



Government of **Western Australia**
Development Assessment Panels

LG Ref: ADM 0582
DAP Ref: DAP/21/02104
Enquiries: (08) 6551 9919

Mr Stephen Carter
CLE Town Planning + Design

Dear Mr Carter

REGIONAL JDAP - SHIRE OF BROOMEHILL-TAMBELLUP - DAP APPLICATION - ADM 0582 - DETERMINATION

Property Location:	Lot 2, Lot 533 and Lot 535 (No.333) Nardlah Road, Broomehill
Application Details:	Proposed rural industry & associated rail infrastructure

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the Shire of Broomehill-Tambellup on 8 October 2021 for the above-mentioned development.

This application was considered by the Regional JDAP at its meeting held on 14 January 2022, where in accordance with the provisions of the Shire of Broomehill-Tambellup Town Planning Scheme No.2, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Liz Bushby on behalf of the Shire of Broomehill-Tambellup on 0488910869.

Yours sincerely,

DAP Secretariat

21 January 2022

Encl. DAP Determination Notice
Approved Plans

Cc: Ms Liz Bushby
Shire of Broomehill-Tambellup



Planning and Development Act 2005

Shire of Broomehill-Tambellup Town Planning Scheme No.2

Regional Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 2, Lot 533 and Lot 535 (No.333) Nardlah Road, Broomehill
Application Details: Proposed rural industry & associated rail infrastructure

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 14 January 2022, subject to the following:

1. **Note** the submissions in Attachment 7 and that the issues raised have been substantially addressed.
2. **Approve** DAP Application reference DAP/21/02104 in accordance with Clause 68 (2) of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and Clause 7.3.2 of the Shire of Broomehill Town Planning Scheme No. 1 subject to the following conditions and advice note:

Conditions

Substantial commencement

1. This decision constitutes planning approval for a rural Industry and associated rail infrastructure within Lots 2, 553 and 535 only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Approved documents and plans

2. All development and construction activities shall be contained within the boundaries of Lots 2, 553 and 535 Nardlah Road, Broomehill. This approval should not be construed as an approval for any development or works in the railway reserve to the immediate west of Lot 2, as that land does not form part of the application subject of this approval.
3. The proposed development within Lots 2, 553 and 535 shall be in accordance with the following plans:
 - (i) The Broomehill Site Plan dated 4 November 2021 (Plan No 3244-41-01);
 - (ii) Sheet 1 of 1 (Drawing Number 558-ENG-C1-DCO-0007), Revision F dated 08.09.21;
 - (iii) Sheets 1 to 6 (Drawing Number 558-ENG-ST-DGA-001) Revision A dated 06.09.21.



4. The development application report by CLE Town Planning and Design dated September 2021 and accompanying documentation (as amended), including;
 - (i) Transport Impact Statement prepared by SMEC;
 - (ii) Power Supply Upgrade Feasibility report;
 - (iii) Dust Management Plan prepared by CBH;
 - (iv) Lighting Report prepared by TECS;
 - (v) Clearing Plan prepared by CBH

together with any requirements and recommendations detailed thereon, are the approved as part of this application and shall form part of the development approval issued. The operator, CBH, shall implement the approved plans as they relate to the operational phase of the development, during the life of the development.

Noise

5. The operator (CBH) shall ensure at all times that the operation of the development complies with and will not exceed with the following assigned noise levels at noise sensitive premises –
 - (i) LA10 45dBA during day hours; and
 - (ii) LA1 40dBA during evening hours; and
 - (iii) LA1 35dBA during night hours,

in accordance with Table 1 of the Noise Impact Assessment Report (SLR Ref: 675.30030-R01 Version 3.3 dated November 2021).
6. Noise mitigation measures are to be implemented to the satisfaction of the local government where required to demonstrate compliance with Condition 5 including and not limited to:
 - (i) Future short term noise monitoring of activities operational at night hours during major peak harvest seasons; and/or
 - (ii) Review activities that can be undertaken during day hours and minimise noise generating operations during night or evening hours; and /or
 - (iii) Implement a system to record, manage and report on complaints during the life of the development.
7. The operator shall implement the recommendations of the Noise Impact Assessment Report (SLR Ref: 675.30030-R01 Version 3.3 dated November 2021) including:
 - (i) Undertake, complete and lodge a separate short term noise monitoring survey to the local government. The survey of noise levels emitting from the development site shall be completed within 6 months of commencement of operations to determine post-operation noise levels at nearby sensitive receivers;
 - (ii) Monitoring should include any operations and activities that occur during the day, evening and night hours; and
 - (iii) Reduction in noise emissions through detailed design, commissioning and treatment of plant conveyor systems or individual fans; and
 - (iv) Vibration levels to comply with Australian Standard 2670.2:1990.



Drainage

8. The Operator (CBH) to lodge detailed drainage design drawings to the local government for separate approval prior to the commencement of development.

Construction

9. The operator (CBH) shall ensure at all times that construction noise is limited to between 7am and 7pm Monday to Saturday (excluding public holidays) and that the works are carried out in accordance with Australian Standard 2436:2010.
10. The Operator (CBH) is to lodge a Construction Management Plan for approval by the local government. The Construction Management Plan must include the following –
 - (a) Adequate space within the development site for the parking of construction vehicles, workers vehicles, loading areas, and for the delivery and storage of building materials;
 - (b) The location of any required hardstand areas or areas for specific construction activities;
 - (c) Temporary buildings;
 - (d) The location of any fenced construction compounds and materials storage / laydown areas;
 - (e) A general timetable for construction phases and the removal of temporary development after completion of the construction phase;
 - (f) The management of dust and other construction impacts;
 - (g) Watering capabilities and practices for dust management during/after clearing; and
 - (h) Limited hours for construction noise to ensure compliance with Condition 9;
 - (i) Haulage routes;
 - (j) A Pre-Construction Road Condition Report along the proposed haulage routes, and the obligation to prepare a Post-Construction Road Condition Report once construction is complete.

The Construction Management Plan is to be submitted to and approved by the local government prior to the commencement of any development, clearing or site works.

11. The Applicant is to implement the approved Construction Management Plan required by condition 10.
12. Any damage caused to the roads attributable to the construction phase of the development is to be rectified by the Operator to the standard identified in the Pre-Construction Road Condition Report.
13. The development approval also grants temporary development approval for the following –
 - (i) a construction workshop;
 - (ii) asphalt batching plant
 - (iii) any other construction related infrastructure

shown on the Construction Management Plan required by condition 10.



14. The silos are to be constructed utilising a light grey colour.

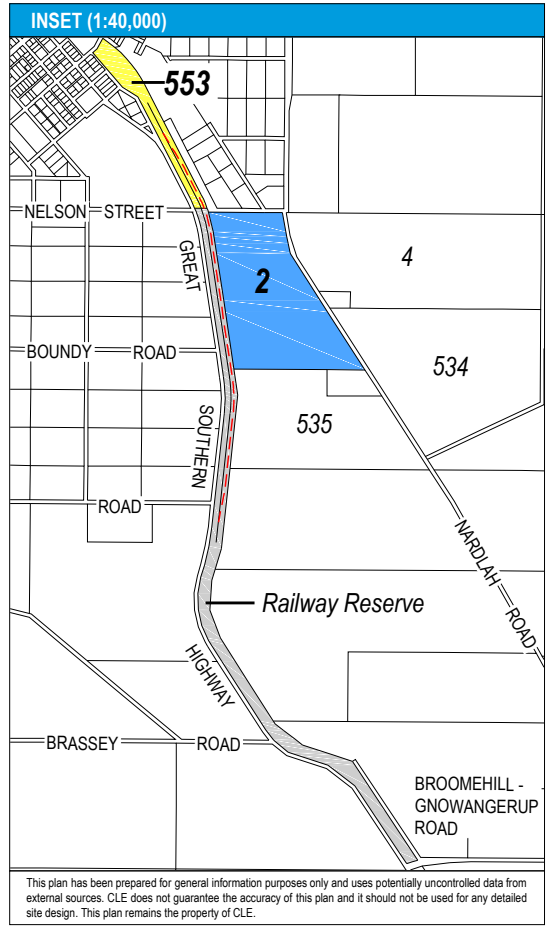
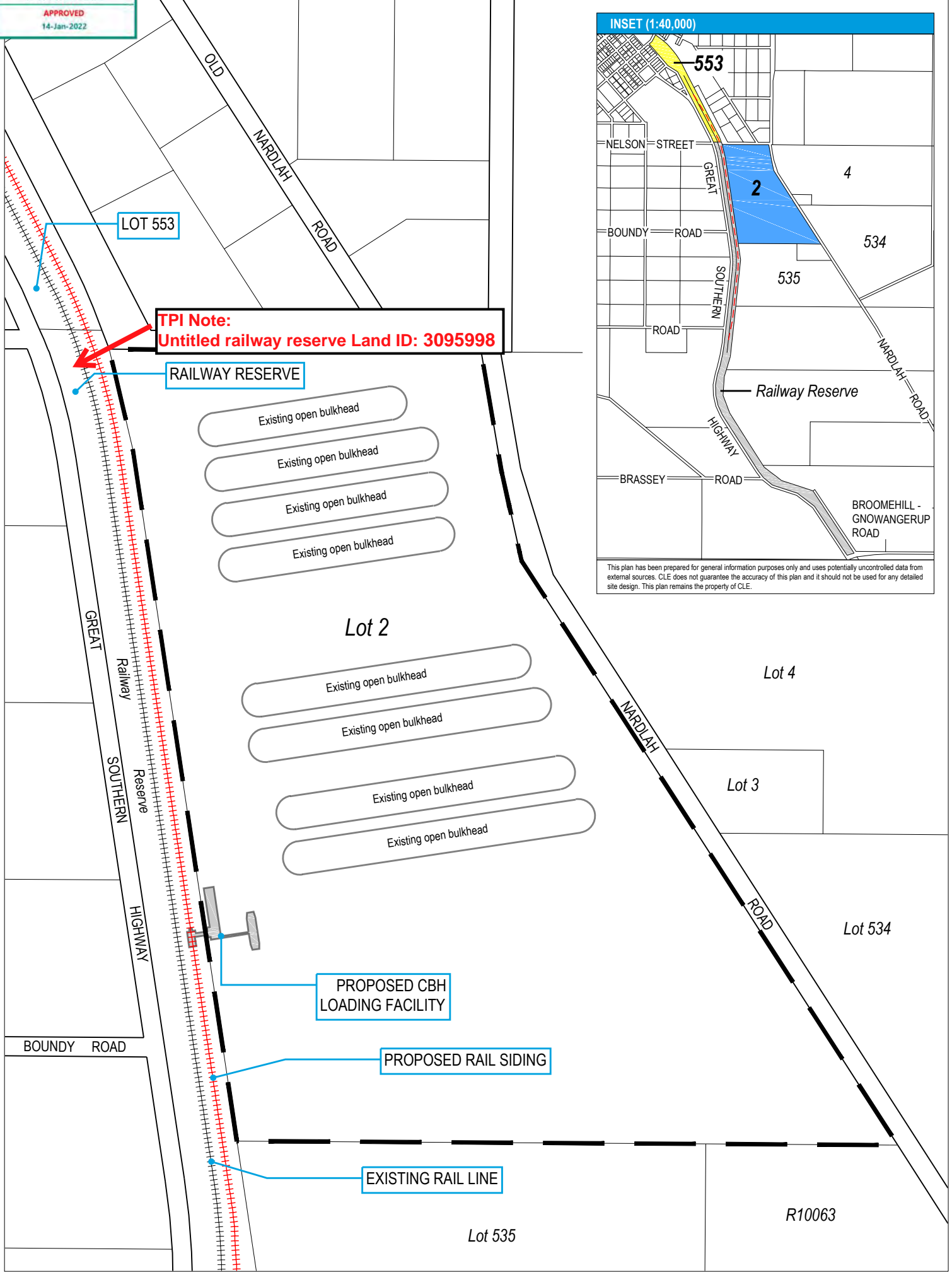
Lighting

15. Lighting shall be installed to pathways and car parking areas, be designed in accordance with the Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and shall be internally directed to the development. All floodlights shall be oriented to eliminate disturbance to occupants on the surrounding properties and all light spill shall be contained within Lots 2, 553 and 535 or any adjacent railway reserve.

Advice Notes

1. Any clearing may necessitate separate approval or a clearing permit from the Department of Water and Environmental Regulation.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

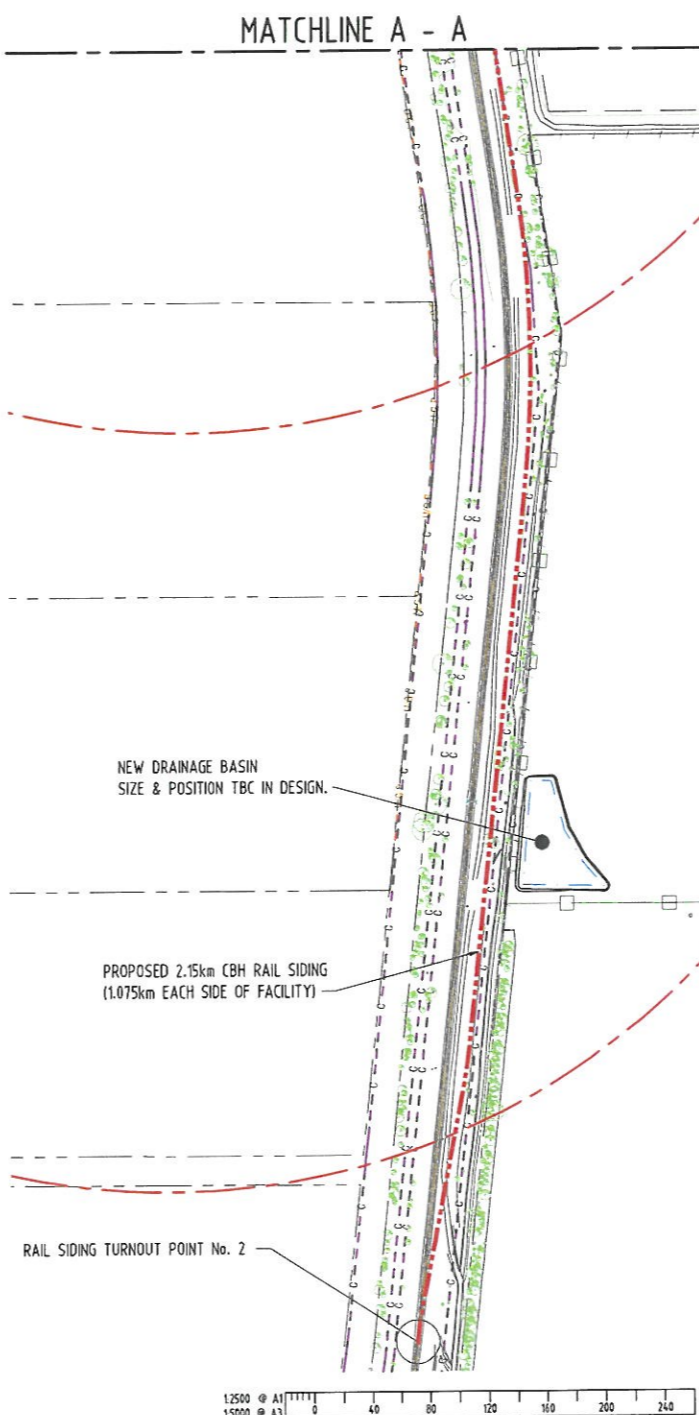
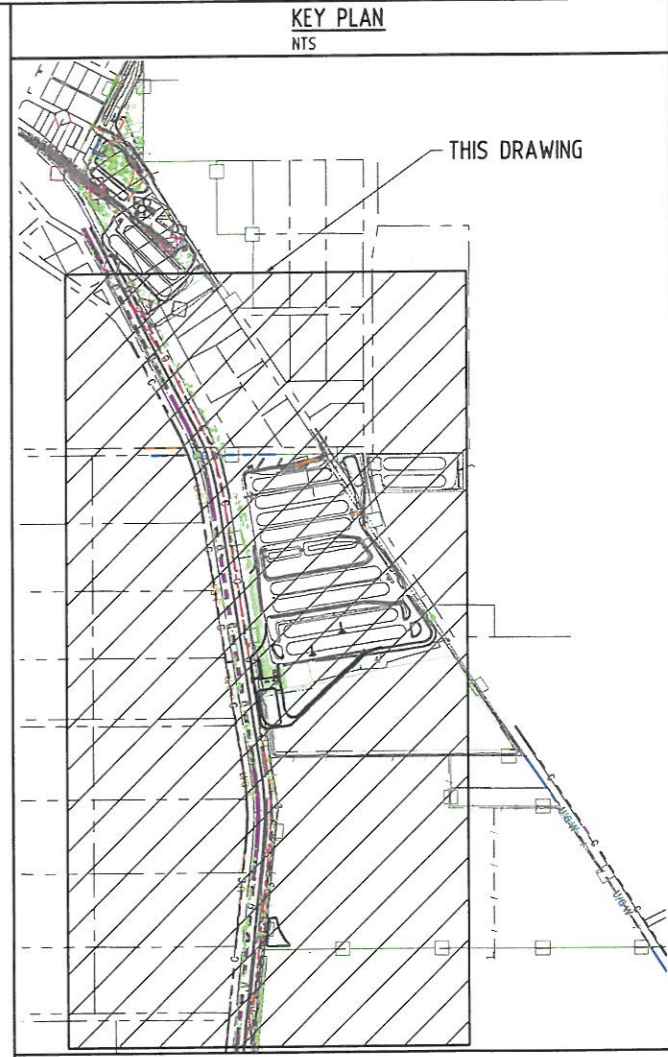
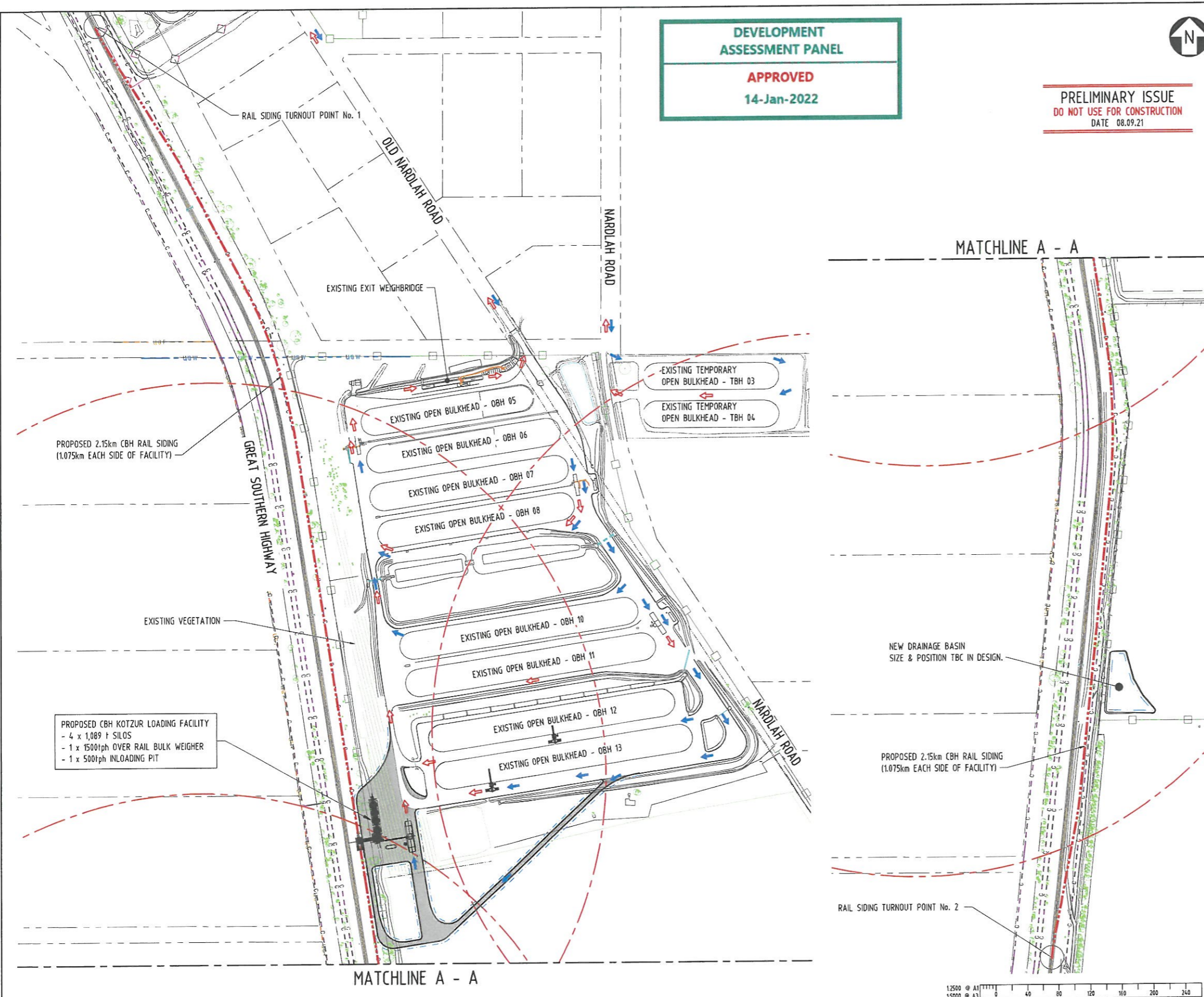


**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED
14-Jan-2022



PRELIMINARY ISSUE
DO NOT USE FOR CONSTRUCTION
DATE 08.09.21



CIVIL LEGEND

- TRAFFIC MOVEMENTS - TRUCKS FULL
- TRAFFIC MOVEMENTS - TRUCKS EMPTY
- CADASTRAL BOUNDARIES
- CBH BOUNDARY
- PROPOSED CBH BOUNDARY
- RAIL LEASE BOUNDARY
- RAIL LINE
- PROPOSED RAIL SIDING
- UNDERGROUND POWER LINES
- OVERHEAD POWER LINES
- UNDERGROUND COMMS CABLES
- UNDERGROUND WATER PIPES
- DRAINAGE (INDICATIVE)
- RESIDENTIAL HOUSING/SENSITIVE LAND - 500m RADIUS

HATCHING LEGEND

AREA OF EXPANSION WORKS 13,000m²

COPYRIGHT ©
THIS DRAWING AND THE CONTENTS DEPICTED OR WRITTEN THEREON, WHETHER IN WHOLE OR IN PART, IS THE EXCLUSIVE INTELLECTUAL PROPERTY OF CBH GROUP AND SHOULD NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN APPROVAL OF CBH GROUP.
DO NOT SCALE FROM THIS DRAWING



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

REV	DATE	REVISION DESCRIPTION	BY	CHKD	APPR
F	08.09.21	DRG REVISED & RE-ISSUED TO REVIEW	JB		
E	07.09.21	FACILITY REVISED & MOVED 50m NORTH. RE-ISSUED FOR REVIEW	JB		
D	04.05.21	RE-ISSUED FOR REVIEW - RAIL LOADING FACILITY MOVED SOUTH	PF		
C	11.03.21	ACCESS ROAD TO BULK WEIGHER ADDED & RE-ISSUED FOR REVIEW	JB		
B	17.03.21	REVISED & RE-ISSUED FOR REVIEW	JB		
A	15.03.21	ISSUED AS CHECK PRINT AND FOR REVIEW	JB		

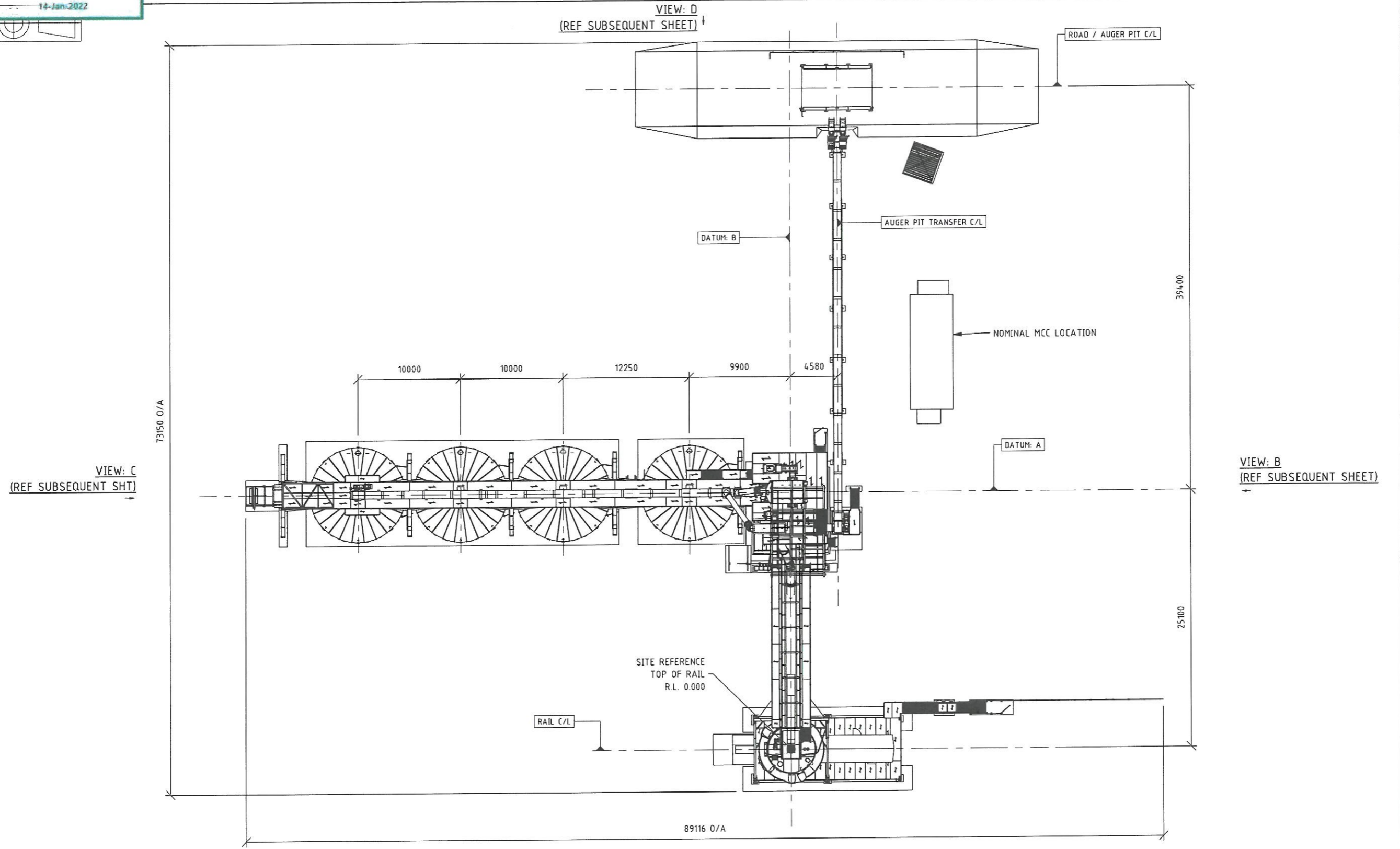
REV	DATE	REVISION DESCRIPTION	BY	CHKD	APPR
F	08.09.21	DRG REVISED & RE-ISSUED TO REVIEW	JB		
E	07.09.21	FACILITY REVISED & MOVED 50m NORTH. RE-ISSUED FOR REVIEW	JB		
D	04.05.21	RE-ISSUED FOR REVIEW - RAIL LOADING FACILITY MOVED SOUTH	PF		
C	11.03.21	ACCESS ROAD TO BULK WEIGHER ADDED & RE-ISSUED FOR REVIEW	JB		
B	17.03.21	REVISED & RE-ISSUED FOR REVIEW	JB		
A	15.03.21	ISSUED AS CHECK PRINT AND FOR REVIEW	JB		

SCALE	AS SHOWN	DRAWN	J. Bullingham	DATE	15.03.21
SHEET	A1	CHECKED			
PROJECT	M-2819	DESIGNED			
CONTRACT No.		DESIGN APPR			
		PROJECT APPR			

TITLE
**BROOMEHILL
PRE FEASIBILITY STUDY
FIXED RAIL LOADING FACILITY & NEW RAIL SIDING
CONCEPTUAL LAYOUT No. 2**

DRG No. **558-ENG-CI-DCO-0007** SHEET **1 OF 1** REV. **F**

DEVELOPMENT
ASSESSMENT PANEL
APPROVED
14-Jan-2022

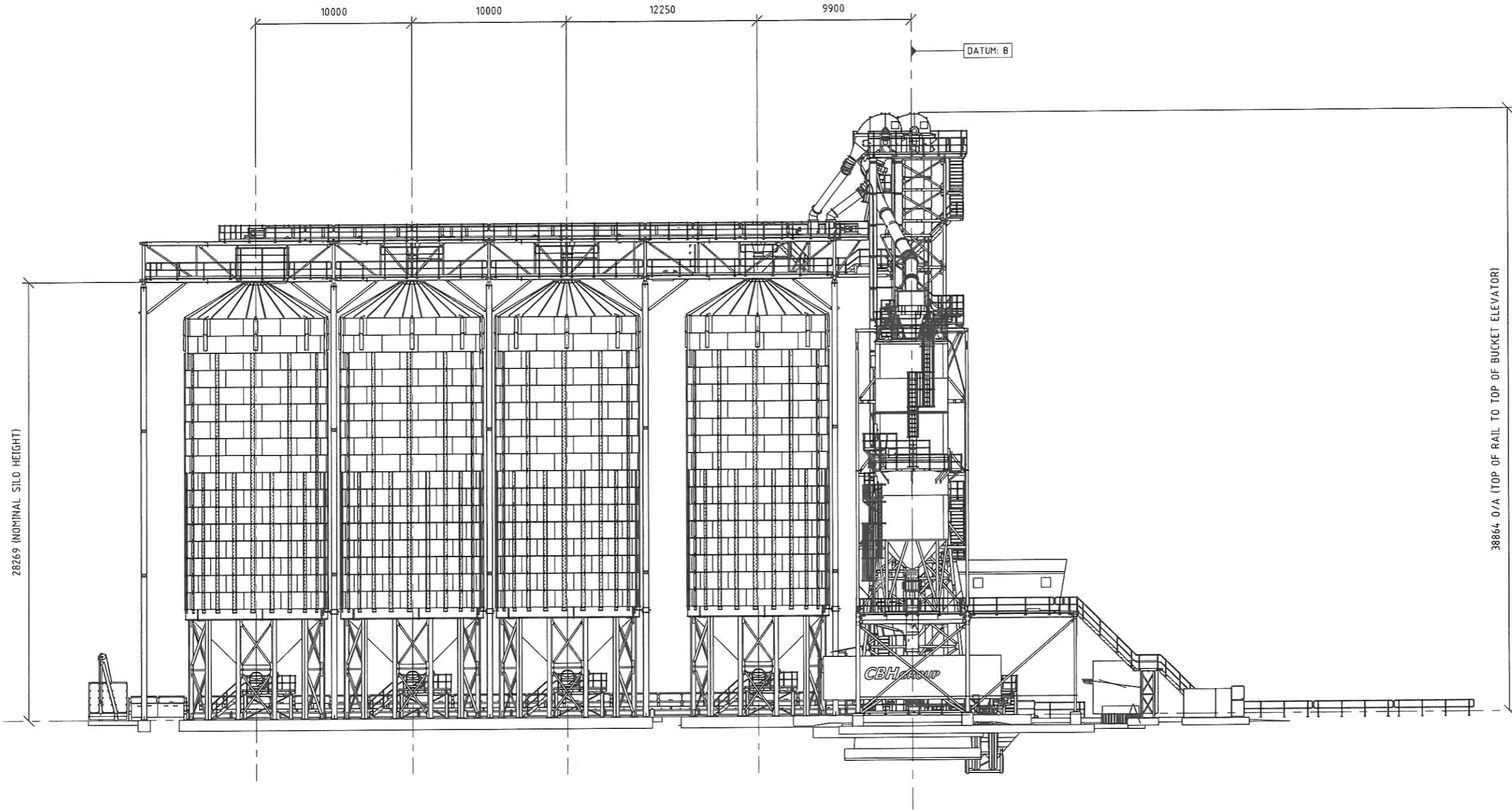


	All S/E design & Mechanical equipment design in this drawing remains the intellectual property of KOTZUR Pty Ltd. and should not be used for any purpose without the express written approval from KOTZUR Pty Ltd. Unless Noted Otherwise by KOTZUR Pty Ltd.		KOTZUR PROJECT # P010219		KOTZUR DRAWING # J12750-00010		KOTZUR PROJECT MANAGER RLEBUSQUE		DRAWN: RLB 06/09/2021 CHECKED: RL ENGINEER: BID BISWAL		DRAWING TITLE FIXED RAIL LOADING FACILITY GENERAL ARRANGEMENT		SITE BROOMEHILL FRL		SIZE A1								
			CBH GROUP HEAD OFFICE LEVEL 6, 240 ST GEORGES TERRACE, PERTH W.A. 6000 PH (08) 9237 9600 FAX (08) 9322 3942		DO NOT SCALE FROM THIS DRAWING		REF DRG No		REFERENCE DRAWING TITLE		REV DATE		REVISIONS		BY CHK APP REV DATE REVISIONS BY CHK APP APPROVED		PROJECT M-2774		DRAWING No 558-ENG-ST-DGA-001		SHEET 1 OF 6		REV A

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
14-Jan-2022

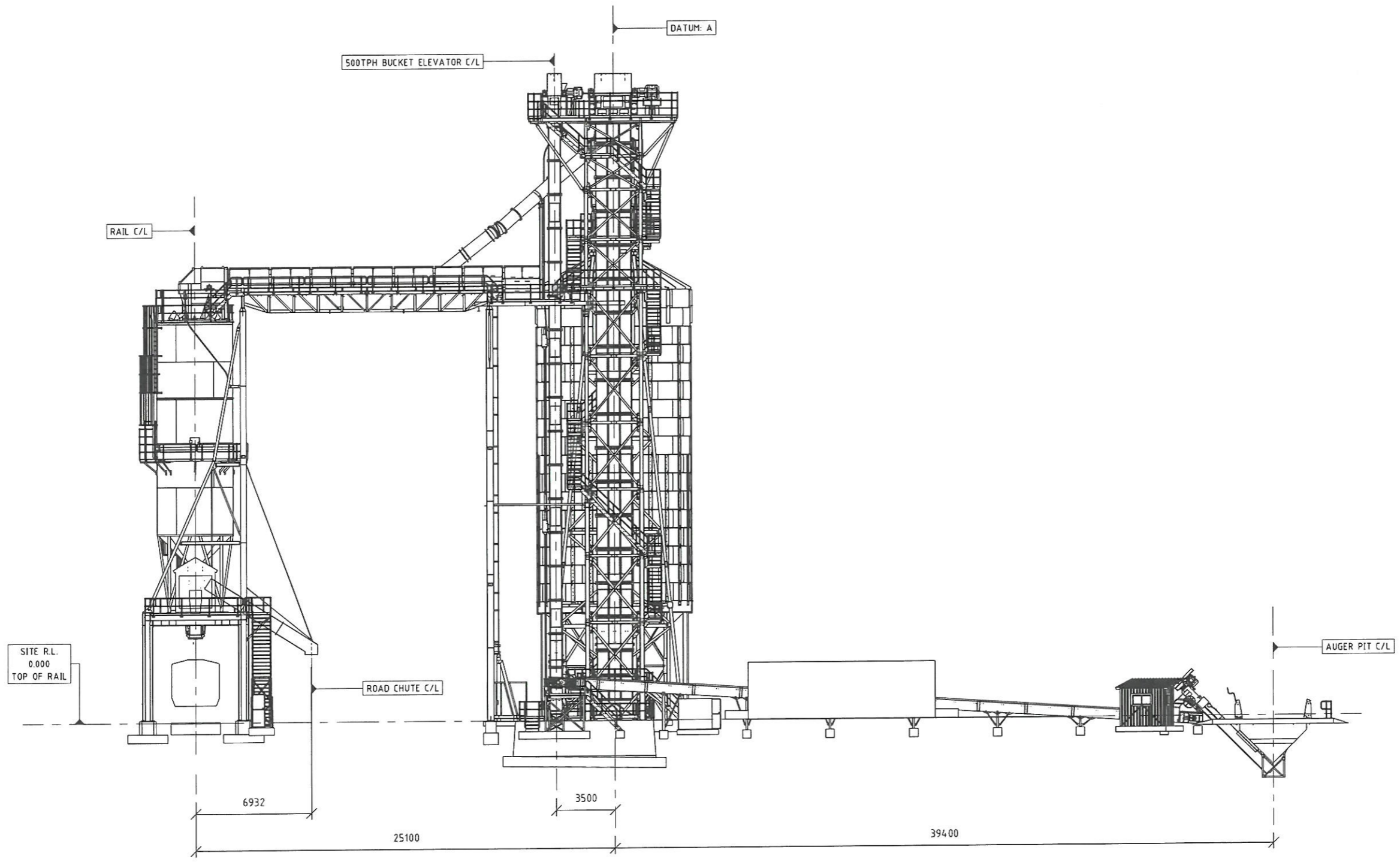
ISOMETRIC VIEW: E
✓ (REF SUBSEQUENT SHT)



VIEW: A
(REF SHT# 1)

	All Silo design & Mechanical equipment design in this drawing remains the intellectual property of KOTZUR Pty Ltd. and should not be used for any purpose without the express written approval from KOTZUR Pty Ltd. Unless Noted Otherwise by KOTZUR Pty Ltd.			KOTZUR PROJECT # P010219		KOTZUR DRAWING # J12750-00010		KOTZUR PROJECT MANAGER RLEBUSQUE		DRAWN RLB 06/09/2021		DRAWING TITLE FIXED RAIL LOADING FACILITY GENERAL ARRANGEMENT		SITE BROOMEHILL FRL		SIZE A1	
				CBH GROUP HEAD OFFICE LEVEL 6, 240 ST GEORGES TERRACE PERTH W.A. 6000 PH (08) 9237 9600 FAX (08) 9322 3942		DO NOT SCALE FROM THIS DRAWING		REF DRG No. REFERENCE DRAWING TITLE REV DATE REVISIONS BY CHK APP REV DATE REVISIONS BY CHK APP APPROVED		ENGINEER BID BISWAL		PROJECT M-2774 DRAWING No 558-ENG-ST-DGA-001		SHEET 2 OF 6		REV A	

DEVELOPMENT
ASSESSMENT PANEL
APPROVED
14-Jan-2022

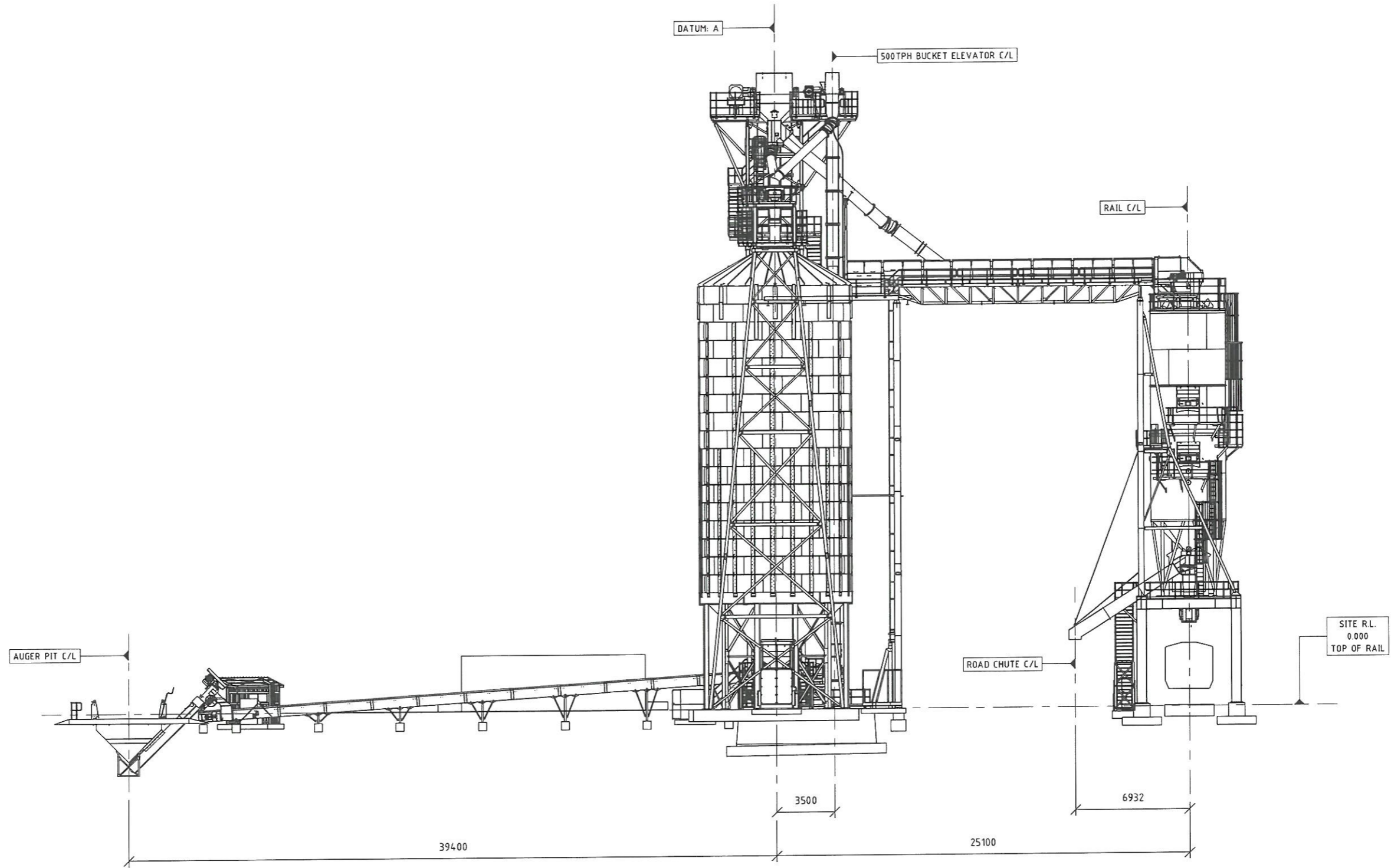


VIEW: B
(REF SHT# 1)

	<small>All Silo design & Mechanical equipment design in this drawing remains the intellectual property of KOTZUR Pty Ltd. and should not be used for any purpose without the express written approval from KOTZUR Pty Ltd. Unless Noted Otherwise by KOTZUR Pty Ltd.</small>										DRAWN RLB 06/09/2021	DRAWING TITLE FIXED RAIL LOADING FACILITY GENERAL ARRANGEMENT	SITE BROOMEHILL FRL	SIZE A1		
	KOTZUR PROJECT # P010219	KOTZUR DRAWING # J12750-00010	KOTZUR PROJECT MANAGER RLEBUSQUE												CHECKED RL	PROJECT M-2774
	CBH GROUP HEAD OFFICE LEVEL 6, 240 ST GEORGES TERRACE, PERTH W.A. 6000 PH (08) 9237 9600 FAX (08) 9322 3942										ENGINEER BID BISWAL	DRAWING No 558-ENG-ST-DGA-001	SHEET 3 OF 6	REV A		
	DO NOT SCALE FROM THIS DRAWING	REF DRG No.	REFERENCE DRAWING TITLE	REV	DATE	REVISIONS	BY	CHK	APP	REV	DATE	REVISIONS	BY	CHK	APP	APPROVED

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
14-Jan-2022



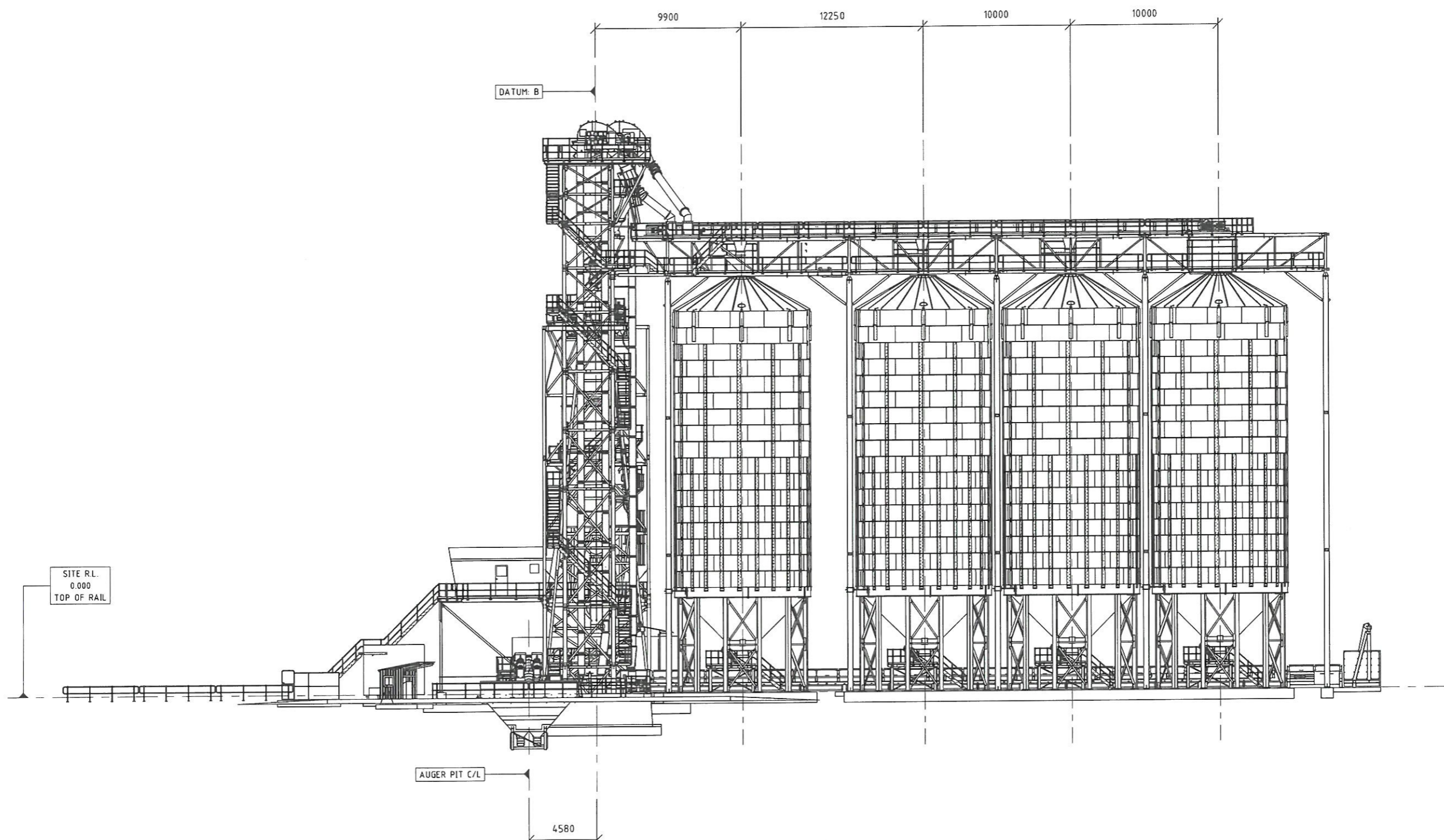
VIEW: C
(REF SHT# 1)

	<small>All S/lo design & Mechanical equipment design in this drawing remains the intellectual property of KOTZUR Pty Ltd. and should not be used for any purpose without the express written approval from KOTZUR Pty Ltd. Unless Noted Otherwise by KOTZUR Pty Ltd.</small>			KOTZUR PROJECT # P010219		KOTZUR DRAWING # J12750-00010		KOTZUR PROJECT MANAGER RLEBUSQUE		DRAWN: RLB 06/09/2021 CHECKED: RL ENGINEER: BID BISWAL		DRAWING TITLE FIXED RAIL LOADING FACILITY GENERAL ARRANGEMENT		SITE BROOMEHILL FRL		SIZE A1						
	<small>COMPANY: THIS DRAWING AND THE CONTENTS DEPICTED OR WRITTEN THEREON, WHETHER IN WHOLE OR IN PART, IS THE EXCLUSIVE INTELLECTUAL PROPERTY OF CBH GROUP AND SHOULD NOT BE USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL OF CBH GROUP.</small>		CBH GROUP HEAD OFFICE LEVEL 6, 240 ST GEORGES TERRACE, PERTH W.A. 6000 PH (08) 9237 9600 FAX (08) 9322 3942		DO NOT SCALE FROM THIS DRAWING		REF DRG No:	REFERENCE DRAWING TITLE:	REV:	DATE:	REVISIONS:	BY:	CHK:	APP:	REV:	DATE:	REVISIONS:	BY:	CHK:	APP:	DRAWING No: 558-ENG-ST-DGA-001	SHEET 4 OF 6

DEVELOPMENT
ASSESSMENT PANEL

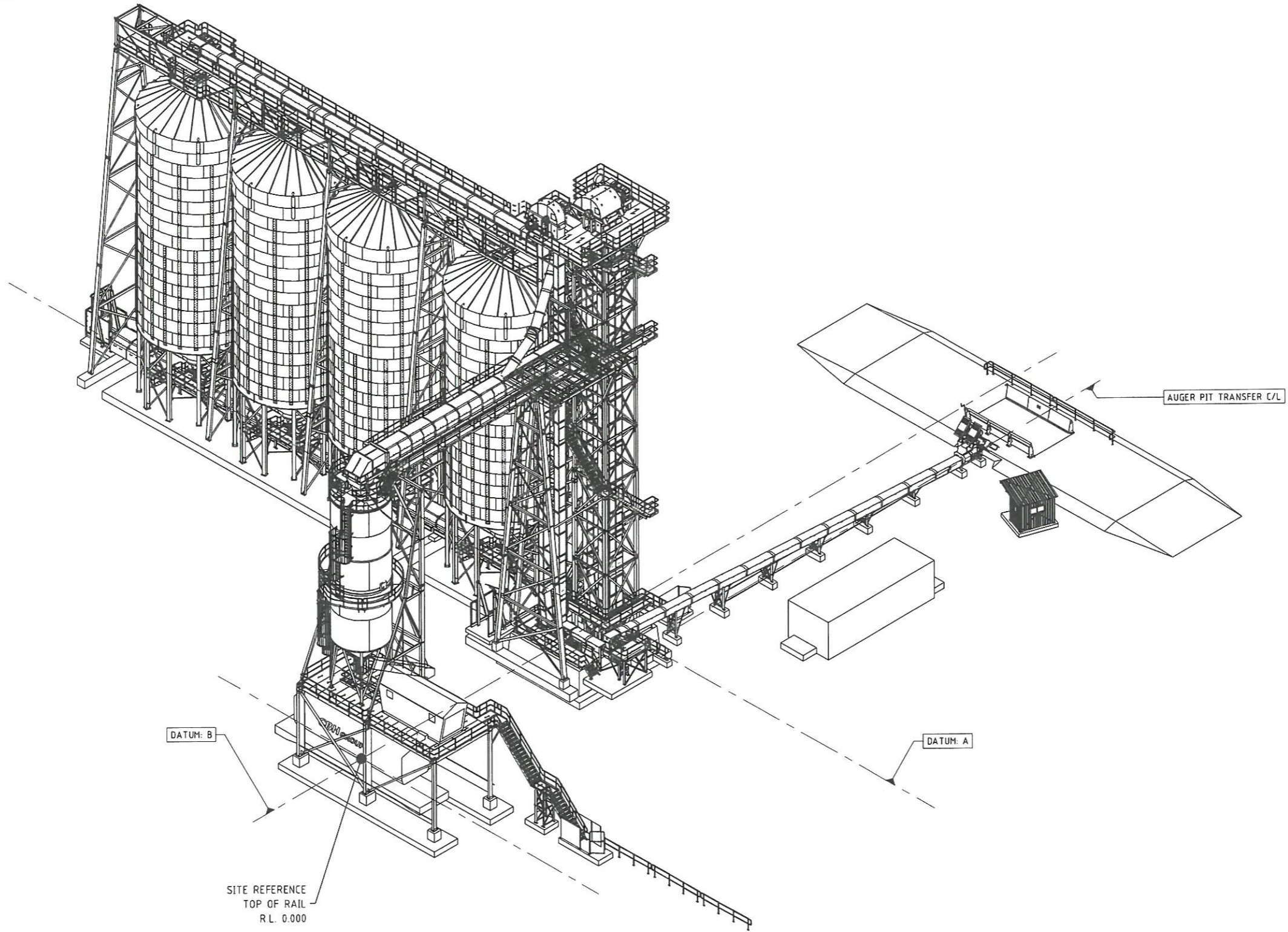
APPROVED

14-Jan-2022



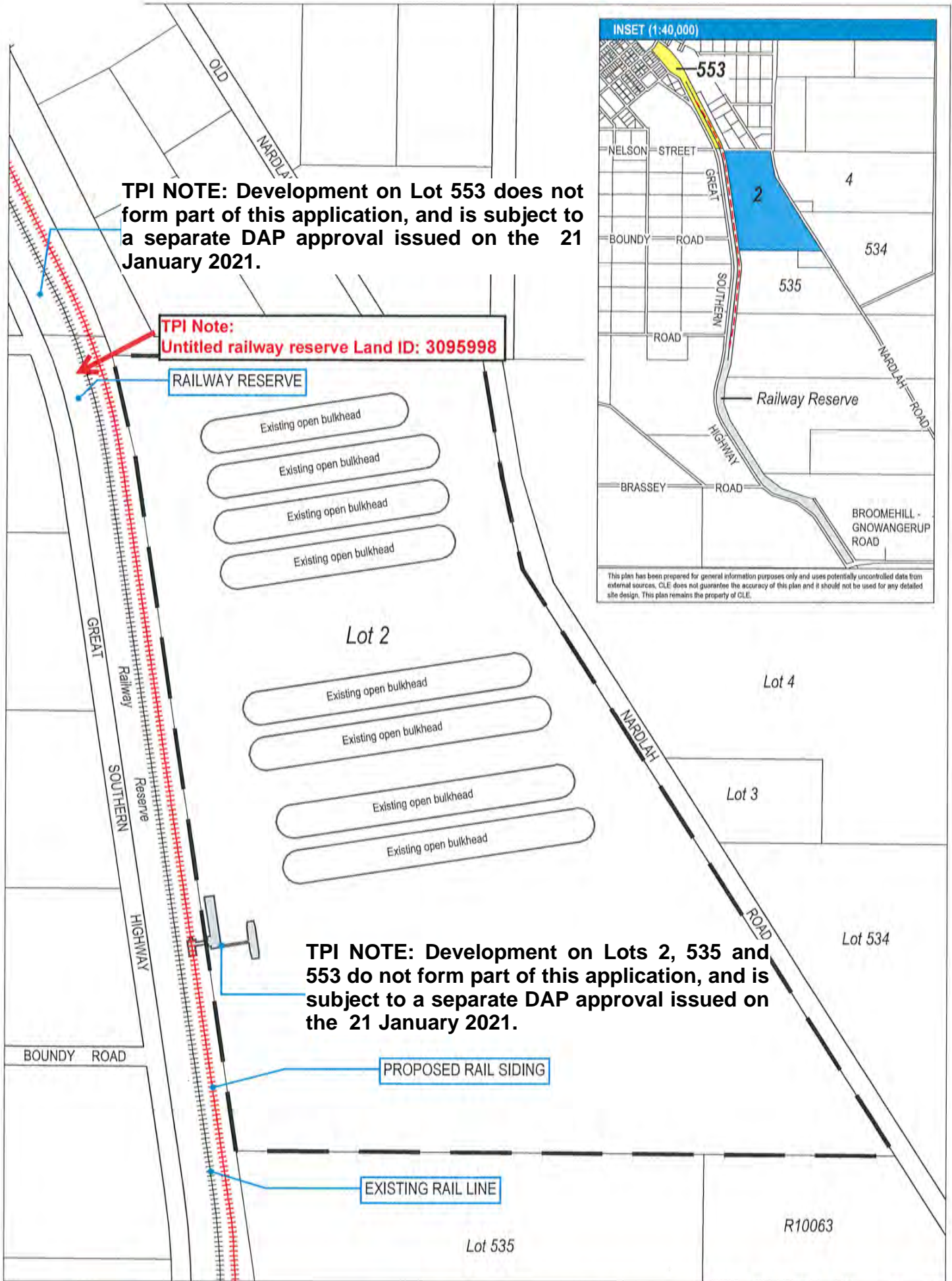
VIEW:D
(REF SHT# 1)

	<small>All S/E design & Mechanical equipment design in this drawing remains the intellectual property of KOTZUR Pty Ltd. and should not be used for any purpose without the express written approval from KOTZUR Pty Ltd. Unless Noted Otherwise by KOTZUR Pty Ltd.</small>			KOTZUR PROJECT # P010219		KOTZUR DRAWING # J12750-00010		KOTZUR PROJECT MANAGER R LEBUSQUE		DRAWN: RLB 06/09/2021 CHECKED: RL ENGINEER: BID BISWAL		DRAWING TITLE FIXED RAIL LOADING FACILITY GENERAL ARRANGEMENT		SITE BROOMEHILL FRL		PROJECT M-2774		SIZE A1												
				CBH GROUP HEAD OFFICE LEVEL 6, 240 ST GEORGES TERRACE, PERTH W.A. 6000 PH (08) 9237 1600 FAX (08) 9322 3942		DO NOT SCALE FROM THIS DRAWING		REF DRG No.		REFERENCE DRAWING TITLE		REV DATE		REVISIONS		BY CHK APP		REV DATE		REVISIONS		BY CHK APP		APPROVED		DRAWING No 558-ENG-ST-DGA-001		SHEET 5 OF 6		REV A

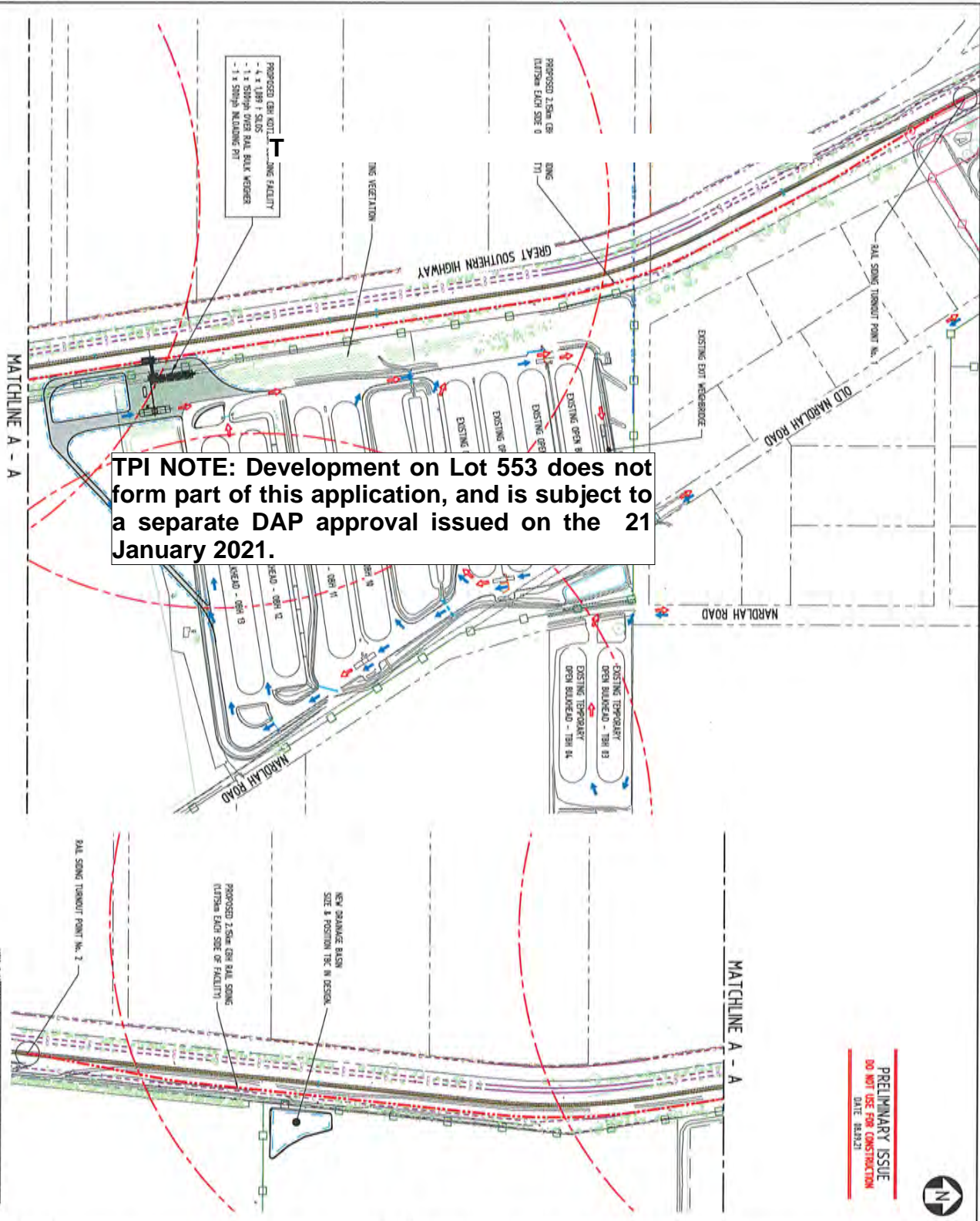


VIEW: E
(REFER SHT# 2)

	All Silo design & Mechanical equipment design in this drawing remains the intellectual property of KOTZUR Pty Ltd. and should not be used for any purpose without the express written approval from KOTZUR Pty Ltd. Unless Noted Otherwise by KOTZUR Pty Ltd.			KOTZUR PROJECT # P010219		KOTZUR DRAWING # J12750-00010		KOTZUR PROJECT MANAGER R LEBUSQUE		DRAWN: RLB 06/09/2021		DRAWING TITLE FIXED RAIL LOADING FACILITY GENERAL ARRANGEMENT		SITE BROOMEHILL FRL		SIZE A1				
	CBH GROUP HEAD OFFICE LEVEL 6, 240 ST GEORGES TERRACE, PERTH WA 6000 PH (08) 9237 9600 FAX (08) 9322 3942	DO NOT SCALE FROM THIS DRAWING			REF DRG No.	REFERENCE DRAWING TITLE	REV	DATE	REVISIONS	BY	CHK	APP	REV	DATE	REVISIONS	BY	CHK	APP	DRAWING No 558-ENG-ST-DGA-001	SHEET 6 OF 6



PRELIMINARY ISSUE
DO NOT USE FOR CONSTRUCTION
DATE: 1/21/21



TPI NOTE: Development on Lot 553 does not form part of this application, and is subject to a separate DAP approval issued on the 21 January 2021.

CIVIL LEGEND

- TRAFFIC MOVEMENTS - TRACKS FULL
- TRAFFIC MOVEMENTS - TRACKS EMPTY
- INDUSTRIAL BOUNDARIES
- CGH BOUNDARY
- PROPOSED CGH BOUNDARY
- RAIL LEASE BOUNDARY
- RAIL LINE
- PROPOSED RAIL SIDING
- UNDERGROUND POWER LINES
- OVERHEAD POWER LINES
- UNDERGROUND CEMTS CABLES
- UNDERGROUND WATER PIPES
- DRAINAGE INDICATING
- RESIDENTIAL SENSITIVE/PROTECTIVE LAND - 50m BUDDS

HATCHING LEGEND

- AREA OF EXPANSION WORKS

SCALE: AS SHOWN
DATE: 1/21/21

NO	DATE	BY	REVISION
1	20/01/21
2
3
4
5
6
7

CBH GROUP
30 DEER STREET
WEST PERTH
W.A. 6150
TEL: 9443 1111
FAX: 9443 1112

PROJECT INFORMATION

PROJECT NAME: 558-ENG-CI-DC-0007

SCALE: 1:1000

DATE: 1 OF 1

PROJECT NO: 558-ENG-CI-DC-0007

DATE: 1 OF 1



THE DRAWING AND THE CONTAINED INFORMATION IS THE PROPERTY OF CBH GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CBH GROUP.

AERIALS SHOWING OBJECTORS PROPERTIES AND DISTANCE TO GREAT SOUTHERN HIGHWAY (WESTERN) BOUNDARY

