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Our Ref : 200837
 Previous Ref :
 Your Ref : JOB 2933
 Enquiries : Frank Scibilia (9791 0571)

01 October 2024

Application No: 200837 - 78 CAW ST, MERREDIN WA 6415

The Western Australian Planning Commission has received an application for planning approval as detailed below. Plans and documentation relating to the proposal are attached. The Commission intends to determine this application within 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by 12 November 2024 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

Referral agencies are to use the Model Subdivision Conditions Schedule (1 January 2024) in providing a recommendation to the Commission. Non-standard conditions are discouraged, however, if a non-standard condition is recommended additional information will need to be provided to justify the condition. The condition will need to be assessed for consistency against the validity test for conditions. A copy of the Model Subdivision Conditions Schedule can be accessed: <http://www.dplh.wa.gov.au>

Please send responses via Planning Online Portal here: <https://planningonline.dplh.wa.gov.au/>.

This proposal has also been referred to the following organisations for their comments: *Water Corporation, Department of Energy, Mines, Industry Regulation and Safety, Western Power, Merredin, Shire of, DBCA - Wheatbelt and LG Merredin, Shire of.*

Yours faithfully



Ms Sam Boucher
 WAPC Secretary

APPLICATION DETAILS

Application Type	Amalgamation	Application No	200837
Applicant(s)	Downsize Diversity		
Owner(s)	[REDACTED]		

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Locality	78 CAW ST, MERREDIN WA 6415		
Lot No(s).	888, 887	Purpose	Amalgamation
Location	.	Local Gov. Zoning	RESIDENTIAL
Volume/Folio No.	1840/814, 1968/357	Local Government	Merredin, Shire of
Plan/Diagram No.	206090, 206090	Tax Sheet	
Centroid Coordinates			
Other Factors	DEMIRS RESOURCE REFERRAL AREA, BUSHFIRE PRONE AREA, THREATENED FAUNA BUFFER		

Form 1A - Preliminary approval app

DATE	FILE
27-Sep-2024	200837

Lodgement ID	2024-05247		
Date submitted	19/09/2024		
Submitted by	Peter Grant		
Your reference	JOB 2933		
Location of subject property	78 CAW ST, MERREDIN WA 6415		
Existing tenure	Freehold (Green Title)	Application type	Amalgamation
Proposed tenure	Freehold (Green Title)		

Applicants

Applicant (1)

Is person the primary applicant?	Yes		
Is the applicant an organisation/company?	Yes	Is the applicant a landowner?	No
Organisation/company	Downsize Diversity	ACN/ABN	18 143 038 108
Name	Peter Grant	Position	DIRECTOR
Email	[REDACTED]		
Phone number	411450784	Additional phone no.	N/A
Address	[REDACTED]	Additional phone no. type	N/A
	BIBRA LAKE 6163 Australia		

Certificate of Title details

Certificate of Title (1)

Volume	1840	Folio	814
Plan number	206090	Lot number	888
Part lot?	No	Location	N/A
Reserve number	N/A		
Address	78 CAW ST MERREDIN	Nearest road intersection	N/A

Certificate of Title (2)

Volume	1968	Folio	357
Plan number	206090	Lot number	887
Part lot?	No	Location	N/A
Reserve number	N/A		
Address	80 CAW ST MERREDIN	Nearest road intersection	N/A

Landowners

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

Landowner (1)			
Is the landowner an organisation/company?	No	Landowner type	Registered proprietor
Organisation/company	N/A	ACN/ABN	N/A
Name	████████████████████	Position	N/A
Email	████████████████████		
Phone number	N/A		
Address	████████████████████		
	MERREDIN 6415 Australia		
Consent to apply:			
Has this landowner provided consent to apply?		Yes	
Date of consent document	08/09/2024		

Additional consent to apply

Consent to apply checklist	
Current copies of all records of title are attached	Yes
All registered proprietors (landowners) listed on the certificate/s of title have signed the application or an attached letter of consent. This includes landowners specified on a certificate of title for a leasehold lot	No
Consent to apply is given on behalf of landowners or tier 1 corporation	No
The application is by or on behalf of a prospective purchaser/s under contract of sale or offer and acceptance	No
Consent to apply is given by or on behalf of joint tenant survivors	No
Consent to apply is given by or on behalf of an executor of a deceased estate	No
This application includes land that is owned by or vested in or held by management order by a government agency or local government	No
This application includes Crown land	No

Summary of the Proposal			
Existing tenure	Freehold (Green Title)	Application type	Amalgamation
Proposed tenure	Freehold (Green Title)		
Local government where the subject land is located		Merredin, Shire of	
Additional local government/s where the subject land is located		N/A	
Have you submitted a related application?		No	
Lodgement ID of related application		N/A	
How is the application related?		N/A	
Land use and lots			
Current land use	Residential		
Total number of current lot/s subject of this application	2	Number of proposed lot/s	1

Proposed use/development:

Proposed zone (1)	Rural living	Zone lot size	2000 - 2999 m2
		Number of zone lots	1

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

Dwellings, outbuildings and structures			
Does the subject lot/s contain existing dwellings, outbuildings and/or structures?		Yes	
Dwellings:			
Number of dwellings	2	Specify details	All to be retained
Details of partially retained/ removed dwellings	N/A		
Outbuildings:			
Number of outbuildings	2	Specify details	All to be retained
Details of partially retained/ removed outbuildings	N/A		
Other development:			
Specify details	N/A		
Amendment			
Type 1 (a) Addition of land from outside the parcel of a strata titles scheme to common property in the scheme (but not including temporary common property)		No	
Type 1 (b) Conversion of a lot in a strata titles scheme to common property in the scheme		No	
Type 2 Removal from the parcel of a strata titles scheme of land comprised of common property		No	
Type 3 Consolidation of 2 or more lots in a strata titles scheme into 1 lot in the scheme (not affecting common property in the scheme)		No	
Type 4 Subdivision that does not involve the alteration of the boundaries of the parcel and is not a type 1, type 2 or type 3 subdivision		No	
Termination			
Strata company resolution in support of the termination proposal is available?		No	
Has an outline termination proposal been prepared?		No	
Survey-Strata or Leasehold (Survey-Strata)			
Is common property proposed?		No	
Does the plan of subdivision show the indicative internal sewer and water connections to each lot?		No	
Proposed leasehold scheme term		N/A	
Is an option for postponement of the leasehold expiry scheme proposed?		No	
What is the proposed postponement timeframe?		N/A	
Strata or Leasehold (Strata)			
Is common property proposed?		No	
Does this application relate to an approved development application?		No	
Development application approval date/s	N/A	Development application reference number/s	N/A
Does this application relate to an approved building permit?		No	
Building permit issue date/s	N/A	Building permit reference number/s	N/A
Is it proposed to create a vacant strata lot by registration of the plan?		No	

Number of vacant strata lot/s	N/A	
Details of restrictions to be placed on any lots on the plan	N/A	
Leasehold scheme proposed timeframe	N/A	
Is an option for postponement of the leasehold expiry scheme proposed?		No
Proposed postponement timeframe	N/A	

Subdivision details		
Transport impacts		
Are there 10 - 100 vehicle trips in the subdivision's peak hour?		No
Are there more than 100 vehicle trips in the subdivision's peak hour?		No
Access to/from, right-of-way or private road		
Access is to be provided from an existing right of way or private road?		No
Road and rail noise		
Is the proposal within the trigger distance of a strategic transport route as defined by State Planning Policy 5.4?		No
Contaminated sites		
Has the land ever been used for potentially contaminating activity?		No
Does the land contain any site or sites that have been classified under the Contaminated Sites Act 2003?		No
Does the land contain any site or sites that have been reported or are required to be reported under the Contaminated Sites Act 2003?		No
Information requirements liveable neighbourhoods		
Is this application to be assessed under the Liveable Neighbourhoods policy?		No
Acid sulfate soils		
Is the land located in an area where site characteristics or local knowledge lead you to form the view that there is a significant risk of disturbing acid sulfate soils at this location?		No
Bushfire prone areas		
Is all, or a section of the subdivision in a designated bushfire prone area?		No
Has a Bushfire Attack Level (BAL) Contour Map been prepared?		No
Does the BAL Contour Map indicate areas of the subject site as BAL-12.5 or above?		No
Has a Bushfire Management Plan (BMP) been prepared?		No
On-site sewerage disposal		
Is on-site sewerage disposal proposed?		No
Is it proposed to create lots of 4ha or smaller?		No
Has a site and soil evaluation been provided?		No

Final Checklist		
Subdivision plans are based on an accurate and up-to-date feature survey that includes existing ground levels relative to AHD or topography of the subject lot/s. A feature survey is not required for amalgamation approval		Yes
Relevant copies of the subdivision plans and supporting documentation or accompanying information are attached		Yes
The subdivision plan is capable of being reproduced in black and white format		Yes
The subdivision plan is drawn to a standard scale (ie 1:100, 1:200, 1:500, 1:1000) at A3 or A4		Yes
All dimensions on the subdivision plan are in metric standard		Yes
The north point is shown clearly on the subdivision plan		Yes

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The subdivision plan shows all lots or the whole strata or community titles (land) scheme plan (whichever is applicable)	Yes
The subdivision plan shows all existing and proposed lot boundaries	Yes
The subdivision plan shows all existing and proposed lot dimensions (including lot areas)	Yes
The subdivision plan shows the lot numbers and boundaries of all adjoining lots	Yes
Is a battleaxe lot/s proposed?	No
The subdivision plan shows the width and length of the access leg, the area of the access leg and the total area of the lot	No
The subdivision plan shows the name/s of existing road/s	Yes
Is a new road/s proposed to be created?	No
The subdivision plan shows the width of proposed road/s	No
Is the land vacant?	No
The subdivision plan shows all buildings and/or improvements, including driveways and crossovers (including setbacks) which are to be retained, or removed	Yes
Does the land contain features such as watercourses, wetlands, significant vegetation, flood plains and dams?	No
The subdivision plan shows features such as watercourses, wetlands, significant vegetation, flood plains and dams?	No
The subdivision plan shows all electrical, sewer and water infrastructure. For on-site sewage disposal, the indicative disposal areas for wastewater distribution are to be shown	No
Additional information required in the case of applications for residential infill subdivision within existing residential zoned areas	No

Estimated Fee & Payment Details			
Estimated fee payable	\$2,634.00		
Number of proposed lots	1	Number of reserved lots	0
Payer details			
Would you like to nominate that the invoice is sent to another party for payment?			No
Payer name	Peter Grant	Organisation/company	Downsize Diversity
Phone number	411450784	Email	[REDACTED]
Postal address	[REDACTED]	City/Town/Suburb	BIBRA LAKE
Postcode	6163		
Submit application			
Are the payer's details correct?			Yes
Have you checked the Summary of the Proposal and acknowledged all items?			Yes

Attachments	
Document type	Document
Certificate of Title	Certificate of Title with Sketch 1840-814 78 Caw Street, MERREDIN 6415 - Certificate of Title 1840-814.pdf
Certificate of Title	Certificate of Title with Sketch 1968-357 80 Caw Street, MERREDIN 6415 - Certificate of Title 1968-357.pdf
Certificate of Title	Certificate of Title with Sketch 1840-814 78 Caw Street, MERREDIN 6415 - Sketch for 1840-814.pdf
Certificate of Title	Certificate of Title with Sketch 1968-357 80 Caw Street, MERREDIN 6415 - Sketch for 1968-357.pdf
Export PDF - Lodged application	20240919 2024-05247 80 CAW ST, MERREDIN - Form 1A.pdf
Landowners Consent	Consent to apply.jpg
Subdivision plan	Proposed Amalgamation.pdf
Tax Invoice	Tax Invoice - INV0002746 - 20240924.pdf
Tax Invoice - Receipt	Tax Invoice Receipt - INV0002746 - 20240926.pdf

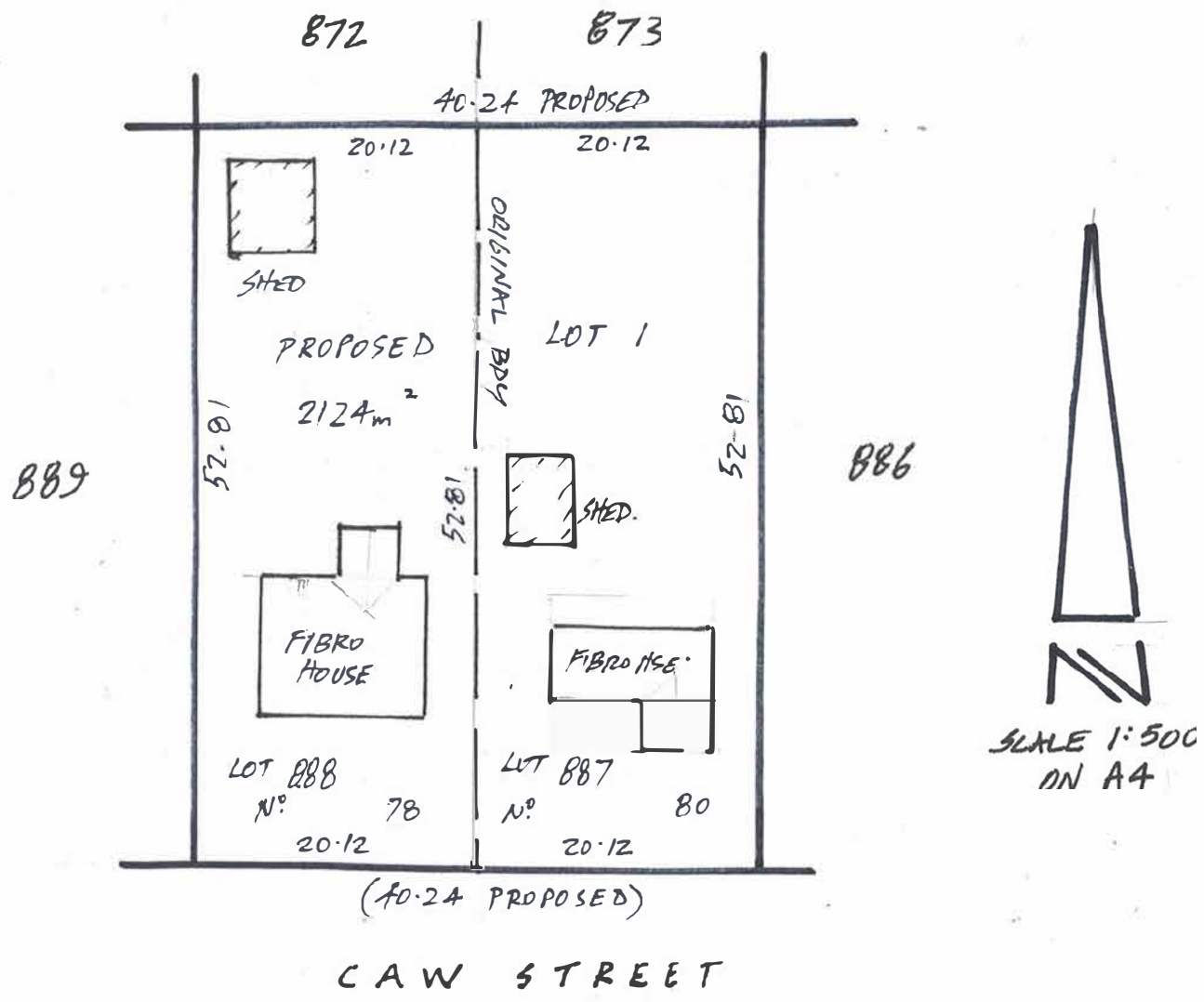
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WAPC contact information

Infoline	1800 626 477	Planning Online	https://planningonline.dplh.wa.gov.au
Web address	www.dplh.wa.gov.au	Email	corporate@wapc.wa.gov.au
Perth	Albany	Bunbury	Mandurah
140 William Street Perth, 6000 Locked Bag 2506 Perth, 6001 (08) 6551 9000	178 Stirling Terrace PO Box 1108 Albany 6331 (08) 9892 7333	Sixth Floor Bunbury Tower 61 Victoria Street Bunbury 6230 (08) 9791 0577	Level 1 - Suite 94 16 Dolphin Drive Mandurah 6210 (08) 9586 4680

Naturaliste Land Surveys

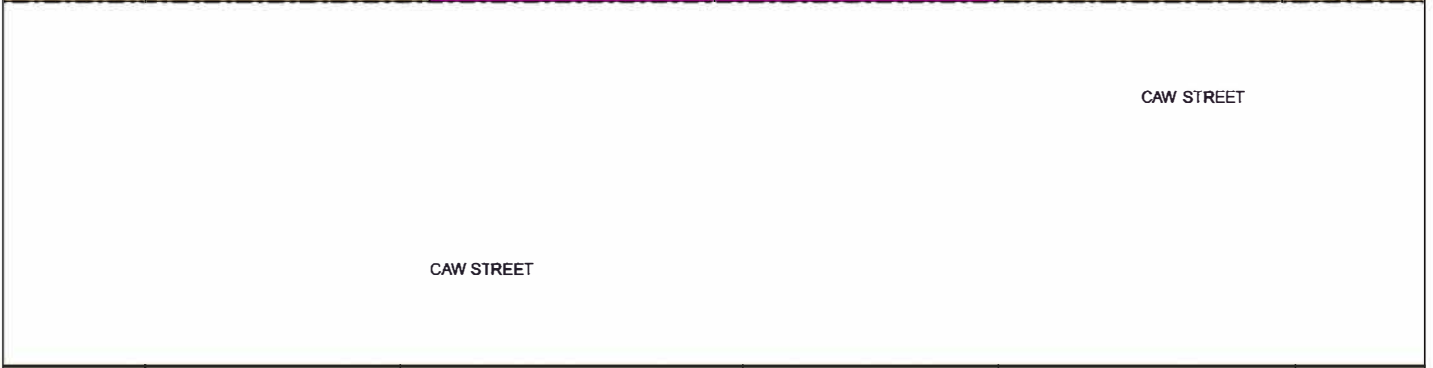
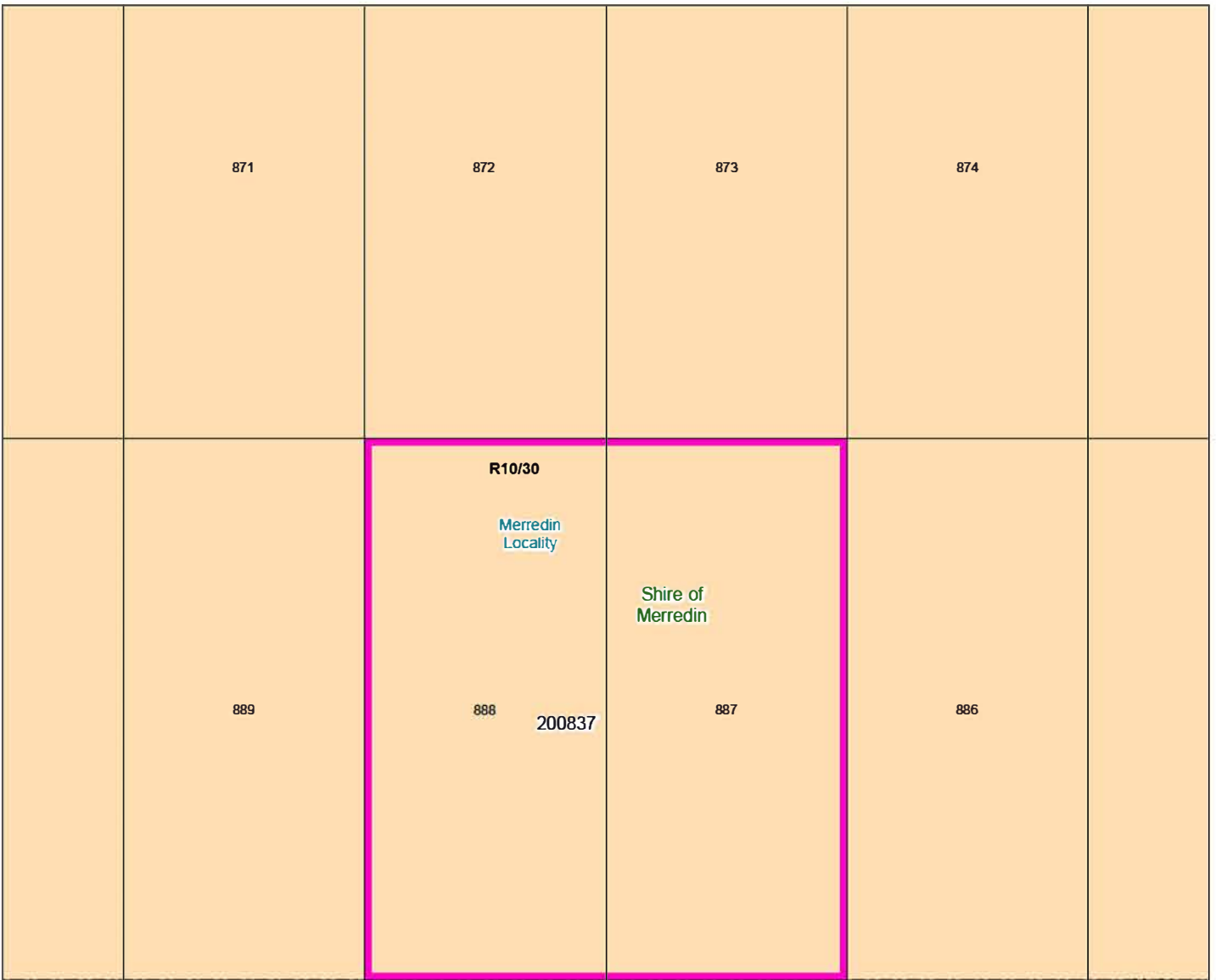
[REDACTED] Bibra Lake, Western Australia 6163
 Tel [REDACTED] email [REDACTED]
 GRANT HALBERT P/L



**PROPOSED AMALGAMATION OF LOTS 887 AND 888 ON DEPOSITED
 PLAN 206090 - 78 AND 80 CAW STREET
 MERREDIN**

CLIENT: [REDACTED]
 DATE OF SURVEY: 7.9.2024

JOB NO. 2933A
 INVOICE 4461



**Location Plan for:
Subdivision Application**

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

Application Number: **200837**
Decision: **Outstanding**
Printed: **27/09/2024**



Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA
Base information supplied by
Western Australian Land Information Authority SLIP 1180-2020-1

Application Status

Outstanding

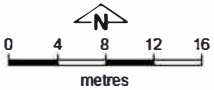
Existing LPS Zones and Reserves

R Code boundaries
 Residential

Easements and Referrals

Region Scheme Reserves

Localities & Local Government Boundaries
 Local government boundary
 Locality





MERREDIN, SHIRE OF

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1840 814

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

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



REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 888 ON DEPOSITED PLAN 206090

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[Redacted] OF 78 CAW STREET MERREDIN WA 6415

(T P068278) REGISTERED 9/3/2022

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

1. P068279 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 9/3/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

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

STATEMENTS:

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

SKETCH OF LAND: 1840-814 (888/DP206090)
PREVIOUS TITLE: 1319-805
PROPERTY STREET ADDRESS: 78 CAW ST, MERREDIN.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF MERREDIN



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1968 357

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

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



REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 887 ON DEPOSITED PLAN 206090

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[Redacted] OF 78 CAW STREET MERREDIN WA 6415

(T Q021882) REGISTERED 11/6/2024

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

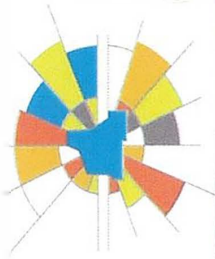
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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

SKETCH OF LAND: 1968-357 (887/DP206090)
PREVIOUS TITLE: 1199-945
PROPERTY STREET ADDRESS: 80 CAW ST, MERREDIN.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF MERREDIN





SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT



Peter Zenni

From: [REDACTED]
Sent: Wednesday, 2 October 2024 4:40 PM
To: Peter Zenni
Subject: FW: WAPC Ref: 200837 - Amalgamation of Lots 887 and 888 Caw Street, Merredin

Follow Up Flag: Follow up
Flag Status: Flagged

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

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Hi Peter

Please see email from applicant.

Thanks

Frank Scibilia
Senior Planning Officer | Land Use Planning
Department of Planning, Lands and Heritage
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230
wa.gov.au/dplh | 9791 0571 | |



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, waters 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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From: [REDACTED]
Sent: Wednesday, 2 October 2024 10:50 AM
To: [REDACTED]
Cc: Merredin, Shire of <admin@merredin.wa.gov.au>
Subject: Re: WAPC Ref: 200837 - Amalgamation of Lots 887 and 888 Caw Street, Merredin

Hi Frank,

My apologies. This was an error of my PA. She assumed given Merredin is a rural town that the site is rural. She should have ticked RESIDENTIAL.

Regards, Peter Grant - Naturaliste Land Surveys and Downsize Diversity tel [REDACTED]

On 2/10/2024 10:40 am, Frank Scibilia wrote:

Good day Peter

Thanks for your application.

It is noted on the Form 1A application form you have stated "Rural living" for a site that is zoned Residential and consists of two single dwellings (effectively becomes two grouped dwellings). Was there a reason why you have stated "Rural Living" when noting the land use restrictions of the local planning scheme?

Please call if you wish to discuss.

Kind regards

Frank Scibilia
Senior Planning Officer,
Regional Central Planning team of the Land Use Planning Division
DPLH
ph.no. 97910571

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