

SHIRE OF KULIN
LOCAL PLANNING SCHEME NO.2



NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

Planning and Development Act 2005
Shire of Kulin

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

Property Address: Lot 9839 (No.13251) Williams-Kondinin Road, Jitarning

Proposal: Construction and use of a proposed new liquid fertiliser blending facility on the abovementioned property (i.e. Rural Industry) with all fertiliser produced to be sold to primary producers to support the continued use of land in the district for broadacre agricultural purposes.

Details of the proposal, including documentation and plans, are attached.

Comments on the proposal are now invited and can be emailed to admin@kulin.wa.gov.au or posted to the Shire's Chief Executive Officer at PO Box 125 KULIN WA 6365 up to and including **Friday 5 July 2024**. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected; whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of, or objecting to the proposal and provide any arguments supporting your comments.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

Alan Leeson
Chief Executive Officer
Shire of Kulin

5 June 2024



Development Application for a Use Not Listed – Fertiliser Blending Facility

Lot 9839 (No. 13251) Williams-Kondinin Road, Jitarning

May 2024

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Prepared for:

South West Liquids Pty Ltd

Prepared by:

Altus Planning

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Document Version Control

Ver.	Date	Description	Author	Approved
1	23/04/2024	Initial draft for client review	LY	JA
2	14/05/2024	For Lodgement	LY	JA
3	27/05/2024	Revision on setback	LY	JA

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1.0 Executive Summary

The following application seeks planning approval for a liquid fertiliser blending facility at Lot 9839 (No. 13251) Williams-Kondinin Road, Jitarning.

The land use is considered to be 'Industry – Rural' in nature which is a 'Use Not Listed' pursuant to the Shire of Kulin's Local Planning Scheme No. 2. The proposal intends to blend fertiliser which is used for agriculture, in support of the surrounding rural land uses. The proposal has been assessed as complying with the applicable State and local planning frameworks and is considered compatible with both the existing rural activities being conducted on-site, as well as those in the broader locality.

Due to the nature and scale of the operations, total vehicle movements for the proposed fertiliser blending facility during its peak operation period, is anticipated to have an average of eight (8) vehicular movements per day and therefore a Transport Impact Statement is not considered necessary.

As for bushfire matters, whilst part of the site is designated as being bushfire prone, the areas associated with this proposal are located outside of the designated areas and therefore the application does not need to address State Planning Policy 3.7 – Planning in Bushfire Prone Areas.

It is therefore considered that the proposal warrants approval.

2.0 Background

2.1 Purpose

This submission has been prepared by Altus Planning on behalf of South West Liquids Pty Ltd (**Applicant**) to provide justification for a Development Application (**DA**) for a Use Not Listed (**proposed development** or **proposal**) at Lot 9839 (No. 13251) Williams-Kondinin Road, Jitarning (**subject land** or **site**). The Applicant lease a minor portion of the subject site for the proposed development.

The proposal is for a liquid fertiliser blending facility, which is considered to be 'Industry – Rural' in nature and is a 'Use Not Listed' under the relevant planning framework.

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

- Shire's Form 1 - Application for Development Approval;
- Certificate of Title (refer **Attachment 1** of this Report);
-
- ASIC Company Extract (refer **Attachment 2** of this Report); and
- Site and Development Plans (refer **Attachment 3** of this Report)

2.2 Property Description

The subject site measures approximately 304.6752 hectares (**ha**) and is located west of Williams-Kondinin Road, approximately 2km to the south-west of the Kulin Townsite. An existing singular vehicular access is located in the middle portion of the site via William-Kondinin Road, which services an existing dwelling and its associated agricultural use.

There are several rural outbuildings and dams on the site which are used for the existing agricultural use, similar to surrounding rural lots in its locality. The subject land is mostly cleared for farming, apart from some sections of scattered remnant vegetation to the south.

The Yilliminning Kulin Railway line runs along the rear (western) boundary of the subject site.

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

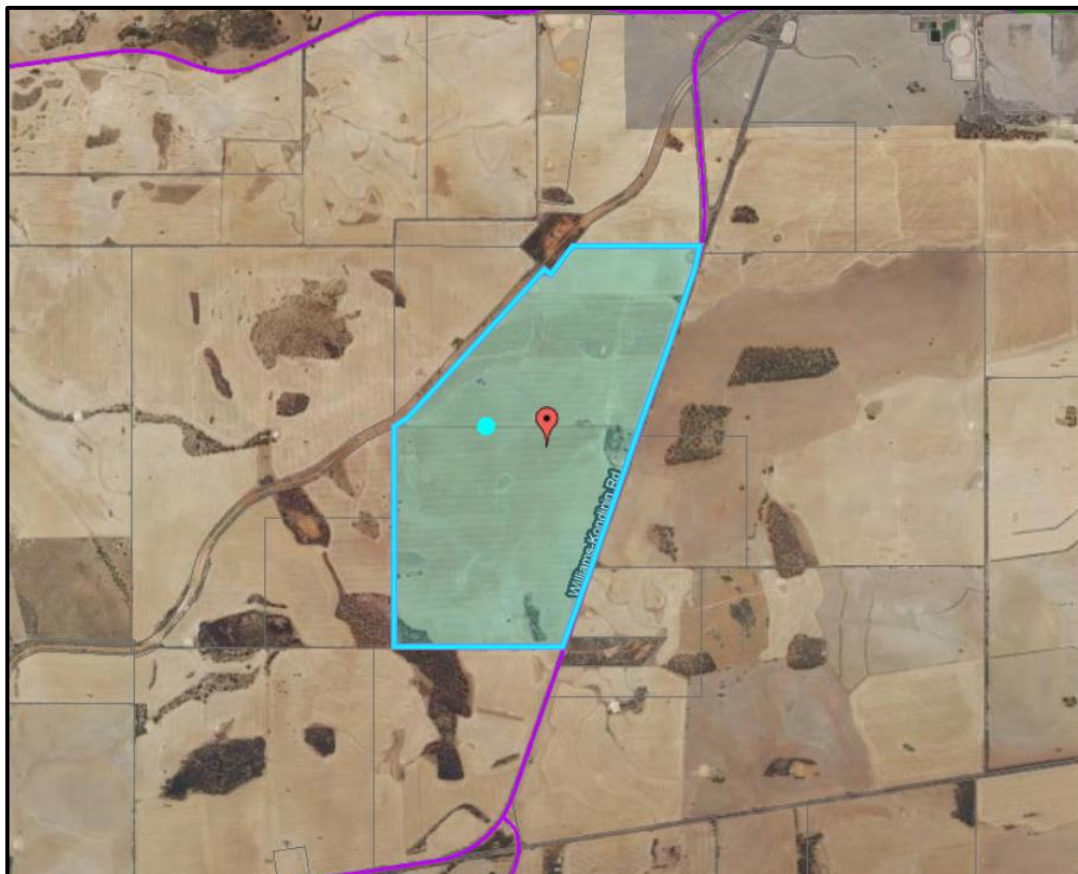


Figure 1: Aerial/cadastral of subject site and surrounds (Source: SLIP Locate 2022)

3.0 Proposal

The Applicant proposes the development of a liquid fertiliser blending facility on a portion of the leased area on subject site. The intention of such facility is to support the fertilising needs of broadacre agricultural uses within the Shire and the broader region.

Proposed development will take the built form of a rural outbuilding, much similar in character and nature to those within the rural zone. The remnant of the site is to retain and continue its existing use for agriculture.

A set of development plans can be referred to at **Attachment 3**.

3.1 Description of Activities

The proposed operation involves the production (via blending) and distribution of liquid fertiliser used for broadacre agricultural purpose. Liquid fertiliser is preferred and well-suited for broadacre agriculture for its ease of use and has relatively low odour impact compared to traditional methods.

Source materials are transported onto site in bulk form, which is stored in bulk storage tanks with the amounts required extracted for mixing as part of the process. Storage tanks are anticipated to be 4.5m in diameter x 3.4m high. The production process of the facility involves the mixing of source elements, at a specific ratio, for a complete all-purpose liquid fertiliser that can be used for broadacre farming. Source materials will be loaded into the blending machine which will be pumped directly into storage containers once it is ready.

The finished product, in the form of liquid fertiliser, consists of trace elements and various compounds held in solution form for the optimum absorption and fertilising method. These elements include manganese sulphate, zinc sulphate, magnesium sulphate, boron, ferrous sulphate, mono potassium phosphate, amino acid, sodium molybdate, kelp, molasses, and sea minerals.

It is anticipated that the annual production rate will be about 1,000 – 2,000 tonnes of liquid fertiliser, with most of the production happening during the peak season between February to April. It is not envisioned that the proposal will fall under the category of prescribed premises.

All finished products are stored and sold in bulk containers with an approximate capacity of 1,250L. The production process and storage of products is to be wholly contained within the proposed facility (refer to **Attachment 3**) to minimise any risk of spillage.

Finished product will be delivered by third-party commercial vehicle on consignment.

3.2 Equipment and Machinery

The processing operations requires the following equipment:

- 2 x large tanks (15kL) with rotary mixer.
- 1 x forklift

The mixing of products will be wholly contained within the proposed facility. The rest of the source material will be contained in large individual storage tanks. The forklift is used to move products within the facility and to load/unload items from the trucks.

It is unlikely that the proposed equipment and machinery will have any off-site impact given the production is wholly contained within the proposed building and is setback sufficiently in accordance with the Scheme.

The operation of forklift to load and unload items should not be dissimilar to any other existing rural activities.

3.3 Operating Period

At this stage, it is anticipated that the facility will only operate full time during peak season between the month of February to April, for about four (4) to six (6) weeks out of a year. During this period, the operations can run any time between Monday to Friday, 7am till 5pm.

Outside of the peak season, it is anticipated that the facility will only operate sporadically up to six (6) hours per week on a part time basis, as required.

No operations are proposed to occur during weekends or public holidays.

3.4 Staff and Visitors

The Applicant, being the owner-operator of the business, will primarily run the operations alone for the majority of time.

Should there be additional requirement arising due to labour shortage during peak operating period, the Applicant will employ one (1) additional part-time staff for that period.

Visitors to the site will mostly consist of limited personnels for supporting services (e.g. suppliers, servicing and maintenance). The majority of the product will be delivered in bulk directly to customers by the Applicant, and occasionally there might be a handful of customers attending the site, from time to time.

3.5 Traffic Movements and Access

Private vehicle movement from the operation is likely to be on average four (4) per day during peak operating season between February till April. Outside of this period, it is likely to have sporadic traffic movement which will be two (2) per day when it is in operation.

Commercial vehicle movement is to be a combination of commercial tankers (B-double or pocket road train) and generic freight trucks of a smaller size. It is anticipated that at peak season and during full time operation of the facility, total vehicle movements will average around eight (8) per day, with in-house delivery generally scheduled for once per day or up to twice, if required. This also takes into consideration of any possible customers attending the site themselves for pick up, which is less of a likely occurrence.

Access to the facility is via the existing crossover at the subject site. A proposed extension of the internal driveway will connect the crossover to the facility (refer to **Attachment 3**).

3.6 Parking and Loading/Unloading

All parking and loading/unloading can be easily accommodated on site within proximity to the proposed facility. No specific location has been identified on the proposal as this is not likely to have an impact on the surrounding area.

3.7 Waste Management

All proposed equipment as part of the production process is contained within a spill bund to contain any accidental spillage. Any accidental spills of the liquid can be recaptured and used.

In addition, the production process is wholly confined within the warehouse to ensure that there is no nutrient export to surrounding land.

General waste is collected in bulk bins which will then be disposed of by the Applicant at the local waste transfer station every week or as frequent as required.

3.8 Infrastructure

The subject site has access to 3-phase power and is in proximity to scheme water infrastructure.

4.0 Planning Framework

4.1 Shire of Kulin Local Planning Scheme No. 2

The subject land is zoned 'Rural' under the Shire's Local Planning Scheme No. 2 (**LPS2** or **Scheme**). The subject site is not located within a structure plan or any other defined planning policy area.

The objectives for the 'Rural' zone as set out in clause 3.1.2 (vi) of LPS2 are as follows:

- (i) *To provide for a wide range of activity that is predominantly rural in nature.*
- (ii) *To protect land from uses that may jeopardise the future development of that land for other planned purposes which are compatible with its Rural zoning.*
- (iii) *To protect land from closer development that would detract from the rural character and amenity of the area.*
- (iv) *To prevent any development which may detrimentally affect the commercial viability of Rural zoned landholdings.*
- (v) *To provide for the development of a range of local government approved non-rural uses which accord with the provisions of the Scheme and the local government's policies.*

The proposed development is considered consistent with the abovementioned objectives, in particular with objectives (v) that is to provide for a range of non-rural uses that is compatible and in support of rural use. The proposal is for the production of liquid fertiliser which is used for broadacre farming.

In addition, the proposed development takes on the built form of a rural outbuilding and therefore, is not considered to be different or detract from the rural character and amenity of the area.

Furthermore, the proposed facility is only intended to be on a small portion of the site which does not compete with the subject land's existing rural use and will not jeopardise any intended future development of the land.

4.1.1 Land Use

Having regard to the land use definitions contained within clause 3.2 Table 1 of LPS2, the proposed development is considered to be a 'Use Not Listed'.

Firstly, the definition of 'Industry':

"means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes -

- (a) the storage of goods;*
- (b) the work of administration or accounting;*
- (c) the selling of goods by wholesale or retail;*
- (d) the provision of amenities for employees;*
- (e) incidental purposes.*

The proposal is for blending of fertiliser that is operated by the Applicant and potentially one (1) additional staff. In this instance, it is considered that the scale of the proposal will not fit into a traditional category of 'Industry' albeit it does involve the process of producing a product.

Furthermore, the definition of 'Industry – Primary Production' is defined as:

"means land used -

- (a) to carry out a primary production business as that term is defined in the Income Tax Assessment Act 1997 (Commonwealth) section 995-1; or*
- (b) for a workshop servicing plant or equipment used in primary production businesses."*

Whilst it is considered that the proposed use supports the primary production, it does not directly fit under the described land use, nor is it a workshop for servicing plant or equipment.

It is submitted that the proposed land use is considered to be more closely aligned with the use as a 'Industry – Rural' which is still found as a land use classification in the local planning schemes of other rural shires where it is a permitted or discretionary use in the Rural zone. For example, the definition of 'Industry-Rural' within the Shire of Serpentine-Jarrahdale's Local Planning Scheme No.3 is as follows:

***industry - rural** means —*

- (a) an industry handling, treating, processing or packing rural products; or*
- (b) a workshop servicing plant or equipment used for rural purposes;*

Unfortunately, such a definition does not exist in LPS2.

For all the above reason, it is submitted that the use should be a considered as Use Not Listed.

Specifically, the proposed use is closely aligned with the rural use and purpose, as it is beneficial and in support of broadacre farming practices, in the rural locality. Accordingly, pursuant to Clause 3.3.4 of the Scheme, a proposal can be considered subject to being in accordance with the objectives of the Rural zone.

In this instance, and as per Section 4.1 of this Report, it is submitted that the proposed use is consistent with the objectives of the zone and therefore can be considered on its merits.

4.1.2 Development Standards and Requirements

Clause 4.7.7 does not provide specific requirements for development within Rural zone except to be in compliance with the objectives of the zone. Local Government might consider any other relevant and appropriate requirements to the proposal.

As such the proposal made consideration to general site and development requirements of 'Industry' use pursuant to clause 4.7.1 which indicate a minimum boundary setback of 7.5m.

The proposed location of the warehouse for the facility in this instance is setback 20m from the front (eastern) boundary and is considered to be appropriate in its location.

4.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

Some areas of the subject land are designated as bushfire prone in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas (**SPP3.7**), refer to Figure 2 below.

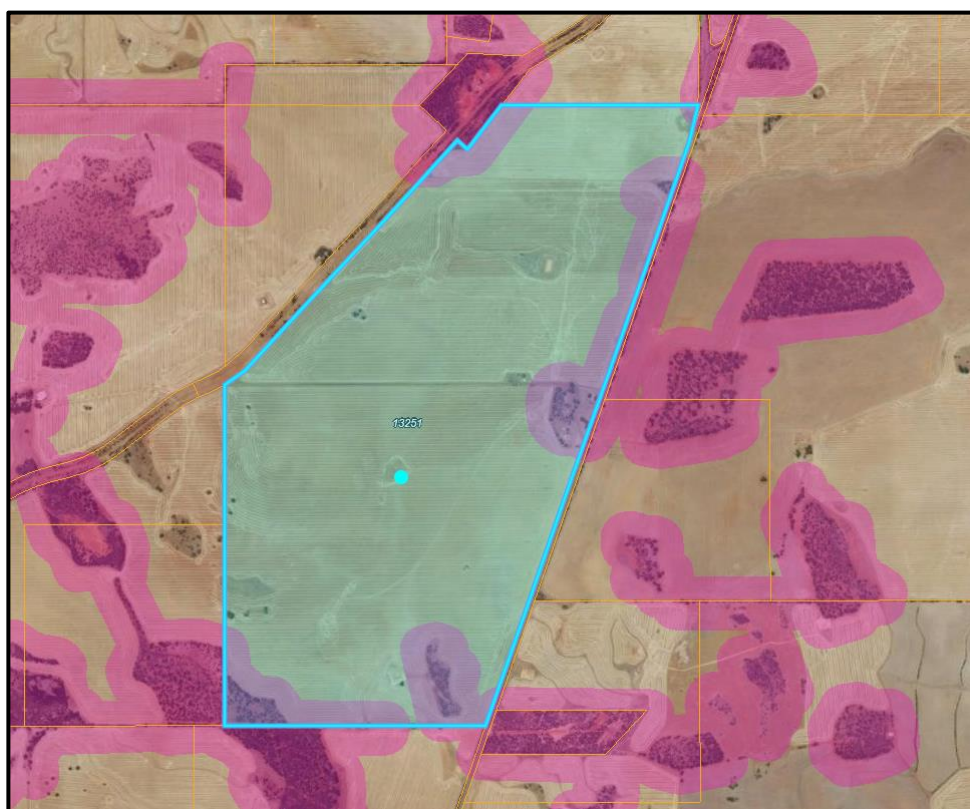


Figure 2: Map of Bushfire Prone Areas (Source: PlanWA)

It is submitted that the proposed development is located outside of the designated area and therefore, in accordance with Section 1.2 of the Guidelines for Planning in Bushfire Prone Areas, the application does not need to address the requirements of SPP3.7.

4.3 State Planning Policy 5.4 – Road and Rail Noise

The subject site is located within State Planning Policy 5.4 – Road and Rail Noise (**SPP5.4**) ‘Other Significant Freight/ Traffic Rought Trigger’, refer to Figure 3 below.

In this instance, given that the proposal does not include any noise sensitive land use, there is no further requirement to address this policy.



Figure 3: Map of Road and Rail Noise Trigger Area (Source: PlanWA).

4.4 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 3: Assessment of proposed development under Deemed Provisions Clause 67(2).

LPS Regulations Schedule 2: Clause 67(2)	
Requirement	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 LPS2 have been addressed under Section 4.1 of this Report. The proposed development is principally for an 'Industry – Rural' land use which must be determined as a 'Use Not Listed' in LPS2.. The proposal is considered to be consistent with the objectives of the 'Rural' zone given the production of liquid fertiliser is something that is associated with and in support of agricultural need.
(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;	<p>This Report has justified the proposal under the relevant provisions of LPS9 and the broader planning framework.</p> <p>In addition, there are no known local planning schemes, amendments or other proposed planning instruments that the Shire is considering adopting or approving.</p> <p>The proposal is therefore considered to be in accordance with the requirements of orderly and proper planning.</p>
(c) any approved State planning policy;	<p>Whilst portions of the subject land are designated as bushfire prone, the location of the proposed development is outside the designated area and therefore, in accordance with Section 1.2 of the Guidelines for Planning in Bushfire Prone Areas, the application does not need to address SPP3.7.</p> <p>In addition, whilst the subject site is identified within SPP5.4 trigger area, the proposed land use is not considered a sensitive land use and therefore the policy does not apply.</p>

LPS Regulations Schedule 2: Clause 67(2)	
Requirement	Proposed Development
<p>(m) the compatibility of the development with its setting, including —</p> <p>(i) the compatibility of the development with the desired future character of its setting; and</p> <p>(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;</p>	<p>The site is located in a rural area that is predominantly used for farming purposes. The proposed use is considered to be a 'Industry-Rural' use which is intended to support the agricultural industry in the area and will not prejudice future development of the locality.</p> <p>In terms of built form, the proposed building used for the operations will be similar in nature to a rural outbuilding, in terms of scale, appearance and height and therefore is not likely to impact the surrounding development.</p>
<p>(n) the amenity of the locality including the following —</p> <p>(i) environmental impacts of the development;</p> <p>(ii) the character of the locality;</p> <p>(iii) social impacts of the development;</p>	<p>The proposal is within an already cleared site for an existing farm. A spill bund has been proposed for the proposed facility to contain any accidental spillage to mitigate any environmental concern.</p> <p>The proposed fertiliser blending facility is within a building which is not dissimilar to a rural outbuilding that can be generally found on such rural lots. Therefore, it is considered to be consistent with the character of the locality.</p> <p>In addition, the traffic impact is considered to be minor and similar to most rural use with a combination of private vehicles and commercial vehicles movement.</p> <p>There is no considered social impact arising from the proposal.</p>
<p>(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate</p>	<p>Should any accidental spillage occurred, the product processing area has been bunded within the warehouse for the containment of spill.</p>

LPS Regulations Schedule 2: Clause 67(2)	
Requirement	Proposed Development
impacts on the natural environment or the water resource;	<p>Liquid spillage can be captured within a container to be reused. There is no anticipated product waste expected from the production process.</p> <p>General waste is to be collected within a bulk bin and disposed of weekly or as often as required by the Applicant at the local waste transfer station.</p>
(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;	The proposal does not require removal of any vegetation. The land has already been substantially cleared for existing farming operations. The proposed development is located within an existing cleared area on the site.
(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	Whilst a portion of the land is located within identified bushfire prone area, given the proposed structure is outside of the mapped area, it is exempted from the requirements of the policy. In addition, the subject site has been significantly cleared for existing farming operation.
(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;	<p>An existing vehicular crossover with an extension to the internal access driveway will provide access to the facility.</p> <p>There is ample of space on the subject site to accommodate car parking and manoeuvring. A site plan has been provided at Attachment 3.</p>
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	As mentioned, the proposal only intends to operate full time during peak season period between February till April, lasting between 4 – 6 weeks. For the remainder of the year, the facility will only operate about 6 hours per week.

LPS Regulations Schedule 2: Clause 67(2)	
Requirement	Proposed Development
	<p>Anticipated traffic movement during the peak period be on average 4 private vehicular movements and 8 commercial vehicular movement.</p> <p>Outside of peak period, this will likely go down to 4 vehicular movements in total per day on days that it is in operation.</p> <p>The proposal is therefore considered to have little to no impact on the adjoining road network.</p>
<p>(u) the availability and adequacy for the development of the following —</p> <ul style="list-style-type: none"> (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability; 	<p>The site is located within a rural area and as such, public transport, walking and cycling are not considered desirable options for travelling to the site.</p> <p>All liquid waste or spillage will be banded within the facility and reused. General waste will be collected and disposed off by the Applicant at the local waste transfer station weekly or as often as required.</p>
<p>(w) the history of the site where the development is to be located;</p>	<p>The subject site has an existing farming and will continue to operate, alongside the proposed fertiliser blending facility.</p>

5.0 Other Considerations

In preparing this application, Altus Planning have investigated and considered licensing requirements under the *Environmental Protection Act 1986 (EP Act)*. As a result of these investigations, it has been advised that a Part V licence pursuant to the EP Act is not required.

Specifically, as the proposal relates to the blending of liquid fertiliser, with no discharge, it would not fit within Category 33, which is for blending of chemical products which is likely to be discharged into the environment.

In addition, the proposal does not fit into Category 67A, given that this is mainly for compost manufacturing and soil blending whereby organic material and waste is turned into compost.

6.0 Conclusion

The Applicant is seeking development approval for the liquid fertiliser blending facility at the subject land. The proposal seeks to mix different source elements at a specific ratio for a comprehensive all-in-one liquid fertiliser for broadacre farming practice.

The proposed use is considered to be a 'Use Not Listed' in LPS2 as the best-fit would have been 'Industry – Rural' which unfortunately is not contained in this scheme. The intended land use only takes up a portion of the subject site, with the remnant of the site being retained for its existing farming purpose.

For the reasons outlined in this Report, the proposal is suitable for the site and is consistent with both the applicable Local and State planning framework, and compatible with the existing rural activities on-site and within the locality. The proposal will not have an adverse impact on the character or the amenity of the locality as it is in a built form, height and scale that is similar to the surrounding locality and 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

1281 428

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



LAND DESCRIPTION:

LOT 9839 ON DEPOSITED PLAN 141122

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CALESI PTY LTD OF POST OFFICE BOX 58, KULIN

(T E063910) REGISTERED 3/4/1989

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

1. TITLE EXCLUDES THE LAND SHOWN ON PLAN 24095.
2. L579447 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 18/3/2011.

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.

SKETCH OF LAND: 1281-428 (9839/DP141122)
PREVIOUS TITLE: 1036-935
PROPERTY STREET ADDRESS: 13251 WILLIAMS-KONDININ RD, JITARNING.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KULIN

Attachment 2 – ASIC Company Extract





ASIC

Australian Securities & Investments Commission

Current Company Extract

Name: CALESI PTY LTD

ACN: 008 698 226

Date/Time: 22 May 2024 AEST 01:12:37 PM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
Current Organisation Details	
Name: CALESI PTY LTD	SCD010N
ACN: 008 698 226	
ABN: 53008698226	
Registered in: Western Australia	
Registration date: 13/04/1966	
Next review date: 13/04/2025	
Name start date: UNKNOWN	
Previous state number: C0660142S	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
Current	
Registered address: Unit 6 Level 3, 170 Burswood Road, BURSWOOD WA 6100	2E1358597
Start date: 14/01/2015	
Principal Place Of Business address: 12038 Williams-Kondinin Road, JITARNING WA 6365	7E9057057
Start date: 27/04/2017	
Historical	
Principal Place Of Business address: Loc, 8808 Kulin Via Wickepin Road, KULIN WA 6365	5E0683032
Start date: 07/01/2000	
Cease date: 03/05/2004	

Contact Address
Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company'.
Current
Address: PO BOX 373, VICTORIA PARK WA 6979
Start date: 28/06/2003

Officeholders and Other Roles	Document Number
Director	
Name: EDITH ANN LUCCHESI	7E9057057
Address: 12038 Williams-Kondinin Road, JITARNING WA 6365	
Born: 09/02/1948, DONNYBROOK, WA	
Appointment date: 25/11/2005	
Name: PETER ELISEO LUCCHESI	7E9057057
Address: 12038 Williams-Kondinin Road, JITARNING WA 6365	

Born: 10/06/1949, CORRIGIN, WA
 Appointment date: 01/10/1974

Secretary

Name: PETER ELISEO LUCCHESI 7E9057057
 Address: 12038 Williams-Kondinin Road, JITARNING WA
 6365
 Born: 10/06/1949, CORRIGIN, WA
 Appointment date: 18/07/1998

Share Information**Share Structure**

Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	B CLASS	66	66.00	0.00	5E0890978
ORD1	C CLASS	66	66.00	0.00	5E0683032
ORD2	ORDINARY	1	1.00	0.00	5E0890978

Members

Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: PETER ELISEO LUCCHESI
 Address: 12038 Williams-Kondinin Road, JITARNING WA 6365

Class	Number held	Beneficially held	Paid	Document number
ORD	66	yes	FULLY	7E9057057

Name: EDITH ANN LUCCHESI
 Address: 12038 Williams-Kondinin Road, JITARNING WA 6365

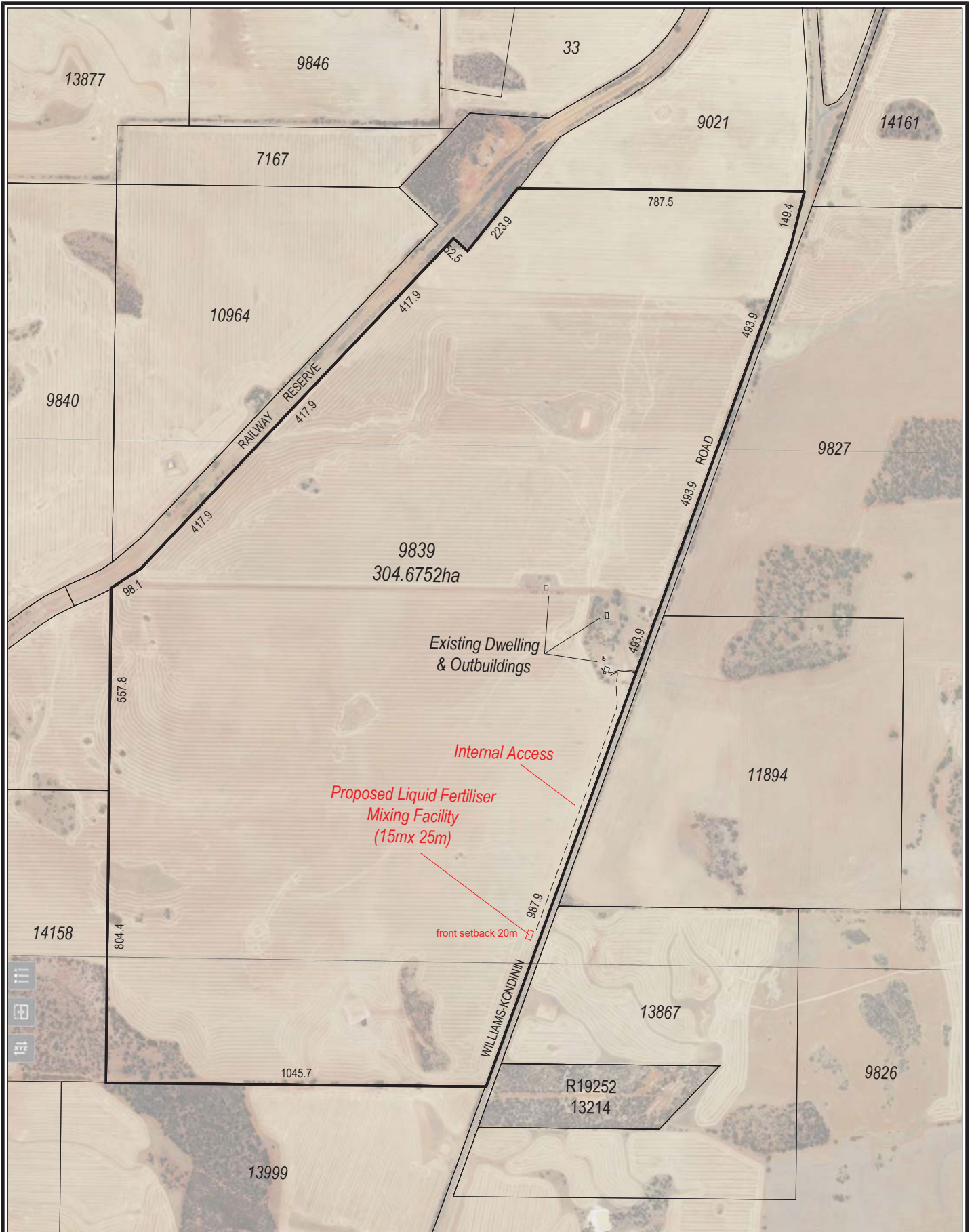
Class	Number held	Beneficially held	Paid	Document number
ORD1	66	yes	FULLY	7E9057057

Note: Where the expression 'Unknown' is shown, the precise date may be available from records taken over on 1 January 1991 and held by ASIC in paper or microfiche.

End of Extract of 2 Pages

Attachment 3 - Site and Development Plans





0 100 200 300 400m
SCALE 1:10,000
ORIGINAL PLAN SIZE: A3

ALTUS
PLANNING


Base Mapping Prepared By Landgate

Date: 23.05.2024

Rev 1


NORTH

Altus Planning
68 Canning Highway
South Perth WA 6151
t. 9474 1449 m. 0400 069 037
www.altusplan.com.au

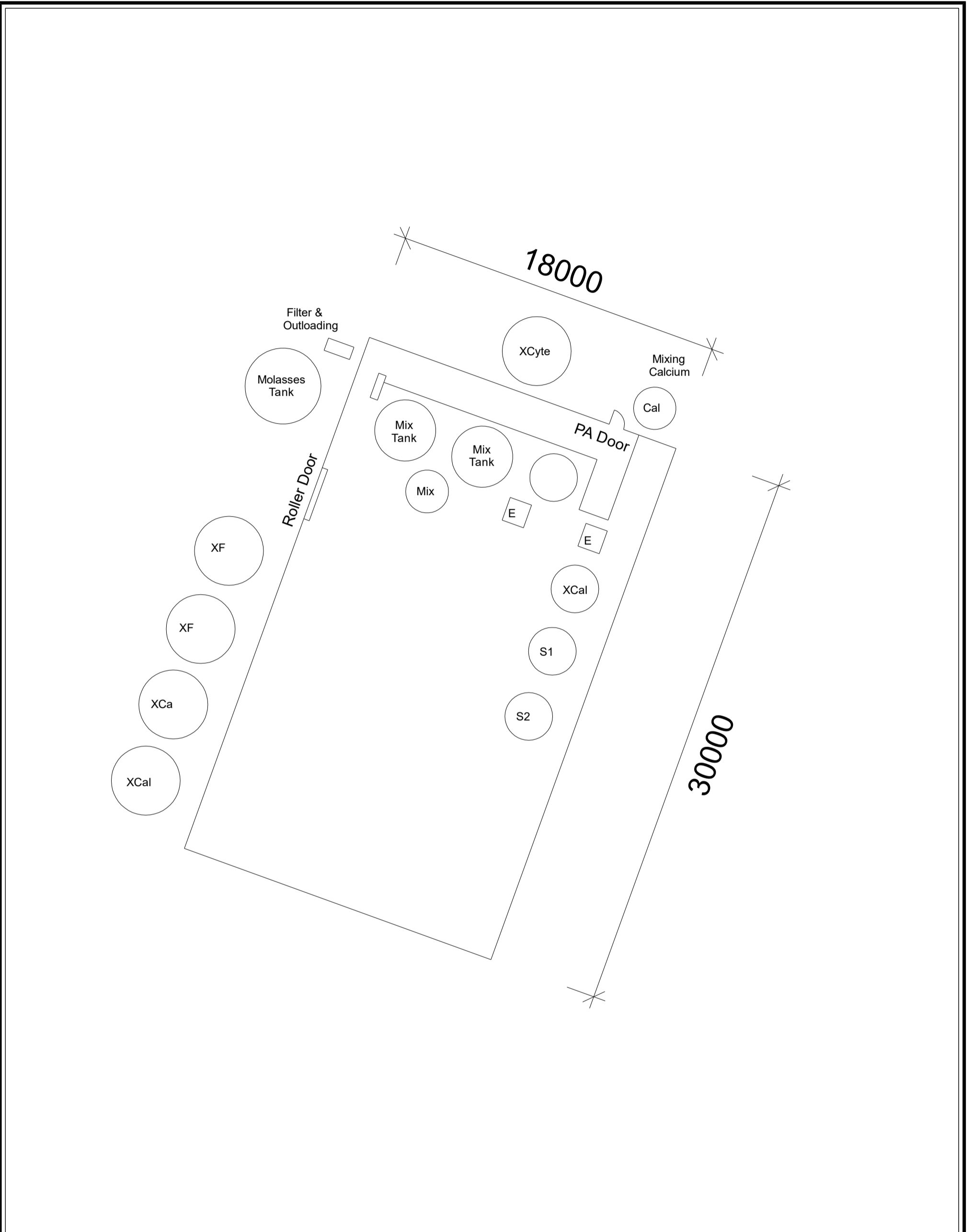
LEGEND:
Subject Land..... 

NOTE: Areas and dimensions are subject to survey.

DISCLAIMER: This plan has been prepared under instruction of the client, Altus Planning bears no responsibility for any inaccuracies or errors.

PROPOSED LIQUID FERTILISER MIXING FACILITY SITE PLAN

LOT 9839 (No. 13251) WILLIAMS - KONDININ ROAD
JITARNING
Shire of Kulin



0 2 4 6 8m
SCALE 1:200
ORIGINAL PLAN SIZE: A3

ALTUS
PLANNING

NORTH

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68 Canning Highway
South Perth WA 6151
t. 9474 1449 m. 0400 069 037
w. www.altusplan.com.au

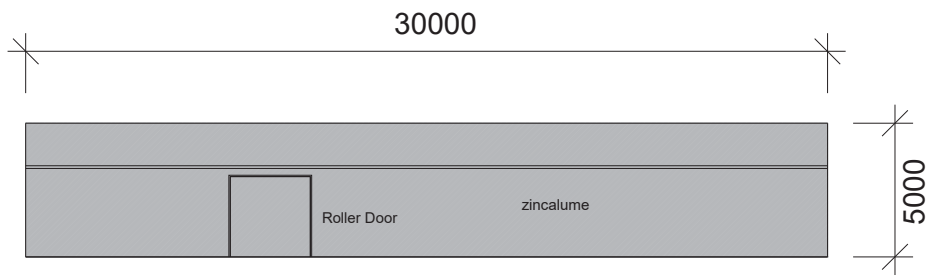
Base Mapping Prepared By Altus
Date: 23.05.2024
Rev 1

NOTE: Areas and dimensions are subject to survey.

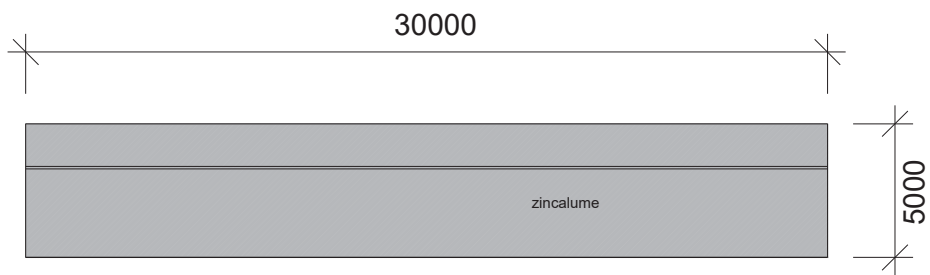
DISCLAIMER: This plan has been prepared under instruction of the client, Altus Planning bears no responsibility for any inaccuracies or errors.

**PROPOSED LIQUID FERTILISER
MIXING FACILITY
FLOOR PLAN**

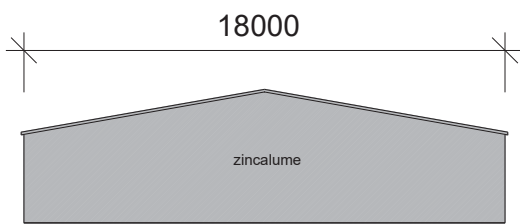
**LOT 9839 (No. 13251) WILLIAMS - KONDININ ROAD
JITARNING
Shire of Kulin**



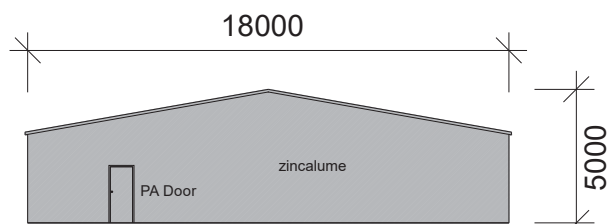
West Elevation



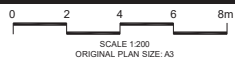
East Elevation



South Elevation



North Elevation



Base Mapping
Prepared
By Altus

Date:
04.04.2024

Rev 0

Altus Planning
68 Canning Highway
South Perth WA 6151
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NOTE: Areas and dimensions are subject to survey.

DISCLAIMER: This plan has been prepared under instruction of the client, Altus Planning bears no responsibility for any inaccuracies or errors.

PROPOSED LIQUID FERTILISER
MIXING FACILITY
ELEVATIONS

LOT 9839 (No. 13251) WILLIAMS - KONDININ ROAD
JITARNING
Shire of Kulin