

DRAFT FOR PUBLIC
COMMENT



Shire of Merredin Local Planning Strategy

PART 1 **Strategy**

November 2024

Prepared by
The Shire of Merredin

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CERTIFICATION FOR ADVERTISING

Certified for advertising by the Western Australian Planning Commission
on 27 November 2024.

COUNCIL RECOMMENDED / SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for
endorsement by resolution of Shire of Merredin at the Ordinary meeting of Council held on
..... 2025.

Shire President

Chief Executive Officer

ENDORSEMENT OF THE LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission on 2025.

an officer of the Commission duly authorised by the Commission
(pursuant to the *Planning and Development Act 2005*)

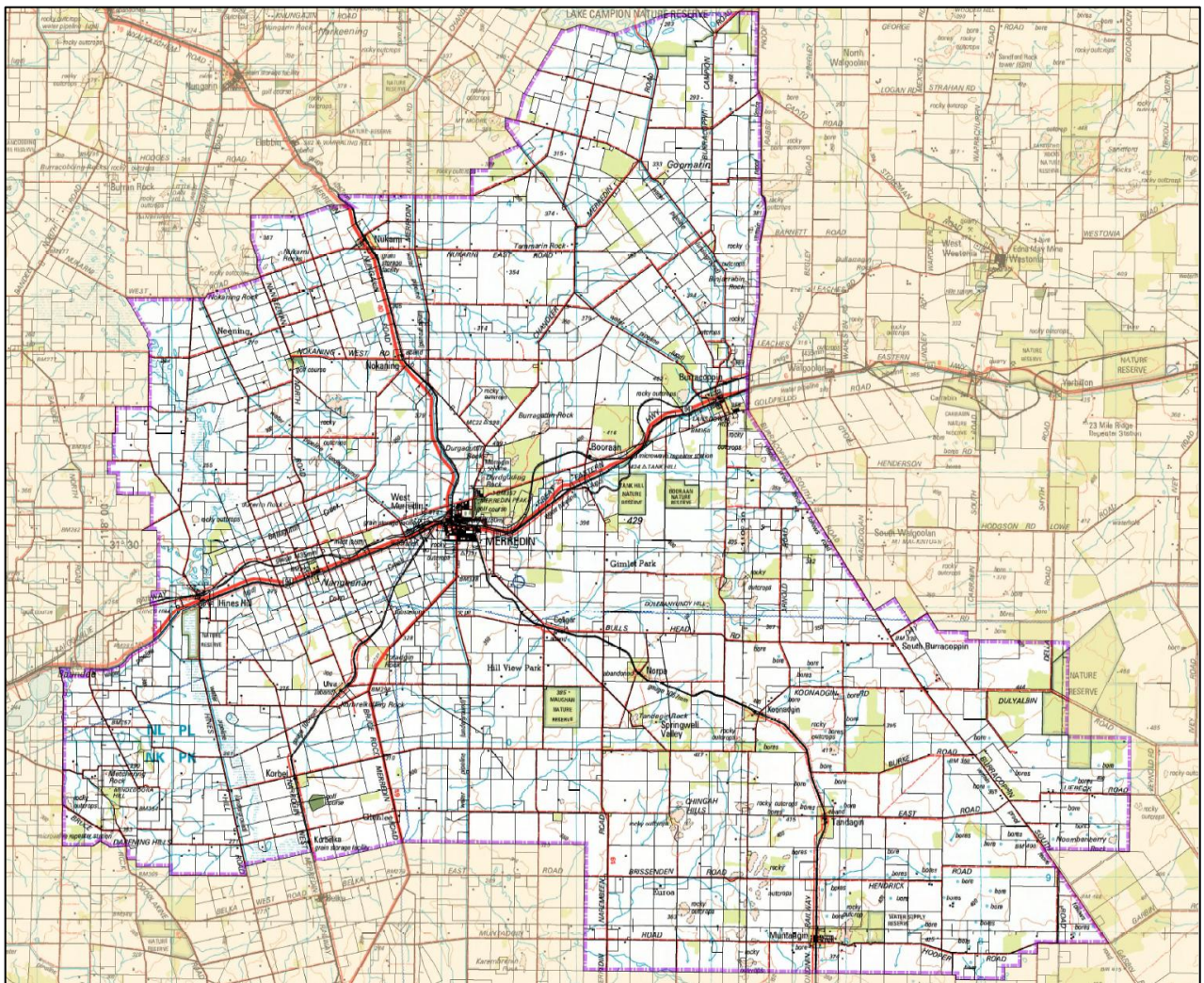
1.0 INTRODUCTION

The Shire of Merredin Local Planning Strategy comprises:

- Part 1 – Strategy and
- Part 2 – Background Information and Analysis

The local planning strategy applies to the area shown in **Figure 1** on the following page. The Strategy maps for the District and Townsite are shown in **Figure 4** (Page 20), with an enlargement of the Merredin Townsite Strategy area **Figure 5** (on Page 21).

FIGURE 1 - LOCAL PLANNING STRATEGY AREA



Source: Planwest, Landgate

This local planning strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission (WAPC) and revokes the Shire's preceding local planning strategy, endorsed by the WAPC on 14 August 2007.

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the purpose of the local planning strategy is to:

- a) set out the long-term planning directions for the local government
- b) apply any State or regional planning policy that is relevant to the local planning strategy and
- c) provide the rationale for any zoning or classification of land under the local planning scheme.

The local planning strategy forms the strategic basis for the preparation, implementation and review of the Shire of Merredin Local Planning Scheme No. 6 (the Scheme).

The Shire of Merredin Local Planning Scheme No. 6 has been amended on several occasions to ensure that it is a contemporary document that meets the needs of the local community. The Shire of Merredin has prepared an update on several components of the Strategy which will allow for the future strategic growth of the Merredin townsite for another 10-15 years. The Strategy will also designate land considered suitable to satisfy the current and future need for industrial development.

Merredin is a regional hub servicing the needs of surrounding communities and is strategically located along main transport arteries such as the Great Eastern Highway as well as the main railway line linking Perth and the Eastern States.

2.0 VISION

The vision of the local planning strategy outlines the 15-year vision for how land use change and development will occur within the Shire of Merredin. The vision has regard to the Shire's strategic community plan (<https://www.merredin.wa.gov.au/publicnotices/strategic-community-plan/37>), but recognises that any community aspirations for future land use change and development is balanced with the requirements of planning legislation and policy. The local planning strategy will provide for the expression of how broader State planning requirements can be applied and ultimately implemented at a local level.

The vision of the local planning strategy is:

'Merredin is the commercial and cultural heart of the eastern wheatbelt region. A place people are proud to call home and where visitors are always welcome.'

To achieve this vision, Council is committed to a number of strategic directions linked to the outcome areas of: our community, natural environment, built environment, economic growth, and strong leadership.

The Shire of Merredin has a vision for Merredin as a vibrant regional centre offering a comprehensive range of regional services, which improve the quality of life for the people within the Shire and central wheatbelt. This vision includes a central role for the Council in:

- Alignment with priorities identified as part of the recently reviewed Shire of Merredin Strategic Community Plan.
- Water and energy advocacy.
- Digital connectivity.
- Facilitating regional cooperation.
- Infrastructure development, land assembly and transport logistics.
- promoting the strategic importance of Western Australian agricultural and associated industries.
- positioning Merredin to meet world market requirements for clean, green production
- developing and marketing the town to be one of the major regional centres in WA
- developing Merredin as a town with the physical and commercial infrastructure to support growth and agriculture, private enterprise and population.
- providing pro-active leadership in environmental and land care issues particularly the question of salinity.
- supporting rural areas in their economic development.
- encouraging community involvement.
- creating a young and vibrant family community.

The following part summarises the issues, planning directions and actions for each issue.

3.0 ISSUES AND OPPORTUNITIES

3.1 Overview

Consistent with the State Planning Framework, planning issues of relevance to the Shire are presented under the following themes:

- Economy and employment
- Environment
- Population and housing
- Industry, Infrastructure and Settlement Pattern
- Other matters

Based on the forgoing analysis of available data on population and housing the following key issues are identified.

- Slight population growth anticipated in the next 15 years.
- An anticipated ageing in the population with fewer younger people, an older workforce population and an increasing number of retirees.
- New population growth linked to the establishment of new businesses.
- A desire for alternative lifestyle opportunities such as rural lifestyle blocks.
- Sufficient residential land to accommodate future population growth.
- Existing demand is for new blocks, as opposed to infill development of existing residential areas; associated development costs for new blocks are problematic and possibly prohibitive.
- Ability to take advantage of existing service infrastructure i.e., roads, sewer, water, electricity in vacant residential land within the existing townsites for future residential development.
- The predominance of the single house as the existing and preferred housing form in the Merredin Shire.
- Residential development (subdivision) at the urban fringe providing for estates with new housing themes and stimulating construction industry.
- Additional medium density areas to provide for aged people accommodation and compact dwellings suitable for single workers and other small household groups.
- Aging State government housing stock for government workers and social housing.
- The need to promote energy efficiency and water conservation in the design and development of housing in the Shire to assist with managing the impacts of climate change.

TABLE 1 - ISSUES AND OPPORTUNITIES

3.2 Economy and Employment

Issue/Opportunity	Planning Direction	Action
Promote Merredin as a centre of regional economic and social development in the Wheatbelt Region.	3.2.1 Accommodate tourist related development within suitably zoned areas.	a) Designate Reserve 29700 as 'Potential Tourist' zone.
	3.2.2 Acknowledge and support new businesses that have the potential for significant contribution to Merredin's economy.	a) Change the existing Special use zone of the Merredin airfield site to a designation that would allow for a strategic mixed-use park
	3.2.3 Promote the Merredin town centre as the focus of commercial and social activity	a) Promote all commercial development including retail and office, and key social services including civic and cultural uses to establish in the Merredin town centre.
	3.2.4 Identify suitable land for industrial use capable of development as planned estates, which minimise land use conflict and environmental impacts.	a) Designate land in the northwest sector of the townsite south of Goldfields Road as potential general industry. b) Designate land in the eastern sector of the townsite as potential light and general industry.
Protect productive agricultural land and encourage opportunities for new and innovative agricultural industries	3.2.5 Ensure that the use and development of rural land is compatible with agricultural activity. Support plantations ie, mallee oil, sandalwood trees and, in appropriate areas as a means of developing environmentally sustainable alternative agriculture industry. Direct rural residential development away from productive agriculture land towards the townsite, existing fragmented land and/or unproductive land.	a) Continue to liaise with DPIRD and DPLH on the suitability of specific agricultural activities in the General farming zone.

	Promote diversification of the rural economy and encourage proposals that conserve soil, water, and native vegetation and reduce salinity potential.	
Provide for basic raw materials extraction subject to environmental, landuse and visual compatibility and rehabilitation.	3.2.6 Ensure that proposals for extractive industries do not adversely impact the environment, adjoining landuse and visual amenity.	a) Classify extractive industries as a discretionary use in the General farming zone of the Scheme and include provisions requiring the preparation of environmental management plans for proposals.
To promote Merredin as a centre of excellence for renewable energy projects	3.2.7 To allow for a variety of renewable energy Renewable energy facilities providing they do not adversely impact the environment, adjoining landuse and visual amenity.	a) Allow renewable energy facility as a discretionary use in the General farming zone of the Scheme and include provisions requiring the preparation of relevant impact statements/plans.
Protect the General Farming area from incompatible and deleterious uses.	3.2.8 Prevent incompatible and deleterious uses such as waste disposal from establishing in the General Farming area.	a) Classify used tyre disposal of any kind a prohibited use in the General Farming area.

3.3 Environment

Issue/Opportunity	Planning Direction	Actions
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.	3.3.1 Protect land identified for conservation of flora and fauna, water resource protection and, landscape and recreation.	a) Designate land reserved for conservation, water catchment and parks and recreation accordingly in the Scheme. b) Develop water strategy and action plan. c) In collaboration with WEROC, develop a waste management plan.
	3.3.2 Identify Crown and other government land with conservation, water catchment or parks and recreation potential.	a) In consultation with DPLH and DBCA assess all unallocated Crown land and unvested reserves for potential conservation, water catchment or parks and recreation designation.

	3.3.3 Continue initiatives aimed at researching and addressing salinity.	a) Seek additional funding to continue initiatives to investigate and address salinity. Provide for a special use zone for land used for the evaporation ponds and desalination project in the new scheme.
	3.3.4 Maintain existing strategies aimed at mitigating potential flooding of the Merredin townsite.	a) Prioritise required flood mitigation works and budget accordingly. b) Negotiate directly with landowners to secure sites of native vegetation via potential land swaps or reservation of bushland via subdivision and structure planning.
	3.3.5 Promote revegetation of degraded land.	a) Support revegetation and landscaping programs as required.
	3.3.6 Support initiatives to reduce salinity levels.	a) Provide provisions/policies in the scheme that support land-uses that manage salinity issues including: <ul style="list-style-type: none"> • infrastructure to desalinate water and lower groundwater. • landuse that utilises saline water. • landuse that reduces the water table i.e., fodder crops and oil mallees. b) Require new land-uses to incorporate measures to attenuate salinity where appropriate i.e. revegetation of creek lines. c) Discourage landuse that will increase soil degeneration i.e., erosion and salinity to unacceptable levels.

3.4 Population and Housing

Issue/Opportunity	Planning Direction	Actions
Promote Merredin townsite as the preferred residential location in the Wheatbelt region offering a high standard of residential amenity and varied lifestyle opportunities.	3.4.1 Provide for a variety of housing types like aged persons dwellings, villas and town houses in the townsite.	<p>a) Apply the R10/30 Code to the existing residential areas.</p> <p>b) Apply higher densities to areas of the Scheme where considered as being appropriate</p>
	3.4.2 Direct aged persons and nursing home developments to the R80 – medium density zone near the town centre.	a) Designate a portion of land bounded by Duff Street, Fifth Street, Coronation Street, and Bates Street to R 80 code in the Scheme.
	3.4.4 Encourage infill development within established residential areas as a means of providing economical residential development sites.	a) Liaise with government agencies that have surplus residential land and encourage disposal to private interests while also encouraging construction of new houses for government workers.
	3.4.5 Discourage uses that are detrimental to residential amenity locating in residential areas.	a) Include appropriate provisions in the Scheme to prevent incompatible uses in residential areas.
	3.4.6 Identify further land with residential potential in the townsite and protect from incompatible use.	a) Designate suitable land in the townsite for potential residential use.
	3.4.7 The Council is supportive of higher densities, especially in Merredin, however any such proposal would need to be assessed in light of its impact, location and essential services.	a) Convey the Council's willingness to support higher densities in Merredin where considered appropriate.
To provide a range of residential development opportunities in Merredin.	3.4.8 To change 'Residential' zones in other townsites to 'Townsite' zone.	a) Rezone residential sized lots in other townsites to 'Townsite' zone with an R10 density code.

To provide for more flexibility of landuses in other townsites.	3.4.9 To continue to monitor and encourage consolidation of aged persons' facilities.	a) Increase densities on aged persons' accommodation sites.
To provide a range of commercial accommodation opportunities in Merredin.	3.4.10 To inform proponents of the need to provide workers' accommodation where it has minimal impact on other living areas.	a) Assist proponents with site selection and site requirements and constructively receive development proposals for workers' accommodation. b) Advise proponents of the need to remove all parts of construction camps, and remediate the land, once the construction is complete. c) Assist proponents in site selection for permanent workers camp sites. a) Support rural farm worker accommodation where alternative locations are not considered suitable.

3.5 Industry, Infrastructure and Settlement Pattern

Issue/Opportunity	Planning Directions	Actions
Promote Merredin townsite as a regional centre offering a high level of community services and infrastructure with new settlement opportunities.	3.5.1 Actively promote Merredin as a centre for the provision of Government services to the community. Acknowledge the contribution of existing service infrastructure by suitable designation in the new Scheme. Liaise with DevelopmentWA in regard to future land developments.	a) Establish and maintain links with State and Federal Government Agencies with offices located in Merredin and encourage continuation and expansion of service provision. Facilitate the development of community services where possible. b) Designate land used by Government Agencies for service provision to public purpose reservation and liaise with DPLH and the relevant Government agency for appropriate vesting, where land is inappropriately vested in the Shire of Merredin. c) Negotiate with DevelopmentWA for the provision and release of serviced light industrial land within the Merredin townsite. d) Continue to liaise with MRWA and CBH on transport strategies to

		<p>minimise heavy vehicle traffic impacts in the town centre and incorporate where required the ultimate transport strategy into the new Scheme.</p>
<p>To promote Merredin as a centre of excellence for renewable energy projects</p>	<p>3.5.2 To allow for a variety of renewable energy facilities providing they do not adversely impact the environment, adjoining landuse and visual amenity.</p>	<p>a) Allow renewable energy facility as a discretionary use in the General farming zone of the Scheme and include provisions requiring the preparation of environmental management plans for proposals.</p>
<p>To provide for strategic industrial operations that do not comfortably fit within the urban fabric of Merredin.</p>	<p>3.5.3 The Council will consider the creation of a strategic industrial area to satisfy longer term demands – not necessarily part of the Merredin townsite – that has minimal impact on surrounding uses, is close to essential services, accommodation and transport.</p>	<p>a) Support a study to examine the demand and supply of industrial land, the feasibility and potential funding sources to establish a strategic industrial estate near Merredin.</p>
<p>To ensure that Merredin provides for a range of health, education and policing services and their respective development needs.</p>	<p>3.5.4 The Council will be receptive to any new initiative that will build on Merredin's classification as a sub-regional centre.</p>	<p>a) Continue to be proactive with service providers in their site selection initiatives.</p>
<p>To encourage development of rural-residential land.</p>	<p>3.5.5 Consider new areas for rural-residential development where multiple ownership may be avoided to simplify development.</p>	<p>a) Designate potential rural residential areas in the south sector of the townsite. Consider rezoning proposals under the new scheme subject to the following criteria:</p> <ul style="list-style-type: none"> • Structure planning and revegetation proposals to accompany rezoning proposals. • provision of safe and effective road access • provision of essential services of water and power, a detailed land capability and suitability assessment being undertaken, and the land having a fair to very

		<p>high capability for Rural Residential development.</p> <p>b) Discourage the subdivision of viable agricultural land and/or intensification of land holdings in the rural area, with the exception of homestead lots where justified in accordance with the Commission's Policy DC3.4.</p> <p>c) Direct population settlement towards the Merredin townsite.</p>
Promote Merredin as a source of opportunities for renewable energy facilities.	3.5.6 The Council will support initiatives to develop renewable energy projects subject to their impact and viability.	a) Ensure that the Local Planning Scheme provides for renewable energy facilities without undue impact on surrounding owners and occupiers.
Recognise Hines Hill, Nangeenan, Burracoppin and Muntadgin townsites as the secondary level of settlements with the Shire.	<p>3.5.7 Maintain a variety of compatible land use and development including settlement, community and commercial services and highway and rural industry within the core areas of the Hines Hill, Nangeenan, Burracoppin and Muntadgin townsites.</p> <p>Recognise the existing freight depot in the Nangeenan townsite.</p>	a) Designate the core areas of the Hines Hill, Nangeenan, Burracoppin and Muntadgin town sites for mixed-use development by designating a Townsite zone.
Promote the super school initiative of the Wheatbelt Development Commission.	3.5.8 Support the continuation and diversification of educational services within the Merredin townsite in accordance with the 'super school' initiative.	a) Designate the existing Merredin high school site for education with appropriate symbols to accommodate the 'super school' uses of kindergarten, primary and high school and technical school in the new scheme.

3.6 Other Matters

Issue/Opportunity	Planning Direction	Actions
To promote Merredin as the sub-regional centre for regional facilities and continue to cooperate in regional matters and forums.	3.6.1 The Council is keen to assist in the search for regional sites responding to any request to establish new regional venues or facilities.	a) Cooperate in regional forums to cement Merredin as the most suitable location for regional facilities.
Promote Merredin as a centre for best practice in communications.	3.6.2 The Council will support the development of improved digital connectivity as part of its ambition to host major events and facilities requiring top-of-the-range technology.	a) Continue to participate in communication forums offering suitable sites to potential providers.
To promote Merredin as a centre for tourism.	3.6.3 The Council supports the promotion of the region's tourism assets and the preparation of digital and hardcopy information for tourist activities, natural assets and Aboriginal cultural sites – including suggested travel routes and itineraries.	a) The preparation of free district and town maps presenting local assets and locations to promote local attractions and businesses.
To provide a variety of tourist accommodation types.	3.6.4 To keep updated with new definitions of tourist accommodation types and the planning implications of each category.	a) Update the Scheme to ensure that new definitions and permissibilities provide the Council with a degree of discretion.
To encourage and assist embryonic enterprises in Merredin.	3.6.5 Hosting of embryonic enterprises is considered a valuable long-term initiative for operators and the local government.	a) The Council is prepared to examine the potential to provide, foster and sponsor start-up businesses in Merredin.
To facilitate the repurposing of Merredin airfield.	3.6.6 To provide the Council with discretion to consider mixed-use development on the Merredin airfield site.	a) Designate the Merredin airfield site as a 'Special use -mixed-use' zone.

4.0 PLANNING AREAS

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 areas are separated by their independence of design as they are not dependant on the design of any other rural residential 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.

The western portion of land north of Abattoir Road (**Area M**) is surplus to requirements for its current rural residential zoning. Given its proximity to the Western Power and Water Corporation infrastructure, it is better designated as Future light industry/service commercial. The area will also be close to Great Eastern Highway for easy access to the regional transport network.

In summary, the eight Rural residential areas measure nearly 697 hectares and are summarised below.

TABLE 2 - RURAL RESIDENTIAL AREAS

RR	Rural Residential Area	Area (ha)
RR1	Hughes Rd East	22.4
RR2	Hughes Rd West	71.9
RR3	O'Connor Rd/pipeline/rail South East	28.2
RR4	O'Connor Rd/pipeline/rail South West	16.1
RR5	York-Merredin Rd East	127.6
RR6	York-Merredin Rd West	318.1
RR7	Goomalling-Merredin Road West	77.8
RR8	North of Abattoir Road	34.7
TOTAL		696.9

4.2 Residential Areas

There are several areas that are zoned Residential in the scheme but have no indication of how they may be subdivided and/or developed in the future. These areas have therefore been included in Planning Areas to ensure that the design is consistent with the existing development in the surrounding area, road access and other relevant servicing factors that may differ between areas. These areas are shown on the Townsite Strategy Map.

TABLE 3 - RESIDENTIAL AREAS

Planning Area	Residential Area	Area (ha)
A	Cohn Street	7.0
B	Davies Street	12.0
C	Fifth Ave	14.9
D	French Ave	0.7
E	Golf Courset	3.4
F	Jellico Street	0.5
G	Kitchener Road	5.2
H	O'Connor Street	76.2
I	Telfer Ave North	13.0
J	Telfer Ave South	6.0
K	Third Ave	7.9
L	Whitfield Way	11.6
M	North of Abattoir Road	34.7
TOTAL		193.10

Area A – Cohn Street is an area in the midst of an existing residential environment. The Council has previously had a subdivision plan prepared that yields over 80 residential lots, however land ownership and development details are yet to be finalised.

Area B – Davies Street area includes about 12 hectares of Residential and Parks and Recreation designation. There are several lots in this area that have yet to be developed due to the landform challenges for development. No plans have been prepared for this area; however ultimate designations need to be established. The existing parks and recreation area will remain due to landform constraints.

Area C – Fifth Ave is an area of nearly 15 hectares of undeveloped land south of the Third Avenue Landgate subdivision. The area appears to have a race track as an interim use as the land is already zoned Residential with an R10/30 density code. No plans have been prepared for this area.

Area D – French Ave is a small triangle of land located between Hobbs and Hart Streets and remains undeveloped. The land is designated as Parks and Recreation in the Scheme. The Council has previously had a subdivision plan prepared that yields 10 residential lots and about 900m² public open space, however land ownership and development details are yet to be finalised. The Council intends to rationalise the number of recreation and public open space areas to limit overall maintenance requirements. However the area is to remain for recreational use until suitable alternatives are identified and tenure arrangements reflect intended uses.

Area E – Golf Course is an area on the north west corner of the golf course land (corner of Bates and Golf Road). The total area is about area 3.4 hectares that is already zoned Residential with a R10/50 density in the Scheme. The Council has previously had a subdivision plan prepared that yields 24 residential lots in a first stage development that already provides road frontage on Golf and Bates Roads. The second stage requires roads and other services but has the potential to yield another 26 lots without impacting the existing infrastructure.

Area F – Jellico Street is a triangular piece of land that measures only about 0.5 hectares and remains undeveloped and underused between Cunningham Street and French Avenue.

The land is designated as Parks and Recreation in the Scheme. The Council is keen to establish fewer, but better, recreation/POS areas to limit overall maintenance requirements. However, the area is to remain for recreational use until suitable alternatives are identified and tenure arrangements reflect intended uses.

Area G – Kitchener Road is an area of about 5.2 hectares that contains the existing swimming pool and childcare facility. The street block has previously been considered as underutilised. The whole street block bounded by Throssell Road, Woolgar Ave, Pool Street and Kitchener Road is already zoned Residential with a R10/30 density in the Scheme.

As a result, the Council has previously had a subdivision plan prepared that yields 62 residential lots whilst retaining the pool and childcare areas of more than a hectare. Land ownership and development details are yet to be finalised.

Area H – O'Connor Road is a large area of 110.9 hectares that includes an area that is currently zoned for Rural residential in the Scheme. No plans have been prepared for this area.

Area I – Telfer Ave North is an area 13 hectares that is already zoned Residential with a R10/30 density in the Scheme. No plans have been prepared for this area.

Area J – Telfer Ave South is an area of about 6 hectares bounded by McDonald, Golf and Telfer Streets. The area is already zoned Residential with a R10/30 density in the Scheme. The Council has previously had a subdivision plan prepared that yields 71 residential lots, however land ownership and development details are yet to be finalised.

Area K – Third Ave is an area of nearly 8 hectares that was created by Landgate (or its predecessor). The area has been subdivided and several houses have been built, however, it appears that there were no internal roads or other services provided when the subdivision occurred. This has the potential to create pressures for the servicing agencies (including Council) to provide some services where rates are being paid.

The area needs some resolution between the servicing agencies and Landgate to ensure that more lots are not released until the necessary services can be provided.

Area L – Whitfield Way is an area that is currently zoned Special residential with an R2 density code in the Scheme. The area has mostly been subdivided into 5,000m² lots, but a lot on the north east corner (11.5 ha) remains unsubdivided.

In the future the Regulations will not provide for a Special Residential zone. In its place will be a Residential zone with an R2 density code. This will mean that the special provisions in the Scheme will be unnecessary as the R-Codes (Residential Design Codes) will control development requirements.

4.3 Light and General Industry

Merredin is experiencing an increased demand for industrial land. The town's central location in the Wheatbelt and its transport and access benefits have seen a take-up of available industrial properties.

To ensure an adequate supply of industrial lots, the Council has identified four locations that it considers suitable for additional industrial activities. Three of these four areas are designated as 'Future Industrial Areas' in this Strategy. The fourth area is shown as 'Industrial Investigation Area'.

The first area (Area M) is located North of Abattoir Road (Lots 12 and 13) Abattoir Road has an area of 34.7 hectares that is considered surplus to requirements for its current rural residential zoning and better suited to future light industrial/commercial uses, given its proximity to the Western Power and Water Corporation infrastructure. The area will also be close to Great Eastern Highway for easy access to the regional transport network. This area is identified in the current 2007 Strategy and is to be continued within this Strategy.

Figure 2 shows to extent of this Planning Area.

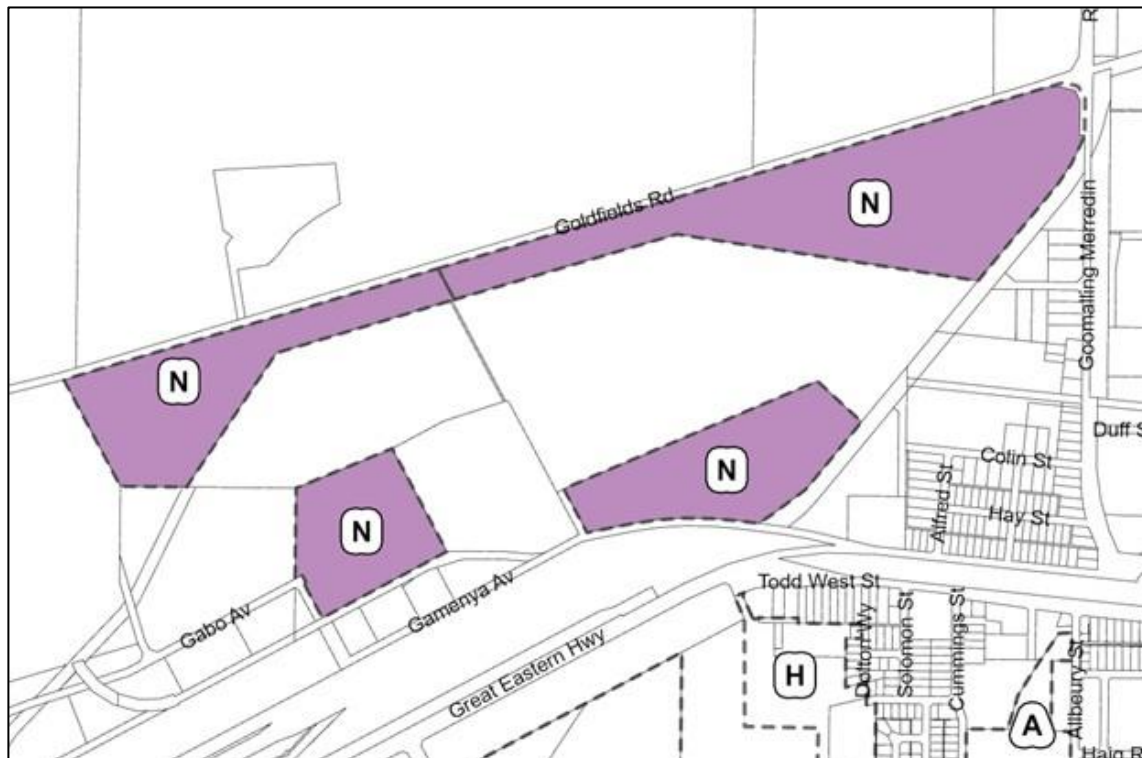
FIGURE 2 - LOTS 12 AND 13 ABATTOIR ROAD



Source: Landgate, DPLH, Planwest

The **second area (area N)** is in the western part of the townsite including Lots 503 and 601 and Lots 504 and 602 located between Goldfields Road and Gamenya Avenue. **Figure 3** shows the proposed areas.

FIGURE 3 - LOTS 601, 503 GOLDFIELDS ROAD and 602, 504 GAMENYA AVE



Source: Landgate, DPLH, Planwest

Part of the site is affected by the 500-metre buffer from the town's sewerage treatment works. The land is currently used for agricultural purposes and abuts an area used for agricultural research

The northern lots (Lots 503 and 601) are 17.6 ha and 34.4 ha and surrounded by uses that are unlikely to be affected by any industrial activities. To the north is farming land, to the east are industrial uses including the drainage ponds, to the west is the sewerage settlement ponds and other industrial land. The southern lots (Lots 504 and 602) are 10.5 ha and nearly 15 hectares and have similar surrounding activities. The land between the north and south areas has been planted with vegetation to reduce the water table in the town to prevent higher salinity levels that have previously affected the town. This project is not affected by this part of the proposed new industrial area.

The **third area (area O)** shown in **Figure 4** includes land to the east of the of the main light industrial area in Merredin. The land is north of Adamson Road and south of a large recreation reserve. This area measures about 86 hectares with Lot 82 currently cleared of vegetation with a dwelling and sheds near Lot 81 that has recently been rezoned for Light industry.

The whole area slopes from east down to the west with a difference of about 30 metres in 1.8 kilometres from east to west. This constitutes a slope of around 1 vertical metre in 60 horizontal metres.

The southern part of this land is proposed to be zoned 'Light industry' as it is closer to potential sensitive uses south of the highway (zoned 'Rural residential').

FIGURE 4 - LOT 82 ADAMSON ROAD, MERREDIN



Source: Landgate, DPLH, Planwest

Due to the absence of sensitive uses in the northern part of these properties, it is proposed that the area may be better suited for General industry that allows a broader range of industries, including light industries.

Although these proposed industrial areas may provide a supply for the demand for industrial land in the immediate future, it is acknowledged that the Strategy should note that a strategic industrial area, probably near but outside the Merredin townsite, should be further examined.

The fourth site, marked an 'Industrial Investigation Area', is located on the north side of Goldfields Road outside the townsite. This is a longer term designation that requires further in-depth analysis to ensure its suitability in terms of impact, prevailing winds, soil types,, access and services.

4.4 Strategic Industrial Estate

The Shire is generally experiencing an increase in demand for industrial land. The zoned land in the Scheme within the Merredin townsite and those areas designated in the Strategy, are being taken up by enterprises requiring a centralised location to service the growing demands of the Wheatbelt's regional activities.

The Merredin Council is currently seeking expressions of interest to conduct a study to establish the viability of creating a new strategic industrial area that will satisfy these perceived demands. This study will include an assessment of supply and demand for such industrial uses in the region, options for suitable locations, grant availabilities, and an implementation program and timetable.

The new estate will ensure that the larger scale industries that are area-hungry do not occupy land within the townsite at the expense of the smaller industries that would otherwise be located in the town.

The Council is also keen to host a new strategic industrial area to reduce the risk of larger significant industries locating elsewhere in the region because of the shortage of their specific requirements.

The Council envisages that a new strategic industrial estate will provide land central to the wheatbelt for larger regional activities that may otherwise be lost to the Perth region. The new estate may provide extensive areas for activities that may better deal with potential impacts, or lack of space.

It is anticipated that the benefits of the increased workforce in the region will gravitate to Merredin bringing the collateral advantages of families and building the community.

The domino effect of increased local expenditure will not only profit local operations but achieve certain tipping points to justify a range of more specialised human services to benefit the growing community.

5.0 STRATEGY MAPS

The two following Strategy Maps (townsite and district) identify new planning directions in terms of land use designation. A key element of the Strategy Maps is the designation of most land within the townsite boundary for land use other than rural in acknowledgement of the community's aspirations for townsite growth and allowance for alternative lifestyle and business opportunities.

Some of the recommended land use planning designations are those proposed to be entered into the Scheme's Omnibus Amendment for the Shire of Merredin. They reflect appropriate changes to the zoning and reservation regime of the Scheme based on the following general planning principles:

- change to acknowledge appropriate continuation of existing land use, ie light industry for the aircraft hangar site
- change to acknowledge current and future management of land, ie conservation for land under the management of government agencies.
- change to allow for more appropriate land use and development on land as discussed in the Strategy, i.e., highway service for existing tourist zones
- change to allow for new land use and development as discussed in the Strategy, ie rural residential areas.

The recommended changes are also based on there being no identified significant physical or legal constraints and where appropriate service availability.

Potential land use designations are those that may be considered for the land use at a future point in time via the town planning scheme amendment process but subject to justification and consideration of (but not limited to) the following:

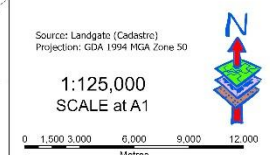
- demand and supply the land use
- landowner negotiation
- town planning or other investigation
- service / infrastructure availability
- structure planning.

Specific requirements are identified for each area with a potential land use designation.

The Strategy Maps are provided for the townsite and the Shire of Merredin as a whole. The focus of the Strategic Plan is predominantly on the Merredin townsite. It is anticipated that any minor land use designation changes for the smaller townsites will be dealt with under the preparation of the new Scheme.



**FIGURE 5 - DISTRICT
STRATEGY MAP**



Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning. Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

LOCAL PLANNING STRATEGY 2024 TOWNSITE MAP



FIGURE 6 - TOWNSITE STRATEGY MAP

- A** Index to
Planning areas
- A Cohn Street
 - B Davies Street
 - C Fifth Ave
 - D French Ave
 - E Golf Course
 - F Jellico Street
 - G Kitchener Road
 - H O'Connor Street
 - I Telfer Ave North
 - J Telfer Ave South
 - K Third Ave
 - L Whitfield Way
 - M Abattoir Rd Industrial
 - N NW Merredin Industrial
 - O Adamson Rd Industrial

Source: Landgate (Cadastre)
Projection: GDA 1994 MGA Zone 50

1:12,500
SCALE at A1

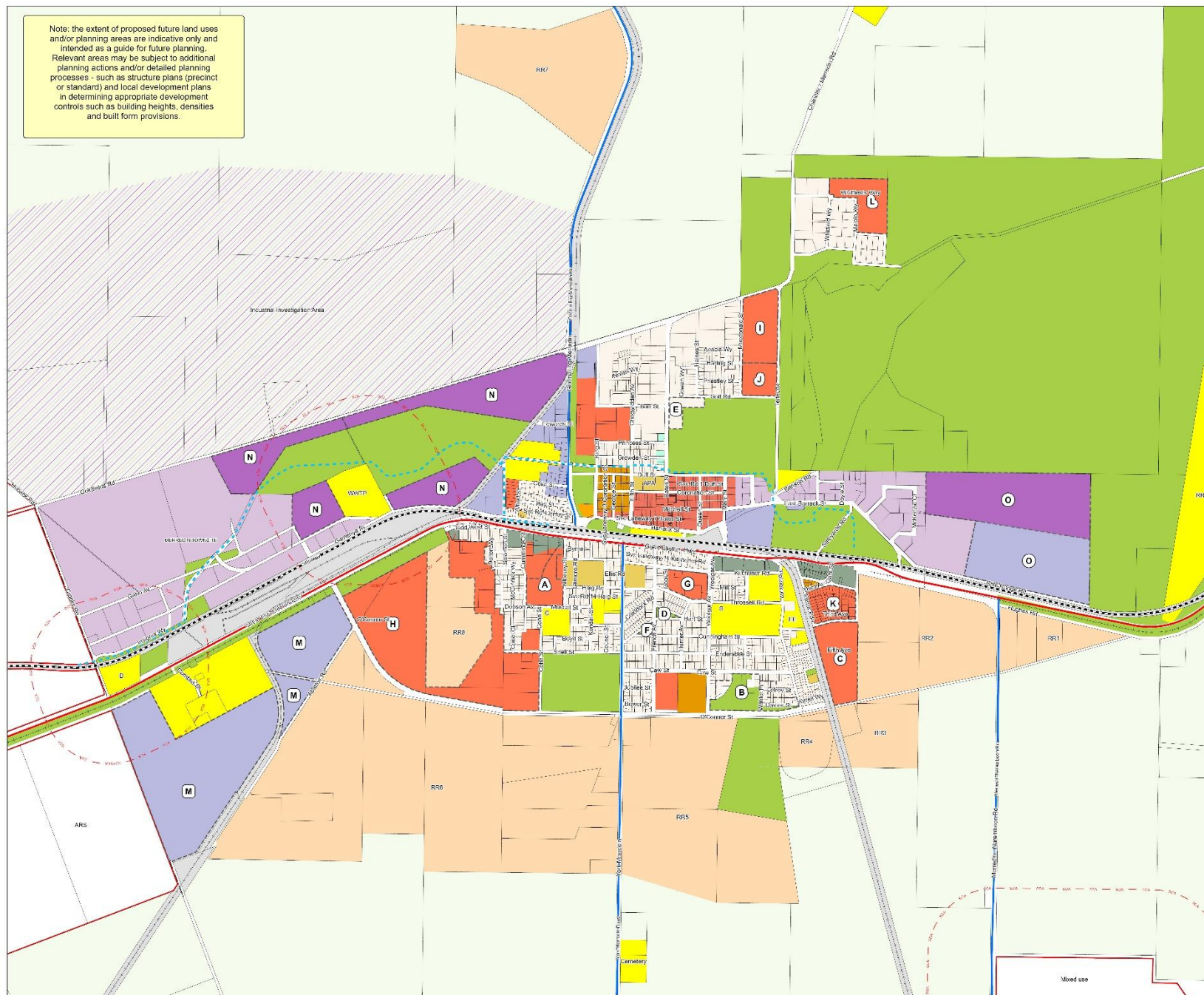
0 170 340 680 1,020 1,360
Metres

PLANWEST (WA) Pty Ltd

November 2024



Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning. Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.



6.0 PLANNING AREA MAPS

The following maps include preliminary designs for the residential Planning Areas as outlined in Part 4.2. These provide an indicative potential for residential lots and development.

FIGURE 7 - PLANNING AREA A - COHN STREET

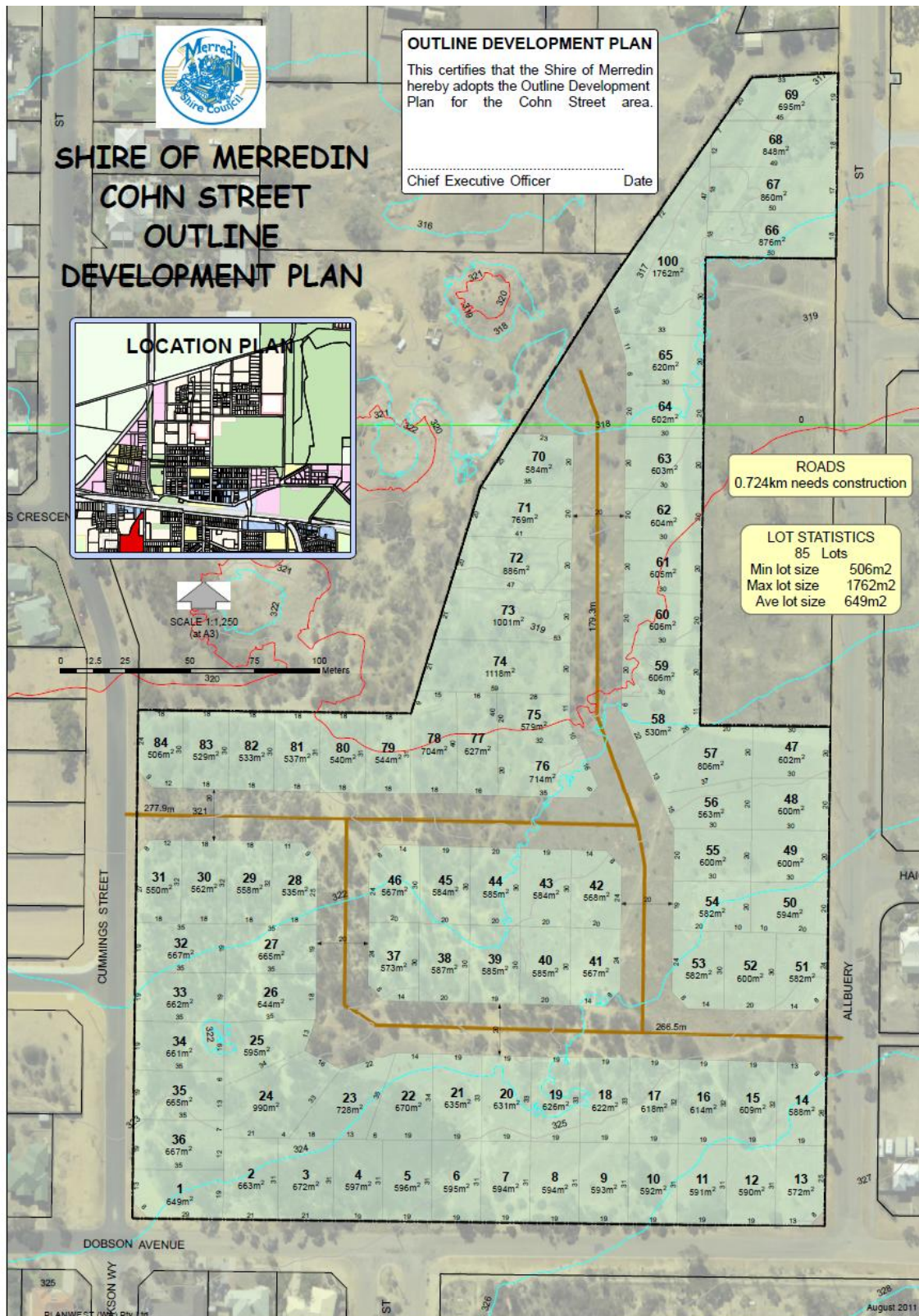


FIGURE 8 - PLANNING AREA D - FRENCH AVE

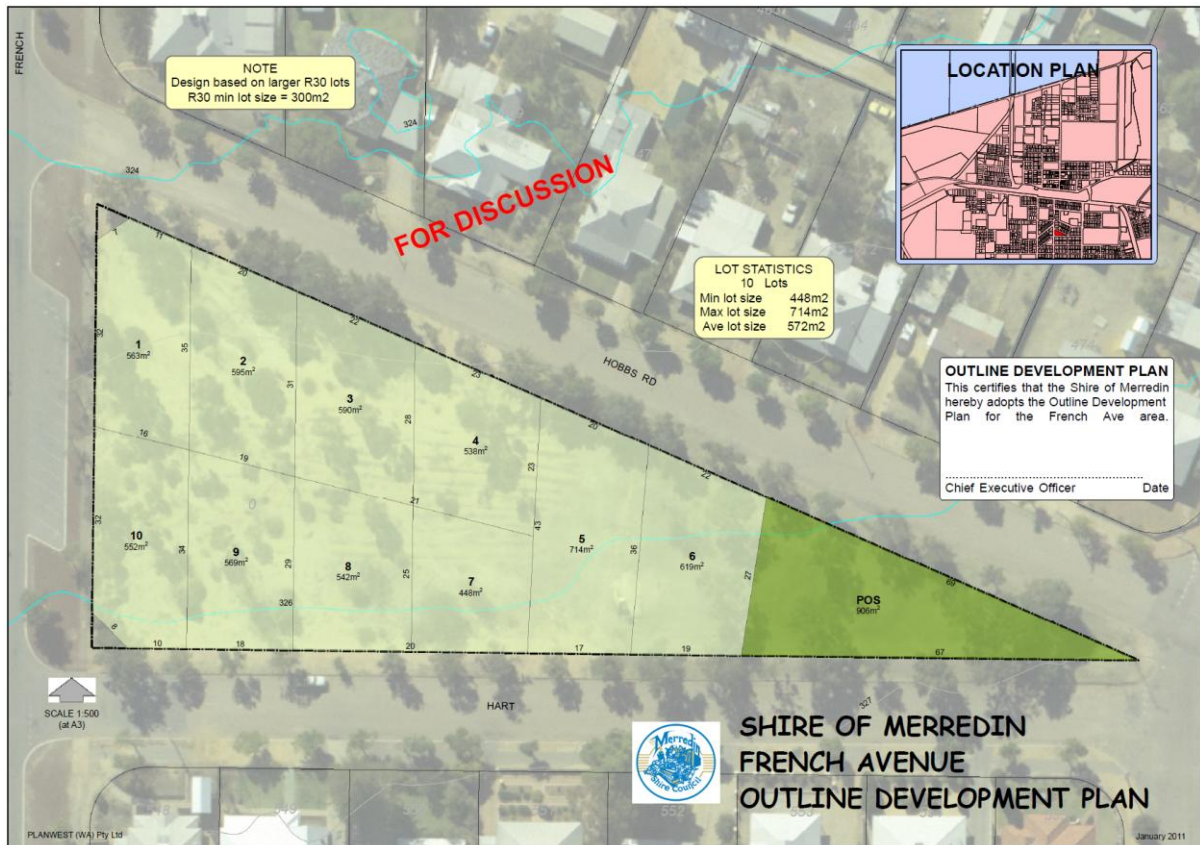


FIGURE 9 - PLANNING AREA E - GOLF COURSE



FIGURE 10 - PLANNING AREA G - KITCHENER ROAD



FIGURE 11 - PLANNING AREA J - TELFER AVE SOUTH



7.0 IMPLEMENTATION MONITORING AND REVIEW

7.1 Implementation Monitoring and Review

The dynamic nature of planning and development in the Shire of Merredin requires that the Strategy be subject to monitoring and review. The information gaps and further research needs identified in the Strategy should be pursued. Further, the Strategy will need to be reviewed in the light of changes to State Government policy, local priorities and visions.

Further monitoring and review will also focus on the success or otherwise of achieving the aims of the Strategy and how well they have facilitated orderly and proper planning in the Shire of Merredin.

It is recommended that the Strategy be reviewed every 10-15 years to coincide with the Shire of Merredin's local planning scheme review.

In order to implement the Strategy, the following procedures are put forward concurrent with the processing of the Omnibus Amendment to the Scheme:

1. Forward the Strategy to the Western Australian Planning Commission for certification in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. Endorse the Strategy for a 6 weeks public comment period to allow the community, industry groups and governmental agencies to make comment.
3. In light of comments received review the Strategy and modify accordingly.
4. Adopt the Strategy as the principle strategic planning instrument to guide landuse and development.
5. Submit a copy of the Strategy to the Western Australian Planning Commission for its endorsement.
6. Incorporate selected landuses, zoning, reservation and other provisions identified in the Strategy into the revised Shire of Merredin local-planning scheme.
7. Carry out required investigations or preparation of plans on a needs basis prior to development and subdivision.
8. Review the Strategy on a needs basis, or every 10-15 years.

The above procedures should ensure that the Strategy remains relevant to the Shire, the community, and business interests, and facilitates orderly and proper planning.

8.0 REFERENCES AND RESOURCE MATERIAL

Australian Bureau of Statistics Census Data, 2016, 2021, 2022.

Draft State Planning Policy No. 3 – Urban Growth and Settlement, Western Australian Planning Commission, April 2005

Merredin Townsite Salinity Management Strategy Merredin Land Conservation District Committee, May 2002

National Resource Management Priorities and Strategic Plan for the Merredin Shire Western Australia, Merredin Land Conservation District Committee, 2004

Planning Scheme, 'Western Australian Planning Commission' Manual, Perth, July 2000.

Shire of Merredin, 'Municipal Inventory', Shire of Merredin, April 1999.

Shire of Merredin, 'Strategic Plan 2000 – 2005', Shire of Merredin, Merredin, 1999.

State Planning Policy No 4 – State Industrial Buffer Policy, Western Australian Planning Commission, May 1997

State Planning Policy No. 11 – Agricultural and Rural Land Use Planning, March 2002

State Planning Strategy, 'Western Australian Planning Commission' Manual, Perth, December 1997.

Western Australian Planning Commission, 'Population Report No. 4', October 2021.

Western Australian Planning Commission, 'The Wheatbelt Regional Transport Strategy' (WRTS), October 2001

FIGURE 12 - 1979 FLOODING EXTENT
 Areas Susceptible To Flooding Extent of February 1979 Floods

