

**SHIRE OF KATANNING  
LOCAL PLANNING SCHEME NO.5**



**NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL**

*Planning and Development Act 2005*  
Shire of Katanning

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 154 (No.58) Cornwall Street, Katanning

Proposal: Development of a proposed new agricultural machinery dealership and single house for staff accommodation purposes on the abovementioned property including various associated improvements.

Details of the proposal are attached.

Comments on the proposal are now invited and can be emailed to [admin@katanning.wa.gov.au](mailto:admin@katanning.wa.gov.au) or posted to the Shire's Chief Executive Officer at PO Box 130 KATANNING WA 6317 by no later than **Wednesday 5 June 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.

**Peter Klein**  
**Chief Executive Officer**  
**Shire of Katanning**

2 May 2024



## Australian Business Register

13 March 2023

Australian business number (ABN)	13 666 287 243
Entity name	STEPHENS AG PTY LTD
ABN status	Active
ABN registration date	07 March 2023
Postal address	PO Box 68 WOODANILLING WA 6316
Business address	14 WITHNELL RD WOODANILLING WA 6316
Email address	totalag@outlook.com
Type of entity	Australian Private Company
ANZSIC code	3411 - Agricultural And Construction Machinery Wholesaling
Australia Company Number (ACN) or Australia Registered Body Number (ARBN)	666287243
Associate name	Position held
MR DAMIEN JOHN STEPHENS	Company Shareholder Director
MRS KAHLIA ELIZABETH STEPHENS	Company Secretary Company Shareholder Director Public Officer

22 August 2023

Our ref: 31682 LF LF

Stephens AG Pty Ltd  
14 Withnell Road  
WOODANILLING WA 6316

Dear Kahlia & Damien

**RE: SETTLEMENT OF 58 CORNWALL STREET, KATANNING**

With reference to your recent purchase of 58 Cornwall Street, KATANNING, please find attached a copy of the Certificate of Title showing the property registered in your name/s.

Thank you very much for allowing us to handle the settlement for you, and if we can be of assistance to you in the future, please feel welcome to call us at any time.

As recommendations from happy clients are our best form of advertising, we hope you will suggest our name to your friends and relatives.

Yours faithfully  
**DEVON LEGAL PTY LTD**

*Linda French*

LINDA FRENCH  
Conveyancer  
[linda@devon.net.au](mailto:linda@devon.net.au)

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1120 952

**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 154 ON DEPOSITED PLAN 222684

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

STEPHENS AG PTY LTD OF 14 WITHNELL ROAD WOODANILLING WA 6316

(T P681350 ) REGISTERED 21/8/2023

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

1. P681351 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 21/8/2023.

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: 1120-952 (154/DP222684)  
PREVIOUS TITLE: 426-60  
PROPERTY STREET ADDRESS: 58 CORNWALL ST, KATANNING.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KATANNING



# TOTAL AG CENTRE

## KIOTI SALES AND SERVICE

Field Service - Repairs & Maintenance - Licenced air conditioning service (AU56689)  
**STEPHENS AG PTY LTD (ABN 13 666 287 243 ACN 666 287 243)**

### **Proposed development on lot 154 (number 58) Cornwall street**

#### **Application for planning approval-**

We (Total Ag Centre) request council approval for planning and development of the following development on Lot 154 Cornwall street. We propose to gain approval to construct and operate a primary production (farm machinery) workshop and dealership on the lot. The lot is currently vacant, undeveloped land with no existing buildings or usage.

This lot has been zoned ENTERPRISE. We believe our proposed use falls under part B of Primary production- "for a workshop servicing plant or equipment used in primary production businesses". Primary production is marked as A on the table of uses in the LPS5. It is our request to council that they exercise their discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions.

#### **Usage details-**

Total Ag Centre is a Kioti tractor, Brookfield agriculture and bad boy mowers dealer. We will be using the development to assemble and pre-deliver new machines, Test, service and repair new and used machinery. Parts and accessories will be stored and sold from the property. New and used machinery will be displayed for sale in a designated organised parking zone.

The business opening hours will be Monday – Friday, 8am -5pm. Occasional extended opening hours may be applied but this will only be on a seasonal basis – April-may for the seeding season for example. The weekly hours would remain unchanged but Saturday morning 8am – 12 noon trading of the retail and parts store may be necessary.

#### **Staffing-**

Total Ag Centre expects to employ a full contingent of staff required to operate the dealership. This will include but not be limited to: 1x manager, 1x sales representative, 1x parts sales representative, 1x finance officer, 1x front line receptionist, 1x workshop co-ordinator, 2x service technicians, 2x service apprentices. A total of at least 10 staff members. Our long term plan will be to add 1 additional apprentice every 12 months or sooner as workflow permits.



#### **Phone**

0459 977 449



#### **Email**

Totalagcentre@outlook.com



#### **Address**

152 Beaufort Street Katanning WA 6316  
PO Box 68 Woodanilling WA 6316



## TOTAL AG CENTRE

### KIOTI SALES AND SERVICE

Field Service - Repairs & Maintenance - Licenced air conditioning service (AU56689)  
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#### Equipment-

Heavy vehicles such as tractors, headers, seeders and hay equipment will be present on site in both a sales stock capacity and also customer owned machines present for service and repair work. Dealer owned and operated standard forklifts will be used, predominately inside the workshop. Any power equipment such as air compressors, power tools and such will be electric operated to reduce noise output.

#### Goods stored on site-

New and used tractors will be stored in an organised, designated parking area to display them for sale along the south western boundary fence adjacent to Cornwall Street. Parts inventory will be securely stored on organised shelving located in a designated area in the southern end of the workshop. There will be no hazardous or dangerous goods stored on site

#### Traffic-

2x entry gates will be positioned on the Beaufort street boundary as marked on the attached site plans. Afore mentioned staff will be coming in and out several times daily. Heavy vehicles will be entering and exiting on the easternmost gate, accessed from Beaufort street, away from the higher speed and heavier trafficked Cornwall street. An additional entrance to the lot closer to the intersection of Beaufort and Cornwall Streets, still on the eastern boundary, will serve as light vehicle access to the office, parts and sales area. The largest heavy vehicles expected to frequent the property are to be divided into 2 categories: delivery trucks bringing tractors, machinery, parts etc and farm machinery such as tractors, combine harvesters or self-propelled boomsprays.

The delivery trucks have a CLASS 2 RAV rating, are predominantly B- doubles reaching up to 25 meters long- average traffic of these vehicles will be 1-2 a month.

The farm machinery will have a CLASS 1 RAV rating. The longest being up to 15m long. Average traffic of machinery will be 1-2 machines a week, this could vary both up and down depending on seasonal timing and conditions.



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**STEPHENS AG PTY LTD (ABN 13 666 287 243 ACN 666 287 243)**

### Waste management-

Light domestic waste will be managed via the use of a weekly council “wheely bin” collection on Tuesday morning. Larger industrial waste will be managed by the use of skip bins provided and serviced by Katanning rubbish bin hire, collected on an as-needed basis. Any fluid waste generated by the workshop will be stored in 1000 litre IBC containers and collected by statewide oil recyclers or wren oil on an as-needed basis. Waste water from the house will be managed by a double septic tank system with dual 9 meter leach drains.

No wash pad is to be installed initially. Cleaning of machines will be done remotely. A future development is to incorporate a wash down pad at the northern end of the shed. At such time that the development is proposed, a separate application will be lodged for this facility.

### Landscaping-

All existing trees are to be removed in order for the ground level to be built to a flat, uniform surface. With this in mind, a row of newly established trees will be planted along the northern boundary fence. Species of trees will be selected on low maintenance requirements, aesthetics and likelihood of retaining leaves and branches in a wind event. A grassed area adjacent to the southern boundary in the setback area of 3 meters between the boundary fence and the wall of the house will be propagated. The septic system Leach drains will be located under the grass to provide an ongoing source of water and nutrients to sustain this lawn.

### Construction details-

The entire lot will be built up to with rolled and compacted gravel to form a level, uniform surface. The southern end of the lot will feature two car park areas of approximately 110 square meters combined. One for customers, the other for staff. They are located at opposite ends of the house building for separation. The northern end of the land will require approximately 700mm of fill to bring it up to the highest surface of the block, being 302.45m above sea level, matching that of the adjacent Beaufort street. A suitable earth moving contractor will be employed to remove all trees existing on the property as all of them will make leveling the property not possible if left in their existing location.



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### KIOTI SALES AND SERVICE

Field Service - Repairs & Maintenance - Licenced air conditioning service (AU56689)  
**STEPHENS AG PTY LTD (ABN 13 666 287 243 ACN 666 287 243)**

A new 7x7 meter 2 bedroom newly built transportable house will be erected near the southern boundary adjacent to Beaufort Street. It will be of a steel framed construction with steel cladding and 75mm EPS sandwich panel. This building will serve as the properties home office.

1x 26 meters long x 19 meters wide x 7 meters high steel enclosed workshop shed. Clad in a light grey colour, to reduce sunlight reflection and provide a low visual impact from the road frontage. Flooring consists of 150mm thick reinforced concrete. Workshop access via 4x 5m wide by 6m high steel sliding doors. Personal access / exit doors located on each end of the building. All large access doors are located on the north-eastern rear elevation, away from streetscape of Beaufort and Cornwall streets.

2x double entry gates providing dual 8 meter entry / exit points at opposite ends of the lot located on the Beaufort street boundary.

2x 25,000L rain water tanks are to be positioned against the northern end of the shed. The water collected will be used for watering the trees and landscaping, human consumption and light domestic use in the house. Mains water is connected to the property and will serve as a backup for when rainwater is running low.



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#### Address

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SHIRE OF KATANNING LOCAL PLANNING SCHEME NO.5



**FORM 2 - ADDITIONAL INFORMATION FOR  
DEVELOPMENT APPROVAL FOR ADVERTISEMENTS**

**Note:** To be completed *in addition to the Application for Development Approval form (i.e. Form 1).*

1. Description of property on which advertisement is to be displayed including full details of its proposed position within that property: Signage will be installed onto the main steel workshop building centrally located on the lot

2. Details of proposed sign:

(a) Type of structure on which advertisement is to be erected (i.e. freestanding, wall mounted, other): Wall mounted

(b) Height: 5 meters from ground level Width: 2400 Depth: 1200

(c) Colours to be used: white background material, black lettering, teal emblem

(d) Height above ground level:  
(a) (to top of advertisement): 6200mm  
(b) (to underside of advertisement): 5000 mm

(e) Materials to be used: aluminium composite panel (signboard), coloured vinyl decals

(f) Illuminated: Yes / No **no**  
If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source:

3. Period of time for which advertisement is required: ongoing once shed development is complete

4. Details of signs (if any) to be removed if this application is approved:

nil

**Note:** This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed in 4 above.

Signature/s of advertiser/s:  
(if different from landowner/s)

Print Names: Damien Stephens



Date: 5-3-2024

**SHIRE OF KATANNING LOCAL PLANNING SCHEME NO.5**



**FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL**

**Owner Details**

Name/s: Damien John and Kahia Elizabeth Stephens trading as- TOTAL AG CENTRE		
ABN (if applicable): 13 666 287 243		
Postal Address: PO Box 68 Woodanilling , western australia Postcode: 6316		
Work Phone: 0459977449 Home Phone: Mobile Phone: 0439754391	Fax:	E-mail: totalagcentre@outlook.com
Contact Person for Correspondence: Damien Stephens		
Signature: Damien John Stephens Print Name: 		Date: 5-3-2024
Signature:  Print Name: Kahia Elizabeth Stephens		Date: 5-3-2025

**IMPORTANT NOTES:**

- i) Use and attach a separate copy of this page where there are more than two (2) landowners.
- ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. Processing of this application cannot proceed without the required signature/s. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2). Land owned by an incorporated body (i.e. a company) must be signed by:
  - 1 director of the company, accompanied by the company seal; or
  - 2 directors of the company; or
  - 1 director and 1 secretary of the company; or
  - 1 director if a sole proprietorship company.

Print the full names and positions of the company signatories underneath the signatures and provide a copy of an ASIC company search to verify those who signed the application form have the legal authority to do so .....[Search Company and Other Registers \(asic.gov.au\)](http://www.asic.gov.au).
- iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.....[Certificate of Title - Landgate](http://www.landgate.wa.gov.au).
- iv) Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Katanning where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing..... [proposals@dplh.wa.gov.au](mailto:proposals@dplh.wa.gov.au).

<b>Applicant Details (if different from owner)</b>		
Name/s: AS ABOVE		
Address:  Postcode:		
Work Phone: Home Phone: Mobile Phone:	Fax:	E-mail:
Contact Person for Correspondence: AS ABOVE		
Signature:		Date:
Print Name:		
<b>IMPORTANT NOTES:</b>		
<p>i) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, an ASIC company search where required, suitable plans and other supporting information as per the Shire's Development Application Checklist and/or the correct application fee may result in the application being returned or placed on hold.</p> <p>ii) The application fee payable will be confirmed by the Shire following receipt and review of the application. Processing of the application will not commence until the fee is paid in full.</p> <p>iii) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the Shire for public viewing in connection with the application.</p> <p>iv) If public advertising of the application is required an additional fee in accordance with the Shire's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.</p> <p>v) The original of this application and supporting information and plans will be retained by the Shire for its records and will not be returned to the applicant/landowner following final determination.</p>		
<b>Property Details</b>		
NOTE: The details provided must match those shown on the relevant Certificate/s of Title.		
Lot No/s: LOT 154	House/Street No/s: 58 CORNWALL STREET	Location No/s:
Survey Diagram or Plan No/s: 222684	Certificate of Title Volume No/s: 1120	Certificate of Title Folio No/s: 952
Title encumbrances (e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title): NIL		
Street name: BEAUFORT STREET	Suburb: KATANNING	
Nearest street intersection: BEAUFORT AND CORNWALL STREETS		

<b>Proposed Development:</b>	
Nature of development:	<input type="checkbox"/> Works (New construction works with no change of land use) <input type="checkbox"/> Use (Change of use of land with no construction works) <input checked="" type="checkbox"/> Works and Use
<p><i>NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.</i></p>	
Is an exemption from development approval claimed for part of the development?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, is the exemption for:	<input type="checkbox"/> Works <input checked="" type="checkbox"/> Use
Description of exemption claimed (if relevant):	we are asking council to use its discretion to grant planning approval for our primary production (farm machinery) workshop and dealership on the land that is zoned ENTERPRISE, as per the " A" marking on primary production in the table of uses in the LPS5 document
Nature of any existing buildings and/or land use:	NIL existing buildings - land is undeveloped other than boundary fencing
Description of proposed works and/or land use:	<p>Land is to be cleared of internal trees and debris, built up to approximately the same height as the adjacent roads ,compacted and leveled. a 7x7m 2 room transportable house will be erected. the rear rooms will serve as staff accommodation. the front rooms will serve as an office for the primary production workshop (farm machinery)and dealership. a 26m x 19m x 7m steel shed will be located adjacent to the dwelling.</p> <p>The workshop will be used to facilitate the assembly and pre delivery of new farm tractors and machinery, servicing and repairs of used tractors, harvesters, seeding and hay production equipment. taking advantage of the prominent location, new and used machinery will be displayed for sale in an organized parking area along the front boundary facing Cornwall Street. expected business hours of the workshop are to be 8am-5pm, Monday to Friday. seasonal extended hours of the shop front and parts store may include Saturday morning trading only. Property access will remain from Beaufort street only. expected staff will be 2-4 office staff and 5 or more workshop staff.</p>
Approximate cost of proposed development (excluding GST):	\$400,000
<b>OFFICE USE ONLY</b>	
Date application received:	
Received by:	
Application Reference Number:	
Shire of Katanning Assessment Number:	
Application Fee Payable: \$	
Date of Receipt of Application Fee:	
Receipt Number for Application Fee:	





- NOTES:**
1. ALL DIMENSIONS ARE IN METRES UNLESS SHOWN.
  1. DO NOT SCALE FROM THE DRAWINGS.
  2. THE SITE PLAN LOT 154 BOUNDARY IS DRAWN AS REFERENCED FROM THE LANDGATE PLAN P222684, LAND ID NUMBER 1917954.
  3. IDENTIFICATION OF LOT BOUNDARIES IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER.
  4. THE LAND ON LOT 154 IS CLASSIFIED AS AN "ENTERPRISE" ZONE AS PREPARED UNDER SECTION 14(B)(II) OF THE PLANNING AND DEVELOPMENT ACT 2005 BY THE WESTERN AUSTRALIAN PLANNING COMMISSION.
  5. "TOTAL AG CENTRE" BUSINESS MAIN ENTRY AND EXIT IS VIA BEAUFORT STREET ACCESS.
  6. SITE AREA OCCUPIED BY WORKS TO BE CLEARED AND EARTH CUT AND FILLED TO EXISTING SURROUNDING ROAD (STREET) LEVEL OF APPROX. 302.50M.

Project:	PROPOSED DEVELOPMENT OF AGRIBUSINESS PREMISES AT: TOTAL AG CENTRE LOT 154 58 CORNWALL STREET KATANNING WA 6317		Content: SITE PLAN	A2 SHEET	CAD DRAWING DO NOT MANUALLY AMEND	
	Scale:	1:200				Drawn:
Client:	DAMIEN AND KAHLIA STEPHENS PO BOX 68 WOODANILLING WA 6316		Date:	FEBRUARY 2024	Job No.:	STEPH0224
	Dwg. No.:	DRG. NO. A-1	Total Ag Centre Proposed Dev.dwg			

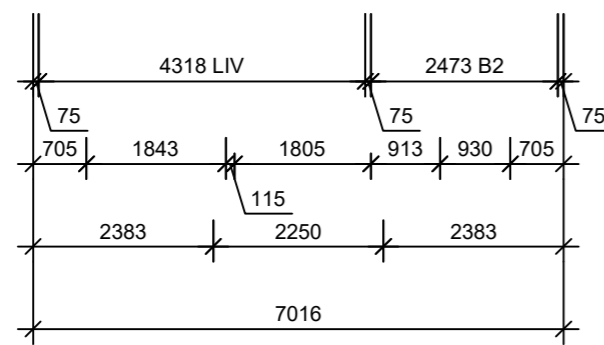
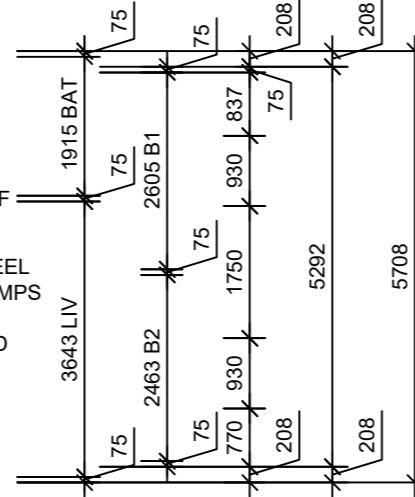
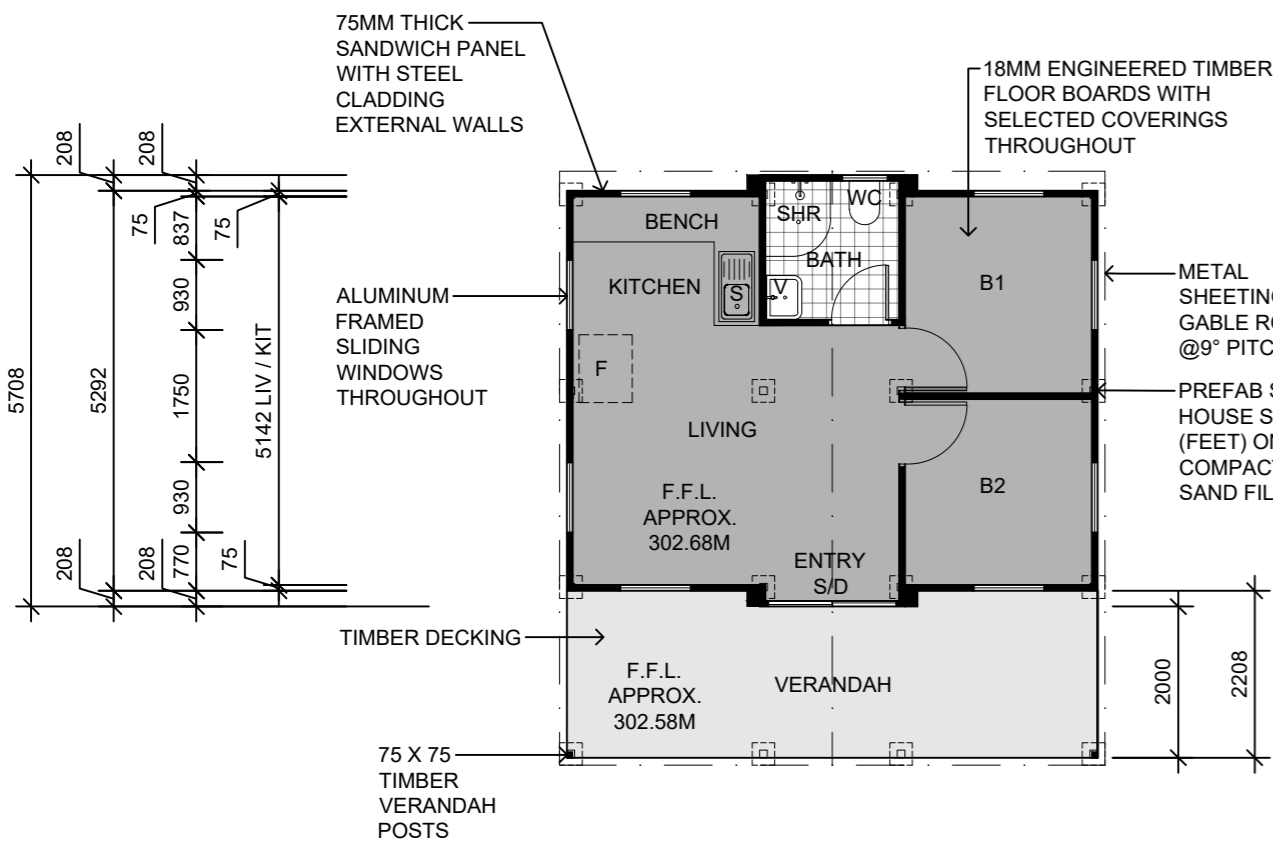
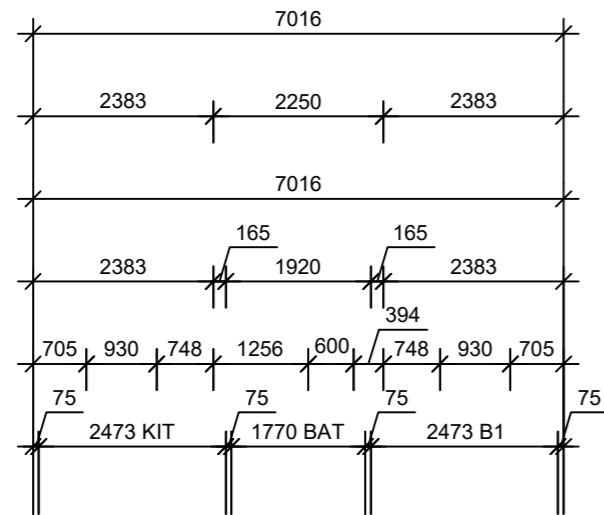
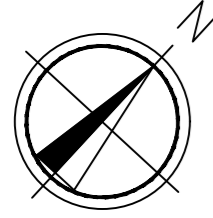
REV. No.	DATE	Original Drawing
A	21-02-2024	Original Drawing

**REVISIONS**

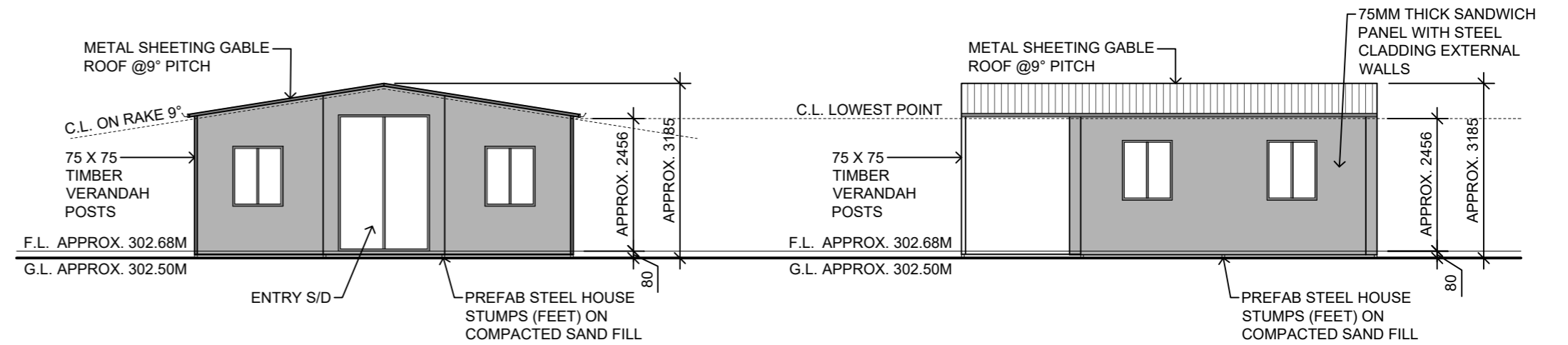
**BOETEL DRAFTING CAD DRAWING DISCLAIMER:**  
THIS SET OF DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF BOETEL DRAFTING ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS BOETEL DRAFTING WILL BE HELD HARMLESS. BOETEL DRAFTING ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

**bd**  
BOETEL DRAFTING  
ABN 46820812899  
71 ADAM STREET  
KATANNING  
WESTERN AUSTRALIA 6317  
PHONE 0419325881  
EMAIL boetel@bigpond.net.au



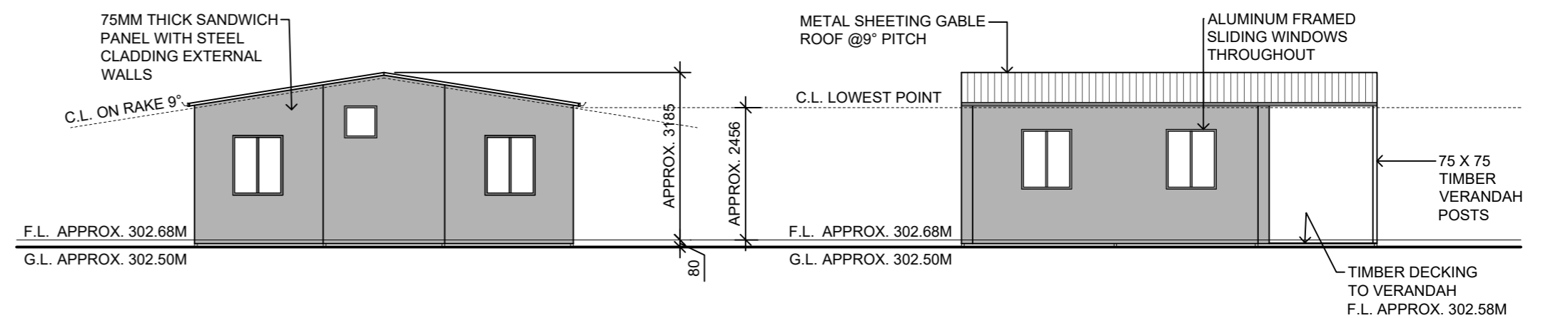


FLOOR PLAN  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100

RIGHT SIDE ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:100

LEFT SIDE ELEVATION  
SCALE 1:100

- NOTES:**
1. ALL DIMENSIONS ARE IN MM UNLESS SHOWN.
  2. DO NOT SCALE FROM THE DRAWINGS.
  3. THIS DWELLING IS PREFABRICATED STRUCTURE AND DETAILS ARE NOTIONAL ON THIS DRAWING, AND MAY BE SUBJECT TO CHANGE AS SPECIFIED BY THE BUILDING SUPPLIER AND OWNERS.
  4. ALL STRUCTURAL DETAILS AND SIZES TO BE CONFIRMED PRIOR TO CONSTRUCTION OR COUNCIL APPROVED BY CERTIFIED ENGINEER.

<b>Project:</b> PROPOSED DEVELOPMENT OF AGRIBUSINESS PREMISES AT: TOTAL AG CENTRE LOT 154 58 CORNWALL STREET KATANNING WA 6317  <b>Client:</b> DAMIEN AND KAHLIA STEPHENS PO BOX 68 WOODANILLING WA 6316	<b>Content:</b> PREFABRICATED DWELLING - FLOOR PLAN AND ELEVATIONS		<b>A2 SHEET</b>	<b>CAD DRAWING DO NOT MANUALLY AMEND</b>	
	<b>Scale:</b> 1:100	<b>Drawn:</b> G. BOETEL		<b>REV A</b>	<b>Rev. No.:</b> A
<b>Date:</b> FEBRUARY 2024	<b>Job No.:</b> STEP0224	<b>DRG. NO. A-2</b>	<b>REVISIONS</b>		
<b>Dwg. No.:</b> Total Ag Centre Proposed Dev.dwg					

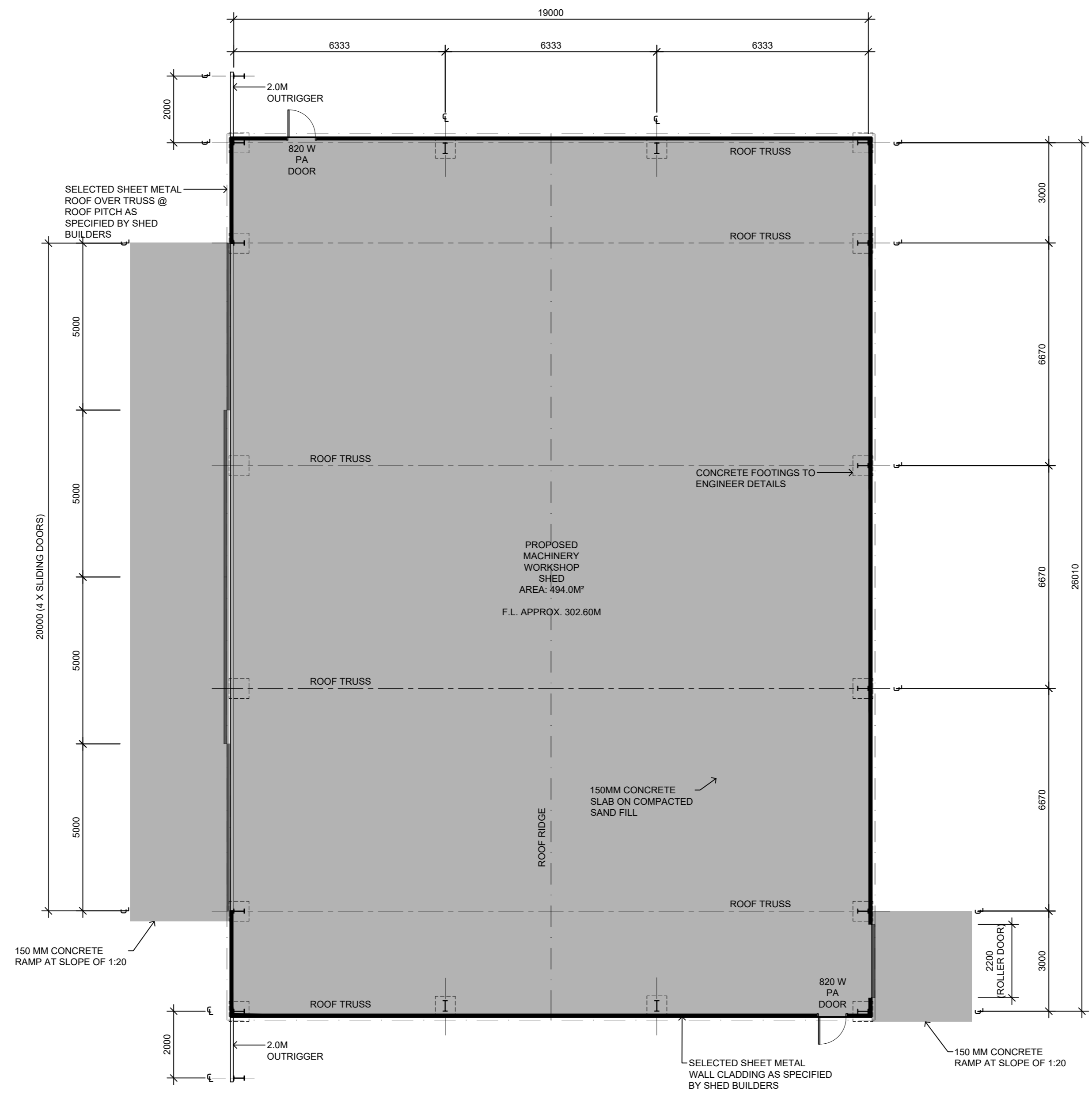
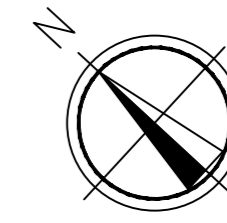
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BOETEL DRAFTING  
ABN 46820812899

71 ADAM STREET  
KATANNING  
WESTERN AUSTRALIA 6317

PHONE 0419325881  
EMAIL boetel@bigpond.net.au



FLOOR PLAN  
SCALE 1:100

- NOTES:**
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  2. DO NOT SCALE FROM THE DRAWINGS.
  3. ALL SHED CONSTRUCTION DETAILS ARE NOTIONAL ON THIS DRAWING AND MAY BE SUBJECT TO CHANGE AS SPECIFIED BY THE SHED BUILDING COMPANY AND OWNERS.
  4. ALL STRUCTURAL DETAILS AND SIZES TO BE CONFIRMED PRIOR TO CONSTRUCTION OR COUNCIL APPROVED BY CERTIFIED ENGINEER.

<b>Project:</b> PROPOSED DEVELOPMENT OF AGRIBUSINESS PREMISES AT: TOTAL AG CENTRE LOT 154 58 CORNWALL STREET KATANNING WA 6317	<b>Content:</b> SHED - FLOOR PLAN		<b>A2 SHEET</b>
	<b>Scale:</b> 1:100	<b>Drawn:</b> G. BOETEL	
<b>Client:</b> DAMIEN AND KAHLIA STEPHENS PO BOX 68 WOODANILLING WA 6316	<b>Date:</b> FEBRUARY 2024	<b>Job No.:</b> STEPH0224	<b>REV A</b>
	<b>Dwg. No.:</b> DRG. NO. A-3 <small>Total Ag Centre Proposed Dev.dwg</small>		

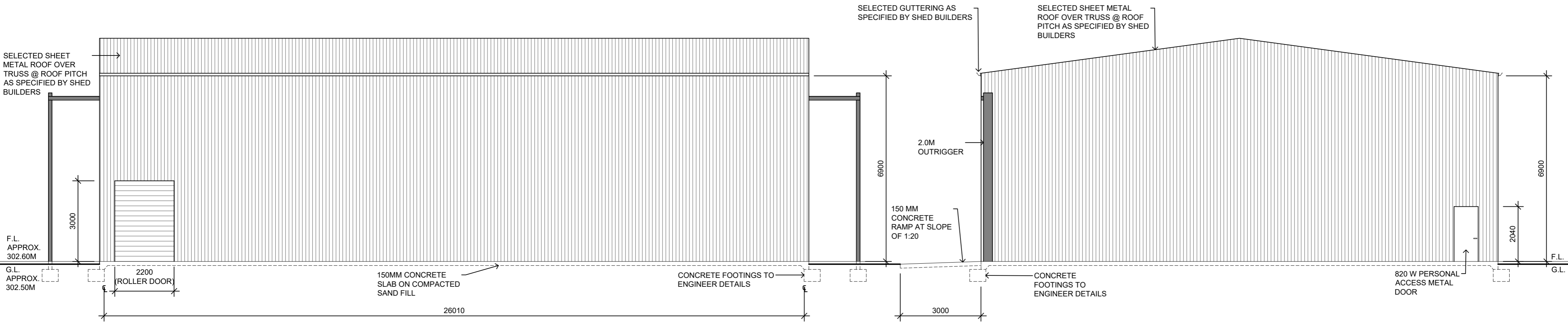
CAD DRAWING DO NOT MANUALLY AMEND

REV. No.	DATE	DESCRIPTION
A	22-02-2024	Original Drawing

**REVISIONS**

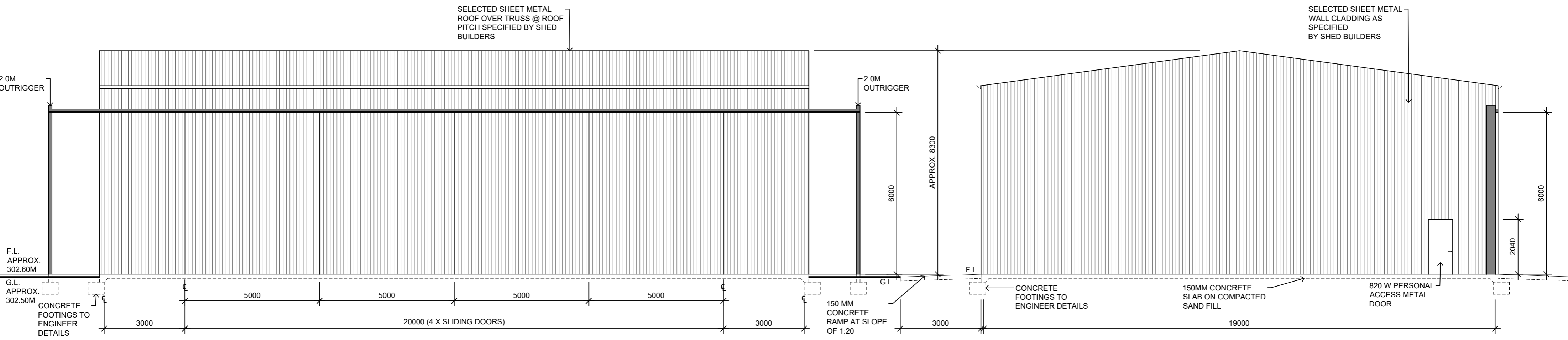
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REAR ELEVATION  
SCALE 1:100

RIGHT SIDE ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100

LEFT SIDE ELEVATION  
SCALE 1:100

- NOTES:**
1. ALL DIMENSIONS ARE IN MM UNLESS SHOWN.
  2. DO NOT SCALE FROM THE DRAWINGS.
  3. ALL SHED CONSTRUCTION DETAILS ARE NOTIONAL ON THIS DRAWING AND MAY BE SUBJECT TO CHANGE AS SPECIFIED BY THE SHED BUILDING COMPANY AND OWNERS.
  4. ALL STRUCTURAL DETAILS AND SIZES TO BE CONFIRMED PRIOR TO CONSTRUCTION OR COUNCIL APPROVED BY CERTIFIED ENGINEER.

Project: PROPOSED DEVELOPMENT OF AGRIBUSINESS PREMISES AT: TOTAL AG CENTRE LOT 154 58 CORNWALL STREET KATANNING WA 6317	Content: SHED - ELEVATIONS		<b>A2 SHEET</b>
	Scale: 1:100	Drawn: G. BOETEL	
Client: DAMIEN AND KAHLIA STEPHENS PO BOX 68 WOODANILLING WA 6316	Date: FEBRUARY 2024	Job No.: STEPH0224	<b>REV A</b>
	Dwg. No.: Total Ag Centre Proposed Dev.dwg	<b>DRG. NO. A-4</b>	

CAD DRAWING DO NOT MANUALLY AMEND

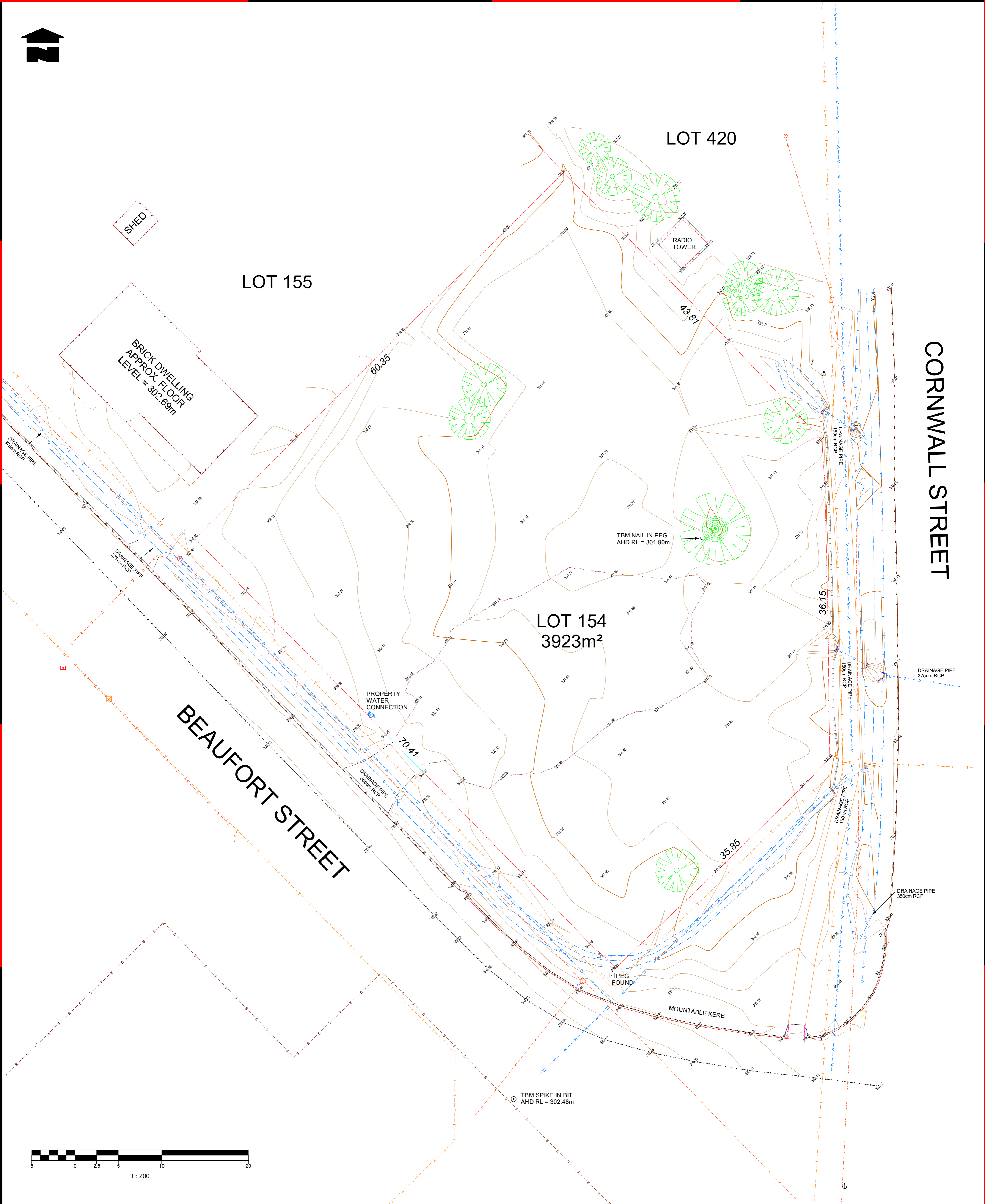
REV. No.	DATE	DESCRIPTION
A	22-02-2024	Original Drawing

**REVISIONS**

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## LOT 154 (#58) CORNWALL STREET, KATANNING FEATURE & CONTOUR SURVEY

JOB No: 5801	SURVEY DATE: 13/12/2023	ISSUE	DATE	TYPE	BY	CHKD
CLIENT: D&K STEPHENS	COORDINATE SYSTEM: MGA2020	A	03/01/2024	ORIGINAL ISSUE	SP	MA
AUTHORITY: SHIRE OF KATANNING	HEIGHT DATUM: AHD					
PLAN: DP222684	SCALE: 1:200					
C/T VOL. FOL: 1120/952	ORIGINAL SHEET SIZE: A1					
DRAWING No: DWG5801-01	SEE LEGEND FOR IMPORTANT NOTES & DISCLAIMERS					



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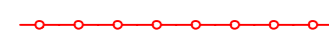











































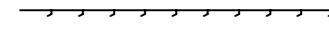

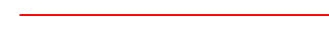




















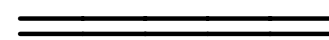








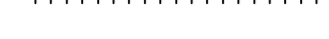









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# LEGEND

	CADASTRAL BOUNDRY - K		ALIGNMENT CONTROL POINT (RRM) - PAC
	BRICK PAVING - BP		BENCHMARK - PBM
	EDGE OF CONCRETE L/R - SE/SF		CADASTRAL PEG or POST - POP
	BUILDING L/R - SY/SZ		PEG - PPG
	VERANDHA - SV		PHOTO POINT - PPH
	SHED - HD		SPRING HEAD NAIL - PSH
	STEPS OR STAIRS - SS		STAR IRON PICKET - PSI
	RAMP - SR		SPIKE - PSK
	HANDRAIL - SH		STANDARD SURVEY MARK (SSM) - PSM
			MINOR CONTROL POINT - PSS
			TEMPORARY BENCHMARK - PTB
	GATE - GG		GRASS TREE / PALM - PBB/PLM
	FENCE - F0		BUSH - PBU
	KOPPA LOGGING FENCE - FC		TREE 0.1-0.3m TRUNK DIA - PTA
	WALL L/R - SJ/SK		TREE 0.3-0.5m TRUNK DIA - PTD
	RETAINING WALL L/R - SL/SM		TREE 0.5-1.0m TRUNK DIA - PTF
	TREE CANOPY - GT		TREE >1.0m TRUNK DIA - PTG
	BUSH-LINE - GS Hedge GH		TREE STUMP - PTY
	LAWN - GC		BOLLARD - PBL
	GARDEN BED - GD		FLAGPOLE - PFG
	PARK BENCH / SEATING - BS		MAIL BOX - PMB
			LITTER BIN - PLB
			SIGN ONE POLE - PIS
	BANK TOP L/R - NT/NU WG/WF		FINGER SIGN - PFS
	BANK BOTTOM - NB		SLK POST - PRK
	RIDGE - NR		BUS STOP - PBS
	LINE OF LEVELS - N0		WATER METER - PWM
	ROCK OUTCROP L/R - GQ/GR		WATER TAP - PWT
	ROCK PITCHING - TR		STOP VALVE - PSV
	EDGE OF DRAIN L/R - DD/DE		FLUSHING POINT - PWF
	DRAIN - D0		WATER MAIN MARKER - PWR
	CULVERT (PIPE) - DC		STANDPIPE - PST
	HEADWALL - DH		BOREHOLE/WATER BORE - PBH
	EDGE OF WATER L/R - WL/WK		SEWER INSP. SHAFT/PROPERTY CONN. - PSA/PPC
	CREEK UP/DOWNSTREAM - WB/WC WN/WM		SEWER VENT - PSW
	WET AREA - WA		FIREHOSE REEL - PFH
			HYDRANT (GROUND) - PHG
	FOOTPATH - GF		HYDRANT PILLAR - PHP
	CENTRE OF ROAD - RC		RETIC CONTROL VALVE - PSU
	ON ROAD (SEALED STRING) - R0		METER BOX - PBO
	KERB TOP BACK OF - RK		ELECTRIC POWER DOME - PED
	KERB BOTTOM / GULLY - RB		ELECTRIC CABLE MARKER - PSC
	PEDESTRIAN RAMP - RP		POWER POLE - PPP
	EDGE OF DRIVEWAY - RD		ELECTRIC SUPPLY POLE - PPE
	TRACK - RT		STAY POLE - PSP
	EDGE OF BITUMEN - RE		STEEL WIRE ANCHOR - PWA
	EDGE OF UNSEALED ROAD - RU		GAS VALVE - PGV
	SHOULDER - RS		GAS MARKER - PGM
	LANE MARKINGS (Single Solid Line) - RR		TELSTRA PIT or BOX - PPB
	LANE MARKINGS (1m Line With 3m Gap) - RV		TELSTRA MARKER - PTM
	LANE MARKINGS (3m Line With 9m Gap) - RM		TELSTRA ELEVATED JOINT - PTJ
	OVERTAKING LANE (Solid Line & 3m Line) L/R - RJ/RO		GULLY - DG
	DOUBLE BARRIER LINE (Solid Lines) - RI		SIDE ENTRY PIT - DX
	PARKING BAY (REST AREA ETC) - RF		DRAINAGE MANHOLE - DW
	GUARDRAIL - THRIE - BT		SEWERAGE MANHOLE - DS
	SIGN MULTIPLE POLES - RN		ELECTRIC MANHOLE - EU
	BUS SHELTER - SB		TELSTRA MANHOLE - VM
	ON RAIL - RY		UNDEFINED MANHOLE - DU
			RAIL CABLE MANHOLE - DZ
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			



**35 DEGREES  
SOUTH  
ADVANCED  
SURVEYING**

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## Disclaimer

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The information shown on this drawing is current as at the date of survey. Earthworks/setout dimensions may vary on site at builders discretion Sewer/drainage may vary from schematic presentation. Check minimum clearance. Retaining not included/in addition to contract remains owners responsibility. For easements check Certificate of Title. This is a site survey only, the location of boundary pegs or fences in relation to boundary is not guaranteed.

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