



Regional Development Assessment Panel Agenda

Meeting Date and Time: Thursday, 23 October 2025; 9.30am
Meeting Number: RDAP/57
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
[RDAP/57 - 23 October 2025 - Shire of Gingin](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Noting of Minutes

PART B – SHIRE OF GINGIN

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 9001 Lancelin Road, Lancelin - Proposed Subdivision Works (Bulk Earthworks) – DAP/25/02964
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation



DAP Members
Francesca Lefante (Presiding Member)
Clayton Higham (Deputy Presiding Member)
Neema Premji
Cr Lincoln Stewart (Shire of Gingin)
Cr Linda Balcombe (Shire of Gingin)
DAP Secretariat
Kristen Gray
Ashlee Kelly



PART A – INTRODUCTION

- 1. Opening of Meeting, Welcome and Acknowledgement**
- 2. Apologies**
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PART B – SHIRE OF GINGIN

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

- 3.1 9001 Lancelin Road, Lancelin - Proposed Subdivision Works (Bulk Earthworks) – DAP/25/02964

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Part B – Item 3.1 – Lot 9001 Lancelin Road, Lancelin – Proposed Subdivision Works (Bulk Earthworks)

Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	Regional DAP
Local Government Area:	Shire of Gingin
Applicant:	Sam Williams – Williams Consulting
Owner:	VIMG WA Pty Ltd
Value of Development:	\$6 million
Responsible Authority:	Shire of Gingin
Authorising Officer:	James Bayliss – Executive Manager Regulatory and Development Services
LG Reference:	LND/137 – P3031
DAP File No:	DAP/25/02964
Application Received Date:	28 August 2025
Report Due Date:	14 October 2025
Application Statutory Process Timeframe:	47 Days
Attachment(s):	1. Location Plan / Aerial Image 2. Applicant's Proposal • Planning Report • Engineering Drawing 3. Subdivision Approval (201298) – Stages 5 and 6

Responsible Authority Recommendation

That the Regional DAP resolves to:

1. **Refuse** DAP Application reference DAP/25/02964 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

Reasons

Having regard to Clauses 67(2) (b) (w) and (zb) of the Deemed Provisions, the proposed development is unacceptable given:

1. The proposal is inconsistent with the principles of orderly and proper planning due to:
 - a) The proposal does not demonstrate compliance with subdivision conditions that require actions and approvals to be obtained prior to subdivision works commencing.
 - b) The proposal is piecemeal and inhibits detailed engineering considerations in the context of broader subdivision considerations.

2. The proposal sets an undesirable precedent.

Advice Notes

Note 1: If you are aggrieved by this decision, you have the right to request that the State Administrative Tribunal (SAT) review the decision under Part 14 of the *Planning and Development Act 2005*.

Details: outline of development application

Region Scheme	NA
Region Scheme - Zone/Reserve	NA
Local Planning Scheme	Local Planning Scheme No. 9 (LPS 9)
Local Planning Scheme - Zone/Reserve	Future Development
Structure Plan/Precinct Plan	Lancelin South Structure Plan (LSSP)
Structure Plan/Precinct Plan - Land Use Designation	Future Development
Use Class and permissibility:	
Lot Size:	540 hectares
Existing Land Use:	Subdivision construction site
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	Yes
Swan River Trust Area	No

Proposal:

The proposal seeks approval to commence subdivision works prior to engineering drawings being completed for the relevant Stages of subdivision, which would ordinarily be the case to satisfy subdivision conditions.

The applicant describes the proposal as follows:

- *The clearing of vegetation identified on the subdivision plan as the “Extent of Subdivision Works”. This clearing will comprise the residential lots being created and the required bushfire mitigation works south of Lancelin Road.*
- *Mulching and stockpiling of cleared vegetation off-site.*
- *Stockpiling of topsoil from the identified residential lot areas within the bushfire mitigation area, south of the proposed lots.*

- *Excavation of identified high points of the site to create the finished lot levels (note: the extent of excavation is illustrated on the bulk earthworks plan).*
- *Placement of fill on the required lots to create the finished lot levels.*
- *Excavation of select areas outside the residential lots comprising this approval, as identified in the bushfire mitigation works area. This is necessitated to ensure future Stage 7 and 8 residential lots to the south and east of Stage 5 and 6 seamlessly marry in with the finished levels comprising this application.*
- *Stockpiling of surplus fill within the area of current subdivisional works area for the Lancelin South development.*

The applicants planning report incorrectly advises that the Shire of Gingin recently issued approval to quarry 42,145m³ of clean fill from Stages 5 and 6 to be used for fill in Stages 3 and 4 to achieve suitable ground levels. The Shire of Gingin refused this development proposal, with further details on this provided under the 'background' section of this report.

Aerial imagery and a location plan are provided (see **attachment 1**).

A copy of the applicant's proposal is provided (see **attachment 1**).

A copy of the Subdivision Approval (201298) for Stages 5 and 6 is provided (see **attachment 3**).

Background:

There is significant background in relation to the subject land, known as the 'Lancelin South Estate'. While the entirety of the background may not be directly relevant to the proposal, it may provide some context as to why this proposal has been lodged via the development approval pathway.

An overview of the history has been divided into the following categories:

- Structure Plan Overview
- Subdivision Overview
- Development Approval Overview
- Wastewater Treatment
- Legal Dispute (between the landowner and Shire of Gingin)

It should be noted that the current landowner VIMG WA Pty purchased the landholding in 2022.

Structure Plan Overview

The Lancelin South Structure Plan (LSSP) was initially created to support the rezoning of the subject area from Rural to Development under Town Planning Scheme No. 8 (TPS 8) and to serve as a high-level guide for the lodgement of Outline Development Plans (now known as Local Structure Plans). The LSSP also includes the first stage Outline Development Plan within its provisions.

The existing LSSP was approved by the WAPC in September 2009 and was amended in 2013. No further revisions have occurred. On 20 June 2011 the WAPC approved the Lancelin South (Stage 1) Outline Development Plan (ODP 1) under the broader framework established by the LSSP.

It should be noted that prior to the subject land being rezoned, Council required a Deed of Agreement (DoA) to be entered into, generally relating to the provision of community infrastructure and facilities. It should be noted that rezoning of the land was only supported by Council once the DoA had been committed. The Urban Development zone was thus contemplated by Council on this basis. Since the rezoning, Council has considered its position on subsequent structure plans and subdivisions that facilitate urban development on the understanding that the DoA obligations would be delivered, as voluntarily agreed.

The LSSP and ODP 1 was due to expire on 19 October 2025. At its Ordinary Meeting (OCM) on 18 March 2025, Council considered subdivision referral for Stages 3 and 4 and an extension to the Lancelin South Structure Plan (LSSP) and Lancelin South (Stage 1) Outline Development Plan (ODP 1) and resolved as follows:

That Council:

1. *Not support the proposed extension to the Lancelin South Structure Plan and Stage One – Outline Development Plan;*
2. *Not support the proposed subdivision of Lot 9001 Lancelin Road, Lancelin (Stages 5 and 6 of the Lancelin South Estate);*
3. *Direct the CEO to inform the WAPC of the Shire's planning timeframe and dispute concerns in relation to these matters;*
4. *Authorise the CEO to take the necessary steps and utilise resources as required to resolve the developer dispute; and*
5. *Withhold all support and approvals in relation to this development until the dispute is resolved.*

CARRIED UNANIMOUSLY 8/0

Notwithstanding Council's position, the LSSP was approved by Department of Planning officer's under delegated authority, for a further 10 year period and as such expires on 19 October 2035.

The officer is aware that the LSSP is currently being revised by the landowner, however at the time of writing this report, an amendment has not yet been lodged.

Subdivision Status

The WAPC is the responsible authority for subdivision approvals in Western Australia. Subdivision applications are registered by the Department of Planning, Lands and Heritage (DPLH) and then referred to relevant State agencies and the local government for comment.

The subdivision approval history to date is outlined below:

- In July 2011, subdivision approval (143820) was granted for Stage 1 to create 50 lots. Lot uptake for Stage 1 was slow, which resulted in considerable time until further subdivision was progressed.
- On 13 March 2023 subdivision approval (163013) was granted for Stage 2, with a revised plan being approved on 23 May 2023. Stage 2 is partially constructed, however is currently in obedience due to a civil dispute between the landowner and civil contractor. Stage 2 consist of 66 lots.
- On 23 May 2024 Stages 3 and 4 (164479) were approved. Construction of these stages has commenced and consists of 119 lots.
- On 30 April 2025 Stages 5 and 6 (163013) were approved. Construction of these stages is yet to commence and consists of 252 residential lots and 1 commercial lot.
- Subdivision approval for Stage 7 and 8 (202157) has been applied for, however has not yet been determined, and comprises of 353 Lots.

Table 1 below outlines the relevant subdivision Stage and Lot breakdown.

Stage	No. of Lots	Status
1	55	Constructed
2	66	(under construction, however currently in obedience due to civil dispute between landowner/civil contractor).
3 & 4	119 lots	under construction.
5 & 6	253	No action to date.
7 & 8	353	Subject to being approved.
Overall		Total – 846 Lots

Subdivision approval for Stages 5 and 6 contains the following relevant subdivision conditions:

1. *Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:*
 - a) *lots can accommodate their intended use; and*
 - b) *finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.*
2. **Prior to the commencement of subdivisional works**, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with the approved Lancelin South Local Water Management Strategy.
3. *Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision,*

for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission.

4. ***Prior to the commencement of subdivisational works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and***

In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisational works have been carried out in accordance with the pre-works geotechnical report.

12. ***Prior to the commencement of subdivisational works, the Transport Impact Assessment by Stantec (dated 19 December 2024) is to be updated to include a Safe Walk to School assessment in accordance with Volume 3, Section 7.10.9 of the Western Australian Planning Commission's Transport Impact Assessment Guidelines. The revised Transport Impact Assessment shall identify any deficiencies and propose measures to address these in relation to the primary school site identified immediately adjacent to the application site within the Lancelin South Stage 1 Outline Development Plan. Subdivisational works shall incorporate and be undertaken with the recommendations contained within the revised Transport Impact Assessment.***

Development Applications

Council at its OCM on 20 May 2025 considered an Application for Development Approval for Bulk Earthworks to remove a small sand dune located in the development area for Stages 5/6 (201298) and to relocate the material to an area of land in Stages 3/4 (164479) which requires fill to be imported for subdivisational works. Council resolved as follows:

That Council refuse Development Approval for 'Bulk Earthworks' on Lot 9001 Lancelin Road, Lancelin for the following reasons:

1. *Having regard to Clause 67(2)(a) of the Deemed Provisions, the development is inconsistent with the objectives of the zone (clause 3.2.9) under Local Planning Scheme No. 9.*
2. *Having regard to Clause 67(2)(b), (h), (w) and (zb) of the Deemed Provisions, the proposal is inconsistent with the principles of orderly and proper planning.*

Advice Notes:

1. *If you are aggrieved by the conditions of the approval, you have the right to request that the State Administrative Tribunal (SAT) review the decision under part 14 of the Planning and Development Act 2005.*

The determination notice was issued on 27 May 2025. The landowner did not appeal the decision to the SAT as would ordinarily be the case if aggrieved. The landowner seems to have relodged the same application to now be considered by the RJDAP, presumably in the hope that a different decision will be reached to that of the Shire Council.

Given subdivision approval for Stages 5/6 remained unapproved at the time of lodgement of the above application, the removal of the material on the 'balance lot' constituted development under the *Planning and Development Act 2005* for which no exemption applied. That situation has changed given subdivision approval for Stages 5 and 6 have since been forthcoming. The works are therefore no longer located on the parent lot.

It should also be noted that the above decision was determined prior to WAPC approving an extension to the LSSP. Part of the officer's concern at the time was uncertainty in relation to the LSSP status and how progression of urban development with that uncertainty did not align with the zone objectives.

Council, and the officer, also formed the view that bulk earthworks should be considered via the relevant subdivision conditions. This would be the orderly and proper way to progress subdivision related works.

The applicant maintained that the development proposal was to nevertheless be determined given timing constraints with respect to preparing engineering drawings related to the relevant stages of subdivision. The officer views this approach as somewhat unorthodox.

Wastewater Treatment Plant (WWTP)

In March 2017, the Economic Regulation Authority (ERA) granted a Water Services Licence No. 47 (WL47) to Lancelin South Pty Ltd for the provision of potable water supply, non-potable water supply and sewage services within the licensed development area.

It should be noted that the existing residential development (i.e. Stage 1) is serviced by a Waste Water Treatment Plan (WWTP) that was approved by Council on 17 April 2018. Condition 3 of the development approval states:

3. *This approval is valid for a period of **five years** from the date of this notice or until residential development encroaches within the 300 metre buffer, whichever occurs first. At that time, the Temporary Waste Water Treatment Plant is to be decommissioned and removed from the subject lot with the area remediated to a standard that can facilitate the future residential development to the satisfaction of the Shire of Gingin.*

The WWTP approval therefore expired in 2023.

The applicant was initially seeking permanent approval for the WWTP so it could accommodate the growth of the Lancelin South community. The Shire advised that the proposal compromised the intent of the Structure Plan as the location extended over land that is identified for residential purposes, and that it would not be supported. The applicant subsequently provided advice that the WWTP is temporary only and will eventually be relocated.

Stage 2 subdivision works began connecting to the existing WWTP infrastructure, however was not completed.

It should be noted, as outlined in the Applicant's proposal, subdivision approval conditions ensure the provision of a sewage service to each lot with further guidance under advice notes. The clearing authority is 'Licensed Service Provider' or 'Lancelin South Water' which happens to be a company whose sole shareholder is VIMG WA Pty Ltd, and whose sole director is the same person as the director of VIMG WA Pty Ltd and the registered proprietor of the land.

The Shire is of the view that this is a conflict of interest and provides for self-certification of Lots to connect into an existing and unapproved WWTP. The adequacy of the existing system is unknown and it remaining in the current location does not align with the LSSP.

The Shire is aware that the Department of Health (DoH) is currently investigating operational issues associated with the existing WWTP. The proposal is silent on how the development will connect to or be serviced by an approved WWTP or what the intent of the existing infrastructure is.

The above non-compliance raises concerns with respect to facilitating development that achieves appropriate standards of community health, safety and amenity. The subject lots encroach closer to the WWTP. It also raises questions of orderly and properly planning, as it is not appropriate to continue approving additional lots in the absence of a clear, independent, approved and long-term solution to the wastewater regime.

Legal dispute

Two items of recent litigation have been initiated by VIMG against the Shire:

- Judicial review proceedings commenced in the Supreme Court of Western Australia on 2 April 2025; and
- Review proceedings commenced in the State Administrative Tribunal (SAT) on 28 March 2025.

In the Supreme Court judicial review proceedings, VIMG challenges the validity of the DoA entered into by VIMG entities with the Shire of Gingin. The current DoA is a successor arrangement to a series of earlier deeds with the Shire, where the other party was initially the 2001 landowner J Matthews, and more recently various VIMG entities. The first such deed was entered into in 2001.

There is significant history in this regard, which the officer does not view as relevant for the RJDAP to consider the proposal before it.

The Shire and ViMG are still working through the Supreme Court process, and a potential out of court settlement, until either process is finalised there is still a large degree of uncertainty in relation to the provision of community infrastructure aligned of this development.

The review proceedings commenced in the SAT related to Councils resolution from 18 March 2025 (referenced under Structure Plan overview above), notwithstanding that

local government is not the decision maker with respect to subdivision applications. This proceeding has since been withdrawn via consent.

Legislation and Policy:

Legislation

Local Planning Scheme No. 9

Planning and Development (Local Planning Scheme) Regulations 2015

- *Schedule 2 (Deemed Provisions)*

The following provisions of 'Clause 67 (2) – Consideration of application by local government':

- (a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*
- h) any structure plan or local development plan that relates to the development;*
- w) the history of the site where the development is to be located;*
- zb) Any other planning consideration the local government considers appropriate.*

State Government Policies

Liveable Neighbourhoods (WAPC)

Government Sewerage Policy (2019)

Operational Policy 1.1 – Subdivision of Land - General Principles (WAPC)

Operational Policy 2.2 – Residential Subdivision (WAPC)

Structure Plans/Activity Centre Plans

Lancelin South Structure Plan (LSSP)

Local Policies

Nil.

Consultation:

Public Consultation

Nil.

The proposal is not viewed as generating the need for stakeholder consultation. If the typical approval pathway was followed (i.e. satisfying related subdivision conditions), then no external agencies would be consulted from the Shire's Engineering Team.

Planning Assessment:

The subject land is zoned Future Development, the objectives of which are to:

- a) *Designate land considered to be generally suitable for future development and to prevent such land being used or developed in a manner which could prejudice its possible future use for planned infrastructure.*
- b) *Provide for sustainable development of land in an orderly manner with appropriate levels of physical infrastructure and human services; and*
- c) *Ensure the orderly development of the land, through the requirement for the preparation and endorsement of a Structure Plan in accordance with the provisions of Part 4 of the deemed provisions, as a pre-requisite to subdivision or development of the land.*

Progression of urban development on the land aligns with the recently approved LSSP. The proposal is generally consistent with the objectives.

Use Classification

Development proposals are applied a use class, which correlates with permissibility under the zoning table under LPS 9. The 'Future Development' zone references that uses classes are to be 'in accordance with clause 3.4.3'.

Clause 3.4.3 of LPS 9 states:

3.4.3 *If the Zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land.*

- a) **a structure plan**
- b) *An activity centre plan*
- c) *A local development plan*

As noted above, progression of urban development over the development area aligns with the LSSP. There is no fundamental use issue identified.

Planning and Development (Local Planning Scheme) Regulations 2015 (Deemed Provisions)

In accordance with Schedule 2, Part 9, Clause 67 of the Deemed Provisions, the local government is to have due regard to a range of matters to the extent that, in the opinion of the local government, those matters are relevant to the subject of the application. Relevant considerations have been outlined above. The following section considers the notion of 'orderly and proper planning'.

Orderly and Proper Planning

Orderly and proper planning is a standard used to assess whether a planning decision (especially one involving discretion) is acceptable. It requires that decisions are consistent with the planning framework, not arbitrary or ad hoc, and that any departure from standards or policies is justified.

If departing from policy, standard, or baseline, decision-makers need a 'sound or cogent reason' grounded in planning principle. It can't just be whimsy or convenience.

There should be consistency in decision making. Similar cases under similar circumstances should produce similar decisions. If prior decision(s) exist under the same framework and facts have not substantially changed, consistency is expected. If circumstances differ or past decisions involved error, then a different result will naturally be acceptable.

Piecemeal approvals should be avoided, meaning that approving parts of a development ahead of the necessary framework or without sufficient detail can be contrary to orderly and proper planning. There should be some holistic consideration or ensuring earlier approvals do not undermine future decision making capacity.

In view of the above, the officer makes the following comments:

1. Essentially the same proposal, albeit proposed in a slightly different manner, was determined by Council and ultimately refused. The officer accepts that the circumstances have changed somewhat since this decision, being that the duration of the LSSP has now been extended.

In the officer's view, the circumstances have not altered so significantly that the proposal warrants a different decision. The decision making body should not alter how the same planning framework is applied. If the proponent was aggrieved by the decision of Council, appeal rights could have been enlivened, rather than seek a different decision from a different decision maker.

2. The avenue to undertake bulk earthworks via the development approval process is seemingly driven by convenience. No objective basis has been demonstrated in the proposal. The proponents civil engineer is busy and unable to produce the civil drawings in a timely manner for the Shire to assess the suite of civil documents holistically, in the context of the broader suite of subdivision conditions. Convenience is not a sound or cogent reason to depart from industry practice, being that subdivision conditions govern subdivision works.
3. The proposal represents a piecemeal approach to consideration of civil/engineering drawings. Bulk earthworks should be considered by the engineering officer in the context of the broader subdivision conditions. Bulk earthworks should be assessed and align with detailed civil drawings, that aligns with an approved geotechnical report, which are likewise assessed and should align with the details of approved Urban Water Management Plan (UWMP).

The bulk earthworks being considered in isolation, and prior to other significant documents (geotechnical report and UWMP) from be lodged, inhibits or may restrict the ability of interconnected engineering requirements and subdivision conditions from being objectively determined.

4. To repeat a component of the 'background' section of this report, subdivision approval for Stages 5 and 6 contains the following relevant subdivision conditions:
 5. *Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:*
 - a) *lots can accommodate their intended use; and*
 - b) *finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.*
 6. **Prior to the commencement of subdivisional works**, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with the approved Lancelin South Local Water Management Strategy.
 7. *Engineering drawings and specifications are to be submitted and approved and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission.*
 8. **Prior to the commencement of subdivisional works**, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and

In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.
 12. **Prior to the commencement of subdivisional works**, the Transport Impact Assessment by Stantec (dated 19 December 2024) is to be updated to include a Safe Walk to School assessment in accordance with Volume 3, Section 7.10.9 of the Western Australian Planning Commission's Transport Impact Assessment Guidelines. The revised Transport Impact Assessment shall identify any deficiencies and propose measures to address these in relation to the primary school site identified immediately adjacent to the application site within the Lancelin South Stage 1 Outline Development Plan. Subdivisional works shall incorporate and be undertaken with the recommendations contained within the revised Transport Impact Assessment.

Bulk earthworks are essentially the first tranche of subdivision works. The landowner has a legal obligation to satisfy conditions 2, 4 and 12 referenced above, **before** subdivisional works commence. The supporting information is silent on how these obligations have been satisfied. It would not be an orderly and proper decision to authorise subdivision works to commence prior to the subdivision conditions being fulfilled, exposing the landowner to the risk of committing an offence. Furthermore, to authorise subdivision works to commence prior the subdivision conditions being fulfilled undermines the integrity of the subdivision conditions.

In view of the above, the proposal is not viewed as satisfying various standards as to whether the development represents orderly and proper planning in the circumstances.

Conclusion:

The proposal represents progression of subdivision works that align with an approved structure plan.

It is open for the decision maker to approach the proposal in a pragmatic manner, that essentially enables earthworks to commence while the engineering details are finalised.

There is significant site history related to the subdivision and the broader consideration of urban development on the property. The current litigation environment between the Shire and landowner, and specifically the dispute relating to the DoA that provides details in relation to community infrastructure, provides a significant degree of uncertainty around this development that warrants a cautious approach to approvals that depart from normal planning or engineering practices.

Bulk earthworks are generally considered under the applicable subdivision conditions, however for convenience and time efficiency, the proposal seeks to bypass the traditional approval pathway.

The supporting information is silent on key considerations that primarily relate to the principles of orderly and proper planning. There is no clear basis, with sound planning merit, that warrants the approach taken. The integrity of separate subdivision conditions may be compromised and it may set an undesirable precedent.

On balance of the information above, the officer does not support the proposal.

Alternatives

The officer accepts that the decision makers may view the proposal in a favourable manner, in which the case the recommendation can be substituted with the following:

That the Regional DAP resolves to:

2. **Accept** that the DAP Application reference DAP/25/02964 is appropriate for consideration as it aligns with the Lancelin South Structure Plan and is compatible with the objectives of the Future Development zone in accordance with Clause 3.2.9 of the Shire of Gingin Local Planning Scheme No. 9;
3. **Approve** DAP Application reference DAP/25/02964 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning*

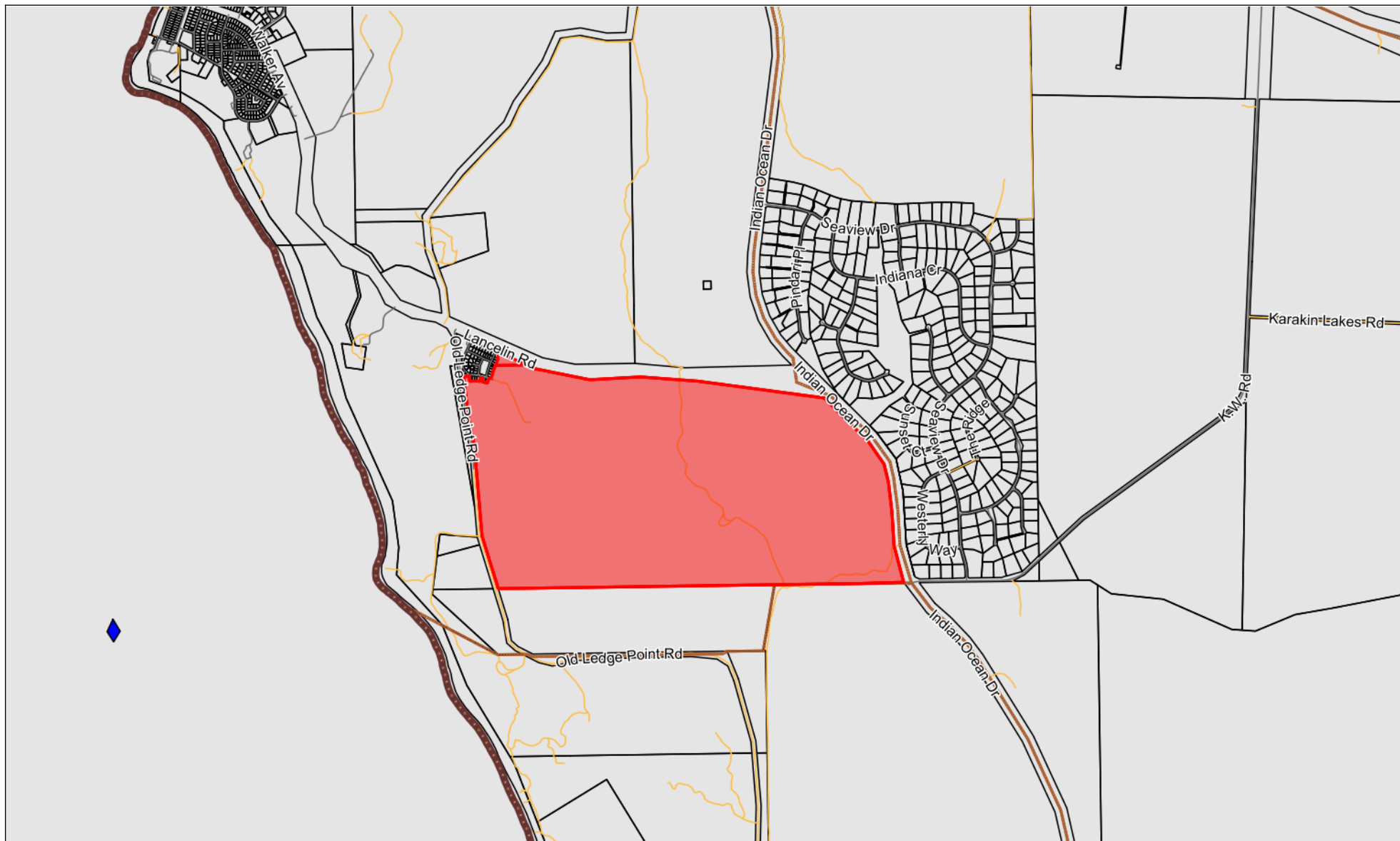
and Development (Local Planning Schemes) Regulations 2015, and the provisions of the Shire of Gingin Local Planning Scheme No. 9, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development shall be undertaken in accordance with the approved plans and accompanying documentation unless otherwise conditioned by this approval.
3. This approval is for bulk earthworks only, as indicated on the approved plans.
4. Prior to the commencement of site works, a Dust Management Plan is to be submitted to and approved by the Shire of Gingin, that at a minimum includes the following:
 - a) Dust suppression methods.
 - b) Availability of water carting.
 - c) Contingency methods (i.e. cessation of activity in unfavorable weather conditions).
 - d) Use of Hydromulch and or Dustex (or approved similar products) on finished works and stockpiles.
 - e) Location, number, height and size of stockpiled material.
 - f) Wind fencing.
5. Prior to the commencement of site works, a Noise and Vibration Management Plan is to be submitted to and approved by the Shire of Gingin, that at a minimum includes the following:
 - a) Dilapidation reports for nearby properties.
 - b) Operating hours

Advice Notes

1. If you are aggrieved by this decision, you have the right to request that the State Administrative Tribunal (SAT) review the decision under Part 14 of the *Planning and Development Act 2005*.
2. Where an approval has lapsed, no development may be carried out without further approval of the local government/Development Assessment Panel having first been sought and obtained.



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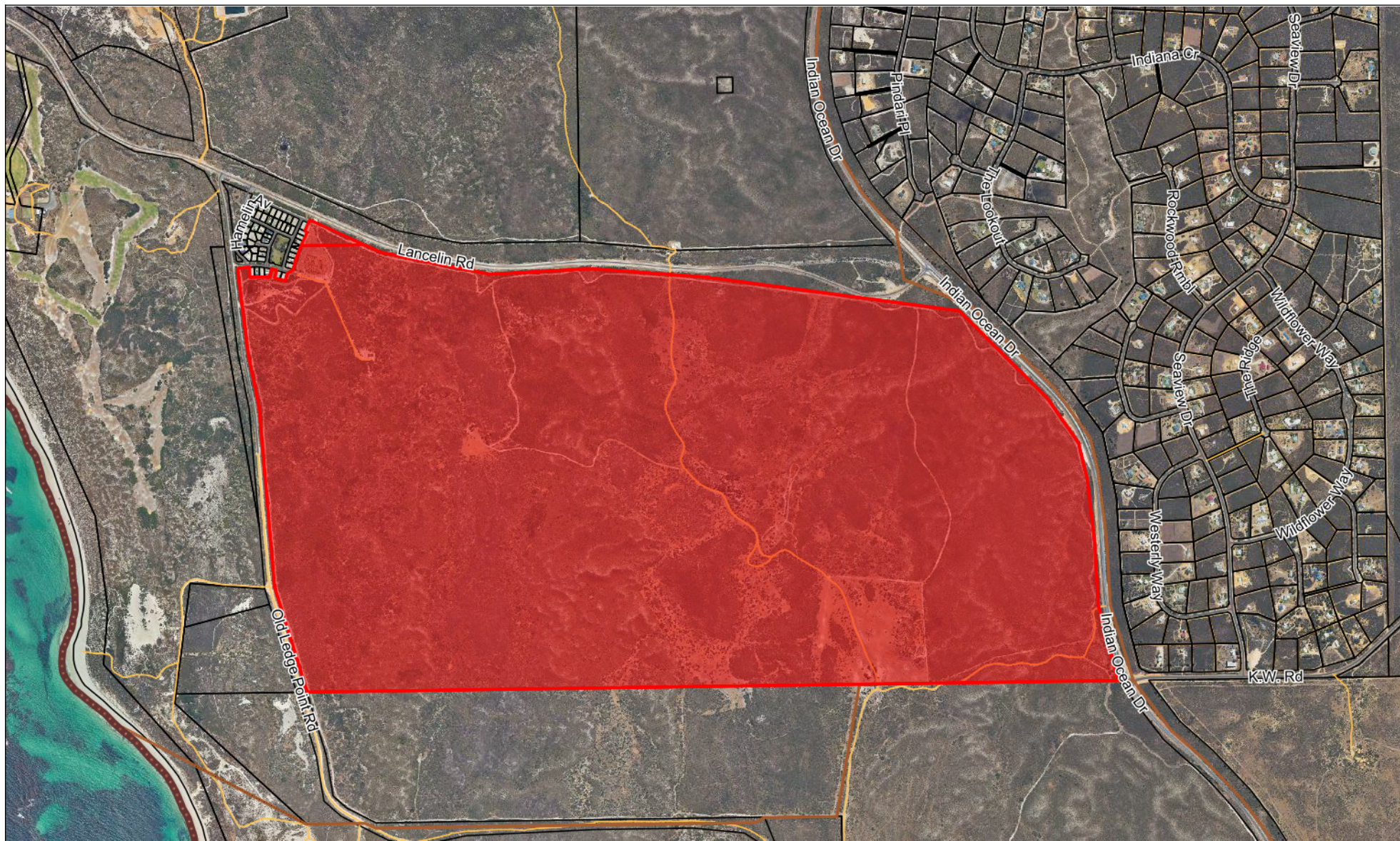
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Location Plan - Subject Lot

Scale: 1:43894

Date: 05/03/2025





7 Brockman St
Gingin WA 6503
P: 08 9575 5100
255 Vins Way
Lancelin WA 6044
P: 08 9575 5155
E: mail@gingin.wa.gov.au

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Aerial Map - Subject Lot

Scale: 1:21947

Date: 05/03/2025



Williams Consulting- Town Planning and Project Management

0418 116 216 sam@williamsconsulting.page 354 Redman Road, Scotsdale WA 6333

14 August 2025

Chief Executive Officer
Shire of Gingin
PO Box 510
Gingin WA 6503

Dear Sir/Madam,

DEVELOPMENT APPLICATION (BULK EARTHWORKS) - LOT 9001 LANCELIN ROAD, LANCELIN

The following application has been prepared on behalf of the owner of Lot 9001 Lancelin Road, Lancelin (the **site**), VIMG WA Pty Ltd. This application seeks approval from the Shire of Gingin to undertake bulk earthworks associated with construction of Stage 5 and 6 of the Lancelin South residential estate, and bushfire mitigation works surrounding the development.

A legal description of the site is provided in **Table 1**. A copy of the Certificate of Title is provided at **Appendix A**.

Lot No.	Area (ha)	CT Vol/Fol	Plan No.	Ownership
9001	540.97	2816/596	P073642	VIMG WA PTY LTD

Table 1: Subject Site Legal Description

Development of Lancelin South commenced in 2011, with various stages created/under construction as follows:

- **Stage 1**- Circa 50 lots developed with all lots sold and up to 30 houses constructed.
- **Stage 2** with WAPC ref: 163013 - 66 lots currently under construction, with titles expected in July 2025. All lots comprising stage 2 have been pre-sold.
- **Stage 3 & 4** with WAPC ref:164479 - 119 lots. Civil works have commenced, with titles expected mid 2026. All lots comprising Stage 3 and 4 have been pre-sold.
- **Stage 5 & 6** with WAPC ref: 163013–253 lots, with WAPC subdivision approval issues and all lots have been pre-sold.

The Shire of Gingin recently issued approval to quarry 42,145m³ of clean fill from Stage 5 and 6, to be used for fill in Stage 3 and 4 to achieve suitable ground levels for the approved residential lots. **Figure 1** overpage illustrates the extract from Stage 5 and 6 comprising this approval.

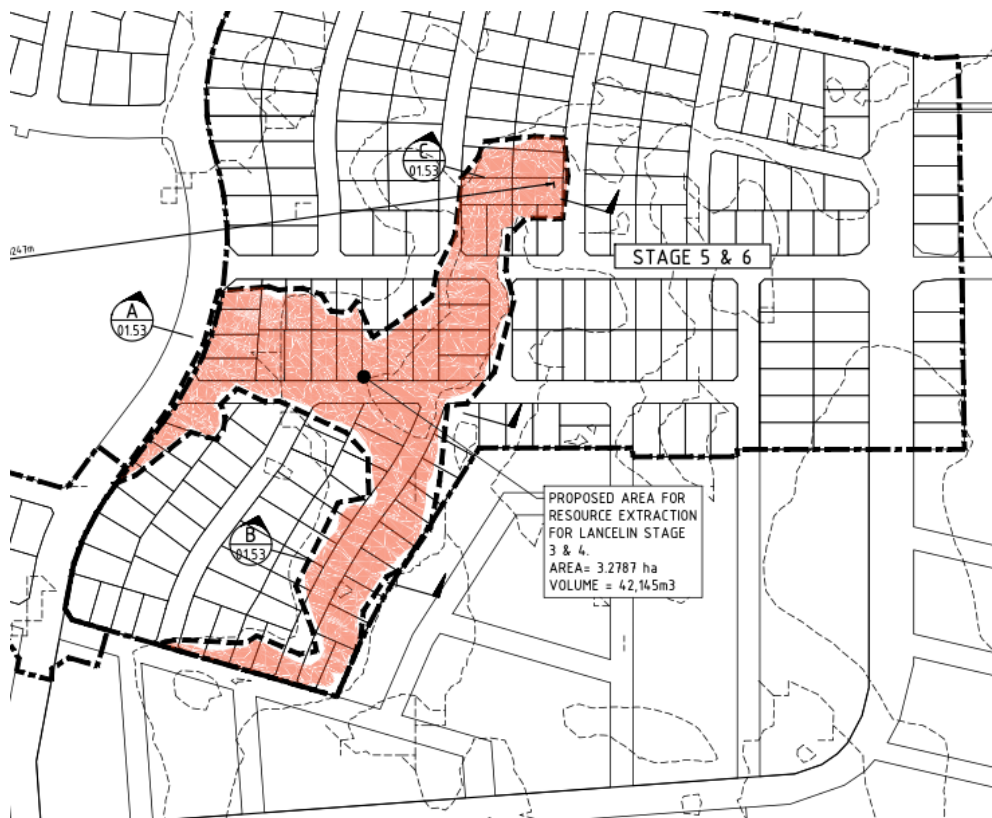


Figure 1- Area of land within Stage 5 and 6 approved for clean fill quarry Source: Peritas

This application seeks to progress the development of Stage 5 and 6 in line with the recent WAPC subdivision approval of the site, ahead of the submission of a full set of engineering drawings with the Shire of Gingin- Refer **Figure 2- WAPC subdivision approval plan**.



Figure 2- Stage 5 and 6 WAPC Approval Plan

Source: Williams Consulting

Engineering drawings illustrating the sought bulk earthworks approval are included within **Appendix B**. With respect to the development works comprising this application, the following is proposed:

- The clearing of vegetation identified on the subdivision plan as the “Extent of Subdivision Works”. This clearing will comprise the residential lots being created and the required bushfire mitigation works south of Lancelin Road.
- Mulching and stockpiling of cleared vegetation off-site.
- Stockpiling of topsoil from the identified residential lot areas within the bushfire mitigation area, south of the proposed lots.
- Excavation of identified high points of the site to create the finished lot levels (note: the extent of excavation is illustrated on the bulk earthworks plan).
- Placement of fill on the required lots to create the finished lot levels.
- Excavation of select areas outside the residential lots comprising this approval, as identified in the bushfire mitigation works area. This is necessitated to ensure future Stage 7 and 8 residential lots to the south and east of Stage 5 and 6 seamlessly marry in with the finished levels comprising this application.
- Stockpiling of surplus fill within the area of current subdivisional works area for the Lancelin South development.

Prior to commencement of works a suitable management plan will be submitted by the contracting civil engineer with the Shire. This will include all items relating to the management of the development of works including:

- A Dust Management Plan confirming water carts will always be on site. Stabilisation of finished works and stockpiled materials using Hydromulch and or Dustex or approved similar products. Wind fencing pending the status of homes constructed within the direct vicinity.
- Noise and Vibration management plan, pending the status of homes constructed within the direct vicinity.

The works are forecast to commence shortly after development approval and will be completed within two months. Concurrently with the bulk earthworks being undertaken, the project civil engineer will lodge a set of detailed engineering drawings with the Shire for the required civil works to complete the development of Stage 5 and 6.

Should you have any questions regarding the information contained in this correspondence, please do not hesitate to contact the undersigned on 0418 116 216.

Yours faithfully,



Sam Williams
Town Planner

Enc:

Appendix A –Certificate of Title

Appendix B –Engineering Drawings

APPENDIX A – CERTIFICATE OF TITLE

D 4SA4RN



0 BSAR0 : 80

A8A: 4 NBM14R

CTluRe 5TIN

2816 596

RECORD OF CERTIFICATE OF TITLE

BN3 4R A7 4 AR0 NS54R O5 : 0 N3 0 2 A 1-. (

AM UeWTS IeshHGeI N Y4 KWYsHMeI ule N Y4 WLNyWl UWTUWYTWIKFS esYF4 N Kee sRR Ule N Y4 IFSI I esHGeI GeITw suGCHYI Y4 WseWFYNSs, HISI NTSs FSI I eUWIR NHISYFSeI N Y4 TMLNFI LWSY(NKF LWSYNsueI FSI Y YMe RRNFYTS s,NsYVesYs, SHRGWSHesFSI STYKHFYNSs sMTwS N Y4 seHISI sHMeI ule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

: OA. 001 ON 3 4POS8A43 P: 0 N , (6) 2

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

C8M6 D0 PAE : A3 O5 SB8A4 12 P84R 2/(1(7 829 SON RO0 3 3 0 D 4S PO8NA NSD 2000
(T P201997) REGISTERED 30/6/2022

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

1. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 73642 AS CREATED ON DEPOSITED PLAN 51420 AND INSTRUMENT K42376 AS TO PORTION ONLY
2. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 73642 AS CREATED ON DEPOSITED PLAN 51420 AND INSTRUMENT K42377 AS TO PORTION ONLY
- (P201999 MORTGAGE TO MC LANCELIN PTY LTD OF 90 COLLIN STREET MELBOURNE VIC 3000 REGISTERED 30/6/2022.
-) P202000 20 C40 A 1 E S7 8R4 O5 6 8N6 8N : O3 6 43 (0/6/2022.

D FVSL/ 0 HwWsyseFWMIKY4 sPeYMIKY4 IFSI sMull Ge TGFNSeI wMeWLeYNTKUTSNTS, I NR eSsNTSs TWFWF TKY4 ITYN WvU4N4I .
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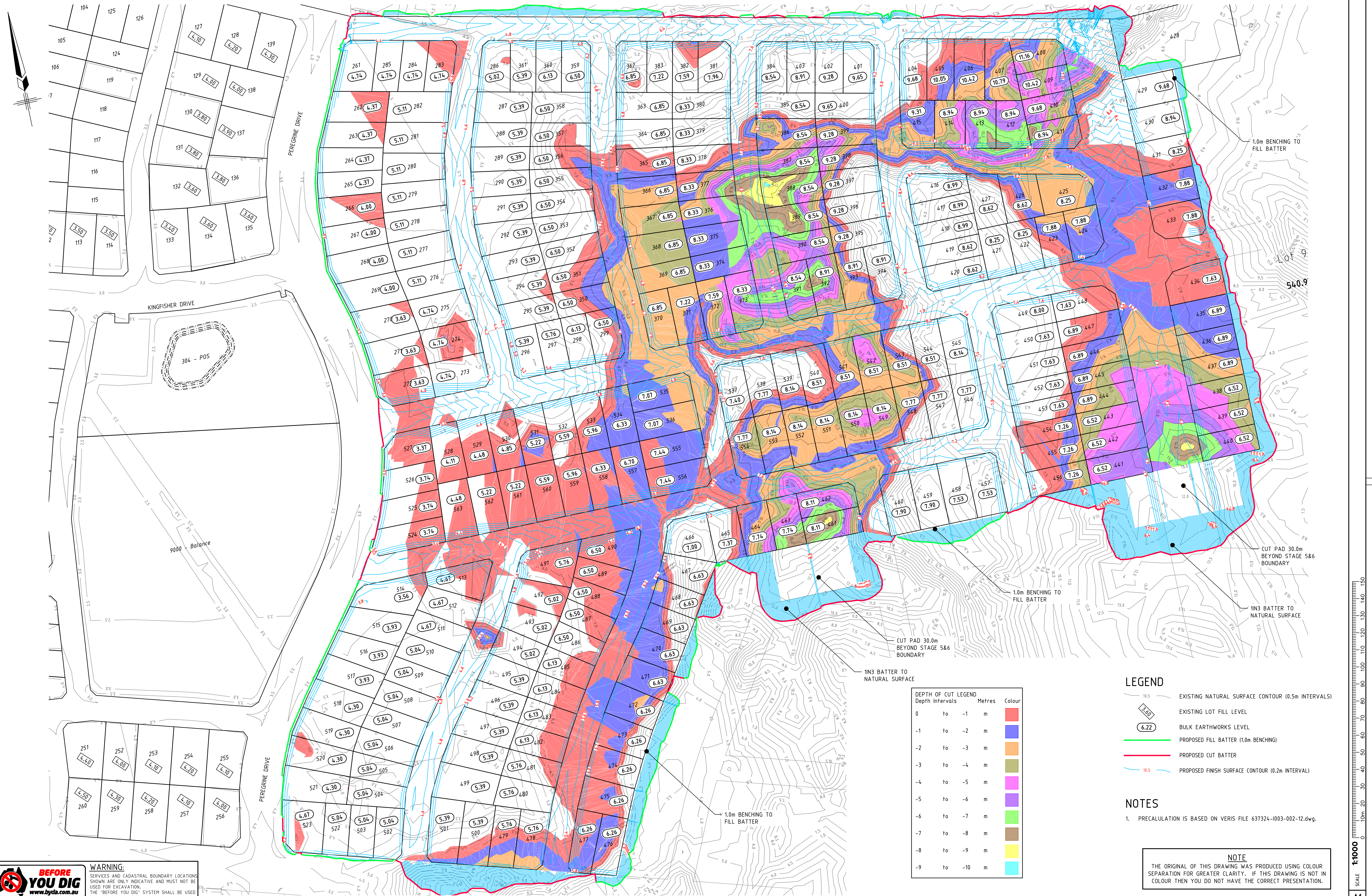
-----END OF CERTIFICATE OF TITLE-----

56 A6 EME1 65:

AM sYF4ReSY seYTuYGeITw FwSTYNSYSeI el Y Ge STWMTull Y4y Ge W4NI TS Fs suG4Y4s KTWsUeHNTS TKY4 IFSI
FSI Y4 W4evFSYI TH4ReSY TW4TWIF4 LTveW4ReSY leLFI, suWeySL TW4Y4W4W4essNSFI FI v4N4.

SKETCH OF LAND: 3 P, (6) 2
PREVIOUS TITLE: 1696-283, 2646-97
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
: O20 : 6 OC4RNM4NA0 BA7 OR8AE/ SHIRE OF GINGIN

APPENDIX B – ENGINEERING DRAWINGS





WAPC ref: 201298
Date: 30 April 2025
Enquiries: Matthew Cosson
6552 4017

Transmitted via email only to: landplanning@education.wa.edu.au,
planning.land.development.referrals@westernpower.com.au, imsoperations@dmirs.wa.gov.au,
mail@gingin.wa.gov.au, swanregionlanduseplanning@dbca.wa.gov.au,
wheatbelt@mainroads.wa.gov.au, WAPC.Referrals@watercorporation.com.au,
EH.eSubmissions@health.wa.gov.au

APPROVAL OF APPLICATION WAPC REF: 201298

Reference is made to an application for the subdivision of Lot 9001 Lancelin Road, Lancelin.

Please be advised the Western Australian Planning Commission has approved application WAPC ref: 201298 and once the attached conditions of approval are fulfilled, is prepared to endorse a Deposited plan in accordance with the plan date-stamped 20 January 2025.

This decision is valid for four (4) years from the date of this notice. The Deposited plan must be submitted within the term of the approval, that is, by the close of business on 30 April 2029.

CONDITION(S):

1. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:
a) lots can accommodate their intended use; and
b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.

(Shire of Gingin)

2. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with the approved Lancelin South Local Water Management Strategy.

(Shire of Gingin)

3. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in

accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission.

(Shire of Gingin)

4. Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and

In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.

(Shire of Gingin)

5. Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the Planning and Development Act 2005.

(Shire of Gingin)

6. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC.

(Shire of Gingin)

7. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
 - (a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider;
 - (b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly; and
 - (c) temporary turning areas are provided to those subdivisional roads that are subject to future extension.
 - (d) embayment parking is provided within the road reserve abutting the proposed

primary school site identified within the Lancelin South (Stage 1) Outline Development Plan.

(Shire of Gingin)

8. Prior to the creation of the first lot, construction of secondary access to Lancelin Road, including any intersection upgrades at the Applicant's/Landowners' expense being either;
 - a) construction of the westernmost north-south road (Stages 3 and 4 – Road 9 dated 16 January 2024 and Stage 2 – Road 5 revised Plan approved 23 May 2023) and its intersection with Lancelin Road, as shown on the plan dated 20 January 2025; or
 - b) upgrading of Old Ledge Point Road and Kingfisher Drive intersection as shown on the plan for Stages 3 and 4 (WAPC Ref 164479) dated 16 January 2024; or
 - c) construction of Road 10 of Stages 3 and 4 and its intersection with Old Ledge Point Road, as shown on the plan dated 16 January 2024.

(Shire of Gingin)

9. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy and DC 1.7 General Road Planning.

(Shire of Gingin)

10. Prior to the creation of the first lot, engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting the application area to the Lancelin townsite in accordance with the approved Lancelin South (Stage One) Outline Development Plan. The approved shared paths are to be constructed by the landowner/applicant.

(Shire of Gingin)

11. Satisfactory arrangements being made with the local government for the full cost of upgrading and/or construction of the intersections at Lancelin Road and the proposed 30m intersecting road reservations as shown on the plan dated 20 January 2025.

(Shire of Gingin)

12. Prior to the commencement of subdivisional works, the Transport Impact Assessment by Stantec (dated 19 December 2024) is to be updated to include a Safe Walk to School assessment in accordance with Volume 3, Section 7.10.9 of the Western Australian Planning Commission's Transport Impact Assessment Guidelines. The revised Transport Impact Assessment shall identify any deficiencies and propose measures to address these in relation to the primary school site identified immediately adjacent to the application site within the Lancelin South Stage 1 Outline Development Plan. Subdivisional works shall incorporate and be undertaken with the recommendations contained within the revised Transport Impact Assessment.

(Department of Education)

13. Information is to be provided to demonstrate that the measures contained in Section 7 'Responsibilities for Implementation and Management of the Bushfire Mitigation Measures' of the Bushfire Management Plan by Bushfire Safety Consulting (Version 2.0 dated 18 December 2024) have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan.

(Shire of Gingin)

14. A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land"

(Western Australian Planning Commission)

15. A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction.

(Western Australian Planning Commission)

16. Arrangements being made for the transfer of land free of cost to the Crown for the provision of a primary school site(s) as shown on the approved Lancelin South Stage 1 Outline Development Plan.

(Department of Education)

17. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision.

(Western Power)

18. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure.

(Western Power)

19. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision.

(Licensed Service Provider)
20. Arrangements being made with a licensed service provider for the provision of a sewerage service to each lot shown on the approved plan of subdivision.

(Licensed Service Provider)
21. Prior to the creation of the first lot, the proposed reserves shown on the approved plans of subdivision for the preceding stages of subdivision within Lancelin South (WAPC Refs: 164479 and 163013) being shown on a diagram or plan of survey (deposited plan) as reserves for Public Open Space and Drainage, and vested in the Crown under Section 152 of the Planning and Development Act 2005. Such land is to be ceded free of cost and without any payment of compensation by the Crown.

(Shire of Gingin)
22. Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government.

(Shire of Gingin)

ADVICE:

1. Condition 2 has been imposed in accordance with Better Urban Water Management Guidelines (WAPC 2008). Further guidance on the contents of urban water management plans is provided in 'Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions' (Published by the then Department of Water 2008).
2. In regard to Condition 7(a), the landowner/applicant is advised that to achieve the dark sky principles, new street lighting is to comply with a correlated colour temperature of 3,000 kelvins or less, shielded luminaires and in accordance with AS/NZS 4282:2019 - Control of the obtrusive effects of outdoor lighting.
3. In relation to Condition 10, the section of shared path connecting the application area to Lancelin townsite is to be constructed along Lancelin Road from the visitor information bay to the application area, being approximately 2.5km from Stage 1 of Subdivision within Lancelin South.
4. In regard to Condition 12, the Department of Transport provides the following advice:
 - a) *The roundabout appears to be planned for the full build out and the intersection will initially be constructed as an unsignalised T-intersection, per figure 5.1 of the TIA, and upgraded as the development progresses.*
 - i. *As such, DoT recommends progression to a roundabout be based on actual usage at the time/accompanying traffic surveys/needs analysis, rather than on forecast traffic*

volumes.

b) If the roundabout shown in figure 4.6 is deemed absolutely necessary as a result of surveys and planning, then:

i. safe crossings reflecting realistic desire lines from the school site to the adjacent residential areas to the north and west must be provided to ensure children and families can cross the road safely, and these crossings are clearly marked and designed with pram ramps and median islands for staged crossings.

ii. the roundabout should be constructed with raised zebra (wombat) pedestrian crossings to give pedestrian movements priority across that intersection.

5. In regard to Condition 13, the Shire of Gingin has advised that there have been dust/sand drift concerns related to the preceding stages of subdivision that have been delivered to date. The WAPC expects that the applicant will ensure that the 100m wide Asset Protection Zone on the eastern and southern perimeter of the subdivision comprises of low threat vegetation (mulched ground cover) rather than bare earth.
6. In regard to Condition 15, the applicant/landowner is advised that State Planning Policy 5.4 Road and Rail Noise (SPP 5.4) states the trigger distance for other significant freight/traffic routes (i.e. Lancelin Road) includes local government roads that meet the criteria of ≥ 100 Class 7 to 12 Austroads vehicles daily. Based on the noise exposure forecast (Table 2), the forecast noise exposure for the default speed 1-2 lane rural road extends to 90m affecting the identified proposed lots.
7. In regard to Condition 17, Western Power provides only one underground point of electricity supply per freehold lot.
8. In regard to Conditions 19 and 20, the landowner/applicant shall make arrangements with Lancelin South Water for the provision of the necessary services. On receipt of a request from the landowner/ applicant, a Land Development Agreement under Section 83 of the Water Services Act 2012 will be prepared by Lancelin South Water to document the specific requirements for the proposed subdivision.
9. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australasia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.
10. The Department of Education and the landowner may enter into a legal agreement or suitable alternative to secure the school site land that is located within the Lancelin South (Stage 1) Outline Development Plan.
11. The applicant/landowner is advised that pursuant to the Commonwealth Telecommunications Act 1997 there will generally be a requirement for the installation of fibre-ready telecommunications infrastructure. Exemptions can be sought for certain types of development. Further information is available from the Australian Government website at Department of Infrastructure, Transport, Regional Development, Communications and the Arts www.infrastructure.gov.au.

If there are any queries in regard to this application, please contact the planning officer listed at the top of this letter.

Sam Boucher.

Ms Sam Boucher
WAPC Secretary
30 April 2025

APPLICATION DETAILS

Applicant	SAMUEL WILLIAMS, Williams Consulting 354 Redman Rd Denmark 6333
Owner	1. VIMG WA Lancelin City Pty Ltd
Application Receipt	16 January 2025
Lot Number	9001
Diagram / Plan	Plan 73642 / Diagram 73642
Location	
C/T Volume/Folio	2816/596
Street Address	Lot 9001 Lancelin Road, Lancelin
Local Government	Gingin, Shire of



SUBDIVISION PLAN

LOT 9001 LANCELIN ROAD, LANCELIN



PART C – OTHER BUSINESS

- 1. State Administrative Tribunal Applications and Supreme Court Appeals**
- 2. Meeting Closure**