

## APPENDIX A

### 2016/17 BUDGET WALGA EQUOTES STREETSWEEPER

SUPPLIER	MODEL	CAB CHASSIS	PRICE	TRADE	CHANGEOVER Excl GST	HOPPER SIZE m3	Auxiliary engine	COMMENTS
SCHWARZE	Schwarze A4 storm	Isuzu 4HK1-TCN	\$218,000	\$10,000	\$208,000	4.5 (3.4)	Perkins Diesel 45.5kw	Sweeper much smaller than the others. Not much presence in WA.
BUCHER	Johnston VT651	Hino 500 FG 1628	\$309,500 (includes \$20k no trade discount)	Est auction value \$15,000	\$294,500	6.5 (5.6)	JCB Dieselmax 444 85kw	The Hino chassis adds \$17,500 in price over the Isuzu chassis. Bucher have extensive parts store and support based in Perth.
BUCHER	Johnston VT651	Isuzu FSR 850	\$292,000 (includes \$20k no trade discount)	Est auction value \$15,000	\$277,000	6.5 (5.6)	JCB Dieselmax 444 85kw	The panel chose this sweeper as being the best option for the Shire. Included in the price are \$30,000 worth of options.
ROSMECH	Scarab Mistral	Hino 500 FG 1628	\$300,517	\$5,000	\$295,517	6.2 (5.5)	Cummins QSB 3.3 4 cylinder 74kw	The Scarab mistral is a good sweeper and Rosmech has a branch in Maddington WA. Prices for 3 different chassis are supplied.
ROSMECH	Scarab Mistral	Hino FE1426	\$291,906	\$5,000	\$286,906	6.2 (5.5)	Cummins QSB 3.3 4 cylinder 74kw	The Scarab mistral is a good sweeper and Rosmech has a branch in Maddington WA. Prices for 3 different chassis are supplied.
ROSMECH	Scarab Mistral	Isuzu FR700/850	\$290,698	\$5,000	\$285,698	6.2 (5.5)	Cummins QSB 3.3 4 cylinder 74kw	The Scarab mistral is a good sweeper and Rosmech has a branch in Maddington WA. Prices for 3 different chassis are supplied.
ROSMECH	Scarab Merlin	Hino FE1426	\$285,847	\$5,000	\$280,847	6.0 (5.0)	Cummins QSB 3.3 4 cylinder 74kw	The Scarab Merlin is smaller than the Mistral and Johnston VT651
ROSMECH	R6 regenerative air	Demo R6 Hino FE1426	\$285,537	\$5,000	\$280,537	6.0 (5.0)	Cummins QSB 4.5 4 cylinder 82kw	This is a demo sweeper, one year old with approximately 12000km on the clock and 187hrs. No real benefit perceived in this deal.

# QUOTATION

## VT651 Truck Mounted Sweeper

**BUCHER**  
municipal

<b>Quotation No:</b>	106788-2	<b>Date:</b>	14/10/2016	Page 1 / 4
<b>Customer:</b>	Shire of Katanning RFQ - Purchase of a Street Sweeper	<b>Sales Person:</b>	Mike Scott	
<b>Address:</b>	16-24 Austral Tce KATANNING WA	<b>Contact No:</b>	0401772013	
<b>Contact:</b>	Uwe Striepe			
<b>Telephone:</b>	0418 913 700			
<b>Model:</b>	Road Sweeper VT651			
<b>Chassis:</b>	Isuzu	<b>Model:</b>	FSR 120-260	<b>Wheelbase:</b> 3790mm
<b>Transmission:</b>	Allison LCT 2500	<b>Suspension:</b>	Two Stage Multi Leaf Springs	
<b>Sales Data Sheet:</b>	SD-VT651SSAA-V2773790	<b>Vehicle Chassis Specifications:</b>	4/541G1214	
<b>Number of Units:</b>	1			

### Base Specifications

<b>Capacity</b> Hopper voided volume - 6.5m3 Payload voided volume - 5.6m3 Water tank capacity - 1572 litres Fuel Tank - 190 litres, supplying truck and auxiliary engines	<b>Sweeping Equipment</b> Dual sweep, 650mm dia. Channel Brushes with steel tine - up to 3,600mm swept path Variabrush' multi-positioning Channel Brush system Powasave/Powathrust' Channel Brush ground pressure control system Rotatilt' Channel Brush angle adjustment to LHS 406mm Wide Sweep Brush with polypropylene tines Dual 750mm wide 'Maxigap' nozzles with 250mm diameter trunking Supawash system, hand lance with hose reel and 15m long hose Dust suppression sprays located at suction nozzles, channel brushes and across front of vehicle
<b>Body</b> Manufactured from 4mm 4003 grade stainless steel Type 'A' waterbreak hydrant fill Twin side access doors Rear discharge chute with side retainers Cowling outlet hood lined with frequency matched proofing material Pressadrain' water purging system Air operated screen mesh shaker IP67 automotive waterproof electrical connections Automatic body prop with manual retract Pendant control for door/body function-H/brake Light Static Twin locking pin system on rear door, opens to 125° Door opening/tipping function controlled in-cab or externally Dump angle 54°	<b>Cab</b> Johnston Vehicle Management system accessible from LH/ RH operator's seats and used to setup sweeping mode E-Pod Multi Function Armrest Control Centre mounted to suit LH/RH operator's seat. Controls, Nozzle, WSB, Powathrust, Fan Speed CB Speed, Pressure, Maxigap, Rotatilt, Supawash, Pause, Low pressure water Programme (PAUSE) button allows all sweeping actions to be suspended and reactivated when required Raised hopper warning system (audible and visual) Auxiliary engine oil/temp warnings Water & fuel gauges Payload Indicator Truck Hour Meter
<b>Drive</b> JCB Dieselmax 444 High Power-Certified Stage 3a 4.4 Litre Turbocharged aftercooled diesel engine; 85 kW @ 2,200rpm, 440 Nm at 1300rpm	<b>Cab Chassis</b> Dual steered by Bucher Municipal using OEM components and with full ADR Certification (Hino Only) Air Conditioning Two speaker Radio/CD/DVD Digital Audio Visual Entertainment with 6.2" LCD touch screen & fully integrated Bluetooth with voice recognition 2.0 kg Fire extinguisher Cabin side windows (Hino Only) LHS and RHS Air suspension seats Hydraulic cab tilt (Hino FG Only)
<b>Standard Accessories</b> Painted single colour to BS or RAL specification - Hino White Technical manual Warranty: Body - 12 months/2400 hours Warranty Cab Chassis - 36 months/150,000km/2500 hours. Available through any authorised Isuzu Dealer	<b>First Service</b> First service labour costs are covered by Bucher Municipal*
<b>Lighting</b> Twin rear mounted amber LED beacon lights with guard Single front mounted amber LED beacon lights with guard LED Channel brush & engine bay work lights LED Reverse Search Lamps LED Tail Lights (Lower Only)	

\* Service must be completed during normal working hours at Bucher Municipal service facility. Parts costs not included.

# QUOTATION

## VT651 Truck Mounted Sweeper

Quotation No: 106788-2		Date: 14/10/2016	Page 2 / 4	
Published Options Selected: <input checked="" type="checkbox"/>		Price exc GST	Included	
Warranty	Extended - 24 Months, 4,800 Hrs	\$ 5,228.00		
<input checked="" type="checkbox"/> Driver Training	1 Day	\$ 550.00		
	2 Days	\$ 1,100.00		
	3 Days	\$ 1,650.00		
	4 Days	\$ 2,200.00		
	<b>5 Days</b>	<b>\$ 2,750.00</b>	<b>\$</b>	<b>2,750</b>
	6 Days	\$ 3,300.00		
	7 Days	\$ 3,850.00		
	8 Days	\$ 4,400.00		
	9 Days	\$ 4,950.00		
	10 Days	\$ 5,500.00		
<input checked="" type="checkbox"/> Air Blower - Incab		<b>\$ 258.00</b>	<b>\$</b>	<b>258</b>
Air Horn		\$ 583.00		
Auto Trans Temp Gauge		\$ 520.00		
Auxiliary Power Supply - 12v		\$ 583.00		
Beacons (With Guards)	Narva LED - Twin Front & Twin Rear	\$ 1,234.00		
<input checked="" type="checkbox"/> Boom - Top Mounted	6" Manual Boom - Centre Mount, RH Stow	\$ 6,440.00		
	<b>6" Power Boom - Centre Mount, RH Stow</b>	<b>\$ 8,730.00</b>	<b>\$</b>	<b>8,730</b>
	8" Power Boom - Centre Mount, RH Stow	\$ 9,270.00		
Cab Tilt		\$ 4,430.00		
<input checked="" type="checkbox"/> Camera System	Rear - Provision	\$ 1,900.00		
	Rear/RH Channel Brush - Provision	\$ 2,570.00		
	Rear/RH & LH Channel Brush - Provision	\$ 3,350.00		
	<b>Rear - Clarion</b>	<b>\$ 3,040.00</b>	<b>\$</b>	<b>3,040</b>
	Rear/RH Channel Brush - Clarion	\$ 4,345.00		
	Rear/RH & LH Channel Brush - Clarion	\$ 5,600.00		
Chassis Bullbar		\$ 3,241.00		
<input checked="" type="checkbox"/> Chassis Mtg Storage	Broom & Shovel Holder	\$ 190.00		
	Rear Toolbox LH Inc Broom & Shovel Holder	\$ 655.00		
	<b>Rear Toolbox RH</b>	<b>\$ 542.00</b>	<b>\$</b>	<b>542</b>
	Rear Toolbox RH & Broom & Shovel Holder	\$ 707.00		
	Rear Toolbox LH & RH Inc Broom & Shovel Holder	\$ 1,184.00		
Chassis Nudge Bar		\$ 891.00		
Directional Light Bar	Led Light Bar, Traffic Master	\$ 1,267.00		
	Arrow Board, Britax	\$ 6,198.00		
<input checked="" type="checkbox"/> Floor Mats		<b>\$ 119.00</b>	<b>\$</b>	<b>119</b>
GPS Interface		\$ 445.00		
Greasing System - Auto	Body & Chassis - Alemlube	\$ 9,900.00		
	Body & Chassis - Groeneveld	\$ 9,474.00		
Hand Wash Facility With Soap Dispenser		\$ 608.00		
Headlight Protectors		\$ 143.00		
<input checked="" type="checkbox"/> High Capacity Water Filter		<b>\$ 532.00</b>	<b>\$</b>	<b>532</b>
<input checked="" type="checkbox"/> Intake Duct Water	<b>Dual LH &amp; RH</b>	<b>\$ 903.00</b>	<b>\$</b>	<b>903</b>
Internal Body Coating - Air Intake - A		\$ 4,565.00		
<input checked="" type="checkbox"/> Internal Body Coating - Fan Case - G		<b>\$ 2,278.00</b>	<b>\$</b>	<b>2,278</b>
<input checked="" type="checkbox"/> Internal Body Coating - Fan Case Inlet - E		<b>\$ 1,855.00</b>	<b>\$</b>	<b>1,855</b>
Internal Body Coating - Hopper, Sides & Roof - B		\$ 10,540.00		
<input checked="" type="checkbox"/> Internal Body Coating - Inlet Pipe, Lower - F		<b>\$ 483.00</b>	<b>\$</b>	<b>483</b>
<input checked="" type="checkbox"/> Internal Body Coating - Inlet Pipe, Upper - D		<b>\$ 1,105.00</b>	<b>\$</b>	<b>1,105</b>
<input checked="" type="checkbox"/> Internal Body Coating - Intake Flap		<b>\$ 254.00</b>	<b>\$</b>	<b>254</b>
Internal Body Coating - Rear Door - C		\$ 2,745.00		
<input checked="" type="checkbox"/> Internal Body Coating - Turret - K		<b>\$ 945.00</b>	<b>\$</b>	<b>945</b>
<input checked="" type="checkbox"/> Led Tail Lamps	<b>Narva - Lower Only</b>	<b>\$ -</b>	<b>\$</b>	<b>-</b>
	Hella - Lower Only	\$ 327.00		
	Narva - Upper & Lower	\$ 1,225.00		
	Hella - Upper & Lower	\$ 1,483.00		
Nozzle LED Worklight (LHS)		\$ 362.00		
<input checked="" type="checkbox"/> Nozzle Rubbers	<b>Flat Rubbers - LH &amp; RH</b>	<b>\$ 299.00</b>	<b>\$</b>	<b>299</b>
<input checked="" type="checkbox"/> Nozzle Water	Front LH & RH	\$ 1,254.00		
	<b>Front &amp; Rear LH &amp; RH</b>	<b>\$ 2,918.00</b>	<b>\$</b>	<b>2,918</b>
Operator Preference Plus		\$ 597.00		
Paint - Body	Single Colour	\$ 4,230.00		
	Two Colour - White Base & Alternative Colour	\$ 3,375.00		
	Two Colour - Colour Base & Alternative Colour	\$ 6,468.00		
	Three Colour - White Base & two Alternative Colour	\$ 4,506.00		
	Three Colour - Colour Base & two Alternative Colour	\$ 7,824.00		
Paint - Cab Chassis		TBC		
<input checked="" type="checkbox"/> Powapak Walkway		<b>\$ 1,025.00</b>	<b>\$</b>	<b>1,025</b>
Rear Door Drain		\$ 635.00		

**BUCHER**  
municipal

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ABN 68 004 992 090 ACN 004 992 090

# QUOTATION

## VT651 Truck Mounted Sweeper

**BUCHER**  
municipal

Quotation No: 106788-2 Date: 14/10/2016 Page 4 / 4

Approved Unpublished Options		
UPO No.	Description	Price exc GST
UPO-187-2015	Signwriting, WA specification, V651	\$ 1,201.19
Total Approved UnPublished Options Included		\$ 1,201.19

Pre Delivery		
Ref No.	Description	Price exc GST
1		\$ -
2		\$ -
3		\$ -
4		\$ -
5		\$ -
6		\$ -
7		\$ -
8		\$ -
9		\$ -
10		\$ -
Total Pre Delivery Included		\$ -

Freight - Bucher Municipal to arrange within Australia	\$ 4,893.00
Total Price per Unit, excluding GST	\$ 292,000.00
GST @ 10%	\$ 29,200.00
Total Price per Unit	\$ 321,200.00
Registration and Stamp Duty by BM - Not Included	\$ -
Trade In Value (Including GST), if applicable	\$ -
Government Procurement Discount Included in Quote	Walga \$ 4,041.30
Additional Discount Included in Quote	\$ 20,000.00

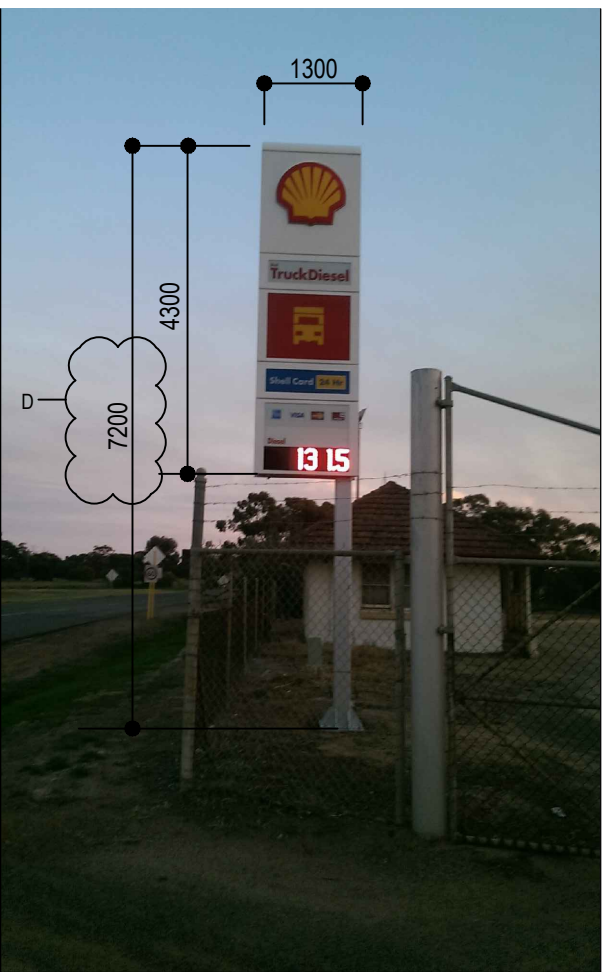
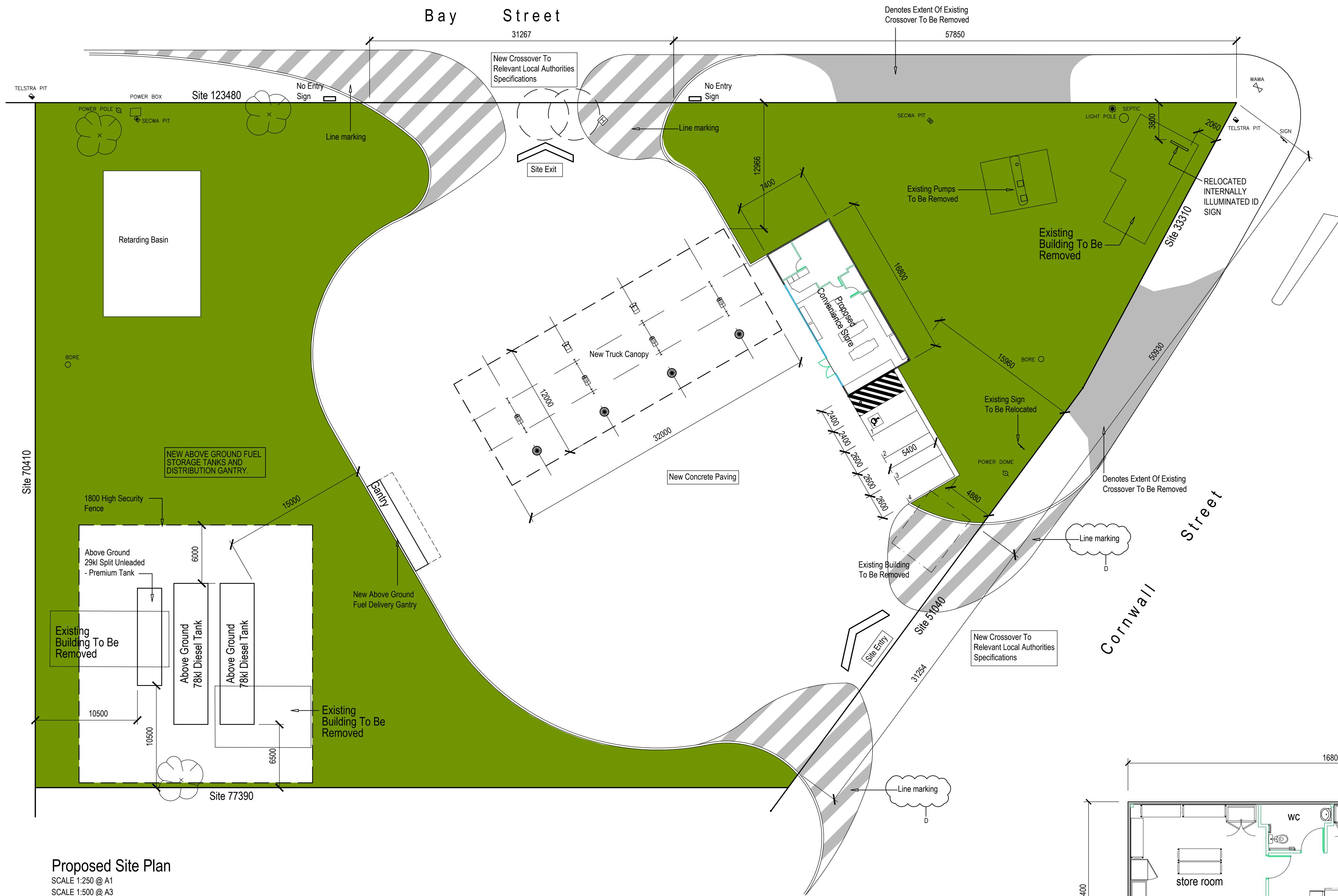
**Additional Requirements**  
"No Trade Discount" Provided.

**Payment Terms:**  
Council - 30 days from receipt of vehicle

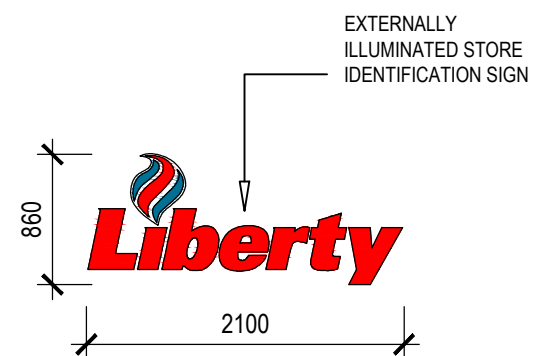
**Delivery:**  
Based on our current order intake and production schedule, delivery of the vehicle is estimated to be 16 weeks from receipt of order. Changes to the order intake, production schedule and delivery of cab chassis to Bucher Municipal may affect vehicle delivery. On receipt of an official order, a confirmation letter will be sent to the customer from Bucher Municipal advising of the actual delivery date.

**Validity:**  
This quotation is valid for a period of 30 days from the date here of & may be subject to variation after that time.

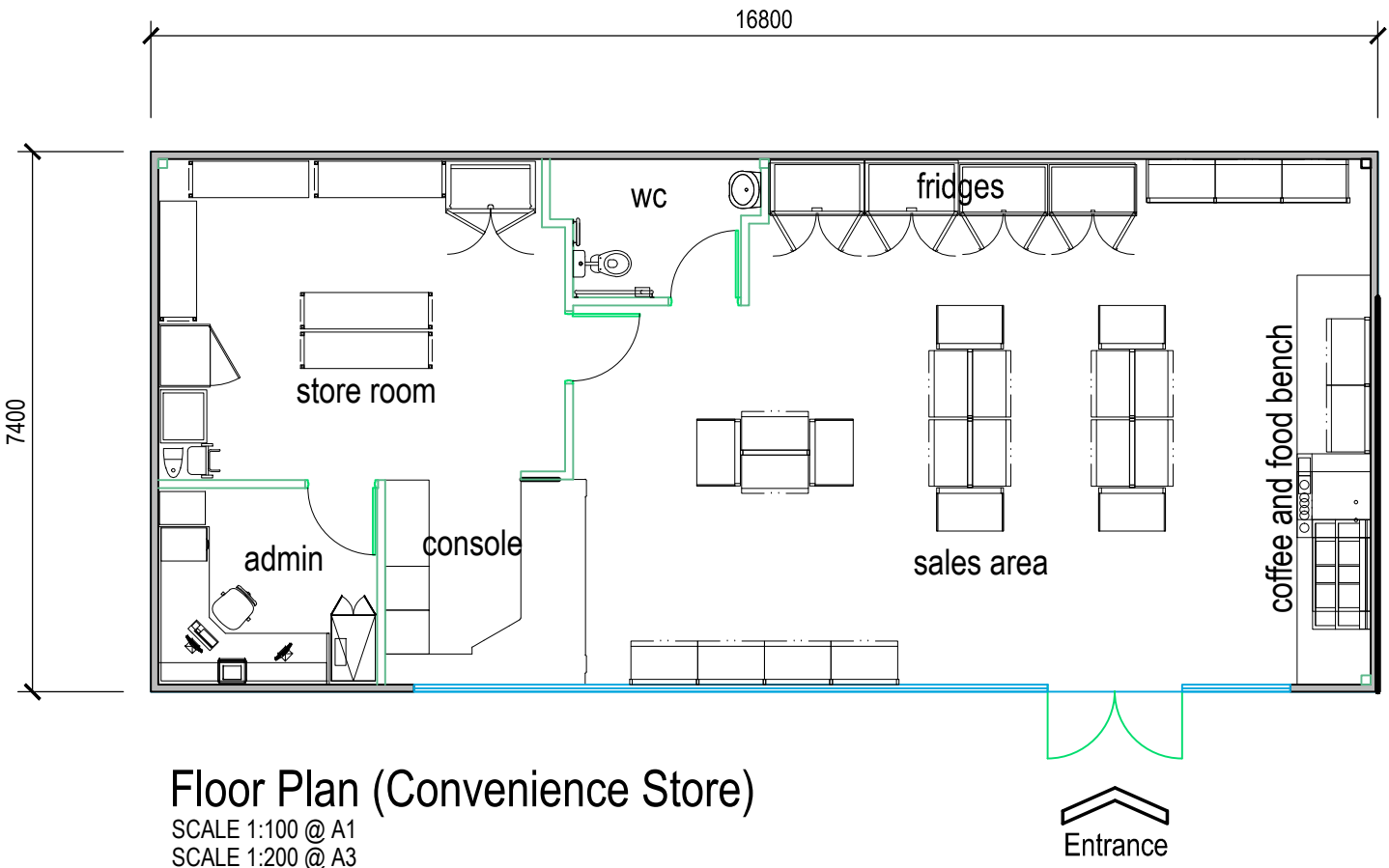
Schedule of Areas:	
Site Area:	7191m²
Approved Canopy:	384m²
Proposed Convenience Store:	124.32m²
4 No Carspaces provided inc 1 disabled space:	



SHELL INTERNALLY ILLUMINATED SITE IDENTIFICATION SIGN  
SIGNAGE ELEVATIONS  
SCALE 1:100



Store Identification Sign  
SCALE 1:50



Floor Plan (Convenience Store)  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

REVISION			
13-12-16	D	PLANNER QUERIES	
18-1-16	C	CONVENIENCE STORE ADDED	
6-5-16	B	CANOPY OVERHANG INCREASED	
7-12-15	A	REDESIGN OF SITE	

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**STEPHEN D'ANDREA** PTY. LTD.  
A.C.N. 005 676 568  
SUITE 9 / 84 - 90 LAKEWOOD BOULEVARD  
BRAESIDE 3195

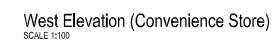
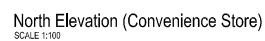
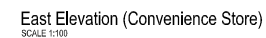
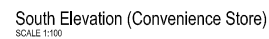
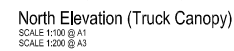
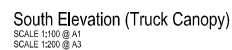
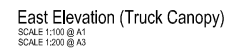
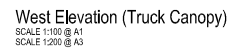
TELEPHONE 9587 5000  
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WEB SITE www.stephendandrea.com.au

PROJECT  
PROPOSED FUEL DEPOT  
AT BAY STREET, KATANNING,  
WESTERN AUSTRALIA

CLIENT

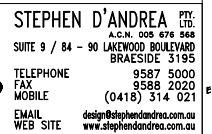
DATE	NOV '16	SCALE	AS SHOWN
DRAWN	ML	SHEET	2 OF 3
DRG No	5536 15	AI	ISSUE D.





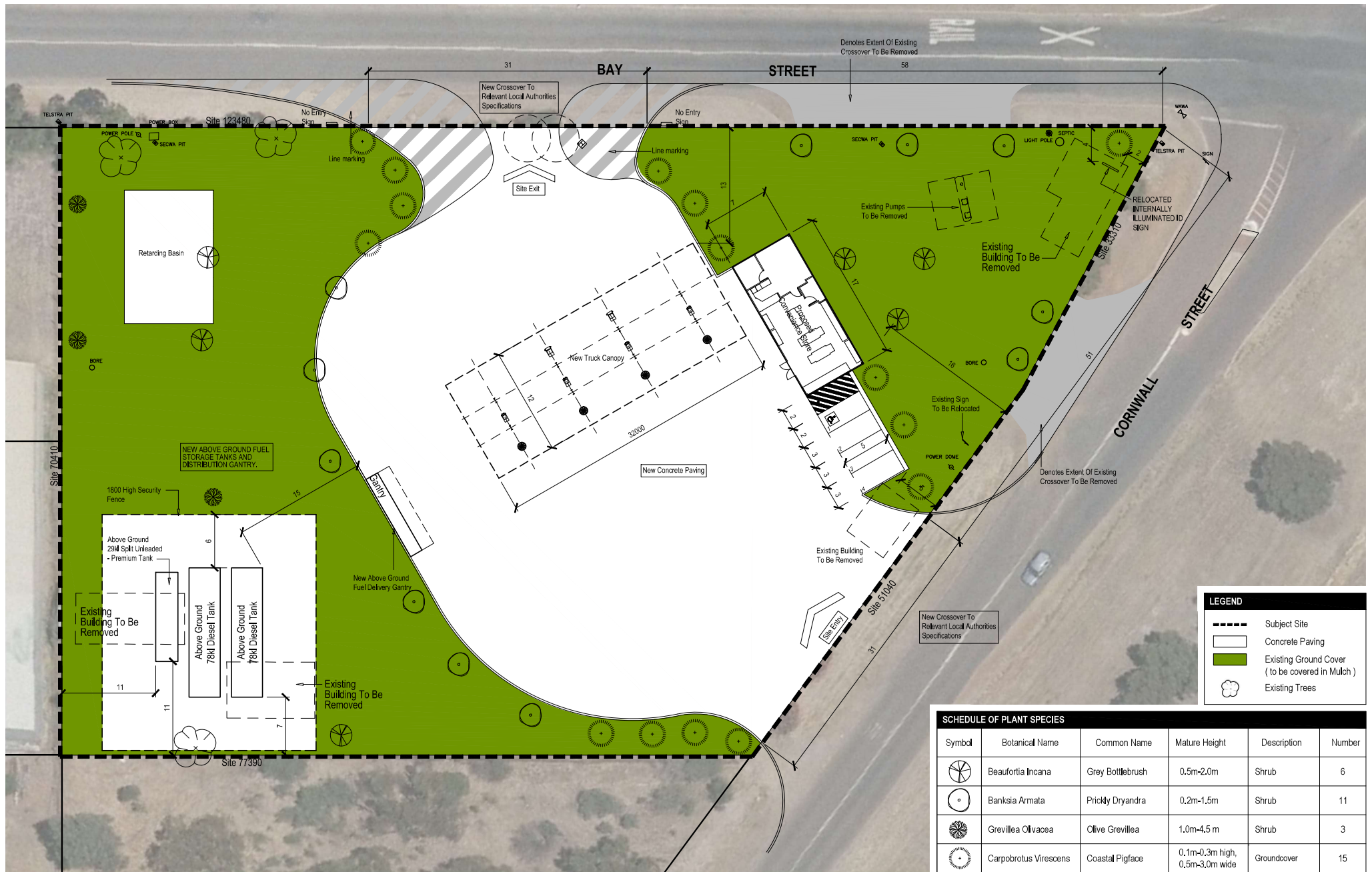
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CLIENT
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DATE	NOV '16	SCALE		AS SHOWN
DRAWN	ML	SHEET		3 OF 3
DRG No	553615	A	ISSUE	A





PSA Ref: 4192  
Shire Ref: C/16/7080

2 December 2016

Chief Executive Officer  
Shire of Katanning  
PO Box 130  
Katanning WA 6317

Attention: Planning Department

Dear Sir,

**LOT 908 (24) CORNWALL STREET, KATANNING WA  
APPLICATION TO AMEND PLANNING APPROVAL  
PROPOSED SERVICE STATION AND FUEL DEPOT**

Planning Solutions acts on behalf of Liberty Oil (WA) Pty Ltd, the registered proprietor of Lot 908 (24) Cornwall Street, Katanning (**subject site**), in support of an Application to Amend the Planning Approval issued by the Shire of Katanning (**Shire**) on 19 July 2016 for the proposed service station and fuel depot. The amendment will simply provide a retail building for the service station.

With regard to the above, please find enclosed the following:

- Shire of Katanning Application for Planning Approval form signed by the registered proprietor of the subject site and the applicant.
- A copy of the Certificate of Title applicable to the subject site.
- Three hard copies of the development plans, including site plan, elevations and feature survey plan.
- A cheque for \$295 in payment of the amendment to an approval fee in accordance with the Shire of Katanning's Schedule of Fees & Charges.

This submission will discuss various matters pertaining to the proposal, including:

- Background
- Proposed amendment.
- Planning framework.

## BACKGROUND

Planning Approval was issued by the Shire on 19 July 2016 for the redevelopment of the subject site. The proposed development comprised the following:

- Two above ground diesel storage tanks and distribution gantry.
- One above ground split unleaded and premium unleaded storage tank.
- A new fuel canopy comprising a height of 6.65 metres.
- Eight new diesel fuel bowsers with three dedicated refuelling bays.
- Demountable toilets and office facilities.
- Concrete access way and crossovers.
- Freestanding signage and signage attached to the canopy.
- External light poles.

Refer **Appendix 1**, Shire determination dated 19 July 2016.

Construction of the proposed development will commence shortly.

## PROPOSED AMENDMENT TO APPROVAL

The proponent has decided to provide a retail building on the subject site to support the operation of the approved service station and fuel depot. The proposal comprises the following:

- Removal of the demountable office and toilet buildings.
- Provide a new retail building comprising, toilets, office and retail sale of convenience goods. The retail building has a gross floor area of 124m<sup>2</sup>.
- Provision of four car bays adjacent to the retail building. One of these car bays is for universal access with a shared access bay.
- Amended landscaping plan to respond to the location of the new building.
- New Liberty signage on the entrance to the retail building.

The retail building comprises retail floor space, office, toilet and storage areas. The retail floor space has an area of approximately 74m<sup>2</sup>. The retail building will sell convenience goods comprising pre-packaged food and drinks.

The retail building comprises white sandwich panel walls with aluminium framed glazing fronting the bowsers. The retail building will be accessed by a glazed sliding door adjacent to the bowsers.

No amendments are proposed to the fuel depot, service station canopy and hardstand areas. The proposal simply seeks to replace the toilet and administration building with a new retail building and car parking.

Refer **Appendix 2**, development plans.

## Operations

The retail building will support the service station operations on the subject site. The retail building will operate between 7am and 7pm, seven days a week. The facility will be unmanned outside of these hours. The retail building will have a maximum of 2 staff at any one time, however the premises will generally operate with one staff member.

## Access and Functionality

The proposal will not change the approved crossovers and access to and from the subject site. Vehicle access for 36-metre-long vehicles will be maintained on the subject site.

The retail building will be complementary to the service station. It is not expected that the retail building will generate demand for non-refuelling customers. However, the proposal does include four car bays adjacent to the retail building. These bays will be used by customers using the retail building that are not utilising the fuel facilities on site. Customers will access these bays by entering the subject site via Cornwall Street and then exit via Bay Street. Clearance is provided behind these bays in the event a heavy vehicle refuels at the truck canopy.

Refer **Appendix 2**, development plans.

## TOWN PLANNING CONSIDERATIONS

### Shire of Katanning Town Planning Scheme No 4

The subject site is zoned Light Industrial under the provisions of the Shire of Katanning Town Planning Scheme No. 4 (**TPS4**).

Clause 6.5.1 of TPS5 states the objectives of the Light Industrial zone, which are as follows:

- a) *to encourage appropriate light industrial development with diverse employment opportunities.*
- b) *to provide for light industry to support development in the District.*

The proposal seeks to upgrade the approved service station and fuel depot by providing a retail building. The retail building will provide for the sale of convenience goods to industrial land uses located within Katanning. The retail building will employ staff on site which will provide greater employment opportunities within the region. The service station will continue to supply fuel 24 hours a day, 7 days a week. Therefore, the proposal is consistent with the objectives of the Light Industrial zone.

## Land Use

The amendment to the planning approval will maintain the existing approved uses on the subject site. The function of the site will remain the same with the retail sale of diesel and unleaded fuel to commercial vehicles the primary purpose. The proposed land use is still classified as a Service Station under Schedule 1 of TPS4. A Service Station is defined as:

**service station:** *means land and buildings used for the supply of petroleum products and motor vehicle accessories and for carrying out greasing, tyre repairs and minor mechanical repairs and may include a cafeteria, restaurant or shop incidental to the primary use; but does not include transport depot, panel beating, spray painting, major repair to motor vehicles, or wrecking of vehicles.*

The proposed retail building will provide for the ancillary sale of convenience goods and vehicle accessories. The primary function of the subject site is to still provide for the retail sale of petroleum products. Therefore, the proposed land use is still classified as a Service Station under TPS4. A Service Station is a 'P' use within the Light Industrial zone in accordance with Table 1 Zoning Table of TPS4. The proposed land use is therefore permitted under TPS4.

## Development Requirements

Part 6.5 of TPS4 stipulates the specific requirements applicable to development within the Light Industrial zone. Table 1 below provides an assessment of the proposal against the development requirements for the Light Industrial zone. The following provisions are applicable to the proposal.

**Table 1 – Development requirements applicable to the Light Industrial zone**

Development Requirements	Provided	Compliant
<b>Setbacks</b>		
Front Setback: 7.5m (Cornwall Street)	15.96m	✓
Rear Setback: 7.5m	10.50m	✓
Side Setback: 5m on one side (Bay Street)	12.96m	✓
<b>Landscaping</b>		
The first five metres of the front setback on any lot shall be landscaped to the satisfaction of the Council. Where a lot has frontage to two streets the Council may vary the landscaping requirement only where the setback is reduced in which case the whole of the setback so reduced shall be landscaped to the satisfaction of the Council.	The setback is provided with landscaped beds to provide for landscaping.	✓

The proposed amendments are consistent with the development requirements outlined in Clause 7.2.2 of TPS4.

## Car Parking Requirements

In accordance with Schedule 5 of TPS4, no specific car parking requirements are specified for a Service Station or Fuel Depot. It is anticipated that the retail building will be primarily used by heavy vehicle operators refuelling on site. Four car bays have been provided to service staff and customers utilising the facility for the retail goods only. It is anticipated that these car bays will satisfy the anticipated car parking demand on the subject site, as the shop is an incidental component of the overall land use.

## Scheme Considerations

Clause 8.5 of TPS4 outlines several matters to be considered when determining a development application. However, Schedule 2 'Deemed Provisions' of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**Regulations**) overrides Clause 8.5 of TPS4.

**Table 2** below provides an assessment against the relevant matters to be considered by local government in accordance with Schedule 2, Part 9, Clause 67 of the Regulations.

**Table 2 – Matters to be considered by local government**

Requirement	Comment
(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	<ul style="list-style-type: none"> <li>The proposed development is consistent with the objectives of the Shire's TPS4. The proposal simply seeks to improve the service station by providing a retail building to support the operations. This minor amendment will have minimal impact on the approved use on the subject site.</li> </ul>
(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;	<ul style="list-style-type: none"> <li>Draft Town Planning Scheme No 5 has been approved by the Shire and is with the Western Australian Planning Commission for consideration. The new planning scheme seeks to amend the zoning of the subject site to the Enterprise zone. A service station is a use not capable of approval within this zone. However, the proposal simply seeks to amend the approved development on the subject site to provide a retail building and associated car parking. It is considered that these modifications are consistent with the current town planning provisions and approved development.</li> </ul>
(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;	<ul style="list-style-type: none"> <li>The proposed retail building and car parking will support the approved service station on the subject site and provide additional jobs in the locality. There will be no impact on cultural heritage.</li> </ul>
(m) the compatibility of the development with its setting including 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;	<ul style="list-style-type: none"> <li>The proposed development will support the service station and fuel depot on the subject site. The retail building will provide convenience goods for surrounding community. The retail building is consistent in size and scale to other light industrial buildings in the locality. The retail building will operate between the hours of 7am to 7pm, seven days a week. This is consistent with operations hours of other industries in the area.</li> </ul>
(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	<ul style="list-style-type: none"> <li>The proposed development will provide additional services to the locality. The retail building will support the service station and provide opportunities for employment in the region. The retail building will replace the approved office and toilet buildings. Therefore, the footprint of development will largely be consistent with the approved development.</li> <li>All environmental matters will be appropriately managed.</li> </ul>
(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 impacts on the natural environment or the water resource;	<ul style="list-style-type: none"> <li>All environmental matters will be appropriately managed.</li> </ul>
(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;	<ul style="list-style-type: none"> <li>An existing approved landscaping plan applies to the subject site. This has been updated to respond to the proposed retail building and forms part of this application. The proposed species and location of vegetation is consistent with the approved landscaping plan.</li> </ul>



(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;	<ul style="list-style-type: none"> <li>The proposal simply seeks to replace an approved office and toilet building with a retail building for the service station. The modifications to the site are minimal and will not be under any further environmental risks.</li> </ul>
(r) the suitability of the land for the development taking into account the possible risk to human health or safety;	<ul style="list-style-type: none"> <li>The proposed retail building will support the ongoing operations of the service station and fuel depot. The location of the retail building will ensure safe pedestrian access for customers from the bowsters and car bays. It is considered that the risk to human health and safety is negligible.</li> </ul>
(s) the adequacy of — <ul style="list-style-type: none"> <li>(i) the proposed means of access to and egress from the site; and</li> <li>(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;</li> </ul>	<ul style="list-style-type: none"> <li>The existing approved access routes and crossovers will not be amended as part of this application.</li> <li>The existing loading and unloading areas for tankers will not be amended as part of this application. Delivery vehicles for the retail building can park adjacent to the retail building. This will provide them with direct access to load and unload goods for the retail building.</li> </ul>
(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;	<ul style="list-style-type: none"> <li>The proposed retail building is likely to only generate a small increase in customers. Most customers will likely be from the vehicles utilising the diesel fuelling facilities on the subject site. Four car bays have been provided to accommodate customers that are utilising the retail building for the convenience goods. The inclusion of the retail building on the subject site is likely to have negligible impact on the local road system. Most customers will be traveling past the facility with only a small number of customers using the service station as their only destination.</li> </ul>
(u) the availability and adequacy for the development of the following — <ul style="list-style-type: none"> <li>(i) public transport services;</li> <li>(ii) public utility services;</li> <li>(iii) storage, management and collection of waste;</li> <li>(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</li> <li>(v) access by older people and people with disability;</li> </ul>	<ul style="list-style-type: none"> <li>The proposed retail building will be connected to the approved wastewater/stormwater system.</li> <li>The remaining points are not applicable to the proposed development.</li> </ul>
(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	<ul style="list-style-type: none"> <li>The proposed development will offer employment opportunities and provide for the retail sale of convenience goods to the public. The retail building will support the operations of the approved service station and fuel depot on the subject site.</li> </ul>
(w) the history of the site where the development is to be located;	<ul style="list-style-type: none"> <li>The subject site has been operating as a service station for several years. More recently, approval was granted for the redevelopment of the service station on the subject site. The proposal simply seeks to amend this approval to provide additional services on the subject site.</li> </ul>

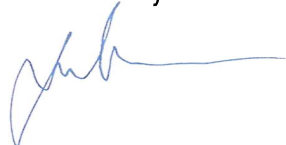
(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	<ul style="list-style-type: none"> <li>The proposed development will support the ongoing operations of the service station and fuel depot. The proposal will have little impact on the community or specific individuals.</li> </ul>
(y) any submissions received on the application;	<ul style="list-style-type: none"> <li>The proposal will support the ongoing operations on the subject site. It is therefore considered that the proposed development does not require advertising.</li> </ul>
(z) the comments or submissions received from any authority consulted under clause 66;	<ul style="list-style-type: none"> <li>It is considered the proposed development does not require external referral to any government agencies.</li> </ul>
(aa) any other planning consideration the local government considers appropriate.	<ul style="list-style-type: none"> <li>The other matters need addressing for this application.</li> </ul>

## CONCLUSION

The proposal seeks to amend the approved development to incorporate a retail building for the service station. The proposed modifications are minor, and result in a development which is more consistent with a traditional service station. The modifications do not significantly impact on the overall approval of the proposed development and it is respectfully requested the Shire favourably determine the proposed modifications.

Should you have any queries or require further clarification in regard to the above matter, please do not hesitate to contact the writer.

Yours faithfully




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**JOSH WATSON**  
**PLANNING CONSULTANT**

161202 4192 DA Letter - Amend Approval

Copy to: Delma Baesjou  
Ayton Baesjou Planning  
59 Peels Place  
Albany WA 6330

RECEIVED  
25 JUL 2016  
BY: 4192 GG

Our Ref: C/16/7080

File No: A1394

Your Ref: 2016-13

**Attn: Gareth Glanville**  
Liberty Oil (WA) Pty Ltd  
C/ Planning Solutions  
PO Box 8701  
PERTH BUSINESS CENTRE WA 6849

Dear Gareth

**RE: DEVELOPMENT APPLICATION DETERMINATION – PROPOSED SERVICE STATION (UPGRADE AND ADDITION), FUEL DEPOT & SIGNAGE - LOT 908 (24) CORNWALL STREET KATANNING**

Further to our correspondence date 21 December 2015, subsequent discussions and the submission of amended plans, I am pleased to advise that Approval has been granted for the redevelopment of the Service Station and Fuel Depot in Katanning.

Please find attached:

- Notice of Determination on Application for Development Approval which sets out the conditions of your approval and your Appeal rights; and
- One (1) set of the stamped approved plans.

As discussed, and as set out in condition 2 and the Advice Notes, supplementary information relating to stormwater management and disposal is to be submitted for consideration by the Shire of Katanning Director Engineering and Development Services prior to the issue of a Building Permit. The stormwater plans received on 23 June 2016 do not form part of this Planning Approval.

Should you have any questions or wish to discuss this matter, please do not hesitate to contact a member of the Shire's Development Services Team on 9821 9999.

Yours sincerely



Julian Murphy  
**CHIEF EXECUTIVE OFFICER**

19 July 2016

**Encl: Development Approval  
Approved Site Plan  
Approved Landscape Plan**

Street Address: 16-24 Austral Terrace, Katanning WA 6317  
Postal Address: PO Box 130, Katanning WA 6317  
Phone: 9821 9999 Fax: 9821 9998  
Email: [admin@katanning.wa.gov.au](mailto:admin@katanning.wa.gov.au)  
Website: [www.katanning.wa.gov.au](http://www.katanning.wa.gov.au)  
 [www.facebook.com/ShireOfKatanning](https://www.facebook.com/ShireOfKatanning)



**NOTICE OF DETERMINATION ON APPLICATION  
FOR DEVELOPMENT APPROVAL**

Planning and Development Act 2005

**SHIRE OF KATANNING**

**TOWN PLANNING SCHEME NO. 4**

**LOCATION:** 24 Cornwall Street, Katanning

**LOT:** 908

**DEPOSITED PLAN:** 222687

**VOL: NO:** 1846

**FOLIO NO:** 97

**Assessment Number:** A1394

**Application Date:** 27 August 2015

**Received on:** 8/09/15, 10/05/16 and 23/06/16

**Reference Number:** 2016-13

**Description of proposed development:** Service Station (Upgrade and addition), Fuel Depot and Signage.

.....

The application for development approval is **Approved** subject to the following conditions:

1. The development is to be generally in accordance with approved plans.
2. Submission of detailed stormwater drainage design and management plan for approval by the Shire prior to commencement of site works
3. Construction of the crossover, accessways and parking areas in accordance with the approved plan.
4. Installation and maintenance of line-marking and signage or other appropriate treatments to ensure one-way traffic flow across the site from Cornwall Street to Bay Street.
5. Closure and reinstatement of redundant crossovers to the satisfaction of the director of Engineering Services.
6. Maintenance of parking, manoeuvring and accessways is the responsibility of the developer.
7. Installation and maintenance of landscaping in accordance with the approved plan.
8. Lighting devices to be controlled to minimise 'spill' and of site impact.
9. All signage is to comply with Clause 7.11 of the Shire of Katanning Town Planning Scheme No. 4 and relevant requirements of the Planning and Development (Local Planning Schemes) Regulations 2015.

**Advice Notes**

- I. Stormwater runoff from the new structure and associated hardstand to be adequately contained on-site, with disposal via connection to the district drainage system to the satisfaction of the Director of Engineering Services in accordance with Engineering requirements and design guidelines. Provision of internal reticulation and a retention basin, together with upgrading of the existing downstream stormwater system, at the proponent's expense is required. Supplementary geotechnical testing, carried out by a suitable qualified practitioner, may be provided to determine the permeability for the site.
- II. Construction of the crossover and all works within the Cornwall Street Road Reserve require the prior approval of the Shire.
- III. All works and any proposed drainage within the Bay Street Road Reserve (Kojonup – Pingrup Rd M021 40.63slk) will require an Application for Works from Main Roads WA and approval prior to any construction works proceeding.
- IV. Future development is required to comply with the requirements of relevant Health and Mining and Petroleum statutes, the Dangerous Goods Safety Act 2004 and the Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007 (the Storage and Handling Regulations).

And

Notwithstanding Part 5.14 and the height and area specified in Part 5.9.1 a) and b) of the Shire of Katanning Local Laws Part XIV – Signs, Hoardings and Bill Posting, Development Approval is granted for Advertising Signage (Illuminated), Lot 908 (24) Cornwall St, Katanning subject to:

- 1) The relocated sign is to be in accordance with the approved plans.
- 2) No part of the sign is to extend beyond the boundary of the subject land.
- 3) Signage to be maintained in good repair, at the proponent's cost.

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**Note 1:** If the development the subject of this approval is not substantially commenced within a period of 2 years, after the date of the determination, the approval shall lapse and be of no further effect.

**Note 2:** Where an approval has so lapsed, no development shall be carried out without further approval of the Council having first been sought and obtained.

**Note 3:** If an applicant or owner is aggrieved by this determination, there is a right to apply for a review by the State Administrative Tribunal (SAT) in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination. SAT are located on Level 6, 565 Hay Street, Perth and may be contacted on 1300 306 017.



.....  
CHIEF EXECUTIVE OFFICER

For and on behalf of Shire of Katanning

19.7.2016  
.....  
DATE



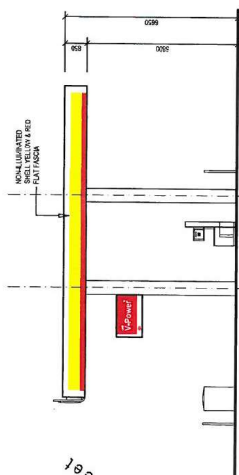
APPROVED  
DATE 19.11.16  
KATUNING SHIRE COUNCIL



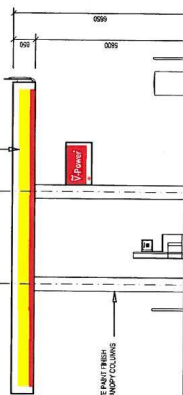
SHELL INTERNALLY  
ILLUMINATED SITE  
IDENTIFICATION SIGN

**SIGNAGE ELEVATIONS**

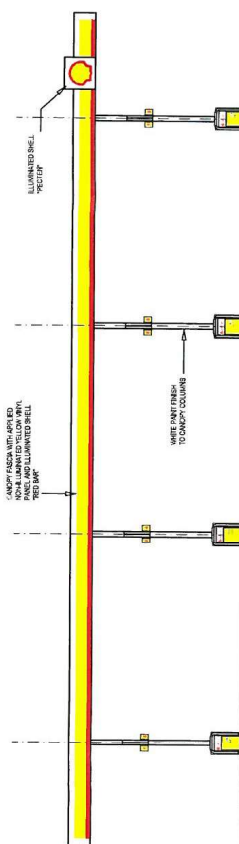
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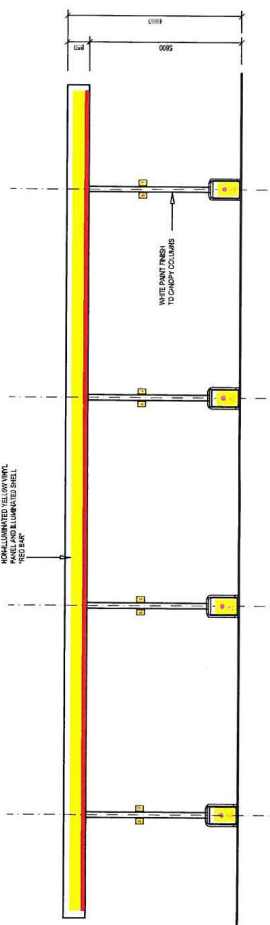
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South Elevation (Truck Canopy)



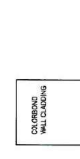
East Elevation (Truck Canopy)



West Elevation (Truck Canopy)



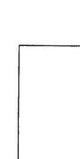
South Elevation (Admin)



East Elevation (Admin)



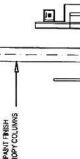
North Elevation (Admin)



1



West Elevation (Admin)



South Elevation (Track)



REVISION	
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BAYVIEW 3195

TELEPHONE  
FAX  
MOBILE

EMAIL  
WEB SITE



PROJECT  
PROPOSED FUEL DEPOT  
AT BAY STREET, KATANNING,  
WESTERN AUSTRALIA

CLIENT	DATE	MAY 16	SCALE	AS SHOWN
	DRAWN	ML	SHEET	2 OF 2
	DRG No	555615	A1	ISSUE D.



LGE 028

WESTERN AUSTRALIAN Electoral Commission

Mr Julian Murphy  
Chief Executive Officer  
Shire of Katanning  
PO Box 130  
KATANNING WA 6317

Dear Mr Murphy

**Local Government Ordinary Election: 2017**

The next local government ordinary elections are being held on 21 October 2017. While this is still some distance in the future, I have enclosed an estimate for your next ordinary election to assist in your 2017/2018 budget preparations.

The estimated cost for the 2017 election if conducted as a postal ballot is \$20,500 inc GST, which has been based on the following assumptions:

- 2,600 electors
- response rate of approximately 60%
- 5 vacancies
- count to be conducted at the offices of the Shire of Katanning
- appointment of a local Returning Officer
- regular Australia Post delivery service to apply.

This cost estimate includes a proposed increase in the postage rate by Australia Post effective from 4 January 2017. An additional amount of \$700 will be incurred if your Council decides to opt for the Australia Post Priority Service for the lodgement of election packages. Recent experiences with Australia Post indicate that Councils should seriously consider using the regular mail delivery service for the lodgement of the election packages. The additional cost of priority mail does not significantly speed up the delivery of the election packages.

Since the October 2015 Local Government Ordinary Elections were conducted, Australia Post has implemented the following percentage cost increases for its various mail services:

Regular Mail Delivery - 42%  
Priority Mail Delivery - 60.5%  
Priority Reply Paid - 80.5%

Costs not incorporated in this estimate include:

- non-statutory advertising (ie any additional advertisements in community newspapers and promotional advertising)
- any legal expenses other than those that are determined to be borne by the Western Australian Electoral Commission in a Court of Disputed Returns
- one local government staff member to work in the polling place on election day

The Commission is required by the Local Government Act to conduct local government elections on a full cost recovery basis and you should note that this is an estimate only and may vary depending on a range of factors including the cost of materials or number of replies received. The basis for charges is all materials at cost and a margin on staff time only

The current procedure required by the Act is that my written agreement has to be obtained before the vote by Council is taken. To facilitate the process, you can take this letter as my agreement to be responsible for the conduct of the ordinary elections in 2017 for the Shire of Katanning in accordance with section 4.20(4) of the *Local Government Act 1995*, together with any other elections or polls that may also be required. My agreement is subject to the proviso that the Shire of Katanning also wishes to have the election undertaken by the Western Australian Electoral Commission as a postal election.

In order to achieve this, your council would need to pass the following two motions by absolute majority:

- Declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the 2015 ordinary elections together with any other elections or polls which may be required
- Decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a postal election.

I look forward to conducting this election for the Shire of Katanning in anticipation of an affirmative vote by Council.

Yours sincerely



David Kerslake  
**ELECTORAL COMMISSIONER**

24 November 2016

## OCCUPATIONAL SAFETY & HEALTH POLICY

This Policy focuses on the Shire of Katanning's recognition of moral and legal obligations to protect employees, contractors and visitors onsite from injury and to promote the health, safety and welfare of all to which a duty is owed. We are committed to continuously improving our Occupational Safety Health Management Systems and performance by establishment of measureable objectives and targets, with the aim of prevention of work related injuries and ill health. This policy demonstrates The Shire of Katanning's commitment to providing a safe and healthy environment for work in accordance with all statutory, regulatory and other requirements as may be identified.

### OBJECTIVES

The Shire of Katanning shall fully integrate health and safety into all aspects of its activities and systems of work such that employees are not exposed to hazards. This will be achieved by:

- Providing and maintaining a safe work environment, well-maintained plant and machinery
- Consulting and cooperating with safety and health representatives and other employees at our workplaces,
- Providing ongoing active employee training and employee supervision
- Ensuring information is readily available to all employees
- Arranging the best possible compliance with all relevant OSH legislation, regulations, code of practice and standards throughout the workplace.
- Ensuring effective policies and procedures.

The person ultimately responsible for the implementation of this policy is the CEO. Other managers and supervisors are however responsible to him for the successful application of this policy within those parts of the company's workplace under their control. It is agreed that everyone who works at Shire of Katanning will work together to achieve these objectives through meaningful consultation and genuine co-responsibility. All aspects of our OSH policy will be subject to a process of continuous improvement and a complete policy review will be conducted on a scheduled basis to ensure suitability, adequacy and effectiveness.

The Shire of Katanning will ensure that all levels of employees, including senior management, employees and contractors understand their roles and responsibilities in accordance with legislative requirements. The health & safety of our people is of paramount importance and a guiding factor in everything we do. Everyone in our team is obliged to join in, in making sure that this policy is as successful as we can make it.

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Julian Murphy, CEO  
Shire of Katanning

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Liz Guidera, President  
Shire of Katanning

December 2016

Version	Revision No.	Description	Prepared by	Reviewed By	Approved By	Last printed	Page
	Ver 1.0	OSH Policy	K.Doyle	J.Murphy	J.Murphy	14/12/2016	1 of 1



