



Minutes of the Southern Joint Development Assessment Panel

Meeting Date and Time: 22 December 2015; 1:30pm
Meeting Number: SJDAP/8
Meeting Venue: Department of Planning
140 William Street
Perth

Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Ms Sheryl Chaffer (Deputy Presiding Member)
Mr Anthony Casella (Specialist Member)
Cr Ian Pedler (Local Government Member, Shire of Kojonup) - *via teleconference*
Cr Ronnie Fleay (Local Government Member, Shire of Kojonup) - *via teleconference*

Officers in attendance

Mr Phil Shephard (Shire of Kojonup) – *via teleconference*

Department of Planning Minute Secretary

Mr Sean O'Connor

Applicant and Submitters

Mr Andrew Rado (Stone Axe Pastoral Company) – *via teleconference*

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member, Mr Ian Birch declared the meeting open at 1:30pm on 22 December 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 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

Mr Ian Birch
Presiding Member, Southern JDAP



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. 7 held on 14 December 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

Nil

A handwritten signature in black ink, appearing to read 'Ian Birch'.



8. Form 1 - Responsible Authority Reports – DAP Application

8.1 Property Location:	Lot 11 Albany Highway, Boscabel
Application Details:	Cattle feedlot
Applicant:	Stone Axe Pastoral Company Pty Ltd
Owner:	Michael Graham Shields under contract of sale to Stone Axe Pastoral Company Pty Ltd
Responsible authority:	Shire of Kojonup
DoP File No:	DAP/15/00943

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/15/00943 for the intensive agriculture (cattle feedlot) at Lot 11 Albany Highway, 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 10 years from the date of approval. If the subject development is not substantially commenced within the 10-year period, the approval shall lapse and be of no further effect.
2. The development and operations shall be generally in accordance with the attached stamped approved document being FSA Consulting, 2015, Planning Consent and Works Approval Application & Supporting Information Report for a Proposed Feedlot – Cheviot Hills Feedlot, FSA Consulting Report 8365/2, Toowoomba Office, QLD with any minor variations to be approved by the Shire of Kojonup Chief Executive Officer.
3. All runoff from feedlot, wash pens, buildings, storage areas, manure handling/carcass composting areas and roadways being drained into the sediment basins and holdings ponds on the property to the satisfaction of the Shire of Kojonup.
4. The silage pits, hay storage areas and feed preparation areas to be contained in sheds or sealed/enclosed to reduce potential for dust and odour emissions to the satisfaction of the Shire of Kojonup.
5. A Tree Planting/Landscaping Plan being prepared and implemented to the satisfaction of the Shire of Kojonup. The Plan shall show location, species and size of trees and shrubs to be planted within the proposed tree plantation and around the perimeter of the feedlot to assist screen the development and reduce potential for dust and odour emissions. The perimeter landscaping shall be undertaken at the completion of each stage and the proposed tree plantation shall be undertaken prior to the development of Stage 2.
6. The loading and unloading of stock and all commodities/goods to and from the premises shall be carried out entirely within the feedlot site.

Mr Ian Birch
Presiding Member, Southern JDAP



7. The upgrading of Cherry Tree Pool Road and intersection of Cherry Tree Pool Road/Albany Highway to the satisfaction of the Shire of Kojonup in conjunction with Main Roads WA as recommended in the Traffic Impact Study – Cheviot Hills Feedlot Kojonup (Paul G Robertson & Associates November 2015) report. Crapella Road may not be used for access or to service the cattle feedlot.
8. The new crossover onto Cherry Tree Pool Road shall be located, designed and constructed to the satisfaction of the Shire of Kojonup.
9. Arrangements being made to the satisfaction of the Shire of Kojonup for disposal of general refuse/waste from the operations, dwellings and other non-feedlot sources.
10. 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.
11. 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.

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 and/or Shire of Kojonup.
- 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: Ms Sheryl Chaffer

Seconded by: Mr Anthony Casella

To amend Condition 1 to read as follows:

1. This decision constitutes planning approval only and is valid for a period of 3 years from the date of approval. If the subject development is not substantially commenced within the 3-year period, the approval shall lapse and be of no further effect.

REASON: It was considered that 3 years was sufficient time to substantially commence the development. It was acknowledged that once the development has substantially commenced the subsequent stages can proceed beyond the 3 years.

The Amending Motion was put and CARRIED (3 / 2).

For:
Mr Ian Birch
Ms Sheryl Chaffer
Ms Anthony Casella

Against:
Cr Veronica Fleay
Cr Ian Pedler

AMENDING MOTION

Moved by: Mr Anthony Casella

Seconded by: Ms Sheryl Chaffer

To amend Condition 5 to read as follows:

5. A Tree Planting/Landscaping Plan being prepared, implemented, maintained, replaced or replanted to the satisfaction of the Shire of Kojonup. The Plan shall show location, species and size of trees and shrubs to be planted within the proposed tree plantation and around the perimeter of the feedlot to assist screen the development and reduce potential for dust and odour emissions. The perimeter landscaping shall be undertaken at the completion of each stage and the proposed tree plantation shall be undertaken prior to the development of Stage 2.

REASON: To ensure the ongoing maintenance of the landscaping and that trees in the plantation that have died or been destroyed are replaced.

The Amending Motion was put and CARRIED UNANIMOUSLY.



PRIMARY MOTION (AS AMENDED)

That the Southern JDAP resolves to:

Approve DAP Application reference DAP/15/00943 for the intensive agriculture (cattle feedlot) at Lot 11 Albany Highway, 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 3 years from the date of approval. If the subject development is not substantially commenced within the 3-year period, the approval shall lapse and be of no further effect.
2. The development and operations shall be generally in accordance with the attached stamped approved document being FSA Consulting, 2015, Planning Consent and Works Approval Application & Supporting Information Report for a Proposed Feedlot – Cheviot Hills Feedlot, FSA Consulting Report 8365/2, Toowoomba Office, QLD with any minor variations to be approved by the Shire of Kojonup Chief Executive Officer.
3. All runoff from feedlot, wash pens, buildings, storage areas, manure handling/carcass composting areas and roadways being drained into the sediment basins and holdings ponds on the property to the satisfaction of the Shire of Kojonup.
4. The silage pits, hay storage areas and feed preparation areas to be contained in sheds or sealed/enclosed to reduce potential for dust and odour emissions to the satisfaction of the Shire of Kojonup.
5. A Tree Planting/Landscaping Plan being prepared, implemented, maintained, replaced or replanted to the satisfaction of the Shire of Kojonup. The Plan shall show location, species and size of trees and shrubs to be planted within the proposed tree plantation and around the perimeter of the feedlot to assist screen the development and reduce potential for dust and odour emissions. The perimeter landscaping shall be undertaken at the completion of each stage and the proposed tree plantation shall be undertaken prior to the development of Stage 2.
6. The loading and unloading of stock and all commodities/goods to and from the premises shall be carried out entirely within the feedlot site.
7. The upgrading of Cherry Tree Pool Road and intersection of Cherry Tree Pool Road/Albany Highway to the satisfaction of the Shire of Kojonup in conjunction with Main Roads WA as recommended in the Traffic Impact Study – Cheviot Hills Feedlot Kojonup (Paul G Robertson & Associates November 2015) report. Crapella Road may not be used for access or to service the cattle feedlot.
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Mr Ian Birch
Presiding Member, Southern JDAP



9. Arrangements being made to the satisfaction of the Shire of Kojonup for disposal of general refuse/waste from the operations, dwellings and other non-feedlot sources.
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- 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

Nil

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 1:55pm.

A handwritten signature in black ink, appearing to read 'Ian Birch'.

Mr Ian Birch
Presiding Member, Southern JDAP