

Form 17C Delegated Decision Summary

Amendment Title	Modifications to Grain Mill Sheds and Silos		
Amendment Summary	Minor modifications to the size, height and location of sheds and silo components of approved stock feed grain mill on the subject site.		
Development Application Address	Lot 1780 (No.46) Gaston Road, Bullsbrook (subject site)		
SDAU File Reference	SDAU-038-21-C	Delegated Decision	Approved
Delegated Officer Title	Planning Director, State Development Assessment Unit	Delegated Decision Date	5 July 2024
Approved Amended Plans and/or Supporting Documents (if applicable)	Application Cover Letter Amended Development Plans Updated Visual Impact Assessment		

BACKGROUND

On 16 June 2022, the Western Australian Planning Commission (WAPC) granted development approval for a stock feed grain mill at Lot 1780 (46) Gaston Road, Bullsbrook under *Part 17 of the Planning and Development Act 2005* (PD Act).

The approved development comprises of:

- two stock feed grain mill/packing sheds with a cumulative building area of 4,000m²;
- grain intake hopper and silos;
- administration building, weighbridge and parking for 30 vehicles.

DETAILS

On 28 May 2024 an application was received for modifications to the feed mill and intake sheds, and silo components of the approved stock feed grain mill on the subject site. The modifications include a minor increase in the area and height of the feed mill shed and its relocation 6.5 metres west of its approved location. The application also proposed to increase the capacity of the silos and intake shed whilst relocating these structures 23 metres west of their approved location. The proposed modifications to the shed and silos ensure the capacity of the mill and silos match anticipated supply.

The amendments do not include any substantial alterations to the external appearance of the building or modifications to any other aspect of the proposal that could be considered fundamental to the Commission's determination of the original development application.

APPROVED MODIFIED CONDITIONS

Condition 4 of the approval of Form 17B Significant Development Application determination notice dated 16 June 2022 (SDAU-038-21) is amended to read:

4. The development shall be undertaken in accordance with the approved plans and documents (date stamped 03 May 2021 and 28 May 2024) the final details of which are to be provided at working drawings stage to the satisfaction of the Western Australian Planning Commission.

Advice Notes:

With regard to the amended Condition 4, the plans and documents approved under Condition 4 of the approval of Form 17B Significant Development Application (the development approval) dated 16 June 2022 being:

- Development Plans date stamped 03 May 2021 - specifically Site Plan Rev: 9 and Site Elevations E3 & E4 Rev:6.

are replaced with the following approved amended plans and documents:

- Development Plans date stamped 28 May 2024.

All other approved plans and documents of the approval dated 16 June 2022 remain valid.

