



APPLICATION FOR PLANNING APPROVAL

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

OWNERS DETAILS			
Name/s:	KEVIN GRAEME ATKINSON MARGARET HELIA ATKINSON		
Address:	[REDACTED]		Post Code: 6008
	Phone work:	Phone home: /	Fax: /
Mobile: 11	Email: [REDACTED]		
Signature:	[REDACTED]	Date:	20/05/23
Signature:	[REDACTED]	Date:	20/05/23
NB: The owner/s signature/s are required for your application to be processed.			

APPLICANTS DETAILS			
Name:	ATKINSON GROUP		
Address:	[REDACTED]		Post Code: 6415
	MERREDIN W.A.		
Contact person for correspondence: BRAD ATKINSON [REDACTED]			
Phone work:	Phone home: /	Fax: /	
Mobile:	[REDACTED]	Email: [REDACTED]	
Signature:	[REDACTED]	Date:	20/05/23

PROPERTY DETAILS			
Lot No:	Lot 20742	House/Street No:	-
Street name:	Bulls Head Road		
Suburb:	NORPA	Post Code:	6415
Nearest street intersection:	Barnes Road / Booran South Road		
Diagram or plan:	Certificate of title:	Folio:	
Title encumbrances (e.g. easements, restrictive covenants) N/A			

PROPOSED OR EXISTING BUILDING/LAND USE	
Description of proposed development and/or land use:	Two proposed grouped dwellings with patios front & back
Nature of any existing buildings and/or land use:	Farming land with one existing dwelling & numerous farming use sheds
Approximate cost of proposed development:	\$ 200,000
Estimated time of completion:	JULY 2023

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

BULLS HEAD ROAD

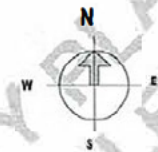
BULLS HEAD ROAD

BULLS HEAD ROAD

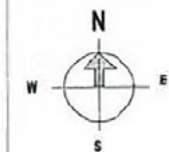
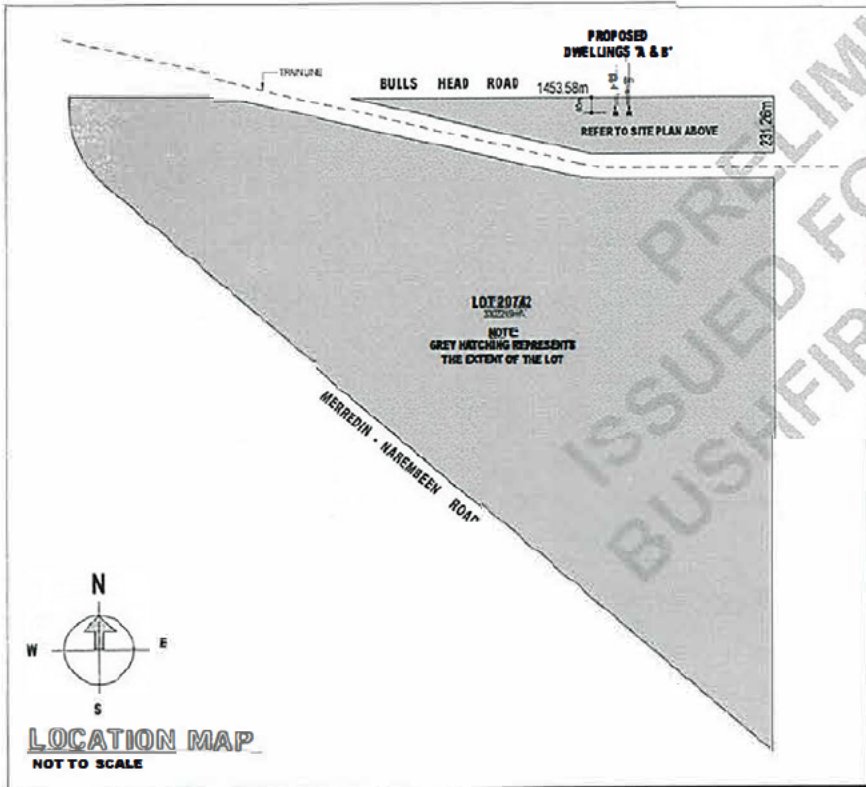
1453.58m
(BOUNDARY LINE)

DEFLECTED TO CURB OF ROAD
13 METRE LONG LEGS SHALL BE CONNECTED
TO A 4000 LITRE CODE BOOK ABOVE RAFFLES SEPTIC TANK.
ALL SETBACKS & DIMENSIONS SHOWN SHALL BE AS SHOWN &
NOT ALL YOU TO SHINE BEHIND REVERSED, PLUS MUSIC BEHIND APPROX
& THE SEPTIC TANK HAND PUMP HEADS INSTALLATION DETAILS & SPECIFIC DETAILS
THE SEPTIC SYSTEM HAS TO BE PROTECTED BY PEACE
OR BULLS HEAD TO AVOID VEHICLE TRAFFIC.

NOTE:
OTHER SHEDS ARE
EXISTING BUT HAVE NOT BEEN
SHOWN AS THEY ARE OUTSIDE OF
THE AREAS CAPTURED IN
THESE AERIAL PHOTOS



SITE PLAN
SCALE 1:1000 (AT A2 PAGE SIZE)



LOCATION MAP
NOT TO SCALE

ISSUED FOR COMPLETION ONLY
BUSHFIRE MANAGEMENT ONLY

NOTE:
THIS IS NOT A SURVEYORS PLAN.
ALL DIMENSIONS, LEVELS & LOCATIONS MUST BE CHECKED
ONSITE PRIOR TO ANY NEW WORKS COMMENCING.
AERIAL PHOTOS TAKEN ON 25-03-2023

STORMWATER MANAGEMENT NOTE:
ALL GROUND LEVELS ARE TO SLOPE AWAY
FROM BUILDINGS. ALL DOWNPIPES ARE TO
DIRECT WATER AWAY FROM BUILDINGS BY
PLUMBING TO GARDENS, LAWNS AREAS, TO
RAINWATER TANKS OR SOAKWELLS. IN DOING
SO, ALL STORMWATER SHALL BE CONTAINED
ON SITE & NOT ADVERSELY AFFECT
NEIGHBOURING LOTS. STORMWATER KERB
OUTLETS ARE SUBJECT TO APPROVAL OF
THE SPECIFIC LOCAL SHIRE AUTHORITY.

**DIAL BEFORE
YOU DIG - VISIT
www.1100.com.au**

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY			DATE: APRIL 2023	DRAWING NO.: 1	WAYNE DESIGN & DRAFTING DRAFTSMAN: WAYNE BILL JOB NO. 22209	
JOB TITLE: PROPOSED GROUPED DWELLINGS AT LOT 20742 BULLS HEAD ROAD NORRIS WA 6415	DRAWING TITLE: SITE PLAN	NO. IN SET: 5	3 ELLIS ROAD BIRAZZINA, W.A. 6415 PH/FAX 081794112			
DRAWN FOR: ATKINSON GROUP		JOB No:	22209	© 2023 WAYNE DESIGN & DRAFTING		

Produced by: 3/11/2023 10:00:00 AM. This drawing is the property of Wayne Design & Drafting and must not be reproduced or used for any other purpose without the written authority of Wayne Design & Drafting.

NOTE:
PLANS SUBJECT TO
ENGINEERS CERTIFICATION

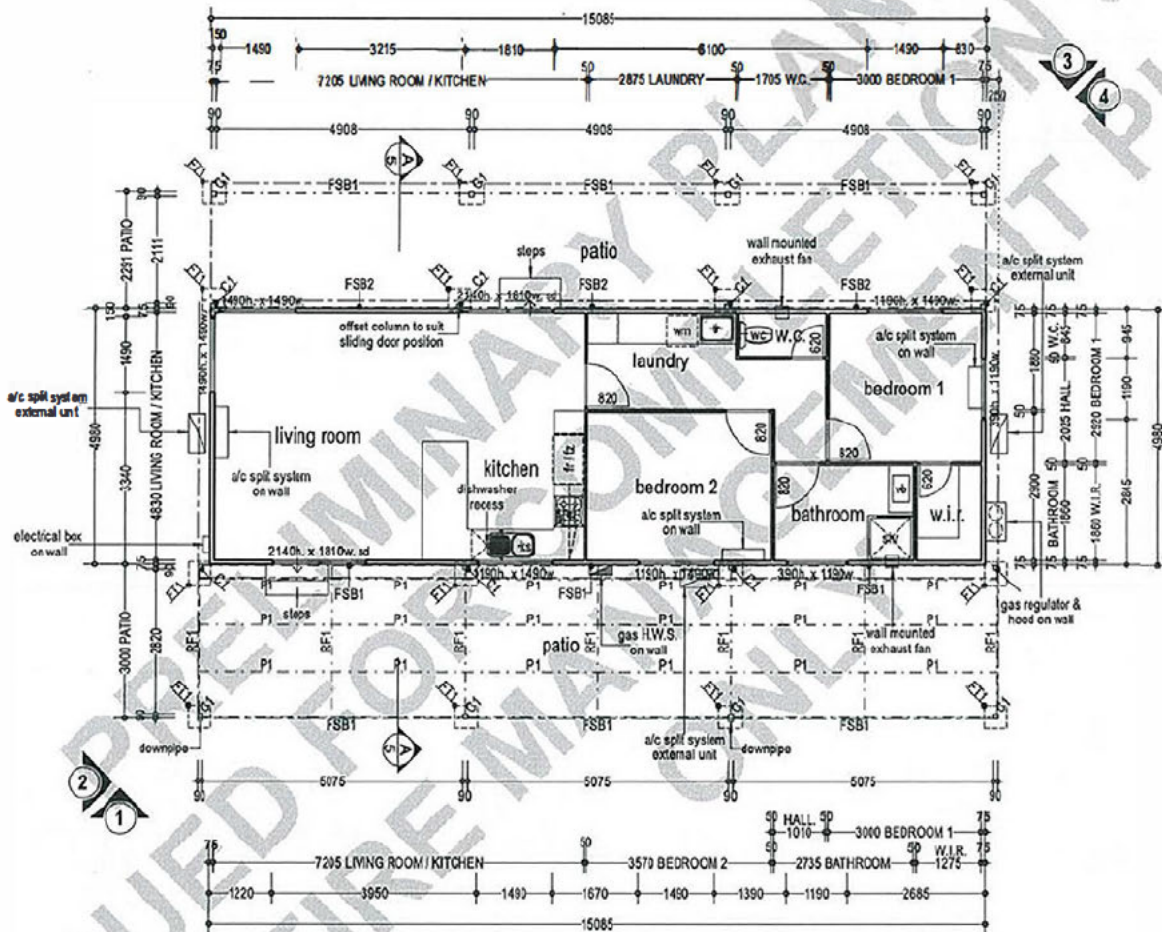
GLAZING NOTE:
ALL GLAZING TO COMPLY
WITH CURRENT
A.S. 2288 & A.S. 2047

NOTE:
ALL DIMENSIONS, LEVELS &
MATERIALS TO BE CHECKED ON
SITE PRIOR TO CONSTRUCTION.

PATIO MEMBER SCHEDULE (subject to engineering)

C1	90 x 90 x 2.0mm SHS STEEL COLUMN (OWNER TO SELECT GALVANISED, PAINTED OR POWDERCOATED FINISH)
RF1	100 x 50 x 2.0mm RHS STEEL RAFTER (OWNER TO SELECT GALVANISED, PAINTED OR POWDERCOATED FINISH)
P1	75 x 38 x 1.6mm RHS STEEL PURLIN (OWNER TO SELECT GALVANISED, PAINTED OR POWDERCOATED FINISH)
FSB1	150 x 50 x 2.0mm RHS STEEL FASCIA BEAM (OWNER TO SELECT GALVANISED, PAINTED OR POWDERCOATED FINISH)
FSB2	100 x 50 x 2.0mm RHS STEEL FASCIA BEAM (OWNER TO SELECT GALVANISED, PAINTED OR POWDERCOATED FINISH)
FT1	450 x 450 x 500 DEEPCONCRETE FOOTING WITH COLUMN CAST-IN
100mm THICK EPS PANELS FOR PATIO ROOF	

NOTE; ROWS OF PURLINS SHOWN TO SUIT 0.42mm B.M.T. ROOF SHEETING



FLOOR PLAN
SCALE 1:100

INSULATION SPECIFICATIONS

ALL TO BE INSTALLED AS PER MANUFACTURERS
INSTALLATION INSTRUCTIONS.

UNDER FLOOR; INSTALL INSULATION UNDER HOUSE
FLOOR AREA WITH A MINIMUM R2.5 WALLIE.

ROOF:
EPS PANEL (150mm THICK)

CEILING SPACE:
NONE, (EPS ROOF PANEL ON RAKE)

EXTERNAL WALLS:
EPS PANEL (75mm THICK)

INTERNAL WALLS:
EPS PANEL (50mm THICK)

CUSTOM ORB MAXIMUM SUPPORT SPACING (MM)

Type of Span	BMT	
	0.42mm	0.48mm
Roofs		
Single span	700	800
End span	900	1300
Internal span	1200	1700

**PURLIN SPACING; REFERENCED FROM LYSAGHT
CUSTOM ORB DESIGN & INSTALLATION GUIDE.**

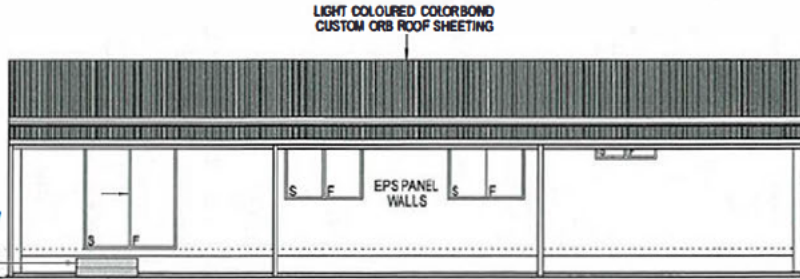
DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.

JOB TITLE : PROPOSED GROUPED DWELLINGS AT LOT 20742 BULLS HEAD ROAD NORPA W.A. 6415		DRAWING TITLE : FLOOR PLAN (PROPOSED DWELLINGS A & B ARE THE SAME)		WEBSITE: www.waynesdesignanddrafting.com.au	
DRAWN FOR: ATKINSON GROUP		DATE: APRIL 2023	DRAWING NO.: 2	WAYNES DESIGN & DRAFTING DRAFTSMAN : WAYNE BILL A.B.N. 11 593 610 962	
		JOB No: 22028	NO. IN SET: 5	3 ELLIS ROAD MERRIDUN W.A. 6415 PH/BL (08) 90413 937	

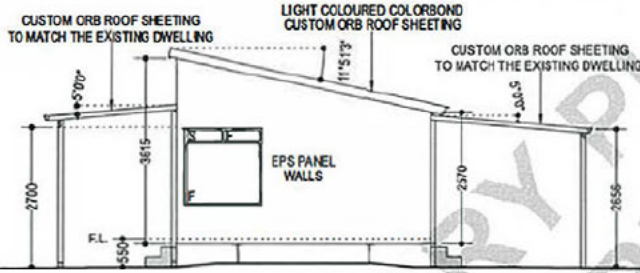
Copyright ©. All drawings remain the property of Waynes Design & Drafting & must not be reproduced other than for the stated job without written authority of Wayne Bill

NOTE:
PLANS SUBJECT TO
ENGINEERS CERTIFICATION

PROVIDE LIMESTONE BLOCK,
OR MASS CONCRETE STEPS TO
COMPLY WITH N.C.C. TABLE BELOW



ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100

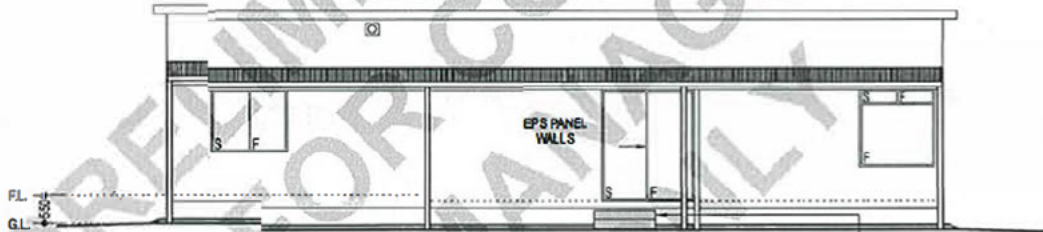


STEP DIMENSIONS

Table 3.9.1.1 Rise and going dimensions (mm)

Slope type	Rise (R)		Going (G)		Slope relationship (R/G)	
	Max	Min	Max	Min	Max	Min
Sloped (other than vertical)	75	7.5	925	24.3	100	3.32
Vertical	200	140	373	213	600	3.03

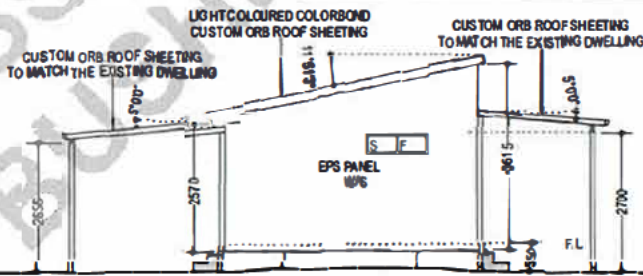
REFERENCED FROM N.C.C. 2019



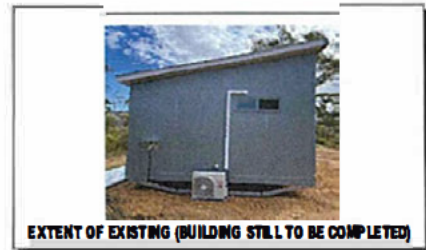
ELEVATION 3
SCALE 1:100



PROVIDE LIMESTONE BLOCK,
OR MASS CONCRETE STEPS TO
COMPLY WITH N.C.C. TABLE BELOW



ELEVATION 4
SCALE 1:100



NOTE:
ALL DIMENSIONS, LEVELS &
MATERIALS TO BE CHECKED ON
SITE PRIOR TO CONSTRUCTION.

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.

JOB TITLE :
PROPOSED GROUPED DWELLINGS
AT LOT 20742 BULLSH HEAD ROAD
NORPPA W.A. 6415

DRAWN FOR:
ATKINSON GROUP

DRAWING TITLE : (PROPOSED DWELLINGS A & B ARE THE SAME)

DATE: APRIL 2023

JOB No: 22026

DRAWING NO.: 3

NO. IN SET : 5

WEBSITE: www.waynesdesignanddrafting.com.au

WAYNES DESIGN
& DRAFTING
DRAFTSMAN : WAYNE BILL
A.B.N. 11 593 616 982

3 ELLIS ROAD WARRIDRIE
W.A. 6416 PHURALE (08) 94643 937


LIGHTING NOTE:

THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING, EXCLUDING HEATERS THAT EMIT LIGHT, MUST NOT EXCEED THE ALLOWANCE OF-
 (i) 5W/m² IN A HOUSE; AND
 (ii) 4W/m² ON A VERANDAH ATTACHED TO A HOUSE; AND
 (iii) 3W/m² IN A GARAGE ASSOCIATED WITH A HOUSE.
 REF: AS PER N.C.C. 3.12.5.5

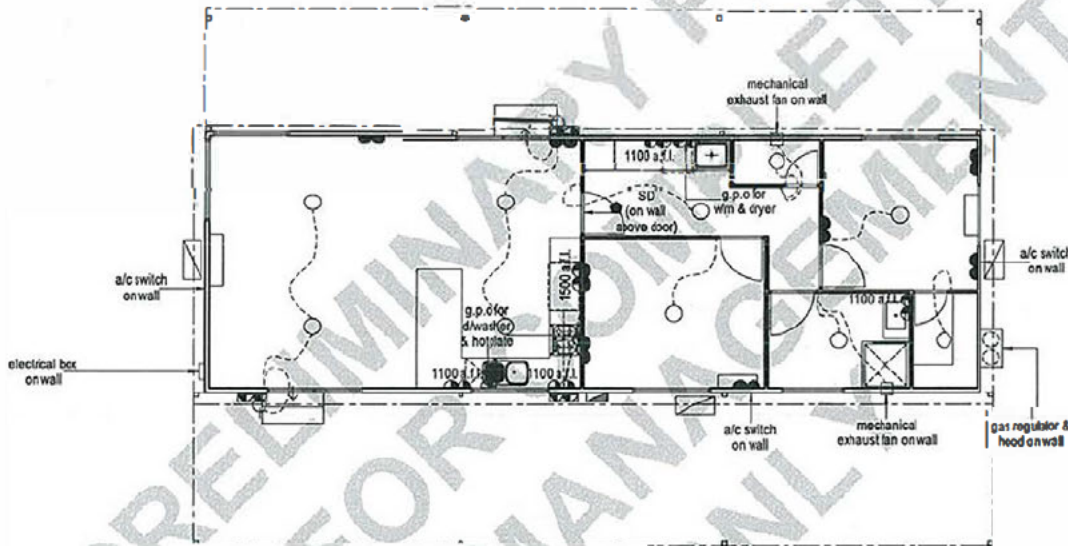
NOTE:

ALL DIMENSIONS, LEVELS & MATERIALS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

SMOKE ALARM NOTE:

IN CLASS 1 BUILDINGS HARD WIRED SMOKE ALARMS ARE TO BE INSTALLED, POWERED INDEPENDENTLY OF ANY SECURITY SYSTEM & WHERE MORE THAN ONE ALARM IS INSTALLED THEY ARE TO BE INTERCONNECTED. ALL TO COMPLY WITH N.C.C. 2019 & A.S. 3786 - 2014 (ALARM INDICATED ON PLAN BY  SYMBOL).





















SMOKE ALARMS MUST BE CONNECTED TO A 240 VOLT POWER SUPPLY.



ELECTRICAL LAYOUT

SCALE 1:100

electrical legend

	CEILING LIGHT		WATERPROOF DOUBLE GPO & HEIGHT NOTED		TELEPHONE POINT
	18WATT WEATHERPROOF VANDAL RESISTANT WALL LIGHT		COMBINATION LIGHT & EXHAUST FAN (FLUMED)		LED DOWN LIGHT
	SINGLE GPO @ 250 AFL		GAS POINT		OYSTER LIGHT
	DOUBLE GPO @ 250 AFL		TV POINT		CEILING FAN
	SINGLE GPO @ HEIGHT NOTED		SMOKE DETECTOR (HARD WIRED)		COMBINATION FAN (FLUMED) & LIGHT
	DOUBLE GPO @ HEIGHT NOTED		SINGLE 1200MM LED BATTEN LIGHT		WALL LIGHT
	WATERPROOF SINGLE GPO & HEIGHT NOTED		DOUBLE 1200MM LED BATTEN LIGHT		

NOTE: ALL DIMENSIONS ARE TO CENTRES & LIGHT SWITCHES TO BE @ 1200 AFL

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.			
JOB TITLE: PROPOSED GROUPED DWELLINGS AT LOT 20742 BULLS HEAD ROAD NORPPA WA. 6415		DRAWING TITLE: (PROPOSED DWELLINGS A & B ARE THE SAME) ELECTRICAL LAYOUT	
DATE: APRIL 2023		DRAWING NO.: 4	
DRAWN FOR: ATKINSON GROUP		NO. IN SET: 5	
JOB No: 22026		WAYNES DESIGN & DRAFTING DRAFTSMAN: WAYNE BILL A.B.N. 11 583 616 962 3 BELLS ROAD W.A. 6416 PHO/FAX 08413937	

Copyright © All drawings remain the property of Waynes Design & Drafting & must not be reproduced other than for the stated job without written authority of Wayne Bill



PHOTO OF BATHROOM FIT-OUT (STILL TO BE COMPLETED)



PHOTO OF KITCHEN FIT-OUT

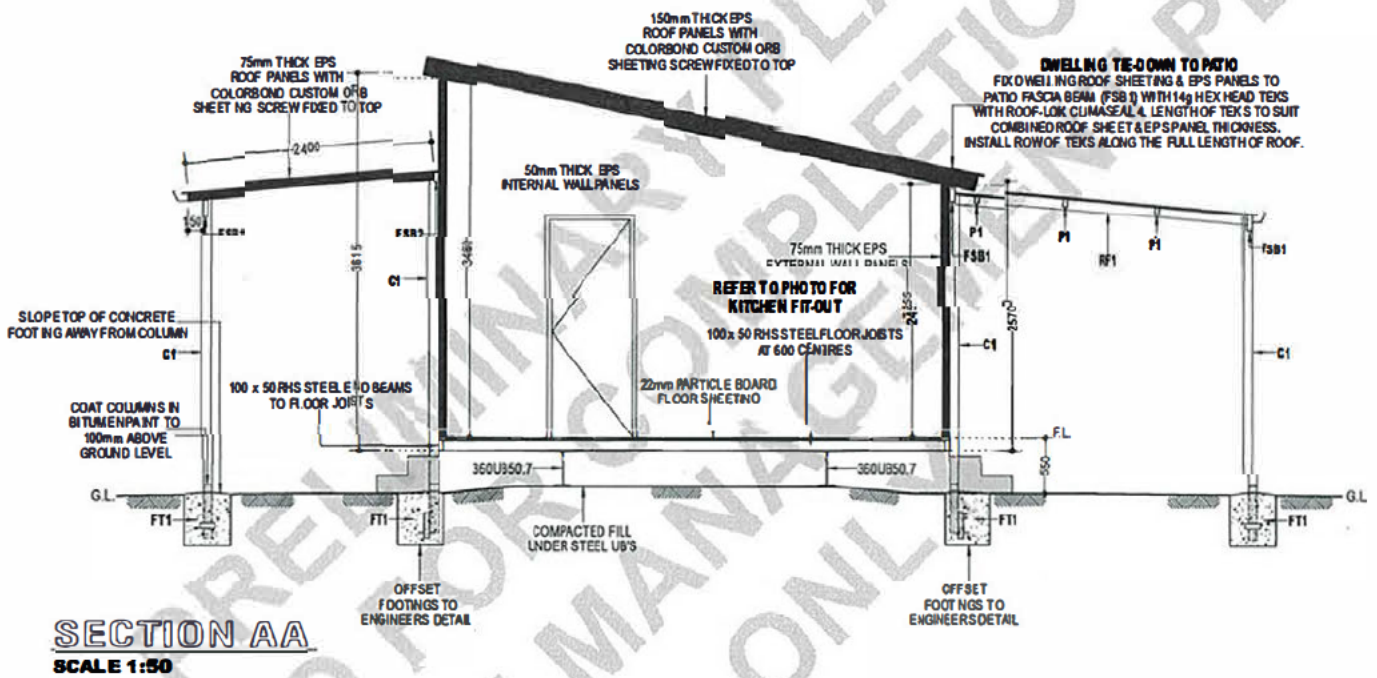


PHOTO OF UNDER THE EXISTING

HEALTH & AMENITY NOTES:

- WET AREAS ARE TO BE WATER PROOFED IN ACCORDANCE WITH AS 3740 & IN COMPLIANCE WITH THE N.C.C. WITH:
- THE EXTENT OF WATER PROOFING AS APEN DIX AOF AS 3740.
- FULL TANKING OF SHOWER RECESSES.
- WATER PROOFING OF WALL & FLOOR JUNCTIONS TO ALL WET AREAS.
- WATER PROOFING OF ALL PENETRATIONS FOR SPOUTS & TAPWARE.
- WATER RESISTANT SURFACE - CERAMIC TILE OR SIMILAR SPLASHBACK TO NOT LESS THAN 150mm ABOVE ALL VESSELS INCLUDING HANDBASINS, SINKS & TROUGHS.
- USE LIFT OFF HINGES FOR DOORS SERVING W.C.S.

NOTE:
PLANS SUBJECT TO ENGINEERS CERTIFICATION

NOTE:
ALL DIMENSIONS, LEVELS & MATERIALS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.			WEBSITE: www.waynesdesignanddrafting.com.au
JOB TITLE : PROPOSED GROUPED DWELLINGS AT LOT 20742 BULLS HEAD ROAD NORIPA W.A. 6415	DRAWING TITLE : SECTION AA (PROPOSED DWELLINGS A & B ARE THE SAME)		WAYNES DESIGN & DRAFTING DRAFTSMAN : WAYNE BILL A.B.N. 11 983 616982 3 ELLIS ROAD DE DEERIN W.A. 6415 PH/FAX (08) 9043 937
DRAWN FOR: ATKINSON GROUP	DATE: APRIL 2023	DRAWING NO.: 5	
	JOB No: 22026	NO. IN SET : 5	

Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site Address / Plan Reference:	Plan 229889 Lot 20742 Bulls Head Road		
Suburb:	Norpa	State: WA	P/code: 6415
Local government area:	Merredin		
Description of the planning proposal:	Development of x2 dwellings.		
BMP Plan / Reference Number:	230601	Version: A	Date of Issue: 31/05/2023
Client / Business Name:	Structerre Consulting Engineers		

Reason for referral to DFES	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 BPC elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the proposal any of the following special development types (see SPP 3.7 for definitions)?		
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minor development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name Jeremy Durston	Accreditation Level Level 3	Accreditation No. BPAD-36525	Accreditation Expiry 30/04/2024
Company Bushfire West Pty Ltd		Contact No. 0403328835	

I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct

Signature of Practitioner

Date 31/05/2023



BushfireWest

Bushfire Management Plan for Development of New Dwellings (x2)

Lot 20742 Bulls Head Road, Norpa



Ref: 230601

Version: A

May 2023

Report Details

Subject Land

Land ID	Plan 229889 Lot 20742
Address	Bulls Head Road, Norpa (6415)
Land Area	330.2219 ha
Zoning	Rural
Local Government	Merredin
Proposal description	Development/construction of new dwellings (x2).
Reference Plans	Waynes Design & Drafting, Job No. 22026 dated Apr 2023, site plan included in Appendix 1.

Document Reference

Project ref.230601	Date	Purpose
A	31 May 2023	Development application.

Author

Practitioner	Accreditation Level	Accreditation No.
Jeremy Durston	Level 3	BPAD 36525

Report Limitations

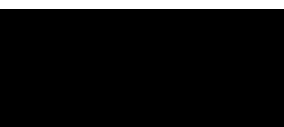
This report relies upon the Bushfire Attack Level (BAL) Assessment issued by Structerre Consulting Engineers (Ref S1097104, version 1 dated 27th Apr 2023) and Bushfire West Pty Ltd and the author of this report are not responsible for the accuracy of the BAL assessment.

The measures contained in this report are considered to be minimum standards only. Bushfire West Pty Ltd and the author do not guarantee that if such standards are complied with a building or property will not be damaged or that lives will not be harmed or lost during a bush fire event.

Bushfire and weather conditions can be extremely dangerous and unpredictable. The management of bushfire risk will depend on, among other things, the actions of property owners and/or occupiers over which the author has no control.

All surveys, forecasts, projections and recommendations made in this report are made in good faith on the basis of information available at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, the author will not, except as the law may require, be liable for any loss or other consequences arising out of the services provided.



Jeremy Durston
jeremy@bushfirewest.com.au
Bushfire West Pty Ltd

1. Compliance with Guidelines for Planning in Bushfire Prone Areas

Following is the assessment of the development against the bushfire protection criteria from the *Guidelines for Planning in Bushfire Prone Areas Version 1.4* (the Guidelines).

Table 1: Assessment against the bushfire protection criteria of the Guidelines

Element	Acceptable Solution	Compliance
1. Location	A1.1 Development location	<p>Complies:</p> <p>The development location, based on the Site Plan in Appendix 1, was initially determined by Structerre Consulting Engineers to be BAL-FZ prior to management of onsite hazards, as detailed in the BAL Assessment Report included in Appendix 5.</p> <p>The development site is assessed to be capable of achieving an acceptable BAL rating once an Asset Protection Zone is established, as detailed in section 2 of this Bushfire Management Plan.</p>
2. Siting of Development	A2.1 Asset Protection Zone	<p>Required to comply with the Guidelines:</p> <p>The required Asset Protection Zone is to be contained within the lot boundaries and is to extend 20m from all elevations of the dwellings.</p> <p>Selective clearing, thinning and/or modification to native vegetation is required to establish the Asset Protection Zone.</p>
3. Vehicular Access	A3.1 Public roads	Not applicable.
	A3.2a Multiple access routes	Not applicable.
	A3.2b Emergency access way	Not applicable.
	A3.3 Through-roads	Not applicable.
	A3.4a Perimeter roads	Not applicable.
	A3.4b Fire service access route	Not applicable.
	A3.5 Battle-axe	Not applicable.
	A3.6 Private driveways	<p>Required to comply with the Guidelines:</p> <p>The driveway is to be constructed to the required standards including trafficable surface and clearances from obstacles such as vegetation or fencing.</p> <p>Turnaround capability is required for firefighting appliances.</p>
4. Water	A4.1 Identification of future water supply	Not applicable.
	A4.2 Provision of water for firefighting	<p>Required to comply with the Guidelines:</p> <p>A firefighting water tank supply of 20,000 L is required, accessible by firefighting appliances.</p>

2. Asset Protection Zone

The Asset Protection Zone (APZ) required to be implemented around the proposed development, with respect to the BAL assessment, is as follows:

- o Extending a minimum 20m from all building elevations.

An Asset Protection Zone (APZ) is a low fuel area maintained around habitable buildings to provide separation from the assessed bushfire hazards, and also a defensible space in which firefighting operations may be undertaken. Specific requirements apply to a range of bushfire protection measures, including:

- o Spacing and maintenance of any trees, shrubs, ground covers and grass.
- o Construction materials for any fences within the APZ.
- o Maintenance of fine fuel loads (e.g. vegetation matter) and garden mulches.
- o Maintenance of defensible spaces around buildings.
- o Location and installation of LP gas cylinders.

The required specifications for the APZ are detailed in "Schedule 1: Standards for Asset Protection Zones" included in Appendix 2.

3. Achievable Bushfire Attack Level Assessment

With reference to the Bushfire Attack Level (BAL) Assessment Report prepared by Structerre Consulting Engineers, provided in Appendix 5, the required Asset Protection Zone will alter the separation distances between the proposed development and the assessed classified vegetation, as follows:

Table 2 AS3959 [Method 1] Achievable BAL Ratings for Dwelling A with APZ:

Vegetation Area	Vegetation Classification	Effective Slope	Initial Separation	Original BAL	Required APZ	Achievable BAL
1	Class G Grassland	0 deg	42m	BAL 12.5		n/a
2	Class B Woodland	0 deg	72m	BAL 12.5		n/a
3	Class B Woodland	0 deg	39m	BAL 12.5		n/a
4	Class D Scrub	0 deg	50m	BAL 12.5		n/a
5	Class C Shrubland	0 deg	6m	BAL-FZ	20m	BAL-19
6	Exclusion 2.2.3.2 (f)	n/a	n/a	BAL LOW		n/a
Achievable BAL Rating with APZ					BAL-19	

Table 3 AS3959 [Method 1] Achievable BAL Ratings for Dwelling B with APZ:

Vegetation Area	Vegetation Classification	Effective Slope	Initial Separation	Original BAL	Required APZ	Achievable BAL
1	Class G Grassland	0 deg	84m	BAL 12.5		n/a
2	Class B Woodland	0 deg	72m	BAL 12.5		n/a
3	Class B Woodland	0 deg	34m	BAL 12.5		n/a
4	Class D Scrub	0 deg	3m	BAL-FZ	20m	BAL-19
5	Class C Shrubland	0 deg	10m	BAL 29	20m	BAL 12.5
6	Exclusion 2.2.3.2 (f)	n/a	n/a	BAL-LOW		n/a
Achievable BAL Rating with APZ					BAL-19	

4. Environmental Considerations

Clearing of native vegetation is considered necessary to establish the Asset Protection Zone for the proposed dwellings to the extent detailed within this report. **The Asset Protection Zone is not required to be totally cleared of all vegetation.** Subject to the landowner being granted any necessary approvals, the vegetation within the Asset Protection Zone requires selective clearing, thinning and/or modification to reduce the bushfire hazard in accordance with the standards detailed in Appendix 2.

All required permits must be applied for and granted by the relevant authority prior to any clearing, thinning and/or modification of native vegetation.

5. Local Government Fire Control

The Shire of Merredin may issue a Notice under the Bush Fires Act 1954 specifying bushfire control measures, such as boundary firebreaks or maintenance of bushfire hazards. Any applicable measures prescribed under such a Notice are required in addition to the measures specified within this Bushfire Management Plan.

6. Construction Standards

The proposed dwellings are to be constructed to the applicable standards of AS3959.

7. Responsibilities for Implementation & Management

The responsibilities of the landowner for implementation and maintenance of the required bushfire protection measures are detailed below.

Table 4: Schedule of Implementation & Management Responsibilities

Landowners Responsibilities	
<p>Submit a Development Application to Council, including this Bushfire Management Plan.</p> <p>Subject to being granted Council approval for the Development Application, the following bushfire protection measures are required to be implemented by the landowner:</p>	
1	<p>Install and maintain an Asset Protection Zone for the dwellings.</p> <p>The Asset Protection Zone is to extend a min. 20m from the building walls, veranda posts, attached structures and/or any adjacent structure within 6m of the buildings.</p> <p>Selective clearing, thinning and/or modification to native vegetation is required to establish the Asset Protection Zone.</p> <p>The required Asset Protection Zone standards from the Guidelines for Planning in Bushfire Prone Areas are detailed in Appendix 2.</p>
2	<p>Install and maintain a driveway suitable for access by firefighting appliances.</p> <p>The driveway is to incorporate a min. 4m trafficable surface.</p> <p>Clearance from vegetation or other obstacles, such as fencing, is required to a min. 6m horizontally (width) and 4.5m vertically (height).</p> <p>Turnaround capability for firefighting appliances is required within 30m of the dwellings and may be provided by a loop driveway.</p> <p>The required driveway standards from the Guidelines for Planning in Bushfire Prone Areas are detailed in Appendix 3.</p>
3	<p>Install and maintain a compliant tank with 20,000L firefighting water supply.</p> <p>The water tank is to be non-combustible with approved fittings and the outlet valve located within 4m of a hard stand suitable for firefighting appliances.</p> <p>The required water tank standards from the Guidelines for Planning in Bushfire Prone Areas are detailed in Appendix 4.</p>
4	<p>Ensure the development is constructed to the applicable standards of <i>AS3959 Construction of Buildings in Bushfire prone Areas</i>. The BAL rating is to be reassessed for the Building Permit Application, after the Asset Protection Zone is established.</p>

The indicative bushfire protection measures are depicted in Figure 1.



Figure 1: Bushfire Protection Measures Map [indicative depictions of required measures]

Appendix 1

Development Site Plan

source: Waynes Design & Drafting

BULLS HEAD ROAD

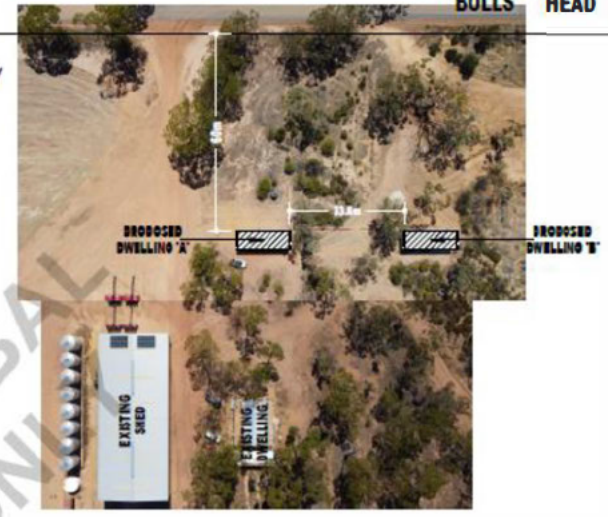
BULLS HEAD ROAD

BULLS HEAD ROAD

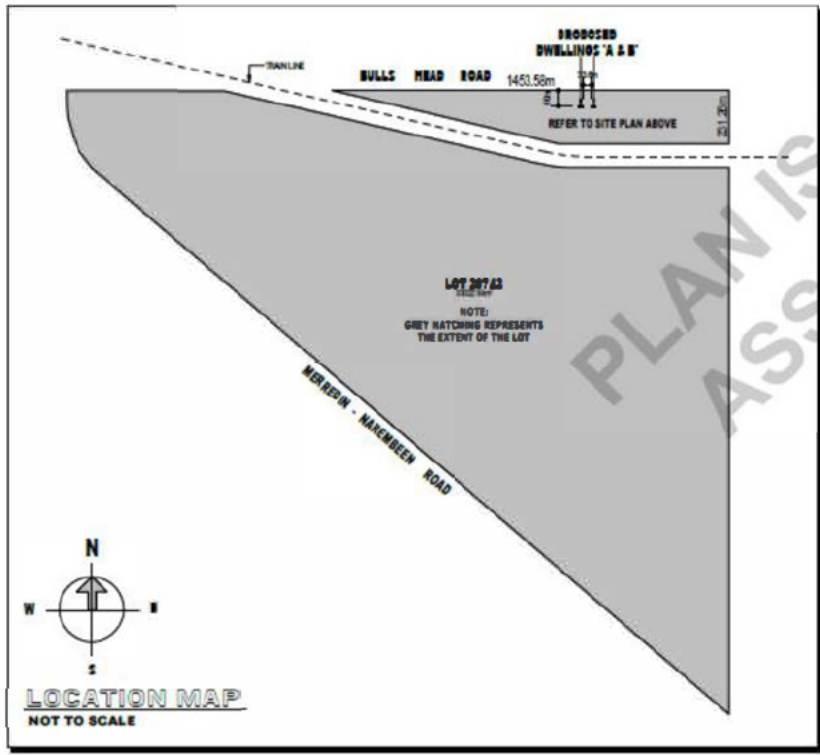
1453.58m
(BOUNDARY LINE)

BOUNDARY LINE

NOTE!
OTHER SHEDS ARE
EXISTING BUT HAVE NOT BEEN
SHOWN AS THEY ARE OUTSIDE OF
THE AREAS CAPTURED IN
THESE AERIAL PHOTOS



SITE PLAN
SCALE 1:1000 (AT A2 PAGE SIZE)



PLAN ISSUED FOR BAL
ASSESSMENT ONLY

STORMWATER MANAGEMENT NOTE!
ALL GROUND LEVELS ARE TO SLOPE AWAY FROM BUILDINGS. ALL DOWNPIPES ARE TO DIRECT WATER AWAY FROM BUILDINGS BY PLUMBING TO GARDENS, LAWN AREAS, TO RAINWATER TANKS OR SOAKWELLS. IN DOING SO, ALL STORMWATER SHALL BE CONTAINED ON SITE & NOT ADVERSELY AFFECT NEIGHBOURING LOTS. STORMWATER KERS OUTLETS ARE SUBJECT TO APPROVAL OF THE SPECIFIC LOCAL SHIRE AUTHORITY.

DIAL BEFORE YOU DIG - VISIT
www.1100.com.au

NOTE:
THIS IS NOT A SURVEYORS PLAN.
ALL DIMENSIONS, LEVELS & LOCATIONS MUST BE CHECKED ON SITE PRIOR TO ANY NEW WORKS COMMENCING.
AERIAL PHOTOS TAKEN ON 20-05-2023.

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.		P&B LTD: www.ecoproducts.com.au	
JOB TITLE : PROPOSED GRIDDLED DWELLINGS AT LOT 20743 BULLS HEAD ROAD MORPHEA, VIC	DRAWING TITLE : SITE PLAN	WAYNES DESIGN & DRAFTING	
DATE: APRIL 2023	DRAWING NO.: 1	DRAFTSMAN : WAYNE BILL ASA 1150 010 00	
JOB No.: 22026	NO. IN SET : 1	SELLS ROAD MURKIN M.A. 6419 PH/FAK (08) 94413 057	

Copyright © All drawings remain the property of Waynes Design & Drafting & must not be reproduced other than for the stated job without written authority of Wayne DB

Appendix 2

Asset Protection Zone Standards

*source: Department of Planning, Lands & Heritage,
Guidelines for Planning in Bushfire Prone Areas version 1.4*



ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	<ul style="list-style-type: none"> Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> Should be managed and removed on a regular basis to maintain a low threat state. Should be maintained at <2 tonnes per hectare (on average). Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres in height)	<ul style="list-style-type: none"> Trunks at maturity should be a minimum distance of six metres from all elevations of the building. Branches at maturity should not touch or overhang a building or powerline. Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. Canopy cover within the APZ should be <15 per cent of the total APZ area. Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ. <p data-bbox="539 1294 1173 1373">Figure 19: Tree canopy cover ranging from 15 to 70 per cent at maturity</p> <div data-bbox="539 1400 1337 1736"> </div>
Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	<ul style="list-style-type: none"> Should not be located under trees or within three metres of buildings. Should not be planted in clumps >5 square metres in area. Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	<ul style="list-style-type: none"> Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.



ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Grass	<ul style="list-style-type: none">• Grass should be maintained at a height of 100 millimetres or less, at all times.• Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	<ul style="list-style-type: none">• Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	<ul style="list-style-type: none">• Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building.• The pressure relief valve should point away from the house.• No flammable material within six metres from the front of the valve.• Must sit on a firm, level and non-combustible base and be secured to a solid structure.

* Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes

Appendix 3

Driveway Standards

*source: Department of Planning, Lands & Heritage,
Guidelines for Planning in Bushfire Prone Areas version 1.4*



ELEMENT 3: VEHICULAR ACCESS

PERFORMANCE PRINCIPLE

P3iv

Vehicular access is provided which allows emergency service vehicles to directly access all habitable buildings and water supplies and exit the lot without entrapment.

ACCEPTABLE SOLUTIONS

A3.6 Private driveways

There are no private driveway technical requirements where the private driveway is:

- within a lot serviced by reticulated water;
- no greater than 70 metres in length between the most distant external part of the development site and the public road measured as a hose lay; and
- accessed by a public road where the road speed limit is not greater than 70 km/h.

In circumstances where all of the above conditions are not met, or the private driveway is in a non-reticulated water area, the private driveway is to meet all the following require:

- requirements in Table 6, Column 4;
- passing bays every 200 metres with a minimum length of 20 metres and a minimum additional trafficable width of two metres (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum six metres); and
- turn around area as shown in Figure 28 and within 30 metres of the habitable building.

Table 6: Vehicular access technical requirements

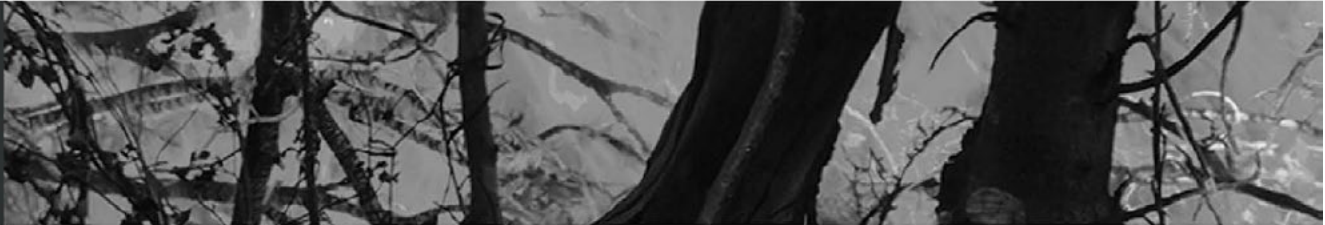
TECHNICAL REQUIREMENTS	1 Public roads	2 Emergency access way ¹	3 Fire service access route ¹	4 Battle-axe and private driveways ²
Minimum trafficable surface (metres)	In accordance with A3.1	6	6	4
Minimum horizontal clearance (metres)	N/A	6	6	6
Minimum vertical clearance (metres)	4.5			
Minimum weight capacity (tonnes)	15			
Maximum grade unsealed road ³	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum grade sealed road ³		1:7 (14.3%)		
Maximum average grade sealed road		1:10 (10%)		
Minimum inner radius of road curves (metres)		8.5		

Notes:

¹ To have crossfalls between 3 and 6%.

² Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.

³ Dips must have no more than a 1 in 8 (12.5% 7.1 degree) entry and exit angle.



EXPLANATORY NOTES

E3.6 Private driveways

In areas serviced by reticulated water, where the road speed limit is not greater than 70 km/h, and where the distance from the public road to the further part of the habitable building is no greater than 70 metres, emergency service vehicles typically operate from the street frontage.

In the event the habitable building cannot be reached by hose reel from the public road, then emergency service vehicles will need to gain access within the property. Emergency service vehicles will also need to gain access within the property, where access to reticulated water (fire hydrants) is not possible. In these situations, the driveway and battle-axe (if applicable) will need to be wide enough for access for an emergency service vehicle and a vehicle to evacuate.

Turnaround areas should be available for both conventional two-wheel drive vehicles of residents and Type 3.4 fire appliances. Turn-around areas should be located within 30 metres of habitable buildings. Circular and loop driveway design may also be considered.

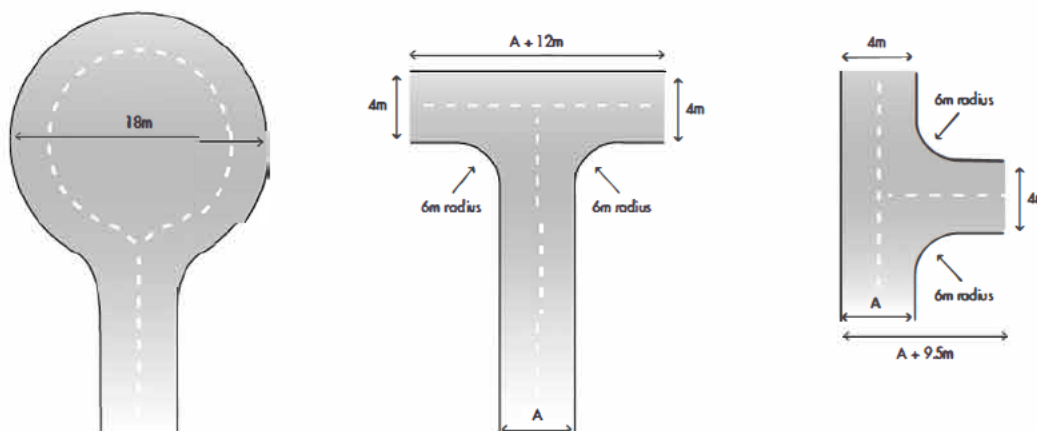


Figure 28: Design requirements for a turnaround area for a private driveway or battle-axe

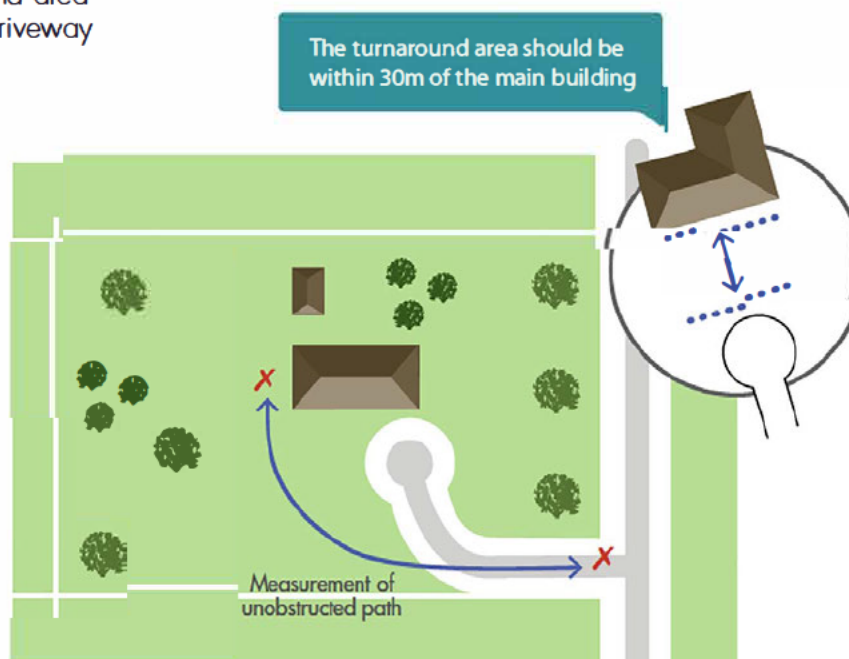


Figure 29: Design requirements for a private driveway where required under A3.6

Appendix 4

Firefighting Water Standards

*source: Department of Planning, Lands & Heritage,
Guidelines for Planning in Bushfire Prone Areas version 1.4*



SCHEDULE 2: WATER SUPPLY DEDICATED FOR BUSHFIRE FIREFIGHTING PURPOSES

2.1 Water supply requirements

Water dedicated for firefighting should be provided in accordance with Table 7 below, and be in addition to water required for drinking purposes.

Table 7: Water supply dedicated for bushfire firefighting purposes

PLANNING APPLICATION	NON-RETICULATED AREAS
Development application	10,000L per habitable building
Structure Plan / Subdivision: Creation of 1 additional lot	10,000L per lot
Structure Plan / Subdivision: Creation of 3 to 24 lots	10,000L tank per lot or 50,000L strategic water tank
Structure Plan / Subdivision: Creation of 25 lots or more	50,000L per 25 lots or part thereof Provided as a strategic water tank(s) or 10,000L tank per lot

2.2 Technical requirements

2.2.1 Construction and design

An above-ground tank and associated stand should be constructed of non-combustible material. The tank may need to comply with AS/NZS 3500.1:2018.

Below ground tanks should have a 200mm diameter access hole to allow tankers or emergency service vehicles to refill direct from the tank, with the outlet location clearly marked at the surface. The tank may need to comply with AS/NZS 3500.1:2018. An inspection opening may double as the access hole provided that the inspection opening meets the requirements of AS/NZS 3500.1:2018. If the tank is required under the BCA as part of fire hydrant installation, then the tank will also need to comply with AS 2419.

Where an outlet for an emergency service vehicle is provided, then an unobstructed, hardened ground surface is to be supplied within four metres of any water supply.

2.2.2 Pipes and fittings

All above-ground, exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of bushfire attack and be in accordance with the applicable section below, unless otherwise specified by the local government.

2.2.2.1 Fittings for above-ground water tanks:

- Commercial land uses: 125mm Storz fitting; or
- Strategic water tanks: 50mm or 100mm (where applicable and adapters are available) male camlock coupling with full flow valve; or
- Standalone water tanks: 50mm male camlock coupling with full flow valve; or
- Combined water tanks: 50mm male camlock coupling with full flow valve or a domestic fitting, being a standard household tap that enables an occupant to access the water supply with domestic hoses or buckets for extinguishing minor fires.

2.2.2.2 Remote outlets

In certain circumstances, it may be beneficial to have the outlet located away from the water supply. In such instances in which a remote outlet is to be used, the applicant should consult the local government and DFES on their proposal.

Appendix 5

Bushfire Attack Level Assessment Report

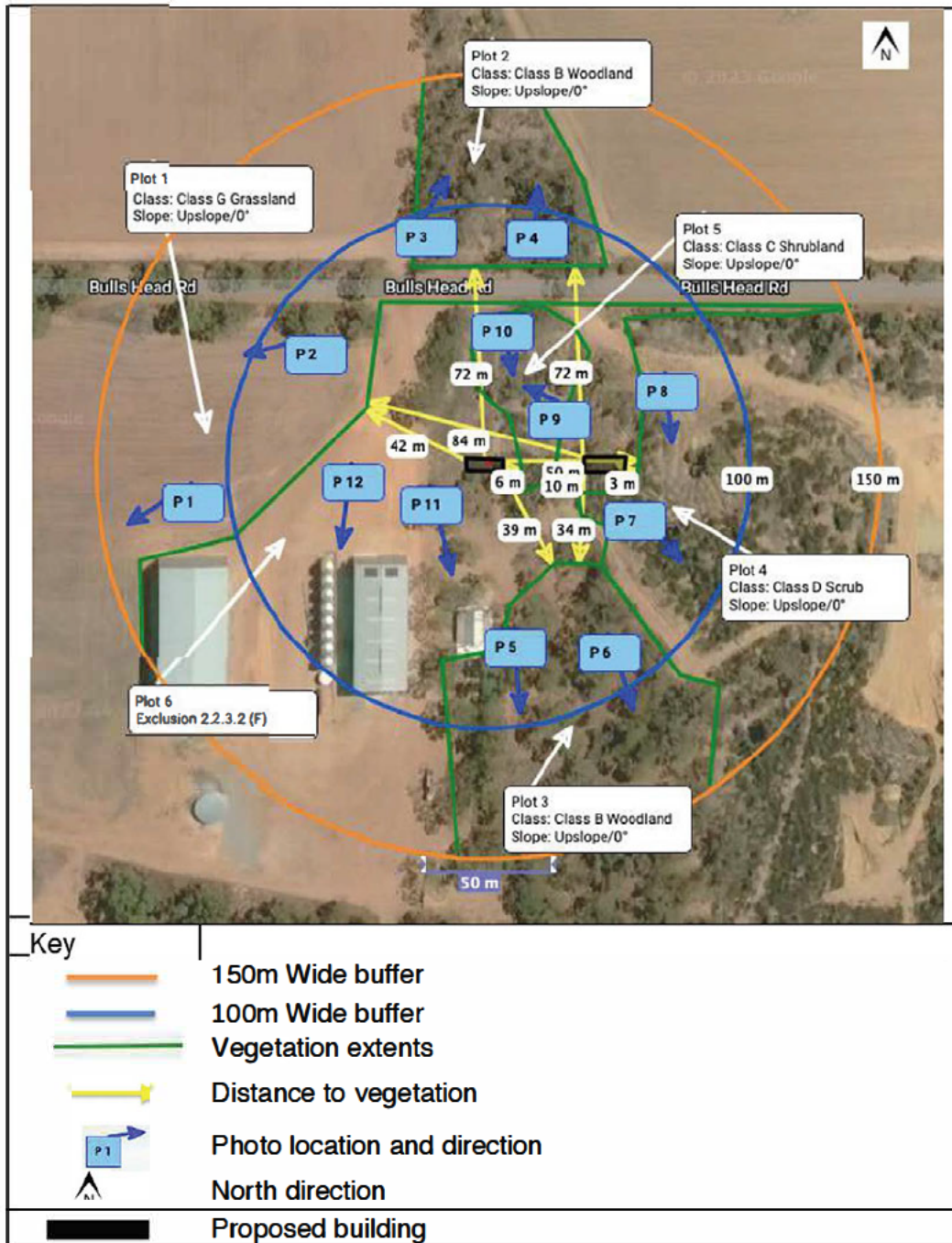
source: Structerre Consulting Engineers

TABLE OF CONTENTS

1.0	SITE ASSESSMENT & SITE PLANS	3
2.0	VEGETATION CLASSIFICATION	4
3.0	RELEVANT FIRE DANGER INDEX.....	10
4.0	POTENTIAL BUSHFIRE IMPACTS	10
5.0	BUSHFIRE ATTACK LEVEL (BAL)	10
6.0	EXPLANATORY NOTES	11
	APPENDIX A: SETBACK PLAN.....	12

1.0 SITE ASSESSMENT & SITE PLANS



The assessment of this site / development was undertaken for the purpose of determining the Bushfire Attack Level (BAL) in accordance with AS 3959–2018 Simplified Procedure (Method 1).



Note: The 150m radius depicted on the site plan is used to identify any classifiable vegetation from the centroid of the proposed building envelope. Any vegetation greater than 100m from the proposed building envelope is excluded from classification as per AS-3959–2018.

2.0 VEGETATION CLASSIFICATION

All vegetation within 100m of the site/proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation area with the potential to determine the bushfire level is identified below.



Plot 1 Class G Grassland	
Description / Justification for Classification	
<p>Curing crops at the time of the assessment, this area was not maintained and is therefore classified as grassland to allow for re-growth.</p>	<p>Photo 1</p>  <p>Photo 2</p> 

Plot 2 Class B Woodland

Description / Justification for Classification

Trees 2-30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have more grassy ground layer.

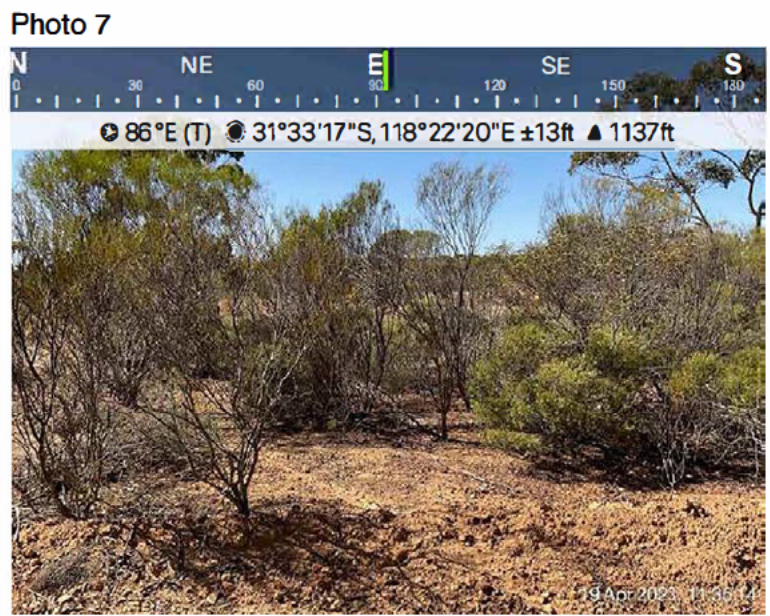


Plot 3 Class B Woodland	
Description / Justification for Classification	
<p>Trees 2-30 metres high with foliage cover in the range of 10 to 30 per cent at maturity, predominantly dominated by Eucalypts and Acacias. Woodlands are dominated by trees but generally lack the shrubby middle layer and deep surface litter layer that is characteristic of forests and have more grassy ground layer.</p>	<p>Photo 5</p>  <p>Photo 6</p> 

Plot 4 Class D Scrub

Description / Justification for Classification

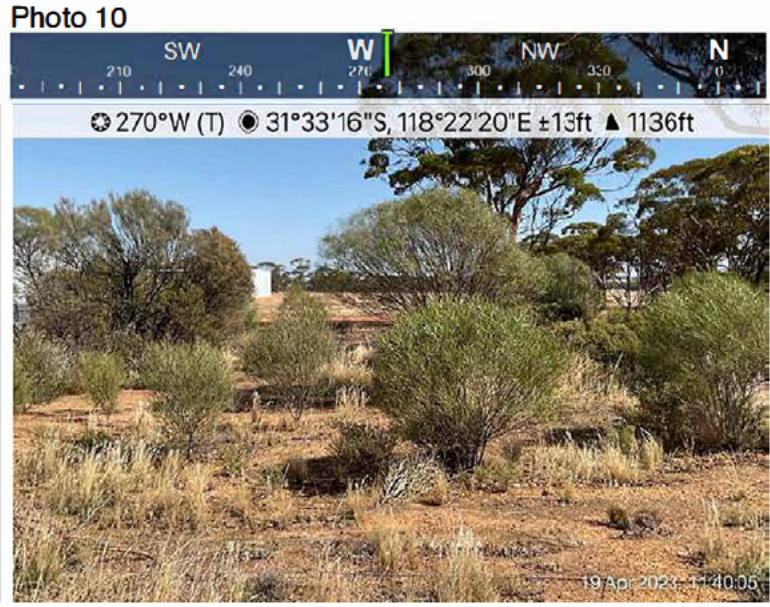
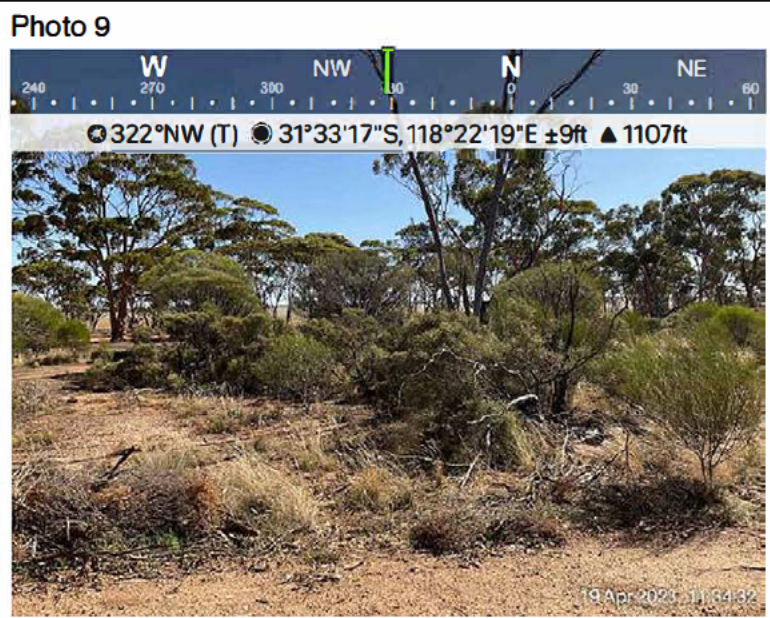
Scrub vegetation typically with continuous horizontal and vertical vegetation structures, greater than 2 metres high. Shrubs greater than 2 metres in height with >30% foliage cover, the understorey may contain grasses and small shrubs resulting in dense continuous vegetation.



Plot 5 Class C Shrubland

Description / Justification for Classification

Found in wet areas affected by poor soil fertility or shallow soils. Shrubs 1-2 m high often comprising Banksia, Acacia, Hakea and Grevillea. Wet heaths occur in sands adjoining dunes of the littoral (shore) zone. Montane heaths occur on shallow or water-logged soils. Shrubs <2 m high; greater than 30% foliage cover. Understoreys may contain grasses. Acacia and Casuarina often dominant in the arid and semi-arid zones.



Plot 6 Exclusion 2.2.3.2 (F)

Description / Justification for Classification

Homestead with mineral sands, at the time of assessment this area was observed as low threat vegetation



3.0 RELEVANT FIRE DANGER INDEX

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with jurisdictional variation applicable to the site.

FDI 40 <input checked="" type="checkbox"/> 2.4.5	<input checked="" type="checkbox"/>	FDI 80 <input checked="" type="checkbox"/> 2.4.3	FDI 100 <input type="checkbox"/> 2.4.2
---	-------------------------------------	---	---

4.0 POTENTIAL BUSHFIRE IMPACTS

The potential bushfire impact to the site / proposed development from each of the identified vegetation areas are identified below.

Dwelling A (Right)						
Plot	Vegetation Classification	Effective slope	Separation	Exclusions	BAL	
1	Class G Grassland	Upslope/0°	42 m		12.5	
2	Class B Woodland	Upslope/0°	72 m		12.5	
3	Class B Woodland	Upslope/0°	39 m		12.5	
4	Class D Scrub	Upslope/0°	50 m		12.5	
5	Class C Shrubland	Upslope/0°	6 m		FZ	
6	Exclusion	-	-	E	LOW	
Exc us ons app y to AS3959-2018 pg15 sect ons 2 2 3 2						
Dwelling B (Left)						
Plot	Vegetation Classification	Effective slope	Separation	Exclusions	BAL	
1	Class G Grassland	Upslope/0°	84 m		12.5	
2	Class B Woodland	Upslope/0°	72 m		12.5	
3	Class B Woodland	Upslope/0°	34 m		12.5	
4	Class D Scrub	Upslope/0°	3 m		FZ	
5	Class C Shrubland	Upslope/0°	10 m		29	
6	Exclusion	-	-	E	LOW	
Exc us ons app y to AS3959-2018 pg15 sect ons 2 2 3 2						

5.0 BUSHFIRE ATTACK LEVEL (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / 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 - FZ
----------------------------------	-----------------

6.0 EXPLANATORY NOTES

A bushfire attack level (BAL) Assessment is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event, and thereby determining the construction measures required for the dwelling.

The methodology used for the determination of the BAL rating, and the subsequent building construction standards, are directly referenced from the Australian Standard AS3959-2018 Construction of Buildings in Bushfire Prone Areas.

The BAL rating is determined through identification and assessment of the following parameters

- Fire Danger Index (FDI) Rating; confirmed to be FDI-80 for WA;
- All classified vegetation **within 100m** of the subject building;
- Separation distance between the building and the classified vegetation source/s; and
- Slope of the land under the classified vegetation.

AS3959-2018 has six (6) levels of BAL, based on the radiant heat flux exposure to the building, and also identifies the relevant sections for building construction; this is shown in the table below.

Bushfire Attack Level (BAL)	Classified vegetation within 100m of the site and heat flux exposure thresholds	Description of predicted bushfire attack and levels of exposure	Construction Sections (within AS 3959-2018)
BAL-LOW	See clause 2.2.3.2	There is insufficient risk to warrant specific construction requirements	4
BAL-12.5	$\leq 12.5\text{kW/m}^2$	Ember attack	3 & 5
BAL-19	$\geq 12.5\text{kW m}^2$ to $\leq 19\text{kW m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 & 6
BAL-29	$\geq 19\text{kW m}^2$ to $\leq 29\text{kW m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 & 7
BAL-40	$\geq 29\text{kW m}^2$ to $\leq 40\text{kW m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames	3 & 8
BAL-FZ	$> 40\text{kW m}^2$	Direct exposure to flames from fire front in addition to heat flux and ember attack	3 & 9

Reference: AS 3959-2018 Construction of Buildings in Bushfire Prone Areas Table 3.1

Refer to the relevant authority before modifying any vegetation at the site, Structerre cannot be held liable for any unauthorised vegetation modification or removal.

APPENDIX A: SETBACK PLAN

Whilst AS3959 sets out to improve the performance of buildings when subjected to bushfire attack in a designated bushfire-prone area, it does not guarantee that a building will survive a bushfire event on every occasion.



Determined in accordance with AS3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.



Property Details and Description of Works

Address Details	Unit No.	Street No.	Lot no	Street Name / Plan Reference	
			Lot 20742	Bulls Head	
Main BCA class of the building	Suburb		State	Local Government area	
	Norpa		WA	Merredin	
Description of the building or works	Class 1a				
	Single dwelling.				

Determination of the Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Upslope/0°	6 m	FZ

BPAD Accredited Practitioner Details

Name: Stephanie Cooper	I hereby declare that I am a BPAD accredited bushfire practitioner 
Company Details: Structerre Consulting Engineers	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	
	Accreditation No BPAD57032
	Signature 
	Date 27/04/2023
	Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

RE: Unauthorized Development and Building Works (Lot 20466) 299 -341 Bullshead Road Norpa (Kevin Graeme Atkinson)

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

Wed 22/03/2023 2:49 PM

To: [REDACTED]

Cc: Meghna Dalwadi <eho@merredin.wa.gov.au>; Helen Croke <ao1@merredin.wa.gov.au>; wayne bill <waynobill@hotmail.com>

Hi Brad

Thank you for the update and the property address clarification. I will await the submission of the relevant application documentation by Wayne Bill, which will enable me to commence the preparation of the required report to Council.

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: [REDACTED]

Sent: Wednesday, 22 March 2023 11:42 AM

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

Subject: Re: Unauthorized Development and Building Works (Lot 20466) 299 -341 Bullshead Road Norpa (Kevin Graeme Atkinson)

Hi Peter

Thank you for your email.

I can confirm all building works associated with the 2 Donga type accommodation units has ceased as per you request.

I note that yesterday when we discussed the Lot number I wasn't sure but have since looked at my Norpa Locality map and confirm that the buildings are located on Lot 20742 Bullshead Road Norpa and that the Lot is 330.209 hectares in size. (Lot 20466 is one of our Northern blocks we own and not the block on the south of Bullshead Road as we discussed yesterday)

I also confirm that I met with Wayne Bill on-site this morning to show and discuss the works required and have now contracted him to carry out the required paperwork's and assessment's as we discussed yesterday. Wayne will be in touch with you later today via email confirming the above.

I also confirm that the purpose of the buildings is for farm workers accommodation who are directly involved with agricultural activities on the property in question.

Thanks and we will continue to cooperate to resolve the matter.

Regards

Brad Atkinson