



Ordinary Council Meeting Attachments

Tuesday, 24 March 2020 at 3.30pm

ATTACHMENTS		
9.2	PLANNING & DEVELOPMENT SERVICES	Page No
9.2.1	Subdivision – Kochii	2
9.2.2	Coerco – Industrial Storage Building	7

0 100 200 300 400 500 600 m



LEGEND

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- CONTOURS AT 20m
- OVERHEAD POWER LINES
- WATER PIPE (WATER CORPORATION)

NOTES:

1. ALL DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY.
2. ALL EXISTING STRUCTURES TO BE RETAINED.
3. BUSHFIRE PRONE AREA AFFECTS PARTS OF LOTS.
4. INTENSITY OF DEVELOPMENT NOT INCREASED, THEREFORE, BAL NOT REQUIRED.
5. PROPOSED BOUNDARIES GENERALLY FOLLOW EXISTING FENCE LINES.
6. FARM RATIONALISATION DC 3.4 (6.3).
7. NO ADDITIONAL LOTS TO BE CREATED.

EXISTING LOT DETAILS:

LOT 2170 ON DP148425
C/T: 1259/812
AREA: 395.8339 ha

LOT 2374 ON DP150306
C/T: 1259/812
AREA: 102.4765 ha

PROJECT:

PROPOSED SUBDIVISION (BOUNDARY REALIGNMENT)
OF LOT 2170 ON DP148425 AND LOT 2374 ON DP150306
149 GOODLANDS ROAD, KALANNIE, SHIRE OF DALWALLINU
TO CREATE TWO LOTS

CONTACT:

ALAN MARSH
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Mob 043 858 2441
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CLIENTS:

DON STANLEY
PTY LTD
(KOCHILL)

DATE:

23/01/2020

SCALE: 1:10,000 @ A3

DATUM: AHD

COORD: ASSUMED

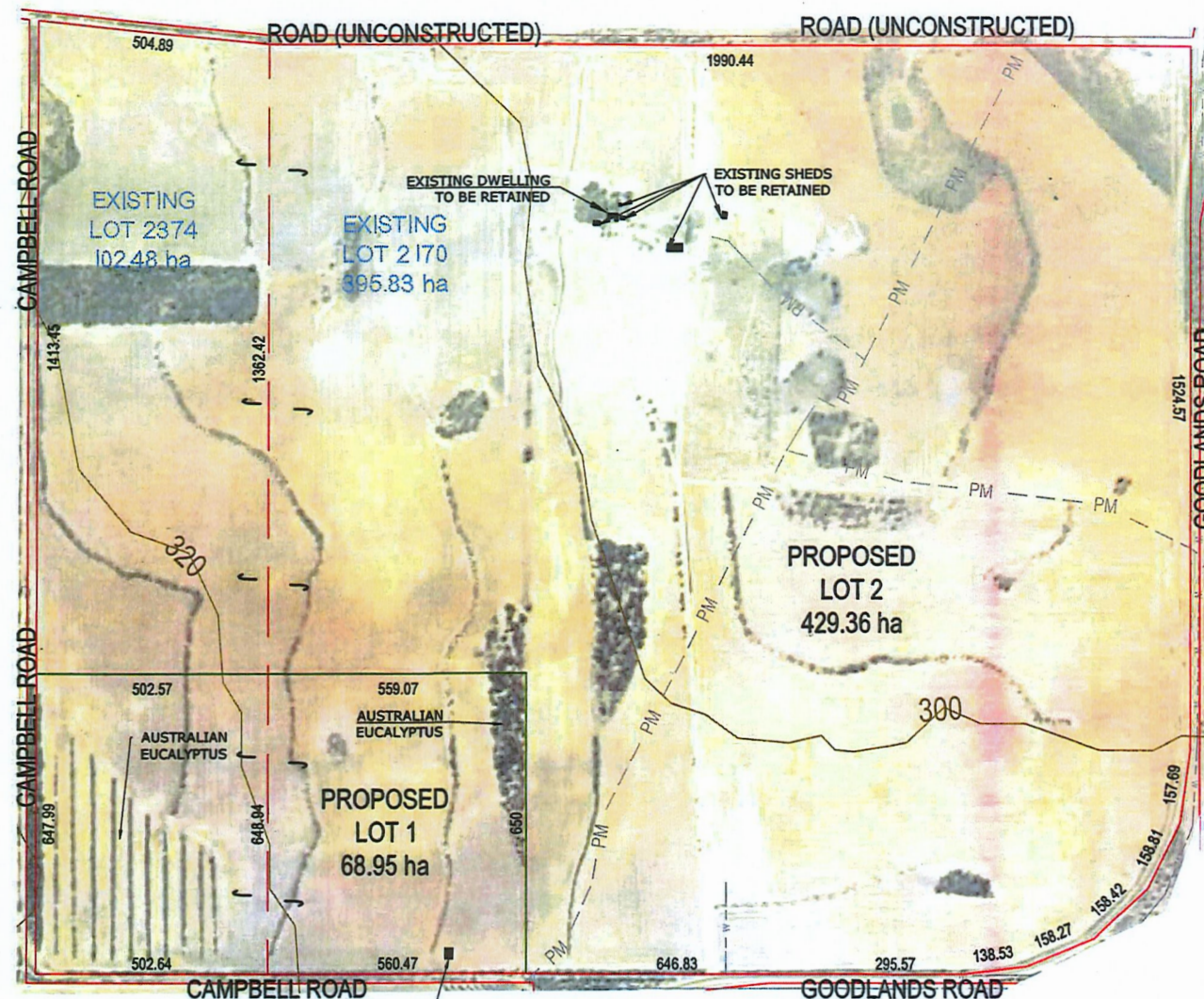
CONT INT: 20 m

REF: 5-162-1

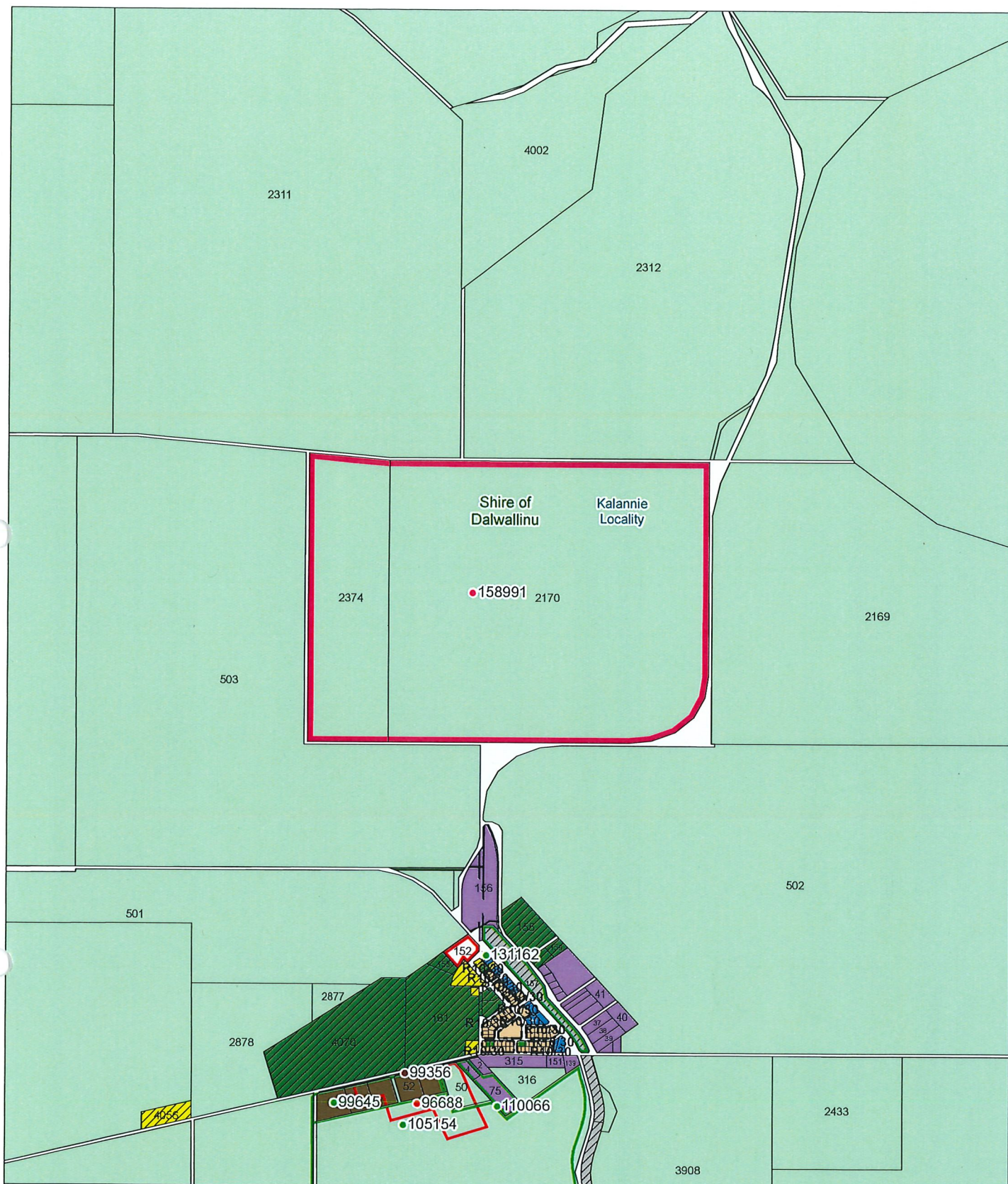
DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE
18-Feb-2020

FILE
158991



ACN 0564 353 687
ABN 11 054 353 687
Alan Marsh (Director)
L.S., A.J.T., M.L.S.



Location Plan for: Subdivision Application

This data is to be used only for the processing of a Subdivision Application

Application Number: **158991**

Decision: **Outstanding**

Printed: **18/02/2020**



Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA

Base information supplied by
Western Australian Land Information Authority SLIP 1096-2018-1

Application Status

- Approved
- Refused
- Outstanding

Existing LPS Zones and Reserves

- R Code boundaries
- Commercial
- Conservation
- General industry
- Public purposes
- Railway
- Recreation
- Residential
- Rural
- Rural residential
- Special use
- Town centre

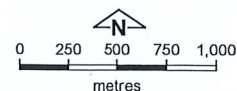
Easements and Referrals

- Easements

Region Scheme Reserves

Localities & Local Government Boundaries

- Local government boundary
- Locality



Doug Burke

From: Mike Walter <mikewalter@kochiiioil.com.au>
Sent: Wednesday, 26 February 2020 12:53 PM
To: Doug Burke
Subject: Kochii Eucalyptus Oil. Kalannie Still site
Attachments: Kochii Eucalyptus Oil process expansion 2020 - char from residue.png; KEO Story.pdf; Kochii_Brochure.pdf

Hi Doug,

By now I hope you and Richard have arranged your visit to our operation tomorrow.

Purpose

provide information in support of our application to realign a rural lot boundary to create a lot which can be purchased for eucalyptus oil production leaving a larger lot for the continuation of agricultural production.

Background

The Kalannie distilling business was commenced by a group of Kalannie farmers some 20 years ago.

This was a further development from their earlier decision to reforest the over cleared areas for agriculture but in a way that facilitated a mix of forestry and agriculture and also provided for a future diversified income source from eucalyptus oil.

Mr Don Stanley, a pioneer, not only of farming in the district but also as a qualified forester, identified the eucalyptus species *E. kochii* as not only being a native tree to the region but also a prolific producer of the purest eucalyptus oil available anywhere in the world (we have scientific analysis to confirm this)

Consequently, the local group embarked on a programme of planting oil mallees (predominantly *E. kochii*) in the region.

is led immediately to an improvement of the environment but also laid down the foundation for todays eucalyptus oil business in Kalannie which employees 16 people and significantly supports local businesses in Kalannie and Dalwallinu.

The local group established the distillation plant at Kalannie, developed a tree harvesting system and commenced producing eucalyptus oil which they did sell, albeit in small quantities, i.e. < 1 tonne per year.

Please note, the tree harvesting system was to harvest coppice. Coppice is relatively small growth and therefore less expensive to harvest by comparison to mature trees.

Coppice is the growth either from a new tree after 5 years from planting or 3 years after harvest of a mature tree. Once a mallee tree is harvested it then continues to coppice, making it a fully renewable resource.

By 2015, after having made significant investment in establishing the business, the group had not grown the business and were not in a position to invest further funds.

In that year we purchased the business and commenced investment in infrastructure at the still site, plant and machinery, staff, staff housing and the harvesting of mature trees to increase the resource available to us.

We had to develop a system for harvesting mature mallee trees.

The Federal Government has approved and paid R&D Grants over the last two financial years for mature tree harvesting.

The State Government has recently approved a RED grant, also for mature tree harvesting.

Current

In the period of our ownership, eucalyptus oil production has increased to 50 tonnes in 2018/19 and we are on track to produce 100 tonnes in 2019/20.

All the oil produced is sold, some retail but most in bulk to either export markets or import replacement (from China) in Australia, predominately the Eastern States.

We are at product trialling stage with several global companies, all of whom have visited our operation and are very impressed with our environmentally friendly process, provenance, quality and quality control and the regional WA story. This is also well told in the Dalwallinu Shire video recently released, in which we are featured.

Proposed

All the foregoing leads us to where we are at today and the need to secure our tenure at the still site.

Up until now we have been leasing a few hectares from the Stanley family.

Purchasing the still site is a very important part of securing our long term future in Kalannie.

We have invested a significant sum in infrastructure on the site to date and are now completing a business plan for extensive further investment in increased oil production and other products.

Ownership of the land we invest on is critical to give us comfort in the security of tenure but also for our bankers and investors who need to know that Kochii's assets are secure which also provides surety to our major clients on continuity of business and production.

For us to grow the business as we have planned and to continue to increase our support to the community we must own the still site with sufficient space for additional infrastructure, biomass and other product storage, trials and demonstration tree plots.

To that end, we approached the landowner to discuss purchasing a portion of Lots 2374 and 2170 to comprise approximately 60 ha. We believed it suitable for all parties to square off a new boundary running east from the northern end of the existing tree plantation in the south west corner of Lot 2374.

A surveyor has advised that a boundary realignment creating a new lot 1 for the still site and amalgamating the balance in another new lot 2 but retaining the original two titles is possible.

Our proposed land use is as follows;

1. No further subdivision of the land.
2. Use of the land for;
 - i) conversion of biomass into eucalyptus oil, renewable energy and carbon products
 - ii) soil and forestry trials
 - iii) administration

I trust that this is of assistance to you but please do not hesitate to contact me if you require anything further.

Kind Regards

MIKE WALTER
Director

Kochii Eucalyptus Oil
The world's finest quality natural eucalyptus oil



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Before printing, please think about our environment.





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Shire of Dalwallinu
Attention Doug Burke
6th March 2020

Dear Doug

- To answer your request "A statement/s providing background information as to the need for the development and its desired location."

We are a growing business that has put considerable investment into permanent buildings and are currently seeking to build another manufacturing shed on lot 9001 Deacon street.

Due to the fact that we are undecided for the best location of a permanent structure as we are trying to plan for increased product storage, mould storage, raw material storage and general work area, we decided to pursue the temporary storage option for steel moulds as they must be kept free of moisture and dirt. The new factory will also add to the need for increased mould storage. The location was chosen because it is central to our current manufacturing machinery and excess mould transport tends to increase mould damage and general wear and tear. We are currently storing moulds in the old Ampac shed and transporting them daily between the factories causing damage and it is a potential hazard.

If we were to locate it on the other side of Deacon Street it would cause a similar hazard to what we are faced with on Huggett Drive of machinery crossing the road, thus increasing the likelihood of an accident, thus we ruled this option out.

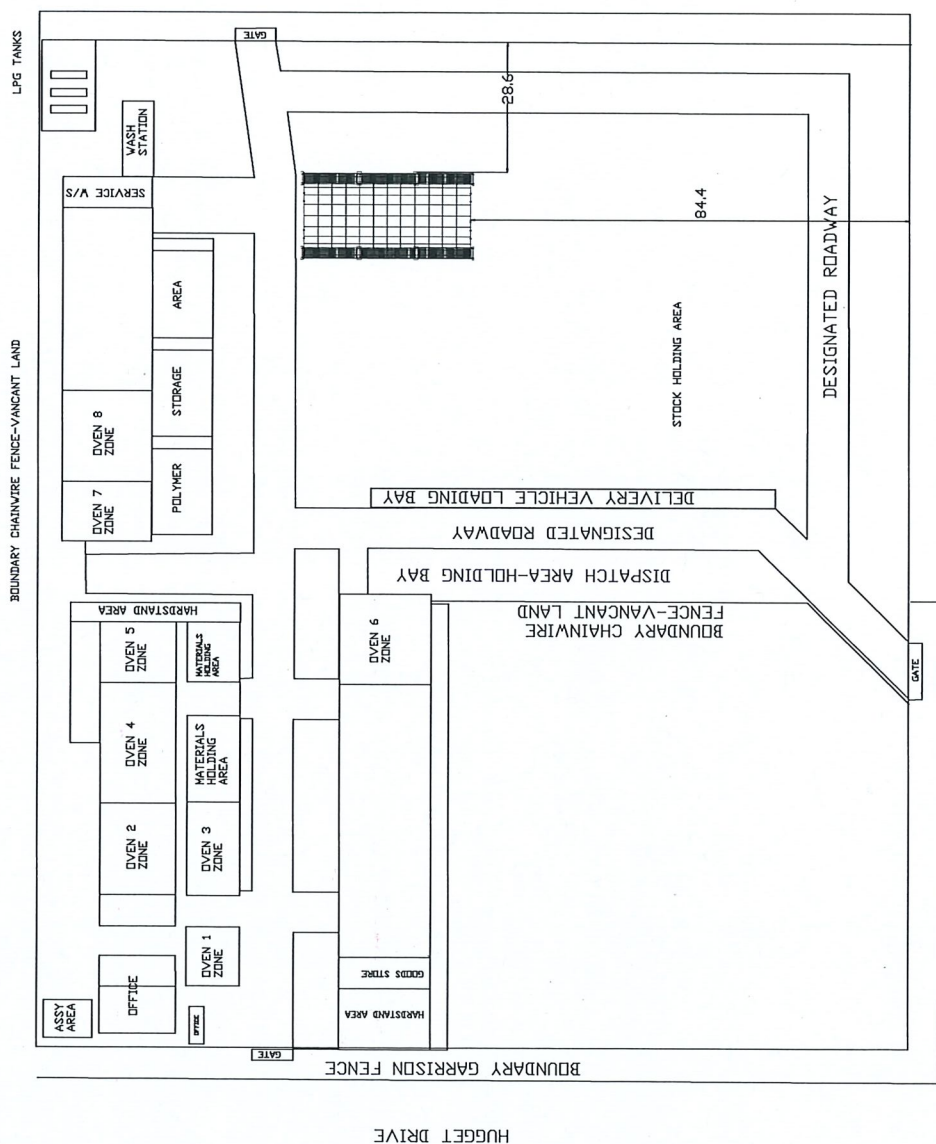
Yours Sincerely,

Andrew Jackson

CEO



Coerco Engineered Poly Products



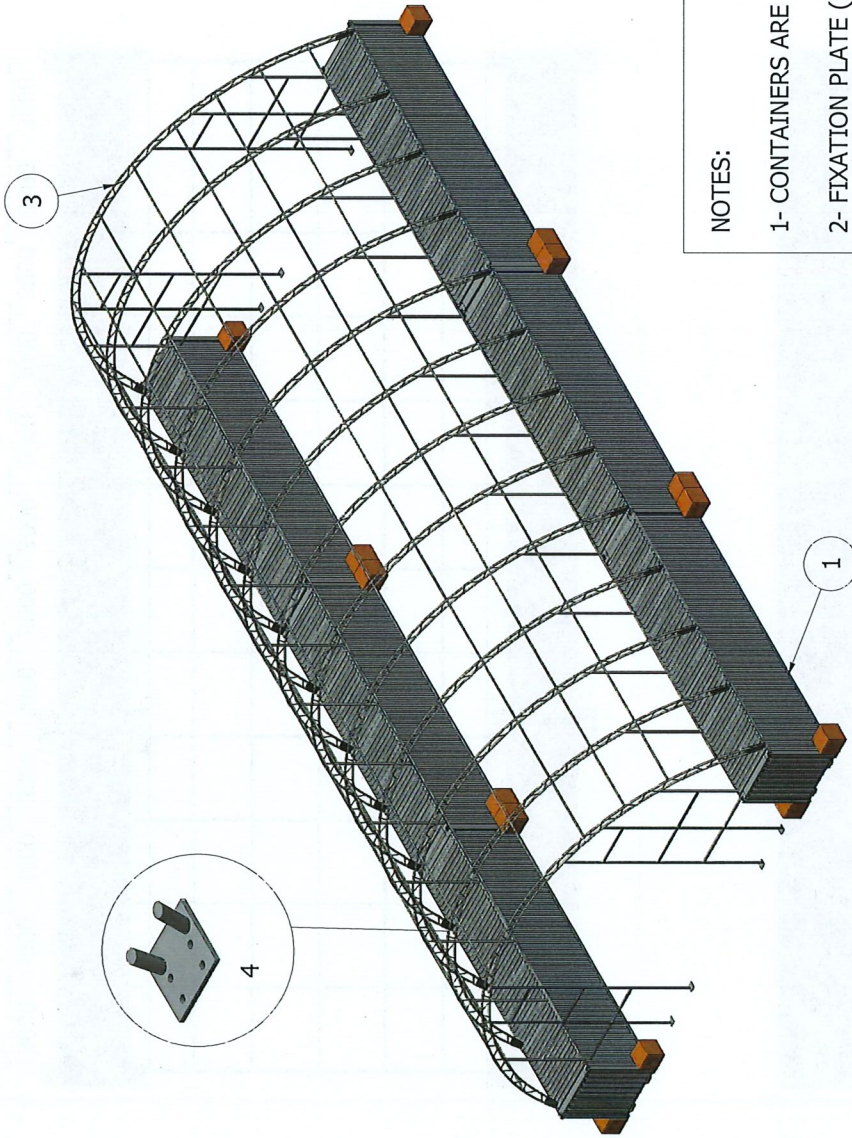


NOT TO SCALE

**RAPID PLASTICS WA PTY LTD
LOT 650 HUGGET DRIVE
DALWALLINU WA 6609**

<div><div>coerco Engineered Project Solutions</div></div> <div><div>Coerco Project 100% Satisfaction 24/7 Support</div></div>	DATE: 4/3/2020	MATERIAL:-								SHEET 1 OF 1
	PRODUCT: DALLY LAYOUT	SURFACE FINISH:-				02	RB	6/3/2020	LOT NUMBER UPDATED	CHKD
	PRODUCT CODE:-	WALL THICKNESS:-				01	RB	4/3/2020	DALLY LAYOUT	APVD
	DRAWING No.:	SCALE:NTS				REVISIONS		REV BY	DATE	SHEET
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5			6	
TABLE				
ITEM NO.	QTY.	DESCRIPTION	COMMENTS	
1	6	12 m SHIPPING CONTAINER	750 mm CUBE BLOCK MASS=1000 KG	
2	24	CONCRETE BLOCK		
3	13	TRUSS		
4	26	TRUSS/CONTAINER FIXATION PLATE		



NOTES:

- 1- CONTAINERS ARE TIED TO THE CONCRETE BLOCKS (ITEM 2) WITH WIRES
- 2- FIXATION PLATE (ITEM 4) IS WELDED TO THE CONTAINER ROOF

DATE: 3/3/2020		MATERIAL:-		SHEET 2 OF 3	
PRODUCT: ECO SHELTER		SURFACE FINISH:-		CHKD	
PRODUCT CODE:-		WALL THICKNESS:-		APVD	
DRAWING No.:		SCALE:NTS		SHEET A3	
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		01 RB 3/3/2020 INITIAL RELEASE			
		REV BY DATE DESCRIPTION			