



15 January 2019



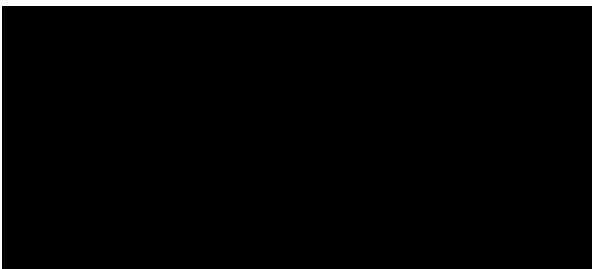
**Hobby Farm – Outbuilding Additions & Stables
17 Grant Place BANJUP WA 6164**

I refer to your application dated 08/10/2018 for the above and advise that the proposed development has been conditionally approved in accordance with the attached Notice of Determination on Application for Planning Approval. This approval was granted pursuant to clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 under the requirements for development approval stipulated in clause 60. Delegated authority was exercised by clause 82 of the Planning and Development (Local Planning Schemes) Regulations 2015.

PRIOR TO ANY WORKS WHATSOEVER COMMENCING ON-SITE, AN APPLICATION FOR A BUILDING PERMIT MUST BE SUBMITTED TO THE CITY OF COCKBURN UNDER THE PROVISIONS OF THE BUILDING REGULATIONS AND APPROVAL FROM THE CITY OF COCKBURN IS REQUIRED IN THE FORM OF A BUILDING PERMIT. AS PART OF THE BUILDING PERMIT APPLICATION, ALL INFORMATION NECESSARY FOR THE PURPOSE OF ADDRESSING CONDITIONS IN THE ATTACHED APPROVAL SHALL ALSO BE PROVIDED.

Should you be aggrieved by this determination, there is a right of review by the State Administrative Tribunal under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted within 28 days of the date of this decision to the State Administrative Tribunal, 6th Floor, 565 Hay Street, Perth. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or via website: www.sat.justice.wa.gov.au.

Planning approval does not remove the need for any other approvals, licences or permits that may be required.





REF No: 5513603 - DA18/0806

Issue Date: 15 January 2019

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

PLANNING AND DEVELOPMENT ACT 2005

Description of proposed development: **Hobby Farm – Outbuilding Additions & Stables**

APPROVAL TO COMMENCE DEVELOPMENT

Owner Name & Address



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

CONDITIONS

1. This approval varies the previous approval DA13/1058 issued on 17/1/2014 to the extent of the works shown on the development plans hereby approved only. The conditions of DA13/1058 remain valid and continue to have effect.
2. All stormwater being contained and disposed of on-site to the satisfaction of the City.
3. The development shall not be located within 1.2 metres of the septic tank(s) or within 1.8 metres of the leach drain(s).
4. No activities causing noise and/or inconvenience to neighbours being carried out after 7.00pm or before 7.00am, Monday to Saturday, and not at all on Sunday or Public Holidays.
5. The outbuilding shall be used for domestic purposes only, ancillary to the residential use of the property, and not for the purposes of human habitation.

6. As shown in red on the approved plans the outbuildings and stables shall be removed to the satisfaction of the City within **3 months** of the date of this approval or in an alternative timeframe agreed upon in writing by the City.
7. Manure is to be collected daily and stored on a water proof hard stand area prior to disposal.
8. The stables are to have a weather proof cover and the floors and washdown areas are to be constructed with a water resistant hard-stand such as concrete or compacted limestone.

FOOTNOTES

1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, with any requirements of the City of Cockburn Local Planning Scheme No. 3, or the requirements of any other external agency.
2. The applicant shall contact DWER regarding any clearing of vegetation required as part of the approval prior to any works taking place on site. A separate approval is required from the Native Vegetation branch of DWER to ensure that the site can be cleared under their legislation.
3. In regard to Condition 2, the City requires the on-site storage capacity be designed to contain a 1 in 20 year storm of a 5 minute duration. This is based on the requirements to contain surface water by Building Codes of Australia.
4. This approval is limited to the keeping of 2 Horses. In the event that more animals are kept on the subject premises a further application needs to be made to the City for determination. Overstocking properties can cause significant environmental damage through soil erosion, vegetation damage and contaminants leaching from animal wastes. The appropriate stocking rates are determined by considering soil types, the sensitivity of the local environment, the management system to be used and impact of on grass growth and soil erosion in paddocks.
5. The City's Health Services advises that it will require the cessation of any process, activity or equipment employed on the site if it is causing a dust nuisance, until such time as the process, activity or equipment has been satisfactorily modified.
6. No part of the stable shall be located any less than 15 metres from any dwelling house or milking shed or milk room of any dairy.
7. Any paddock or yard used for the keeping of any horse shall have a fence or railing at a distance of not less than 15 metres from any dwelling house or 9 metres from a building or buildings housing trainer and/or employee engaged in the care of horses.
8. When required by an authorised person any paddock or yard used for the keeping of any horse shall have a fence or railing erected at a distance of not less than 1.25 metres from the boundary of any land not in the same occupation

or possession.

9. Every stable must fulfil all of the following requirements:

(a) the construction of every building, shed, loose-box, shelter and stall and its situation with respect to adjacent buildings must be in accordance with the Building Code;

(b) every loose-box or stall shall have an area of not less than 11m² and walls not less than 3 metres measured either horizontally or vertically;

(c) a shelter provided in a yard for the protection of horses from inclement weather shall have an area of not less than 9 m² and a height of not less than 2.5 metres. It shall not be capable of being closed and shall have at least one side completely open to the outside air; and

(d) every stable shall have approved impervious rodent-proof receptacles for the storing of chaff, bran, pollard or grain intended for horse feed.

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the decision, 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 the further approval of the Council having first been sought and obtained.

Note 3: If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of determination.

SIGNED:

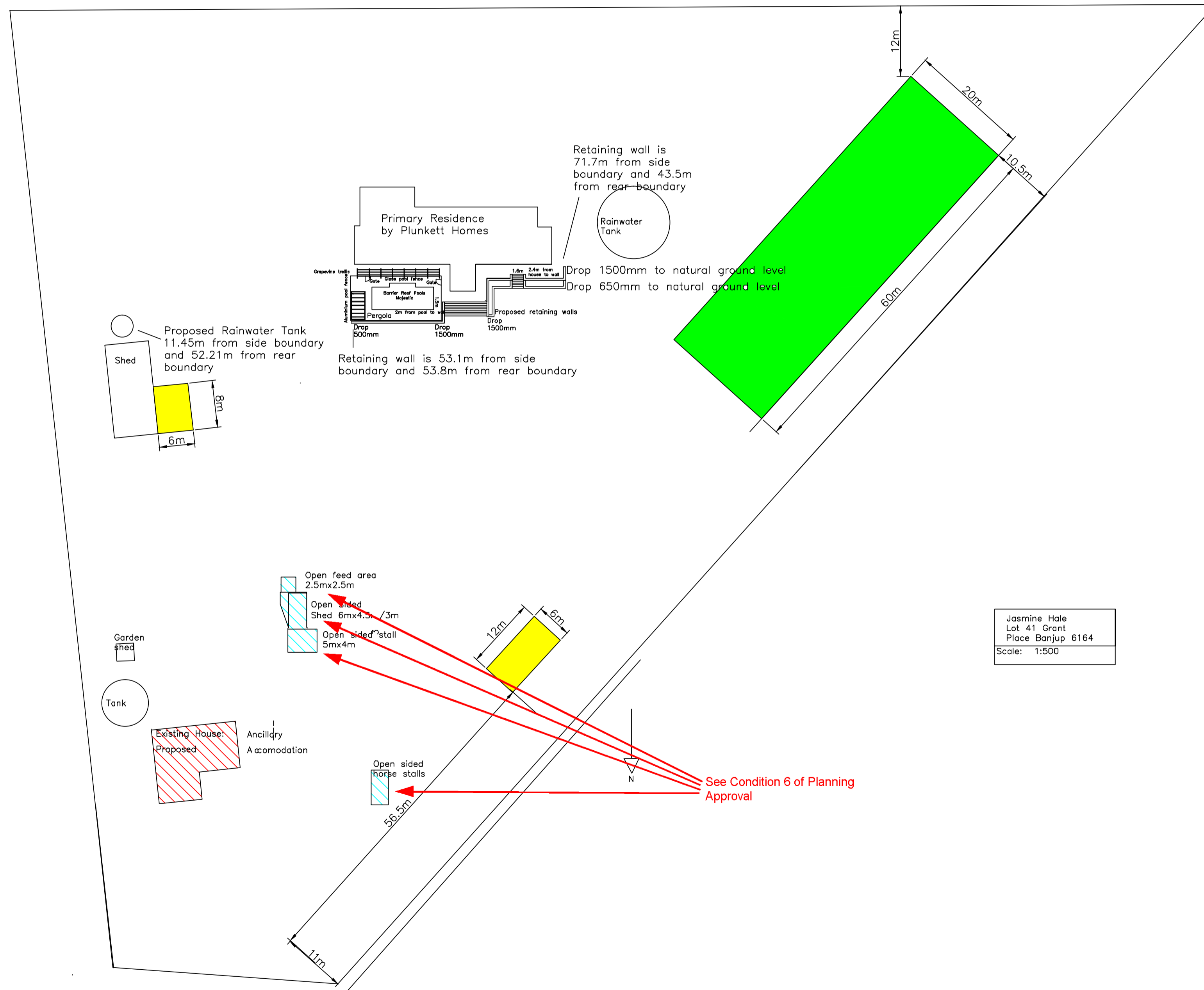
DATED: 15 January, 2018

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[Redacted signature] of Cockburn.

Landscape Site 11c500 100815.dwg



Jasmine Hale
 Lot 41 Grant Place Banjup 6164
 Scale: 1:500

See Condition 6 of Planning Approval

CITY OF COCKBURN
DEVELOPMENT APPLICATION
 Subject to any amendments shown in red and compliance with conditions of approval

APPROVED

15 Jan 2019
 File Ref: DA18/0806
 Plan 1 of 4

General Notes

- New Sheds for Construction
- Old Sheds for removal
- Old house for demolition.
- Proposed cleared area: Dressage arena (River sand on limestone base)

No.	Revision/Issue	Date

Firm Name and Address

Lot 41 Grant Place
 Banjup, WA

Project Name and Address

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 #####
 #####

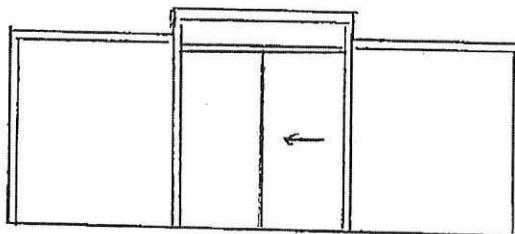
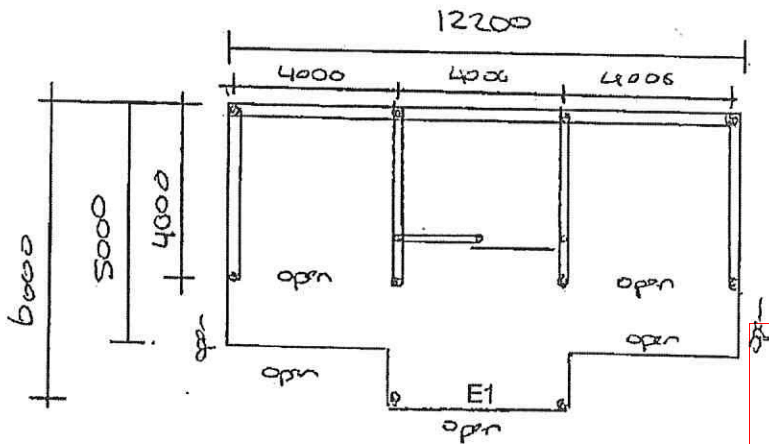
Scale: 1:1000
 A3

Project	#####	Sheet	##
Date	04.09.2018		
Scale	As Noted		

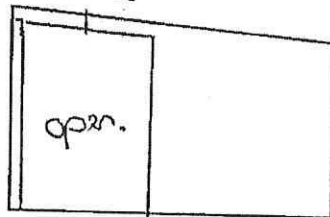


18 Keates road Armadale WA 6112 ph 9497 8832 | info@coastlinesheds.com.au | www.coastline sheds.com.au

DRAWINGS IN CONJUNCTION WITH QUOTE FOR: JEREMY & JASMINE HALE



approx 5 degrees



3000
SIDE WALL HEIGHT ONLY

**CITY OF COCKBURN
DEVELOPMENT APPLICATION**

Subject to any amendments shown in red and compliance with conditions of approval

APPROVED

**15 Jan 2019
File Ref: DA18/0806
Plan 2 of 4**

Legend:

- = column
- = enclosed wall
- = sliding door
- ↑ = roller door

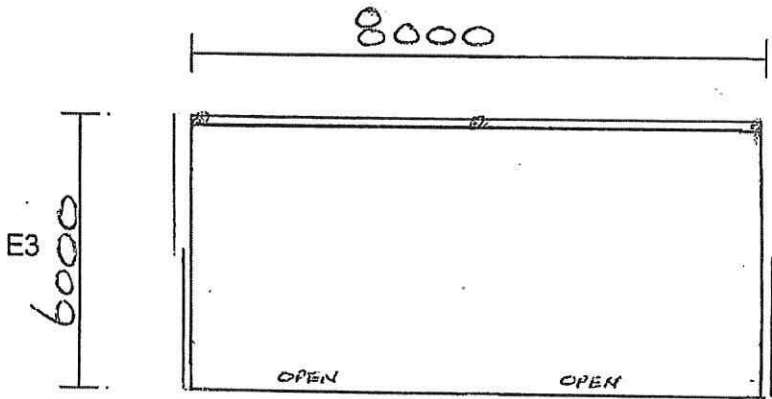
Truss Design		subject to final engineering	
<input type="checkbox"/> angle iron truss	<input checked="" type="checkbox"/> skillion portal frame		
Schedule	Material	Schedule	Material
Truss Chords	150x50x4 RHS	Sheeting Roof	Trimdeck 0.47 TCT
Columns	75x75 SHS GALV	Sheeting Walls	standard steel sheets u.n.o.
Wall Purlins	90x40x1.0 Unispan	Roof Pitch	5 degree
Roof Purlins (if different)	100x50x2 RHS	Wind Region	Region A, terrain cat 2 VR = 45m/s or Region B, terrain cat 2 VR = 57m/s
Wind Bracing (wall)	50x3 FL	DESIGN CRITERIA 1. DEAD AND LIVE LOADS IN ACCORDANCE WITH AS1170.1 2. WIND LOADS IN ACCORDANCE WITH AS1170.2-2011 WIND REGION A - TERRAIN CATEGORY 2 (Mz = 0.91 d, Ms = 1.0 e, MI = 1.0B) 3. SITE SOIL CLASSIFICATION A, S, OR M, IN ACCORDANCE WITH AS2070 4. MIN. COMPACTION FOR SAND FILLED FOUNDATIONS TO BE 5 BLOWS PER 300mm (WHEN TESTED USING THE STANDARD PERTH SAND PENETROMETER) FOR THE FULL DEPTH OF THE FILL OR FOR 750mm MIN.	
Wind Bracing (roof)			
Notes: pa doors or windows are not drawn, as they are a kit that can be placed anywhere on the day of installation wall sheeting is a vertical orientation unless noted otherwise			

J Hale 27/9/2018



DRAWINGS I N CONJUNCTION WITH QUOTE FOR: JEREMY HALE

Hale 27/9/18

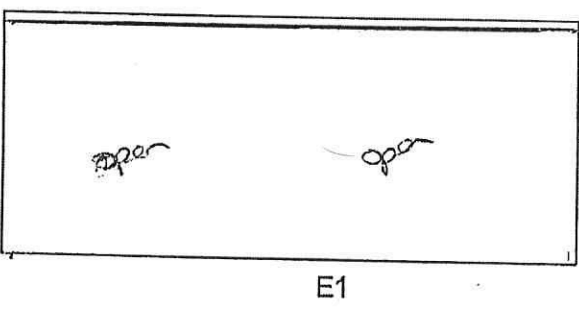
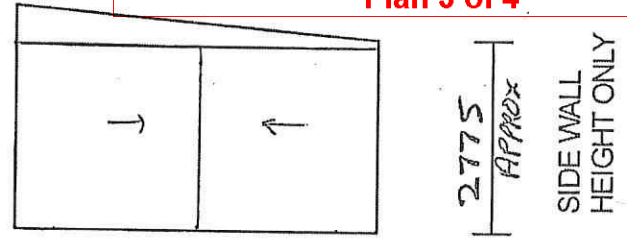
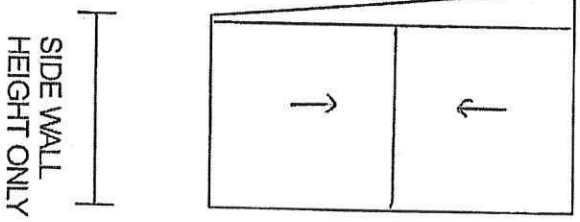


**CITY OF COCKBURN
DEVELOPMENT APPLICATION**
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and compliance with conditions of approval

APPROVED

15 Jan 2019
File Ref: DA18/0806
Plan 3 of 4

butt up to existin shed E1
5° DEGREE PITCH.
extend roof sheets?



Legend:

- = column
- = enclosed wall
- = sliding door
- ↑ = roller door

Truss Design subject to final engineering		<input checked="" type="checkbox"/> skillion portal frame <input type="checkbox"/> RHS end truss <input type="checkbox"/> RHS internal truss <input type="checkbox"/> RHS Portal Frame note over 10m bolt in collar-tilt	
<input type="checkbox"/> angle iron truss	<input type="checkbox"/> RHS end truss	<input type="checkbox"/> RHS internal truss	<input type="checkbox"/> RHS Portal Frame note over 10m bolt in collar-tilt
Schedule	Material	Schedule	Material
Truss Chords	150x50x4 RHS GAL	Sheeting Roof	Trimdeck 0.47 TCT standard steel sheets u.n.o.
Columns	75x75 SHS GAL	Sheeting Walls	Trimdeck 0.47 TCT standard steel sheets u.n.o.
Wall Purlins	90x40x1.0 Unispan	Roof Pitch	5 degree
Roof Purlins (if different)	" " "	Wind Region	Region A, terrain cat 2 VR = 45m/s or Region B, terrain cat 2 VR = 57m/s
Wind Bracing (wall)	50x3 FL	DESIGN CRITERIA 1. DEAD AND LIVE LOADS IN ACCORDANCE WITH AS1170.1 2. WIND LOADS IN ACCORDANCE WITH AS1170.2-2011 WIND REGION A - TERRAIN CATEGORY 2 (Mz = 0.91 d, Ms = 1.0 e, Mt = 1.0g) 3. SITE SOIL CLASSIFICATION A, S, OR M. IN ACCORDANCE WITH AS2870 4. MIN. COMPACTION FOR SAND FILLED FOUNDATIONS TO BE 5 BLOWS PER 300mm (WHEN TESTED USING THE STANDARD PERTH SAND PENETROMETER) FOR THE FULL DEPTH OF THE FILL OR FOR 750mm MIN.	
Wind Bracing (roof)			
Notes: pa doors or windows are not drawn, as they are a kit that can be placed anywhere on the day of installation wall sheeting is a vertical orientation unless noted otherwise			

**PLANNING APPLICATION FOR 17 GRANT PLACE, BANJUP, 6164
REFERENCE DA18/0806**

Equine Management Plan

PROPOSED CLEARING FOR ARENA AND ROUND-YARD EXERCISE AREAS:

The addition of the proposed cleared areas for riding will enable further protection of existing pasture and will only be used by horses living on the property. For effective management of the area the following specifics will apply pending submission approval:

1. Surface to be river sand over crushed limestone to aid in reducing dust creation.
2. The areas will be fenced to prevent horses accessing the surround bush.
3. Irrigation will be installed to enable watering down prior to use for dust minimisation and to limit the impact on surrounding properties.
4. Any manure will be collected from the cleared areas as required and composted as per existing conditions.

CURRENT TWO (2) HORSE LICENCE:

The current licence is for a two (2) horses for personal use on the property. There are 5 fenced paddocks with irrigation in place with an approved licence to take groundwater. We manage horses on the property using the Waters and Rivers Commission document WQPG13 with the following points:

1. Stalls and yards have 300mm layer of compacted limestone beneath river sand.
2. Horses contained in stalls/yards overnight and out in paddocks on rotation for no more than 9 hours per day (most commonly 6 hours) to protect pasture.
3. Paddocks are rotated to protect pasture.
4. Hard feed and hay supplied twice daily.
5. Manure collected twice daily from yards and daily from pasture for composting at the rear of the property on a concrete slab area.
6. Composted manure used as fertilizer during the late spring and early summer, dependent on rainfall.

**CITY OF COCKBURN
DEVELOPMENT APPLICATION
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and compliance with conditions of approval**

APPROVED

**15 Jan 2019
File Ref: DA18/0806
Plan 4 of 4**