



# **Development Application Extension to Staff Amenities Upgrade**

**Lot 195 (No. 326), Lot 328 (No. 332) and Lot 343  
Cockram Road, Lennard Brook**

May 2024

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Gingin Meatworks

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## 1.0 Background

### 1.1 Purpose

This submission has been prepared by Altus Planning on behalf of Gingin Meatworks (**Applicant**) to provide justification for Development Application (**DA**) to upgrade the existing staff facilities (**development** or **proposal**) at Lot 195 (No. 326), Lot 328 (No. 332) and Lot 343 Cockram Road, Lennard Brook (**subject site** or **site**) under the relevant planning framework.

The three (3) lots that comprise the subject site are within one (1) Certificate of Title under multiple-lot titles. The landowners of the subject site, Vanessa Julia Borrello and Susan Ruth Manso (**landowners**), the Borrello family are also operators of Gingin Meatworks and have consented to this application being made.

In accordance with the Shire of Gingin's (**Shire**) requirements, the following are included with this application:

- Shire's Application for Development Approval Form;
- Certificate of Title (refer **Attachment 1** of this Report);
- Location Plan (refer to **Attachment 2** of this Report);
- Site and Development Plan (refer **Attachment 3** of this Report)

### 1.2 Property Description

The subject site is a rural allotment located approximately 2km south of the Gingin Townsite. The subject site is owned by the landowners under the same Certificate of Title (refer to **Attachment 1**) which currently operates as an abattoir and has been operating as such since the early 1970s.

Since that time, the Shire has granted several planning approvals to allow for its expansion over the years to include the following:

- Additions to the chiller;
- Numerous extensions to the noxious industry (abattoir); and

- Sheds and outbuildings.

An aerial image of the subject site and immediate surrounds with cadastral overlay is provided in Figure 1.



Figure 1: Aerial/cadastral of subject site and surrounds (Source: SLIPLocate)

## 2.0 Proposal

The Applicant is seeking to obtain planning approval for the construction of an extension to existing staff amenities. The proposed extension is intended to provide additional facilities for staff, including break room, shower and toilet facilities.

The proposed staff facility extension is 27.15m x 12.15m with a wall height of 2.7m and a pitched roof at a height of 4.3m. The structure is supported by galvanised structural steel frame, metal roof and enclosed walls which extends westward from the existing staff facilities.

No additional uses are proposed as part of this application. The proposal is incidental to the primary operation of the site. Access to the site and proposed development is through existing crossover and internal access road.

Effluent disposal will be connected through a relocated and expanded septic system and a further application for septic installation separate to the planning application will be submitted to the Shire as a condition of approval.

Refer to the Site and Development Plan within **Attachment 3**.

## 3.0 Planning Framework

### 3.1 Shire of Gingin Local Planning Scheme No. 9

The subject site is zoned 'General Rural' pursuant to the Shire's Local Planning Scheme No. 9 (**LPS9** or **Scheme**). The subject site is not located within a structure plan or any other defined planning policy area.

The objectives for 'General Rural' zone as stated in clause 3.2.7 of LPS9 are as follows:

- a) Manage land use changes so that the specific local rural character of the zone is maintained or enhanced;*
- b) Encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*
- c) Maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and*
- d) Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone.*

The proposal is consistent with the aforementioned objectives and does not include any intensification or change of existing use. The proposal does not cause any conflict with the existing primary agricultural land use activities in the area and does not cause any impact on the environment. In addition, the proposal does not introduce or change any sensitive land uses.

### 3.1.1 Land Use

Pursuant to the Schedule 1 Part 2 – Land Use Definition of LPS9, the existing approved use on the site is that of an abattoir which constitutes an 'Industry-Noxious' use which is defined as:

*"an industry in which the processed involved constitute an offensive trade within the meaning of the Health Act 1911 (as amended), but does not include a fish shop, dry cleaning premises, laundromat, piggery or poultry farm".*

The definition of an 'Abattoir' under Schedule 1 Part 2 of LPS 9 means:

*"land and buildings used for the slaughter of animals for human consumption and the treatment of carcasses, offal and by-products."*

The proposal is for an extension to the current staff amenities and to consolidate the use and need for ablution and effluent disposal. The proposed use is considered to be incidental to the existing primary land use and does not proposed any change of use or land use intensification.

### 3.1.2 Development Standards and Requirements

Table 2 – Site Requirements of LPS9 states that within 'General Rural' zone, minimum setback requirements for front, rear and side setbacks are all to be 20m.

The proposed staff amenities extension complies with the setback requirements on the basis that Lot 195, Lot 328 and Lot 343 are operated as a whole. The proposed amenities extension is approximately 210m away from the closest boundary. The three lots are all owned by the Applicant and is indicated within one Certificate of Title as a multiple-lot title.

The operations of the primary existing land use as an abattoir currently straddles across all three lots and therefore is not practically possible for tenure of the individual lots be separated.

### **3.2 Local Planning Policy Statement No. 4.1 – Industrial Development in Rural Areas**

The Shire's Local Planning Policy Statement No. 4.1 – Industrial Development in Rural Areas (**LPP4.1**) applies to the 'General Rural' zone and provides guidelines for the establishment of certain industrial establishments.

As stated before, the existing abattoir complies with LPP4.1 as it is classified and approved as a 'Noxious Industry', with various effluent disposal mechanisms have been established onsite. Given that the proposal is only for an extension of existing facilities and there are no additional changes proposed for the subject site, the proposal will not trigger an assessment under LPP4.1.

### **3.3 Local Planning Policy Statement No. 4.2 – Noxious Industries**

Pursuant to clause 3.1 of the Shire's Local Planning Policy Statement No. 4.2 – Noxious Industries (**LPP4.2**), an application which may include a noxious activity shall be viewed on its merit as it may possibly become a nuisance to the health of the inhabitants of the district. The policy also requires detailed plans outlining how nuisance is to be controlled or eliminated will need to be provided as part of the application.

In regard to the above, it is provided that the proposal for the extension to existing staff facilities which do not introduce any additional noxious activity nor change its existing use. Existing maintenance and management practices are in place to ensure that activity on site does not become a nuisance to surrounding inhabitants.

### **3.4 Planning and Development (Local Planning Schemes) Regulations 2015**

In accordance with Schedule 2 (**Deemed Provisions**) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**LPS Regulations**), the local government is to have due regard to the relevant matters for consideration outlined under Clause 67(2).

The following matters are considered relevant to the proposed development and are addressed in the following table.



Table 4: Assessment of proposed development under Deemed Provisions Clause 67(2).

LPS Regulations Schedule 2: Clause 67(2)	
Provisions	Proposed Development
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The relevant provisions under the Shire's LPS9 have been addressed under <b>Section 3.1</b> of this Report. The proposal is considered to be consistent with these provisions by virtue of the discretion available at clause 4.5 and appropriate for the site and the locality.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	This Report has justified the proposal under the relevant provisions of LPS9 and the relevant objectives of the planning framework.  The proposal is therefore considered to be in accordance with the requirements of orderly and proper planning.
(c) any approved State planning policy;	There are no applicable State Planning Policy for this proposal.
(d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d);	There is no environmental impact arising from this proposal. Effluent disposal will be accounted for and connected to a relocated and expanded septic disposal system accordingly.
(fa) any local planning strategy for this Scheme endorsed by the Commission;	The Shire's Local Planning Strategy (endorsed by the WAPC in 2012) identify subject site within 'Rural Smallholding' area. The aim for this is to protect agricultural land and avoid fragmentation of the land. This is to ensure protection of primary land use for and to provide for alternative land uses that does not affect agricultural production. In addition, it is highlighted within the Strategy that these areas are ideally suited for rationalization and consolidation.
(g) any local planning policy for the Scheme area;	Both LPP4.1 and 4.2 are discussed in the section below but is highlighted that the proposal does not introduce any

<b>LPS Regulations Schedule 2: Clause 67(2)</b>	
<b>Provisions</b>	<b>Proposed Development</b>
	intensification or change of existing use. Therefore, consideration for both LPPs are not applicable.
(m) the compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The proposal does not introduce any intensification or change of existing land use. It is considered that the proposal is compatible with the area and adjoining land uses.
(n) the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	The proposal is in line with existing land use and does not introduce any additional amenity and environmental impact. Any additional needs for effluent disposal will be discharged of accordingly.
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	No trees or vegetation are proposed to be cleared.
(s) the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;	The site has direct frontage and access through Cockram Road. The existing parking, access and egress from site will not be impacted by the proposal.
(w) the history of the site where the development is to be located;	The existing abattoir has been of approved use and operates in place since 1970s.

## 4.0 Conclusion

The Applicant is seeking development approval for the extension of an existing staff amenities to an existing 'Industry-Noxious' land use of an abattoir. The extension intends to provide more facilities for staff amenities and consolidated ablution needs.

The proposed extension is incidental to the primary operations of the abattoir. There is no proposed land use change or intensification for the development.

For the reasons outlined in this Report, our view is that the proposed development is suitable for the site and is consistent with the objectives of 'General Rural' zone and its provisions pursuant to LPS9. Accordingly, it is submitted that the proposal warrants approval.

We trust that this information is to your satisfaction and welcome the opportunity to review a draft suite of conditions of approval. We otherwise look forward to your prompt and favourable determination.

Altus Planning



## Attachment 1 - Certificate of Title



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1565 557

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**THIS IS A MULTI-LOT TITLE**

**LAND DESCRIPTION:**

LOTS 195, 328 & 343 ON DEPOSITED PLAN 231044

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

VANESSA JULIA BORRELLO OF 5 SHARBA CLOSE WILLETTON WA 6155  
SUSAN RUTH MANSO OF 137 FOURTH AVENUE MOUNT LAWLEY WA 6050  
AS TENANTS IN COMMON IN EQUAL SHARES

(T N372354 ) REGISTERED 30/6/2016

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1565 FOLIO 557. AS TO LOT 343 ON DP 231044 ONLY
2. B408492 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE INSTRUMENT B408492 AND SKETCH ON VOLUME 1565 FOLIO 557. AS TO PORTION ONLY. AS TO LOT 343 ON DP 231044 ONLY REGISTERED 26/9/1977.
3. F108060 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 11/2/1993.
4. F545899 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE INSTRUMENT F545899 AND SKETCH ON VOLUME 1565 FOLIO 557. AS TO PORTION ONLY. AS TO LOT 343 ON DP 231044 ONLY REGISTERED 1/1/1994.
5. N203557 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 15/12/2015.
6. N372355 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 30/6/2016.
7. N372356 CAVEAT BY SHIRE OF GINGIN LODGED 30/6/2016.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: N/A

VOLUME/FOLIO: 1565-557

PAGE 2

SKETCH OF LAND: 1565-557 (195/DP231044), 1565-557 (328/DP231044), 1565-557  
(343/DP231044)  
PREVIOUS TITLE: 1480-988  
PROPERTY STREET ADDRESS: 326 COCKRAM RD, LENNARD BROOK (195/DP231044).  
332 COCKRAM RD, LENNARD BROOK (328/DP231044).  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF GINGIN

## Attachment 2 – Location Plan



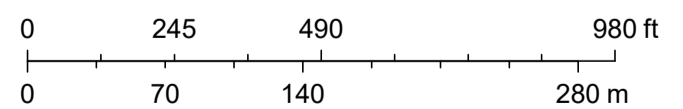
# Lot 195 (No.326), Lot 328 (No.332) & Lot 343 Cockram Rd, Lennard Brook



20/04/2023, 14:02:53

- |  |                    |                                |
|--|--------------------|--------------------------------|
| Cadastre Address (LGATE-002) - Large Scale | Other              | <b>Freeways &amp; Highways</b> |
| LGA  | <b>Minor Roads</b> | Freeway, Sealed                |
| <b>Others</b>                              | Minor, Sealed      | Freeway, Sealed, Underground   |
| Laneway, Sealed                            | Minor, Unsealed    | National Highway, Sealed       |
| Laneway, Unsealed                          | <b>Main Roads</b>  | State Highway, Sealed          |
| Mall, Sealed                               | Main, Sealed       | State Highway, Unsealed        |
| Track, Unsealed                            | Main, Unsealed     |                                |

1:4,500



Esri, HERE, Garmin, USGS, LANDGATE/SLIP, SLIP/LANDGATE, SLIP/Landgate, Landgate / SLIP



## Attachment 3 – Site and Development Plan



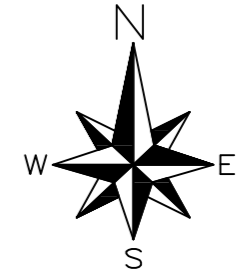
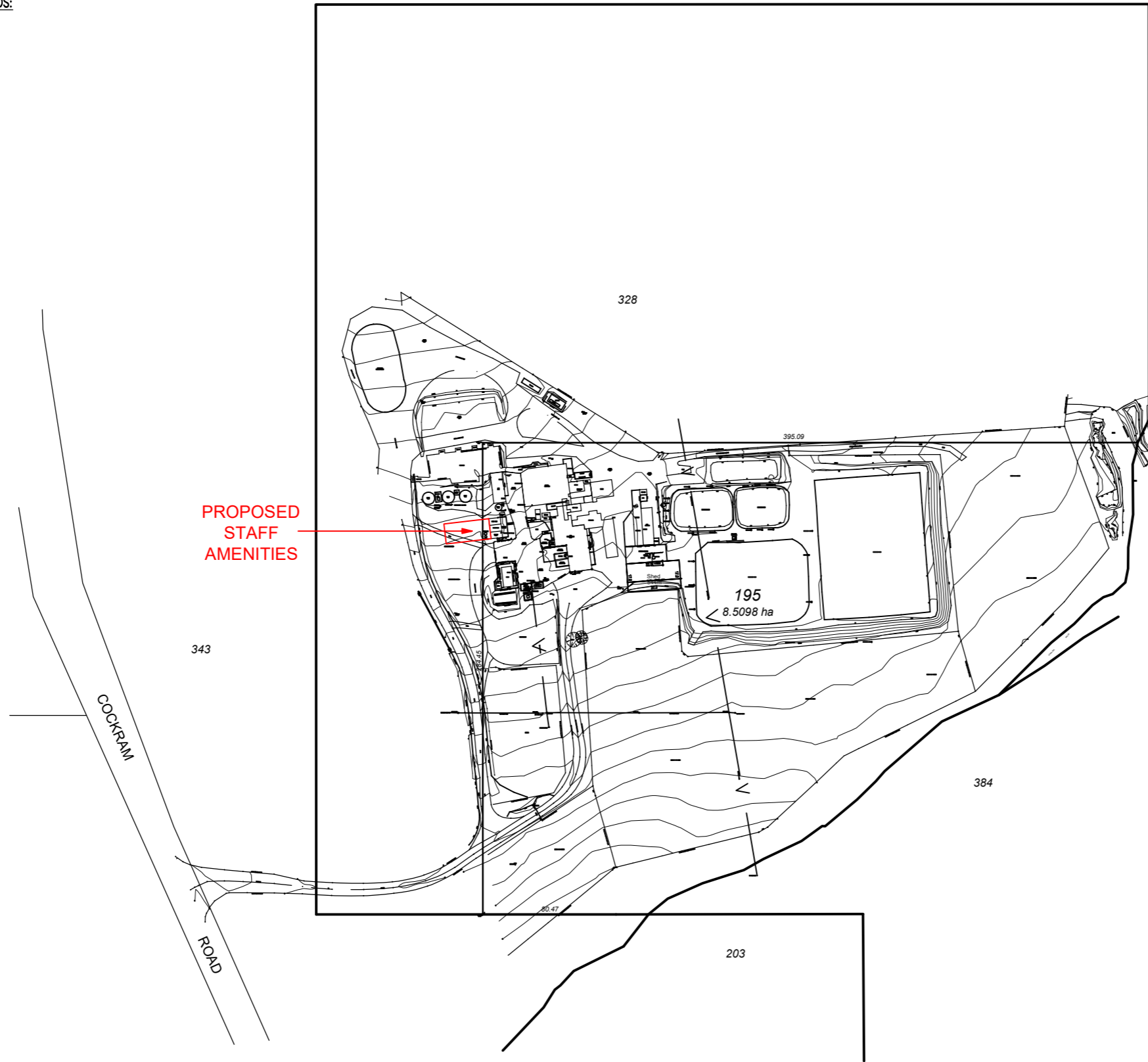
**NOTE:**

**DESIGN SPECIFICATIONS AS PER AUSTRALIAN STANDARDS:**

- AS/NZS 1170.0:2002 (GENERAL PRINCIPLES)
- AS/NZS 1170.1:2002 (PERMANENT, IMPOSED)
- AS/NZS 1170.2:2002 (WIND ACTIONS)
- AS 1684:2010 (TIMBER FRAMING CODE)
- AS/NZS 1170.4:2007 (EARTHQUAKE ACTIONS)
- AS 2870:2011 (SLABS & FOOTINGS)
- AS 4100 STEEL STRUCTURES CODE
- AS 3600 CONCRETE STRUCTURES CODE

**NOTE:**

- DO NOT SCALE DRAWING
- DRAWING FOR DESIGN PURPOSES ONLY
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION
- CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR/MANUFACTURER
- ALL DIMENSIONS ARE IN MILLIMETERS



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**Design & Drafting Services**

Phone: +61 431 155 082  
E-Mail: info@wrmds.com.au

**DRAWN BY:** WRM

**DATE:** April 2024

**Project:**

**001**

**Scale:**

**1 : 3000**

**Sheets:**

**2 of 4**

**SITE PLAN 2**

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**REVISION:**

**A3**

**CLIENT:**

**WITAN HOLDINGS PTY LTD**

**ADDRESS:**

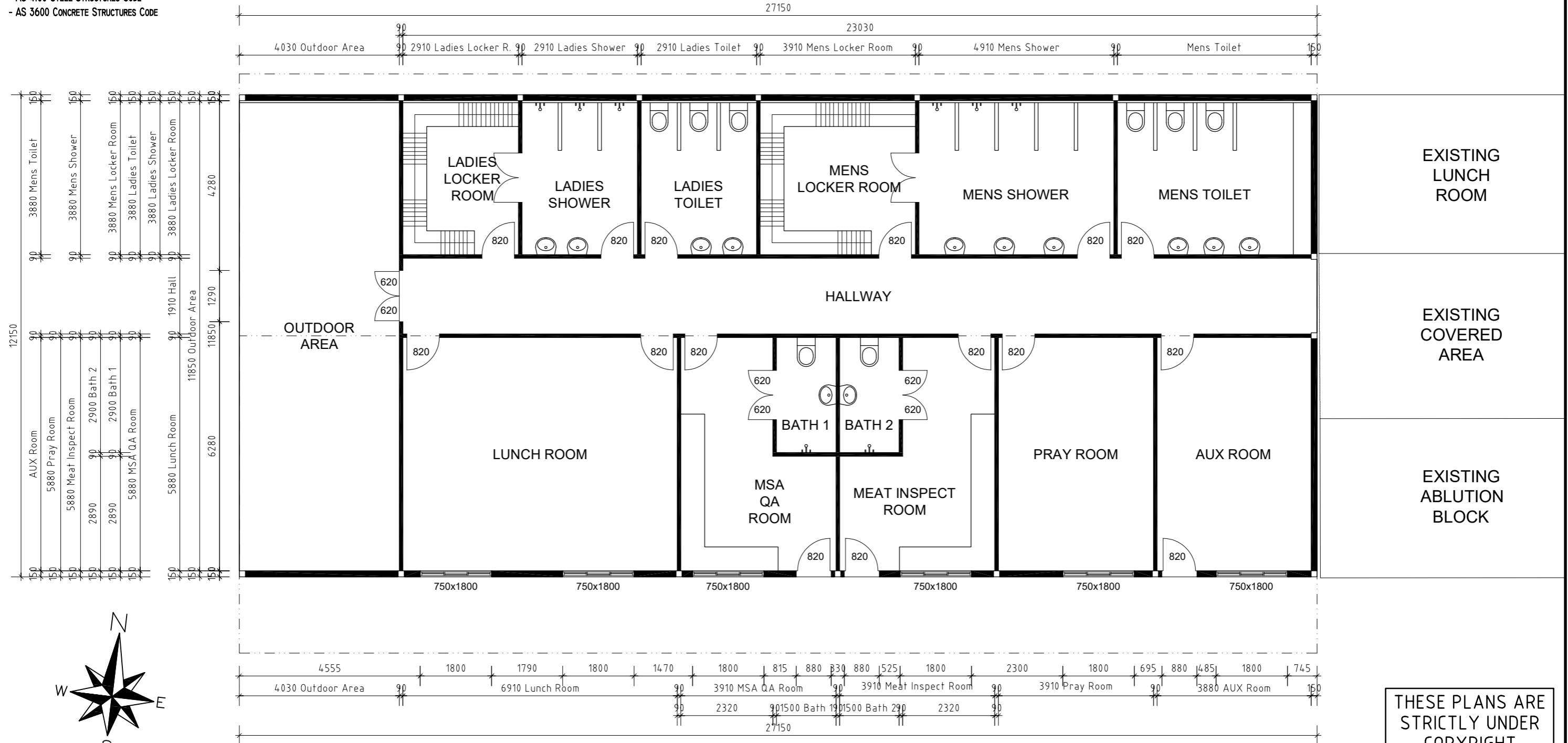
**LOT 195 ON DP 231044, 326 COCKRAM ROAD,  
LENNARD BROOK, WA 6503**



- NOTE:**  
**DESIGN SPECIFICATIONS AS PER AUSTRALIAN STANDARDS:**  
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 - AS/NZS 1170.1:2002 (PERMANENT, IMPOSED)  
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**PROPOSED STEEL FRAME STAFF AMENITIES**  
 (As Per Manufacturers Specifications)



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**CLIENT:** WITAN HOLDINGS PTY LTD  
**ADDRESS:** LOT 195 ON DP 231044, 326 COCKRAM ROAD, LENNARD BROOK, WA 6503

**DATE:** April 2024

**Project:** 001  
**Scale:** 1 : 100  
**Sheets:** 3 of 4

**FLOOR PLAN**  
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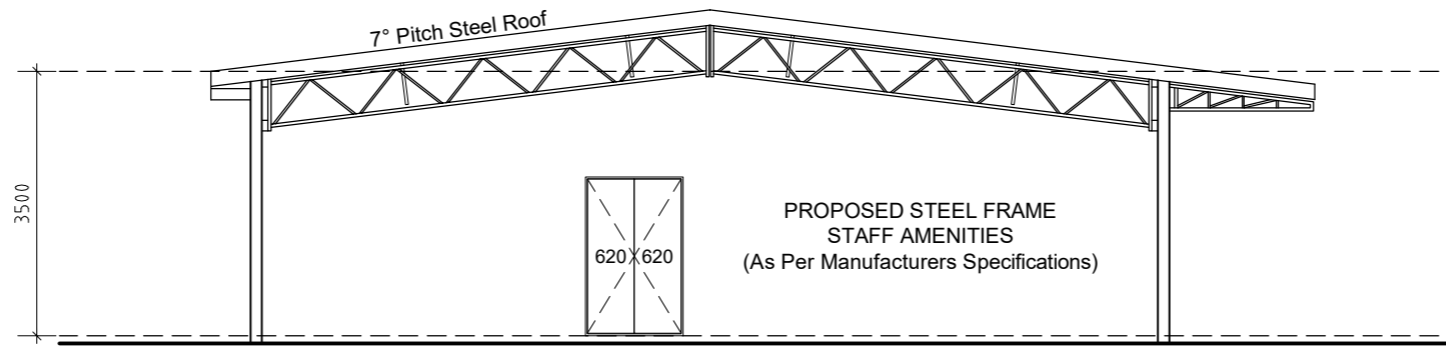
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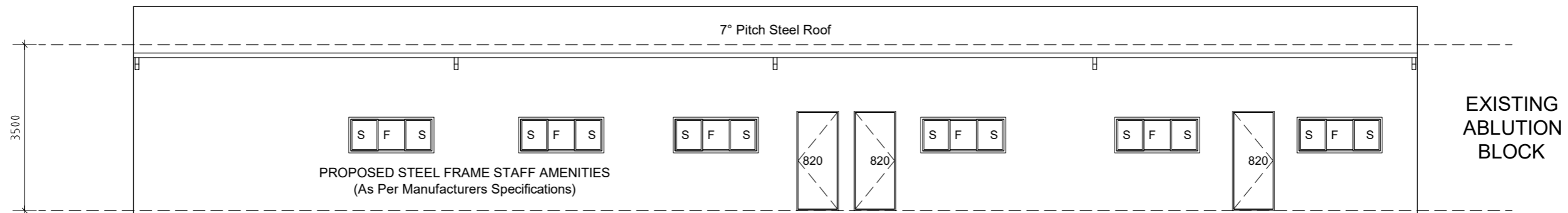
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**NOTE:**

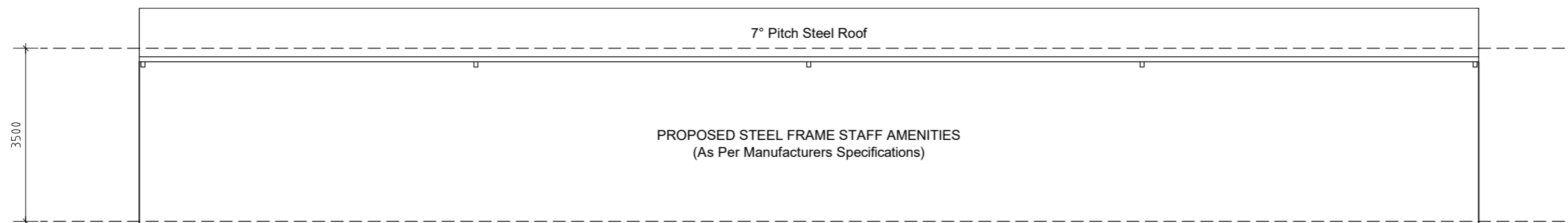
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**E1 WEST SIDE ELEVATION**



**E2 SOUTH SIDE ELEVATION**



**E3 NORTH SIDE ELEVATION**

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**ELEVATIONS**

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