



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 9237 9600
Grower Service Centre
1800 199 083
cbh.com.au

12 April 2024

Kellie Bartley
Shire of Wickepin
Via email: ceo@wickepin.wa.gov.au

Dear Kellie,

WORKFORCE ACCOMMODATION ADDITION TO SUPPORT ADJACENT GRAIN HANDLING & STORAGE FACILITY AT LOT 55 ON DEPOSITED PLAN 412971.

CBH is seeking development approval from the Shire of Wickepin for a workforce accommodation addition to Lot 55 of Deposited Plan 412971. The subject application has been prepared in accordance with Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 and the Shire of Wickepin Local Planning Scheme No. 4 (LPS4).

Proposal

The proposed development incorporates the following elements:

- Stage 1 onsite accommodation of 2 x 4 single person living quarters (FY24);
- Stage 2 onsite accommodation of 2 x 4 single person living quarters;
- Shared amenities including kitchen, laundry, dining and common room area;
- Covered areas, verandas, and associated amenities;
- Car parking bays for 15 vehicles;
- Onsite effluent disposal system appropriate for accommodation of this size;
- Internal access roads and associated stormwater drainage system.

Site Details

The subject land is located within the Wickepin townsite immediately south of Williams-Kondinin Road from which access to the facility taken. The site is zoned RES Development Residential under LPS4. The subject lot is immediately adjacent to an existing CBH grain handling and storage facility which this application and land use seeks to support.

Town Planning Considerations

Workforce accommodation is defined under the Planning and Development (Local Planning Schemes) Regulations 2015 as a '*premises which may include modular or relocatable buildings, used primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis and for an associated catering, sporting and recreation facilities for the occupants and authorised visitors*'.

Workforce accommodation is a use not listed under Clause 3.4.2 of LPS 4 which states that a person proposing to carry out any use on land that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the local government may determine that the use is consistent with the objectives of a particular zone and is therefore permitted and thereafter may follow the advertising procedures of clause 9.4 in considering an application for planning approval.

It is unknown whether the Shire of Wickepin intend to advertise this development application for public comment.

Previous engagement with the Shire of Wickepin suggested that permanent development approval for a workforce accommodation land use could be supported on the subject lot. It was agreed that the previously proposed location immediately south of the residential zoned lots along Wickepin Street may not have been the most appropriate location and it was suggested to move the accommodation complex further west closer to the grain handling and storage facility. This amendment allows for the future subdivision of the subject lot in a manner that supports the zoning of the land and future residential development of the townsite in an orderly manner.

The proposed location of the workforce accommodation complex is unlikely to ever be able to support residential development in line with the zoning of the land due to the proximity to the adjacent grain handling and storage facility. The EPAs document on separations distances between industrial and sensitive land uses recommends a 500m separation distance between residential development and grain elevators due to increased exposure to noise, dust, and light.

As the accommodation complex is designed to support operation of the facility there will be limited crossover between habitation of the accommodation and the operation of the facility itself. When operating hours for the facility finish, the workers return to their accommodation. This should eliminate the risk of noise, dust, and light as use of the accommodation and use of the facility cannot coexist. A workforce accommodation land use in the location proposed is therefore appropriate whereas the future residential development for which the land is zoned is not appropriate in this location for the reasons prescribed.

DPLH Workforce Accommodation Position Statement

The Department of Planning, Lands and Heritage Position Statement on Workforce Accommodation is designed to assist decision makers in the planning system in understanding the land use planning considerations for workforce accommodation. The position statement identifies that where practical, workforce accommodation should be provided in established towns, in location suitable to its context, to facilitate their ongoing sustainability. It is considered that the proposed location meets the objectives and purpose of this position statement in that it is proposed in a location within close proximity to the grain handling storage facility it is designed to service whilst also being on the periphery of the Wickepin townsite meaning easy access to essential services has been both considered and provided. The proposed location of the workforce accommodation should therefore be supported.

Shire of Wickepin Local Planning Scheme No. 4

The proposal is subject to the site and development requirements prescribed by LPS4. Table 2 of LPS4 sets out the site and development requirements for various land use zones which may be supplemented by the local government's specific requirements to ensure the scale, nature, design, general appearance, and impact of such uses is compatible with the objectives of the zone in which the development is proposed and the general purposes and aims of the Scheme.

Where development standards for a particular use are not set out by LPS4, the development applicable shall be determined by the local government. The proposed development provides generous setbacks and is of a size and scale that maintains and protect the existing amenity, character, and appearance of the zone in which it is located. More specifically the proposed development mirrors the scale, nature, design, general appearance of the adjacent residential zone.

It is there considered that the setbacks, height, plot ratio and number of car parking spaces provided are appropriate to the zone in which the development is located.

On-site Effluent Disposal System

The location, setback and specifications of leach drains is subject to further approval by the Department of Health that falls outside of the development application process. Notwithstanding an area for sub soil irrigation has been shown on the site plan to demonstrate that the site can appropriately accommodate onsite effluent disposal. Early engagement with the Department of Health identified that the level of information provided as part of this application for development approval is sufficient.

As part of the subsequent application to install a wastewater system, the Department of Health will consider the site and soil analysis that details the suitability of the site for onsite effluent disposal. This site and soil evaluation has been provided as an attachment to this application for development approval.

State Planning Policy (SPP) 3.7 – Planning in Bushfire Prone Areas

The subject site is not located within a Bushfire Prone area meaning the provisions of State Planning Policy 3.7 '*Planning in Bushfire Prone Areas*' and Part 10A of the '*Deemed Provisions*' do not apply to this development. A BAL Assessment has therefore not been provided as part of this application. The proposal is not a vulnerable or high-risk land use as per the definitions under Clause 5.5.1 and 5.6 of the *Guidelines for Planning in Bushfire Prone Areas* meaning the application is not subject to the provision of a Bushfire Emergency Evacuation Plan.

Stormwater Management

The stormwater drainage system has been designed in accordance with the requirements of CBH Design Specification TS10A – Civil Earthworks, Roads and Drainage and followed guidelines set out in the Australian Rainfall & Runoff. Open drains and culverts have been designed to convey the 20-year ARI rainfall event.

The stormwater management strategy is to cater for surface runoff within the site, to minimise flooding and damage to critical infrastructure, Surface water runoff up to the 20-year ARI event is to be conveyed via an open drainage system. Surface water incident to the site from up to the 20-year ARI critical storm event is to be detained onsite with a controlled outflow limited to the predevelopment flow rates.

The proposed accommodation including stage 2 works is comprised of an impervious surface area of 508m² and the carpark constitutes an impervious surface area of 502 m² resulting in 26 L/s of post-development stormwater discharge compared to pre-development discharge of 6 L/s.

The carpark and accommodation facility is to be constructed such that the stormwater runoff discharges to the proposed detention basin. Stormwater runoff from the proposed accommodation facility is to be captured and conveyed using a network of downpipes connected to a detention basin, as shown in the post development catchment plan provided as an attachment to this development application.

The existing stormwater drainage system will not be impacted by the catchment proposed. Further detail is provided as part of BG&E's Stormwater Management Plan attached in support of this development application.

Traffic Management

The site is well connected to the surrounding road network and that the proposed facility will not result in significant changes to traffic movements on the surrounding road network.

As shown on the site plan, vehicular access is to be taken via an existing crossover on Williams-Kondinin Road along the northern boundary of the site. No changes to this existing access arrangement are proposed.

During the harvest period from October to December, most staff will stay and work on site. For the remainder of the year, there will be some staff in the accommodation who may travel to and from the site 1 to 2 times per week. This volume of traffic generated by the development will be low and can easily be accommodated within the existing capacity of the road network with no major impact.

Based on the proposed 16 rooms, 15 car parking spaces is considered sufficient. There may be a small number of staff movements such as laundry, maintenance and local workers which would also utilise the car parking spaces. It is understood that staff movements are expected to occur during the day when workers are away from the accommodation working at the CBH storage and handling facility.

Noting the proximity of the accommodation to the facility it is largely expected workers would leave their car at the accommodation and walk to the facility. As most workers are housed at the facility, only a small number of local workers would be utilising the surrounding road networks for access/egress during peak periods which is an existing arrangement.

The car park has been provided with the appropriate level of parking, minimum car parking space dimensions, sightlines, and manoeuvring areas and the proposed 15 car parking spaces is therefore deemed sufficient and should be supported.

Noise Management

CBH shall ensure that noise from the specification and installation of any mechanical equipment as well as traffic and construction noise does not exceed assigned levels prescribed in the *Environmental Protection (Noise) Regulations 1997*, when it is received at a neighbouring property.

Conclusion

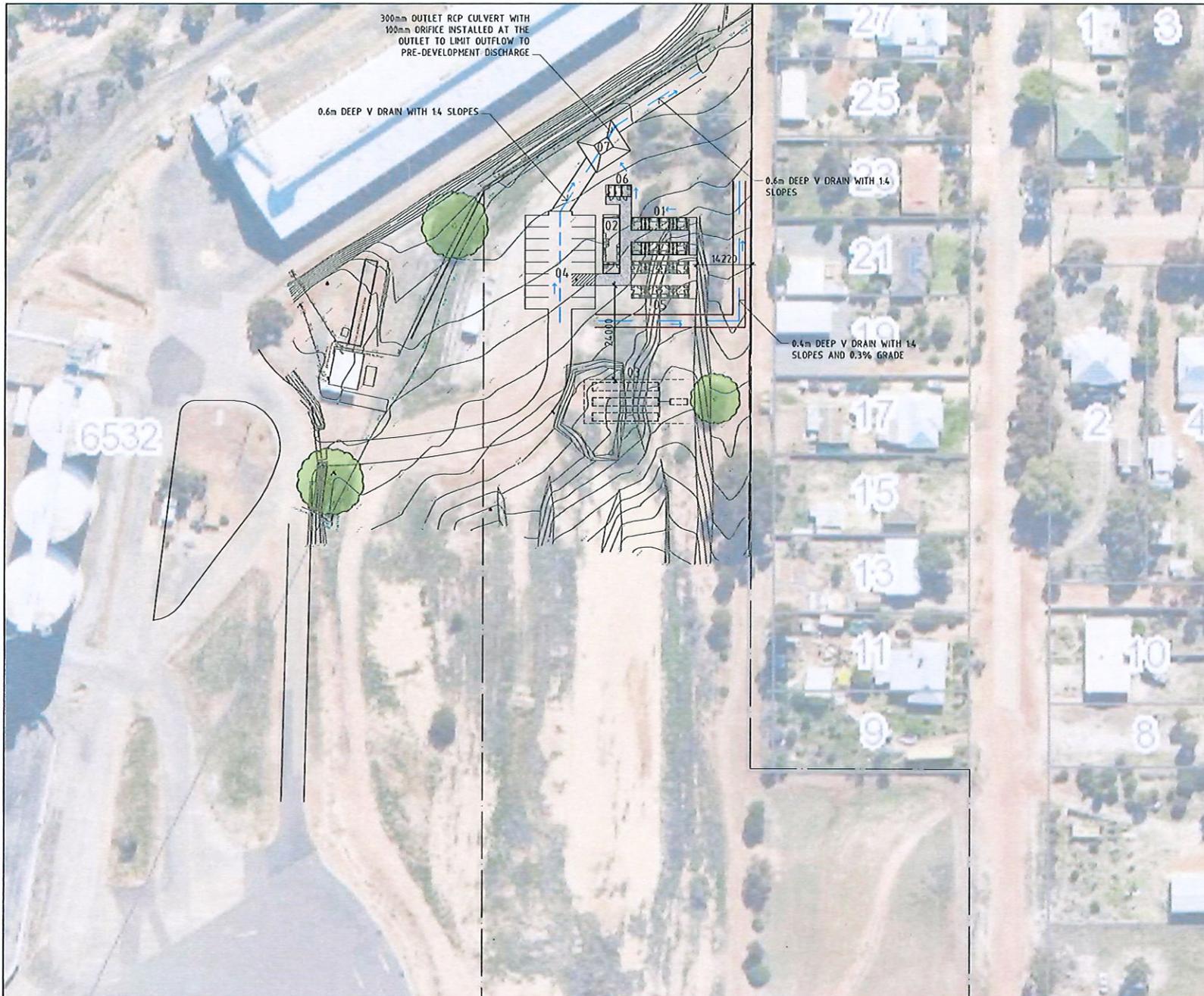
The proposed workforce accommodation is aligned with the planning framework for the area specifically the zone in which it is located, and it is not considered to result in any new amenity impacts to the surrounding area. CBH respectfully requests the Application for Development Approval is considered favourably by the Shire of Wickpin given the straightforward nature of the application and its general compliance with the City's planning framework.

Should you have any questions in relation to the application, please contact Timothy Roberts on 9216 6061 or timothy.roberts@cbh.com.au.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Timothy Roberts', with a long horizontal flourish underneath.

Timothy Roberts
Lead – Planning & Approvals



300mm OUTLET RCP CULVERT WITH
100mm GRIFICE INSTALLED AT THE
OUTLET TO LIMIT OUTFLOW TO
PRE-DEVELOPMENT DISCHARGE

0.6m DEEP V DRAIN WITH 1:4 SLOPES

0.6m DEEP V DRAIN WITH 1:4
SLOPES

0.4m DEEP V DRAIN WITH 1:4
SLOPES AND 0.3% GRADE

LEGEND

- 01 PROPOSED ACCOMMODATION (8)
- 02 PROPOSED KDLU
- 03 PROPOSED SEPTIC TANKS & FLAT BED
LEECH DRAINS
- 04 PARKING BAYS (15 BAYS)
- 05 STAGE 2 ACCOMMODATION
- 06 PROPOSED ABLUTIONS
- 07 BASIN

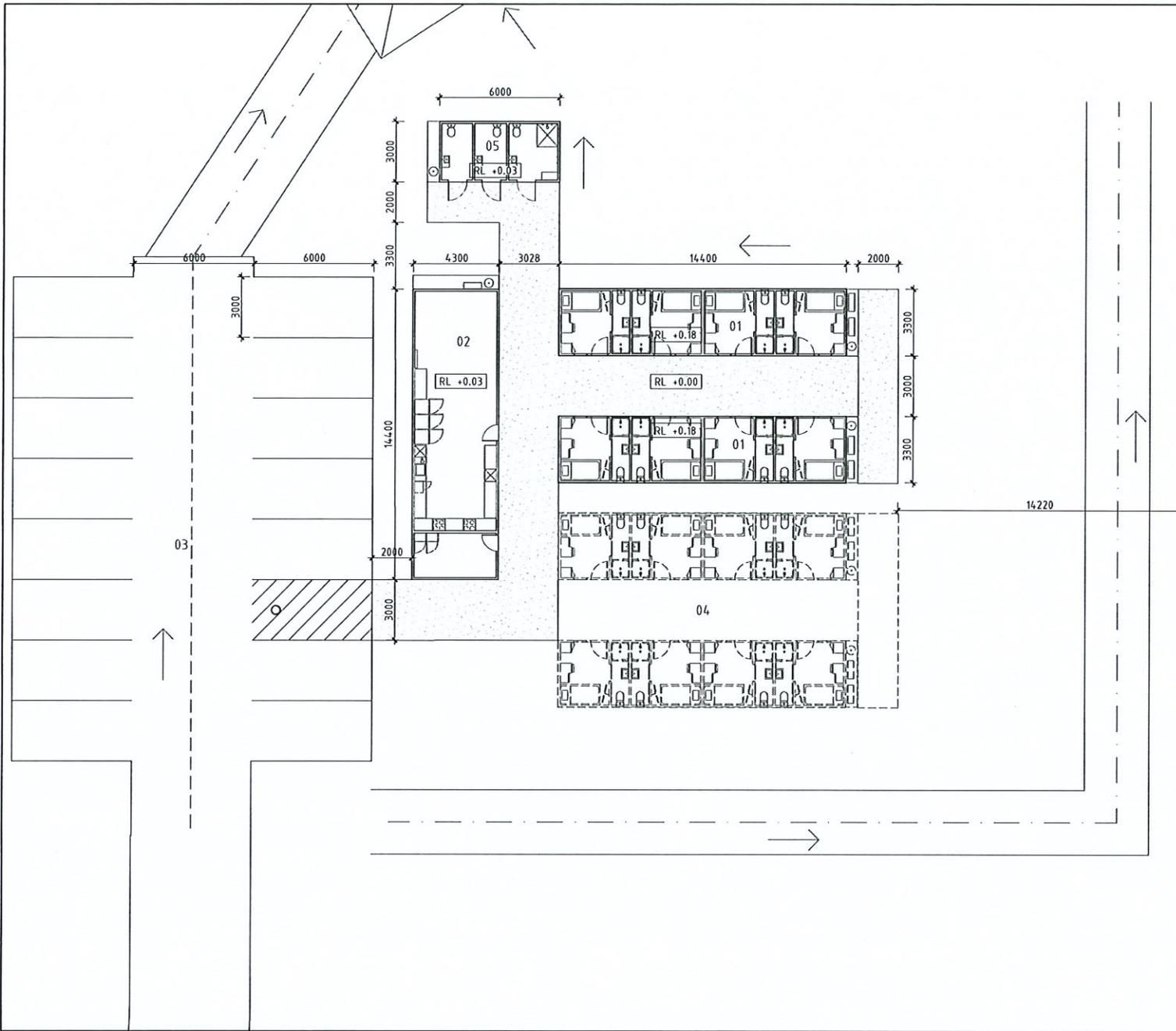


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								CONTRACT No			
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TITLE	WICKEPIN INFRASTRUCTURE PLANNING ACCOMMODATION SITE PLAN
PROJ No	530-ENG-AR-DGA-0001
SHEET	1 OF 5
REV.	A



LEGEND

- 01 PROPOSED ACCOMMODATION (8)
- 02 PROPOSED KDLU
- 03 PARKING BAYS (15 BAYS)
- 04 STAGE 2 ACCOMMODATION (8)
- 05 PROPOSED ABLUTIONS

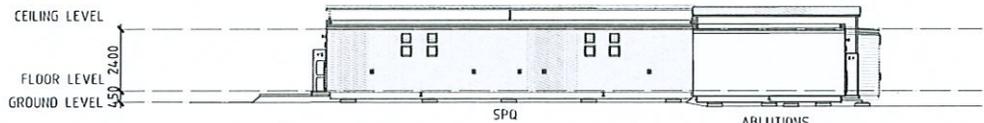


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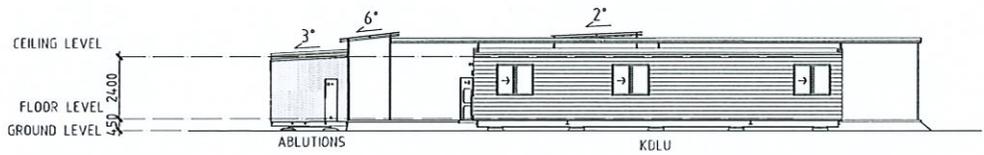


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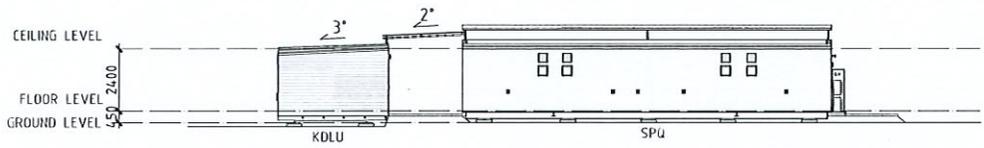
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PROJ No.	530-ENG-AR-DGA-0002
SHEET	2 OF 5
REV.	A



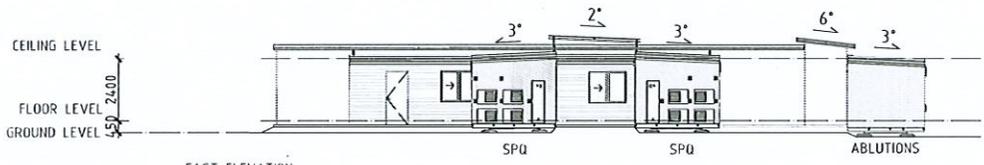
NORTH ELEVATION



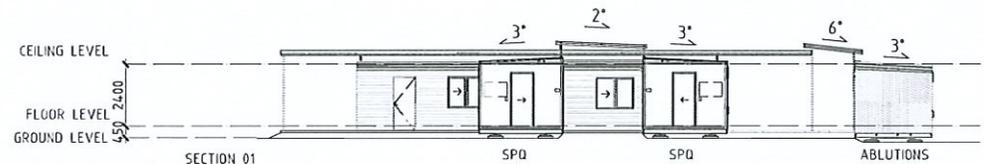
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



SECTION 01

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FILE	WICKEPIN INFRASTRUCTURE PLANNING ACCOMMODATION ELEVATIONS
CONTRACT NO	530-ENG-AR-DEL-0001
SHEET	4 OF 5
REV.	A