



## **Southern Joint Development Assessment Panel Agenda**

**Meeting Date and Time:** 14 July 2016; 10.00am  
**Meeting Number:** SJDAP/15  
**Meeting Venue:** Department of Planning  
140 William Street,  
Perth

### **Attendance**

#### **DAP Members** *via teleconference*

Mr Ian Birch (Presiding Member)  
Ms Sheryl Chaffer (Deputy Presiding Member)  
Mr Anthony Casella (Specialist Member)  
Shire President Veronica Fleay (Local Government Member, Shire of Kojonup)  
Cr Ian Pedler (Local Government Member, Shire of Kojonup)

#### **Officers in attendance** *via teleconference*

Mr Phil Shephard (Shire of Kojonup)

#### **Department of Planning Minute Secretary**

Ms Michelle Tan

#### **Applicants and Submitters** *via teleconference*

Mr Torben Soerensen (GD Pork Holdings Pty Ltd)

#### **Members of the Public**

Nil

### **1. Declaration of Opening**

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

### **2. Apologies**

Nil

### **3. Members on Leave of Absence**

Nil

### **4. Noting of Minutes**

Note the Minutes of meeting no.14 held on the 29 June 2016.



**5. Declarations of Due Consideration**

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

**6. Disclosure of Interests**

Nil

**7. Deputations and Presentations**

Nil

**8. Form 1 - Responsible Authority Reports – DAP Applications**

Nil

**9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval**

<b>9.1</b>	Property Location:	Lot 10 Crapella Road, Boscabel
	Application Details:	Amend approved Site Plan for piggery expansion
	Applicant:	Torben Soerensen – Managing Director GD Pork Holdings Pty Ltd
	Owner:	GD Pork Holdings Pty Ltd
	Responsible authority:	Shire of Kojonup
	DoP File No:	DAP/15/00829

**10. Appeals to the State Administrative Tribunal**

Nil

**11. General Business / Meeting Closure**

In accordance with Standing Order 7.3 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.



## **Minutes of the Southern Joint Development Assessment Panel**

**Meeting Date and Time:** Wednesday, 29 June 2016; 10.30am  
**Meeting Number:** SJDAP/14  
**Meeting Venue:** Shire of Capel  
31 Forrest Road, Capel

### **Attendance**

#### **DAP Members**

Mr Ian Birch (Presiding Member)  
Ms Sheryl Chaffer (Deputy Presiding Member)  
Mr Tony Casella (Specialist Member)  
Cr Greg Norton (Local Government Member, Capel)  
Cr Peter McCleery (Local Government Member, Shire of Capel)

#### **Officers in attendance**

Ms Louise Hughes (Shire of Capel)  
Ms Cecilia Muller (Shire of Capel)  
Mr Jason Gick (Shire of Capel)  
Mr Ben Muller (Department of Planning)  
Ms Kath La Nauze (Department of Planning)  
Mr Paul Davies (Main Roads WA)

#### **Local Government Minute Secretary**

Ms Alison Evans (Shire of Capel)

#### **Applicant and Submitters**

Mr Marc Re (Planning Solutions)

#### **Members of the Public**

Nil

### **1. Declaration of Opening**

The Presiding Member, Mr Ian Birch declared the meeting open at 10.30am on 29 June 2016 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



Mr Ian Birch  
Presiding Member, Southern JDAP



The Presiding Member advised that in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, which states: '*A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.*', the meeting would not be recorded.

**2. Apologies**

Nil

**3. Members on Leave of absence**

Nil

**4. Noting of minutes**

Minutes of the Southern JDAP meeting no.13 held on 27 April 2016 were noted by DAP members.

**5. Declaration of Due Consideration**

All members declared that they had duly considered the documents.

**6. Disclosure of interests**

Nil

**7. Deputations and presentations**

**7.1** Mr Marc Re (Planning Solutions) addressed the DAP for the application at Item 8.1a.

Officers from the Shire of Capel, Department of Planning and Main Roads WA responded to questions from the Panel.

**Mr Ian Birch**  
Presiding Member, Southern JDAP



## 8. Form 1 - Responsible Authority Reports – DAP Applications

8.1a Property Location:	Lot 16 and Part Lot 104 Bussell Highway Gelorup
Application Details:	Redevelopment of Existing Petrol Filling Station, Post Office and Convenience Store
Applicant:	Planning Solutions
Owner:	Edward Maynard Jenour and Simon Edward Jenour
Responsible authority:	Shire of Capel
DoP File No:	DAP/16/01016

### REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Cr Peter McCleery

**Seconded by:** Cr Greg Norton

That the Southern JDAP resolves to:

**Approve** DAP Application reference DAP/16/01016 and accompanying plans:

Proposed Site Plan 55411-S100 Rev E;  
Proposed Floor Plan 55411-A200 Rev A;  
Proposed Shop Elevations Sheet 1 of 2 55411-A201 Rev A;  
Proposed Shop Elevations Sheet 2 of 2 55411-A202 Rev A;  
Proposed Canopy Plan Tandem 6 – 55411-A300 Rev A;  
Proposed Canopy Elevations Sheet 1 of 2 55411-A301 Rev A;  
Proposed Canopy Elevations Sheet 2 of 2 55411-A302 Rev A;  
Proposed Truck Canopy Elevations 55411-A321 Rev A;  
Site Signage Details Sheet 1 of 3 55411-S110 Rev A;  
Site Signage Details Sheet 2 of 3 55411-S111 Rev A;  
Site Signage Details Sheet 3 of 3 55411-S112 Rev A

in accordance with Clause 68 (2)(b) of the Deemed Provisions of the Shire of Capel Town Planning Scheme No. 7, subject to the following conditions:

### General Conditions

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. The approved development shall be undertaken and fully implemented in accordance with the approved plan(s).
3. The proposed driveway and crossover to Meadow View Road to be designed and constructed to the specifications and satisfaction of the Shire of Capel.
4. The proposed northern and southern driveways and crossovers to Bussell Highway to be modified designed and constructed to the specification and satisfaction of Main Roads including upgrading the left turn slip lane with kerbing and drainage along the highway frontage between the two driveways.

Mr Ian Birch  
Presiding Member, Southern JDAP



5. The road reserve widening to Bussell Highway to accommodate the required upgrading to the driveways and crossovers shall be ceded free of cost to the Crown.
6. The installation of outdoor lighting shall be in accordance with the requirements of the Australian Standard AS 4282-1997: 'Control of the Obtrusive Effects of Outdoor Lighting'.
7. Satisfactory arrangements being made for connection to a reticulated potable water supply scheme.

**Prior to Occupation of Development Conditions:**

8. Prior to occupation, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked (including loading and disabled bays) and thereafter maintained to the specification and satisfaction of the Shire of Capel.
9. Prior to occupation, any cracked or damaged kerbs shall be removed and reinstated at the full expense of the applicant and to the satisfaction of the Shire of Capel. Inspection shall be carried out Prior and Post development and shall be recorded, this will form the basis of any claims for reinstatement.
10. Prior to occupation, all disused or redundant vehicular crossover(s) must be removed and the area reinstated to the specification and satisfaction of the Shire of Capel.
11. Prior to occupation, the property shall be connected to reticulated sewerage scheme.
12. Prior to occupation of premises a Waste Management and Recycling Plan is to be submitted for assessment and approval and thereafter the plan shall be implemented at all times to the satisfaction of the Shire of Capel. A waste storage and collection area must be graded, drained and screened from public view, and the garbage collected regularly, to the satisfaction of the Shire of Capel.

**Prior to Lodgement of Building Permit Application**

13. Prior to the lodgement of the Building Permit Application, a detailed Stormwater Management Plan shall be submitted for approval of the Shire of Capel, and thereafter implemented in accordance with the approved plan to the satisfaction of the Shire of Capel.
14. Prior to the lodgement of the Building Permit Application a site plan showing finished ground levels, pavement levels and finished floor levels is to be submitted for assessment and approval by the Shire.
15. Prior to the lodgement of the Building Permit Application construction plans shall be submitted for assessment and approval by the Shire of Capel. All off-street parking and access thereto shall comply with Australian Standard 2890.1 to the satisfaction of the Shire of Capel.



Mr Ian Birch  
Presiding Member, Southern JDAP



### **Prior to the Commencement of Works**

16. Prior to the commencement of works, a Landscape Plan is to be submitted for assessment and approval by the Shire of Capel and thereafter implemented. maintained for the life of the development and shall include:
  - A concrete shared use path within the landscaped area on the western boundary.
  - Details of the landscaping of the eastern boundary of the subject site and including screening and planting to the verge on the eastern side of Meadow View Road to protect the amenity of rural residential lots from headlight glare.
  - Landscaping of the site shall be consistent with the endorsed Outline Development Plan.
17. Prior to the commencement of works a Construction Management Plan is to be submitted for assessment and approval by the Shire of Capel.
18. Prior to commencement of works design guidelines addressing the treatment of the western elevation of the building shall be submitted for approval of the Shire of Capel and thereafter implemented in accordance with the approved plan to the satisfaction of the Shire of Capel.

### **Advice Notes**

1. The site is identified as high to moderate risk of acid sulfate soils. The owner is advised to contact the Department of Environmental Regulation before commencing any site works to determine the implications of this and whether there is an obligation to prepare an acid sulfate soils assessment report and implement an acid sulfate soils management plan. Further information can be obtained from the Department of Environmental Regulation's Acid Sulfate Soils Branch on (08) 6467 5000 or at [www.der.wa.gov.au](http://www.der.wa.gov.au).
2. Any removal of underground storage tanks and/or investigation for soil and groundwater contamination must be carried out in accordance with the Department of Environmental Regulation's Contaminated Sites Management Series guidelines. The owner is advised to contact the Department of Environmental Regulation for further information, including a current list of accredited auditors, on (08) 9725 4300 or at [www.der.wa.gov.au](http://www.der.wa.gov.au).
3. In relation to Building:
  - a. Compliance with the Building Act 2011, Building Regulations 2012 and the Building Code of Australia will be required. Advice should be sought from a registered building surveying contractor in order to obtain the appropriate certificates for building permit and occupancy permit applications.



**Mr Ian Birch**  
Presiding Member, Southern JDAP



- b. If the project requires Fire Hydrants, the sites water pressure and flow test results will need to be established at the point of proposed water main access.
    - c. AS 2419 covers installation details and minimum required pressure and flow rates for fire hydrants. If minimum requirements cannot be obtained at the point of supply, the design of pumps and tanks would need to be considered.
4. In relation to Environmental Health Advice:
  - a. Compliance with the AS 4674-2004 will be required to meet the requirements of the National Food Safety Standards 3.2.3.
  - b. Compliance with the Environmental Protection (Noise) Regulations 1997 is required.
  - c. Contact Council's Health Services to obtain the Food Act 2008 Food Business Notification/Registration Form.
5. The Landscaping Plan is to detail the following:
  - a. Those areas to be reticulated.
  - b. Verge Treatments including the verge on the eastern side of Meadow View Road.
  - c. Species Types and numbers.
  - d. Lighting to pathways, communal space and parking areas.
  - e. Outdoor furniture, bin enclosures and pavement treatments.
  - f. Measures to be taken to ensure that trees and shrubs planted will thrive and be maintained in a healthy state for the life of the development.
  - g. Pedestrian path linkages.
6. In relation to connection to reticulated water supply scheme, it would be preferable for this to be undertaken at the same time as connection to the reticulated sewerage scheme if possible.
7. The Stormwater Management Plan is to detail the following:
  - a. Catchments, flow paths, water quality improvement measures, area calculations and design criteria demonstrating that all stormwater from a 100year ARI can be retained on site and infiltrated.
  - b. Events beyond a 100year ARI are to be directed to the road by overland flow.
  - c. The depth of flood water shall not be designed to be greater than 150mm on paved areas within the property for any storm.
  - d. Mosquito breeding control measures where stormwater infrastructure is likely to result in standing water that will provide breeding habitat.



Mr Ian Birch  
Presiding Member, Southern JDAP





- e. Any soakwells, detention areas and flood flow paths shall be able to manage the flow and over flow without flooding the building floor level. The floor level must be at least 150mm above the outflow of a 1 in 100 year storm.
  - f. Additional information to be provided to verify the Annual Average Maximum Groundwater Level.
8. The Waste Management Plan is to address the following:
- a. The location of bin storage areas and bin collection areas;
  - b. The number, volume and type of bins, and the type of waste to be placed in the bins;
  - c. Management of the bins and the bin storage areas, including cleaning, rotation, moving bins to and from the bin collection areas and actions to contain and clean any spillage of waste or other materials; and
  - d. Frequency of bin collections.
9. The Construction Management Plan is to detail how the following matters are to be managed:
- a. Access to and from the site;
  - b. The delivery of materials and equipment to the site;
  - c. The storage of materials and equipment on the site;
  - d. Other matters likely to impact on surrounding properties;
  - e. The parking arrangements for contractors and subcontractors;
  - f. Management of construction waste; and
  - g. Dust mitigation.

## **AMENDING MOTION**

**Moved by:** Mr Ian Birch

**Seconded by:** Mr Tony Casella

To amend the preamble to include the date plans were received and to include omitted plans, to read as follows:

**Approve** DAP Application reference DAP/16/01016 and accompanying plans date stamp received 18 March 2016 and amended plans date stamp received 15 June 2016:

Proposed Site Plan 55411-S100 Rev E;  
Proposed Site Plan 55411-A100 Rev F;  
Proposed Floor Plan 55411-A200 Rev A;  
Proposed Shop Elevations Sheet 1 of 2 55411-A201 Rev A;  
Proposed Shop Elevations Sheet 2 of 2 55411-A202 Rev A;  
Proposed Canopy Plan Tandem 6 – 55411-A300 Rev A;  
Proposed Canopy Elevations Sheet 1 of 2 55411-A301 Rev A;  
Proposed Canopy Elevations Sheet 2 of 2 55411-A302 Rev A;

Mr Ian Birch  
Presiding Member, Southern JDAP



Proposed Truck Canopy Elevations 55411-A321 Rev A;  
Site Signage Details Sheet 1 of 3 55411-S110 Rev A;  
Site Signage Details Sheet 2 of 3 55411-S111 Rev A;  
Site Signage Details Sheet 3 of 3 55411-S112 Rev A;  
Tanker Path – 55411-107E

in accordance with Clause 68 (2)(b) of the Deemed Provisions of the Shire of Capel Town Planning Scheme No. 7, subject to the following conditions:

**REASON: To provide certainty as to the Plans that are being approved.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

#### **AMENDING MOTION**

**Moved by:** Mr Ian Birch

**Seconded by:** Cr Peter McCleery

To amend Condition 4 to read as follows:

4. The proposed northern and southern driveways and crossovers to Bussell Highway to be modified designed and constructed to the specification and satisfaction of Shire of Capel on advice from Main Roads WA including upgrading the left turn slip lane with kerbing and drainage along the highway frontage between the two driveways.

**REASON: The responsibility for the clearance of Conditions of planning approval must remain with the responsible authority.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

#### **AMENDING MOTION**

**Moved by:** Mr Ian Birch

**Seconded by:** Ms Sheryl Chaffer

To insert Advice Note 10 to read as follows:

10. In regards to condition 4 and the southern crossover to Bussell Highway, full movement access is approved at the crossover, including the retention of the existing right-out movement. Consultation with Mains Roads WA must be undertaken at the detailed design stage to implement design and treatment measures at the crossover. This may include line marking, kerbing and/or other appropriate measures to provide separation between vehicles entering and exiting the crossover.

**REASON: To add clarity and certainty to the requirements for satisfying Condition 4.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

Mr Ian Birch  
Presiding Member, Southern JDAP



## **AMENDING MOTION**

**Moved by:** Mr Ian Birch

**Seconded by:** Mr Tony Casella

To amend Condition 15 to read as follows:

15. Prior to the lodgement of the Building Permit Application construction plans of the carpark shall be submitted for assessment and approval by the Shire of Capel. All off-street parking and access thereto shall comply with Australian Standard 2890.1 to the satisfaction of the Shire of Capel.

**REASON: To add clarity.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

## **AMENDING MOTION**

**Moved by:** Mr Ian Birch

**Seconded by:** Mr Tony Casella

To insert a new Condition after Condition 7 to read as follows and renumber remaining conditions accordingly:

8. The proponent must prepare and submit a Hydrocarbon Management Plan to the satisfaction of the Shire of Capel, detailing the management/treatment of hydrocarbons with appropriate reporting mechanisms.

**REASON: To meet the standard requirement for petrol stations.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

## **PRIMARY MOTION (AS AMENDED)**

That the Southern JDAP resolves to:

**Approve** DAP Application reference DAP/16/01016 and accompanying plans date stamp received 18 March 2016 and amended plans date stamp received 15 June 2016:

Proposed Site Plan 55411-S100 Rev E;  
Proposed Site Plan 55411-A100 Rev F;  
Proposed Floor Plan 55411-A200 Rev A;  
Proposed Shop Elevations Sheet 1 of 2 55411-A201 Rev A;  
Proposed Shop Elevations Sheet 2 of 2 55411-A202 Rev A;  
Proposed Canopy Plan Tandem 6 – 55411-A300 Rev A;  
Proposed Canopy Elevations Sheet 1 of 2 55411-A301 Rev A;  
Proposed Canopy Elevations Sheet 2 of 2 55411-A302 Rev A;  
Proposed Truck Canopy Elevations 55411-A321 Rev A;  
Site Signage Details Sheet 1 of 3 55411-S110 Rev A;  
Site Signage Details Sheet 2 of 3 55411-S111 Rev A;  
Site Signage Details Sheet 3 of 3 55411-S112 Rev A;

Mr Ian Birch  
Presiding Member, Southern JDAP



Tanker Path – 55411-107E

in accordance with Clause 68 (2)(b) of the Deemed Provisions of the Shire of Capel Town Planning Scheme No. 7, subject to the following conditions:

**General Conditions**

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. The approved development shall be undertaken and fully implemented in accordance with the approved plan(s).
3. The proposed driveway and crossover to Meadow View Road to be designed and constructed to the specifications and satisfaction of the Shire of Capel.
4. The proposed northern and southern driveways and crossovers to Bussell Highway to be modified designed and constructed to the specification and satisfaction of Shire of Capel on advice from Main Roads WA including upgrading the left turn slip lane with kerbing and drainage along the highway frontage between the two driveways.
5. The road reserve widening to Bussell Highway to accommodate the required upgrading to the driveways and crossovers shall be ceded free of cost to the Crown.
6. The installation of outdoor lighting shall be in accordance with the requirements of the Australian Standard AS 4282-1997: 'Control of the Obtrusive Effects of Outdoor Lighting'.
7. Satisfactory arrangements being made for connection to a reticulated potable water supply scheme.
8. The proponent must prepare and submit a Hydrocarbon Management Plan to the satisfaction of the Shire of Capel, detailing the management/treatment of hydrocarbons with appropriate reporting mechanisms.

**Prior to Occupation of Development Conditions:**

9. Prior to occupation, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed, drained, kerbed, marked (including loading and disabled bays) and thereafter maintained to the specification and satisfaction of the Shire of Capel.
10. Prior to occupation, any cracked or damaged kerbs shall be removed and reinstated at the full expense of the applicant and to the satisfaction of the Shire of Capel. Inspection shall be carried out Prior and Post development and shall be recorded, this will form the basis of any claims for reinstatement.



Mr Ian Birch  
Presiding Member, Southern JDAP



11. Prior to occupation, all disused or redundant vehicular crossover(s) must be removed and the area reinstated to the specification and satisfaction of the Shire of Capel.
12. Prior to occupation, the property shall be connected to reticulated sewerage scheme.
13. Prior to occupation of premises a Waste Management and Recycling Plan is to be submitted for assessment and approval and thereafter the plan shall be implemented at all times to the satisfaction of the Shire of Capel. A waste storage and collection area must be graded, drained and screened from public view, and the garbage collected regularly, to the satisfaction of the Shire of Capel.

#### **Prior to Lodgement of Building Permit Application**

14. Prior to the lodgement of the Building Permit Application, a detailed Stormwater Management Plan shall be submitted for approval of the Shire of Capel, and thereafter implemented in accordance with the approved plan to the satisfaction of the Shire of Capel.
15. Prior to the lodgement of the Building Permit Application a site plan showing finished ground levels, pavement levels and finished floor levels is to be submitted for assessment and approval by the Shire.
16. Prior to the lodgement of the Building Permit Application construction plans of the carpark shall be submitted for assessment and approval by the Shire of Capel. All off-street parking and access thereto shall comply with Australian Standard 2890.1 to the satisfaction of the Shire of Capel.

#### **Prior to the Commencement of Works**

17. Prior to the commencement of works, a Landscape Plan is to be submitted for assessment and approval by the Shire of Capel and thereafter implemented. maintained for the life of the development and shall include:
  - A concrete shared use path within the landscaped area on the western boundary.
  - Details of the landscaping of the eastern boundary of the subject site and including screening and planting to the verge on the eastern side of Meadow View Road to protect the amenity of rural residential lots from headlight glare.
  - Landscaping of the site shall be consistent with the endorsed Outline Development Plan.
18. Prior to the commencement of works a Construction Management Plan is to be submitted for assessment and approval by the Shire of Capel.
19. Prior to commencement of works design guidelines addressing the treatment of the western elevation of the building shall be submitted for approval of the

Mr Ian Birch  
Presiding Member, Southern JDAP



Shire of Capel and thereafter implemented in accordance with the approved plan to the satisfaction of the Shire of Capel.

### Advice Notes

1. The site is identified as high to moderate risk of acid sulfate soils. The owner is advised to contact the Department of Environmental Regulation before commencing any site works to determine the implications of this and whether there is an obligation to prepare an acid sulfate soils assessment report and implement an acid sulfate soils management plan. Further information can be obtained from the Department of Environmental Regulation's Acid Sulfate Soils Branch on (08) 6467 5000 or at [www.der.wa.gov.au](http://www.der.wa.gov.au).
2. Any removal of underground storage tanks and/or investigation for soil and groundwater contamination must be carried out in accordance with the Department of Environmental Regulation's Contaminated Sites Management Series guidelines. The owner is advised to contact the Department of Environmental Regulation for further information, including a current list of accredited auditors, on (08) 9725 4300 or at [www.der.wa.gov.au](http://www.der.wa.gov.au).
3. In relation to Building:
  - a. Compliance with the Building Act 2011, Building Regulations 2012 and the Building Code of Australia will be required. Advice should be sought from a registered building surveying contractor in order to obtain the appropriate certificates for building permit and occupancy permit applications.
  - b. If the project requires Fire Hydrants, the sites water pressure and flow test results will need to be established at the point of proposed water main access.
  - c. AS 2419 covers installation details and minimum required pressure and flow rates for fire hydrants. If minimum requirements cannot be obtained at the point of supply, the design of pumps and tanks would need to be considered.
4. In relation to Environmental Health Advice:
  - a. Compliance with the AS 4674-2004 will be required to meet the requirements of the National Food Safety Standards 3.2.3.
  - b. Compliance with the Environmental Protection (Noise) Regulations 1997 is required.
  - c. Contact Council's Health Services to obtain the Food Act 2008 Food Business Notification/Registration Form.
5. The Landscaping Plan is to detail the following:
  - a. Those areas to be reticulated.



Mr Ian Birch  
Presiding Member, Southern JDAP



- b. Verge Treatments including the verge on the eastern side of Meadow View Road.
  - c. Species Types and numbers.
  - d. Lighting to pathways, communal space and parking areas.
  - e. Outdoor furniture, bin enclosures and pavement treatments.
  - f. Measures to be taken to ensure that trees and shrubs planted will thrive and be maintained in a healthy state for the life of the development.
  - g. Pedestrian path linkages.
6. In relation to connection to reticulated water supply scheme, it would be preferable for this to be undertaken at the same time as connection to the reticulated sewerage scheme if possible.
7. The Stormwater Management Plan is to detail the following:
  - a. Catchments, flow paths, water quality improvement measures, area calculations and design criteria demonstrating that all stormwater from a 100year ARI can be retained on site and infiltrated.
  - b. Events beyond a 100year ARI are to be directed to the road by overland flow.
  - c. The depth of flood water shall not be designed to be greater than 150mm on paved areas within the property for any storm.
  - d. Mosquito breeding control measures where stormwater infrastructure is likely to result in standing water that will provide breeding habitat.
  - e. Any soakwells, detention areas and flood flow paths shall be able to manage the flow and over flow without flooding the building floor level. The floor level must be at least 150mm above the outflow of a 1 in 100 year storm.
  - f. Additional information to be provided to verify the Annual Average Maximum Groundwater Level.
8. The Waste Management Plan is to address the following:
  - a. The location of bin storage areas and bin collection areas;
  - b. The number, volume and type of bins, and the type of waste to be placed in the bins;
  - c. Management of the bins and the bin storage areas, including cleaning, rotation, moving bins to and from the bin collection areas and actions to contain and clean any spillage of waste or other materials; and
  - d. Frequency of bin collections.
9. The Construction Management Plan is to detail how the following matters are to be managed:
  - a. Access to and from the site;



**Mr Ian Birch**  
Presiding Member, Southern JDAP





- b. The delivery of materials and equipment to the site;
  - c. The storage of materials and equipment on the site;
  - d. Other matters likely to impact on surrounding properties;
  - e. The parking arrangements for contractors and subcontractors;
  - f. Management of construction waste; and
  - g. Dust mitigation.
10. In regards to condition 4 and the southern crossover to Bussell Highway, full movement access is approved at the crossover, including the retention of the existing right-out movement. Consultation with Mains Roads WA must be undertaken at the detailed design stage to implement design and treatment measures at the crossover. This may include line marking, kerbing and/or other appropriate measures to provide separation between vehicles entering and exiting the crossover.

**The Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.**

<b>8.1b</b> Property Location:	Lot 16 Bussell Highway, Gelorup
Application Details:	Proposed redevelopment of the existing Caltex filling station
Applicant:	Planning Solutions
Owner:	Edward Maynard Jenour & Simon Edward Jenour
Responsible authority:	WAPC
DoP File No:	DAP/16/01016

## **REPORT RECOMMENDATION / PRIMARY MOTION**

**Moved by:** Cr Peter McCleery      **Seconded by:** Cr Greg Norton

That the South-West JDAP (Not Metropolitan) resolves to:

**Approve** DAP Application reference DAP/16/01016 and accompanying revised plan 55411-A100/F in accordance with Clause 38 of the Greater Bunbury Region Scheme, subject to the following conditions:

### **Conditions**

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. The proposed access driveway layout and intersections with Bussell Highway must be designed and implemented by the proponent to the satisfaction of Main Roads Western Australia.
3. The proponent must prepare and submit a Hydrocarbon Management Plan to the satisfaction of the Shire of Capel, detailing the management/treatment of hydrocarbons with appropriate reporting mechanisms.

Mr Ian Birch  
Presiding Member, Southern JDAP





4. An acid sulphate soils self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan shall be submitted to and approved by the Department of Environment Regulation before any works or development are commenced. Where an acid sulphate soils management plan is required to be submitted, all works shall be carried out in accordance with the approved management plan.

### Advice

1. To mitigate against water contamination risks the developer should follow the Department of Water's advice consistent with its Water Quality Protection Note (WQPN) No. 49 - 'Service stations' (September 2013) and in addition the following are also applicable:
  - *Decision process for stormwater management in WA (DoW 2009);*
  - *Stormwater Management Manual for Western Australia (DoW 2004-2007);*
  - *WQPN 10 - Contaminant spills- emergency response;*
  - *WQPN 25 - Land use compatibility tables for PDWSA;*
  - *WQPN 58 - Tanks for temporary elevated chemical storage;*
  - *WQPN 60 - Tanks for mobile fuel storage in PDWSAs;*
  - *WQPN 61 - Tanks for ground level chemical storage;*
  - *WQPN 62 - Tanks for underground chemical storage; and*
  - *WQPN 65 - Toxic and hazardous substances*

### AMENDING MOTION

**Moved by:** Mr Ian Birch      **Seconded by:** Ms Sheryl Chaffer

Delete Conditions 2, 3 and 4.

**REASON:** These matters are covered in the Shire's approval and this will avoid any duplication of clearance.

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

### PRIMARY MOTION (AS AMENDED)

That the South-West JDAP (Not Metropolitan) resolves to:

**Approve** DAP Application reference DAP/16/01016 and accompanying revised plan 55411-A100/F in accordance with Clause 38 of the Greater Bunbury Region Scheme, subject to the following condition:

### Condition

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not

Mr Ian Birch  
Presiding Member, Southern JDAP



substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.

### **Advice**

1. To mitigate against water contamination risks the developer should follow the Department of Water's advice consistent with its Water Quality Protection Note (WQPN) No. 49 - 'Service stations' (September 2013) and in addition the following are also applicable:
  - *Decision process for stormwater management in WA (DoW 2009);*
  - *Stormwater Management Manual for Western Australia (DoW 2004-2007);*
  - *WQPN 10 - Contaminant spills- emergency response;*
  - *WQPN 25 - Land use compatibility tables for PDWSA;*
  - *WQPN 58 - Tanks for temporary elevated chemical storage;*
  - *WQPN 60 - Tanks for mobile fuel storage in PDWSAs;*
  - *WQPN 61 - Tanks for ground level chemical storage;*
  - *WQPN 62 - Tanks for underground chemical storage; and*
  - *WQPN 65 - Toxic and hazardous substances*

**The Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.**

### **16. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval**

Nil

### **17. Appeals to the State Administrative Tribunal**

Nil

### **18. General Business / Meeting Close**

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the presiding member declared the meeting closed at 11.20am.



**Mr Ian Birch**  
Presiding Member, Southern JDAP



## Form 2 - Responsible Authority Report

(Regulation 17)

<b>Property Location:</b>	Lot 10 Crapella Road, Boscabel
<b>Application Details:</b>	Amend approved Site Plan for piggery expansion
<b>DAP Name:</b>	Southern JDAP
<b>Applicant:</b>	Torben Soerensen – Managing Director GD Pork Holdings Pty Ltd
<b>Owner:</b>	GD Pork Holdings Pty Ltd
<b>LG Reference:</b>	DB.DBA.8
<b>Responsible Authority:</b>	Shire of Kojonup
<b>Authorising Officer:</b>	Phil Shephard – Shire Planner
<b>Department of Planning File No:</b>	DAP/15/00829
<b>Report Date:</b>	25 May 2016
<b>Application Receipt Date:</b>	9 May 2016
<b>Application Process Days:</b>	30-days
<b>Attachment(s):</b>	1: Original Determination Minutes 2: Original Approved Site Plan 3: Applicant's request letter 4: Modified Site Plan (Drawing No. K1502-C-DW-004)

### Officer Recommendation:

That the Southern JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/15/00829 as detailed on the DAP Form 2 dated 10 May 2016 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/15/00829 as detailed on the DAP Form 2 date 10 May 2016 and accompanying plans Kojonup Farm Development Project Site Plan (Drawing No. K1502-C-DW-004 dated drawn 23/2/16) in accordance with Clause 6.3.5 of the Shire of Kojonup Town Planning Scheme No. 3, for the proposed minor amendment to the approved piggery expansion at Lot 10 Crapella Road, Boscabel, subject to:

### Amended Conditions

1. Condition 2 to delete reference to Site Plan General Layout Drawing No. A00-00A (January 2015) and include reference to Kojonup Farm Development Project Site Plan (Drawing No. K1502-C-DW-004 dated drawn 23/2/16).
2. Add new condition 12 to read:  
The crossover onto Albany Highway to be upgraded to the satisfaction of the Shire of Kojonup in consultation with Main Roads WA.

All other conditions and requirements detailed on the previous approval dated 10 August 2015 shall remain unless altered by this application.

**Alternate Recommendation:**

Nil provided.

**Background:**

Insert Property Address:	Lot 10 Crapella Road, Boscabel
Insert Zoning	MRS: n/a
	TPS: Rural
Insert Use Class:	Intensive agriculture
Insert Strategy Policy:	n/a
Insert Development Scheme:	n/a
Insert Lot Size:	57.1098 hectares
Insert Existing Land Use:	Piggery, workshop, office, feed storage silos, staff accommodation dwelling, manure disposal, water storage dams, wastewater storage ponds
Value of Development:	\$14.5m

The piggery expansion was approved by the Southern JDAP at its 10 August 2015 meeting subject to certain conditions being met.

The applicants have submitted a revised Site Plan and have requested the plan be approved.

**Details: outline of development application**

The revised Site Plan includes the following modifications to the approved Site Plan:

- The 9 new piggery sheds will be relocated towards the south-west corner of the property.
- The new evaporation pond will be split into 2 ponds and relocated to the centre and north side of the property.
- The new silos and feed mill to be relocated to the north-west part of the property.
- The new waste treatment plant to be relocated towards the centre of the property.
- Upgrade of existing access point onto Albany Highway.

The applicant has provided the attached letter (Attachment 3) to justify the proposed modifications to the approved Site Plan.

The modified Site Plan does not reduce any of the approved setbacks from the approved Site Plan. The upgrading of the crossover onto Albany Highway has been referred to Main Roads WA (Great Southern Region) for comment. They have advised that they approve the use of the driveway subject to it being upgraded to suit large farm vehicles (i.e. trucks).

## **Legislation & policy:**

### Legislation

#### *Planning and Development Act 2005*

Shire of Kojonup Town Planning Scheme No. 3 – Part VI ‘Planning Consent’.

#### *Environmental Protection Act 1986*

The proposal is a prescribed premise under the *Environmental Protection Regulations 1987* and the proponent must hold a Works Approval (for construction) and a Licence (for operation).

#### *Health Act 1911*

The Shire of Kojonup has an adopted Health Local Laws 2000 and the proposal requires approval under the Local Law.

#### *Main Roads Act 1930*

The Act allows Main Roads WA to construct, maintain and supervise highways and other roads and control access to certain roads.

### State Government Policies

EPA Guidance for the Assessment of Environmental Factors (in accordance with EP Act 1986): Separation Distances between Industrial and Sensitive Land Uses’ No. 3 June 2005.

WAPC State Planning Policy No. 4.1 ‘State Industrial Buffer Policy’.

## **Local Policies**

There are no Local Planning Policies that apply to the proposal.

## **Consultation:**

### Public Consultation

Nil consultation required under Town Planning Scheme No. 3.

### Consultation with other Agencies or Consultants

Application referred to Main Roads WA (Great Southern Region) for comment and recommendation.

## **Planning assessment:**

The changes will improve farm management and reduce biosecurity and disease concerns as outlined in the applicant’s letter.

The proposed modified Site Plan does not reduce any of the approved setbacks from the original approved Site Plan and the changes are not expected to increase or create any additional impacts off-site. These setbacks are considered appropriate in this instance and consistent with other similar developments in the rural zone/areas of the Shire of Kojonup.

The use of the existing driveway off Albany Highway has been supported by Main Roads WA subject to it being upgraded to a widened and sealed standard to accommodate the types of trucks using the entrance. This should be included as a condition of approving the modified Site Plan.

The approved Landscaping condition (condition 4) can accommodate the proposed changes.

Options/Alternatives

Nil provided.

**Council Recommendation:**

Nil provided.

**Conclusion:**

The modified Site Plan is generally consistent with the original approved Site Plan and should be approved subject to a minor change in the approved conditions.



## Minutes of the Southern Joint Development Assessment Panel

**Meeting Date and Time:** 10 August 2015; 9:30am  
**Meeting Number:** SJDAP/1  
**Meeting Venue:** Department of Planning  
140 William Street, Perth

### Attendance

#### DAP Members

Ms Stacey Towne (Presiding Member)  
Ms Sheryl Chaffer (Deputy Presiding Member)  
Mr Anthony Casella (Specialist Member)  
Cr Veronica Fleay (Local Government Member, Shire of Kojonup) *via teleconference*  
Cr Ian Pedler (Local Government Member, Shire of Kojonup) *via teleconference*  
Cr Peter McCleery (Local Government Member, Shire of Capel)  
Cr Greg Norton (Local Government Member, Shire of Capel) *via teleconference*

#### Officers in attendance

Mr Phil Shephard (Shire of Kojonup) *via teleconference*  
Ms Michelle Dennis (Shire of Kojonup) *via teleconference*  
Mr Kim Muste (Shire of Capel) *via teleconference*

#### Department of Planning Minute Secretary

Mr Sean O'Connor

#### Applicant/s and Submitters

Mr Torben Soerensen (GD Pork Holdings)  
Mr Andre van der Westhuizen (McDonald's Australia Ltd)  
Mr Ray Haeren (Urbis)

#### Members of the Public

Nil

### 1. Declaration of Opening

The Presiding Member, Ms Stacey Towne declared the meeting open at 10:37am on 10 August 2015 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.



The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, which states: 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.' The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

**2. Apologies**

Nil

**3. Members on Leave of absence**

Nil

**4. Noting of minutes**

Minutes of the of the South-West JDAP meeting No.19 held on the 5 May 2015 and the Great Southern JDAP meeting No.15 held 16 June 2015 were noted by DAP members.

**5. Declaration of Due Consideration**

All members declared that they had duly considered the documents.

**6. Disclosure of interests**

Nil

**7. Deputations and presentations**

**7.1** Mr Torben Soerensen (GD Pork Holdings) addressed the DAP for the application at Item 8.1.

***The presentation at Item 7.1 was heard prior to the application at Item 8.1.***

**7.2** Mr Andre van der Westhuizen (McDonald's Australia Ltd) presenting for the application at Item 9.1.

***The presentation at Item 7.2 was heard prior to the application at Item 9.1.***

**8. Form 1 - Responsible Authority Reports – DAP Application/s**

**PROCEDURAL MOTION**

**Moved by:** Cr Greg Norton

**Seconded by:** Ms Sheryl Chaffer

That the application at Item 9.1 be heard prior to the application at Item 8.1

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**





- 8.1** Property Location: Lot 10 Crapella Road, Boscabel  
Application Details: Piggery expansion  
Applicant: Torben Soerensen – Managing Director GD Pork Holdings Pty Ltd  
Owner: GD Pork Holdings Pty Ltd  
Responsible authority: Shire of Kojonup  
DoP File No: DAP/15/00829

## REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Cr Veronica Fleay      **Seconded by:** Cr Ian Pedler

That the Southern JDAP resolves to:

**Approve** DAP Application reference DAP/15/00829 for the proposed expansion of the existing piggery (intensive agriculture) at Lot 10 Crapella Road, Boscabel in accordance with Clause 6.3 of the Shire of Kojonup Town Planning Scheme No. 3, subject to the following conditions:

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the 4 year period, the approval shall lapse and be of no further effect.
2. Development shall be in accordance with the attached stamped approved plans (date stamped ????????? to be completed for DAP meeting date) being:
  - Site Plan General Layout Drawing No. A00-00A (January 2015);
  - Finisher Shed Drawings A01-01 & A01-02 (May 2015);
  - Feed Mill Shed Drawing A02-01 (May 2015);
  - 10Tp/h Mash Mill Layout Edition 6 (2/03/14); and
  - WTP Plant Production of Electricity and Heat from Animal Sewage & Manure Installed Power 380kW General Views (13/04/2015) & General Layout (01/04/2015).
3. All uncontaminated stormwater runoff from buildings and roadways being drained into the stormwater basins on the property to the satisfaction of the Shire of Kojonup.
4. A Landscaping Plan being prepared and implemented to the satisfaction of the Shire of Kojonup. The Landscaping Plan shall show location, species and size of trees and shrubs to be planted along the southern property boundary and in the south-west corner of the property between the ponds/waste treatment plant and Albany Highway to assist screen these developments from direct view from outside the property.
5. The loading and unloading of stock and goods to and from the premises shall be carried out entirely within the site.
6. Implementation of the submitted attached Environmental Management Plan Document to the satisfaction of the Shire of Kojonup.
7. The new crossover onto Crapella Road shall be located, designed and constructed to the satisfaction of the Shire of Kojonup.



8. Arrangements being made to the satisfaction of the Shire of Kojonup for the disposal of solid waste from the dwellings and other piggery sources not able to be disposed of in the waste digester (eg household rubbish, office rubbish, chemical drums).
9. A Fire Management Plan to be prepared and implemented to the satisfaction of the Shire of Kojonup in conjunction with the Department of Fire and Emergency Services.
10. Lighting devices are to be positioned and shielded so as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries, in accordance with Australian Standard AS4282/1997.
11. All waste water run-off from machinery, plant and equipment wash-down shall be drained into a treatment system to the satisfaction of the Shire of Kojonup.

### **Advice Notes**

Please be advised of the following:

- a) Where approval has lapsed, development is not to occur without the further approval of the relevant authority having first been obtained.
- b) Planning approval should not be construed as an approval to commence works as a separate Building Permit is also required.
- c) All on-site sewerage systems will require approval from the Department of Health.
- d) It is an offence to clear native vegetation without the authority of a permit from the Department of Environment Regulation unless the clearing is exempt from a permit. It is recommended to liaise with the Department of Environment Regulation in relation to whether a clearing permit or exemption applies.
- e) The works and operations will require Works Approval and Licensing from the Department of Environment Regulation prior to any activities commencing.

### **AMENDING MOTION**

**Moved by:** Cr Veronica Fleay

**Seconded by:** Cr Ian Pedler

To insert '10 August 2015' as the stamp date of the plans in Condition 2.

**REASON: So the Condition refers to the correct plans.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**



## AMENDING MOTION

**Moved by:** Ms Stacey Towne

**Seconded by:** Ms Sheryl Chaffer

To amend Condition 6 to read as follows:

6. Implementation of the Environmental Management Plan Document submitted on 2 May 2015 to the satisfaction of the Shire of Kojonup.

**REASON: For clarity.**

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

## AMENDING MOTION

**Moved by:** Ms Stacey Towne

**Seconded by:** Mr Anthony Casella

To insert a new condition to read as follows:

12. The internal gravel round network is to be maintained in a serviceable condition to the satisfaction of the Shire's engineer for the duration of the use.

**REASON: To ensure that no dust is generated from the internal road network, in the interest of the onsite residents.**

**The Amending Motion was put and Lost (4 / 1).**

For: Ms Stacey Towne

Against: Ms Sheryl Chaffer  
Mr Anthony Casella  
Cr Veronica Fleay  
Cr Ian Pedler

## PRIMARY MOTION (AS AMENDED)

That the Southern JDAP resolves to:

**Approve** DAP Application reference DAP/15/00829 for the proposed expansion of the existing piggery (intensive agriculture) at Lot 10 Crapella Road, Boscabel in accordance with Clause 6.3 of the Shire of Kojonup Town Planning Scheme No. 3, subject to the following conditions:

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the 4 year period, the approval shall lapse and be of no further effect.
2. Development shall be in accordance with the attached stamped approved plans 10 August 2015 being:
  - Site Plan General Layout Drawing No. A00-00A (January 2015);
  - Finisher Shed Drawings A01-01 & A01-02 (May 2015);



- Feed Mill Shed Drawing A02-01 (May 2015);
  - 10Tp/h Mash Mill Layout Edition 6 (2/03/14); and
  - WTP Plant Production of Electricity and Heat from Animal Sewage & Manure Installed Power 380kW General Views (13/04/2015) & General Layout (01/04/2015).
3. All uncontaminated stormwater runoff from buildings and roadways being drained into the stormwater basins on the property to the satisfaction of the Shire of Kojonup.
  4. A Landscaping Plan being prepared and implemented to the satisfaction of the Shire of Kojonup. The Landscaping Plan shall show location, species and size of trees and shrubs to be planted along the southern property boundary and in the south-west corner of the property between the ponds/waste treatment plant and Albany Highway to assist screen these developments from direct view from outside the property.
  5. The loading and unloading of stock and goods to and from the premises shall be carried out entirely within the site.
  6. Implementation of the Environmental Management Plan Document submitted on 2 May 2015 to the satisfaction of the Shire of Kojonup.
  7. The new crossover onto Crapella Road shall be located, designed and constructed to the satisfaction of the Shire of Kojonup.
  8. Arrangements being made to the satisfaction of the Shire of Kojonup for the disposal of solid waste from the dwellings and other piggery sources not able to be disposed of in the waste digester (eg household rubbish, office rubbish, chemical drums).
  9. A Fire Management Plan to be prepared and implemented to the satisfaction of the Shire of Kojonup in conjunction with the Department of Fire and Emergency Services.
  10. Lighting devices are to be positioned and shielded so as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries, in accordance with Australian Standard AS4282/1997.
  11. All waste water run-off from machinery, plant and equipment wash-down shall be drained into a treatment system to the satisfaction of the Shire of Kojonup.

### **Advice Notes**

Please be advised of the following:

- a) Where approval has lapsed, development is not to occur without the further approval of the relevant authority having first been obtained.
- b) Planning approval should not be construed as an approval to commence works as a separate Building Permit is also required.
- c) All on-site sewerage systems will require approval from the Department of Health.



- d) It is an offence to clear native vegetation without the authority of a permit from the Department of Environment Regulation unless the clearing is exempt from a permit. It is recommended to liaise with the Department of Environment Regulation in relation to whether a clearing permit or exemption applies.
- e) The works and operations will require Works Approval and Licensing from the Department of Environment Regulation prior to any activities commencing.

**The Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.**

**9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval**

- 9.1** Property Location: Lot 6023 Norton Promenade, Dalyellup  
(Previously Lot 9028 prior to subdivision clearance)  
Application Details: Take-Away Food Outlet  
Applicant: McDonalds Australia Limited C/o Urbis  
Owner: Dalyellup Beach Pty Ltd  
Responsible authority: Shire of Capel  
DoP File No: DAP/15/00773

**REPORT RECOMMENDATION / PRIMARY MOTION**

**Moved by:** Cr Peter McCleery

**Seconded by:** Mr Anthony Casella

That the South-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/15/00773 as detailed on the DAP Form 2 dated 9 June 2015 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/15/00773 as detailed on the DAP Form 2 date 9 June 2015 and revised accompanying amended plans DA02 (Rev G), DA03 (Rev D) DA04 (Rev A), DA05 (Rev C and DA06 (Rev B) in accordance with the provisions of the Shire of Capel Town Planning Scheme No.7, for the proposed minor amendment to the approved Take-Away Food Outlet at Lot 6023 Norton Promenade, Dalyellup, subject to the following conditions.
  - a) **Amend Condition 14 to read:**

The provision of 35 car parking bays (inclusive of the two (2) waiting car parking bays and one (1) disabled car parking bay) and vehicle manoeuvring areas being constructed, drained marked out and maintained to the satisfaction of the Shire of Capel for the life of the development. Where parking spaces adjoin pedestrian paths wheel stops shall be provided.
  - c) **Delete Condition 4 and related advice note**

**The Report Recommendation/Primary Motion was put and CARRIED UNANIMOUSLY.**



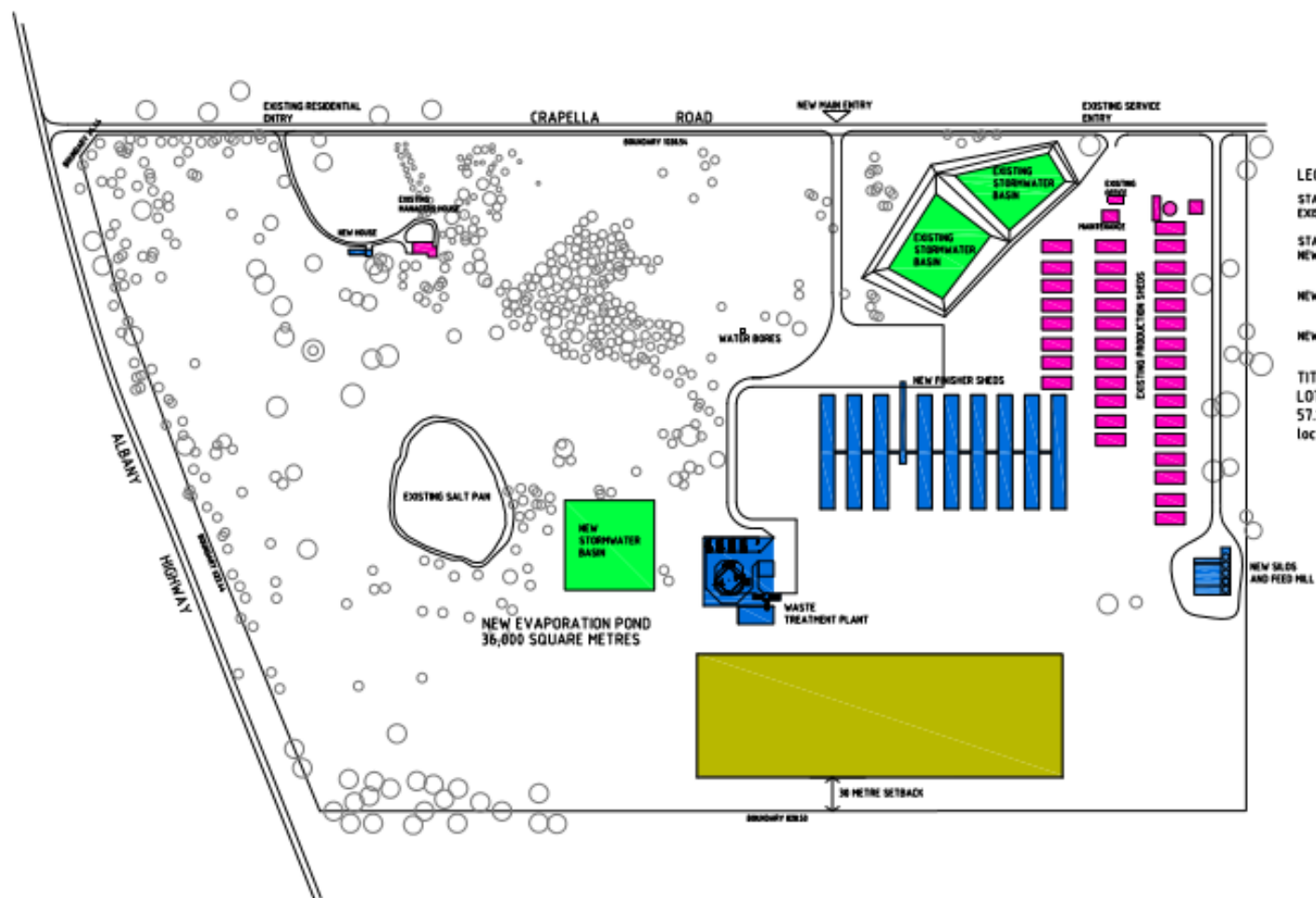
**10. Appeals to the State Administrative Tribunal**

Nil

**11. General Business / Meeting Close**

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the presiding member declared the meeting closed at 10:25am.



# LEGEND

STAGE 1  
EXISTING BUILDINGS AND DEVELOPMENT



STAGE 2  
NEW BUILDINGS AND DEVELOPMENT



NEW EVAPORATION POND



NEW & EXIST STORMWATER BASINS



## TITLE DETAILS

LOT 10  
57.1098 ha  
loc 4789, & 5669



NO.	REVISION	DATE	BY	CHKD	APPROVED
1	ISSUED FOR PERMIT	2024/08/20	JP	JP	JP
2	REVISED FOR COMMENTS	2024/09/10	JP	JP	JP
3	REVISED FOR COMMENTS	2024/09/10	JP	JP	JP
4	REVISED FOR COMMENTS	2024/09/10	JP	JP	JP
5	REVISED FOR COMMENTS	2024/09/10	JP	JP	JP
6	REVISED FOR COMMENTS	2024/09/10	JP	JP	JP
7	REVISED FOR COMMENTS	2024/09/10	JP	JP	JP
8	REVISED FOR COMMENTS	2024/09/10	JP	JP	JP
9	REVISED FOR COMMENTS	2024/09/10	JP	JP	JP
10	REVISED FOR COMMENTS	2024/09/10	JP	JP	JP

NOTES:  
1. THIS DRAWING IS THE PROPERTY OF JEFF FREEMAN ARCHITECTS & IT MUST NOT BE REPRODUCED, COPIED OR USED WITHOUT THE AUTHORITY OF JEFF FREEMAN ARCHITECTS.  
2. THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSES FOR WHICH IT WAS PREPARED. ANY REUSE OF THIS DRAWING FOR ANY OTHER PURPOSE IS AT THE USER'S RISK.  
3. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.  
4. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.  
5. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.  
6. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.  
7. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.  
8. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.  
9. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.  
10. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.



GO PORK  
CRAPELLA ROAD  
KORJOLUP

SITE PLAN GENERAL LAYOUT			
NO.	1	2	3
DATE	2024/08/20	2024/09/10	2024/09/10
BY	JP	JP	JP
CHKD	JP	JP	JP
APPROVED	JP	JP	JP
A00-00			



Pinjarra 2<sup>nd</sup> of March 2016

Shire of Kojonup  
Att: Phil Shephard

**Regarding updated site plan for planning approval DAP/15/00829**

We wish to update the site plan that was in our original submission, referred to as "Site Plan General Layout Drawing No. A00-00A (January 2015)" to the attached site plan, referred to as "Kojonup Site Layout K1502-C-DW-004 (February 2016)".

All other drawings in the planning approval stays the same.

The reason for changes to the site plan comes down to biosecurity and health management.

During the last 12 months a number of West Australian pig farms have had outbreaks of a bacterial disease that effects the productivity of these farms to great extent. This bacterial infection can be transferred with transport vehicles and people movements.

To avoid this issue we in GD Pork have reviewed our farm layout in order to create perfect internal and external biosecurity measures. This has led to the following changes:

1. New piggery buildings moved away from existing piggery buildings. This in effect creates 2 operating units on the same site meaning that if disease outbreak does occur on one unit it can be contained to the same. The site plan also shows each unit of piggery buildings will be surrounded by a security fence.
2. Intake of piglets from GD Pork's Pinjarra site: Piglets are arriving to the new buildings once per week. We are using our own HR truck for this movement and we don't want this truck crossing traffic and using same load out facilities as the truck that takes the finished pigs to the abattoir. Our own HR truck will therefore utilise the existing farm entrance from Albany hwy. This traffic will be limited to 1-2 HR truck movements per week. This existing entrance has good view of Albany hwy.
3. The feed mill has been located further to the West on the site. This means that truck movements and service personel movements to and from the feed mill is separated from any traffic that has to do with the piggery buildings. Again eliminating a potential vector for disease
4. The evaporation pond has been relocated to accommodate the new location of the buildings. The evaporation pond shape has changed but surface area remains the same which is the criteria to achieve the same evaporation.



5. The WTP operation has been moved slightly closer to existing piggery buildings because solid manure will be transported from the existing piggery buildings to the WTP with a tractor and trailer
6. The area referred to as the “abattoir dispatch” is a hardstand area. We will move the finished pigs that are ready for market to here using our own tractor and trailer. The pigs will then be transferred to the truck that will take them to the abattoir by reversing our tractor and trailer up the truck. This means that the truck that transport the pigs to the abattoir never comes close to the piggery buildings. This truck visits other pig farms and the abattoir so it is therefore a huge risk of disease transfer.

Overall traffic to and from the site stays the same

Operating capacity of the site stays the same

The individual components (New piggery buildings, Feed mill, WTP etc.) stays the same.

The only change is location on site which will mean a more secure operation going forward which in turns secures the business long term.

For questions please don't hesitate to contact me.

Sincerely

A handwritten signature in black ink, appearing to read "Torben Soerensen".

Torben Soerensen  
Managing Director

