have been tried around here and found commercially not viable, as have many other agricultural alternatives (pecans, jujubes, grapes, garlic, olives, and more). However, there must still be possible alternatives especially with more efficient water harvesting and water use. Hydroponics, possibly using now obsolete buildings (wheat bins?) to both collect water and grow selected plants, or indoor fish/crustacean farming, are more recent possibilities.

Also, in this section it is stated that: *The most significant emerging landuse suitable for the rural areas is the renewable energy facility sector.* Here a sentence or two should be inserted acknowledging that two-tiered production under solar panels and wind turbines is currently practised: Broad scale cropping occurs under wind turbines, and sheep, poultry or horticulture can thrive under solar panels (if planned for when the panels are erected). Solar farms especially seem to present a range of possible co-enterprises.



Andrew Roy Butler

Attached List:

Vegetation Survey Scott Road 28-09-22 pdf

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Department of
**Primary Industries and
Regional Development**

Your reference: Draft Local
Planning Strategy 2024

Our reference: LUP 2067

Enquiries: Grant Stainer

Craig Watts
Chief Executive Officer
Shire of Merredin
PO Box 42
Merredin, WA 6415
emds@merredin.wa.gov.au

Date: 20 February 2025

Dear Mr Watts,

Draft Local Planning Strategy 2024

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the Draft Local Planning Strategy 2024.

Central to the shire's strategy is a focus on the perceived population growth in the shire despite the actual long term reduction in population. The strategy acknowledges that the population is getting older with fewer younger people and an ageing workforce. The strategy states that the population growth will come from new industries, but does not give much detail about these new industries, although there is some information about the renewable energy industry, which DPIRD supports.

To bring in younger workers, there would need to be a strong TAFE facility to provide a supply of apprentices, alongside a strong education and health sector. These facilities and employment would then lead to the formation of young families and help generate the demand for other young professionals to move to Merredin. There already is a TAFE facility in Merredin, so it would be a matter of expanding the courses that are available and targeting them to local requirements.

Over a long-term period, it is possible that all the proposed new residential land will be developed, boosting the housing stock of Merredin, and growing the local economy. However, in the short to medium term, with 'slight population growth anticipated in the next 15 years', the proposed new residential land will leave large tracks of land vacant, underutilised, and offering no benefit to the local community. In step with the 'Action -

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Telephone 9892 8444 landuse.planning@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

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Support revegetation and landscaping programs as required' (p7), there could be benefits in identifying areas that are likely to be developed last and revegetating them with local trees species. A stand of Merrit trees, which could be removed when the land is required for residential development, would be a tourist attraction given the association with the name of the town.

It is noted that the shire wants to reduce maintenance costs of parkland by establishing housing instead, but this should not be done at the expense of public open space. The reduction of native vegetation is also inconsistent with the strategy's statement about caring for the environment.

The take up rate of new blocks would probably be slow, leaving bare land sitting there for lengthy periods of time. As an example, the McGuinness Way subdivision was developed many years ago. Although many of the blocks have now been occupied, this took a very long time, and there are still some vacant blocks in that development.

DPIRD provide specific comments relating to the Local Planning Strategy (proposed development areas) in Attachment 1.

For more information, please contact Grant Stainer at grantley.stainer@dpird.wa.gov.au

Yours sincerely,



Tim Overheu

**Acting Director, Agriculture Resource Management and Assessment
Fisheries and Sustainability**

Attachment 1 - Local Planning Strategy (proposed development areas)

Attachment 1 - Local Planning Strategy (proposed development areas)

Cohn Street

The Cohn Street plan would require the clearing of a large area of native vegetation. This area is also in demand by existing nearby residents as public open space as well as being a diagonal short cut for people walking between south-west Dobson Avenue and northern Allbeury Street. The Merredin Wildflower Society should be directly consulted about this proposal. DPIRD does not support the clearing of the remaining native vegetation.

Davies Street

This patch of native vegetation should be protected. It noted that the shire does not currently plan to clear it, but affirmative measures need to be in place to protect it.

Fifth Avenue

No objection. This area is already largely cleared and would be the most suitable area in the strategy for developing residential blocks.

French Avenue

This public open space is located in a centralised area of the southern part of Merredin and provides public open space to the surrounding area. Native vegetation should not be cleared.

Golf course

This area on the corner of Bates Street and Golf Road has an area of bushland on the Golf Road section that should be retained. The bushland also provides a visual privacy buffer between the houses on Golf Road and the Merredin Recreation and Community Leisure Centre (MRCLC).

Jellicoe Street

This area is similar to the French Avenue park, albeit with less native vegetation. It provides valuable public open space.

Kitchener Road

This area would be mostly suitable for rezoning as housing, but the remaining native vegetation should not be cleared.

O'Connor Road

It is noted that there are no changes proposed. This should be kept as rural residential.

Telfer Avenue north and south

This is the land that the Merredin Men's Shed uses for their annual crop. Developing this land as residential would displace them and remove their main income source. It would also remove agricultural land from production. Nevertheless, this would be a suitable location to expand housing, as it would not result in any further clearing of native vegetation.

Third Avenue

No objection. This area is already largely cleared and would be suitable for development, being mindful of the few remaining trees there.

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Whitfield Way

No objection.

Abattoir Road

No objection, but would recommend the planting of native vegetation as a visual and noise barrier to the Great Eastern Highway. There are some existing trees in the road reserve that help provide a barrier to the highway, but these are not very dense, and many of the trees have recently suffered storm damage.

North-west Merredin industrial (surrounding the Merredin Plantation)

DPIRD does not object to the proposal.

Nevertheless, this would remove agricultural land from production.

It is noted that there have recently been two large metal silos built on Lot 504.

Lot 602 is used mainly for cropping, but at times has had livestock on it. Lot 503 has mostly been used by small landholders for horses and ponies. Lot 601 is mostly used for cropping.

The Lots surround the Merredin Plantation, which is an area of native vegetation that was planted in 1991 to address the spread of salinity in the area.

Any development would need to ensure that there is no impact on the Merredin Plantation, and to be mindful of the local surface and groundwater hydrology to avoid impacts from, or spread of, salinity. Any development proposal would need to be assessed very carefully to make sure that no adverse impacts occur.

The eastern end of Lot 601 is also frequented by the Red-Tailed Black Cockatoos as a food source (mainly eating weed seeds), and the removal of this food source may impact the population of Red-Tailed Black Cockatoos which are already under pressure from competition with corellas.

There are several DPIRD groundwater monitoring bores present in the area as outlined in Figure 1 below. These bores must not be damaged or destroyed. DPIRD must retain access to the bores to enable monitoring as required.

Adamson Road industrial

Nevertheless, this would remove agricultural land from production.

Many of the proposals in the strategy will lead to a reduction in native vegetation. The strategy should include a plan to revegetate large areas to offset the impacts of any proposed clearing.

Consideration needs to be given to reducing the [urban heat island effect](#) that will become more prominent as climate change progresses. Common techniques that are used [elsewhere in Australia](#) include increasing green cover and public open spaces, adapting buildings and infrastructure, and providing refuges from the heat.

DPIRD acknowledges the Shire's vision for Merredin having a strong renewable energy sector, and welcomes the establishment of a sustainable renewable energy infrastructure where this can be done in companionship with existing agricultural land and with minimal impact on native vegetation, the soils, and landscapes of the region.

Through a strong focus on the tangible benefits of improving the aesthetics and the liveability of the town, especially through retaining native vegetation and public open space, the shire will be able to retain the current population and encourage others to invest in this community.

Craig Watts
Chief Executive Officer
Shire of Merredin
PO Box 42, Merredin WA 6415

Email: admin@merredin.wa.gov.au

Date: 24 February 2025

Dear Craig

Thank you for inviting the residents of Merredin to comment on the Shire of Merredin's:

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For more information, please contact me on doncon@aapt.net.au

Yours sincerely

Greg Doncon
Todd Street, Merredin

APPENDIX 2: Comments to Shire of Merredin, Local Planning Strategy, Part 1, Strategy

Page 4: *A desire for alternative lifestyle opportunities such as rural lifestyle blocks.*

Small landholders and stocking rates can be an issue in some circumstances. If the smaller rural blocks (prior to getting livestock) were required to have livestock management plans, this would provide the Shire with a mechanism to minimize this issue.

Page 5: *Direct rural residential development away from productive agriculture land towards the townsite, existing fragmented land and/or unproductive land.*

Where would 'existing fragmented land and/or unproductive land' place Rural Residential development in the Shire? Suggest mapping this concept to determine if it is appropriate for the Shire of Merredin or will it cause issues for the Shire (i.e. land use conflict).

Page 6: *To conserve, protect and improve the natural environment, arrest damage caused by land clearing and development, and safeguard the human living environment from natural disaster.*

If the area of bitumen in Merredin is viewed as part of the development of Merredin, it is large and has the effect of turning the town into a heat sink in summer, when compared to surrounding rural areas. Could a 'Planning Direction' and 'Actions' be considered improve the livability of the town in summer?

Page 7: *Support revegetation and landscaping programs as required.*

The Shire could be proactive in revegetation and has control of large areas of cleared land. As Merredin summers are relatively warm, increasing the level of vegetation could have a cooling effect. If the Shire was to select areas for block plantings i.e. Merrit trees, salmon gums, it could both create tourist features (educate on local species) and improve the ambient temperature within the town.

Page 9: *Assist proponents in site selection for permanent workers camp sites.*

The area east of Farrar Parade could be a potential site for a permanent workers camp.

4.1 Rural Residential Areas

The Strategy includes eight areas marked as RR that are currently zoned for Rural Residential in the Scheme or have been identified in the previous Strategy (2007) for rural residential development. These areas may not need to be included on the Strategy Map as Planning Areas because the Scheme already requires further planning before the Council would be prepared to support subdivision in each area. ...

*The northern portion of the existing Rural Residential zoned area (**Area H**) was designated as such due to the nature of the landform. It is considered that larger lots would be better able to cater for the rock outcrops over the area. Therefore, this area will remain as rural residential zoned land.*

This is an ambiguous section, almost like notes by the author.

Comments:

- In response to this comment, there needs to be maps in the document showing where these 'Rural Residential' areas are.
- As the areas are shown on page 22, a reference in this section to the map would be beneficial to the reader
- The use of 'Area H' and 'Area M', which relate to the '4.2 Residential Areas', does not bring clarity to this section

APPENDIX 3: Comments to Shire of Merredin, Local Planning Strategy, Part 2, Background Information and Analysis

Page 27 Table 8 and **Figure 4** show the DPLH projected population estimates.

These are based on the DPLH *WA Tomorrow Population Report No. 11*¹ of state population forecast published in 2018-19. This report has been superseded by the *WA Tomorrow Population Report No. 12*².

As the "Strategy – background" is in a draft phase, this section could be rewritten to reflect the updated population estimates.

Page 31 *The only adjoining land use is broad acre farming – wheat cropping. Potential for conflict limited to short periods of activity i.e. sowing and harvesting.*

The potential period of conflict will extend beyond the two activities listed. Conflict can come from both parties (the primary producer and the RR area). Thus, spraying of insects / weeds / fungicides can occur outside the sowing and harvesting periods. Other activities could include burn-off periods, livestock activities, spreading fertilizers / lime. Basically, farmers are active more than the sowing and harvesting period. The flipside could include the increased risk of stock attacks by dogs from RR area.

¹ <https://www.wa.gov.au/government/document-collections/wa-tomorrow-past-population-forecasts>

² <https://www.wa.gov.au/organisation/departments-of-planning-lands-and-heritage/western-australia-tomorrow-12-population-forecasts>