



APPLICATION FOR PLANNING APPROVAL

LOCAL PLANNING SCHEME No. 6 - SCHEDULE 6 - (CLAUSE. 9.1.1)

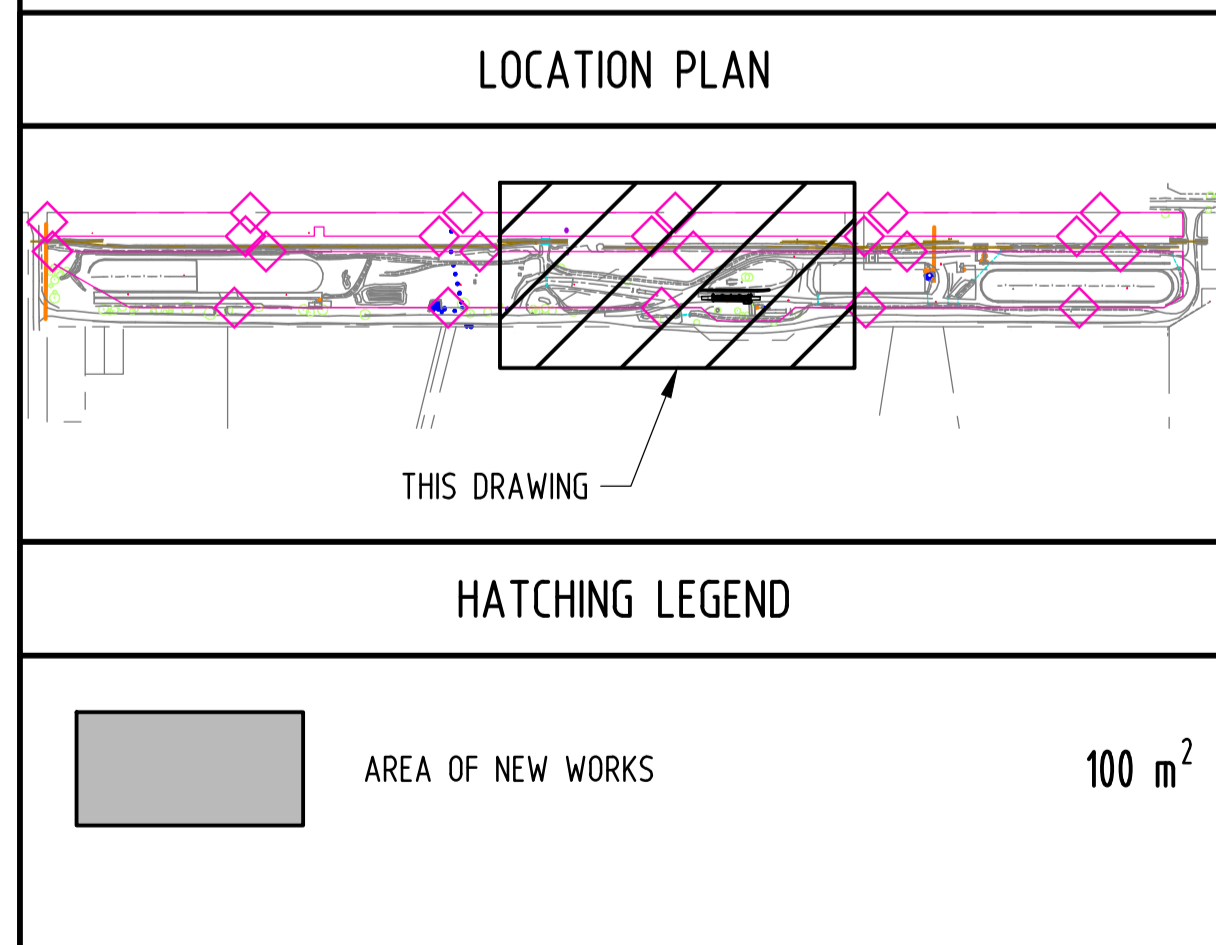
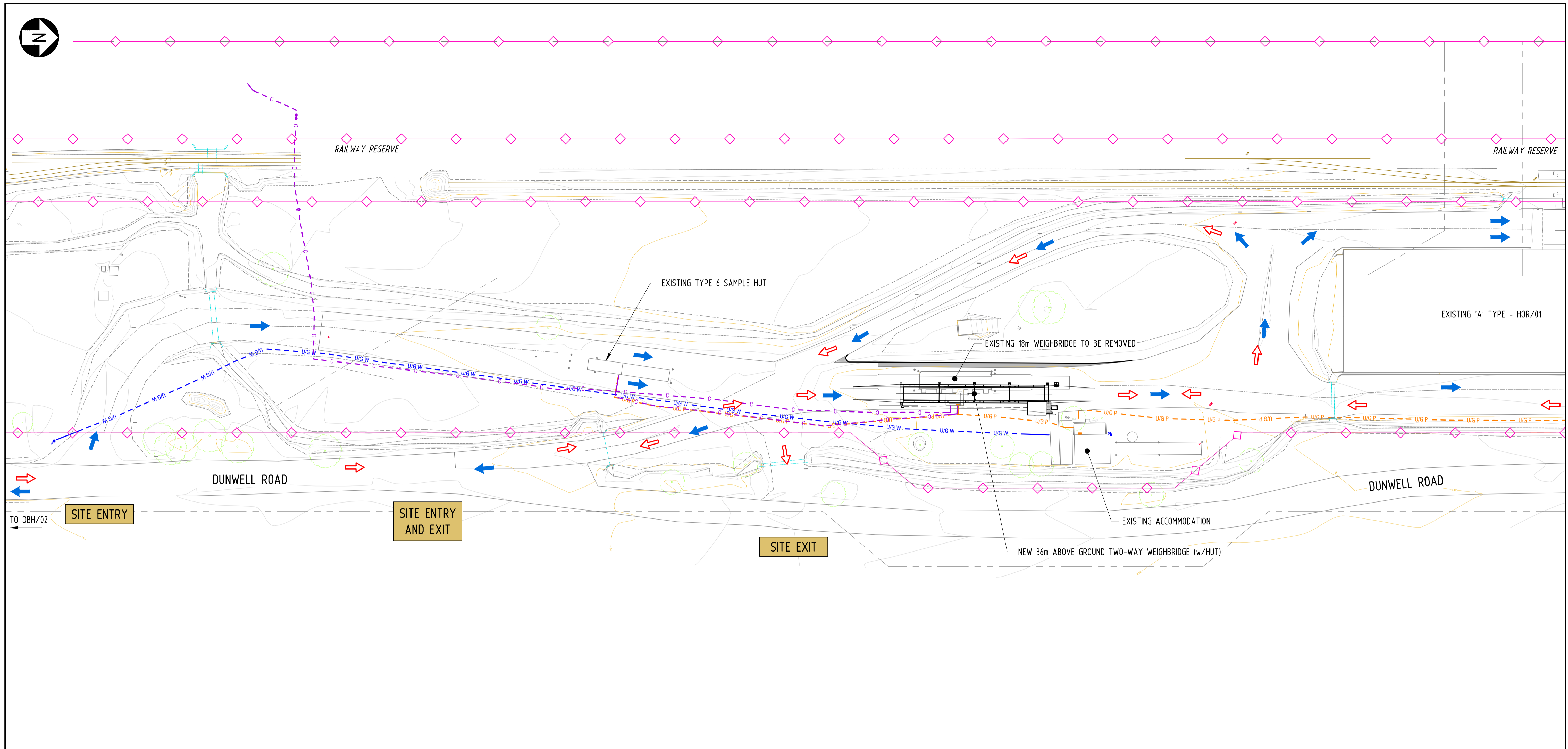
OWNERS DETAILS			
Name/s:	Public Transport Authority		
Address:	PO Box 8125 Perth Business Centre		Post Code: 6849
	Phone work:	9326-2000 2314	Phone home: Fax:
Mobile:	Email: info@pta.wa.gov.au janele.menegola@pta.wa.gov.au		
Signature:	Executive Director Infrastructure Planning And Land Services	Date:	20/5/19
Signature:		Date:	
NB: The owner/s signature/s are required for your application to be processed.			

APPLICANTS DETAILS			
Name: Cooperative Bulk Handling Limited			
Address:	GPO Box L886 Perth WA		Post Code: 6842
	Contact person for correspondence: Tim Dolling		
Phone work:	9216 6094	Phone home: Fax:	
Mobile:	0439 969 835	Email: tim.dolling@cbh.com.au	
Signature:		Date: 15 May 2019	

PROPERTY DETAILS					
Lot No:	64	House/Street No:		Location No:	
Street name:	Dunwell Road				
Suburb:	Muntadgin	Post Code:	6420		
Nearest street intersection:					
Diagram or plan:	Plan 213433	Certificate of title:	LR3021	Folio:	409
Title encumbrances (e.g. easements, restrictive covenants)					

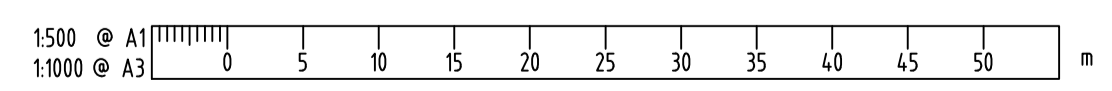
PROPOSED OR EXISTING BUILDING/LAND USE	
Description of proposed development and/or land use:	New 36 m long weighbridge with hut to replace existing 18 m long weighbridge with hut.
Nature of any existing buildings and/or land use:	Truck marshalling, weighing, grain sampling, receipt, storage and staff facilities.
Approximate cost of proposed development:	\$ 600,000.00
Estimated time of completion:	

OFFICE USE ONLY	
Acceptance Officer's initials :	Date received:
Local government reference no:	



DRAWING LEGEND

	TRAFFIC MOVEMENTS - TRUCKS FULL
	TRAFFIC MOVEMENTS - TRUCKS EMPTY
	LOT BOUNDARIES
	RAIL LEASE BOUNDARY
	UNDERGROUND POWER LINES
	UNDERGROUND COMMS LINE
	UNDERGROUND WATER PIPES
	UNDERGROUND STORMWATER PIPES
	RAIL LINE



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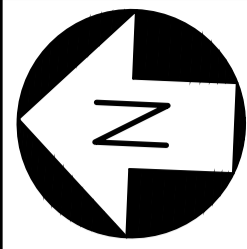


CBH GROUP
30 DELHI STREET
WEST PERTH
W.A. 6005
PH (08) 9237 9600
FAX (08) 9322 3942

REF DRAWING No.	REFERENCE DRAWING TITLE	REV	DATE	REVISION DESCRIPTION	BY	CHK'D	APP'D
-	-	A	15.03.19	ISSUED AS CHECK PRINT AND FOR REVIEW	PF		







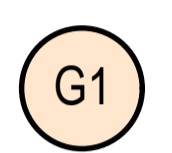

SCALE	1:500	DRAWN	P. Forrest	DATE	14.03.19
SHEET	A1	CHECKED		DESIGNED	
PROJECT	M-2797	DESIGN APPR		PROJECT APPR	
CONTRACT No.					

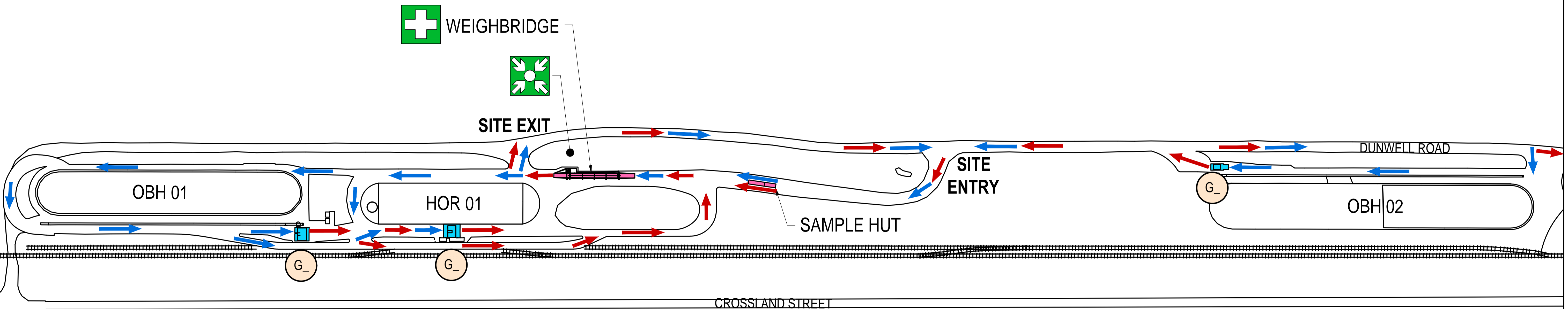
TITLE	MUNTADGIN EARTHWORKS AND ROADS 2019 THROUGHPUT UPGRADE CONCEPTUAL LAYOUT - OPTION 1		
DRG No	448-ENG-CI-DCO-0001	SHEET	1 OF 1
REV.	A		



MUNTADGIN

DRAWING LEGEND

-  TRAFFIC FLOW FULL
-  TRAFFIC FLOW EMPTY
-  FIRST AID KIT
-  MUSTER POINT
-  FIRE EXTINGUISHER
-  FUEL STORAGE/DANGEROUS GOODS
-  GRID NUMBER
-  RAILWAY



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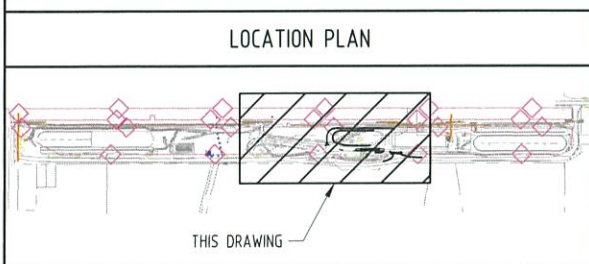
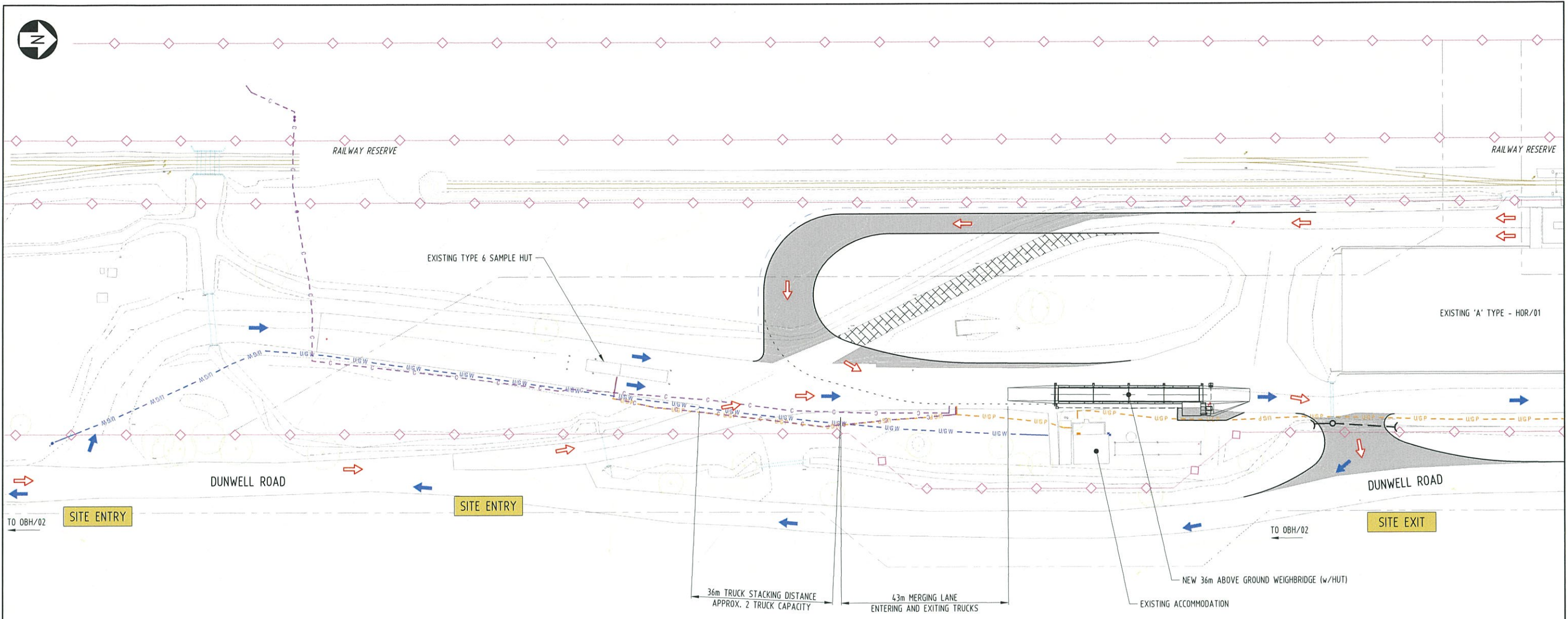
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FAX (08) 9322 3942

REF DRAWING No.	REFERENCE DRAWING TITLE	REV	DATE	REVISION DESCRIPTION	BY	CHK'D	APP'D
-	-	A	18.06.19	ISSUED AS CHECK PRINT AND FOR REVIEW	JF		

SCALE	1:1500	DRAWN	J. Foo	DATE	18.06.19
SHEET	A1	CHECKED			
PROJECT		DESIGNED			
CONTRACT No.		DESIGN APPR			
		PROJECT APPR			

TITLE	MUNTADGIN RECEIVAL POINT TRAFFIC FLOW MAP
DRG No	448-ENG-CI-MAP-0000
SHEET	1 OF 1
REV.	A

DO NOT SCALE FROM THIS DRAWING



GENERAL NOTES

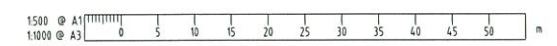
1. MAJOR CHANGE TO TRAFFIC FLOW: TRAFFIC FLOW TO HOR/01 GRID IS REVERSED, NO MORE DUAL-WAY TRAFFIC BETWEEN HOR/01 AND DUNWELL ROAD, WEIGHBRIDGE IS NO LONGER DUAL-DIRECTIONAL, SECONDARY SITE ACCESS (FROM OBH/02) IS NOW ENTRY ONLY, NEW SITE EXIT CREATED.

HATCHING LEGEND

	AREA OF NEW WORKS	1,450 m ²
	AREA OF UNREQUIRED EXISTING PAVEMENT	300 m ²

DRAWING LEGEND

	TRAFFIC MOVEMENTS - TRUCKS FULL
	TRAFFIC MOVEMENTS - TRUCKS EMPTY
	LOT BOUNDARIES
	RAIL LEASE BOUNDARY
	UNDERGROUND POWER LINES
	UNDERGROUND COMMS LINE
	UNDERGROUND WATER PIPES
	UNDERGROUND STORMWATER PIPES
	RAIL LINE
	PROPOSED OPEN DRAIN
	PROPOSED CULVERT



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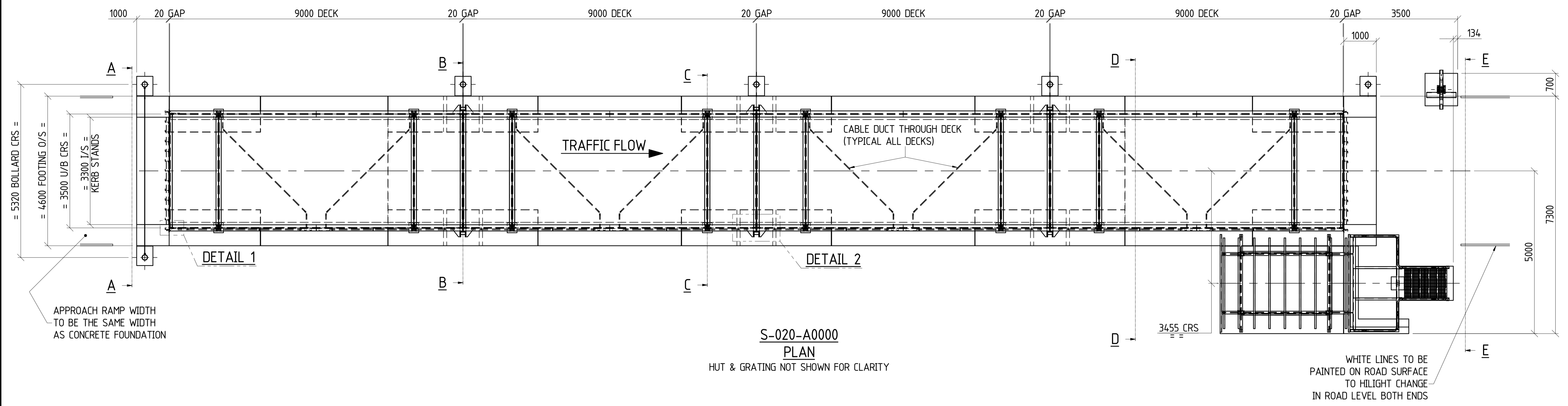
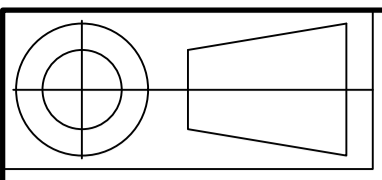


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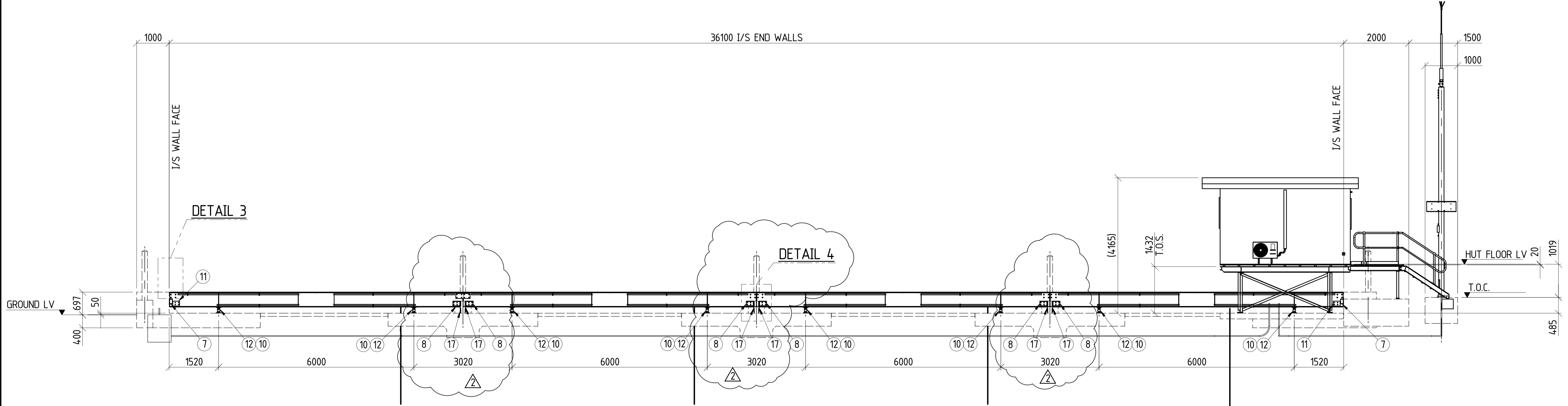
REF DRAWING No.	REFERENCE DRAWING TITLE	REV	DATE	REVISION DESCRIPTION	BY	CHK'D	APP'D
448-ENG-CI-DCO-0000	2019 THROUGHPUT UPGRADE - SITE PLAN	A	13.05.19	ISSUED AS CHECK PRINT AND FOR REVIEW	PF		

SCALE	1:500	DRAWN	P. Forrest	DATE	10.05.19
SHEET	A1	CHECKED			
PROJECT	M-2797	DESIGNED			
CONTRACT No.		DESIGN APPR			
		PROJECT APPR			

TITLE	MUNTADGIN EARTHWORKS AND ROADS 2019 THROUGHPUT UPGRADE CONCEPTUAL LAYOUT - OPTION 2	SHEET	2 OF 2	REV	A
ORG No.	448-ENG-CI-DCO-0002				



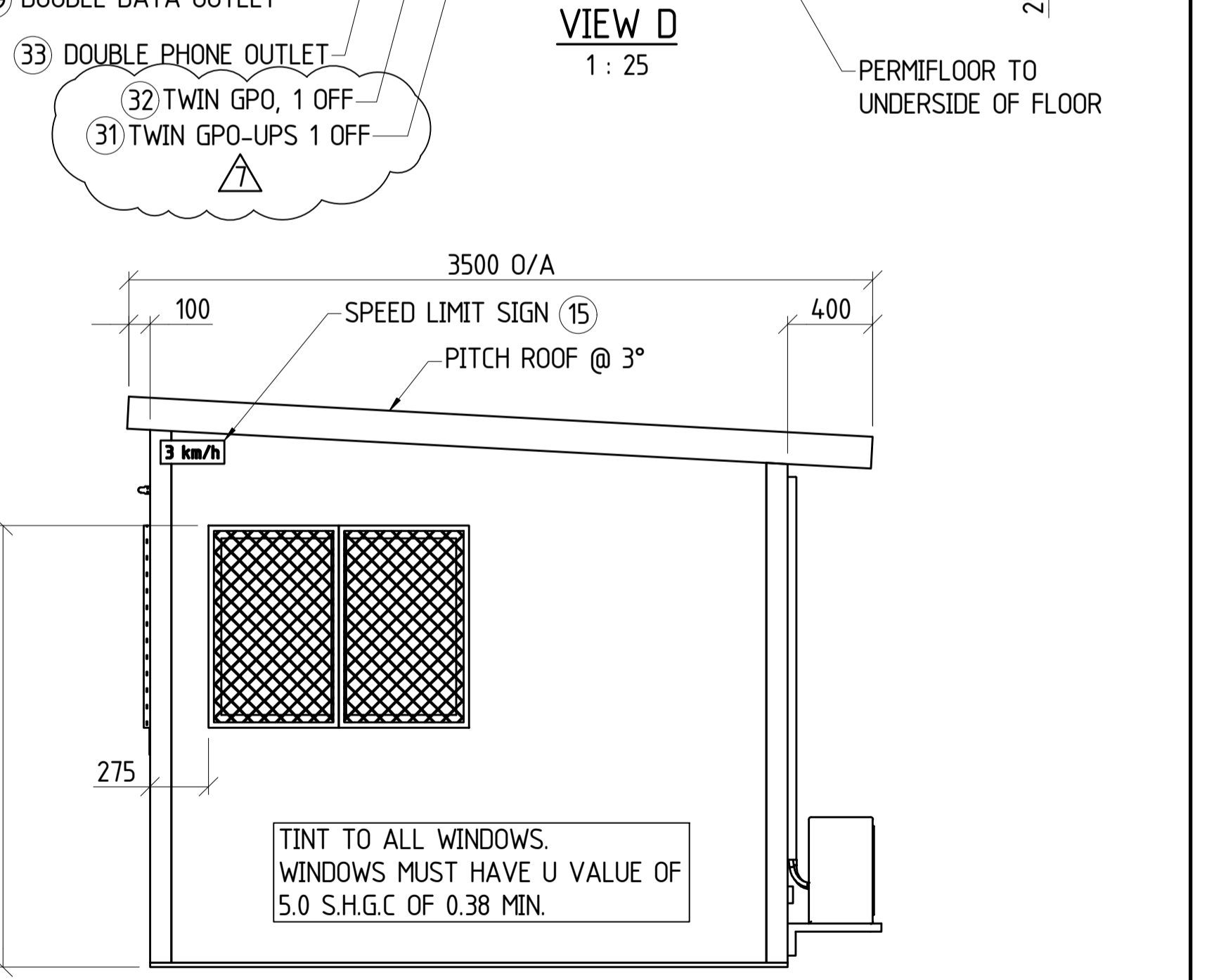
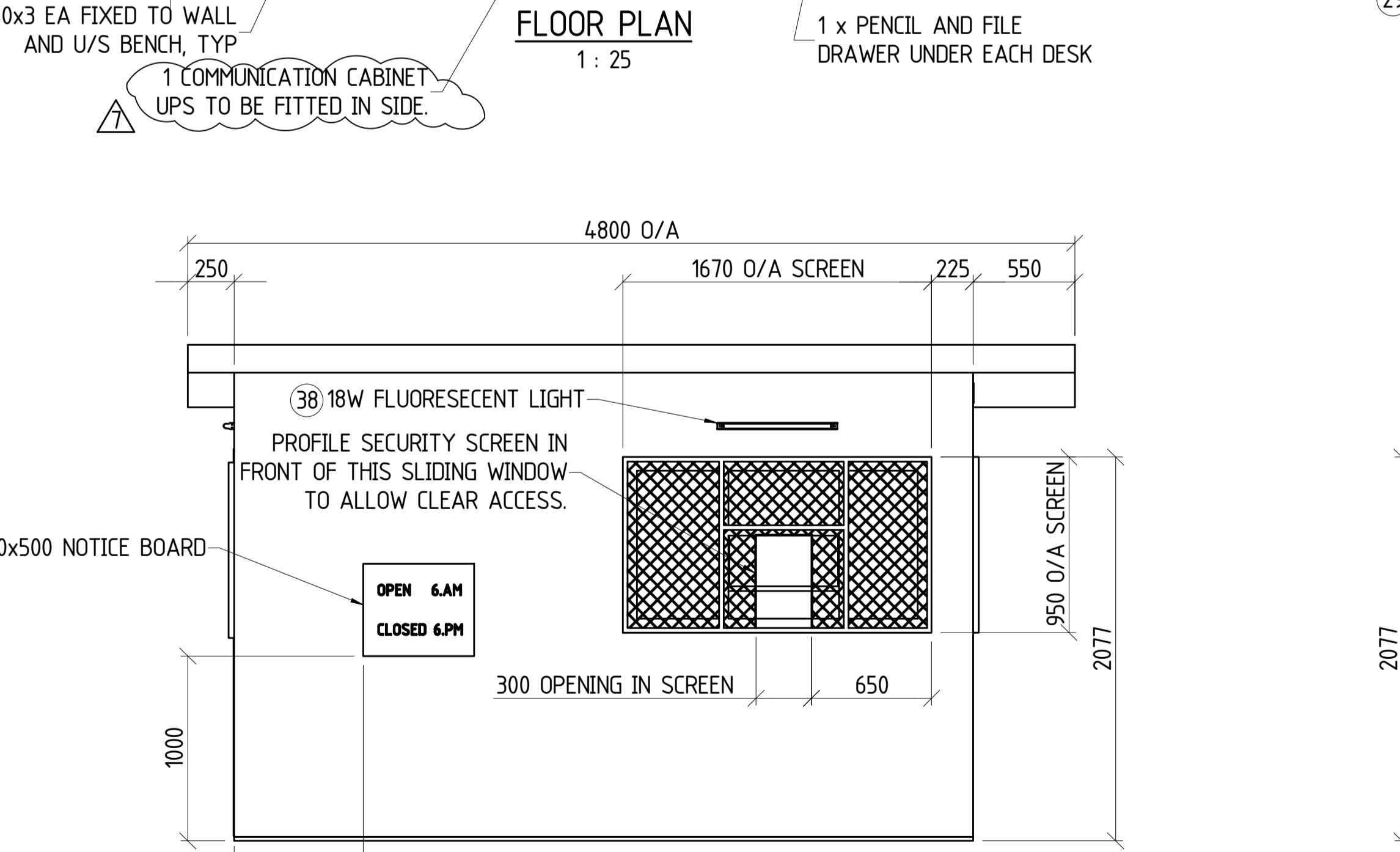
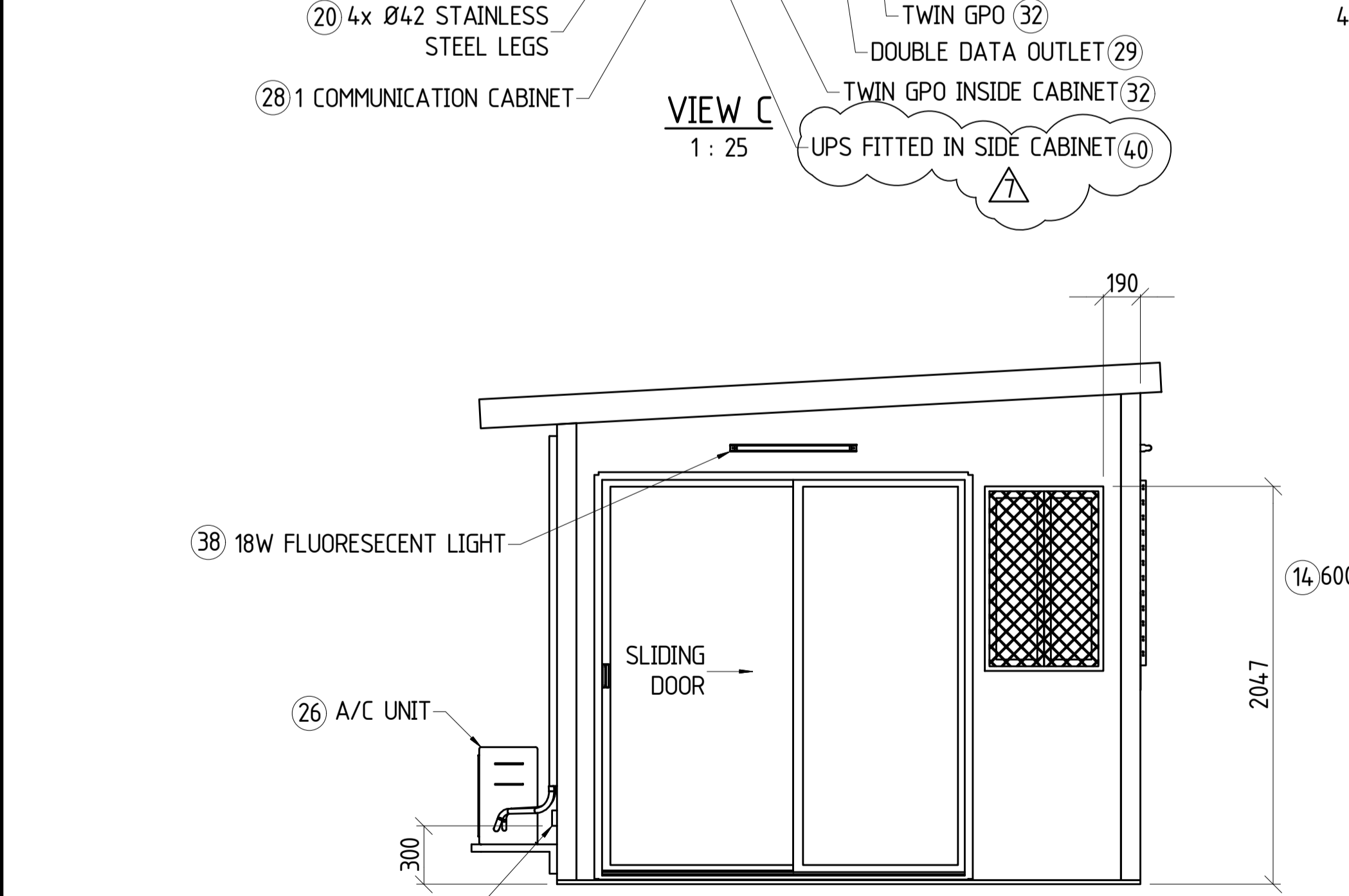
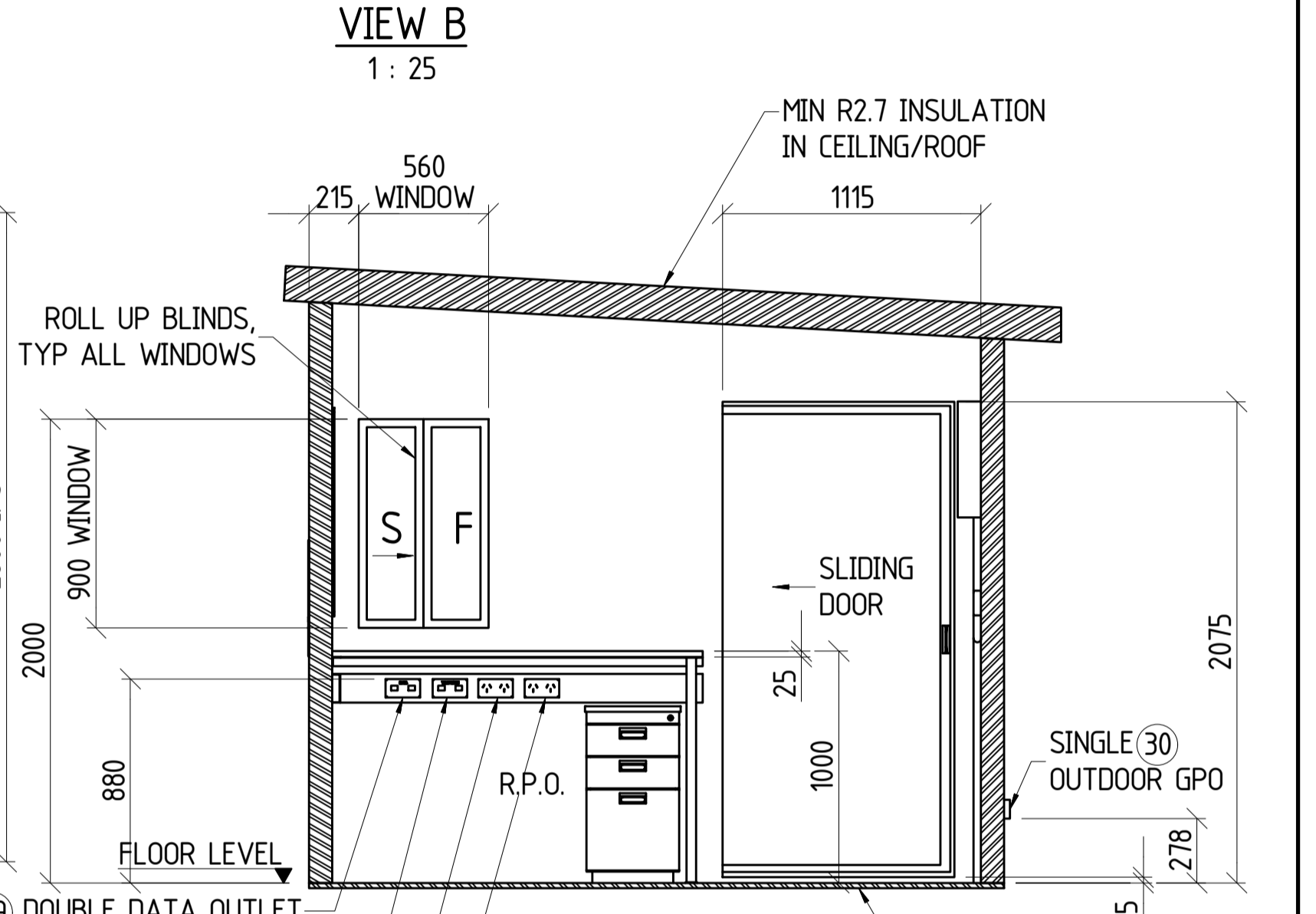
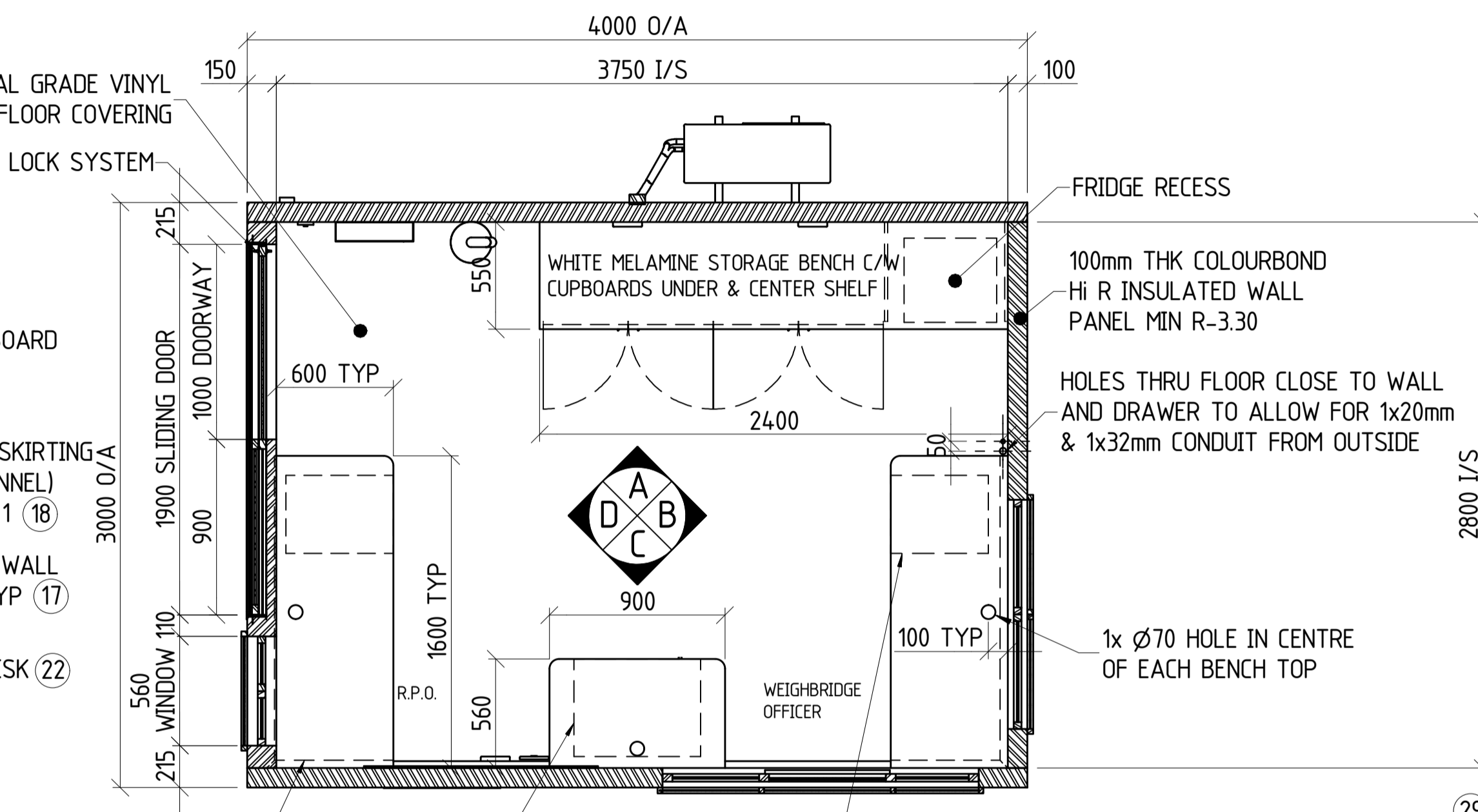
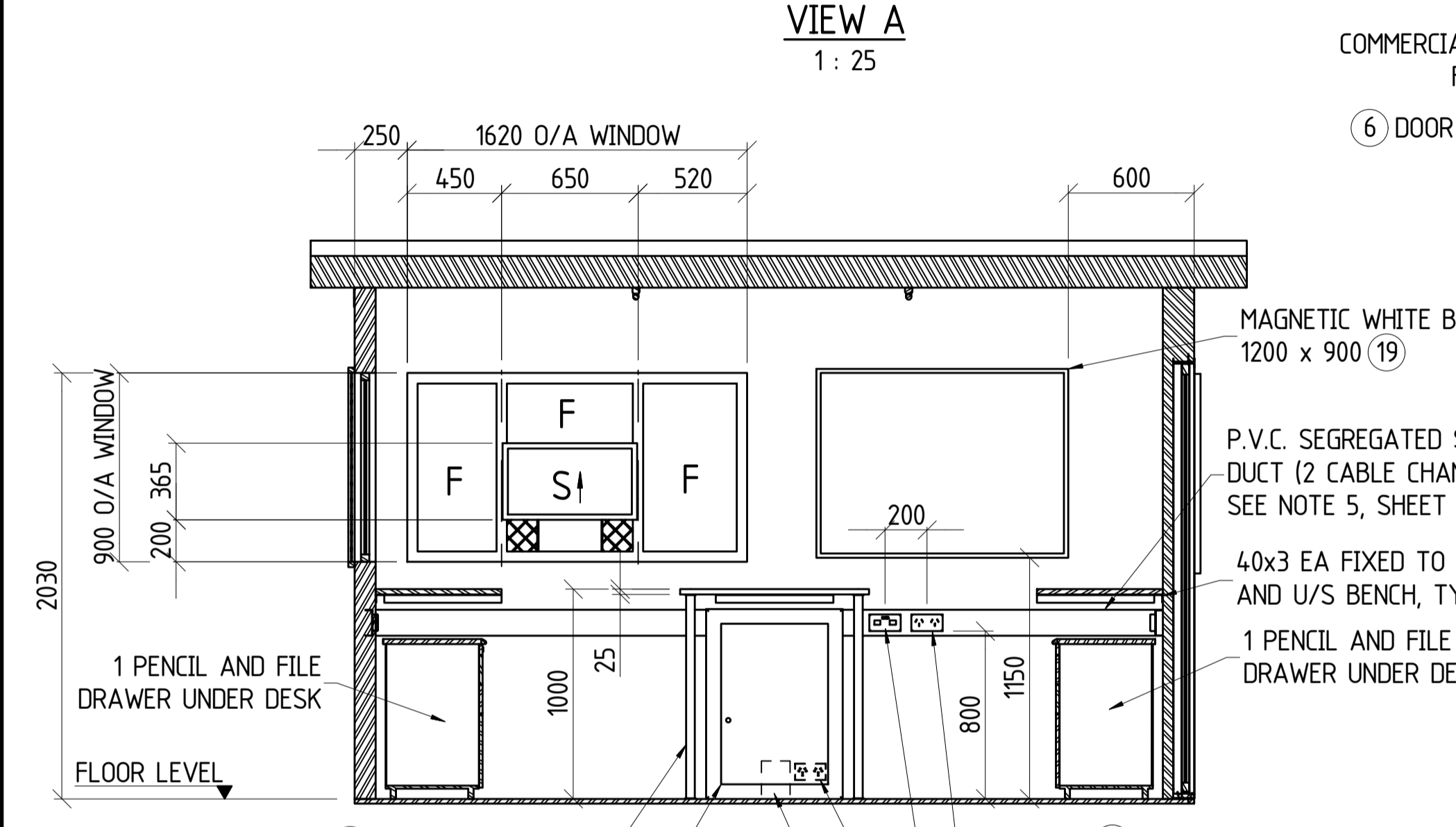
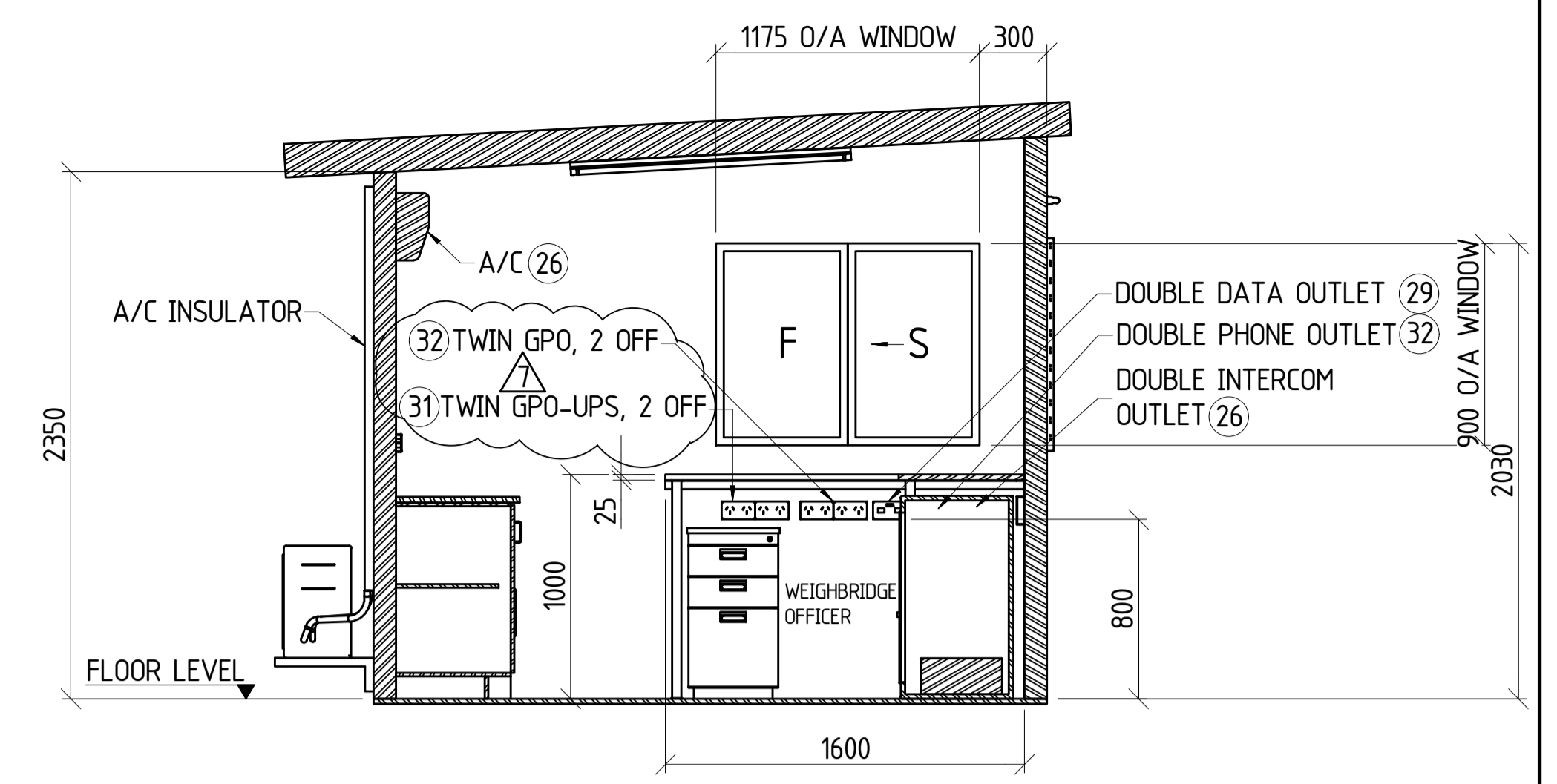
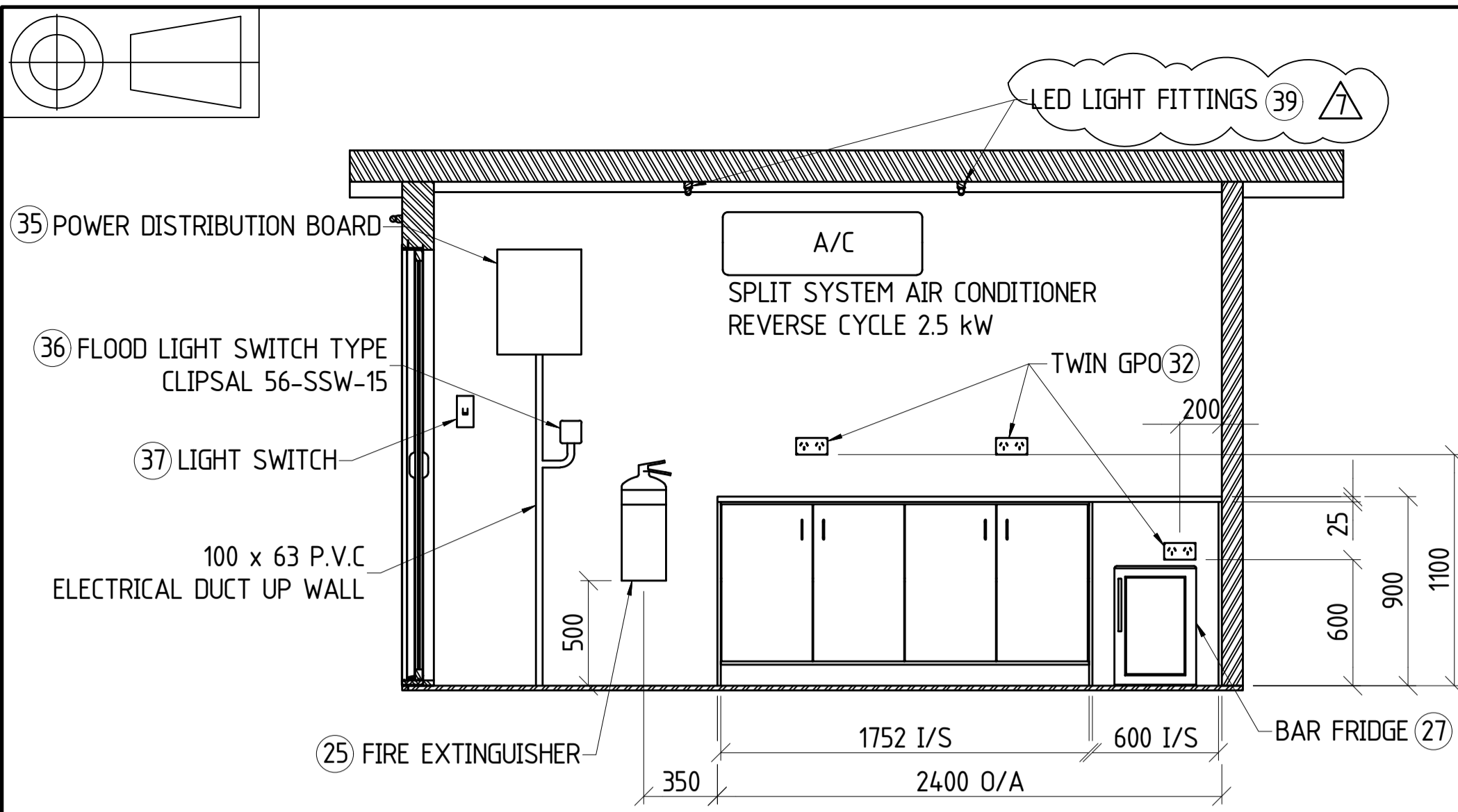
S-020-A0000
PLAN
HUT & GRATING NOT SHOWN FOR CLARITY



S-020-A0000
ELEVATION
36m ASSEMBLED WEIGHBRIDGE
1:60

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		DO NOT SCALE FROM THIS DRAWING - ASK!		REF DRG No.	REFERENCE DRAWING TITLE	REV DATE	REVISIONS	BY CHK APP REV DATE	REVISIONS	BY CHK APP APPROVED	PROJECT STANDARD DRAWING		DRAWING No S-020-A0000	SHEET 2 OF 5	REV. 2			

ISSUED FOR PLANNING APPROVAL - 17/10/2017



S-020-A0050
END VIEW

S-020-A0050
ELEVATION
HUT LAYOUT

S-020-A0050
END VIEW

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		5 11.04.2017 FIRE EXTINGUISHER ADDED 4 18.01.2017 HOLE IN FLOOR ADDED FOR LOAD CELL CABLE 3 18.03.2016 NEW SLIDE DOOR ADDED 2 30.07.2015 REFERENCE DRAWINGS REMOVED 1 18.11.2014 NOTES ADDED, WINDOW CHANGED 6 06.09.2017 COMMS CABINET PART NUM ADDED	7 15.09.2017 ITEM 39, GPO-UPS ADDED 6 06.09.2017 COMMS CABINET PART NUM ADDED	VP SM DF 1 18.11.2014 TTW JH CBH 0 2/12/2014	TTW DD DD AME JW TTW VP MD TTW JB CBH TTW VP CBH TU JR CBH	14/02/2014 2/12/2014 13/02/2014 14/02/2014	DESIGNER DRAWN CHECKED APPROVED	CBH TU JR CBH	WEIGHBRIDGE AUSTRALIAN STEEL HUT LAYOUT GENERAL ARRANGEMENT	VARIOUS PROJECT STANDARD DRAWING DRAWING No S-020-A0050	A1 SHEET 2 OF 2 REV. 7														

Peter Zenni

From: Dolling, Tim <Tim.Dolling@cbh.com.au>
Sent: Monday, 10 June 2019 11:55 AM
To: Peter Zenni
Subject: Application for planning approval
Attachments: Application for planning approval letter.pdf; 1_Planning_Application_Form.pdf; 448-ENG-CI-DCO-0002_A.PDF; S-020-A0000-R2 sheet 2 of 5.pdf; S-020-A0050-R7 sheet 2 of 2.pdf; BMP_Muntadgin.pdf; BMP_Coversheet_Muntadgin.pdf

Peter,

I phoned the office earlier to advise I would be emailing an application to improve truck weighing facilities at the Muntadgin grain receival site.

Proposed development includes installation of a new 36 m long weighbridge and hut to replace the existing 18 m long weighbridge and hut, new internal road and site exit.

Please find attached the following documentation and drawings:

- Covering letter
- Application for planning approval form
- Concept layout option 1 (site plan) drawing 448-ENG-CI-DCO-0002_A
- General arrangement drawing S-020-A0000-R2 sheet 2 of 5 for the weighbridge
- GA drawing S-020-A0050-R7 sheet 2 of 2 for the hut
- Bushfire management plan and coversheet.

Please save the PDF versions of the application form and drawings as hard copies won't be posted.

Await advice on the requirements for payment of the application fee.

Regards,

TIM DOLLING

Planning and Approvals Coordinator
Level 6, 240 St Georges Tce, Perth WA 6000
T (08) 9216 6094
M 0439 969 835
Tim.Dolling@cbh.com.au



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Peter Zenni

From: Dolling, Tim <Tim.Dolling@cbh.com.au>
Sent: Thursday, 20 June 2019 9:51 AM
To: Peter Zenni
Subject: RE: Application for planning approval
Attachments: 448-ENG-CI-DCO-0001_A.PDF; 448-ENG-CI-MAP-0000_A.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Peter,

Regarding your email below, at this stage advice as follows and await further comments.

Location of existing weighbridge: please find attached conceptual layout – option 1 drawing 448-ENG-CI-DCO-001_A showing the existing 18 m weighbridge to be removed and proposed 36 m weighbridge and hut over.

Site exit crossover and culvert: drawings are to be prepared for construction of the crossover including specifications for the headwalls and culvert and further advice to follow.

Dunwell Rd surface and RAV rating: Truck Drivers are required to comply with Tandem Drive Network 7.3 with no operation on unsealed road when visibly wet without approval.

Whole of site plan and vehicle flow paths: please find attached 'traffic flow paths drawing 448-ENG-CI-DCO-0000_A showing truck flow paths on Dunwell Road and within the site.

Noise complaint: the Area Manager will contact you to discuss steps implemented or an Operations noise management plan will be prepared and submitted.

Regards,

TIM DOLLING

Planning and Approvals Coordinator
Level 6, 240 St Georges Tce, Perth WA 6000
T (08) 9216 6094
M 0439 969 835
Tim.Dolling@cbh.com.au



From: Peter Zenni <emds@merredin.wa.gov.au>
Sent: Monday, 17 June 2019 3:26 PM
To: Dolling, Tim <tim.dolling@cbh.com.au>
Subject: RE: Application for planning approval

Cheers Tim

Peter Zenni
EXECUTIVE MANAGER DEVELOPMENT SERVICES



Shire of Merredin
PO Box 42 MERREDIN WA 6415

P: (08) 9041 1611 F: (08) 9041 2379 E: emds@merredin.wa.gov.au
W: www.merredin.wa.gov.au  shireofmerredin

From: Dolling, Tim [<mailto:Tim.Dolling@cbh.com.au>]
Sent: Monday, 17 June 2019 3:20 PM
To: Peter Zenni <emds@merredin.wa.gov.au>
Cc: Mike Hudson <emes@merredin.wa.gov.au>
Subject: RE: Application for planning approval

Peter,

Email acknowledged and further advice to follow.

Regards,

TIM DOLLING

Planning and Approvals Coordinator
Level 6, 240 St Georges Tce, Perth WA 6000
T (08) 9216 6094
M 0439 969 835
Tim.Dolling@cbh.com.au



From: Peter Zenni <emds@merredin.wa.gov.au>
Sent: Monday, 17 June 2019 3:15 PM
To: Dolling, Tim <tim.dolling@cbh.com.au>
Cc: Mike Hudson <emes@merredin.wa.gov.au>
Subject: RE: Application for planning approval

Hi Tim

Thank you for talking with me earlier today in relation to your application for development approval relating to proposed works at the CBH facility in Muntadgin. The drawings provided Ref 448-ENG-CI-DCO-0002 do not cover the whole of the site so it is difficult to ascertain the potential impact of the development on vehicular movements on site as well as on access and egress points to and from the site.

I note the annotation on the plan relating to the provision of a new 36m above ground weigh bridge with hut and information in the covering letter that this is to replace the existing 18m weighbridge and hut, however there is no annotation on the site plan showing the location of the existing weigh bridge facility.

I also note the provision of a proposed culvert and new crossover accessing Dunwell Road. The proposed culvert appears to be on PTA property but the crossover is on the Shire road reserve and would have to be constructed to the satisfaction of the Shires Executive Manager of Engineering Services.

I note that Dunwell Road is an unsealed road, can you please clarify how compliance will be achieved with the required RAV rating for vehicles accessing the CBH facility via the road in question.

Taking the above in to account could you please supply me with a more detailed site plan as well as additional information on the proposed vehicular movement on site as well as access to and from the site.

In addition, as discussed the Shire has previously received complaints associated with the use of air horns by truck drivers accessing the CBH site when unloading produce at the facility. The CBH facility is in close proximity to noise sensitive premises and the use of air horns is likely to exceed the assigned noise levels specified by the Environmental Protection (Noise) Regulations 1997. The Shire of Merredin is considering requiring that CBH develop and implement a noise management plan for the site. Can you please provide me with advise as to what steps CBH site management already have implemented or will be implementing to prevent unreasonable noise emissions and as such alleviate the need for a formal noise management plan.

Kind regards

Peter Zenni
EXECUTIVE MANAGER DEVELOPMENT SERVICES



Shire of Merredin
PO Box 42 MERREDIN WA 6415

P: (08) 9041 1611 F: (08) 9041 2379 E: emds@merredin.wa.gov.au
W: www.merredin.wa.gov.au  shireofmerredin

From: Dolling, Tim [<mailto:Tim.Dolling@cbh.com.au>]

Sent: Monday, 10 June 2019 11:55 AM

To: Peter Zenni <emds@merredin.wa.gov.au>

Subject: Application for planning approval

Peter,

I phoned the office earlier to advise I would be emailing an application to improve truck weighing facilities at the Muntadgin grain receival site.

Proposed development includes installation of a new 36 m long weighbridge and hut to replace the existing 18 m long weighbridge and hut, new internal road and site exit.

Please find attached the following documentation and drawings:

- Covering letter
- Application for planning approval form
- Concept layout option 1 (site plan) drawing 448-ENG-CI-DCO-0002_A

- General arrangement drawing S-020-A0000-R2 sheet 2 of 5 for the weighbridge
- GA drawing S-020-A0050-R7 sheet 2 of 2 for the hut
- Bushfire management plan and coversheet.

Please save the PDF versions of the application form and drawings as hard copies won't be posted.

Await advice on the requirements for payment of the application fee.

Regards,

TIM DOLLING

Planning and Approvals Coordinator
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Peter Zenni

From: Walker, Allan <Allan.Walker@cbh.com.au>
Sent: Monday, 24 June 2019 12:19 PM
To: Peter Zenni
Cc: Elliott, Adam; O'Malley, Jerome
Subject: Muntadgin

Hi Peter,

While outloading grain from Muntadgin using road transport CBH will advise all truck drivers not to use their air horns while on site rather use their normal horn or UHF radio.

This will be communicated with the truck drivers direct and at morning tool box meetings.

Regards

ALLAN WALKER

Zone Manager, Kwinana North

Gamenya Ave, Merredin WA

P (08) 90 419069

M 0428 938601

Allan.walker@cbh.com.au



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ENQ: Tim Dolling
DIRECT LINE: 08 9216 6094

10 June 2019

Mr Peter Zenni
Executive Manager Development Services
Shire of Merredin
PO Box 42
Merredin WA 6415

Dear Peter

APPLICATION FOR PLANNING APPROVAL

I refer to the requirement to improve truck weighing facilities at the Muntadgin grain receival site.

Proposed development includes installation of a new 36 m long weighbridge and hut to replace the existing 18 m long weighbridge and hut, new internal road and site exit.

Please find enclosing the following documentation:

-) Shire of Merredin application for planning approval form
-) Concept layout No.1 (site plan) drawing 448-ENG-CI-DCO-0002_A
-) General arrangement drawing S-020-A0000-R2 sheet 2 of 5 for the weighbridge
-) General arrangement drawing S-020-A0050-R7 sheet 2 of 2 for the hut
-) Bushfire management plan and coversheet.

If you have any enquiries, please contact me on 9216 6094, 0439 969 835 or by email at tim.dolling@cbh.com.au.

Yours sincerely

For: Co-operative Bulk Handling Limited

A handwritten signature in black ink, appearing to read "Tim Dolling", is placed over a light grey rectangular background.

Tim Dolling
Planning & Approvals Coordinator

Enc

Co-operative Bulk Handling Ltd
ABN 29 256 604 947
Level 6, 240 St Georges Terrace
Perth WA 6000 Australia
GPO Box L886
Perth WA 6842 Australia
Telephone
+61 8 9327 9600
Grower Service Centre
1800 199 083
cbh.com.au

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes No

Date of site visit (if applicable): Day Month Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited Level 1 BAL assessor Level 2 practitioner Level 3 practitioner

If accredited please provide the following.

BPAD accreditation number: Accreditation expiry: Month Year

Bushfire management plan version number:

Bushfire management plan date: Day Month Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?		
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?		

Is the proposal any of the following (see [SPP 3.7 for definitions](#))?

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)		
Strategic planning proposal (including rezoning applications)		
High risk land-use		
Vulnerable land-use		

None of the above

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

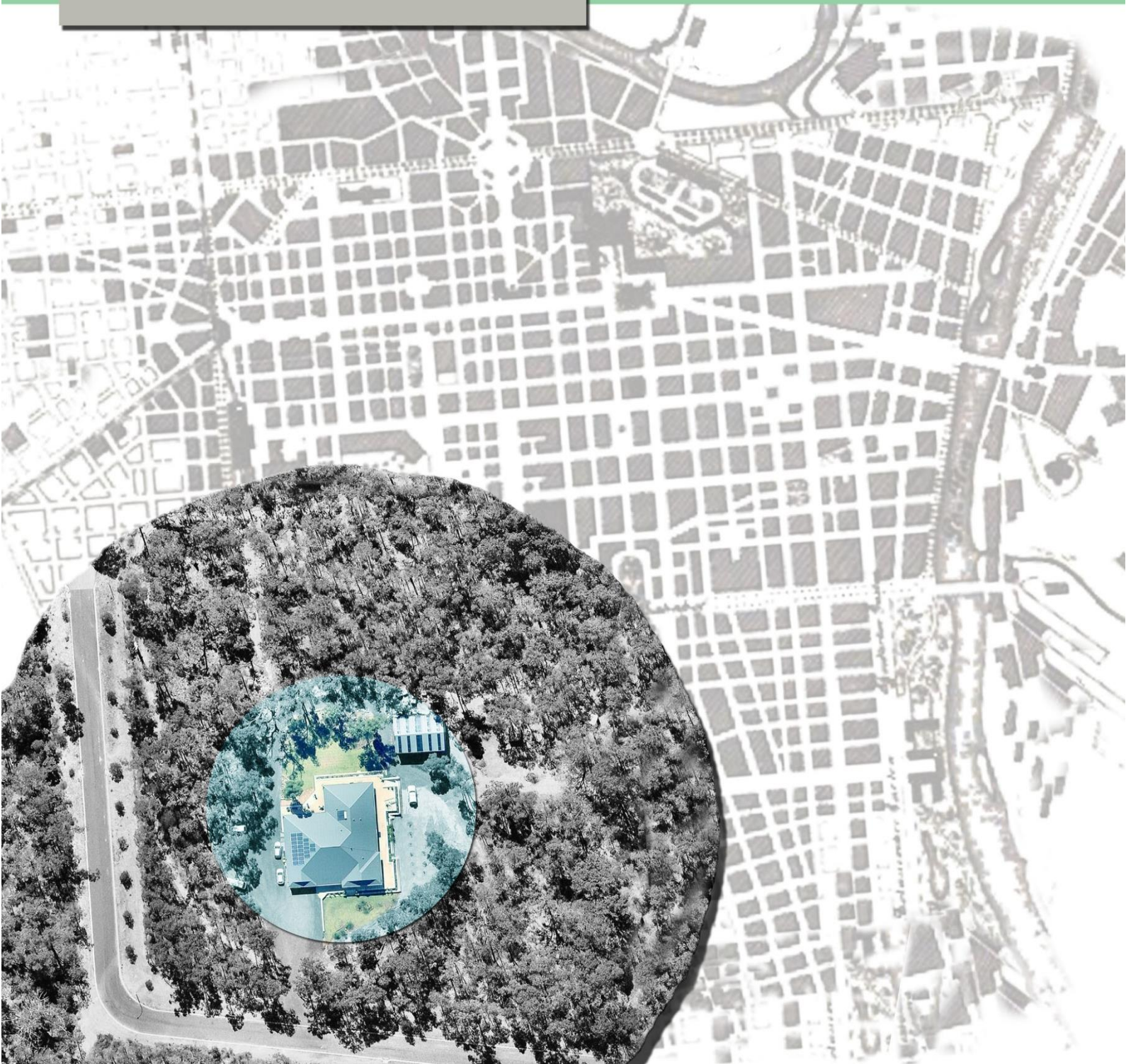
The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer



Date

Bushfire Management Plan



Report Details

Project:	Proposed Weighbridge w/ Hut	
Project Address:	Dunwell Road, CBH Muntadgin WA 6420	
Prepared by:	James Terenciuk, BPAD Accredited Level 2 Assessor, BPAD36529, MAIBS, AIMM.	
Report / Job Number 12290a	Report Version 1	Date submitted: 24 May 2019



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1. Background Information

This Bushfire Management Plan was prepared to provide guidance for the planning and management of potential bushfire threat. The standards and recommendations within this plan are based on the performance criteria as set out in Guidelines for Planning in Bushfire Prone Areas (Version 1.3, Dec-2017).

This Bushfire Management Plan meets the requirements of SPP 3.7 and the Guidelines for Planning in Bushfire Prone Areas.



James Terenciuk
Level 2 BPAD Practitioner

1.1 Purpose of Plan

The purpose of this Plan is minimise the occurrence and impact of bushfires and their devastating effects to life, property and the environment, and to document fire prevention requirements at the Site. By providing acceptable solutions the BAL level can be managed to an acceptable level.

1.2 Objectives

The objectives of this Plan are to:

- Define areas where values are located
- Define and rank hazard areas
- Identify individuals and organizations responsible for fire management and associated works within the area of the plan
- Develop fire management strategies for all land with regard to life, property and the environment
- Nominate an assessment procedure that evaluates the effectiveness and impact of proposed and existing fire prevention work and strategies
- Identify performance criteria and acceptable solutions for all fire management works, including acceptable solutions for fire breaks, low fuel areas and building construction standards.

This Plan will achieve the objectives by:

- Assessing the bushfire attack level
- Determining bushfire management requirements
- Determining ongoing management responsibilities

1.3 Statement against Other Relevant Documents

This Bushfire Management Plan meets the intent of:

1. State Planning Policy 3.7,
2. Guidelines for Planning in Bushfire Prone Areas,
3. Local planning strategy references to bushfire risk management,
4. Local planning scheme provisions relating to bushfire risk management,
5. Applicable structure plans, special control area provisions, previous planning approvals or similar referencing bushfire risk management applicable to the subject site,
6. Standard fire break orders of the area; and
7. AS3959 Construction of Buildings in Bushfire-Prone Areas.

1.4 Proposal details

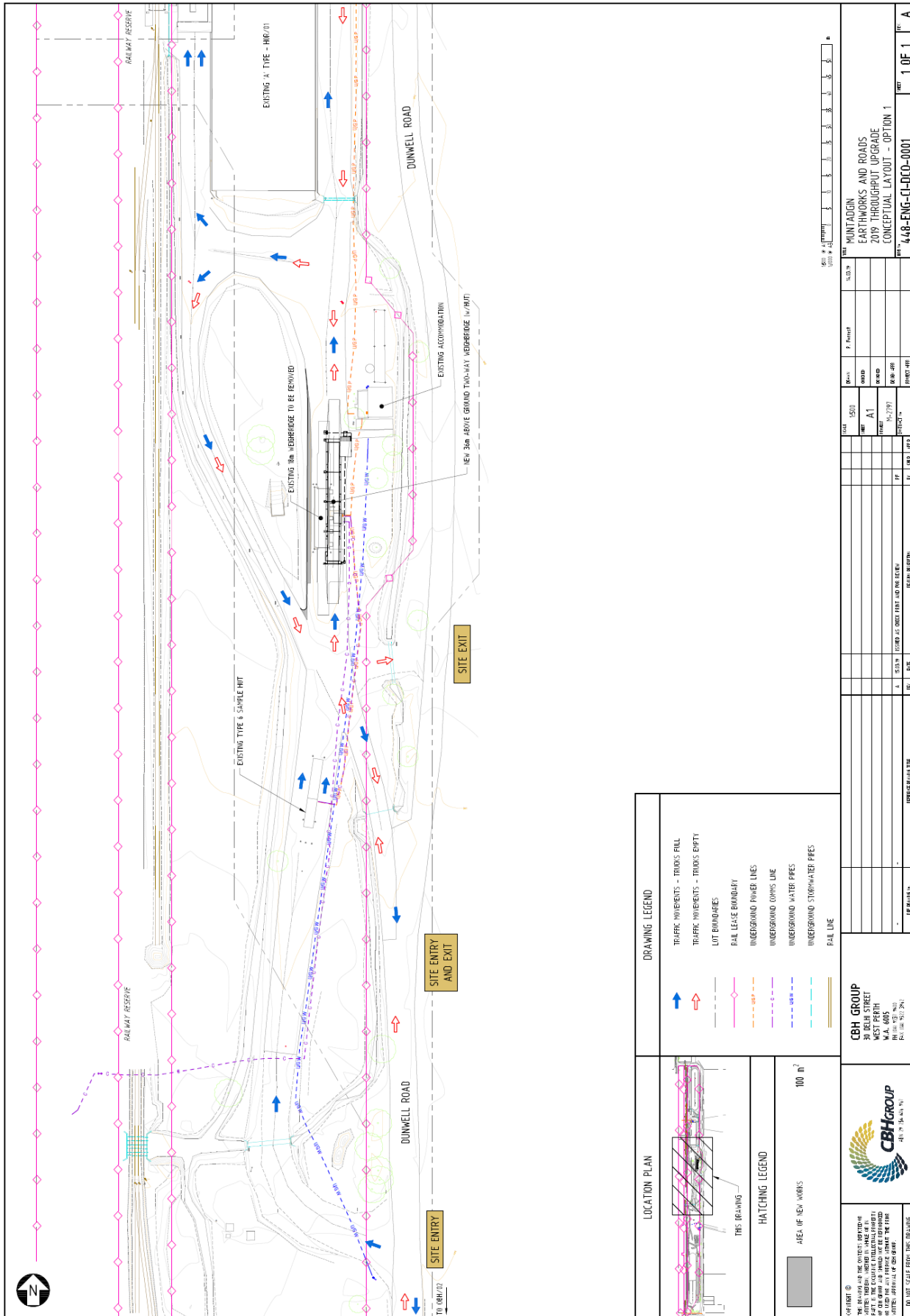
The Site is located approximately 312 km East of the Perth CBD. As illustrated on Figure 1 – Site development, the proposal seeks approval for a new 36m above ground two-way weighbridge with hut.

It has been identified as being located within a bushfire prone area according to the most recent map published by the Department of Fire and Emergency Services (refer to Figure 2).

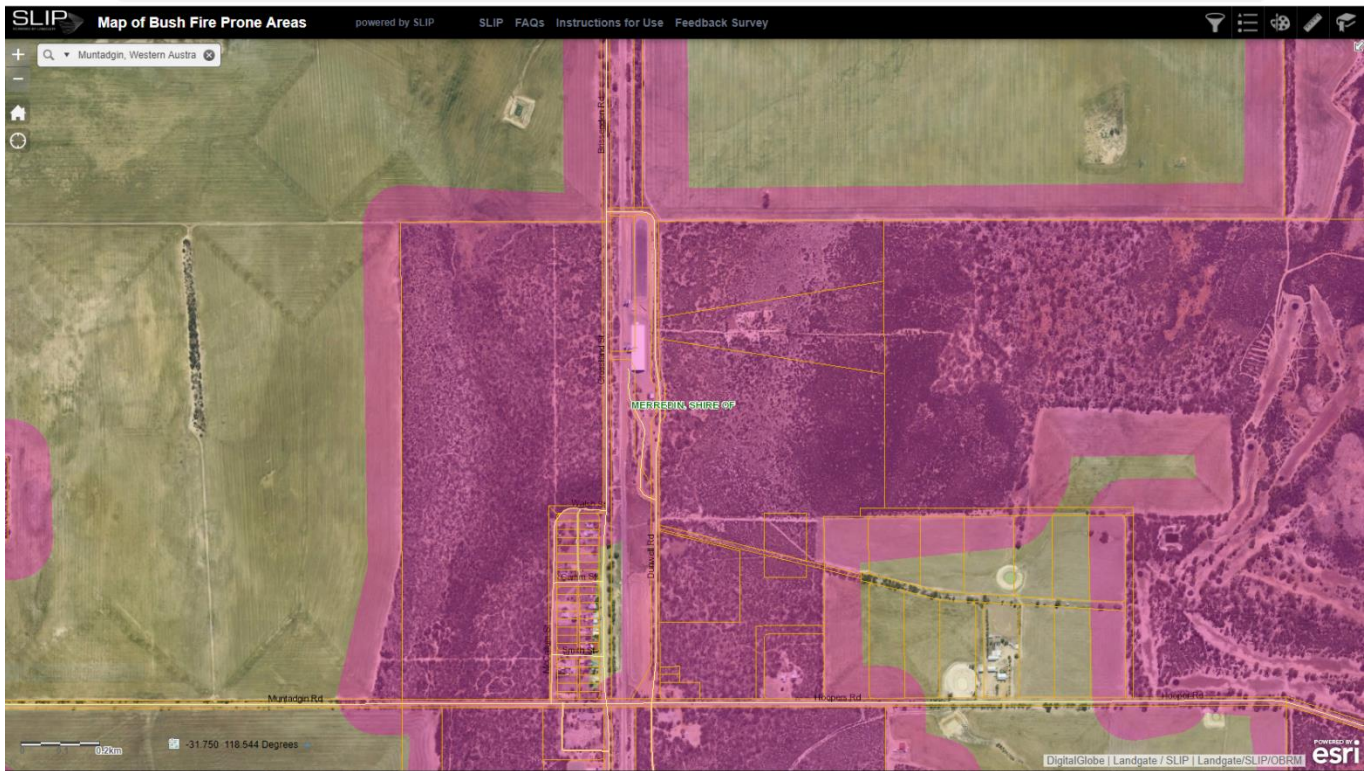
There are no relevant environmental considerations, including local reserves, State Forest, National park, wetlands, Bush Forever sites, etc. within the site or being affected by the development.

There are no known previous bushfire assessments that have been undertaken for the site.

1.4.1 Figure 1: Site development



1.4.2 Figure 2: Map of Bushfire Prone Areas for the subject site



2. Bushfire Assessment Results

2.1 Assessment Inputs


The location and extent of the classifiable vegetation in relation to the proposed developments have been assessed and recorded in the attached BAL Assessment Report extract. The BAL Assessment Report is produced based on a methodology 1 assessment, with the vegetation being assessed “as is” in accordance with AS3959-2018. The initial BAL rating is given in the table below.

Table 2A: Worst case BAL that applies to the site

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class B Woodland	Flat land	34.60	BAL – 12.5
2	Excludable – Clause 2.2.3.2(d)	-	-	BAL – LOW
3	Excludable – Clause 2.2.3.2(a)	-	106	BAL – LOW
4	Excludable – Clause 2.2.3.2(e)	-	-	BAL – LOW
	Excludable – Clause 2.2.3.2(f)			

Table 2B: Determined Bushfire Attack Level (BAL)

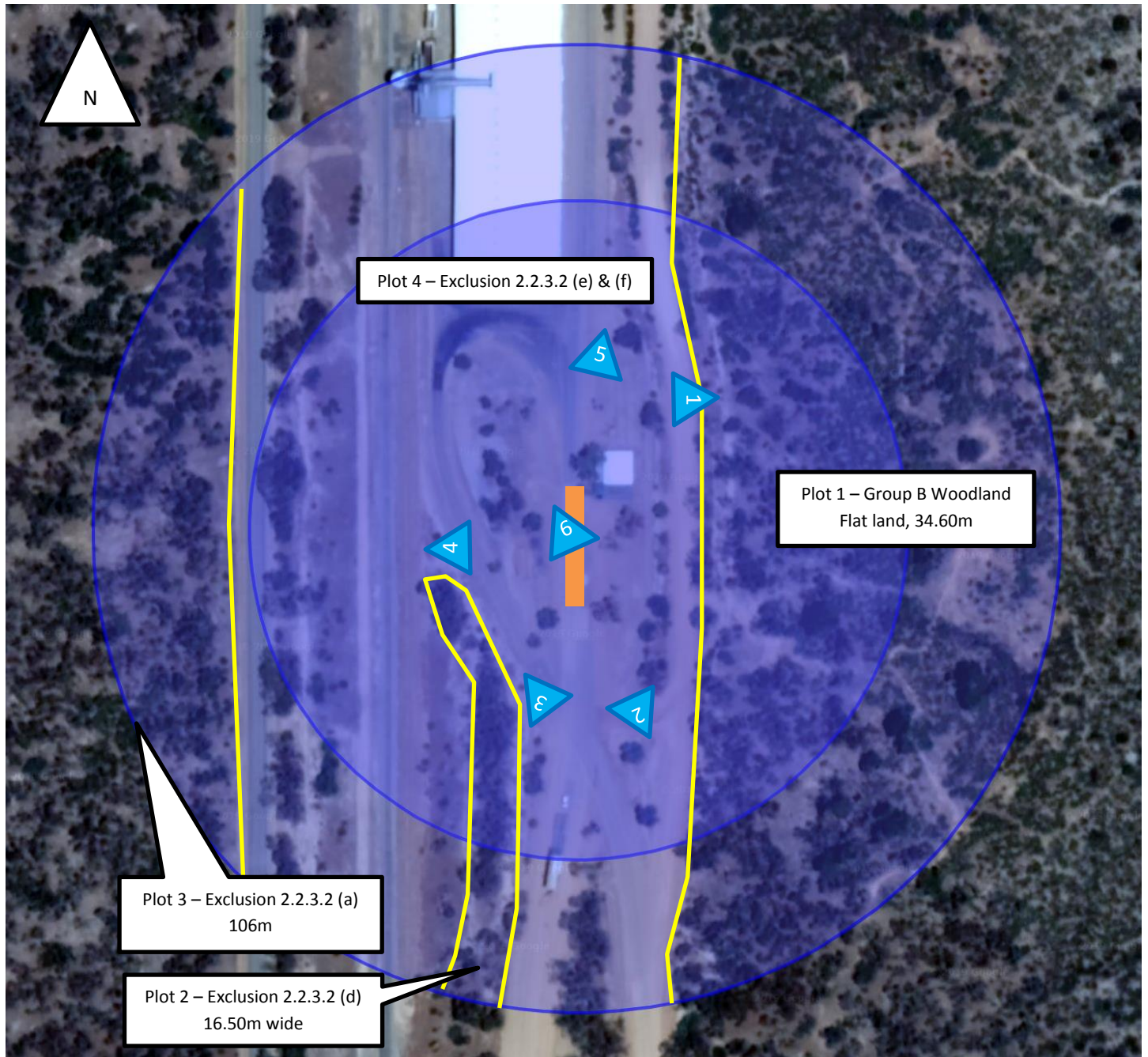
The Determined Bushfire Attack Level for the proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level				BAL – 12.5
Photo ID:	1	Plot:	1	
Vegetation Classification or Exclusion Clause				
Class B Woodland - Low woodland B-07				
Description / Justification for Classification				
Trees 10 m–30 m high; 10%–30% foliage cover dominated by eucalypts and/or callistris with a prominent grassy understorey. May contain isolated shrubs.				





2.2 Preliminary BAL Assessment

2.2.1 Site Assessment & Site Plans

The assessment of this site was undertaken by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1).



Legend

-  = Photo location
-  = Proposed structure
-  = 100 and 150m wide buffers
-  = Vegetation plots

2.2.2 Vegetation Classification

All vegetation within 100m of the site development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

<table border="1"> <tr> <td>Photo ID:</td> <td>1</td> <td>Plot:</td> <td>1</td> </tr> </table>	Photo ID:	1	Plot:	1	 <p>31.75326, 118.56127, 316.0m 17 May 2019 09:27:20</p>
Photo ID:	1	Plot:	1		
<table border="1"> <tr> <td>Photo ID:</td> <td>2</td> <td>Plot:</td> <td>1</td> </tr> </table>	Photo ID:	2	Plot:	1	 <p>-31.75342, 118.56095, 325.0m 17 May 2019 09:28:08</p>
Photo ID:	2	Plot:	1		
<table border="1"> <tr> <td>Photo ID:</td> <td>3</td> <td>Plot:</td> <td>2</td> </tr> </table>	Photo ID:	3	Plot:	2	 <p>-31.75351, 118.56085, 317.0m 17 May 2019 09:28:24</p>
Photo ID:	3	Plot:	2		

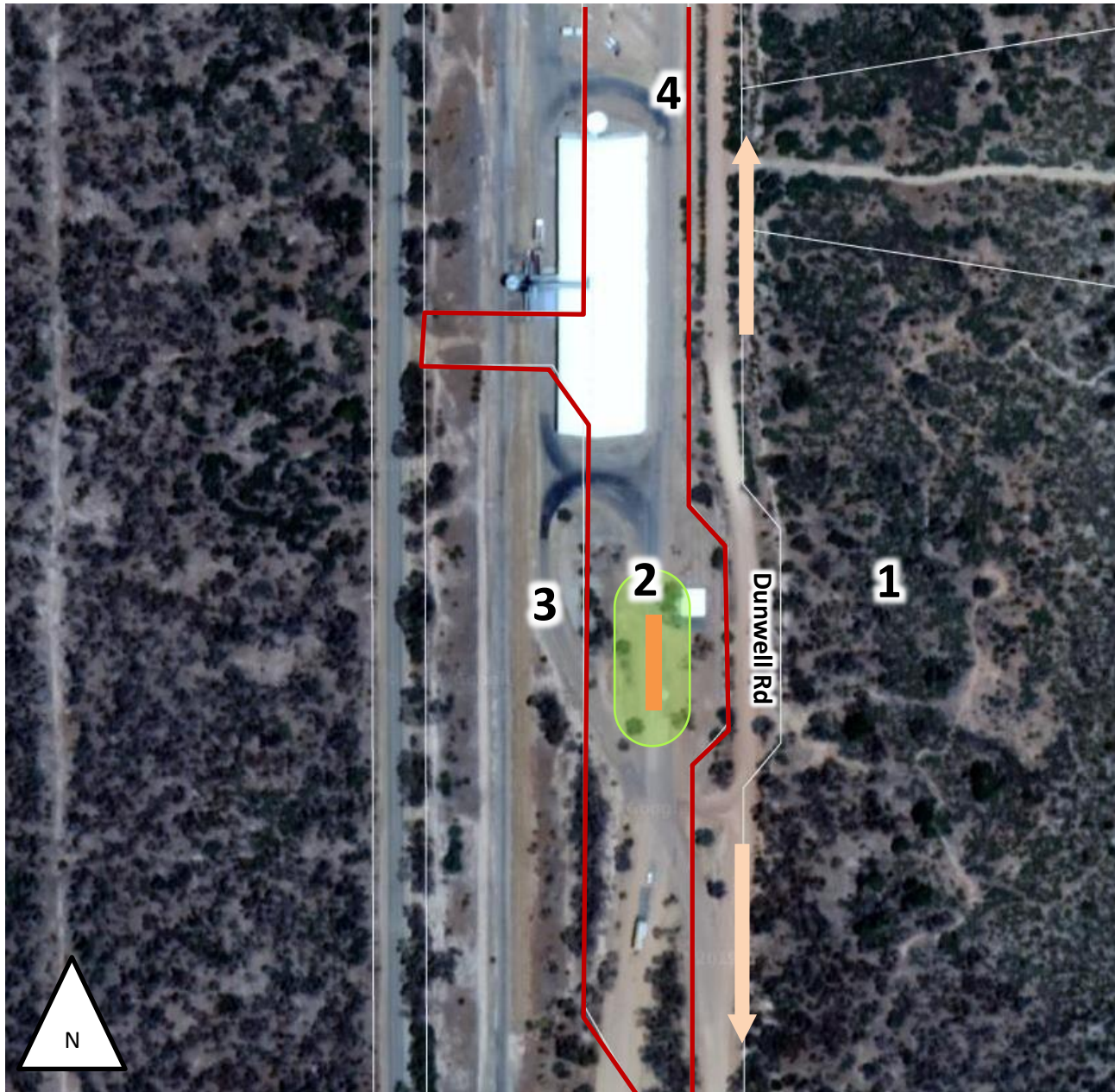
Photo ID: 4	Plot: 3	 <p>31.753, 118.56062, 319.0m 17 May 2019 09:29:16</p>
Vegetation Classification or Exclusion Clause		
Excludable - 2.2.3.2(a) >100m from site		
Description / Justification for Classification		
Vegetation of any type that is more than 100 m from the site.		
Photo ID: 5	Plot: 4	 <p>31.75268, 118.56092, 316.0m 17 May 2019 09:30:13</p>
Vegetation Classification or Exclusion Clause		
Excludable - 2.2.3.2(e) Non Vegetated Areas		
Excludable - 2.2.3.2(f) Low Threat Vegetation		
Description / Justification for Classification		
Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops. Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, nature strips and windbreaks.		
Photo ID: 6	Plot: 4	 <p>31.7527, 118.56091, 317.0m 17 May 2019 09:30:08</p>
Vegetation Classification or Exclusion Clause		
Excludable - 2.2.3.2(e) Non Vegetated Areas		
Excludable - 2.2.3.2(f) Low Threat Vegetation		
Description / Justification for Classification		
Non-vegetated areas, that is, areas permanently cleared of vegetation, roads, buildings and rocky outcrops. Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, nature strips and windbreaks.		

3. Assessment against the Bushfire Protection Criteria


3.1 Compliance


Each of the elements listed within Appendix 4 of the Guidelines for Planning in Bushfire Prone Areas has been addressed in this bushfire management plan as per the following table.

Bushfire protection criteria	Method of Compliance/Acceptable Solutions	Proposed bushfire management strategies
Element 1: Location	A1.1 Development location	The site is located in an area subjects to BAL-12.5 (refer to Table 2A and 2B). However, it is demonstrated in Figure 3 how the risk around the proposed construction can be managed to not exceed BAL-29.
Element 2: Siting and design of development	A2.1 Asset Protection Zone	The APZ is to be contained solely within the boundaries of the lot except in instances where areas are managed in a low-fuel state on an ongoing basis. All future construction is to be surrounded by an APZ of a sufficient width to ensure the potential radiant heat impact of a bushfire does not exceed BAL-29. Refer to Figure 3 which indicates the minimum width of the APZ to be maintained for BAL-29. The standards for APZ from the <i>Guidelines for Planning in Bushfire Prone Areas</i> is attached as Appendix 1.
Element 3: Vehicular access	A3.1 Two access routes	The existing road network demonstrates that access provided to the site is via Dunwell Rd giving a choice of two safe egress destinations to the North (Crossland St) and South (Hoopers Rd). Both are available to all people at all times and under all weather conditions.
	A3.2 Public road	All public roads are constructed as per the requirements of Table 6 Column 1 (attached as Appendix 2).
	A3.3 Cul-de-sac (including dead-end-road)	N/A
	A3.4 Battle-axe	N/A
	A3.5 Private driveway longer than 50m. A private driveway is to meet detailed requirements contained within the Guidelines.	The site’s driveway is used by heavy vehicles and complies with the requirements of Table 6, Column 3.
	A3.6 Emergency access way	N/A
	A3.7 Fire services access routes (perimeter roads)	N/A
	A3.8 Firebreak width	Install firebreaks to a width of 3m immediately inside and along all external boundaries of the land. Install firebreaks to a width of 20m around all buildings on the land. Refer to the Shire of Merredin’s Firebreak Order attached as appendix.
Element 4: Water	A4.1 Reticulated areas	N/A
	A4.2 Non-reticulated areas	N/A
	A4.3 Individual lots within non-reticulated areas (Only for use if creating 1 additional lot and cannot be applied cumulatively)	The site has access to public water tanks available to all people at all times with a minimum capacity of 10,000 litres. The tanks are located on Dunwell Rd, about 100m south from the subject site.



Legend

 Proposed construction

 Site boundary

 Asset Protection Zone

1 Notes

Notes

- 1) Woodland is the primary vegetation plot.
- 2) The minimum width for the Asset Protection Zone is 14m. The vegetation in the APZ is to comply with Schedule 1 Element 2 of the Guidelines (attached in Appendix 1).
- 3) The existing driveways within the development meets Table 6 Column 3. The whole site is in a trafficable surface in compliance with Table 6 (i.e. hard gravel and bitumen surface).
- 4) Firebreak to be of a minimum width of three metres inside and along all external boundaries of the land as prescribed in the Shire of Merredin's requirements. The site is mainly in a trafficable surface (hard gravel and bitumen surface) with nature strips of vegetation only.

Location Details: Dunwell Road, CBH Group Site, Muntadgin WA 6420
 Local Government Area: Shire of Merredin
 Assessment Date: 17.05.2019
 Date of aerial photo: January 2005

Prepared by: James Terenciuk
 Accreditation Level: Level 2 BPAD Bushfire
 Accrediation Number: BPAD36529
 Accrediation Expiry Date: February 2020

4. Responsibilities for Implementation and Management of the Bushfire Measures

DEVELOPER/LANDOWNER – PRIOR TO SALE OR OCCUPANCY	
No.	Implementation Action
1	For future construction: establish the Asset Protection (APZ) to the dimensions and standards stated in the BMP.
2	Comply with the relevant local government annual firebreak notice issued under s33 of the Bush Fires Act 1954.
3	Landowners/occupiers to thoroughly read this BMP. If there are any items which require clarification is it recommended that they contact the author of this report.
LANDOWNER/OCCUPIER – ONGOING MANAGEMENT	
No.	Management Action
1	Maintain the Asset Protection Zone to the dimensions and standard stated in the BMP.
2	Maintain vehicular access routes within the site to the required surface condition and clearances .
3	Local government to ensure the maintenance of public roads complies with the public road standard established in accordance with Table 6 (attached in Appendix 2).

To ensure that the above individuals/organisations are able to comply with the Bushfire Management Plan they are to be notified of their responsibilities by the developer and be given a copy of the endorsed Bushfire Management Plan.

This Bushfire Management Plan relates to a specific planning approval and should be referred to periodically as part of the owner's fire mitigation strategy. As time passes, any items found to require review due to changing circumstances are to be brought to the attention of the local government and the Bushfire Management Plan author.

Certification by bushfire consultant

I James Terenciuk, certify that at the time of inspection, the BAL ratings contained within this BMP are correct; Clearance by local government is recommended.



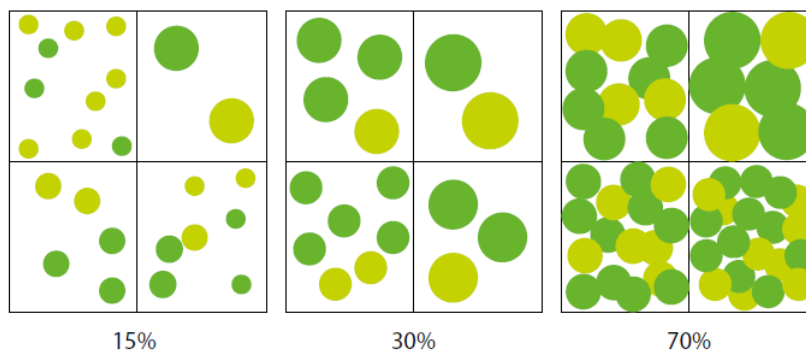
James Terenciuk
Level 2 BPAD Practitioner

Date: 24 May 2019

5. Appendix 1: Schedule 1: Standard for Asset Protection Zones (Appendix 4 of the Guidelines)

- **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire).
It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

Figure 18: Tree canopy cover – ranging from 15 to 70 per cent at maturity



- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

6. Appendix 2: Table 6 – Vehicular access technical requirements

TECHNICAL REQUIREMENTS	1 Public road	2 Cul-de-sac	3 Private driveway	4 Emergency access way	5 Fire service access routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5
*Refer to E3.2 Public roads: Trafficable surface					

E3.1 Two access route

Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.

E3.2 Public road

Trafficable surface: Widths quoted for access routes refer to the width of the trafficable surface. A six metre trafficable surface does not necessarily mean paving width. It could, for example, include four metre wide having one metre wide constructed road shoulders. In special circumstances, where eight lots or less are being serviced, a public road with a minimum trafficable surface of four metres for a maximum distance of 90 metres may be provided subject to the approval of both the local government and Department of Fire and Emergency Services.

7. Shire of Merredin's Fire Break Order



FIRE BREAK ORDER 2018/19

Restricted Burning Periods
17 September 2018 - 31 October 2018
18 February 2019 - 16 March 2019
BURNING PERMITS REQUIRED

Prohibited Burning Period
1 November 2018 - 17 February 2019
STRICTLY NO BURNING

FOR ALL EMERGENCIES - DIAL 000



IMPORTANT CONTACTS

Chief Bush Fire Control Officer
Stephen Crook | 0429 411 429

Deputy Chief Bush Fire Control Officer
John Flockart | 0428 469 018

Senior Ranger
Kim Friis | 0400 240 787

Merredin Volunteer Fire & Rescue Service
9041 2522
(General enquiries ONLY. In an emergency call 000)

Harvest Ban Information Line
9041 2999

Harvest Ban SMS
Call 9041 1611 to subscribe



PO Box 42
MERREDIN WA 6415
(08) 9041 1611

admin@merredin.wa.gov.au
www.merredin.wa.gov.au

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DEFINITIONS

In this Fire Break Order unless the contrary intention appears:

- "Rural Land" means all land not located within the boundaries of a town site as shown on the Shire of Merredin Town Planning Scheme No. 1 Scheme Map;
- "Town Site Land" means all land located within the boundaries of a town site as shown on the Shire of Merredin Town Planning Scheme No. 1 Scheme Map;
- "Firebreak" means ground from which all flammable material has been removed to a height of 4 metres and on which no flammable material is permitted;
- "Flammable Materials" means material that can be easily ignited, i.e. - dead or dry grass, leaves, timber, paper, plastic and other material or thing deemed by an authorised officer to be capable of combustion but does not include green growing trees or green growing plants in gardens;
- "Occupier of Land" means a person or persons as defined in Section 7 of the *Bushfires Act 1954*.

OTHER INFORMATION

RADIO STATIONS DURING A FIRE EMERGENCY
During a fire emergency all landowners and occupiers are encouraged to listen to ABC Radio as they are the official emergency broadcast radio station. Local frequencies for Merredin are 531, 568 and 720.

FIRE INCIDENT REPORTS
All landowners and occupiers who incur a bushfire have an obligation to assist the Fire Control Officer to complete a Fire Incident Report Form.

LANDOWNERS & OCCUPIERS RESPONSIBILITIES
The *Bush Fires Act 1954* requires the occupiers of the land to take all reasonable measures to control fires on their land, at their expense, regardless of how the fire started. Whilst local volunteer fire fighters will come out and assist in the control of the fire, landowners and occupiers are reminded that they are ultimately responsible for fires on their property including monitoring the fire after fire crews have left. Penalties apply and recovery of costs can be made by Council for those who do not comply with these provisions.

BRIGADE MEMBERSHIP
If you are interested in joining your local Volunteer Bush Fire Brigade, please contact the CBFCO (0429 411 429), the Deputy CBFCO (0428 469 018) or the Shire's Senior Ranger (0400 240 787).

FIREFIGHTING EQUIPMENT
Residents are strongly encouraged to have and maintain firefighting equipment for the protection of their own property.

VOLUNTEERS ATTENDING A FIRE IN THEIR OWN VEHICLE
Must immediately report to the onsite Fire Control Officer for safety and insurance purposes.

Enquiries relating to this Firebreak Order or fire prevention in general should be directed to the Shire's Senior Ranger on 9041 1611 or 0400 240 787

BURNING PERMITS

- PERMITS** to burn are required for the whole of the Restricted Burning Periods and can only be obtained from your local FCO. Contact the CBFCO (0429 411 429) or the Senior Ranger (0400 240 787) to be put in touch with your FCO to obtain a permit.
- CAREFULLY READ** and adhere to all of the conditions of the permit as any breach or negligence could make you liable for any damage to neighbouring properties and/or infringements/penalties.
- ANY SPECIAL CONDITIONS** imposed by the FCO when issuing permits must be strictly adhered to. The Senior Ranger may check that permit conditions are being complied with during the Restricted Burning Period.
- INFRINGEMENTS / ON THE SPOT FINES** of \$250 & **UPWARDS** apply to any breaches of the permit conditions/special conditions. Contact your FCO or Senior Ranger if in doubt.
- PERIOD OF NOTICE** to neighbours prior to burning cannot be more than 28 days or less than 4 days although lesser notice may be determined by mutual agreement of all neighbours.
- NO PERMITS** will be issued for burning on **PUBLIC HOLIDAYS** during the Restricted and Prohibited Burning Periods.
- GARDEN REFUSE & RUBBISH** Prior to the burning of garden refuse and rubbish a 3 metre radius perimeter around the waste heap is to be cleared of all flammable material. Burning of garden refuse and rubbish is not permitted during the Prohibited Burning Period and during the Restricted Burning Periods it will require a permit from a Fire Control Officer.
- CAMP FIRES** During the Restricted Burning Period a permit is required for any cooking and camping fire. Cooking and Camp fires are not permitted throughout the Prohibited Burning Period. Gas barbecues can still be used during this period.
- INCINERATORS** used to burn rubbish must be properly constructed. An open drum with or without a lid is not an authorised incinerator.

Please note that if deemed necessary the 'Restricted Burning Period' may be extended by the Chief Bush Fire Control Officer
You should consult with your local FCO or contact the Shire of Merredin to find out if the Restricted Burning Period has been extended before lighting any fires

FIREBREAKS

As a measure for preventing the outbreak of bush fires or preventing the spread or extension of a bush fire which may occur, **ALL OWNERS and OCCUPIERS** of land within the district of the Shire of Merredin are required before 1 November in each year (or within 14 days of becoming the Owner or Occupier of land if after that date) to clear firebreaks or take measures in accordance with this notice and maintain those firebreaks and measures in accordance with this notice up to and including the 16 March in the following year.

The Duties of the Owner or Occupier are detailed below depending upon the property type. It is YOUR RESPONSIBILITY to ensure your requirements have been undertaken by 1 NOVEMBER annually. Failure to do so and to continue to maintain your property during bushfire season WILL RESULT in the issuing of an INFRINGEMENT by the Senior Ranger.

TOWN SITE LAND WITH A BUILDING(S)

- Where the area of land is 2,000m² or less the land shall be cleared of all flammable materials;
- Where the area of land exceeds 2,000m², install a 3m wide firebreak immediately inside the external boundaries of the land;
- Maintain all grass on the land to a height no greater 5cm (50mm)
- Prune trees and shrubs and remove dead flammable material within 6m of all buildings on the land; and
- Ensure the roofs, gutters and walls of all buildings on the land are free of flammable matter.

VACANT TOWN SITE LAND

- Where the area of land is 2,000m² or less maintain all grass and flammable matter on the land to a height no greater than 5cm (50mm); and
- Where the land exceeds 2,000m² install a 3m wide firebreak immediately inside all external boundaries of the land by removing all flammable matter within that 3m wide fire break to a height of 4m.

RURAL LAND

- Install firebreaks to a width of 3m immediately inside and along all external boundaries of the land;
- Install firebreaks to a width of 20m around all buildings, haystacks and fuel storage areas on the land; and
- Where the land is greater than 400 Ha in area, install sufficient internal 3m wide firebreaks so as to divide the land into areas of 400 Ha or less which are bounded by a 3m wide firebreak.

FUEL DUMPS & DEPOTS

- Remove all inflammable matter within 10m of where fuel drums, fuel ramps or fuel dumps are located and where fuel drums, whether containing fuel or not, are stored.

APPLICATION TO VARY THE LISTED REQUIREMENTS

If it is considered impracticable for any reason whatsoever to clear firebreaks or establish other arrangements as required by this notice, you may apply in writing to the Shire of Merredin not later than 16 October annually for permission to provide firebreaks in alternative positions on the land. If permission is not granted in writing by the local government you must comply with the requirements of this notice.

In addition, you may be required to carry out further works which are considered necessary by the Senior Ranger (the appointed authorised officer for the Shire of Merredin) and specified by way of a separate written notice forwarded to the address as shown on the Shire of Merredin rates record for the relevant land.

TAKE NOTICE that pursuant to Section 33(4) of the *Bush Fires Act 1954*, where the:

Owner or Occupier of land who has received notice fails or neglects to comply with the requirements of the notice within the time specified, the Shire of Merredin may by its officers and with such servants, workmen and contractors, vehicles and machinery as the officers deem fit, enter upon the land and carry out the requirements of the notice which have not been complied with and pursuant to Section 33(5) of the *Bush Fires Act 1954* the amount of any costs and expenses incurred may be recovered from you as the Owner or Occupier of the land.

If the requirements of this notice are carried out by burning, such burning must be in accordance with the relevant provisions of the *Bush Fires Act 1954*.

FIRE BANS

Fire bans may be applied during both the Restricted and Prohibited Burning Periods.

A **TOTAL FIRE BAN (TFB)** is a ban put in place by the Department of Fire & Emergency Services (DFES). When declared, TFBs are in place for the whole day from midnight to midnight. They may be revoked during the day if the forecast weather does not eventuate or if weather conditions ease. Further information about what activities may / may not be undertaken during a TFB can be found by visiting DFES' website - www.dfes.wa.gov.au. To find out if a ban is in place listen to ABC radio, follow DFES on Twitter / Facebook, go to the DFES website or call 133 337.

A **HARVEST & VEHICLE MOVEMENT BAN (HVMB)** is a ban put in place by the Shire of Merredin. It carries different conditions as to what activities can be undertaken than a TFB. Visit the Shire website (www.merredin.wa.gov.au) to find out what activities may / may not be undertaken. To find out if a ban is in place call the Harvest Ban Information Line (9041 2999) or subscribe to the Harvest Ban SMS - call 9041 1611.