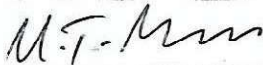
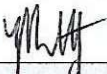
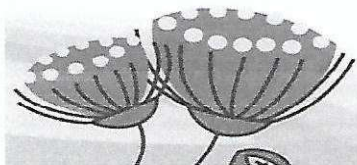


**Planning and Development (Local Planning Schemes) Regulations 2015
Schedule 2 Deemed provisions for local planning schemes Part 11 Forms referred
to in this Scheme cl. 86**

The form of an application for development approval referred to in clause 62(1)(a) is as follows –

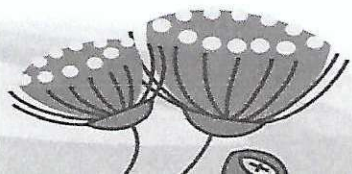
Application for development approval

Owner details*		
Name: Wheeldon Vale Pastoral Co Pty Ltd		
ABN (if applicable):		
Address: 1594 Koombekine North Road, Koombekine, WA Postcode: 6461		
Phone:	Fax:	Email:
Work:	admin@wheeldonvale.com.au
Home:		
Mobile: 0429 311 329		
Contact person for correspondence: Michael Metcalf		
Signature: 		Date: 21.1.26
Signature: 		Date: 21.1.26
<p><i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. 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).</i></p>		



Applicant details (if different from owner)		
Name: Auspan Building Systems Pty Ltd		
Address: 41 Quinn Street, Gnowangerup, WA Postcode: 6335		
Phone: Work: (08) 9827 1220 Home: Mobile: 0448 347 991	Fax:	Email: tenisca.b@auspangroup.com.au
Contact person for correspondence: Tenisca Bushell		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: <i>T Bushell</i>		Date: 21/01/2026

Property details		
Lot N°: 10187	House/Street N°:	Location N°:
Diagram or Plan N°: 130973	Certificate of Title Vol. N°: 1174	Folio: 475
Title encumbrances (e.g. easements, restrictive covenants):		
Street name: Koombekine	Suburb: Koombekine	
Nearest street intersection: Ejanding West Road		



Proposed development	
Nature of development:	<input type="checkbox"/> Works <input type="checkbox"/> Use <input checked="" type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, is the exemption for:	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use: Construction of a 24m(l) x 18m(w) x 9.15m(h) Multipurpose Storage Shed.	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: Existing Agricultural Farming Land.	
Approximate cost of proposed development: \$135,887.00 + GST	
Estimated time of completion: April 2026	

DA Fee = \$434.84

Please ensure to provide the following information with your application

- A birds-eye-view map showing the proposed location of the development.
- Map showing distances to all fences/property boundaries.
- Map showing distance to the nearest structure (e.g. house or other outbuildings).
- Map showing distance to the nearest roads
- Map showing location of the site including nearby street names and a north arrow.
- Dimensions of the proposed building (including height) and any other relevant information.

OFFICE USE ONLY

Acceptance Officer's initials: **JG EHO/Tech**

Date received: **22 JANUARY 2026**

Local government reference N^o: **DA2026-03**



Shire of Dowerin,
13 Cottrell Street,
Dowerin, WA 6461.



Attn: Planning Department

To Whom It May Concern,

Please find attached the Development Application submitted on behalf of **Wheeldon Vale Pastoral Co Pty Ltd for the proposed construction of a Multipurpose Storage Shed** located at Lot 10187 Koombekine North Road, Koombekine, WA 6461, to complement the existing primary farming operation.

The proposed multipurpose storage shed is intended to be located to the north/east of the lot with access via the southern side from Koombekine North Road, using the existing driveway & crossover.

Development Overview:

- **Multipurpose Shed Dimensions:** 24m (length) x 18m (width) x 9.15m (height to gutter)
- **Construction Materials:** Fabricated structural steel frame and trimdek
- Zincalume to the roof and walls.
- **Stormwater Management:** Industrial tapered gutters directing runoff (to be maintained on site).

Usage and Operations:


- The Multipurpose shed is intended to be used purely as a storage shed to store machinery, such as, tractors, utes, etc and any other machines and/or equipment associated with the existing farming business.
- The proposed multipurpose shed will not be occupied by more than two people at any given time and nor for extended periods of time. The shed will only be occupied when machinery and/or equipment is being stored in and/or taken out of the proposed shed.
- The proposed is designed to be fully enclosed to the north, east and west sides of the allowing protection from the elements all year round, and designed to be fully open to the south, making the shed easily accessible when storing and/or removing machinery and/or equipment from the shed.

 1300 271 220


 sales@auspangroup.com.au

AUSPANGROUP.COM.AU

 15 Corbett Street
Gnowangerup, WA 6335

 169 Chesterpass Road
Milpara, WA 6330

 5 Martin Place
Canning Vale, WA 6155

 105 Stirling Terrace
Toodyay, WA 6566



Environmental & Traffic Considerations:

- The development **does not require native vegetation clearing**, nor does it pose a threat to any nearby natural vegetation.
- The proposal will **not result in an increase in traffic** to or from the site.

We trust this application meets the requirements of your assessment. Should you have any questions, or require further clarification or additional documentation, please do not hesitate to contact us.

We look forward to your favourable consideration and a prompt approval of this development.

Kind regards,

Tenisca Bushell

Project Coordinator | Auspan Group


0448 347 991

 1300 271 220


 sales@auspangroup.com.au

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