

**SHIRE OF CUNDERDIN LOCAL PLANNING SCHEME NO.4**



**FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL**

**Landowner Details**

Name/s:

Joseph John-paul nugues south

ABN (if applicable):

Postal Address:

4079 Goomalling-meckering Road Postcode: 6405

Work Phone:

Fax:

E-mail:

Home Phone:

Mobile Phone: 0437741785

jyrob8@hotmail.com

Contact Person for Correspondence:

Angela Atwell

Signature:

*Angela Atwell*

Date:

22.04.24.

Signature:

*Joseph*

Date:

22.04.24

**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. 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 company signatories underneath the signatures.
- 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.
- iv) Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Cunderdin 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.

**Applicant Details (if different from owner)**

Name/s:

Angela Atwell

Address:

4079 Goomalling-meckering Postcode: 6405



Description of exemption claimed (if relevant):

Nature of any existing buildings and/or land use:

House and land - Res/Rural

Approximate cost of proposed development (excluding GST):

~~XXXX~~

\$10,000

**OFFICE USE ONLY**

Date application received:

Received by:

Application reference number:

Application fee payable: \$

Date of receipt of application fee from applicant:

Receipt number for application fee:



## BEARD Vicki [Meckering Primary School]

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**From:** angie atwell <angelaatwell87@gmail.com>  
**Sent:** Monday, 22 April 2024 8:39 AM  
**To:** BEARD Vicki [Meckering Primary School]

In this is everything you need to know and more of the application for our alpacas at 4079 goomalling-meckering road, 205 Hackett Street, or 34 Stewart road. There are photos attached to see.

I'm happy for for a visit to ensure everything is what it says.

- ♥ Alpaca mix (approx \$35 25kg bag. X5 a week.)
- ♥ Lucerne (8 bales a month)
- ♥ Medeow & oaten if we have too they are a bit to spoilt for it 🌱🌱🌱
- ♥ 4x4500litre rain water tanks all plumbed
- ♥ 5 new shelters 2 existing
- ♥ Horse high fences and colour bond fence 3 metre of neighbors perimeter to never cause damage or affect neighbor.
- ♥ Plenty of tree shade but more to follow.
- ♥ \$1000 worth of native and fruit trees bought and ready for planting once we get some rain.
- ♥ 9 water and bathing troffs
- ♥ Feed shed with pallet stack.
- ♥ Registered Horse float & cage trailers for escape if need be. 2 registered Utes with fitted towballs. (Fit all in both)
- ♥ Member for 2 years of alpaca association
- ♥ Registered with WA primary industry (10-15 alpacas) only 3 entire males.
- ♥ Northam vet & Murdoch uni vet
- ♥ Colostrum,bottles, teets & milk replacement
- ♥ Halter and lead training ( so not wild and can be handled or approached)
- ♥ Nails,teeth, shearing, vaccines and drench done quarterly or yearly but and monitored day to day.
- ♥ Poo is cleaned up every 4 weeks and put in our gardens or sold with sign out front or put on local buy and sell pages.
- ♥ Feeding rotation musuli, Lucerne, fresh grated vegetables & fruits & hay. Grazing grass that is watered from retic.
- ♥ Water checked monitored daily, water and sprinkler for cooling down in extreme heat.
- ♥ Fences checked and maintained as required. Gates locked and secure
- ♥ happy to contribute to cunderdin agriculture school for education purposes. Fibre, shearing, vaccines, drench, handling experience. (Study field)
- ♥ Took "summer" 🐾 our youngest to meckering public school for all the kids to have a pat and teachers loved it.
- ♥ Wool/ fibre donated to toodyay spinners club. Over 9kgs to date.
- ♥ We are not for profit, we do this because we love it. It's makes us zero money 🌱🌱 it's costs us money. ( We love it, kids love it, people passing by love it, )
- ♥ They are all loved,named and adored alpacas. They are part of our family.
- ♥ The people(caravans or just random people) driving past, offen stop and ask for photos with them attached are photos of this
- ♥ Maybe one day we will open our yard up to the cunderdin shire and beyond and be part of the tourist planning. (When Kids are both at school full time and I have more time free for such events).
- ♥ We choose meckering 2 years ago and sold our property down south.
- ♥ I do feel i am a contributing member of the community, sports club, school & generally speaking.
- ♥ 🐾🐾🐾 My apologies for application being 18months late. I did receive from Joe and Brooke. We were very new to the area and were overwhelmed with everything we had to do and get done. Getting it all done and dusted

now with the experience and trial and error over the last 2 years we have definitely found a system that works and happy, healthy & maintained animals.



EXPIRY: 02-Aug-2025

J SOUTH & A ATWELL  
LOT 205  
HACKETT STREET  
MECKERING WA 6405

Brand: A J 4 Regn No. & Pig Tattoo: 00/245  
Earmarks: 006C.031E (on Cattle Left Ear used)

PIC: **WDCR0260**

# Member registration summary

[View payment](#)

Dear ANGELA ATWELL,

Congratulations on signing up as a member of the Australian Alpaca Association. Your membership details are confirmed below. You can now logon to the Members section of the AAA website and also to eAlpaca, using your email address as your Username. Your password for the AAA website has initially been set as your surname, but we recommend you change this the first time you login. For eAlpaca you can change your password using the 'Change password' feature, or, if you have forgotten your password, you can use the 'Forgot password' feature to reset it.

If you have registered a herd prefix and herd code, confirmation will also be sent to you once these have been approved.

We will be forwarding your details to your local regional office, who will be in touch to let you know about regional information and events. Please also follow us on Facebook for national information and events.

If you have any queries please contact the AAA office on (02) 6151 2073.

Full name	Email	Herd prefix (code)	Cost
ANGELA ATWELL	angelaatwell87@gmail.com	SOUTHATWELL (SA77)	\$250.00

Membership cost: \$250.00

Herd cost: \$0.00

Total cost: \$250.00

Thanks,

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## 2.4 Animal equivalents

Using Table 2, an equivalent stocking rate for other animals can be determined.

**Table 2. Animal equivalents for the calculation of stocking rates**

Type of livestock Weight (kg) and animal type	Dry sheep equivalent (DSE)
<b>Sheep</b> 50 kg Wether, ewe 40-45 kg Lambing ewe (ewe and lamb) 75 kg Rams	1.0 1.5 1.5
<b>Cattle</b> 425 kg Milking cow 425 kg Dry cows, yearling, steer or heifer 300 kg Yearling, heifer 200 kg Smaller cattle (Dexter, Lowline) 750 kg Bull, cow with calf Cow with young calf	10.0 8.0 6.0 4.0 15.0 10.0
<b>Horses</b> 450 kg Light 1000 kg Draught 250 kg Pony	10.0 20.0 5.0
<b>Goats</b> 30-35 kg Dry Angora 35-40 kg Cashmere goat 50-60 kg Dry milk goat Milking goat	0.7 1.0 1.5 2.0
<b>Deer</b> 120 kg Red Deer 50 kg Fallow Deer	2.2 1.0
<b>Other</b> 55-120 kg Ostrich average (assumes half introduced feed) 55 kg Emu average (assumes half introduced feed) 150-210 kg Llama 60-70 kg Alpaca	1.4 0.7 3.0 0.8

**Sources:** See acknowledgements and technical publications.

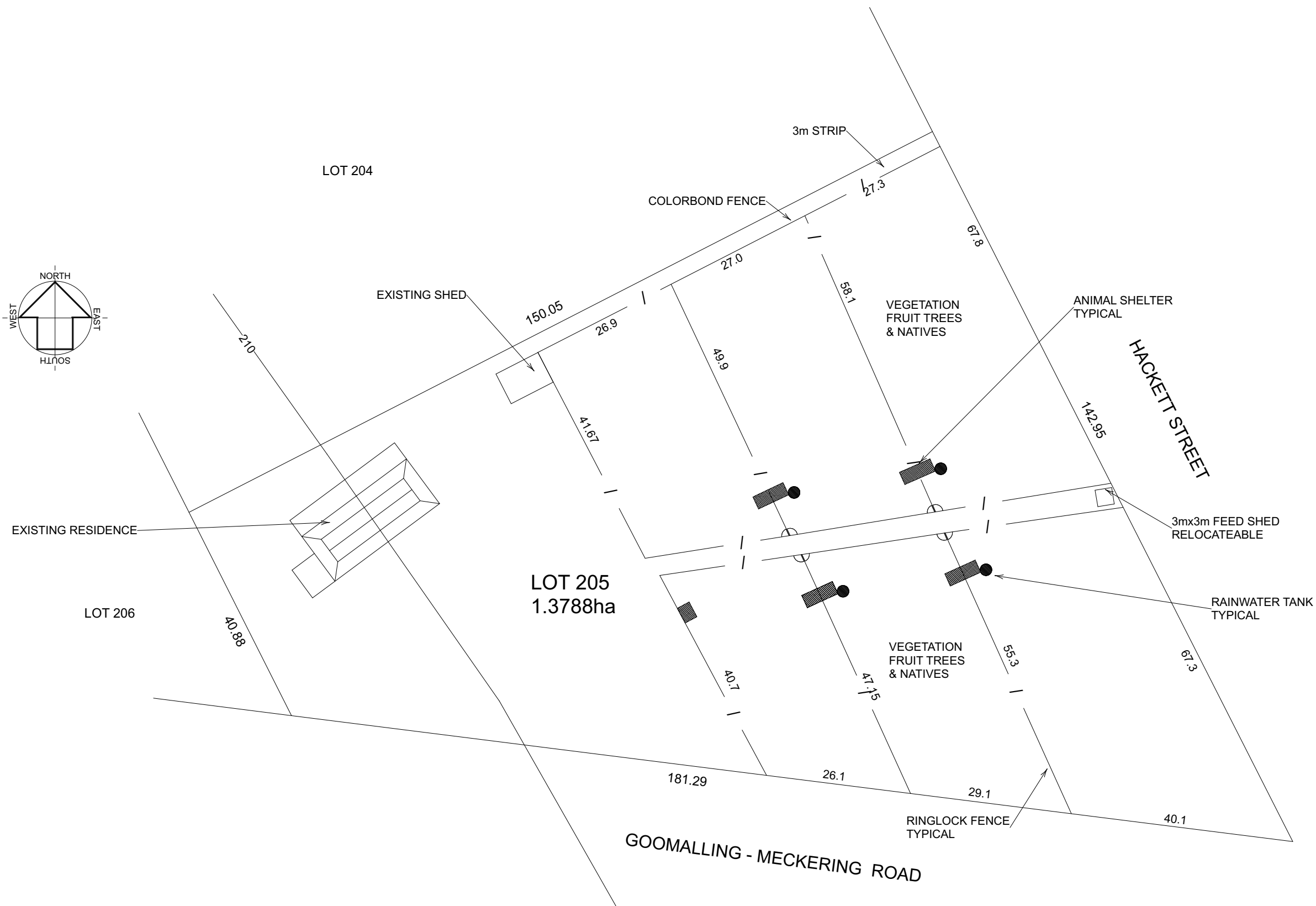
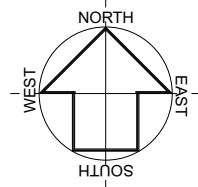
**Note:** Stocking rates are based primarily on the potential for pasture damage which depends on feeding patterns and foot structure.

A 50 kg wether is the accepted standard for Dry Sheep Equivalents (DSE).

Emus and ostriches are not purely grazing animals and require supplementary feeding, hence estimates are conservative to allow for additional manure on the paddocks.

Emus require a licence from the Department of Conservation and Land Management.

**Example:** On a property with 22 DSE you could have either 22 sheep, 2 light horses, one draught horse or 31 dry Angora goats, or any combination of these.



BUILDER SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS  
 WHERE APPLICABLE ENGINEERS DRAWINGS SHALL BE READ IN CONJUNCTION WITH THESE PLANS  
 WRITTEN DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS

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**SITE PLAN**



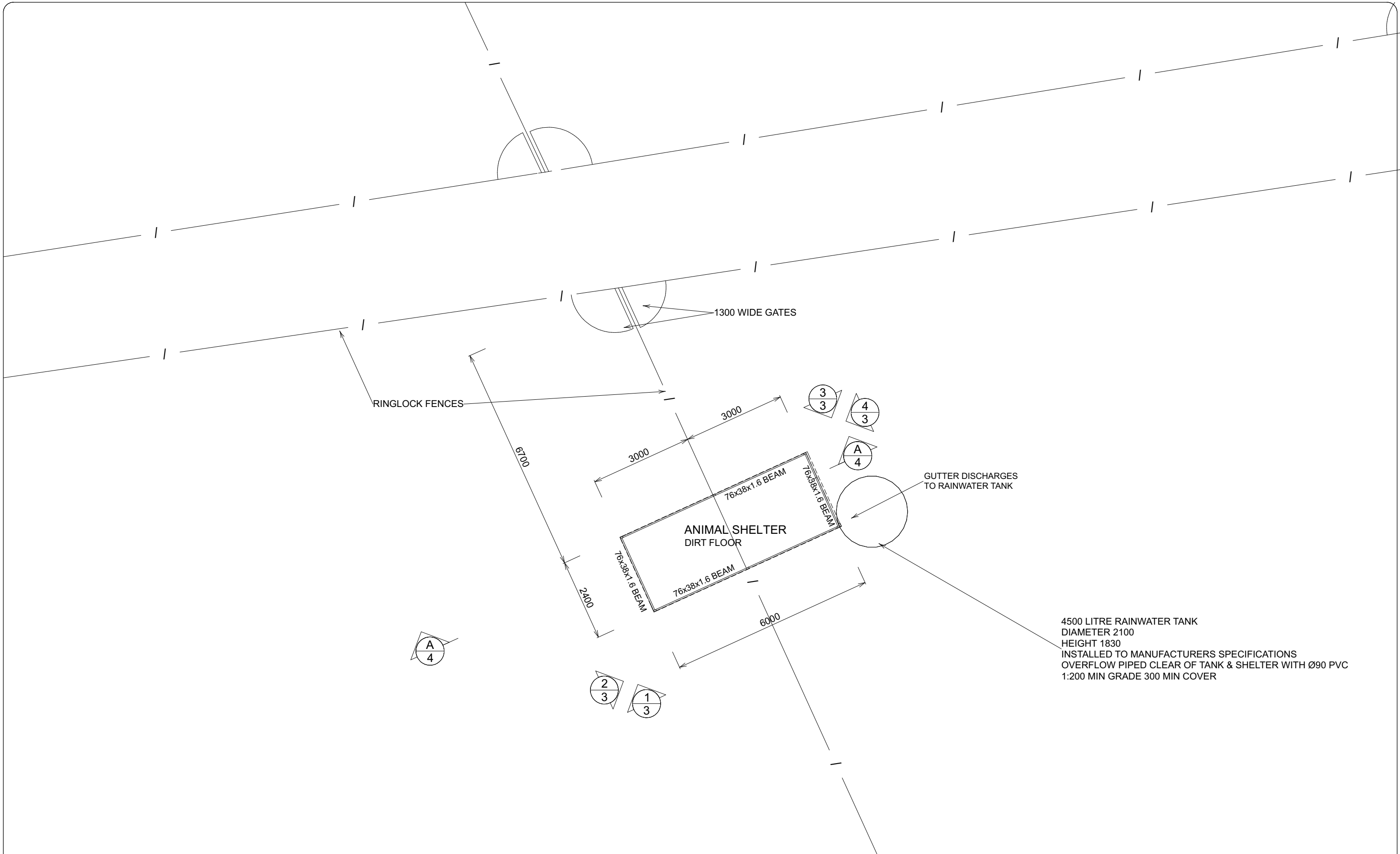
AMENDMENTS  
 A. ISSUED FOR CLIENT REVIEW  
 B. ISSUED FOR SUBMISSION

**AVON VALLEY DESIGN AND DRAFTING SERVICE**  
 ABN 44 819 114 721  
 56 WOODLEY FARM DRIVE  
 NORTHAM W.A. 6401  
 MOBILE : 0419 909 485  
 E-mail : avonvds@bigpond.com

EXISTING ALPACA YARDS  
 FOR A. ATWELL  
 LOT 205 - 4079 GOOMALLING-MECKERING RD  
 MECKERING

DRAWN S.R.C.	DATE APRIL 2024
JOB No <b>23062</b>	SHEET No <b>1 of 4</b>

ISSUE  
**B**



4500 LITRE RAINWATER TANK  
 DIAMETER 2100  
 HEIGHT 1830  
 INSTALLED TO MANUFACTURERS SPECIFICATIONS  
 OVERFLOW PIPED CLEAR OF TANK & SHELTER WITH Ø90 PVC  
 1:200 MIN GRADE 300 MIN COVER

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**PLAN**  
**TYPICAL ARRANGEMENT**



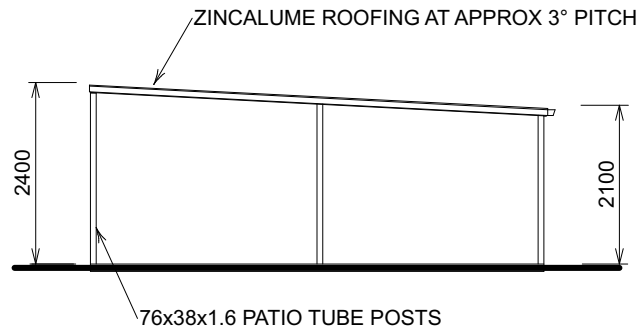
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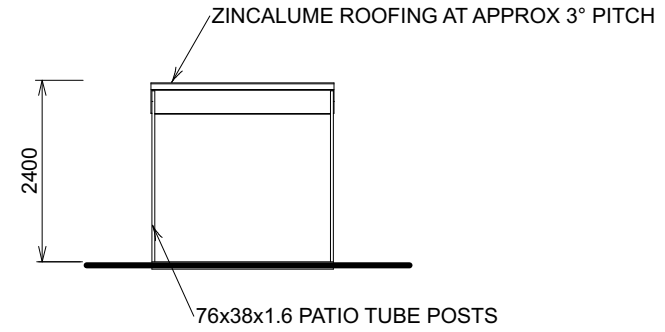
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DRAWN S.R.C.	DATE APRIL 2024
JOB No <b>23062</b>	SHEET No <b>2 of 4</b>

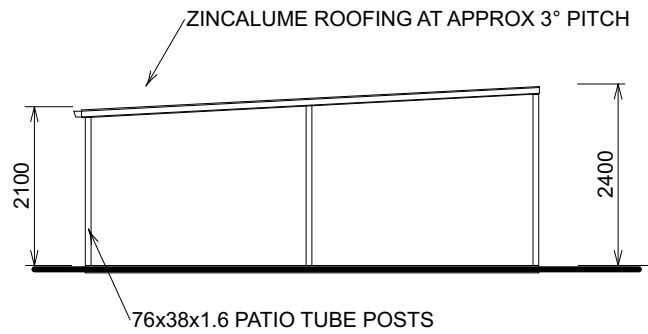
ISSUE **B**



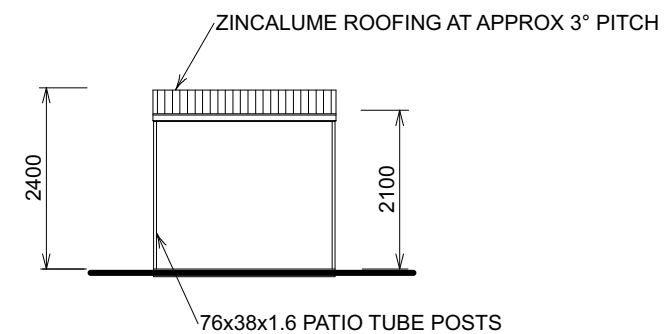
ELEVATION 1/2



ELEVATION 2/2



ELEVATION 3/2



ELEVATION 4/2

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SCALE  
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**ELEVATIONS**



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DRAWN  
S.R.C. DATE  
APRIL 2024

JOB No  
**23062** SHEET No  
**3 of 4**

ISSUE  
**B**

**DESIGN DATA**

1. ROOF LIVE LOAD IS 0.25 kPa TO AS/NZS 1170.1
2. WIND LOADS ARE TO AS/NZS 1170.2 FOR THE WIND REGION A1 AND TERRAIN CATEGORY 2
3. WIND CLASSIFICATION
4. IMPORTANCE LEVEL = 2
5. EARTHQUAKE LOADS ARE TO AS 1170.4 HAZARD FACTOR 'Z' = 0.20
6. FOOTINGS ARE DESIGNED TO FOUND ON TYPE M SOIL AS DEFINED IN AS2870

**EARTHWORK NOTES**

1. TOPSOIL TO BE REMOVED
2. GRUB OUT ANY ROOTS AND REMOVE ANY DELETERIOUS MATERIAL
3. CLEAN SAND FILL TO BE IMPORTED AND COMPACTED IN 300 MAX LAYERS
4. ALL SOIL UNDER FOOTINGS AND SLABS SHALL BE WELL COMPACTED
5. ALL WATER TO BE DIVERTED AWAY FROM HOUSE AND SEPTIC SYSTEM

**CONCRETE NOTES**

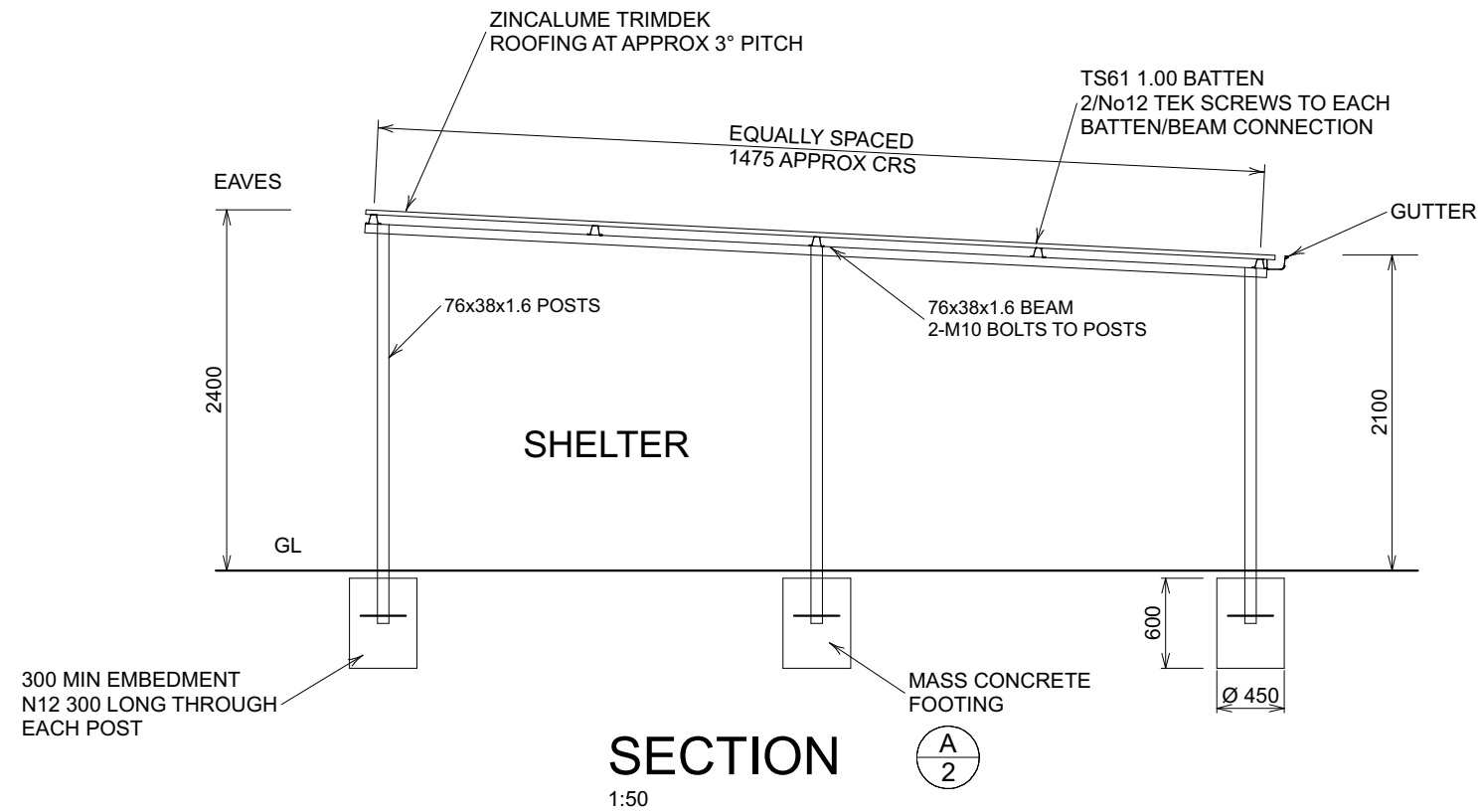
1. ALL CONCRETE WORK SHALL BE TO AS 3600
2. CONCRETE SHALL BE GRADE N20-20-80
3. ALL FERROUS ITEMS EXCEPT REINFORCING EMBEDDED IN CONCRETE OR BELOW GROUND SHALL BE HOT DIP GALVANISED AND PAINTED WITH BITUMINOUS PAINT TO MANUFACTURERS SPECIFICATIONS.

**STEELWORK NOTES**

1. ALL STEELWORK SHALL BE TO AS4100
2. ALL SHS & RHS MEMBERS SHALL BE GRADE 450 TO AS/NZS 1163
3. ALL ROLLED SECTIONS SHALL BE GRADE 300 TO AS/NZS 3679.1
4. ALL WELDING SHALL BE TO AS/NZS 1554.1
5. ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS UNLESS NOTED OTHERWISE
6. ALL STEELWORK AND BOLTS SHALL BE CORROSION TREATED AS PER SPECIFICATION

**CORROSION PROTECTION**

1. ALL STRUCTURAL STEEL CONNECTORS SHALL BE PROTECTED AGAINST CORROSION BY GALVANISING TO AS/NZS4791, AS/NZS 4534, AS 1397 & AS 1214
2. MINIMUM PROTECTION LEVEL SHALL BE Z275
3. MINIMUM STRAP THICKNESS SHALL 0.8mm
4. MINIMUM STRAP CROSS SECTION AREA SHALL BE 21mm<sup>2</sup>
5. STEEL GRADE SHALL BE G300 OR GREATER



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SCALE

1:20, 1:50

**SECTIONS & DETAILS**



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SHEET No

**4 of 4**

ISSUE

**B**









