



17 February 2022

Mr Martin Cuthbert
Chief Executive Officer
Shire of Jerramungup
PO Box 92
Jerramungup WA 6337

Dear Martin

CBH ACCOMMODATION GAIRDNER - APPLICATION FOR PLANNING APPROVAL

I refer to the requirement for new staff accommodation and amenities to replace the existing accommodation facilities at the Gairdner grain receival site at 33069 South Coast Highway, Gairdner, 6337 (Lot 55 on deposited plan 72308).

The existing facilities have insufficient capacity for CBH employees or contractors. The proposed facilities will provide an acceptable standard of accommodation for up to 22 persons.

The proposed development is described in the attached Written Justification and Compliance Statement. Facilities ensure accommodation is available for CBH employees during harvest (October to January) plus work activities occurring intermittently throughout the year at the site.

Please find attached the following documentation and drawings for assessment:

- Written justification and compliance statement including photos of existing second hand SPQ buildings, prior to refurbishment;
- Shire of Jerramungup application for planning approval form;
- Shire of Jerramungup Planning Application Checklist form;
- Email from Shire of Jerramungup regarding second hand buildings.
- Gairdner, Location Plan and Site plan DA-001 Rev 0
- Gairdner, Roof Plan and Elevations DA-002 Rev 0
- Kitchen, dining and laundry drawing, Floor Plan P4845-B01-A-101-0
- Kitchen, dining and laundry drawing, Elevations P4845-B01-A-201-0
- 4 person staff quarters floor plan SQ00000-B01-01-0
- 4 person staff quarters elevations SQ00000-B01-02-0
- 10 Man [6 person] Accommodation Unit 1998 Type 98-0064 Rev 2
- Common room floor plan S000-ENG-AR-STD-0060_E
- Common room elevations S000-ENG-AR-STD-0063_E
- Bushfire Management Plan and Contour Plan CBH0015 Rev Final
- Geotechnical Site and Groundwater Investigation Report 1896148-001-R-Rev 0;

If you have any enquiries, please contact me on 0434 081 351 or by email at Jason.Mascurine@cbh.com.au.

Yours sincerely

For: Co-operative Bulk Handling Limited

A handwritten signature in blue ink, appearing to read "Jason Mascurine", is written over a horizontal line.

Jason Mascurine
Project Manager - Accommodation

Enc

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CBH Accommodation Gairdner

Appendix A: Written Justification

This development proposal is for the updated accommodation facilities to address health and safety risks associated with the employee fatigue when working and travelling between the CBH Gairdner grain receival site and accommodation.

The proposed facilities will ensure accommodation is available during CBH operational activities occurring mainly during harvest period (October to January), plus out loading and maintenance activities throughout the year at the site. At its peak during harvest up to 22 employees will stay at the accommodation but 2 or 3 employees may stay there outside harvest on an intermittent basis.

We respectfully request planning approval of the proposal on the basis:

- The use accords with the land's current 'rural' zoning and worker's accommodation that operates on the CBH grain receival site.
- The proposed "worker's accommodation" land use aligns with land use.
- The facility directly responds to the need for accommodation for worker's on the CBH Carnamah grain receival site and does so exclusively for said employees or CBH contractors.
- The proposed 22 car bays are sufficient for the proposed accommodation facility.
- The proposed facility improves the amenity for "worker's accommodation" on the CBH grain receival site, by offering physical separation from site operations activities.
- For Bushfire safety compliance, (refer Bushfire Management Plan and Contour Plan) the development is setback 100m from vegetation along South Coast Highway and includes a 20m Asset Protection Zone (APZ).
- Facilities are set well back (greater than 100 metres) from South Coast Highway and well over 600m from the closest neighbouring property to the east. Furthermore, communal covered spaces are orientated away as well as veranda spaces being fenced off to reduce the potential risk to amenity to and from neighbouring properties.
- Current vehicle arrangements will continue with vehicle access restricted to inducted CBH employees. Employees will use the existing vehicle crossovers along South Coast Highway but away from the receival site entries. Interactions between larger regular heavy vehicle accessing the proposed facility is via garbage collection used to collect residential waste and water filling vehicles.
- High quality second-hand transportable Single Persons Quarters (SPQ) accommodation and Kitchen, Dining Laundry Unit (KDLU) buildings are proposed to be refurbished and installed as part of the development, refer Appendix B. A new prefabricated Common Room building is proposed to be installed as part of the facilities. The exterior of the buildings will be finished in the same materials and colours for consistency. Buildings will be refurbished or constructed to the Bushfire Attack Levels stated in the Bushfire Management Plan and Contour Plan report.
- The existing transportable "H-Plan" house, which was built and installed in 1998, will be relocated from its current position on the site to be part of the proposed development. This building is fabricated using concrete floors, framed walls and steel truss roofs.
- Fencing envelops the open spaces between buildings to contain and prohibit noise, for security and resistance to dust ingress;
- The covered area between the Common Room, KDLU and the "H plan" house veranda area is to fitted with outdoor roller blinds to shade the enclosure and screen occupants from bright sunlight, wind and dust.
- Footpaths interconnecting all buildings and facilities, including the carpark and clothes drying areas plus sections of covered walkways, for the amenity of occupants;
- Clothes drying areas are located at one end of each accommodation building for convenience and screened from view for privacy via solid colorbond fencing;
- Leach drain type sewerage treatment system with septic tank compliant with Department of Health requirements.
- Potable water tanks will filled via semi-trailer delivery trucks which access the tanks via a drive through sealed car park;
- A new separate dedicated electrical power supply will service the proposed development.

In light of the above, we respectfully request the Shire of Jerramungup favourably consider the proposed accommodation development on Lot 55 (HN 33069) South Coast Highway, Gairdner.