



## Minutes of the Mid-West/Wheatbelt Joint Development Assessment Panel

**Meeting Date and Time:** 19 April 2017; 10:00am  
**Meeting Number:** MWWJDAP/16  
**Meeting Venue:** Department of Planning  
140 William Street  
Perth

### Attendance

#### DAP Members

Mr Robert Fenn (A/Presiding Member)  
Ms Sheryl Chaffer (A/Deputy Presiding Member)  
Mr Patrick Dick (Specialist Member)  
Cr Stephanie Penn (Local Government Member, Shire of Victoria Plains) – *via teleconference*  
Cr Jim Kelly (Local Government Member, Shire of Victoria Plains) – *via teleconference*

#### Officers in attendance

Ms Nathalee Petersen (Shire of Chittering on behalf of Shire of Victoria Plains) – *via teleconference*  
Mr Peter Stuart (Shire of Chittering on behalf of Shire of Victoria Plains) – *via teleconference*

#### Department of Planning Minute Secretary

Ms Michelle Tan

#### Applicant and Submitters

Ms Denise Morgan (Cardno)  
Mr Luke Trevanion (Santrev/SBT Property) – *via teleconference*

#### Members of the Public / Media

Nil

### 1. Declaration of Opening

The A/Presiding Member, Mr Robert Fenn declared the meeting open at 10:00am on 19 April 2017 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

Mr Robert Fenn  
A/Presiding Member, Mid-West/Wheatbelt JDAP



The A/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 A/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**

Mr David Gray (Presiding Member)

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

Panel member, Mr David Gray has been granted leave of absence by the Director General for the period of 21 March 2017 to 26 April 2017 inclusive.

## **4. Noting of Minutes**

Minutes of the Mid-West/Wheatbelt JDAP meeting No. 15 held on 24 February 2017 were noted by DAP members.

## **5. Declaration of Due Consideration**

All members declared that they had duly considered the documents.

## **6. Disclosure of Interests**

Panel member, Mr Robert Fenn, declared an impartiality interest in item 8.1. Mr Fenn is an employee of LandCorp who has undertaken a residential development in the Bolgart townsite within the Shire of Victoria Plains and lots are currently available for purchase. LandCorp is also currently undertaking feasibility work in the surrounding Shires of Goomalling, Toodyay, Moora and Chittering.

In accordance with section 4.6.1 and 4.6.2 of the Standing Orders 2012, the A/Deputy Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was permitted to participate in discussion and voting on the items.

## **7. Deputations and Presentations**

**7.1** Ms Denise Morgan (Cardno) addressed the DAP for the application at Item 8.1. Ms Morgan answered questions from the panel.



## 8. Form 1 – Responsible Authority Reports – DAP Application

8.1 Property Location:	Lot 10 Mogumber Road West, Mogumber
Application Details:	Proposed six broiler poultry farms with internal shared access
Applicant:	Cardno (WA) Pty Ltd
Owner:	Mr David Gippel, SBT Property Pty Ltd
Responsible Authority:	Shire of Victoria Plains
DoP File No:	DAP/17/01175

### REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Mr Patrick Dick

**Seconded by:** Ms Sheryl Chaffer

That the Mid-West/Wheatbelt (Central) JDAP resolves to:

**Approve** the construction of the proposed broiler poultry farming operation at Lot 10 Mogumber Road West, Mogumber as proposed in the DAP Application reference DAP/17/01175 and accompanying plans (Attachment 1 and 2) dated 20 January 2017 and 30 March 2017 in accordance with Schedule 2, Clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, subject to the following conditions:

#### Conditions

1. The development of the Poultry Broiler Farm shall be constructed and operated in accordance with the stamped approved plans and supporting documentation;
2. Single House  
In accordance with clause 5.7.5 of Local Planning Scheme 5, the construction of the single houses as shown on the approved plans are to be limited to:
  - (a) the land being subdivided in accordance with the proposed lot outlines as shown on the approved site plan (Western Australian Planning Commissions); or
  - (b) the development is staged such that no more than one dwelling per lot is constructed;
3. Access to and egress from the property for trucks and farm vehicles to be designed and constructed to the satisfaction of the Shire of Victoria Plains having regard to the safety of vehicles travelling on Mogumber Road West.
4. The applicant shall be responsible for all future maintenance of the internal roads;
5. Prior to the construction of 'Farm 4', an Odour Management Plan is to be submitted and approved by the Shire, and is to:
  - (a) identify any surrounding sensitive land uses and provide details of how buffering can be implemented; or
  - (b) specify how surrounding sensitive land uses will not be impacted by the proposal;



6. Earthworks over the site and batters being stabilised to prevent sand or dust blowing, with appropriate measures implemented within the time and in the manner directed by the Shire in the event that sand or dust is blown from the site;
7. Storage of chemicals and liquids shall be within bunded impervious areas capable of containing any spillages;
8. Permanent signage as shown on the plans shall be professionally designed, constructed, finished, installed and maintained thereafter, being kept clean and free from unsightly matter including graffiti at all times by the owner/occupier;
9. Vehicle crossovers shall be constructed to the specifications and satisfaction of the Shire of Victoria Plains;
10. The bin storage area shall be fitted with adequate ventilation, hose connection and graded floors to an industrial floor waste;
11. At no time shall feed be stored outside of designated feed silos, so as to minimise potential for infestation by rodents and wild birds;
12. No burial of dead birds (mortalities) must occur on site;
13. Landscaping is to be installed and maintained thereafter;
14. Engineering drawings and specifications detailing the road upgrade as specified in Condition 3 shall be submitted to and/or approved by the Shire prior to the issue of an building permit or at a time otherwise agreed to by the Shire;
15. Prior to the issue of an Building Permit, the following shall be submitted to and/or approved by the Shire:
  - 15.1 A Construction Management Plan for new buildings detailing management of:
    - 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) the parking arrangements for contractors and subcontractors;
    - e) other matters likely to impact on surrounding properties; and
    - f) management of construction waste.The Construction Management Plan shall be implemented at all times during the construction phase; and
  - 15.2 In accordance with Condition 2(a), subdivision approval is to be obtained from the Western Australian Planning Commission;
16. Prior to the issue of an Occupancy Permit, the following shall be submitted to and approved by the Shire:
  - 16.1 The Deposited Plan subject to subdivision being lodged with Landgate for Dealing and the titles issued;



- 16.2 A Nutrient Management Plan detailing how poultry manure/litter is managed according to the appropriate guidelines outlined by the Department of Environmental Regulations (Department of Agriculture and Food); and
- 16.3 A Soil Management Plan detailing how erosion and surface run off will be managed (Department of Agriculture and Food);
17. Prior to an Occupancy Permit or October 31 2017 or as otherwise agreed to by the Shire, the road upgrade as identified in Condition 3 being constructed and completed;
18. 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.

### **Advice Notes**

1. Where an approval has so lapsed, no development shall be carried out without the further approval of the Development Assessment Panels having first been sought and obtained.
2. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the receipt of the determination.
3. This does not constitute a Building Permit, which must be applied for separately and be certified by an independent building surveyor prior to lodgement.
4. An application for a crossover or any works on the verge area will be required prior to carrying out any works. The applicant should liaise with the Shire's Works Manager.
5. If the construction of the development is to be staged, then the provision of the plans may be staged.
6. The Applicant is responsible for all costs associated with any required road upgrades, including design and approvals.
7. With respect to the landscaping proposed, the Shire recommends the use of native plants which minimise the use of water.
8. No unauthorised signage is to be displayed.



## AMENDING MOTION

**Moved by:** Mr Robert Fenn

**Seconded by:** Mr Patrick Dick

To amend the preamble to read as follows:

*That the Mid-West/Wheatbelt JDAP resolves to:*

**Approve** the construction of the proposed broiler poultry farming operation at Lot 10 Mogumber Road West, Mogumber as proposed in the DAP application reference DAP/17/01175 and accompanying plans CW953800-PLA-101 (Rev B), CW953800-PL-102 (Rev B), CW953800-PL-103 (Rev B) dated 17 January 2017 and D 04 dated 27 April 2016 and supporting documents in accordance with The Shire of Victoria Plains Local Planning Scheme 5, subject to the following conditions:

**REASON:** To clarify the approved plans and confirm the approval is granted under the Shire's Local Planning Scheme.

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

## AMENDING MOTION

**Moved by:** Mr Robert Fenn

**Seconded by:** Ms Sheryl Chaffer

To amend Condition 1 to read as follows:

*The development of the Poultry Broiler Farm shall be constructed in accordance with the stamped approved plans and supporting documentation, unless modified by a condition in this approval, and operated thereafter in accordance with the Environmental Code of Practice for Poultry Farms 2004.*

**REASON:** To acknowledge that the conditions of approval modify the details in the approved plans and to clarify the on-going operation of the poultry broiler farm will comply with the relevant Code of Practice.

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

## AMENDING MOTION

**Moved by:** Ms Sheryl Chaffer

**Seconded by:** Nil

To amend Condition 2 (now Condition 3) to read as follows:

*In accordance with clause 5.7.5 of Local Planning Scheme 5, the construction of the dwellings as shown on the approved plans are to be limited to:*

- (a) *the land being subdivided in accordance with the proposed lot outlines as shown on the approved site plan; or*
- (b) *There is to be no occupation or use of the dwellings until a Deposited Plan subject to a subdivision being lodged with Landgate for Dealing and the titles issued, in accordance with the proposed lot outlines as shown on the approved site plan.*

Mr Robert Fenn  
A/Presiding Member, Mid-West/Wheatbelt JDAP



**The Amending Motion lapsed for want of a seconder.**

**AMENDING MOTION**

**Moved by:** Mr Robert Fenn                      **Seconded by:** Ms Sheryl Chaffer

To amend Condition 2 (now Condition 3) to read as follows:

*The construction of the incidental dwellings as shown on the approved plans is to occur concurrently with the construction of the sheds for the farm to which they are incidental.*

**REASON: The six dwellings are considered incidental to the six approved broiler poultry farms approved on Lot 10.**

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

**AMENDING MOTION**

**Moved by:** Mr Robert Fenn                      **Seconded by:** Mr Patrick Dick

To amend Condition 3 (now Condition 5) to read as follows:

*Access to and egress from the property for trucks and farm vehicles to be designed and constructed, at the applicant's expense to the satisfaction of the Shire of Victoria Plains having regard to the safety of vehicles travelling on Mogumber Road West.*

**REASON: To confirm that the works required by the Shire of Victoria Plains within Mogumber Road West are to be undertaken at the applicant's expense.**

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

**AMENDING MOTION**

**Moved by:** Mr Robert Fenn                      **Seconded by:** Cr Stephanie Penn

To amend Condition 4 (now Condition 7) to read as follows:

*The applicant shall be responsible for the design, drainage, construction and all future maintenance of the internal roads and parking areas to a standard that provides all-weather access within the site.*

**REASON: To reinforce that the Applicant is responsible for all aspects of the all weather road network and parking areas within the Site.**

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

Mr Robert Fenn  
A/Presiding Member, Mid-West/Wheatbelt JDAP





## AMENDING MOTION

**Moved by:** Cr Jim Kelly

**Seconded by:** Ms Sheryl Chaffer

To amend Condition 5 (now Condition 4) to read as follows:

*Prior to the construction of 'Farm 4', an Odour, Noise, Dust and Light Management Plan is to be submitted and approved by the Shire of Victoria Plains, and is to:*

- (a) Identify any surrounding sensitive land uses and provide details of how buffering can be implemented; or*
- (b) Demonstrate that surrounding sensitive land uses will not be subjected to unacceptable levels of odour, noise, dust and light.*

**REASON:** To reinforce the recommendation within the report of the Odour Consultant.

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

## AMENDING MOTION

**Moved by:** Mr Robert Fenn

**Seconded by:** Mr Patrick Dick

To delete Condition 6.

**REASON:** This Condition can be incorporated into Condition 15 (now Condition 6).

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

## AMENDING MOTION

**Moved by:** Mr Robert Fenn

**Seconded by:** Cr Jim Kelly

To delete Condition 7.

**REASON:** This Condition has potential to create unintended consequences and the storage of chemicals is adequately covered by the Health (Pesticides) Regulations 1956.


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

## AMENDING MOTION

**Moved by:** Mr Robert Fenn

**Seconded by:** Cr Stephanie Penn

To amend Condition 8 to read as follows:

 *The permanent signage shall be professionally designed, constructed, finished, installed and maintained thereafter, being kept clean and free from unsightly matter including graffiti at all times by the owner/occupier.*





**REASON: There are no details of the signage on the plans.**

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

**AMENDING MOTION**

**Moved by:** Mr Robert Fenn                      **Seconded by:** Ms Sheryl Chaffer

To delete Condition 9.

**REASON: This Condition can be incorporated into Condition 15 (now Condition 6).**

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

**AMENDING MOTION**

**Moved by:** Mr Robert Fenn                      **Seconded by:** Cr Stephanie Penn

To amend Condition 10 (now Condition 9) to read as follows:

*Bin storage areas shall be adequately ventilated and provided with water hose connections and graded floors to suitable floor wastes, with the content of the bins (including bird mortalities) disposed off-site on a regular basis to the satisfaction of the Shire of Victoria Plains.*

**REASON: To clarify bin storage area construction requirements and reinforce that bins must be cleared on a regular basis with the content taken off-site.**

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

**AMENDING MOTION**

**Moved by:** Mr Robert Fenn                      **Seconded by:** Cr Stephanie Penn

To delete Condition 12.

**REASON: This Condition has been included in the revised Condition 10 (now Condition 9).**

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

For:                      Mr Robert Fenn  
                                 Ms Sheryl Chaffer  
                                 Cr Stephanie Penn  
                                 Cr Jim Kelly

Against:                Mr Patrick Dick

Mr Robert Fenn  
A/Presiding Member, Mid-West/Wheatbelt JDAP



## AMENDING MOTION

**Moved by:** Mr Robert Fenn

**Seconded by:** Ms Sheryl Chaffer

To delete Condition 14.

**REASON:** This Condition has been included in the revised Condition 3 (now Condition 5).

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

## AMENDING MOTION

**Moved by:** Mr Robert Fenn

**Seconded by:** Cr Stephanie Penn

To amend Condition 15 (now Condition 6) to read as follows:

*Prior to the issue of a Building Permit, or any development being undertaken on-site, the Applicant shall submit to the Shire of Victoria Plains a Construction Management Plan and secure approval for:*

- (a) the location, construction designs, drainage and surfacing standards for the multiple accesses to and from the site;*
- (b) the delivery and storage of construction materials and equipment to the site;*
- (c) the management of the fire risk on the site during the construction period;*
- (d) the parking arrangements and provision of temporary amenities for contractors and subcontractors;*
- (e) the management and storage of stormwater from site works, material lay down areas, internal roads, buildings and carparking areas in a manner to prevent site erosion and to contain all run-off within Lot 10;*
- (f) the extent of earthworks proposed on-site, the method of stabilising those earthworks and any on-going management required to prevent wind or water borne erosion;*
- (g) the extent of clearing required to provide for internal road access between farms and to achieve adequate bushfire safety standards;*
- (h) other matters likely to be impact on surrounding properties; and*
- (i) the management of construction waste.*

*The Construction Management Plan shall be implemented at all times during the construction phase.*

**REASON:** To clarify and expand the information provided to the Shire of Victoria Plains before work commences on-site and to confirm that the current approval is not dependent upon a future WAPC subdivision approval.

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



## AMENDING MOTION

**Moved by:** Mr Robert Fenn                      **Seconded by:** Ms Sheryl Chaffer

To amend Condition 16 (now Condition 12) to read as follows:

*Prior to the issue of an Occupancy Permit, for the use of the first shed, the Applicant shall:*

- (a) Submit to and receive the approval of the Shire of Victoria Plains for a Nutrient Management Plan detailing how poultry manure/litter will be managed to comply with the Environmental Code of Practice for Poultry Farms 2004;*
- (b) Submit to and receive the approval of the Shire of Victoria Plains for a Soil Management Plan detailing how erosion and surface water / building run off will be managed to prevent export from Lot 10 or into significant on-site wetlands;*
- (c) Submit engineering plans, receive the approval and make suitable arrangements with the Shire of Victoria Plains to construct the access to and egress from the property for trucks and farm vehicles within Mogumber Road West; and*
- (d) Submit to and receive the approval of the Shire of Victoria Plains for any bunding or landscaping proposed on-site, the plant species to be used (with confirmation that the fire risk is being managed) and the management arrangements proposed to ensure the plantings reach maturity.*

**REASON:** The current approval is not dependent upon a future WAPC subdivision approval and the Condition has been modified to allow the Shire to determine the timing for the modification to Mogumber Road West.

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

## AMENDING MOTION

**Moved by:** Mr Robert Fenn                      **Seconded by:** Ms Sheryl Chaffer

To delete Condition 17.

**REASON:** This Condition has been included in the revised Condition 16 (now Condition 12).

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

## AMENDING MOTION

**Moved by:** Mr Patrick Dick                      **Seconded by:** Mr Robert Fenn

To renumber:

- Condition 5 as Condition 3 (now Condition 4);
  - Condition 15 as Condition 4 (now Condition 6);
  - Condition 18 as Condition 2; and
- the remaining Conditions accordingly.



**REASON: To order the Conditions to reflect the development cycle for the project.**

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

**AMENDING MOTION**

**Moved by:** Mr Robert Fenn                      **Seconded by:** Cr Stephanie Penn

(i) To amend Advice Note 1 to read as follows:

*Where an approval has so lapsed, no development shall be carried out without the further approval having first been sought and obtained.*

**REASON: The regulations detail the approving authority for a further approval.**

(ii) To delete Advice Note 2 and renumber the remaining Advice Notes accordingly.

**REASON: This Advice Note is included in details attached to the approval notice.**

(iii) To amend Advice Note 5 (now Advice Note 4) to read as follows:

*The Shire of Victoria Plains acknowledges that the construction of the development is to be staged.*

**REASON: The application states the development will be undertaken in stages.**

(iv) To amend Advice Note 7 (now Advice Note 6) to read as follows:

*With respect to the landscaping proposal, the Shire of Victoria Plains recommends the use of native plants which minimise the use of water.*

**REASON: To clarify the Shire and for consistency purposes.**

(v) To include a new Advice Note 8 to read as follows:

*Each farm with capacity for 8 sheds shall be constructed in accordance with Plan CW953800-PL-102 (Rev B) which is labelled Farm 2.*

**REASON: To identify the configuration of the sheds on each farm as outlined in plan CW953800-PL-102 (Rev B).**

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



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

That the Mid-West/Wheatbelt JDAP resolves to:

**Approve** the construction of the proposed broiler poultry farming operation at Lot 10 Mogumber Road West, Mogumber as proposed in the DAP application reference DAP/17/01175 and accompanying plans CW953800-PLA-101 (Rev B), CW953800-PL-102 (Rev B), CW953800-PL-103 (Rev B) dated 17 January 2017 and D 04 dated 27 April 2016 and supporting documents in accordance with The Shire of Victoria Plains Local Planning Scheme 5, subject to the following conditions:

### **Conditions:**

1. The development of the Poultry Broiler Farm shall be constructed in accordance with the stamped approved plans and supporting documentation, unless modified by a condition in this approval, and operated thereafter in accordance with the *Environmental Code of Practice for Poultry Farms 2004*.
2. 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.
3. The construction of the incidental dwellings as shown on the approved plans is to occur concurrently with the construction of the sheds for the farm to which they are incidental.
4. Prior to the construction of 'Farm 4', an Odour, Noise, Dust and Light Management Plan is to be submitted and approved by the Shire of Victoria Plains, and is to:
  - (a) Identify any surrounding sensitive land uses and provide details of how buffering can be implemented; or
  - (b) Demonstrate that surrounding sensitive land uses will not be subjected to unacceptable levels of odour, noise, dust and light.
5. Access to and egress from the property for trucks and farm vehicles to be designed and constructed, at the applicant's expense to the satisfaction of the Shire of Victoria Plains having regard to the safety of vehicles travelling on Mogumber Road West.
6. Prior to the issue of a Building Permit, or any development being undertaken on-site, the Applicant shall submit to the Shire of Victoria Plains a Construction Management Plan and secure approval for:
  - (a) the location, construction designs, drainage and surfacing standards for the multiple accesses to and from the site;
  - (b) the delivery and storage of construction materials and equipment to the site;
  - (c) the management of the fire risk on the site during the construction period;
  - (d) the parking arrangements and provision of temporary amenities for contractors and subcontractors;
  - (e) the management and storage of stormwater from site works, material lay down areas, internal roads, buildings and carparking areas in a manner to prevent site erosion and to contain all run-off within Lot 10;




- (f) the extent of earthworks proposed on-site, the method of stabilising those earthworks and any on-going management required to prevent wind or water borne erosion;
- (g) the extent of clearing required to provide for internal road access between farms and to achieve adequate bushfire safety standards;
- (h) other matters likely to be impact on surrounding properties; and
- (i) the management of construction waste.

The Construction Management Plan shall be implemented at all times during the construction phase.

7. The applicant shall be responsible for the design, drainage, construction and all future maintenance of the internal roads and parking areas to a standard that provides all-weather access within the site.
8. The permanent signage shall be professionally designed, constructed, finished, installed and maintained thereafter, being kept clean and free from unsightly matter including graffiti at all times by the owner/occupier.
9. Bin storage areas shall be adequately ventilated and provided with water hose connections and graded floors to suitable floor wastes, with the content of the bins (including bird mortalities) disposed off-site on a regular basis to the satisfaction of the Shire of Victoria Plains.
10. At no time shall feed be stored outside of designated feed silos, so as to minimise potential for infestation by rodent and wild birds.
11. Landscaping is to be installed and maintained thereafter.
12. Prior to the issue of an Occupancy Permit, for the use of the first shed, the Applicant shall:
  - (a) Submit to and receive the approval of the Shire of Victoria Plains for a Nutrient Management Plan detailing how poultry manure/litter will be managed to comply with the *Environmental Code of Practice for Poultry Farms 2004*;
  - (b) Submit to and receive the approval of the Shire of Victoria Plains for a Soil Management Plan detailing how erosion and surface water / building run off will be managed to prevent export from Lot 10 or into significant on-site wetlands;
  - (c) Submit engineering plans, receive the approval and make suitable arrangements with the Shire of Victoria Plains to construct the access to and egress from the property for trucks and farm vehicles within Mogumber Road West; and
  - (d) Submit to and receive the approval of the Shire of Victoria Plains for any bunding or landscaping proposed on-site, the plant species to be used (with confirmation that the fire risk is being managed) and the management arrangements proposed to ensure the plantings reach maturity.

#### **Advice Notes**

1.  Where an approval has so lapsed, no development shall be carried out without the further approval having first been sought and obtained.



2. This does not constitute a Building Permit, which must be applied for separately and be certified by an independent building surveyor prior to lodgement.
3. An application for a crossover or any other works on the verge area shall be required prior to any works. The applicant should liaise with the Shire's Works Manager.
4. The Shire of Victoria Plains acknowledges that the construction of the development is to be staged.
5. The applicant is responsible for all costs associated with any required road upgrades, including design and approvals.
6. With respect to the landscaping proposal, the Shire of Victoria Plains recommends the use of native plants which minimise the use of water.
7. No unauthorised signage is to be displayed.
8. Each farm with capacity for 8 sheds shall be constructed in accordance with Plan CW 953800-PL-102 (Rev B) which is labelled Farm 2.

**REASON: In accordance with details contained in the Responsible Authority Report and Amending Motions.**

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

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

Nil

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

Nil

**11. General Business / Meeting Close**

The A/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 A/Presiding Member declared the meeting closed at 11:16am.