

OFFICIAL



Our Ref : 200641  
 Previous Ref :  
 Your Ref : CAMP-HINE  
 Enquiries : Ben Müller (9791 0594)

09 August 2024

**Application No: 200641 - Lot 23306 Hines Hill Road, Korbel**

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 20 September 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: *Western Power, Merredin, Shire of, DBCA - Wheatbelt, Water Corporation and LG Merredin, Shire of.*

Yours faithfully

Ms Sam Boucher  
 WAPC Secretary

**APPLICATION DETAILS**

<b>Application Type</b>	Subdivision	<b>Application No</b>	200641
<b>Applicant(s)</b>	RM SURVEYS PTY LTD		
<b>Owner(s)</b>	[REDACTED]		

## OFFICIAL

<b>Locality</b>	Lot 23306 Hines Hill Road, Korbel		
<b>Lot No(s).</b>	23306	<b>Purpose</b>	Subdivision
<b>Location</b>	KORBEL	<b>Local Gov. Zoning</b>	GENERAL FARMING
<b>Volume/Folio No.</b>	1720/99	<b>Local Government</b>	Merredin, Shire of
<b>Plan/Diagram No.</b>	225397	<b>Tax Sheet</b>	
<b>Centroid Coordinates</b>			
<b>Other Factors</b>	THREATENED ECOLOGICAL COMMUNITY BUFFER, BUSHFIRE PRONE AREA N/A		



16 July 2024  
Our ref: CAMP-HINE

Planning Support Officer  
WA Planning Commission  
140 William Street, Perth WA 6000

Dear Sir/Madam,

**PROPOSED HOMESTEAD LOT SUBDIVISION of:  
1686 Hines Hill Road, Korbek, being Lot 23306 on Deposited Plan 225397**

This application is for a Homestead Lot Subdivision per Development Control Policy 3.4 section 6.6.

**RE: Fire assessment**

I would like to apply for exemption from the requirement to supply a Bush Fire Attack Level (BAL) assessment as per State Planning Policy 3.7.

In accordance with the criteria for exemption under Planning Bulletin 111/2016 s.5, the proposed subdivision:

- Will not result in intensification or development of land use
- Will not result in increased occupancy by employees, or increased bushfire risk as the land use will continue as broadacre farming

**RE: Site-and-soil evaluation (SSE)**

The established dwelling is occupied and has an existing septic tank system, I understand the SSE is primarily intended for new/proposed septic facilities – please correct me if I am mistaken.

I would like to request this proposal to be classified as 'low risk', per section 2.1 (page 2) of attached POL-Government\_Sewerage\_Policy\_2019\_FAQ\_1, therefore removing the requirement (if reclassified) for an SSE at application stage.

*low risk proposals where the WAPC, in consultation with the local government and relevant referral agencies, is satisfied that the minimum site requirements for on-site sewage (refer to section 5.2 of the policy) will be met.*

PHONE:  
08 9457 7900

MAILING ADDRESS:  
PO BOX 832 WILLETTON WA 6955

EMAIL:  
INFO@RMSURVEYS.COM.AU

FAX:  
08 9457 7922

STREET ADDRESS:  
25 AUGUSTA ST WILLETTON WA 6155

WEBSITE:  
RMSURVEYS.COM.AU



The site conditions/location meets the conditions set out in Section 5 and Schedule 2 of: POL-Government\_Sewerage\_Policy\_2019\_September:

- Site is zoned rural
- Site is surrounded by farmland, higher density development is excluded per the homestead lot policy (*no future dwellings*)
- Dwelling's location is not subject to flooding, and over 100m and 180m clear of nearest watercourses; minor creeks with intermittent winter flow
- Site is not within a Sewage sensitive areas, per the PlanWA database
- No water bores exist in the dwelling's vicinity – the house is serviced by scheme water

Should the Shire or any other agency require an SSE, we would be pleased to provide it as a subdivision condition.

I understand that this classification is applied at the discretion of the decision maker. Thank you for your assistance, and please contact me if you require any further information.

Yours sincerely,

**Andrew Kalotay**  
*LICENSED SURVEYOR*  
B.Sc in Surv & Map, MWAIS

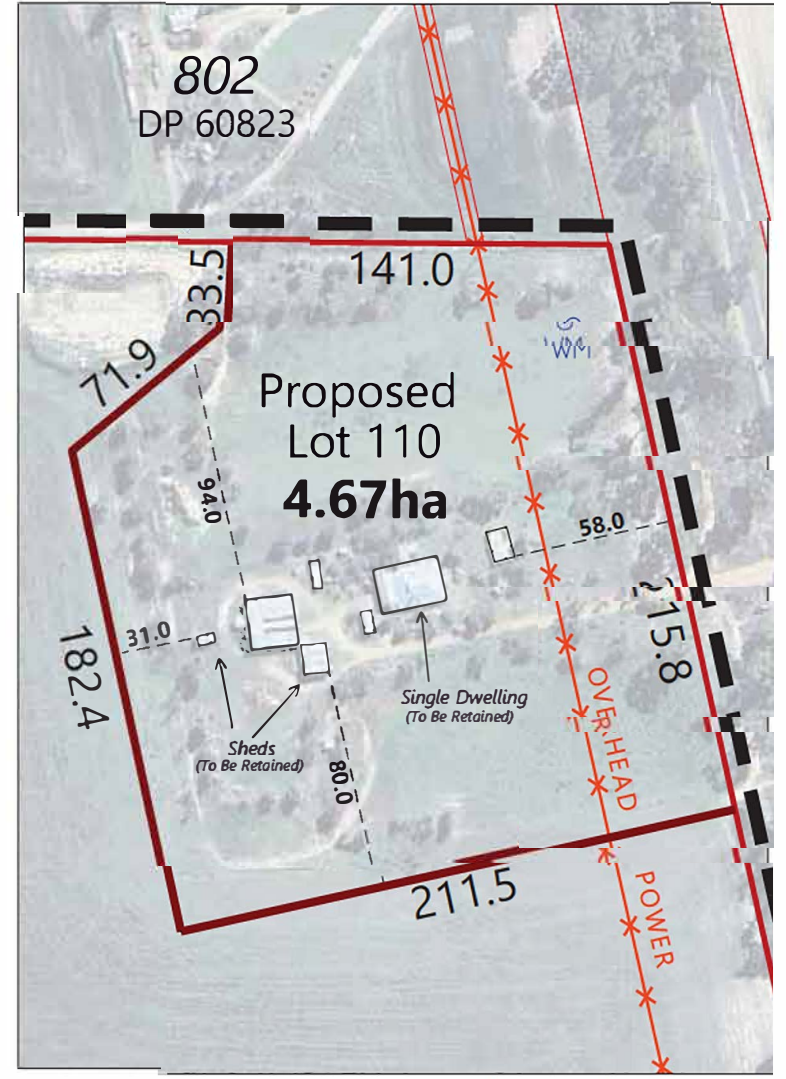
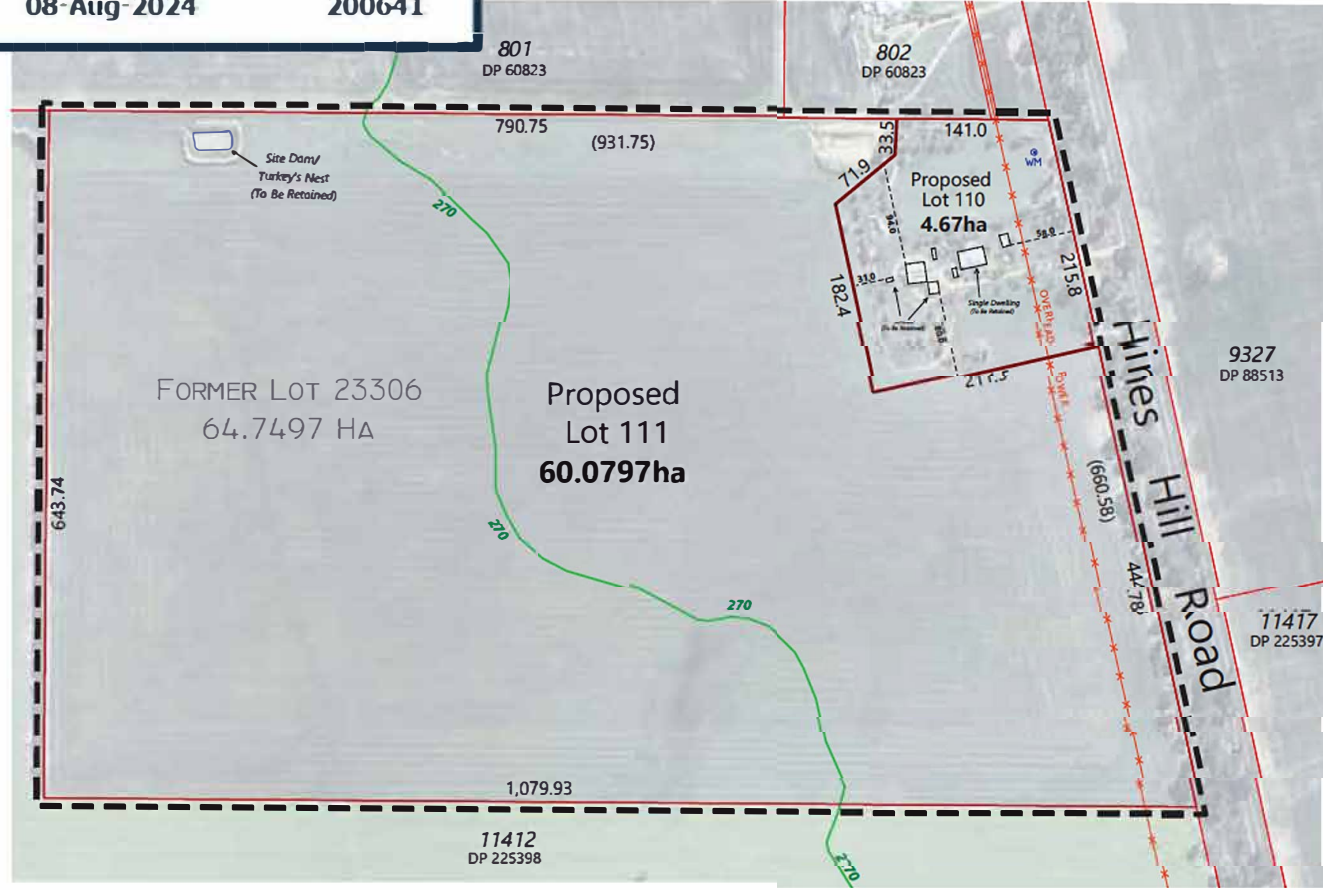
MOBILE

[REDACTED]

EMAIL

[REDACTED]

DATE 08-Aug-2024 FILE 200641



Proposed Lots	
LOT 110	4.6700 ha
LOT 111	60.0797 ha
TOTAL	64.7497 ha

Existing Lot	
LOT 23306	
DP 225397	
TOTAL	64.7497 ha

**NOTES:**

- DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY.
- ALL BUILDINGS AND STRUCTURES TO REMAIN.
- WATER METER ON SITE, NOT LOCATED.

PHONE: 08 9457 7900 EMAIL: INFO@RMSURVEYS.COM.AU WEBSITE: RMSURVEYS.COM.AU

27/06/2024

Accredited by

SCALE 1:5000 ALL DISTANCES IN METRES PAPER SIZE A3

SURVEYOR TM VERTICAL DATUM AHD

SURVEY DATE 27/06/2024 HORIZONTAL DATUM MGA2020 Z50

THIS DRAWING IS COPYRIGHT. THE USE OR COPYING OF THIS DRAWING IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF RM SURVEYS CONSTITUTES A COPYRIGHT INFRINGEMENT.

CLIENT: [REDACTED]

REV	DESCRIPTION	DRWN	CHKD	APPVD	DATE
0	Initial Drawing	TM	AK	AK	27/06/2024

**APPLICATION FOR SUBDIVISION**

LOT 23306 on DP 225397  
VOL 1720 FOL 99  
1686 Hines Hill Road, Korbel, WA 6415

JOB No. CAMP-HINE	DRAWING No. CAMP-HINE-DW-01	REV 0
-------------------	-----------------------------	-------



**Location Plan for:  
Subdivision Application**

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

Application Number: **200641**  
 Decision: **Outstanding**  
 Printed: **8/08/2024**



Produced by Data Analytics,  
Department of Planning, Lands and Heritage, Perth WA

Base information supplied by  
Western Australian Land Information Authority SLIP 1447-2023-1

**Application Status**

- Approved
- Outstanding

**Existing LPS Zones and Reserves**

- General farming

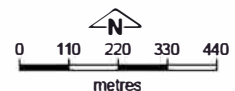
**Easements and Referrals**

- Easements

**Region Scheme Reserves**

**Localities & Local Government Boundaries**

- Local government boundary
- Locality





SHIRE OF  
**MERREDIN**  
INNOVATING THE WHFATBELT



**Form 1A - Preliminary approval app**

DATE	FILE
08-Aug-2024	200641

Lodgement ID	2024-03360		
Date submitted	18/07/2024		
Submitted by	Andrew Kalotay		
Your reference	CAMP-HINE		
Location of subject property	1686 Hines Hill Road, Korbel		
Existing tenure	Freehold (Green Title)	Application type	Subdivision
Proposed tenure	Freehold (Green Title)		

**Applicants**

**Applicant (1)**

Is person the primary applicant?	Yes		
Is the applicant an organisation/company?	Yes	Is the applicant a landowner?	No
Organisation/company	RM SURVEYS PTY LTD	ACN/ABN	48112054538
Name	Andrew Kalotay	Position	SENIOR LICENSED SURVEYOR
Email	[REDACTED]		
Phone number	894577900	Additional phone no.	[REDACTED]
Address	[REDACTED] WILLETTON 6955 Australia	Additional phone no. type	(Business or work mobile)

**Certificate of Title details**

**Certificate of Title (1)**

Volume	1720	Folio	99
Plan number	225397	Lot number	23306
Part lot?	No	Location	KORBEL
Reserve number	N/A		
Address	1686 Hines Hill Road Korbel	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	[REDACTED]	Position	N/A
Email	[REDACTED]		



<b>Phone number</b>	N/A		
<b>Address</b>	[REDACTED]		
	BRUCE ROCK 6418 Australia		
<b>Consent to apply:</b>			
<b>Has this landowner provided consent to apply?</b>	Yes		
<b>Date of consent document</b>	13/07/2024		
<b>Landowner (2)</b>			
<b>Is the landowner an organisation/company?</b>	No	<b>Landowner type</b>	Registered proprietor
<b>Organisation/company</b>	N/A	<b>ACN/ABN</b>	N/A
<b>Name</b>	[REDACTED]	<b>Position</b>	N/A
<b>Email</b>	[REDACTED]		
<b>Phone number</b>	N/A		
<b>Address</b>	[REDACTED]		
	BRUCE ROCK 6418 Australia		
<b>Consent to apply:</b>			
<b>Has this landowner provided consent to apply?</b>	Yes		
<b>Date of consent document</b>	13/07/2024		

#### Additional consent to apply

<b>Consent to apply checklist</b>	
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	Yes
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

<b>Existing tenure</b>	Freehold (Green Title)	<b>Application type</b>	Subdivision
<b>Proposed tenure</b>	Freehold (Green Title)		
<b>Local government where the subject land is located</b>	Merredin, Shire of		
<b>Additional local government/s where the subject land is located</b>	N/A		
<b>Have you submitted a related application?</b>	No		
<b>Lodgement ID of related application</b>	N/A		

<b>How is the application related?</b>	N/A		
<b>Land use and lots</b>			
<b>Current land use</b>	Broadacre farming		
<b>Total number of current lot/s subject of this application</b>	1	<b>Number of proposed lot/s</b>	2

<b>Proposed use/development:</b>			
<b>Proposed zone (1)</b>	Rural	<b>Zone lot size</b>	2 HA - 5 HA
		<b>Number of zone lots</b>	1
<b>Proposed zone (2)</b>	Rural	<b>Zone lot size</b>	Over 25 HA
		<b>Number of zone lots</b>	1

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

<b>Dwellings, outbuildings and structures</b>			
<b>Does the subject lot/s contain existing dwellings, outbuildings and/or structures?</b>	Yes		
<b>Dwellings:</b>			
<b>Number of dwellings</b>	1	<b>Specify details</b>	All to be retained
<b>Details of partially retained/ removed dwellings</b>	N/A		
<b>Outbuildings:</b>			
<b>Number of outbuildings</b>	6	<b>Specify details</b>	All to be retained
<b>Details of partially retained/ removed outbuildings</b>	N/A		
<b>Other development:</b>			
<b>Specify details</b>	N/A		
<b>Amendment</b>			
<b>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)</b>	No		
<b>Type 1 (b) Conversion of a lot in a strata titles scheme to common property in the scheme</b>	No		
<b>Type 2 Removal from the parcel of a strata titles scheme of land comprised of common property</b>	No		
<b>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)</b>	No		
<b>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</b>	No		
<b>Termination</b>			
<b>Strata company resolution in support of the termination proposal is available?</b>	No		
<b>Has an outline termination proposal been prepared?</b>	No		
<b>Survey-Strata or Leasehold (Survey-Strata)</b>			
<b>Is common property proposed?</b>	No		
<b>Does the plan of subdivision show the indicative internal sewer and water connections to each lot?</b>	No		
<b>Proposed leasehold scheme term</b>	N/A		
<b>Is an option for postponement of the leasehold expiry scheme proposed?</b>	No		
<b>What is the proposed postponement timeframe?</b>	N/A		

<b>Strata or Leasehold (Strata)</b>			
<b>Is common property proposed?</b>			No
<b>Does this application relate to an approved development application?</b>			No
<b>Development application approval date/s</b>	N/A	<b>Development application reference number/s</b>	N/A
<b>Does this application relate to an approved building permit?</b>			No
<b>Building permit issue date/s</b>	N/A	<b>Building permit reference number/s</b>	N/A
<b>Is it proposed to create a vacant strata lot by registration of the plan?</b>			No
<b>Number of vacant strata lot/s</b>	N/A		
<b>Details of restrictions to be placed on any lots on the plan</b>	N/A		
<b>Leasehold scheme proposed timeframe</b>	N/A		
<b>Is an option for postponement of the leasehold expiry scheme proposed?</b>			No
<b>Proposed postponement timeframe</b>	N/A		

<b>Subdivision details</b>			
<b>Transport impacts</b>			
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
<b>Access to/from, right-of-way or private road</b>			
Access is to be provided from an existing right of way or private road?			No
<b>Road and rail noise</b>			
Is the proposal within the trigger distance of a strategic transport route as defined by State Planning Policy 5.4?			No
<b>Contaminated sites</b>			
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
<b>Information requirements liveable neighbourhoods</b>			
Is this application to be assessed under the Liveable Neighbourhoods policy?			No
<b>Acid sulfate soils</b>			
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
<b>Bushfire prone areas</b>			
Is all, or a section of the subdivision in a designated bushfire prone area?			Yes
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
<b>On-site sewerage disposal</b>			
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

OFFICIAL

Subdivision plans are based on an accurate and up-to-date feature survey that includes existing ground levels relative to AHD or topography of the subject lot/s. A feature survey is not required for amalgamation approval	Yes
Relevant copies of the subdivision plans and supporting documentation or accompanying information are attached	Yes
The subdivision plan is capable of being reproduced in black and white format	Yes
The subdivision plan is drawn to a standard scale (ie 1:100, 1:200, 1:500, 1:1000) at A3 or A4	Yes
All dimensions on the subdivision plan are in metric standard	Yes
The north point is shown clearly on the subdivision plan	Yes
The subdivision plan shows all lots or the whole strata or community titles (land) scheme plan (whichever is applicable)	Yes
The subdivision plan shows all existing and proposed lot boundaries	Yes
The subdivision plan shows all existing and proposed lot dimensions (including lot areas)	Yes
The subdivision plan shows the lot numbers and boundaries of all adjoining lots	Yes
Is a battleaxe lot/s proposed?	No
The subdivision plan shows the width and length of the access leg, the area of the access leg and the total area of the lot	No
The subdivision plan shows the name/s of existing road/s	Yes
Is a new road/s proposed to be created?	No
The subdivision plan shows the width of proposed road/s	No
Is the land vacant?	No
The subdivision plan shows all buildings and/or improvements, including driveways and crossovers (including setbacks) which are to be retained, or removed	Yes
Does the land contain features such as watercourses, wetlands, significant vegetation, flood plains and dams?	Yes
The subdivision plan shows features such as watercourses, wetlands, significant vegetation, flood plains and dams?	Yes
The subdivision plan shows all electrical, sewer and water infrastructure. For on-site sewage disposal, the indicative disposal areas for wastewater distribution are to be shown	Yes
Additional information required in the case of applications for residential infill subdivision within existing residential zoned areas	No

Estimated Fee & Payment Details			
Estimated fee payable	██████████		
Number of proposed lots	2	Number of reserved lots	0
Payer details			
Would you like to nominate that the invoice is sent to another party for payment?			Yes
Payer name	████████████████████	Organisation/company	N/A
Phone number	██████████	Email	████████████████████
Postal address	██████████	City/Town/Suburb	BRUCE ROCK
Postcode	6418		
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 1720-99 1686 Hines Hill Road, KORBEL 6415 - Certificate of Title 1720-99.pdf
Export PDF - Lodged application	20240718 2024-03360 1686 Hines Hill Road, Korbel - Form 1A.pdf
Letter of consent	Consent to Sign Sgnd by owners.pdf

OFFICIAL

Statement advising why SPP does not apply	Application cover letter - [REDACTED] - Homestead lot - Sgnd.pdf
Subdivision plan	CAMP-HINE-DW-01 - Application_rev0.pdf
Tax Invoice	Tax Invoice - INV0001782 - 20240718.pdf
Tax Invoice	Tax Invoice - INV0001773 - 20240718.pdf
Tax Invoice - Receipt	Tax Invoice Receipt - INV0001782 - 20240808.pdf

<b>WAPC contact information</b>			
Infoline	1800 626 477	Planning Online	<a href="https://planningonline.dplh.wa.gov.au">https://planningonline.dplh.wa.gov.au</a>
Web address	<a href="http://www.dplh.wa.gov.au">www.dplh.wa.gov.au</a>	Email	<a href="mailto:corporate@wapc.wa.gov.au">corporate@wapc.wa.gov.au</a>
<b>Perth</b>	<b>Albany</b>	<b>Bunbury</b>	<b>Mandurah</b>
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