

Form 17C Delegated Decision Summary

Amendment Title	Part 17 Development Application - Proposed additional plant tower, grain silos and gantry to approved Stock Feed Grain Mill		
Amendment Summary	The amendment includes the following: • New plant tower adjacent to the Stage 1 packaging shed; • Additional grain silos around the Stage 1 packaging shed; and • A gantry between the Stage 1 packaging shed and the Stage 2 feedmill shed.		
Development Application Address	Lot 1780 (No. 46) Gaston Road, Bullsbrook		
SDAU File Reference	SDAU-038-21C.2	Delegated Decision	Approved
Delegated Officer Title	Planning Director, Significant Development Assessment Unit	Delegated Decision Date	21 April 2026
		Determination Notice Issued	24 April 2026
Determination Notice, Approved Amended Plans and/or Supporting Documents		Determination Notice Approved Amended Plans	

BACKGROUND

On 16 June 2022, the Western Australian Planning Commission (WAPC) granted conditional development approval for the construction of a Stock Feed Grain Mill at 46 Gaston Road, Bullsbrook under Part 17 of the *Planning and Development Act 2005* (PD Act). On 5 March 2024 the Department of Planning, Lands and Heritage confirmed the development had been substantially commenced as per Part 17 of the PD Act.

A subsequent development application (Form 17C) sought to amend the feedmill shed, silos and intake shed. The feedmill and intake sheds each increased in size (area and height) and the silos increased in capacity and height. All the structures were repositioned on the site as a result of the amendments. The amendment application was determined under delegated authority on 5 July 2024.

DETAILS

On 9 December 2025, an application was accepted by the Department of Planning, Lands and Heritage seeking to amend the approved development. The application proposes the addition of a plant tower adjacent to the stage 1 packaging shed; additional grain silos to the southern and western sides of the stage 1 packaging shed; and a gantry between the stage 1 packaging shed and stage 2 feedmill shed. The additional structures are predominantly screened by the existing packing and feedmill sheds. There are no other amendments proposed, with there being no changes to the approved land use, parking, services, business operations and landscaping.

The key considerations for the proposal include:

- whether the planning framework has changed substantially since the approval was issued; and
- whether the proposal remains capable of approval.

In accordance with s.276(4) of the PD Act, the application was referred to the City of Swan (City) for comment. The City advised that after reviewing the documentation they were supportive of the proposed amendment and that the proposed modifications would not require any additional conditions or changes to the set of approved conditions.

The application to amend the development approval is considered compliant with the relevant State and local planning frameworks. Further, the condition relating to the Landscape and Visual Impact Assessment has been updated in order to ensure compliance with the proposed modifications, for these reasons the amendment application is recommended for approval.

APPROVED MODIFIED CONDITIONS

The following conditions of the Western Australian Planning Commission's approval dated 16 June 2022 (SDAU-038-21) and the associated advice notes are amended to read:

Conditions:

- 4. The development shall be undertaken in accordance with the approved plans and documents (date stamped 27 and 28 November 2025) the final details of which are to be provided at working drawings stage to the satisfaction of the Western Australian Planning Commission.*
- 25. Prior to submission of the relevant building permit application, the applicant is to submit final details of the mitigation measures and strategies outlined in the visual impact assessment dated 28 October 2025 to the satisfaction of the Western Australian Planning Commission and thereafter maintained.*

Advice Notes:

- n) Other than amended Conditions 4 and 25, all other conditions of the development approval dated 16 June 2022 and 5 July 2024 remain applicable to the development.*