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Our Ref : 200671
 Previous Ref :
 Your Ref : Lot 49 Robartson Rd, Nangeenan
 Enquiries : Rowena O'Brien (6551 9358)

19 August 2024

Application No: 200671 - Lot 49 Robartson Rd, Nangeenan

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 30 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:
DBCA - Wheatbelt, Merredin, Shire of, Water Corporation, Public Transport Authority, Western Power, DWER - Swan Region and LG Merredin, Shire of.

Yours faithfully

[Redacted signature]

Ms Sam Boucher
 WAPC Secretary

APPLICATION DETAILS

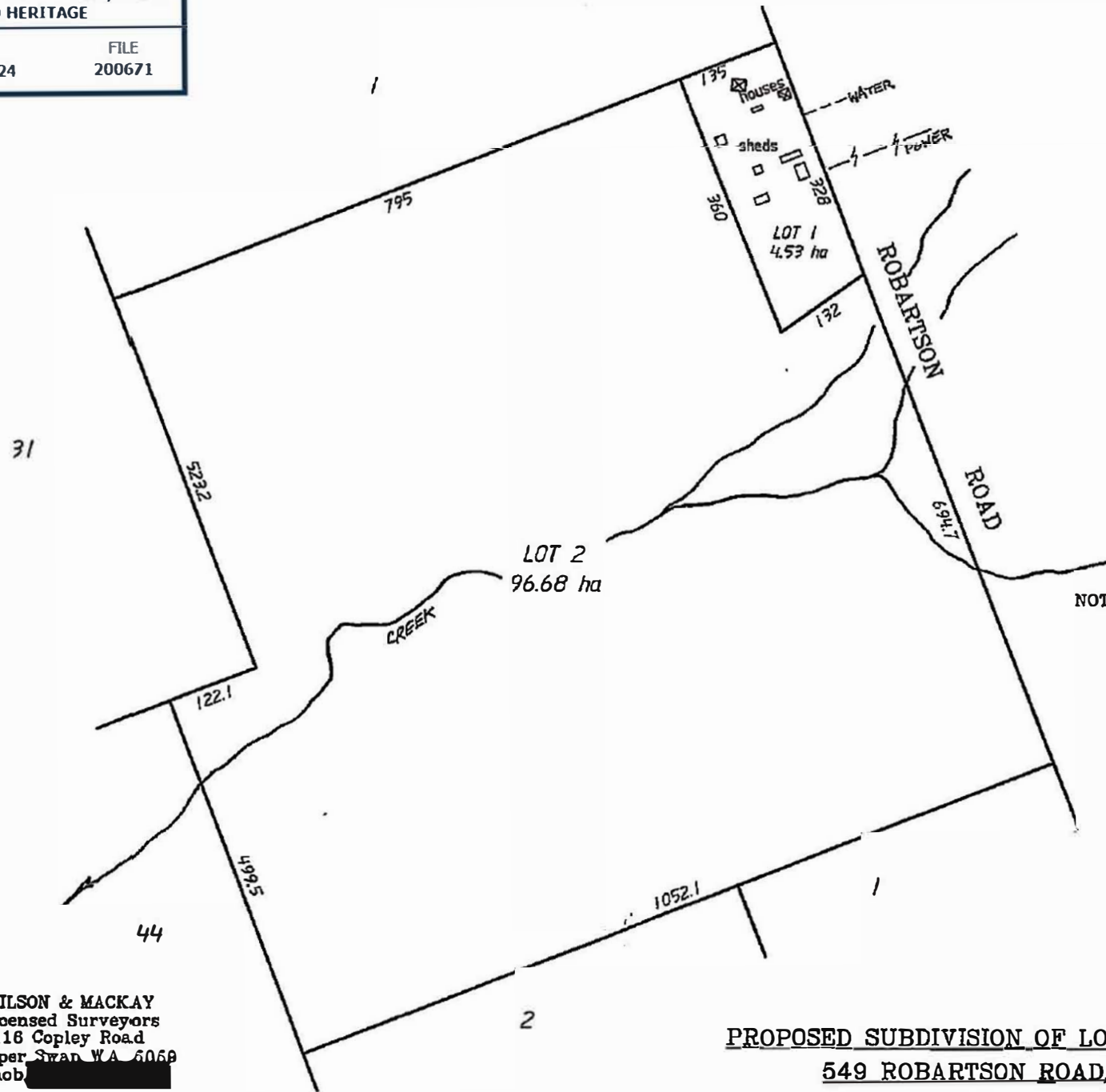
Application Type	Subdivision	Application No	200671
Applicant(s)	Wilson and Mackay Licensed Surveyors		
Owner(s)	[Redacted]		

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Locality	Lot 49 Robartson Rd, Nangeenan		
Lot No(s).	11281, 11281, 8918, 49, 2	Purpose	Subdivision
Location	, , , Robartson Road, Nangeenan,	Local Gov. Zoning	GENERAL FARMING, RAILWAY
Volume/Folio No.	1187/823, 1187/823, 1187/823, 1187/823, 1187/823	Local Government	Merredin, Shire of
Plan/Diagram No.	130558, 130558, 123818, 224842, 20198	Tax Sheet	
Centroid Coordinates			
Other Factors	BUSHFIRE PRONE AREA, HYDROGRAPHY (), REMNANT VEGETATION (NLWRA), PTA RAILWAY N/A		

DATE
16-Aug-2024

FILE
200671

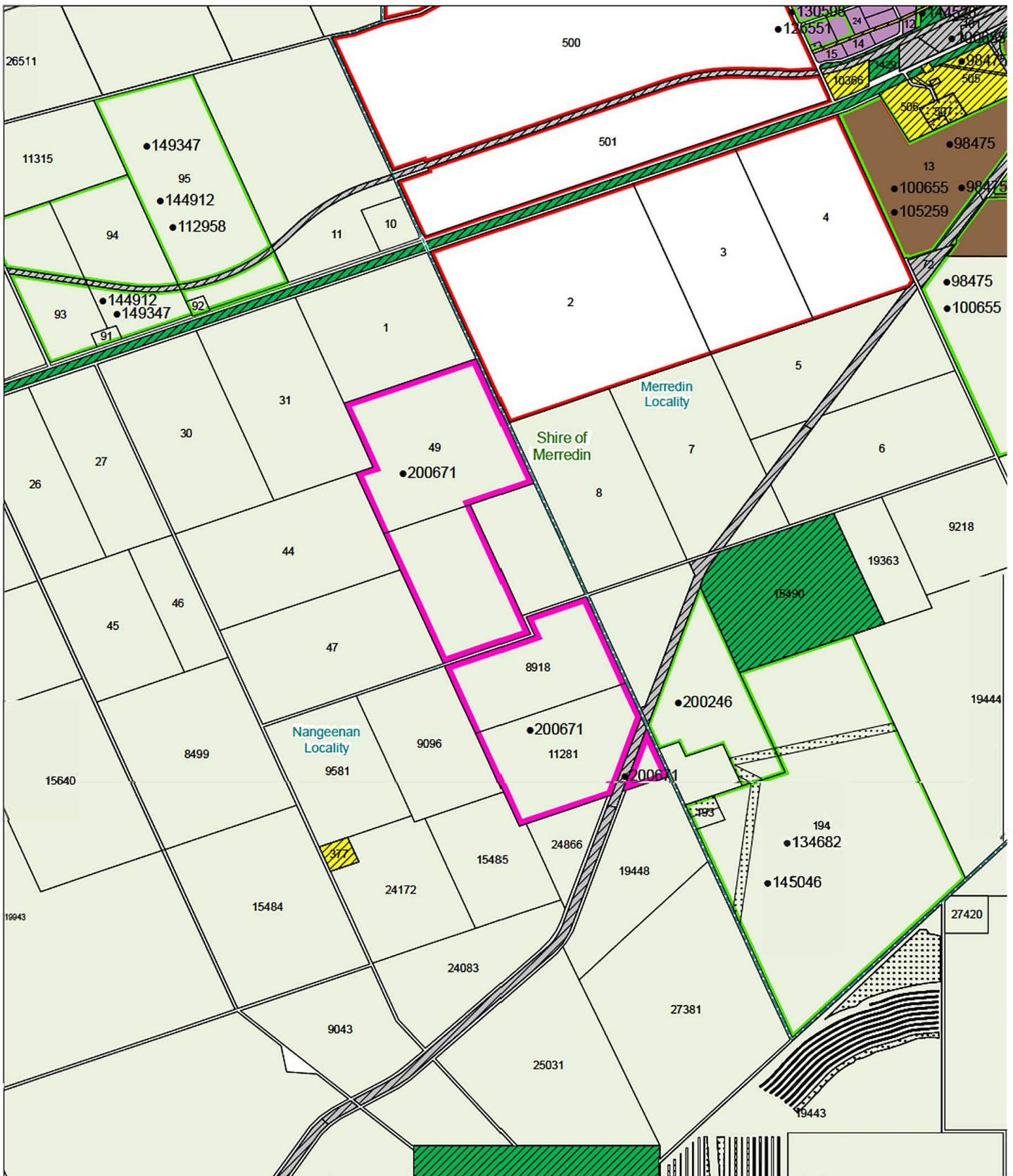


scale 1:8000
© A4

- NOTES:
- 1 Existing lot.
 - 2 proposed lots.
 - Total area = 101.218 ha.
 - All buildings to be retained.
 - All dimensions subject to final survey.
 - Level ground. Reduced level approx. 288 A.H.D.

WILSON & MACKAY
Licensed Surveyors
116 Copley Road
Upper Swan WA 6069
mob [REDACTED]

PROPOSED SUBDIVISION OF LOT 49 ON D.P. 224842
549 ROBERTSON ROAD, NANGEENAN



Location Plan for: Subdivision Application

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

Application Number: **200671**

Decision: **Outstanding**

Printed: **16/08/2024**



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
- Refused
- Outstanding

Existing LPS Zones and Reserves

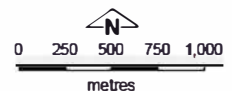
- General farming
- General industry
- Parks and recreation
- Public purposes
- Railway
- Rural residential
- Special use

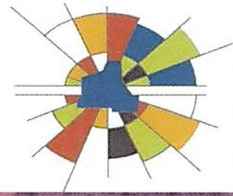
Easements and Referrals

- Easements

Region Scheme Reserves

- Local government boundary
- Locality





SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT



Form 1A - Preliminary approval app

DATE	FILE
16-Aug-2024	200671

Lodgement ID	2024-04067		
Date submitted	13/08/2024		
Submitted by	Lee Maclean		
Your reference	Lot 49 Robartson Rd, Nangeenan		
Location of subject property	Lot 49 Robartson Rd, Nangeenan		
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	Wilson and Mackay Licensed Surveyors	ACN/ABN	48900874696
Name	Duncan Wilson	Position	Director
Email	[REDACTED]		
Phone number	[REDACTED]	Additional phone no.	N/A
Address	[REDACTED]	Additional phone no. type	N/A
	Upper Swan 6069 Australia		

Certificate of Title details

Certificate of Title (1)

Volume	1187	Folio	823
Plan number	224842	Lot number	49
Part lot?	No	Location	Robartson Road, Nangeenan
Reserve number	N/A		
Address	549 Robartson Road, Nangeenan Nangeenan	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?	Yes

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	02/08/2024		

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

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

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

Dwellings, outbuildings and structures			
Does the subject lot/s contain existing dwellings, outbuildings and/or structures?		Yes	
Dwellings:			
Number of dwellings	2	Specify details	All to be retained
Details of partially retained/ removed dwellings	N/A		
Outbuildings:			
Number of outbuildings	6	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
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	No
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?	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	██████████		
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?			No
Payer name	Duncan Wilson	Organisation/company	Wilson and Mackay Licensed Surveyors
Phone number	██████████	Email	██████████
Postal address	██████████	City/Town/Suburb	Upper Swan
Postcode	6069		
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	██████████ Title.pdf
Export PDF - Lodged application	20240813 2024-04067 549 Robartson Road, Nangeenan, Nangeenan - Form 1A.pdf
Export PDF - Lodged application	20240814 2024-04067 549 Robartson Road, Nangeenan, Nangeenan - Form 1A.pdf
Landowners Consent	Consent - Form 1A signed.pdf
Other (please specify)	██████████ Form 1A Signed.pdf
Subdivision plan	██████████ sub proposal 2.pdf
Tax Invoice	Tax Invoice - INV0002129 - 20240814.pdf
Tax Invoice - Receipt	Tax Invoice Receipt - INV0002129 - 20240816.pdf
Transfer of land certificate	██████████ Title.pdf

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

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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

Peter Zenni

From: Rowena O'Brien <Rowena.O'Brien@dplh.wa.gov.au>
Sent: Monday, 2 September 2024 10:59 AM
To: Peter Zenni
Cc: Nick Welch; David Stapleton
Subject: WAPC ref: 200671 - Lot 49 Robartson Road Nangeenan

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Hi Peter,

Thank you for your time this morning. Following on from our conversation, I have discussed further with the team and provide the following advice.

The general consensus is that the proposal generally meets the provisions of clause 6.6 of DC 3.4 for the creation of homestead lots. Given the location of the second dwelling on the lot, it is evident that the occupants are utilising it to support the existing farming activities that are occurring within the balance lot. The applicant, surveyor Duncan Wilson has also confirmed that the second dwelling is being occupied by persons whom are currently involved in the farming of the balance lot, consistent with the objectives of clause 4.13 of the Shire of Merredin Local Planning Scheme No.6 (Scheme).

As a result of the proposed homestead, it is noted that the two existing dwellings will not be located on a lot greater than 40ha however, the purpose of the additional dwelling remains unchanged and therefore in this sense is consistent with the overarching objectives of the General Farming zone, and with the provisions for grouped dwellings under clause 4.13 of the Scheme.

It should also be noted that clause 6.6 of DC 3.4 allows the WAPC (as one-off applications) to consider the creation of multiple homestead lots where there are a number of existing approved dwellings on a rural lot. As the two existing dwellings are to be located within the proposed homestead lot, this will reduce fragmentation of rural land and result in a better planning outcome creating one additional homestead lot, instead of two. Homestead lots can only be created once at a specific location, and as such the creation of further homestead lots, at this location in the future will not be supported.

As this is a somewhat unique situation it is unlikely that precedent will be established. However, as grouped dwellings are discretionary land uses, the Shire has the ability to scrutinize future applications for grouped dwellings more closely and apply appropriate conditions where necessary.

I trust the above assists. Please contact me should you wish to discuss further.

Kind regards,
Rowena

Rowena O'Brien
Senior Planning Officer | Land Use Planning
Department of Planning, Lands and Heritage
140 William Street, Perth WA 6000
wa.gov.au/dplh | 6551 9358 | |



Department of Planning,
Lands and Heritage



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