

**SHIRE OF KENT  
LOCAL PLANNING SCHEME NO.3**



**NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL**

*Planning and Development Act 2005*  
Shire of Kent

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 22 (No.9) Aspendale Street, Nyabing

Proposal: Amended plans for the construction and use of a proposed new 384m<sup>2</sup> steel framed, Colorbond clad chemical storage shed on the abovementioned property including various associated improvements.

Details of the proposal are available for inspection at the Shire Administration Centre, 24-26 Richmond Street, Nyabing and the 'Public Documents' section of Shire's website (<https://www.kent.wa.gov.au/council/public-documents>) up to and including Tuesday 30 April 2024.

Comments on the proposal are now invited and can be emailed to [admin@kent.wa.gov.au](mailto:admin@kent.wa.gov.au) or posted to the Shire's Chief Executive Officer at PO Box 15 NYABING WA 6341. 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.

Should you have any queries regarding this matter please do not hesitate to contact the Shire on 9829 1051.

**Christie Smith**  
**Chief Executive Officer**  
**Shire of Kent**

12 April 2024



12 Richmond Street  
Nyabing WA 6341

Ph: (08) 98291114

Email: [admin@nyabingrural.com](mailto:admin@nyabingrural.com)  
ABN: 98 908 716 823

**Attention:** Shire of Kent

**Company:** Nyabing Rural

**From:** Kim Gooding

**No. of Pages (including this page):** 1

**Date:** 03/04/2024

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To the Shire of Kent

Please see attached information required for submitting the Development approval for 9 Aspendale Street.

This is a re-submission to correct some errors made in the original submission. Overlooked was the set-backs on Jury Street. We wish to amend the original submission, and be granted approval to use council discretion for the set-back on Jury street. We plan to be 1m off our survey peg on the Jury Street side of the construction.

The business currently employs 1.5 staff, but all of the 5 Directors also come through the business regularly, whether it be the 2 agronomists, the Australia Post, Post Master, and the 2 Procurement Managers.

We are looking for another Full time Manager to come into the business and live in town, in the house provided.

The shed will be fully bunded to a point where what is stored can be captured in the event of a serious, but unlikely accident.

The shed will be designed to be a drive through access in order to increase traffic safety. Light rigid trucks and farm utes will be the main traffic that comes through the yard.

Emergency spill kits, eyewash and shower will be easily accessed on site. A large tank will be installed in an effort to capture storm water

A Site Plan is attached which shows the proposed layout, access points, setbacks etc. I hope there is enough detail here for you to understand our proposal.

Kim Gooding

Owner / Agronomist

Nyabing Rural

Ph: (08) 98291114

Mob: 0427 832 026

Email: [kgooding@kukerinrs.com.au](mailto:kgooding@kukerinrs.com.au)

WESTERN



AUSTRALIA

**TITLE NUMBER**

Volume

Folio

**2076**

**645**

**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 22 ON DEPOSITED PLAN 79324

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

RINWOOD PTY LTD OF 11 SCADDAN STREET KUKERIN WA 6352

(T P552387) REGISTERED 16/5/2023

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

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-----

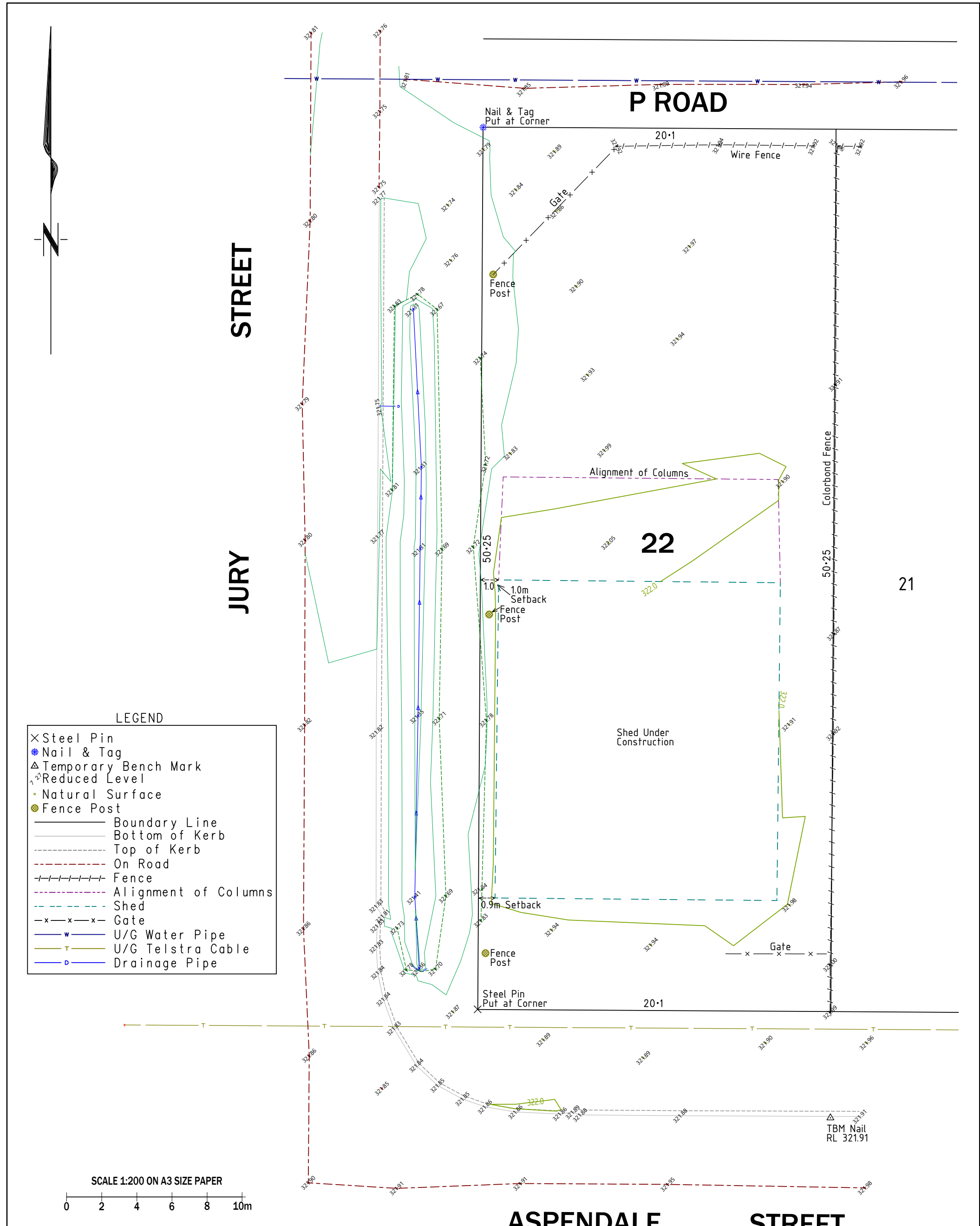
**STATEMENTS:**

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: 2076-645 (22/DP79324)  
PREVIOUS TITLE: 1119-244  
PROPERTY STREET ADDRESS: 9 ASPENDALE ST, NYABING.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KENT







CALDWELL LAND SURVEYS

email: aaron@caldwellsurveys.com.au

SCALE @ A3 1:200

Site Survey & Lot Boundary Marking  
At Lot 22 (#9) ASPENDALE STREET,  
Nyabing

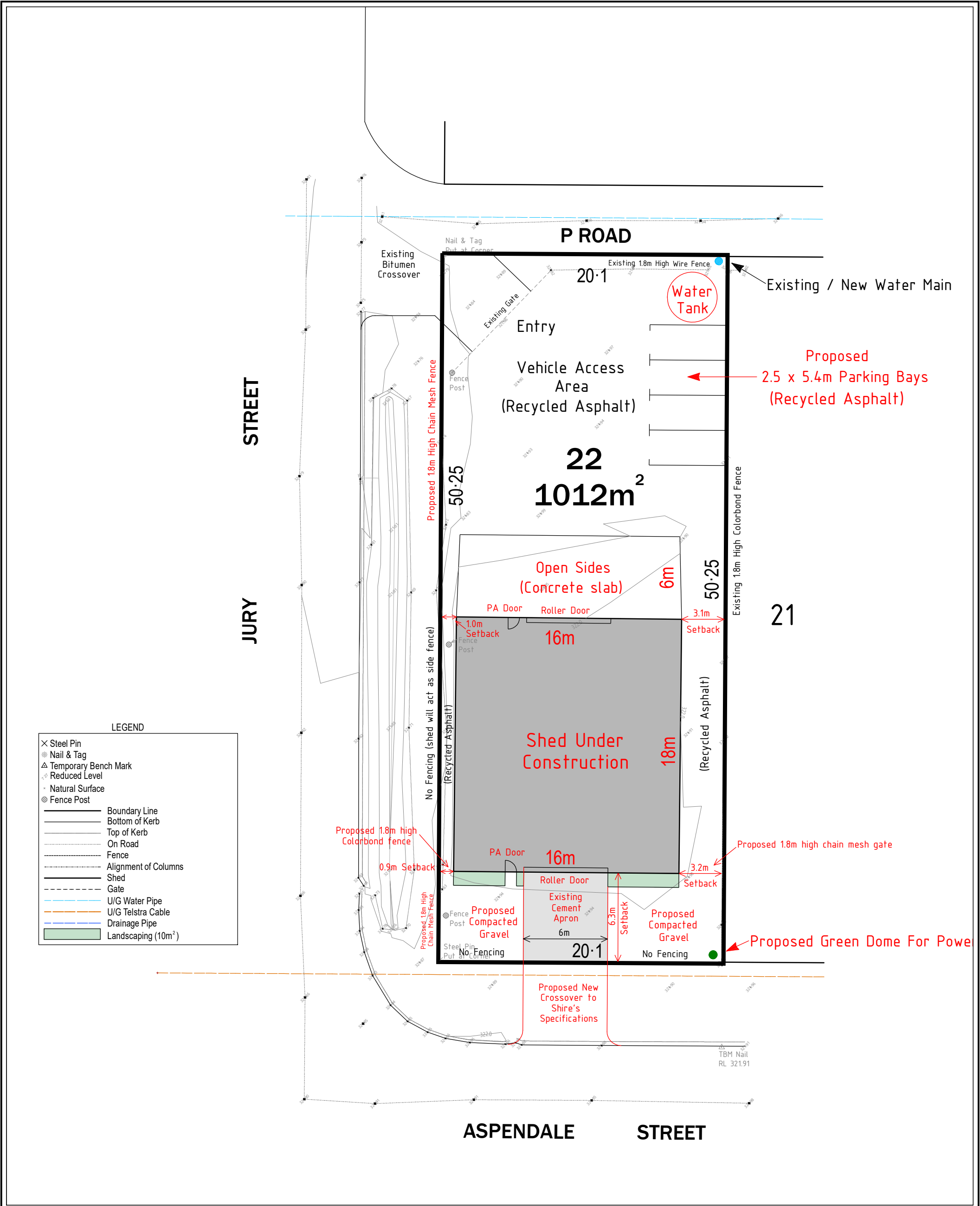
Horizontal Datum  
MGA94  
Level Datum  
AHD

13-03-2024

Drawing No.  
**2024-28-01A**

Field Survey Date: 12/03/2024  
CONTOUR INTERVAL 0.2m

Lot Boundaries have been re-established, plotted from DP79324 only.  
Survey completed using RTK GNSS equipment, accuracy 0.015m horizontally and 0.025m vertically.  
Critical measurements for construction to be verified.  
Services plotted are surface features located and  
DBYD information received - approx. alignments only.



0246810121416m

SCALE 1:250

ORIGINAL PLAN SIZE: A3

NORTH

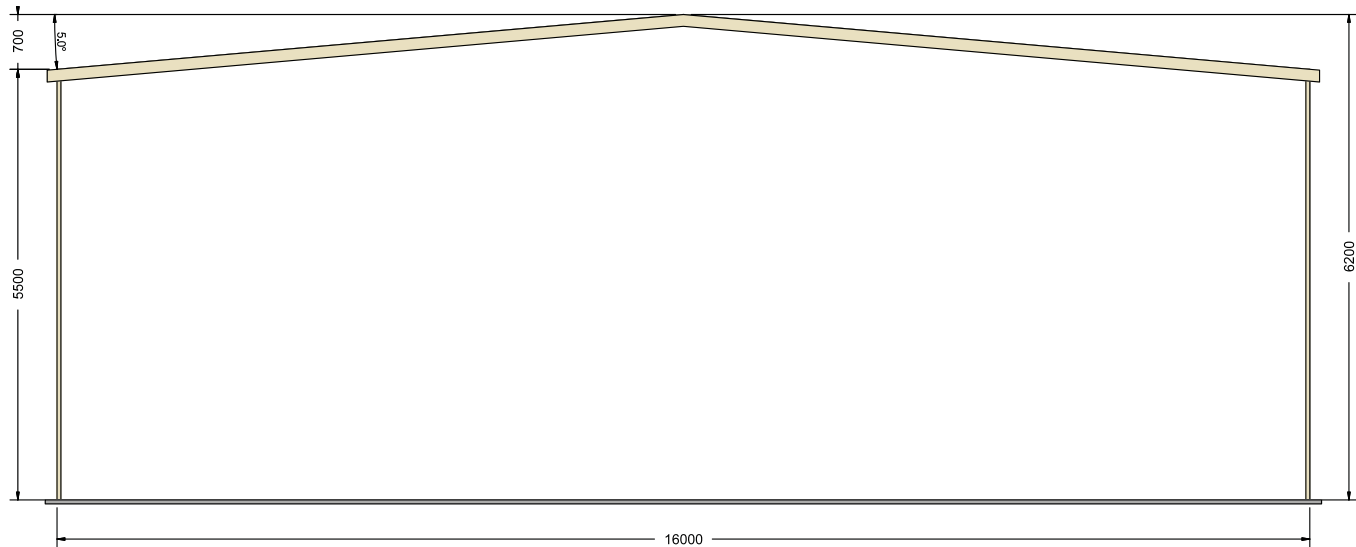
PREPARED FOR:  
Kim Gooding  
11 Scadden Street  
Kukerin WA 6352  
M: 0427 832 026  
E: kgooding@kukerinrs.com.au

DATE: 21.03.2024

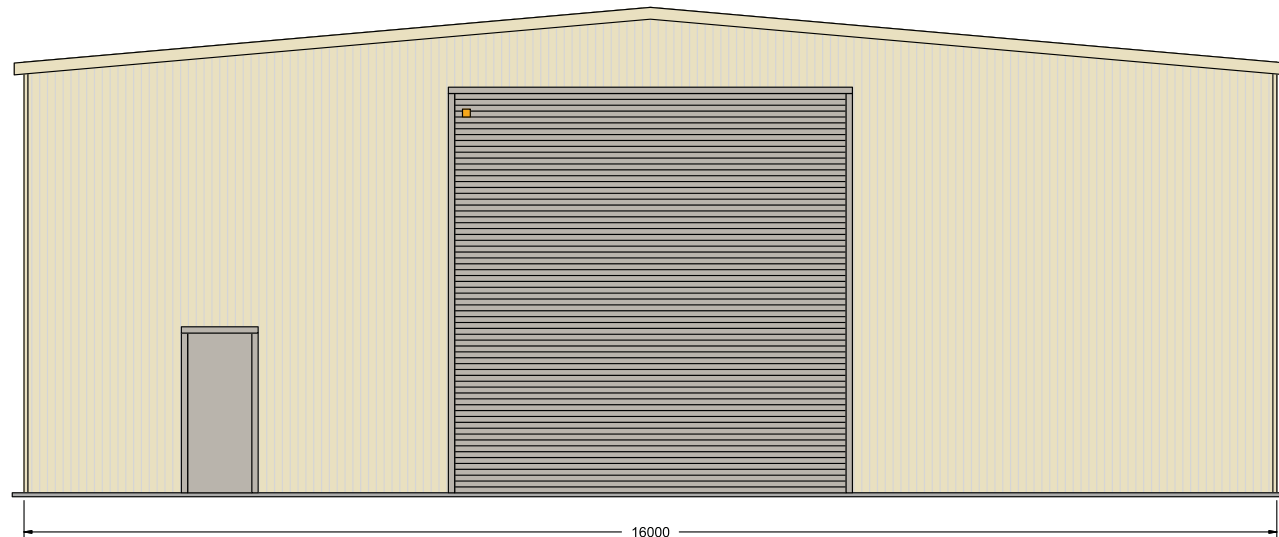
NOTE:  
1. Storm water from the proposed storage shed will be collected in a plastic 23,000 litre Coerco rainwater tank on a sand pad over the recycled asphalt.  
2. Proposed shed will be constructed using steel frames. Roof will be covered with Trimspar (Colour - Dune) and walls covered with Trimwall (Colour - Dune). Gutters and flashing in Classic Cream. Roller door and PA door coloured in Dune  
3. Proposed shed will be constructed on a concrete slab as per detailed engineering drawings.  
4. Approx. finished floor level will be 322.1m A.H.D.  
5. Floor area of proposed shed is 384m²

PROPOSED CHEMICAL  
STORAGE SHED  
SITE PLAN

LOT 22 (No.9) ASPENDALE STREET  
NYABING  
Shire of Kent



FRONT ELEVATION



REAR ELEVATION

**PHOENIX**  
SHEDS

Phoenix Sheds Pty Ltd  
Lot 503 De Lisle Street, Beverley, Western Australia, 6304  
Unit 2, 31 Shields Crescent, Booragoon, Western Australia, 6154  
P.O. Box 464, Applecross, Western Australia, 6953  
Head Office - 1300 300 993  
admin@phoenixsheds.com.au

Company: Nyabing Rural Services

Client: Kim Gooding

Site Address: 9 Aspendale Street

Nyabing, WA, 6341

Email: kgooding@kukerlnrs.com.au

Drawing Title: End Elevations

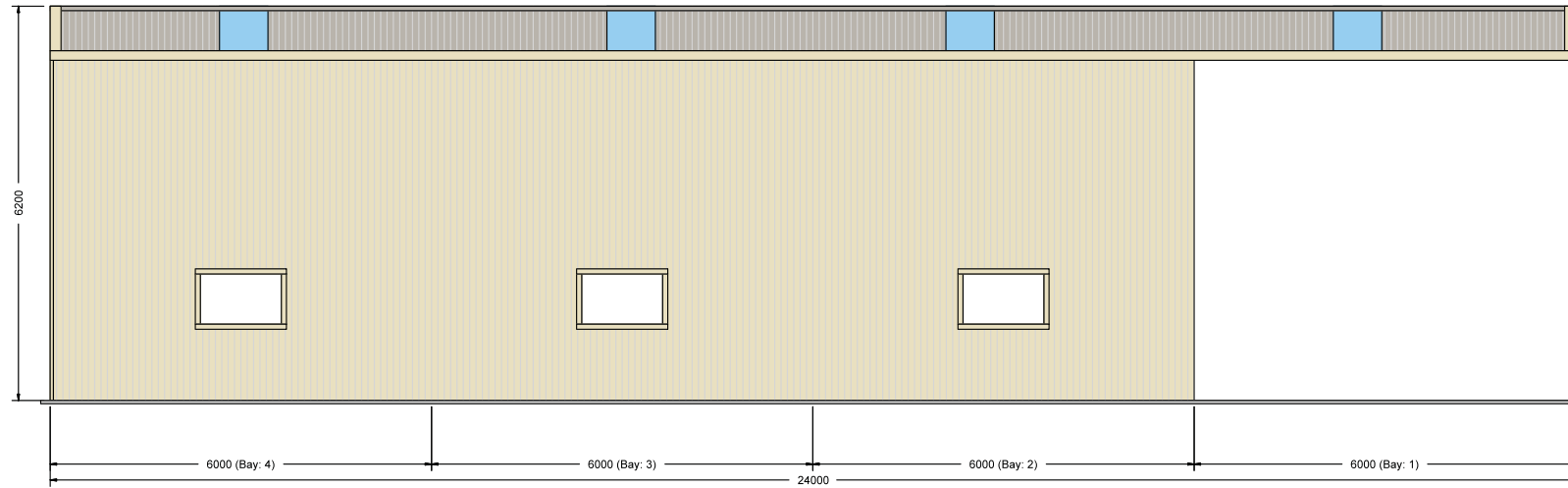
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Date: 28-07-2023

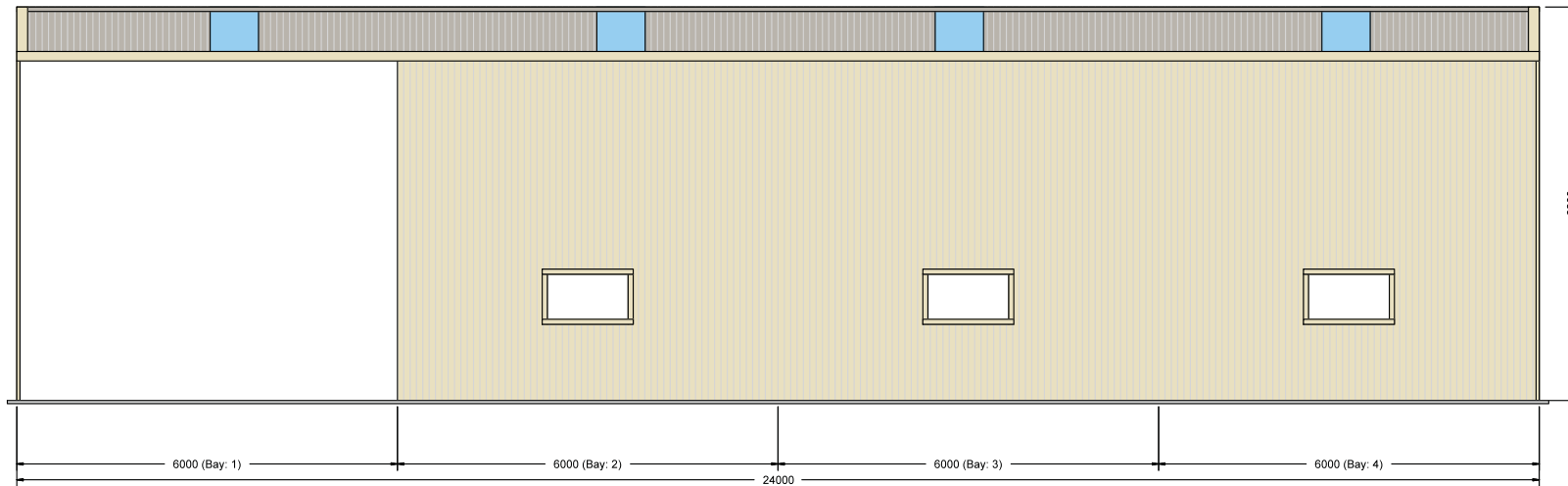
Job Number: Q00872 - Nyabing Rural Services

Drawing Revision:





LEFT ELEVATION



RIGHT ELEVATION

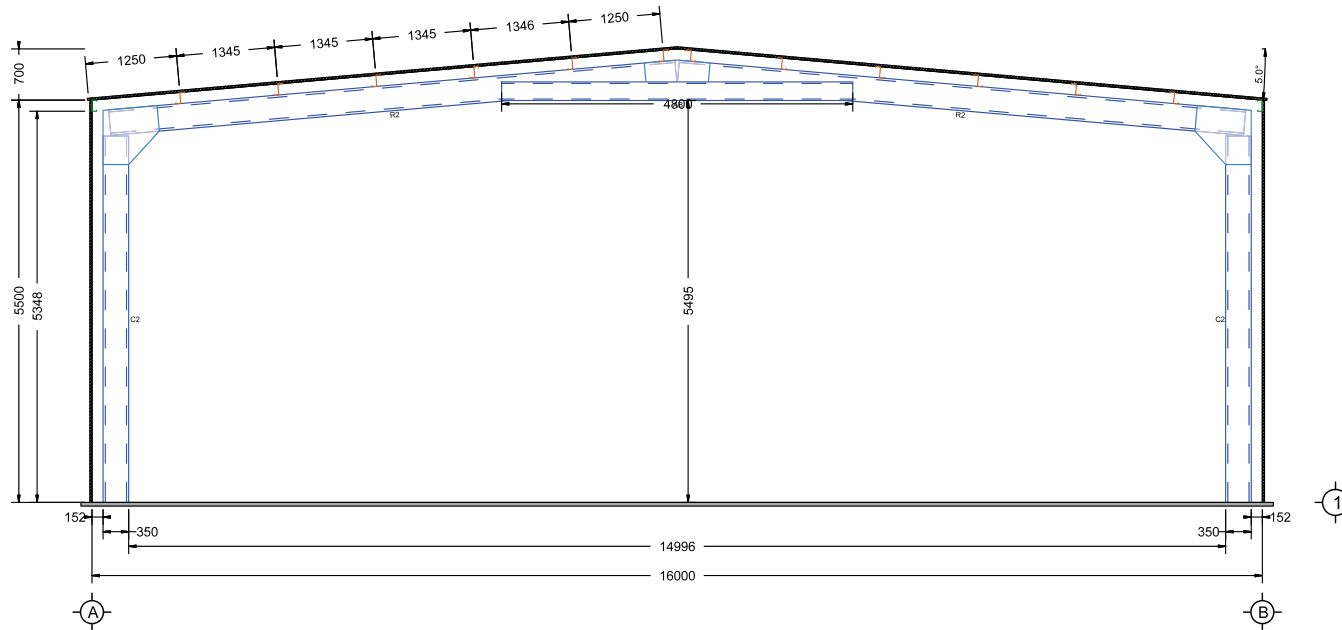
**PHOENIX**  
SHEDS

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admin@phoenixsheds.com.au

Company: Nyabing Rural Services  
Client: Kim Gooding  
Site Address: 9 Aspendale Street  
Nyabing, WA, 6341  
Email: kgooding@kukerirns.com.au

Drawing Title: Side Elevations  
Scale: 1:109.720  
Date: 28-07-2023  
Job Number: Q00872 - Nyabing Rural Services  
Drawing Revision:





Mark	Section
C2	C35030 Single
R2	C35030 Single
AB	C25024 Single

INTERMEDIATE ELEVATION

**PHOENIX**  
SHEDS

Phoenix Sheds Pty Ltd  
Lot 503 De Lisle Street, Beverley, Western Australia, 6304  
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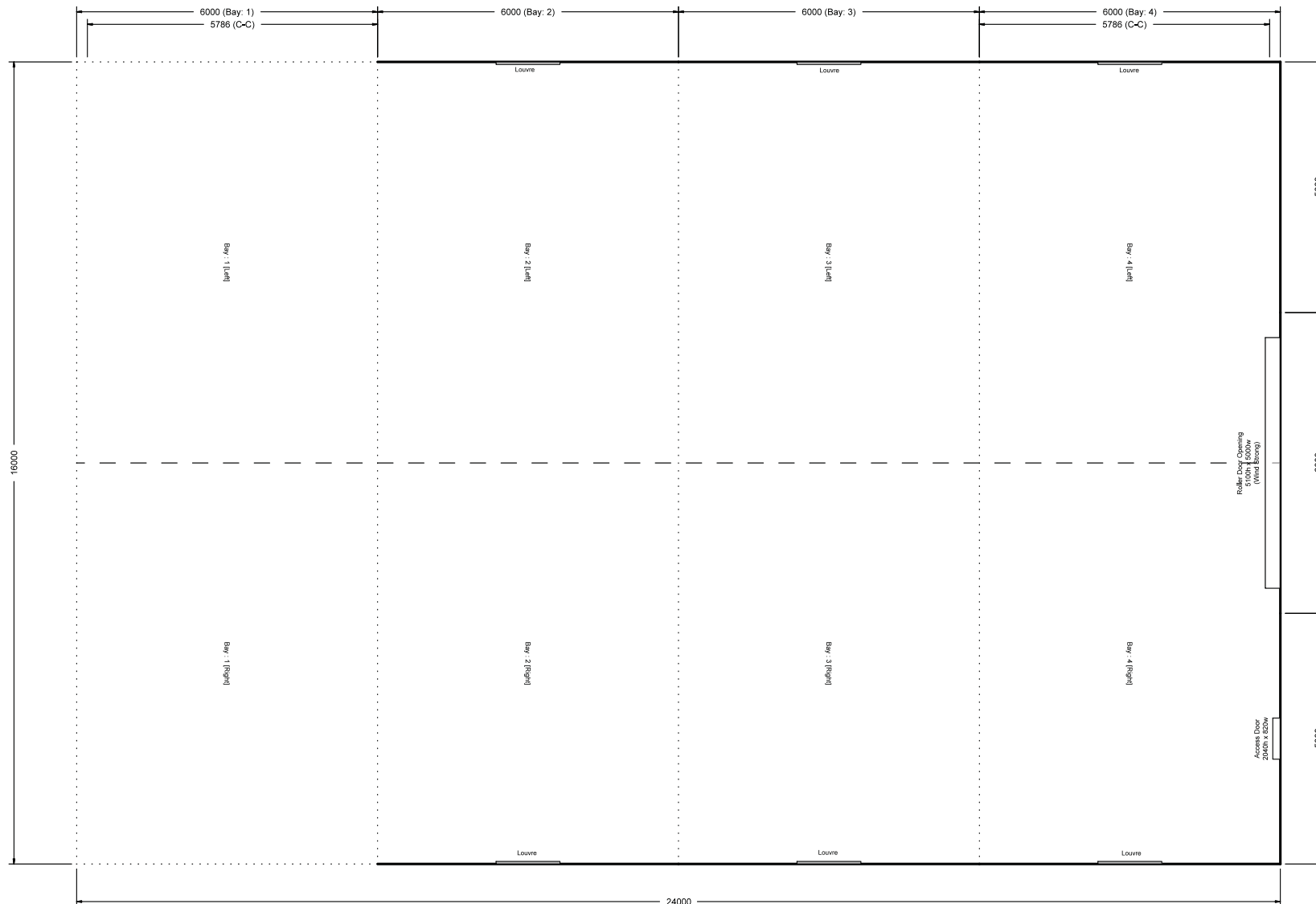
Drawing Title: Cross Section

Scale: 1:97.148

Date: 28-07-2023

Job Number: Q00872 - Nyabing Rural Services

Drawing Revision:



PLAN ELEVATION



Phoenix Sheds Pty Ltd  
 Lot 503 De Lisle Street, Beverley, Western Australia, 6304  
 Unit 2, 31 Shields Crescent, Booragoon, Western Australia, 6154  
 P.O. Box 464, Applecross, Western Australia, 6953  
 Head Office - 1300 300 993  
 admin@phoenixsheds.com.au

Company: Nyabing Rural Services

Client: Kim Gooding

Site Address: 9 Aspendale Street

Nyabing, WA, 6341

Email: kgooding@kukerlnrs.com.au

Drawing Title: Plan Elevation

Scale: 1:113.907

Date: 28-07-2023

Job Number: Q00872 - Nyabing Rural Services

Drawing Revision:

