



AGENDA

Special Council Meeting

3 November 2025

TO: THE SHIRE PRESIDENT AND COUNCILLORS

NOTICE is hereby given that a Special Meeting of the Council will be held in the Council Chambers, Administration Building, 93 Albany Highway, Kojonup on Monday, 3 November 2025 commencing at 3:30pm.

I certify that with respect to all advice, information or recommendation provided to the Council in or with this Agenda:

- i. The advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- ii. Where any advice is directly given by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.

GRANT THOMPSON
CHIEF EXECUTIVE OFFICER

31 October 2025

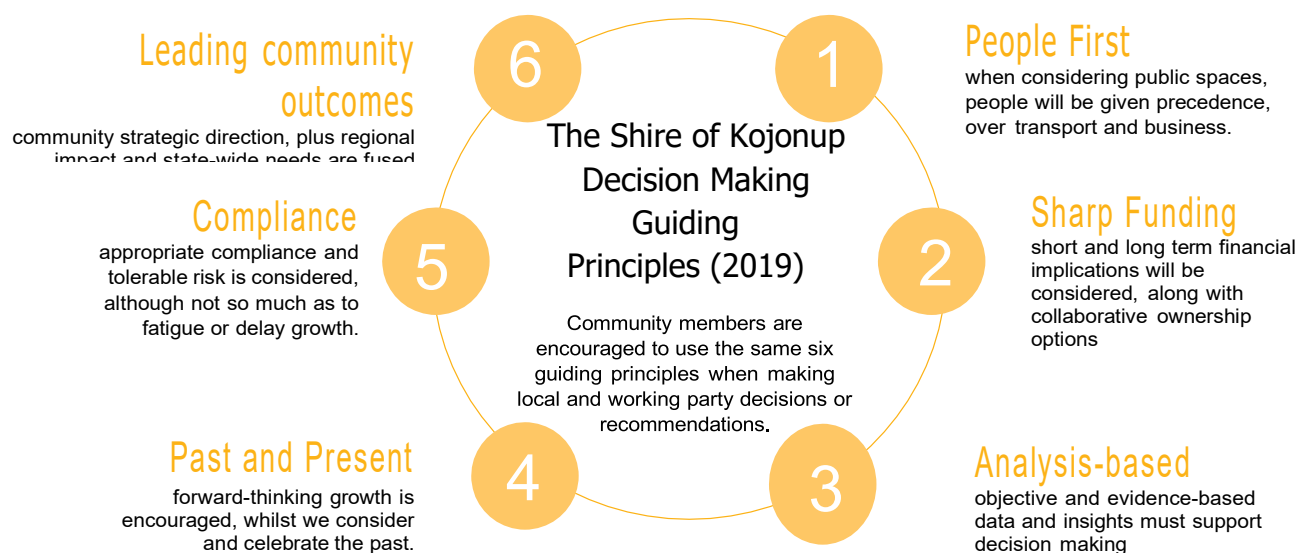
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AGENDA FOR A SPECIAL COUNCIL MEETING TO BE HELD ON 3 NOVEMBER 2025

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The Shire of Kojonup has a set of six guiding principles it uses when making decisions. These principles are checked and enhanced every two years in line with the Strategic Community Plan review schedule.



AGENDA

1. DECLARATION OF OPENING AND ANNOUNCEMENT OF GUESTS

The Shire President shall declare the meeting open at ____ and draw the meeting's attention to the disclaimer below:

Disclaimer

No person should rely on or act on the basis of any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting.

The Shire of Kojonup expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the meeting.

Where an application for an approval, a license or the like is discussed or determined during the meeting, the Shire warns that neither the applicant, nor any other person or body, should rely upon that discussion or determination until written notice of either an approval and the conditions which relate to it, or the refusal of the application has been issued by the Shire.

Acknowledgement of Country

The Shire of Kojonup acknowledges the first nations people of Australia as the Traditional custodians of this land and in particular the Keneang people of the Noongar nation upon whose land we meet.

We pay our respect to their Elders past, present and emerging.

Prayer

Almighty God, we pray for wisdom for our reigning monarch King Charles.

We ask for guidance in our decision making and pray for the welfare of all the people of Kojonup.

Grant us grace to listen and work together as a Council to nurture the bonds of one community.

Amen

2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

3. ATTENDANCE

COUNCILLORS

Cr Bilney	Shire President
Cr Mathwin	Deputy Shire President
Cr Radford	Councillor
Cr Wieringa	Councillor
Cr Mickle	Councillor
Cr Michael	Councillor
Cr Mitchell	Councillor

STAFF

Grant Thompson	Chief Executive Officer
Jill Johnson	Manager Financial and Corporate Services
Darryn Watkins	Manager Works & Infrastructure

3.1 APOLOGIES

3.2 APPROVED LEAVE OF ABSENCE

4. DECLARATION OF INTEREST

5. PUBLIC QUESTION TIME

5.1 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE
NA

5.2 PUBLIC QUESTION TIME

6. CONFIRMATION OF MINUTES

Nil

7. PRESENTATIONS

- 7.1 PETITIONS
- 7.2 PRESENTATIONS
- 7.3 DEPUTATIONS
- 7.4 DELEGATES' REPORTS

8. METHOD OF DEALING WITH AGENDA BUSINESS

9. REPORTS

- 9.1 KEY PILLAR 'LIFESTYLE' REPORTS
- 9.2 KEY PILLAR 'ECONOMICS' REPORTS
- 9.3 KEY PILLAR 'VISITATION' REPORTS

9.4 KEY PILLAR ‘PERFORMANCE’ REPORTS

9.4.1 GRAIN STORAGE & HANDLING FACILITY - LOTS 1, 3 & 4202 (No. 23368) ALBANY HIGHWAY, LUMEAH

AUTHOR	Steve Thompson - Consultant Planner, Edge Planning & Property
DATE	20 October 2025
ATTACHMENT(S)	9.4.1.1 – Location Plan 9.4.1.2 – GSGH Development Application – Sept 2025 9.4.1.3 – Development Application 9.4.1.4 – Extract <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> 9.4.1.5 – Bushfire Attack Level (BAL) Certificate

‘PLACEMAKING’ STRATEGIC COMMUNITY PLAN 2023 – 2033 To be “The Cultural Experience Centre of the Great Southern” STRATEGIC/CORPORATE IMPLICATIONS		
Key Strategic Pillar/s	Community Goal/s	Corporate Objective/s
Lifestyle Economics Performance	2. Proactive Community Spirit 5. Assisted New Business 12. A High Performing Council	2.6 Wellbeing advancement 5.1 Industrial land release

DECLARATION OF INTEREST

Edge Planning & Property receive payment for planning advice to the Shire and declare a Financial Interest (section 5.70 of the *Local Government Act 1995*).

SUMMARY

To consider an application for development approval for a grain storage and handling facility (rural industry).

BACKGROUND

The applicant seeks development approval for a grain storage and handling facility on the site outlined in [Attachment 9.4.1.1](#). The site:

- Is approximately 18 km south south-east of the Kojonup townsite;
- Consists of portions of three lots - Lots 1, 3 and 4202;
- Contains Kojonup Feeds Pty Ltd (Rural-Industry use) which consists of various sheds, tanks, silos, and a weighbridge;
- Is cleared;
- Has two vehicle access points (heavy vehicle access is via Jingalup Road and secondary access is from Albany Highway); and
- Adjoins and is surrounded by Rural zoned land.

Proposal

This application proposes a 35,000 tonne grain storage and handling facility consisting of two bulkhead grain storage bays (‘bulkheads’) with the provision to add two additional bays at a later stage. The two additional bays are not part of this Development Application. Each bulkhead will be designed with an east–west cross slope of 1–2%, with an apex at the centre

to facilitate drainage. The proposed bulkheads are 250 metres in length, 38 metres in width and have a wall height of 1.8 metres.

The applicant sets out:

- There are two vehicle access points. The primary access will be a new 30-metre-wide heavy vehicle entrance connecting directly to Jingalup Road at the northern boundary of the site. The secondary access (existing) is to Albany Highway and will only be used by employees and light vehicles;
- Sealed 30-metre-wide access roads between each bulkhead, together with a dedicated heavy vehicle access road connecting through to Jingalup Road;
- All heavy vehicles will enter and exit the site via the Jingalup Road entrance;
- One twin-deck weighbridge (42m x 3.5m);
- One demountable 20ft grain sample hut;
- One demountable amenities block, including septic services;
- Installation of storm water culverts and water management plan flowing from east to west into a neighbouring catchment dam and overflow provisions;
- 5,000 litre rainwater tank connected to the sample hut basic amenities;
- Noise generated is expected to be no greater than a typical large scale farming operation;
- In peak periods, 35 vehicle movements per day;
- The facility will operate year-round, generally five to seven days per week, subject to seasonal demand. Peak activity will occur during the grain harvest period (November to December), when the facility will operate from 6:00am to 10:00pm, seven days per week. During this period, the workforce is expected to consist of 5–6 staff; and
- Outside of the peak season, the facility is expected to operate on an as-needs basis, generally five days per week between 7:00am and 5:00pm, with a reduced workforce of approximately 2.

Development plans are set out in [Attachment 9.4.1.2](#). [Attachment 9.4.1.3](#) provides extensive information relating to the property, planning and environmental framework, existing operations, proposed development and how relevant matters will be addressed.

COMMENT

A) Overview

The two proposed bulkheads and associated infrastructure are supported. Following an assessment of the Development Application against the planning framework, the site context and site features, it is recommended that Council conditionally approve the Development Application given:

- It is consistent with the planning framework;
- The proposed development meets Town Planning Scheme No. 3 setbacks from property boundaries;
- The applicant owns adjoining and surrounding lots;
- The proposed development is not considered to create any significant amenity impacts, noting neighbours' dwellings are well setback from the facility. The closest dwelling is

located approximately 250 metres from the bulkheads to the east of Albany Highway. This dwelling is owned by the applicant;

- There are manageable bushfire risks;
- There are expected to be manageable environmental impacts given the facility footprint is cleared and there are appropriate setbacks to the seasonal watercourse;
- Heavy vehicle access is via Jingalup Road;
- It supports diversifying and growing the local economy and supports job creation;
- There are no objections from other Shire officers/units; and
- Development conditions can assist to control the use and management of the development.

While noting the above, the key issues with the application are outlined in below sections.

B) Vehicle access and road upgrading

Restricted access vehicles (RAVs) and heavy vehicles are proposed to use Jingalup Road for all access to and from the site. Only light vehicle access (by employees) is proposed to/from Albany Highway via an existing crossover.

The proposed development will increase traffic volumes and impacts on local roads, noting the applicant suggests there will be 35 vehicle movements per day during the peak period. It is noted that 30–50% of the total storage capacity will be sourced directly from the Heggaton's own farming enterprise and may be delivered to the site via intra-farm transfers. Traffic generation is expected to be comparable with other commercial operations in industrial areas.

The Council needs to be cognisant of how the increase in grain receipt and storage will generate a greater impact on the local road network from a maintenance perspective. This presents a financial impost and poses an increased risk for road safety should the maintenance not be adequately delivered.

It is suggested that no contribution is required from the applicant relating to future impacts of traffic from the grain handling facility on Jingalup Road. The reasons include Jingalup Road adjoining the site is sealed and is suitable for RAVs. In comparison, if a similar development was proposed on an unsealed road that was not classified for RAVs, it would be reasonable to impose a road upgrading condition.

If Council determines that a road upgrading condition is warranted for this development, considerations include WALGA's *Heavy Vehicle Cost Recovery Policy Guideline for Sealed Roads* policy.

The officer recommendation includes a condition for the applicant to suitably design, drain, construct (seal) and maintain the vehicle crossover on Jingalup Road to the satisfaction of the local government.

C) Dust

There is a requirement for the applicant/operator to effectively manage dust during construction, ongoing operations of the grain storage facility and on local roads. It is recommended this is addressed through a dust management plan being prepared and

implemented as a condition of development approval.

It is noted the proposed bulk storage bins will be approximately 250 metres to the closest residence (to the east of Albany Highway which is owned by the applicant). Effective on-going mitigating measures by the applicant/operator should assist to reduce dust impacts.

D) Amenity including noise

Amenity refers to the comfortable enjoyment of life and property, particularly in terms of air quality, noise, lighting and visual appearance.

The Environmental Protection Authority's *Guidance Statement No.3 - Separation Distances between Industrial and Sensitive Land Uses* does not specify a separation distance (buffer distance) for grain storage facilities. The closest comparable use is suggested to be grain cleaning (non-milling) which has a buffer distance of 300-500m. Given all adjoining and nearby lots are owned by the applicant, it is suggested that amenity impacts can be appropriately addressed.

The proposed grain storage facility needs to comply with the standards prescribed under the *Environmental Protection (Noise) Regulations 1997*.

E) Minimising fire risks

The site is partially within a bushfire prone area. The applicant has arranged a Bushfire Attack Level Assessment [Attachment 9.4.1.5 - Bushfire Attack Level \(BAL\) Certificate](#).

It is suggested the applicant carefully consider and implement bushfire mitigation measures including .

F) Site drainage

Upon review of the application and size characteristics, it is suggested that water run-off or drainage can be effectively managed. Detailed drainage considerations can be suitably addressed through approval and implementation of the Stormwater Management Plan.

G) Visual impact

It is suggested that open bulk storage is generally accepted in a rural landscape. The facility should not adversely reflect the visual qualities of the area.

H) Rodent management and weed control

The applicant will need to effectively manage rodents and weeds. The applicant is aware of biosecurity considerations for the facility and for the area.

I) On-going management

The responsibility for appropriate on-going management rests with the operator/landowner to ensure the operation does not create inappropriate impacts to adjoining/nearby properties

or environmental impacts. Various development conditions are recommended to address amenity.

ALTERNATIVE OPTIONS AND THEIR IMPLICATIONS

The Council has a number of options available to it, which are discussed below:

1. Not approve the proposal

The Council is unable to refuse the application as 'Industry – Rural' is a 'P' use in the Rural Zone as set out in the *Shire of Kojonup Town Planning Scheme No. 3* Zoning Table. If this option were chosen, it is suggested that the State Administrative Tribunal would overturn the Council's decision.

2. Approve the proposal

The Council can choose to approve the application, with or without conditions.

3. Defer the proposal

The Council can choose to defer the matter and seek additional information from the applicant before proceeding to make a decision.

This is a discretionary decision and the applicant has a right to request a review of any decision and/or condition made by the local government to the State Administrative Tribunal if aggrieved by the decision and/or any condition.

CONSULTATION

No consultation is required given Rural-Industry is a 'P' (permitted) use in the Rural zone. The applicant owns adjoining and nearby lots.

Internal comments were sought from the Shire's officers. No objections were raised.

STATUTORY REQUIREMENTS

Planning and Development Act 2005 and *Planning and Development (Local Planning Schemes) Regulations 2015* - the processing of the Development Application is required to comply with the requirements of the *Shire of Kojonup Town Planning Scheme No. 3* (TPS3) which is an operative local planning scheme under the provisions of the Act and Regulations.

The site is zoned 'Rural' in TPS3. 'Industry – Rural' is a 'P' use in the Rural Zone as set out in the TPS3 Zoning Table. The local government is not able to refuse a 'P' use. TPS3 defines Industry – Rural as 'an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop servicing plant or equipment used for rural purposes in the locality.'

The *Shire of Kojonup Strategic Community Plan* supports a diversified economic base.

The site is partly located within a bushfire prone area as designated by the Fire and Emergency Services Commissioner. The proposed grain storage bulkheads are partially located within the bushfire prone area.

Based on the Environmental Protection Regulations (schedule 1 – prescribed premises), there is no requirement for DWER licencing for grain storage (given there is no manufacturing/grain cleaning).

Attachment 9.4.1.4 is an extract from the *Planning and Development (Local Planning Schemes) Regulations 2015* which sets out matters to be considered by local government in assessing a Development Application.

POLICY IMPLICATIONS

Relevant policy documents include:

- *State Planning Policy 2.5 Rural Planning*
- *State Planning Policy 3.7 Bushfire*
- *State Planning Policy 4.1 Industrial Interface*
- *State Planning Policy 3.6 Infrastructure Contributions*
- *Rural Planning Guidelines*
- *EPA Separation Distances between Industrial and Sensitive Land Uses*

FINANCIAL IMPLICATIONS

The applicant has paid the Development Application fee which included a penalty fee for retrospective works.

A key financial consideration is additional road maintenance costs, particularly for Jingalup Road.

RISK MANAGEMENT IMPLICATIONS

RISK MANAGEMENT FRAMEWORK			
Risk Profile	Risk Description/Cause	Key Control	Current Action
3 – Compliance	Impulsive decision making Ineffective monitoring of changes to legislation	Professional accreditation / certification maintained	Nil
6 – Engagement	Inadequate documentation or procedures	Public notices / local papers / website communication	Nil
7 – Environment	Inadequate local laws / planning schemes	Environmental management compliance	Nil
8 – Errors, Omissions and Delays	Complex legislation Incorrect information	Development Approval performance report	Nil

Risk rating: Adequate

IMPLICATIONS

Applicants need to ensure that Development Applications accord with the intent of the Shire of Kojonup Planning Scheme. Council in assessing applications needs to adopt a similar approach that reflects present and future requirements without compromising amenity or establishing precedents.

ASSET MANAGEMENT IMPLICATIONS

Nil.

SOUTHERN LINK VROC (VOLUNTARY REGIONAL ORGANISATION OF COUNCILS) IMPLICATIONS

Nil.

VOTING REQUIREMENTS

Simple Majority.

OFFICER RECOMMENDATION

That Council grant Development Approval for two grain storage bulkheads and associated infrastructure (rural industry use) on Lots 1 and 3 on Deposited Plan 73131 and Lot 4202 on Deposited Plan 127588 (No. 23368) Albany Highway, Lumeah, *pursuant to Schedule 2, Clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015* and subject to the following conditions and advice notes:

1. The development hereby approved must be carried out in accordance with the submitted plans and specifications (addressing all conditions) or otherwise amended by the local government and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.
2. If the development subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
3. The capacity is limited to 35,000 tonne storage.
4. Any further use, addition to and/or intensification of any part of the subject development that is not in accordance with the approved application and the Conditions of Approval, and that is not considered minor, shall be subject to a new Development Application and approval for that use, addition and/or intensification.
5. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of dust, chaff, odour, noise, waste product or other impact.
6. A Dust and Chaff Management Plan shall be prepared and submitted prior to occupation to the satisfaction of the local government. Suitable dust and chaff suppression measures shall be implemented during construction and operation of the grain storage facility to the satisfaction of the local government.

7. The applicant to implement a Stormwater Management Plan to the satisfaction of the local government prior to occupation. The stormwater facilities provided in accordance with this condition shall be permanently maintained in an operative condition to the satisfaction of the local government.
8. Access by large vehicles, to and from the site, is limited via Jingalup Road. No large vehicles are to access or leave the site directly to/from Albany Highway.
9. The vehicle crossover on Jingalup Road is suitably designed, drained, constructed (sealed) and maintained to the satisfaction of the local government.
10. Any crossovers to Albany Highway can only be created or used with explicit permission from Main Roads Western Australia occurring prior to use.
11. All trafficable areas within the grain storage facility shall be sign posted to clearly delineate:
 - Direction for heavy vehicles to the weigh bridge upon entering the site;
 - Dedicated loading/unloading areas;
 - Internal vehicle circulation and marked clear ways; and
 - Dedicated areas for heavy vehicle queuing and parking, and storage of plant/equipment.
12. Any lighting device shall be positioned and shielded so as not to cause any direct, reflected or incidental light beyond the property boundaries. Lighting should be designed in accordance with *AS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting*.
13. A Vermin and Weed Management Plan shall be prepared and submitted prior to occupation to the satisfaction of the local government. Following this, the plan to be suitably implemented to the satisfaction of the local government.
14. Prior to commencement of site works, the applicant shall ensure that a self-propelled firefighting unit, capable of immediate deployment without the need for towing, is present on site at all times when machinery is operating or ground disturbance is occurring. Fire trailers are not considered an acceptable firefighting resource for this purpose. Evidence of compliance is to be made available to the Shire upon request.
15. Aboriginal Heritage – Applicant Responsibility

The applicant must undertake their own Aboriginal heritage due diligence consistent with the *Aboriginal Cultural Heritage Act 2021 (WA)* and associated guidelines. Where ground disturbance or development activities may affect Aboriginal cultural heritage, the applicant must obtain appropriate approvals and commission an Aboriginal heritage survey if required. It is the applicant's sole responsibility to ensure compliance with the *Aboriginal Cultural Heritage Act 2021 (WA)*. The Shire does not warrant that the site is free of Aboriginal heritage constraints and accepts no liability should the applicant fail to fulfil their obligations under the Act.

Advice

- A) The applicant is encouraged to:
- Maintain a low fuel area around the bulkheads at all times;
 - Suitably maintain the required self propelled firefighting unit with adequate capacity on-site;
 - Ensure requirements are met during Harvest and Vehicle Movement Bans as agreed with the Chief Bushfire Control Officer;
 - Prepare and implement a Bushfire Emergency Evacuation Plan; and
 - Work with the Shire to progress and finalise closure of the superfluous section of the Jingalup Road reserve and the creation of the new Jingalup Road reserve.
- B) The level of noise emanating from the site shall not exceed that prescribed in the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997* (and any associated amendments).
- C) If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

9.4.2 CONSIDERATION OF TWO (2) UNBUDGETED ROAD FUNDING ITEMS TO BE INCLUDED IN THE 25-26 ADOPTED BUDGET; I. REGIONAL ROAD SAFETY PROGRAM (RRSP) – WIDENING BROOMEHILL KOJONUP ROAD; II. REGIONAL ROAD GROUP (RRG) - RESEALING OF KOJONUP FRANKLAND RD SLK 29 -31.

AUTHOR	Grant Thompson – Chief Executive Officer
DATE	Wednesday, 29 November 2025
FILE NO	
ATTACHMENT(S)	Nil

‘PLACEMAKING’ STRATEGIC COMMUNITY PLAN JULY 2023 TO JUNE 2033 To be <i>“The Cultural Experience Centre of the Great Southern”</i> STRATEGIC/CORPORATE IMPLICATIONS		
Key Strategic Pillar/s	Community Goal/s	Corporate Objective/s
Performance	12. A high Performing Council	SOK Finances and Funding

DECLARATION OF INTEREST

Nil

SUMMARY

For Council to consider a budget amendment of two (2) allocations of unallocated expenditure related to funding in the 2025/26 road budget from the Regional Road Safety Program (RRSP) – Local Roads program, widening of Broomehill Kojonup Road of \$2,305,413 of which no co-funding is required; and Regional Road Group Application for the resealing of Kojonup Frankland Rd SLK 29 -31 of \$225,000 of which one third (1/3) funding is to be provided by Council.

BACKGROUND

The substantial direction setting and oversight role of the Council e.g.; adopting plans and reports, accepting tenders, directing operations, and setting and amending of budgets is a regulated and important function.

The Local Government (Financial Management) Regulations 1996 state that a local government must adopt a budget annually.

The intent is for Council to approve any material changes to a budget.

The Council recently approved the annual 2025/26 budget in July 2025. These projects were not considered nor approved at the time of budget adoption.

Funding Allocation 1 - In May 2025, the Shire of Kojonup lodged an application to Main Roads under the Regional Road Safety Program. Initially Main Roads WA preselected the Darkan Kojonup Rd as meeting the eligibility requirements of the funding program.

The RRSP Local Roads Advisory Group (Main Roads, WALGA, RAC) met on 12 June 2025 to review submissions. An application by the Shire to the RRSP in 2024/25 budget timeframe was not included in the annual budget as it was deemed not approved at that time.

Since the Shire budget has been adopted, the RRSP has corresponded with the Shire stating the circa \$2,305,413 for widening 16Km of Broomehill Kojonup Road was now offered to the Shire.

Funding Allocation 2 – The Regional Road Group Application for the resealing of Kojonup Frankland Rd SLK 29 -31 was initially not funded in the 2025-2026 Road Project Grant Program.

The Shire initially submitted 6 applications for ROSI (Roads of Significant Importance) roads of which 4 were funded totalling \$1,090,000 of state funds, which was the second highest allocation in the Great Southern Region. Since the budget was adopted the Shire of Kojonup was advised that the project could now be funded FY25-26 with an additional \$150,000 of state funds being allocated and Council funding one third (1/3) at \$75,000 bring the total cost of the project to \$225,000.

COMMENT

These allocations must be considered by Council as a major variation to the budget.

Funding Allocation 1 - RRSP – Broomehill Kojonup Rd - The mandatory scope of works for the project includes seal widening, installation of guideposts and signage, and provision of audible line marking.

It is intended that the scope of works be delivered by the Shire using its own resources supplemented by contractor day works.

The project will be managed inhouse by the Shire of Kojonup with contract resources as required. Funding also includes project management costs for the project.

Construction methodology is to be in line with Main Roads Standards and Specifications along with monthly progress reporting of key milestones to the MRWA Program Manager. The project must be completed by 30 June 2025.

Payment Basis: Funding will be provided to the Local Government from Main Roads on the same basis as Road Project Grants under the State Road Funds to Local Government Agreement.

The Shire must agree to execute an MOU to receive the funding.

The MOU sets out the high-level principles upon which the funding and delivery of the RRSP are outlined and focuses on:

- a) The roles and responsibilities of both parties.
- b) A mechanism of funding for the Project.
- c) Agreement on the Scope of Works, Schedule, and costs of the Project

Schedule and Cost Reporting

Payments are tied to project progress:

- 40% of Project budget on the date the last party executes Memorandum and Project Management Plan and baseline Schedule have been submitted and meet the required standard. This equates to circa \$900,000.
- 40% of Project budget on receipt of a Progress Payment Certificate signed by the CEO, certifying that incurred expenditure on the project has exceeded 40% of the approved project budget. Circa \$900,000.
- 20% of Project budget on the submission of a Certificate of Completion. Remaining funds based on overall expenditure.

Road Safety Standards

The Shire must demonstrate that specific road safety measures are incorporated to AS1742.2-2009: Manual of Uniform Traffic Control Devices, Part 2, including:

- Curve warning signs.
- Replacement or new guideposts.
- Chevron Alignment Markers.
- Other traffic control devices.
- For new longitudinal line marking (centre and/or edge lines) where none existed, LGs must contact Main Roads Regional Office to discuss installation.

Signage: For projects with a total cost greater than \$250,000 or duration more than four weeks, project-specific signage is required in accordance with Commonwealth guidelines, highlighting the joint Commonwealth/State funding.

Audits & Evaluation:

LGs must participate and fully comply with State and Commonwealth audits. Main Roads will undertake an independent evaluation to identify the safety performance of the Project and RRSP.

Funding Allocation 2 - Regional Road Group – Kojonup Frankland Rd – This project totalling \$225,000 will allow for pavement repairs and bitumen reseal which is a continuation of the previous years works.

The project will be delivered by a combination of the Shires own resources and contractor day works for specialist items such stabilisation, geotechnical testing, and bitumen resealing. All conditions as per the current Regional Road Group funding.

The Shire is required to co-fund this project to the amount of \$75,000.

Project Schedule

The following table reflects the revised road project schedule for the Shire projects in the projected timeline.

Job	2025						2026					
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Bromehill Kojonup shoulder sealing					RRSP							
Shamrock Rd Widening			RRG IN PROGRESS									
Koj Darkan Rd Recon				RRG IN PROGRESS								
Koj Darkan Rd Re-seal					RRG							
Jingalup Rd Re-seal								RRG				
Frankland Rd Re-seal								RRG				
Balgarup Rd Mulching												R2R
Boscabel Chittinup Reseal								R2R				
Boscabel Chittinup Reseal								R2R				
Spring St										R2R		
Soldier Rd										R2R		
Mission Rd Floodway						R2R						
Thornbury Close						Muni						
Old Broomehill Rd bridge x3 reseal									R2R			

Projects that are at risk of scope creep or timeline creep related to these new projects are the Roads to Recovery Projects (R2R):

- Boscabel Chittinup Reseal
- Mission Road Floodway
- Old Broomehill Road Bridge Reseal
- Balgarup Road Mulching

R2R does have flexibility with timelines however the Shire will still be obligated to undertake these projects within the subsequent budget year. At this stage it is expected these projects will be delivered within the current schedule with an 80-85% confidence rating.

CONSULTATION

Manager Financial Corporate Community Services

Manager Works and Infrastructure - The Manager of Works and Infrastructure is the responsible project owner for delivering this project

Briefing Session 28 October 2025

STATUTORY REQUIREMENTS

The Local Government Act provides for local governments, including regional local governments, to prepare an annual budget.

6.2. Local government to prepare annual budget

(1) During the period from 1 June in a financial year to 31 August in the next financial year, or such extended time as the Minister allows, each local government is to prepare and adopt, in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the 30 June next following that 31 August.*

***Absolute Majority Required**

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Policy 2.1.8 Financial Governance

The Shire will make decisions in relation to financial management and financial governance that encompass the following principles:

1. Management of financial risk prudently, having regard to economic circumstances;
2. Examples of financial risks to be managed prudently include the level of debt, commercial activities, community business activities, financial assets and liabilities;

Broomehill Kojonup Road – cashflow impact will be close to a shortfall by 30 June 2026 without taking into consideration the Financial Assistance Grants (FAGS). This could be absorbed by deferring the aforementioned R2R Projects if required.

Timing of payments received from Main Roads will be critical but can be managed by limiting and managing other Shire expenditure and cashflow requirements.

No co-funding required for this project which provides an opportunity for the Shire to benefit from additional funding, to cover wage and plant overheads in the current budget. The shortfall in cashflow could be made up through the allocation of overheads to this project.

Frankland Road – cashflow impact will require the Shire to find an additional \$75,000 to contribute to the project.

This shortfall is more problematic for managing cashflow as the Shire will need to re-allocate funds from an existing Works and Infrastructure budget allocation, which would reduce service allocated in the budget.

The benefit of proceeding with this project may be outweighed by the financial impact placed on cashflow. Cashflow will need to be managed carefully through tight fiscal practices within the internal controls of the Shire.

RISK MANAGEMENT IMPLICATIONS

RISK MANAGEMENT FRAMEWORK			
Risk Profile	Risk Description/Cause	Key Control	Current Action
13) Project Change Management	Ineffective management of expectations (scope creep)	Project status reporting to Council	Review Financial and Procurement Policies and Controls.
	Inadequate project planning (resources/budget)		
16) Financial Sustainability	Procedures not clear	Budget Controls	Cash Flow Budget and reporting to be implemented
15) Supplier Contract	Limited availability of suppliers	Regular monitoring of delivery of contracts	Contacting suppliers to determine supply
	Service Interruption	WALGA Preferred supplier Tender Process	
		Ongoing reviews of supplier/contractor contract arrangements	
Risk Rating: <i>High</i>			
IMPLICATIONS			
The main risk is timing on the impact on cashflow.			
The final claims on the road projects may not be received in this financial year.			
The cashflow may support this if it happens if the Shire puts in tight financial controls.			

ASSET MANAGEMENT IMPLICATIONS

Upgrade of asset to the nominated road and a safer road as a result.

GREAT SOUTHERN VROC (VOLUNTARY REGIONAL ORGANISATION OF COUNCILS) IMPLICATIONS

Nil

VOTING REQUIREMENTS

Absolute Majority

OFFICER RECOMMENDATION

That Council approves amending the 2025/2026 budget to include:

1. The road project *Regional Road Safety Program (RRSP) – Widening Broomehill Kojonup Road* total budget amendment of \$2,305,413 and
2. Authorizes Shire Officers to execute the Grant agreement/MOU with the Regional Road Safety Program.

And that Council approves;

3. The road project *Regional Road Group (RRG) - Resealing of Kojonup Frankland Rd SLK 29 -31* total budget amendment of \$225,000; and
4. Authorises a co-funding amount of \$75,000 to be reallocated from the 2025/26 Roads budget as co-funding for this project; and
5. Authorizes Shire Officers to execute the Grant agreement with the Regional Roads Group.

10. APPLICATIONS FOR LEAVE OF ABSENCE

NA

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NA

12. QUESTIONS FROM MEMBERS WITHOUT NOTICE

13. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

14. MEETING CLOSED TO THE PUBLIC

14.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

NIL

14.2 PUBLIC READING OF RESOLUTIONS THAT MAY BE MADE PUBLIC

NA

15. CLOSURE

There being no further business to discuss, the President thanked the members for their attendance and declared the meeting closed at ____ pm.

16. ATTACHMENTS (SEPARATE)

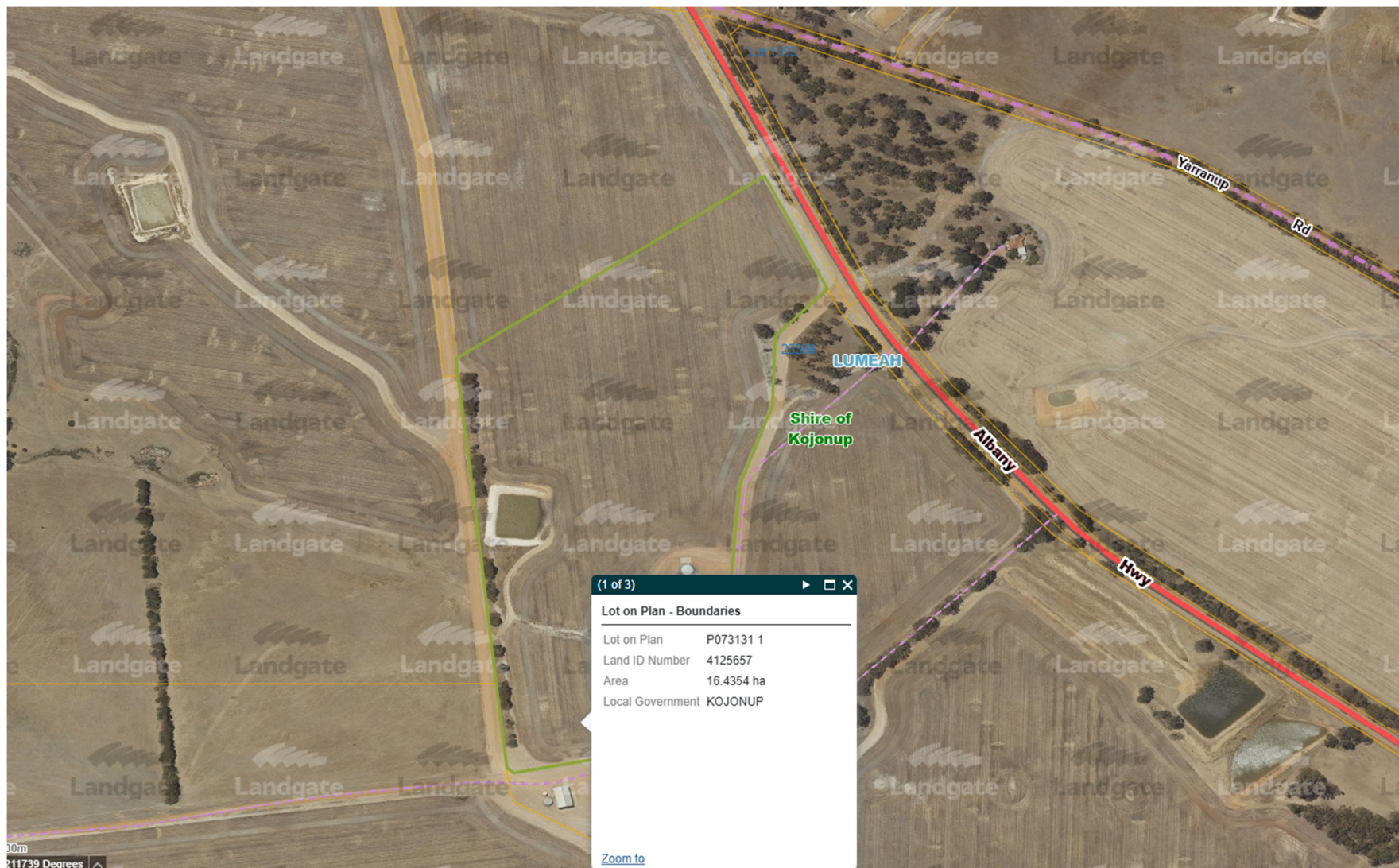
9.4.1.1 - Location Plan

9.4.1.2 - GSGH Development Application - Sept 2025

9.4.1.3 - Development Application

9.4.1.4 - Extract Planning and Development (Local Planning Schemes) Regulations 2015

9.4.1.5 - Bushfire Attack Level (BAL) Certificate



24 September 2025

Mr Grant Thompson
Chief Executive Officer
Shire of Kojonup
93-95 Albany Highway
Kojonup WA 6395

 RMB 23368 Albany Hwy Kojonup WA 6395
 0447 649 020
 accounts@kojonupfeeds.com.au
 www.kojonupfeeds.com.au

Dear Mr. Thompson,

Development Application – Rural Industry (Grain Handling Facility), Lot 1 & 3 (No. 23368) Albany Highway, Lumeah

Please find enclosed a formal Development Application submitted by Vaudan Holdings Pty Ltd in conjunction with Kojonup Feeds Pty Ltd for the establishment of a grain storage and handling facility on the combined landholding at Lot 1 & 3 (No. 23368) Albany Highway, Lumeah.

The proposal entails a staged development, including bulkhead grain storage, weighbridge, sampling hut, amenities, access roads, and associated stormwater management works. The intended use is firmly within the definition of Industry – Rural under TPS3, which is a permitted (P) use in the Rural Zone. In view of the approaching record harvest, we respectfully request that this application be determined under delegated authority rather than awaiting the next available Council meeting. Some preliminary site works have already commenced to ensure readiness; the DA is lodged now to formalise compliance with the Scheme.

We have outlined our plans for dust control, drainage, traffic access and fire safety in our application and welcome a meeting with Shire officers to clarify any aspects of the proposal, if required.

We appreciate the Shire's consideration and assistance in progressing this application promptly, and we look forward to your direction on how to advance this matter at your earliest convenience.

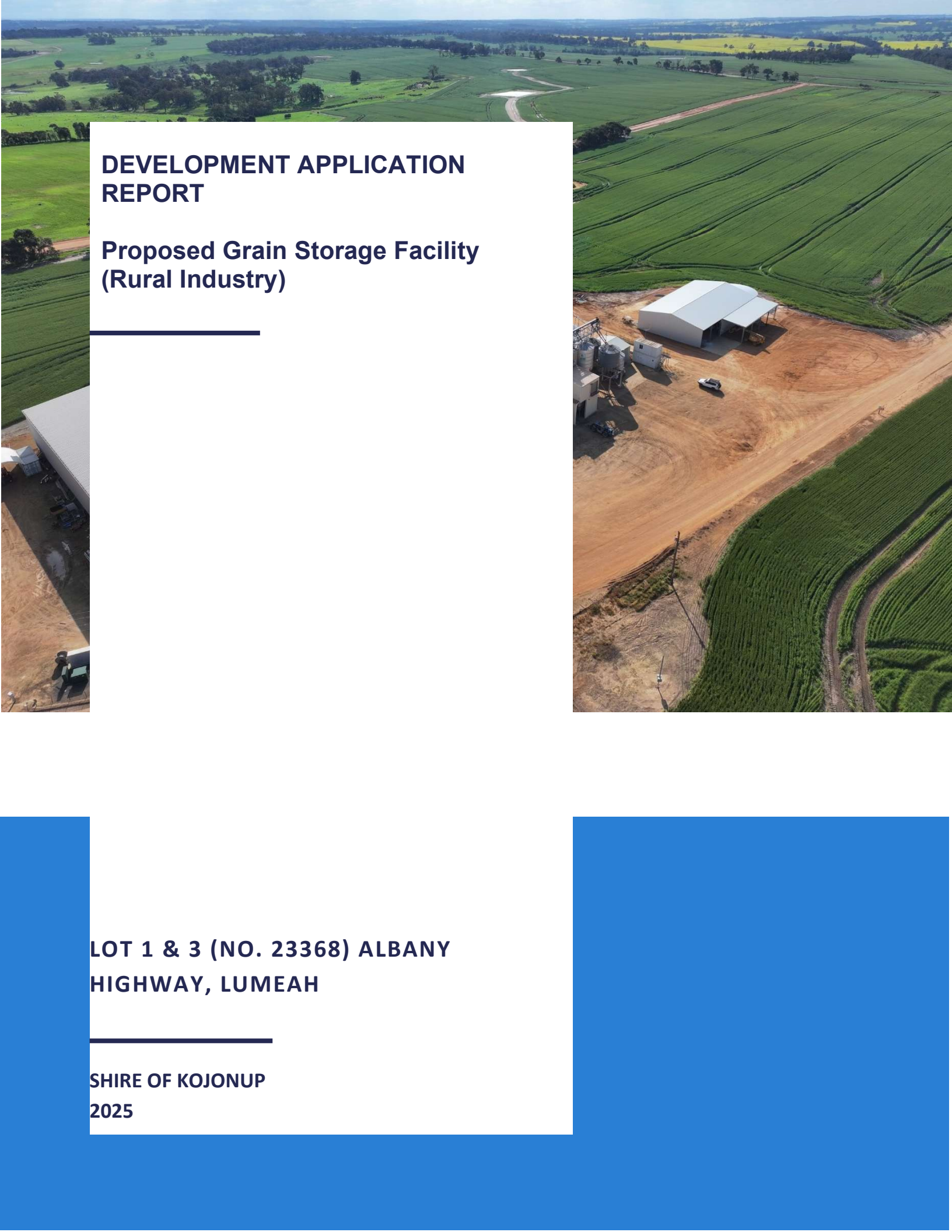
Yours sincerely,



Aaron Pontifex

Director – Kojonup Feeds

For: Vaudan Holdings Pty Ltd & Kojonup Feeds Pty Ltd



DEVELOPMENT APPLICATION REPORT

Proposed Grain Storage Facility (Rural Industry)

**LOT 1 & 3 (NO. 23368) ALBANY
HIGHWAY, LUMEAH**

**SHIRE OF KOJONUP
2025**

Introduction

The Heggaton family, through **Vaudan Holdings Pty Ltd** as the landowner, are third-generation farmers in the Lumeah locality. Their enterprise encompasses a large-scale mixed cropping and livestock operation, with a longstanding presence in the district.

Kojonup Feeds Pty Ltd, established in 2014, operates a feed mill south of the subject site. The business produces and supplies ruminant stock feed throughout regional Western Australia and has built a strong reputation as a local value-adding agricultural enterprise.

Together, the proponents recognise the significant value of combining resources to develop a grain storage facility to support local farming and feed milling operations that will both:

- Securely store procured grain for their own business operations, and
- Offer alternative storage options for harvested grain to support regional growers and grain marketers.

The proposed development comprises the installation of two bulkhead storage bays, with provision for a further two bays in the future, supported by associated infrastructure to facilitate safe, efficient, and compliant grain handling operations. As an approved 'Rural-Industry' use over the subject site, the facility is consistent with the objectives and standards of the applicable local and state planning frameworks. Preliminary earthworks have commenced to prepare the site for the upcoming season. This application seeks to formalise the Rural Industry use and associated works to ensure full compliance with the Scheme.

1. Applicant and Landowner Details

- Kojonup Feeds Pty Ltd (Kojonup Feeds)
- Vaudan Holdings Pty Ltd (Heggaton's)

Contact Person

	Heggaton's	Kojonup Feeds
Name	James Heggaton	Aaron Pontifex
Mobile	0419 711 203	0447 649 020
Email	james.heggaton@outlook.com	aaron@kojonupfeeds.com.au
Address	23368 Albany Highway, Lumeah 6395	23368 Albany Highway, Lumeah 6395

2. Site Details

2.1 Subject Site

The Subject Site overlaps a portion of three land parcels with a total area of approximately 20ha. The particulars of each title are described in Table 1. Pending title adjustments to Lot 4202, the applicants intend to undertake a boundary re-alignment to create a separate title for the subject site. **A copy of each of the Certificate of Titles are included in this report.**

Table 1: Site Details

Lot Number	House Number	Deposited Plan	Volume	Folio	Owner	Approx Size (ha)
Portion of 1	23368 Albany Highway	73131	2843	194	Kojonup Feeds Pty Ltd	4.03
Portion of 3	23368 Albany Highway	73131	2843	196	Vaudan Holdings Pty Ltd	11.46
Portion of 4202	N/A	127588	2840	296	Vaudan Holdings Pty Ltd	4.44
Total						19.93

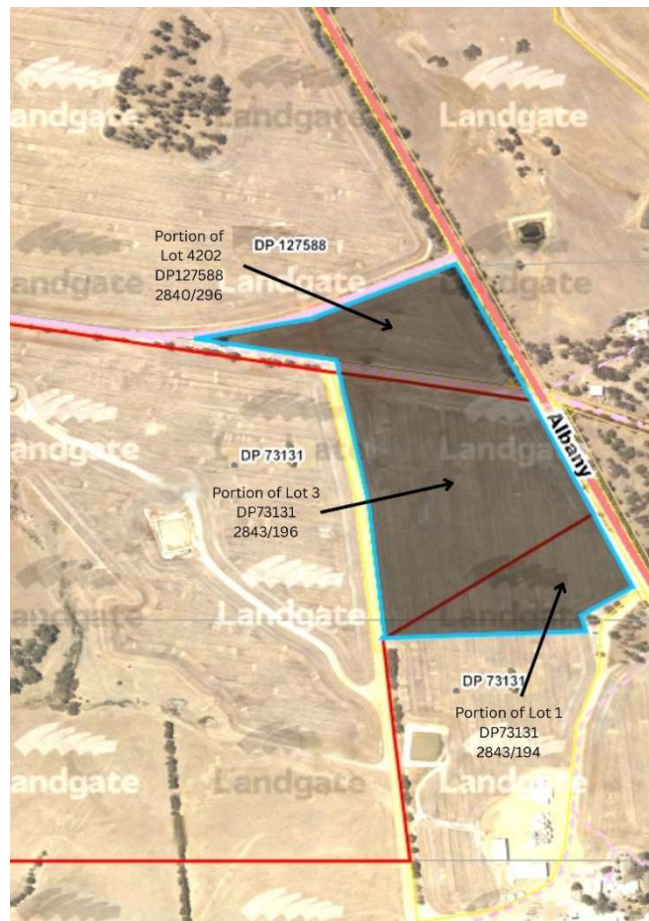


Figure 1: Proposed Subject Site over 3 land titles

2.2 Location and Context

The subject site is located in the locality of Lumeah, approximately 18 km south-east of the Kojonup Town Centre, within the Shire of Kojonup.

It is bounded by Albany Highway to the east and Jingalup Road to the north. The subject site and adjoining properties to the north, east, and west are all zoned Rural and are utilised for traditional agricultural pursuits, including cropping and livestock production.

Lot 1, located immediately south of the subject site, operates an existing stock feed plant and is approved for use as Rural – Industry.

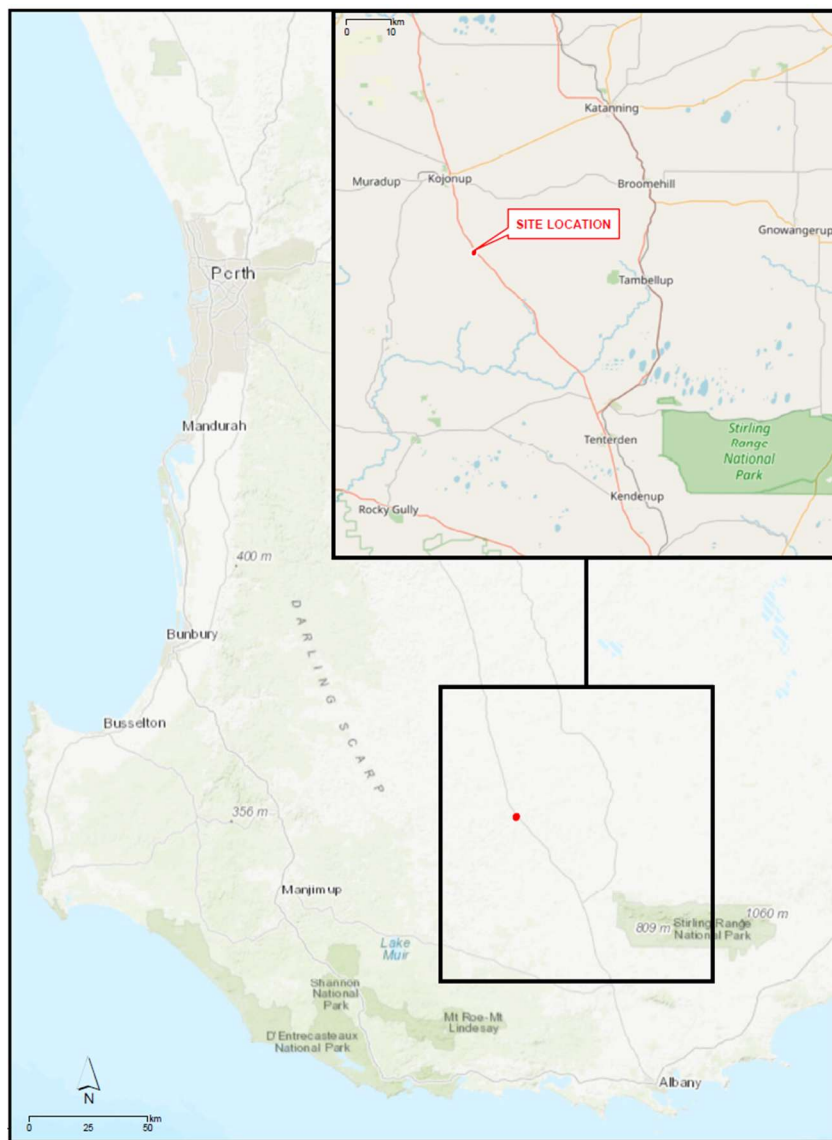


Figure 2: Locality Plan

3. Proposed Development

3.1 Proposed Grain Handling Facility Description

The proposed development involves the installation of two (2) bulkhead grain storage bays, together with associated supporting infrastructure, to establish a purpose-built grain handling facility. Provisions will be made for the future installation of an additional two (2) bulkhead storage bays. The facility is designed to receive, store, and outturn a range of coarse grains, including (but not limited to) wheat, barley, oats, and lupins. All grain will be tested, received, stored, and outloaded in accordance with the Grain Trade Australia Code of Practice and Industry Standards. It is anticipated that approximately 30–50% of the site's total capacity will be utilised for Heggaton's own on-farm storage requirements. The proposed design is illustrated in **Figure 3**.

The project will be delivered in two stages:

- **Stage 1:** Completion of all required earthworks, access roads and construction of two (2) bulkheads with supporting infrastructure.
- **Stage 2:** Potential construction of the remaining two (2) bulkheads within 3-5 years.

The proposed facility will include:

- Two (2) grain storage bulkheads will be 250m long x 38m wide with a 1.8m highwall with a capacity of 35,000t of wheat and the provision to add two additional bays at a later stage.
- Each bulkhead designed with an east–west cross slope of 1–2%, with an apex at the center to facilitate drainage.
- Sealed 30-metre-wide access roads between each bulkhead, together with a dedicated heavy vehicle access road connecting through to Jingalup Road.
- One (1) twin-deck weighbridge (42m x 3.5m).
- One (1) demountable 20ft grain sample hut.
- One (1) demountable amenities block, including septic services.
- Installation of storm water culverts and water management plan flowing from East to West into a neighbouring catchment dam and overflow provisions.
- 5,000 litre rainwater tank connected to the sample hut basic amenities.

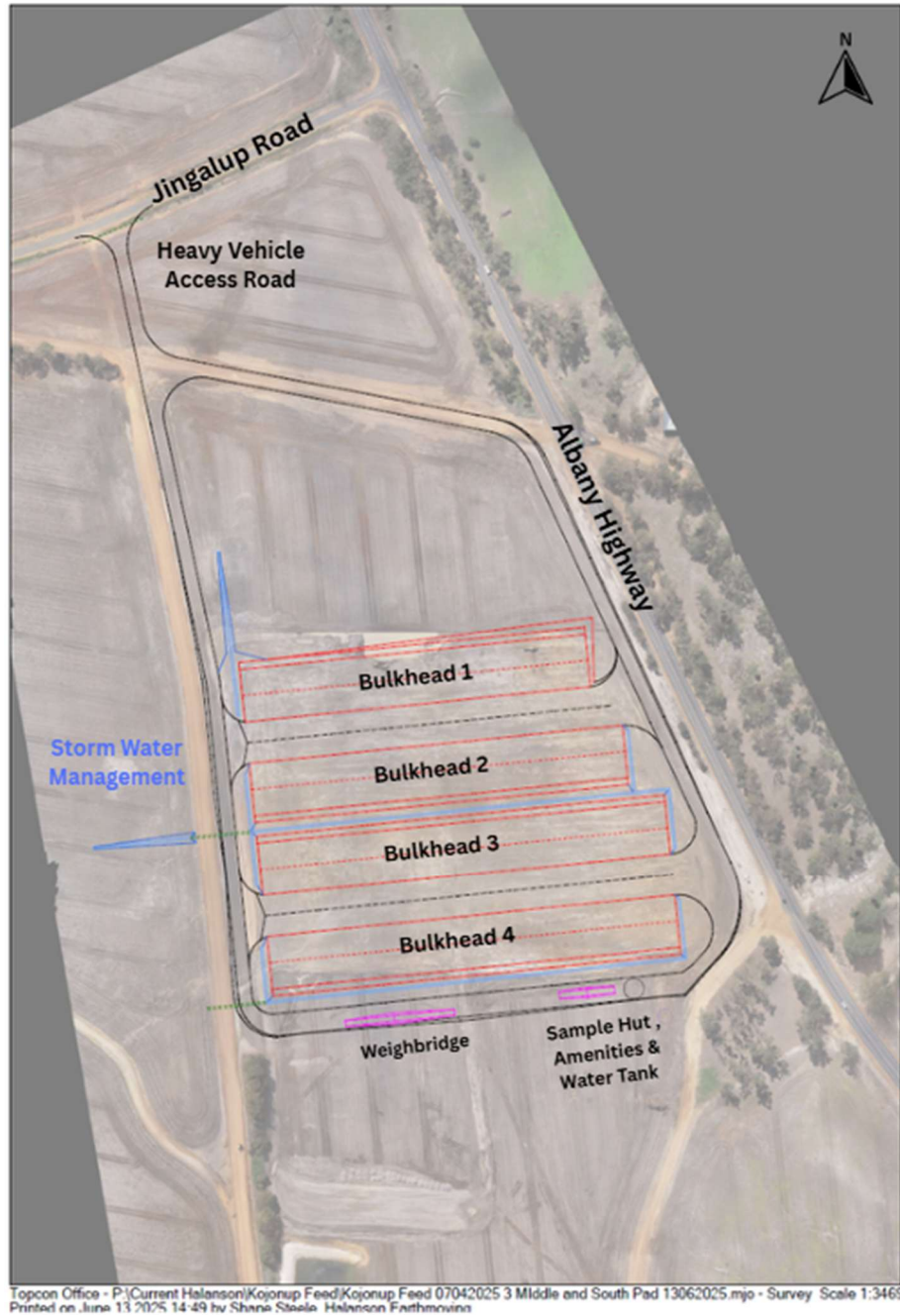


Figure 3: Proposed Design

3.2 Workforce and Hours of Operation

The facility will operate year-round, generally five to seven days per week, subject to seasonal demand. Peak activity will occur during the grain harvest period (November to December), when the facility will operate from 6:00 am to 10:00 pm, seven days per week. During this period, the workforce is expected to consist of 5–6 staff.

Outside of the peak season, demand will be limited to out loading activities occurring intermittently across the remaining months of the year. During this period, the facility is expected to operate on an as-needed basis, generally five days per week between 7:00 am and 5:00 pm, with a reduced workforce of approximately 2 staff.

Note: Hours of operation and workforce numbers are provided as a guide only and may vary depending on operational requirements and seasonal demand

3.3 Vehicle Access Arrangements

The subject site currently has two vehicle access points, as shown in **Figure 4**. The primary access will be a new 30-metre-wide heavy vehicle entrance connecting directly to Jingalup Road at the northern boundary of the site, approximately 240 metres west of the Albany Highway/Jingalup Road intersection. The secondary access connects directly to Albany Highway and will be used only by employees and light vehicles. Directional signage will be installed on both Albany Highway and Jingalup Road in accordance with the *Road Traffic Code 2000* (WA). All contractor inductions will mandate that heavy vehicle traffic must enter and exit the site via Jingalup Road. The proposed site entrance is illustrated in **Figure 5**.

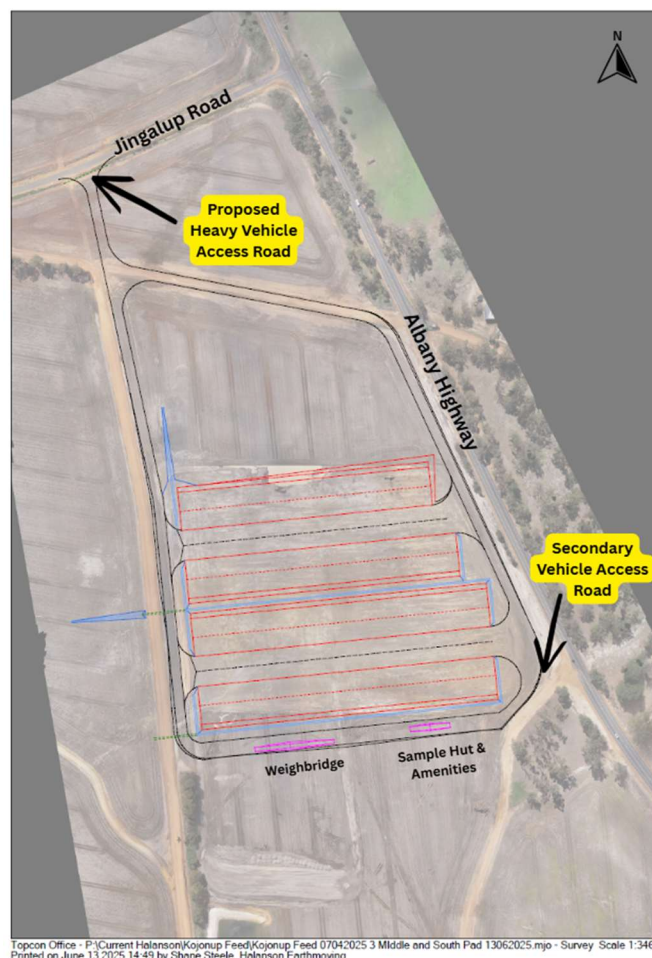


Figure 4: Proposed entry and exit to the bunkers.



Jingalup Road - Proposed Site Entrance
(facing South towards Subject Site)



Jingalup Road - Proposed Site Entrance
(facing East towards Albny Highway)



Jingalup Road - Proposed Site Entrance
(facing West)

Figure 5: Proposed Heavy Vehicle Access

3.4 Vehicle Movements

Figure 6 provides an estimate of weekly vehicle movements, by type, during both the peak season (November–December) and the off-peak season for Stage 1 of the project. While the proposed development

will generate additional vehicle movements to and from the subject site, this is not expected to result in a substantial increase in overall traffic along Albany Highway or Jingalup Road.

This is because many of the heavy vehicles servicing the facility would likely already be travelling these routes en-route to other grain handling facilities located along Albany Highway.

The following is noted with respect to expected vehicle movements:

- During the off-peak season (January to October), the facility is expected to generate an average of 39 vehicle movements per week, equating to approximately 5.5 daily movements. This forecast assumes that 60% of grain outloading will be undertaken by road trains, 30% by C-trains, and 10% by semi-trailers or smaller trucks. It should be noted that this figure includes the movement of grain between Lot 3 and Lot 1 for use at the adjoining stock feed facility. These internal transfers will not exit the site via Jingalup Road and will not utilise the public road network.
- During the peak season (November to December), the facility is expected to generate an average of 247 vehicle movements per week, equating to approximately 35 daily movements across seven days of operation. It should be noted that 30–50% of the total storage capacity will be sourced directly from the Heggaton's own farming enterprise and may be delivered to the site via intra-farm transfers.
- For inbound grain deliveries the forecast assumes that 65% of grain received will be undertaken by road trains, 10% by C-trains, and 25% by semi-trailers or smaller trucks
- Vehicles attending the property are generally spread throughout the day and there is not a peak hour for vehicles.
- The proposed facilities expect that the number of vehicles per hour would be below 10 trips per hour at all times and therefore will not require a Transport Impact Statement under the Western Australian Planning Commission's Transport Impact Assessment Guidelines for Developments. This level of traffic is consistent with normal agricultural operations in the Rural Zone and can be readily accommodated by the existing road network.

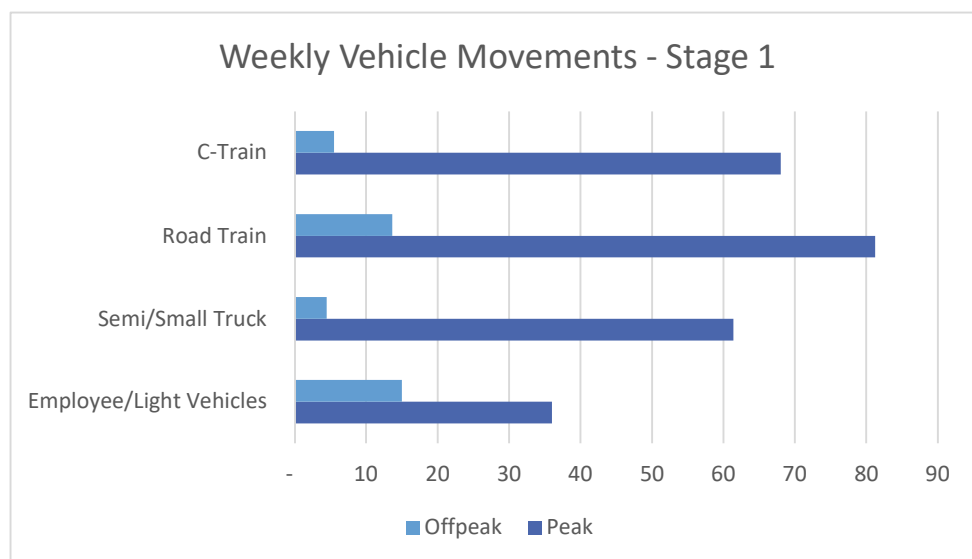


Figure 6: Weekly Vehicle Movements

3.5 Traffic Flow Plan

Figure 7 illustrates the proposed on-site traffic flow. Inbound, loaded trucks will enter the facility from Jingalup Road and circulate in a clockwise direction towards the weighbridge, then be directed to the bulkhead storage bays. After unloading at the bulkhead storage bays, outbound heavy vehicles will proceed to the weighbridge before exiting the site onto Jingalup Road. The inbound (yellow) arrows and outbound (pink) arrows shown in Figure 7 highlight this movement pattern.

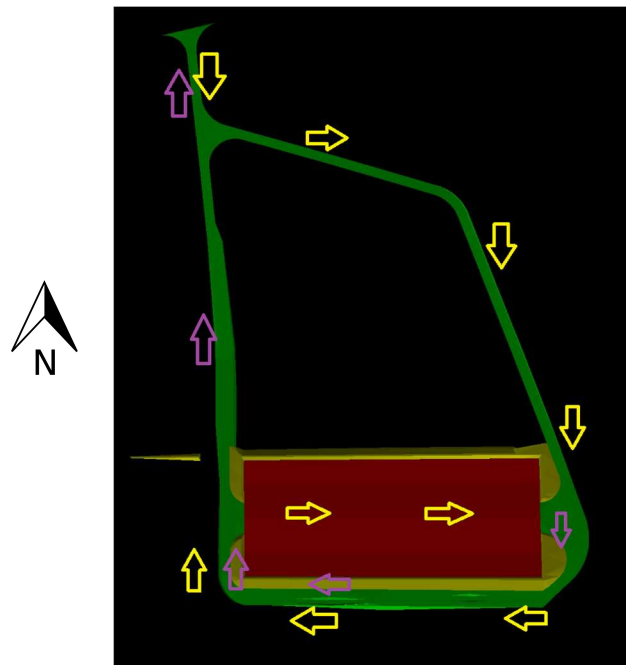


Figure 7 – Traffic Flow Plan

4. Environment & Services

4.1 Storm Water & Drainage

Rainwater that is harvested, along with surface water falling within the immediate area, drains in a westward direction towards the surface water storage dam located on Lot 3. An additional storm water dam acts as an overflow to the west. No stormwater is directed east towards Albany Highway. A Storm Water Management Plan is included as an addendum to this report.

4.2 Wastewater & Waste

There is no reticulated sewerage system in the rural areas of the Kojonup Shire. Accordingly, this proposed development will utilise a standard septic tank and leach drain systems for the small amenities block. All rubbish waste will be contained in a skip bin and disposed of by a third party. Waste grain will either be recycled for livestock feed or utilised through the Kojonup Feeds facility.

4.3 Dust Mitigation Strategies

Dust mitigation in this bulk handling facility is a critical issue, as grain dust presents both a health risk to workers and a significant safety hazard. Effective control requires a combination of practical measures, administrative practices and engineering solutions. When implemented together, these strategies help minimise airborne dust, reduce explosion risk and create a safer and more efficient operating environment.

Some of the strategies that will be included are

- Making sure all conveyors, chutes and spouts are properly enclosed and sealed
- Any required dust collectors are installed and maintained
- Grain drop heights minimised during transfers
- Conveyor and elevator speeds to be optimised to reduce spillage and fines
- All equipment to be maintained to prevent wear and breakage
- Grain to be sampled before discharge to ensure correct standards
- Grain moisture levels to be monitored to minimize brittleness and dust formation
- Housekeeping schedule to be followed and documented
- Daily inspection of dust prone areas
- Worker training completed
- Dust monitoring conducted
- Grain stacks to be covered with PVC tarpaulins once filled with grain to be completed by a third party.

A comprehensive dust mitigation program for this proposed bulk handling facility relies on the integration of all the above controls. By applying these strategies together, this facility can significantly reduce health hazards and improve overall safety of the site.

The proposed site has been chosen due to its remoteness and separation distance from residences to mitigate any disturbances from grain dust. The Subject Site is located in a rural area, with only two isolated farmhouses within a radial distance of 500m. Both farmhouses are under the ownership of Vaudan Holdings Pty Ltd (the Applicant).

- Lot 4, located to the south approximately 500 metres from the subject site, contains a dwelling that is unoccupied and not fit for human habitation.
- Lot 102 (DP71130), situated to the east of Albany Highway, contains a dwelling set back approximately 250 metres.

4.4 Services

The site is currently not connected to the local electricity supply network; however, the applicants are in the process of establishing this connection. For the upcoming harvest, a standalone generator will be used to operate the sample hut and weighbridge, with solar energy being considered as a potential future option. The site is also not connected to a mains water supply, as this is unavailable at the location. A small 5,000 L water tank will be installed to capture runoff from the sample hut, providing potable water for basic amenities. Additionally, a septic tank and leach drain system will service the ablution facilities, as there is no access to a reticulated sewerage system.

4.5 Bushfire Risk

The site is partially mapped as a Bushfire Prone area. These areas are defined as being subject to, or likely subject to bushfire attack and are identified by the presence of and proximity to bushfire prone vegetation and includes both the area containing bushfire prone vegetation and a 100 m buffer zone immediately surrounding it (Landgate, 2024). These fire risk areas are mostly associated with remnant vegetation.

A bushfire attack level report will be completed 3rd October 2025 by WA Fire & Safety. This report, once finalised, will immediately be sent to accompany this development application. **A copy on the invoice has been included in this report.**

Fire breaks around the premises will be regularly maintained and the site will be equipped with firefighting equipment and standing water.

A Bushfire Emergency Plan will be prepared and implemented.

5. Planning Justification

The proposed development has been assessed against the provisions of the Shire of Kojonup Town Planning Scheme No. 3 (TPS3) and relevant State Planning policies.

5.1 Land Use Classification

Under TPS3, the use class “Industry – Rural” is defined as:

“an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop servicing plant or equipment used for rural purposes in the locality.”

The proposed grain handling facility — comprising grain storage, weighbridge operations, and ancillary amenities — falls within this land use definition, as it involves the handling, storing and managing of primary products (grain) produced on-farm and within the Kojonup locality.

5.2 Zoning

The subject site is zoned “Rural” under TPS3. The “Industry - Rural” land use is a use class that is **permitted (P)** within the Rural Zone, subject to development approval.

Consistency with Scheme Objectives

The proposal is consistent with the objectives of the Rural Zone, as it:

- Promotes agricultural production and supports associated industries.
- Provides necessary rural infrastructure to improve the efficiency of local farming operations.
- Facilitates economic development while minimising land use conflict.
- Makes efficient use of land by consolidating complementary rural enterprises in the locality.
- Maintains and enhances the rural character and amenity of the area, consistent with the objectives of the Rural Zone.

6. Summary and Conclusions

This Development Application seeks approval for a new grain storage facility (Rural Industry use) on the combined landholdings of Kojonup Feeds Pty Ltd and Vaudan Holdings Pty Ltd.

The project will be delivered in two stages, with four bulkhead grain storage bays, a weighbridge, sampling hut, amenities, access roads, and stormwater management infrastructure. Together, these works will provide secure, efficient grain storage capacity to support local farming and feed milling operations.

The proposed land use is classified as Industry - Rural, which is a permitted (P) use in the Rural Zone under Town Planning Scheme No. 3. The development is therefore entirely consistent with the Scheme's objectives of supporting primary production, enabling rural infrastructure, and strengthening the local agricultural economy.

Timely approval will ensure the facility is operational for this harvest, directly supporting growers in the Kojonup district and reducing pressure on existing storage networks. The project will deliver clear benefits to the community by increasing storage capacity, supporting local businesses, creating employment, and enhancing the resilience of the regional grain supply chain.

For these reasons, we respectfully request the Shire of Kojonup's assistance in expediting determination of this application.

We greatly appreciate the Shire's support and look forward to your advice on how this matter can be progressed at the earliest opportunity.

For further information, please do not hesitate to contact:

James Heggaton – Vaudan Holdings Pty Ltd
Email: james.heggaton@outlook.com
Phone: +61 419 711 203

Aaron Pontifex – Kojonup Feeds Pty Ltd
Email: aaron@kojonupfeeds.com.au
Phone: +61 447 649 020

Addendums

Stormwater Management Plan

Proposed Grain Handling Facility

1. Introduction

This Stormwater Management Plan (SMP) has been prepared for the proposed Grain Handling Facility development located at 23368 Albany Highway, Lumeah, within the Shire of Kojonup. The purpose of this SMP is to ensure stormwater generated by the development is appropriately managed in accordance with:

- Shire of Kojonup Local Planning Scheme requirements
- Department of Water and Environmental Regulation (DWER) Stormwater Management Guidelines
- Environmental Protection (Unauthorised Discharges) Regulations 2004 (WA)
- Australian Rainfall and Runoff (ARR 2019)

2. Site Description

The site is located approximately 18 kilometres south of Kojonup, to the west of Albany Highway. It has a total area of approximately 20 hectares and is currently utilised for traditional rural pursuits, including mixed cropping and livestock grazing. The land is cleared of native vegetation.

The proposed development will be staged:

- **Stage 1:** Construction of two (2) bulkhead storage bays, weighbridge, sample hut, and supporting infrastructure.
- **Stage 2 (Future):** Provision for two (2) additional bulkhead storage bays.

The site has been purposely selected for its natural slope to the west, away from Albany Highway, and its clay sub-base, which is well suited to surface water management. Hardstand areas will be constructed to GPS specifications with a bitumen base, enabling stormwater to efficiently shed towards designated collection point. All stormwater that is collected will be diverted and remain on Lot 3, Deposited Plan 73131.

As shown in **Figure 1**, all bulkhead storage bays have been designed to shed runoff away from Albany Highway, directing flows into the installed stormwater drains on the western side of the site and subsequently into on-farm storage dams.

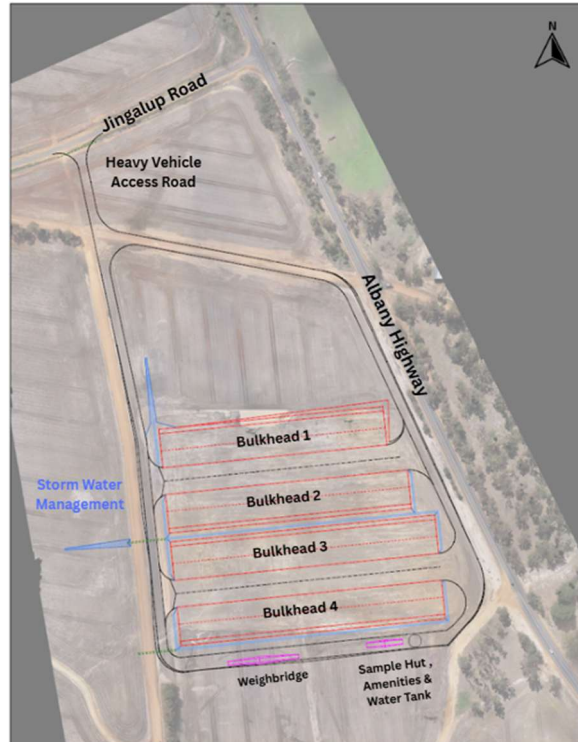


Figure 1 – Design Plan showing Storm Water Management (BLUE)

3. Stormwater Management Objectives

The purpose of this SMP is to ensure stormwater generated by the development is appropriately managed by

- Ensuring all stormwater is contained within the property boundary.
- Protecting public roads (Albany Highway, Jingalup Road) from stormwater inundation.
- Directing runoff into purpose-built dams for storage and reuse in agricultural operations.
- Minimising risk of sediment, grain, or contaminants entering surface water systems.
- Complying with DWER and Shire requirements.

Figure 2, sourced from the DPIRD Hydrographic Guide, demonstrates that all surface water from the proposed bunker site naturally flows in a westerly direction. This natural drainage pattern is advantageous as it directs runoff away from Albany Highway and towards the on-farm dams, where stormwater can be effectively captured and managed on site.



Figure 2 - DPIRD Hydrographic Guide

4.Design Criteria

The design criteria for the project are based on rainfall and runoff data from the Bureau of Meteorology Intensity–Duration–Frequency (IDF) dataset for Kojonup. Peak flows have been modelled for a 1 in 10-year Average Recurrence Interval (ARI) event to ensure adequate capacity. Existing on-farm dams have been designed to accommodate expected runoff volumes and will be emptied prior to winter to provide sufficient and total storage capacity. Should additional storage be required, the dimensions of the dams can be extended in width or length, following consultation to assess and manage potential salinity risks.

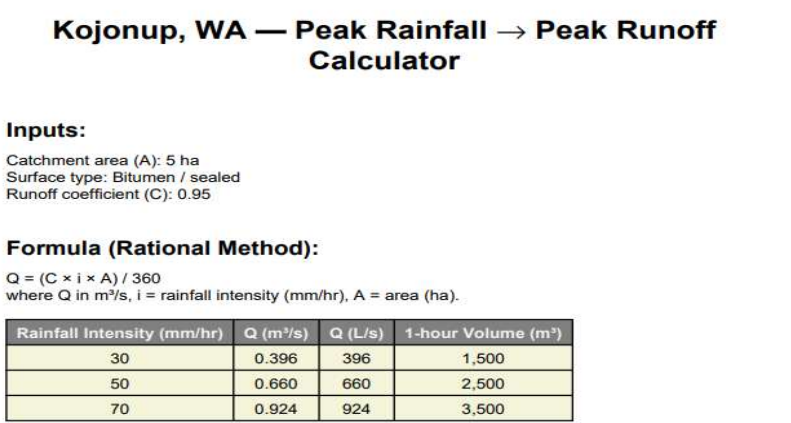


Figure 3. Peak rainfall calculations

5. Stormwater Management Strategy

5.1 Separation of catchments

Roof runoff from the sample hut will be directed into a small rainwater tank, providing potable water for site amenities.

All stormwater collected from the clean bitumen surfaces will be directed into the existing designated dams. Water will pass beneath internal farm laneways through purpose-built 900 mm culverts, each fitted with grit pits at the inlet and outlet to capture sediment.

An overflow system has been designed to ensure all collected water remains on the property. As shown in **Figure 4**, if the primary dam (Dam 1) reaches capacity, water will overflow to the secondary dam (Dam 2) via a roaded catchment. In the unlikely event that both dams fill, the spillway is vegetated, and the risk of land erosion or scouring is expected to be minimal

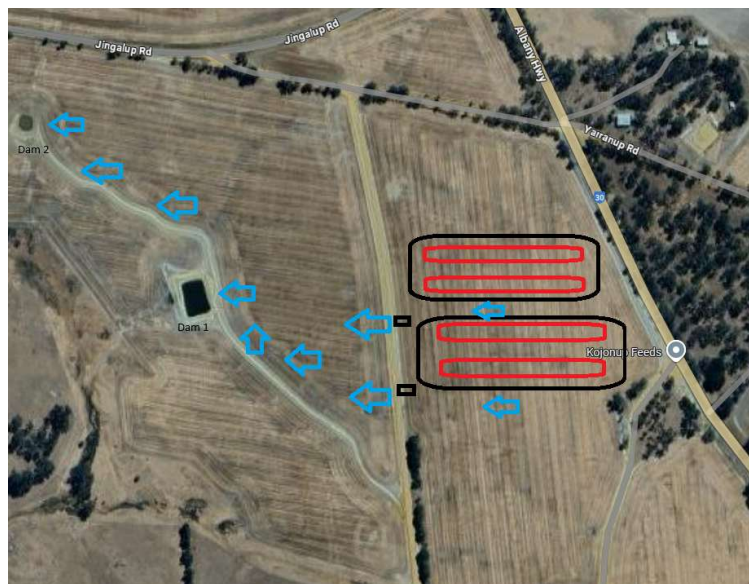
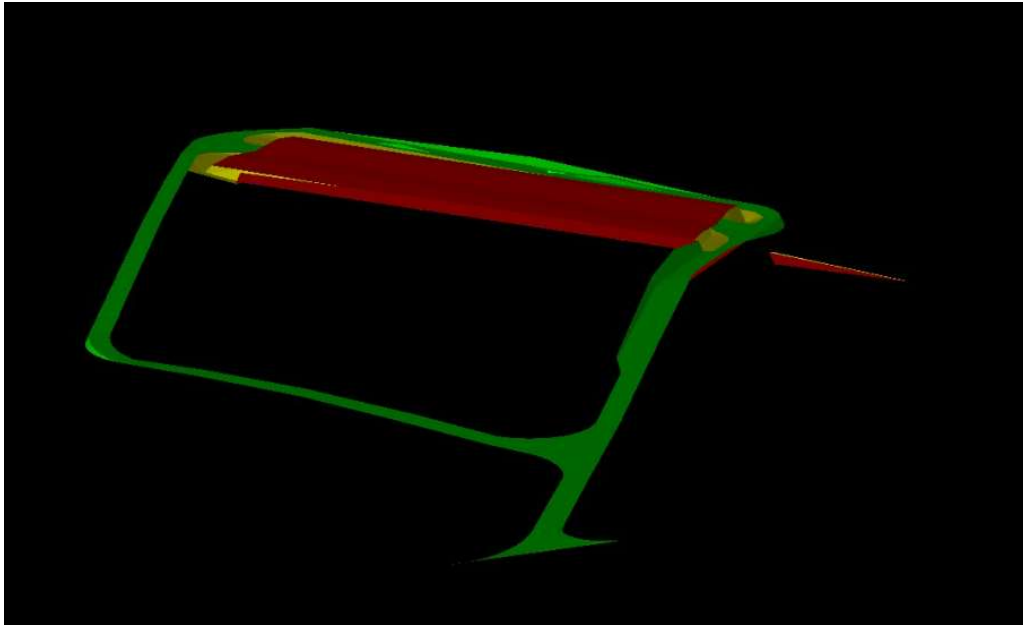


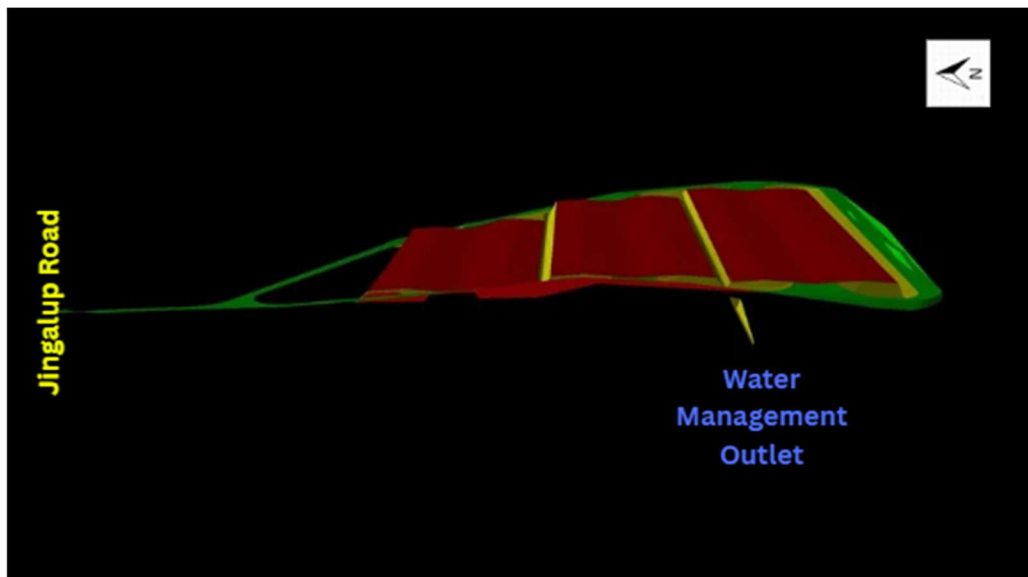
Figure 4. Water Overflow Movement Showing Dam 1 (Primary) and Dam 2 (Secondary)

5.2 Site Layout

Figure 5 illustrates that the site has been designed using 3D modelling to direct all stormwater westward into the dams located within Lot 3.



Figures 5A. 3D Modelling looking south



Figures 5B. 3D Modelling

6. Maintenance and Monitoring

Sediment traps are installed at the inlet to both dams to ensure only clean water enters the storage areas. These traps will be inspected weekly and after heavy rainfall events to remove blockages or contamination.

Employees of the grain handling facility will be required to maintain a clean site daily, ensuring that any spilt grain is promptly removed and does not enter or contaminate the designated waterways. All waterways will also be subject to an annual maintenance program to remove obstructions, manage vegetation growth, and maintain clear flow. All maintenance activities will be recorded internally to ensure ongoing monitoring and accountability.

7. Compliance and Responsibilities

The owners of the grain handling facility will be responsible for the implementation and ongoing maintenance of all stormwater management infrastructure on site. They acknowledge that compliance with all Shire of Kojonup and DWER requirements is mandatory and commit to adhering to these regulations.

8. Conclusion

This Stormwater Management Plan (SMP) demonstrates that stormwater generated by the proposed grain handling facility can be effectively managed through the site design and ongoing management practices. Runoff will be contained on site, free from contamination, protecting the integrity of existing dams and downstream waterways, and will be reused for neighbouring farming operations.

The plan ensures compliance with all relevant local and state regulations, safeguarding downstream environments and community assets while supporting sustainable on-farm water use.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2840

296

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BG Roberts
REGISTRAR OF TITLES



THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOT 1993 ON DEPOSITED PLAN 119869
LOT 4202 ON DEPOSITED PLAN 127588

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

VAUDAN HOLDINGS PTY LTD OF 334 SHAMROCK ROAD KOJONUP WA 6395

(T Q347171) REGISTERED 13/3/2025

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1778 FOLIO 691
2. Q347172 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 13/3/2025.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1778-691 (1993/DP119869), 1778-691 (4202/DP127588)
PREVIOUS TITLE: 1778-691
PROPERTY STREET ADDRESS: LOT 1993 ALBANY HWY, LUMEAH (1993/DP119869).
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KOJONUP



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2843

196

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 3 ON DEPOSITED PLAN 73131

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

VAUDAN HOLDINGS PTY LTD OF 334 SHAMROCK ROAD KOJONUP WA 6395

(T Q347171) REGISTERED 13/3/2025

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 73131
2. Q347172 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 13/3/2025.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP73131
PREVIOUS TITLE: 2839-900, 2840-297
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KOJONUP

WESTERN



AUSTRALIA

REGISTER NUMBER

1/DP73131DUPLICATE
EDITION**1**

DATE DUPLICATE ISSUED

1/12/2014VOLUME
2843FOLIO
194**RECORD OF CERTIFICATE OF TITLE**
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES**LAND DESCRIPTION:**

LOT 1 ON DEPOSITED PLAN 73131

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

KOJONUP FEEDS PTY LTD OF SHAMROCK ROAD KOJONUP

(T M840120) REGISTERED 27/11/2014

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. EASEMENT BENEFIT CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 73131
2. *N118460 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 10/9/2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP73131
PREVIOUS TITLE: 2839-900, 2840-297
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KOJONUP

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
N118460



Claire Taylor - Administrator: Mobile 0473078179 (8am-4pm)
or Admin@wafiresafety.com.au
Dwayne Griggs - Director: 0415684681

Tax Invoice

INV-25238

Great Southern Grain Handlers	Site	23368 Albany	Invoice Date	18 September 2025
23368 Albany Highway		Highway Kojonup	Due Date	22 September 2025
Kojonup	Job Address	23368 Albany	ABN	69230492719
Western Australia		Highway		
6395		Kojonup		
Australia		Western Australia		
		6395		
		Australia		

BAL Assessment for proposed Grain Bunkers

Description	Quantity	Unit Price	Amount
Bushfire Attack Level (BAL) site assessment within the greater WA area. Includes site assessment, consultation with the Local Government Authority and the issue of a BAL Report / Certificate in PDF format.	1	900.00	900.00
Subtotal			900.00
Total GST			90.00
Total AUD			990.00

Leave INVOICE NUMBER on bank transfer

Payment details :
WA FIRE & SAFETY Pty Ltd
NAB
BSB: 086006
ACC: 702168000

BAL Reports are delivered a digital secure PDF format unless otherwise specified. Please confirm with your local government authority (LGA) that the requested document is required as a refund after the site inspection will not be issued.

5 Star REVIEW, LIKE and SHARE Facebook page
WWW.FACEBOOK.COM/WAFIRESAFETY

All BAL, BMP and BMS work starts immediately before the site assessment and these services require immediate payment before work commences unless organised prior.
It is recommended that time sensitive projects to be paid in full to reduce delay in the delivery of documents.

Accounts

From: Aaron Pontifex <Aaron@kojonupfeeds.com.au>
Sent: Thursday, 18 September 2025 12:54 PM
To: Accounts
Subject: FW: An appointment has been scheduled for you

From: Claire Taylor <messages@tradifyhq.com>
Sent: Thursday, 18 September 2025 10:49 AM
To: Aaron Pontifex <Aaron@kojonupfeeds.com.au>
Subject: An appointment has been scheduled for you

An appointment has been scheduled for you



Hi Great,
Claire Taylor from WA Fire & Safety has scheduled an appointment for you.

Claire Taylor:

Hi there, Please see below for details regarding upcoming work scheduled for you. Your bushfire consultant will be at site at approximately this time to assess inside your lot and within 150 metres of the site, if there is unrestricted access inside the lot then that is great, and your presence is not generally required. If you are planning on meeting the consultant on site, please notify Claire (8-4 Mon-Fri) so she can inform the assessor, if we do not hear from you, we will assume we are not meeting anyone. If you have any questions, site requirements or changes to the appointment please don't hesitate to get in touch. Thanks!

WA Fire & Safety

Job Number: JB26161

- ☐ Friday, October 3, 2025 12:00 PM - 1:00 PM
- ☐ 23368 Albany Highway, Kojonup, Western Australia, 6395, Australia
- ☐ Chris Slade (Staff)

APPLICATION FOR DEVELOPMENT APPROVAL

Owner Details

Name: Vaudan Holdings Pty Ltd and Kojonup Feeds Pty Ltd

ABN (if applicable):

Address: 23368 Albany Highway.....

..... KOJONUP Postcode 6395

Phone:

Work:

Home:

Mobile: 0429 341 038

Fax:

.....

Email:

liz@genstock.com.au

Contact person for correspondence: Elizabeth Heggaton

Signature: Elizabeth Heggaton (director) -

Date: 19/09/2025

Signature: Aaron Pontifex (director) -

Date: 19/09/2025

The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development Regulations (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).

Applicant Details

Name: Aaron Pontifex

Address: 23368 Albany Highway.....

..... KOJONUP Postcode 6395

Phone:

Work:

Home:

Mobile: 0447 649 020

Fax:

.....

Email:

aaron@kojonupfeeds.com.au

Contact person for correspondence: Aaron Pontifex

Signature:

Date: 19/09/2025

Property Details

Lot No: 1 & 3

House/Street No: 23368 Albany Highway

Location No:

Diagram or Plan No:
73131

Certificate of Title
Vol. No: 2843

Folio: 194 & 196

Title encumbrances (e.g. easements, restrictive covenants):

.....

Street name: Albany Highway

Suburb: Lumeah

Nearest street intersection: Jingalup Road

Proposed Development

☐ Works

☐ Use

☒ Works and use

Is an exemption claimed for part of the development?

☐ Yes

☒ No

If yes, is the exemption for:

☐ Works

☐ Use

Description of proposed works and/or land use:

Grain Storage Facility with weighbridge and sample hut

Description of exemption claimed (if relevant):

N/A

Nature of any existing buildings and/or land use: Agricultural activities

Approximate cost of proposed development: \$3.58M

Estimated time of completion: December 2025

OFFICE USE ONLY

Acceptance Officer's initials:

Date received:

Local government reference No:

APPLICATION FORM**[cl.6.1.1]**

Every Application for Planning Consent shall include the attached Application Form with all details completed and signed by all the owners of the land.

APPLICATION PLANS**[cl.6.1.2]**

Unless the Shire of Kojonup waives any particular requirement, every Application for Planning Consent shall include:

- (a) A plan(s) to a scale of not less than 1:500 showing:
 - (i) The location of the site including street names, lot number(s), north point and the dimensions of the site;
 - (ii) The location and proposed use of any buildings to be retained and the location and use of buildings proposed to be erected on the site;
 - (iii) The existing and proposed means of access for pedestrians and vehicles to and from the site;
 - (iv) The location, number, dimensions and layout of all carparking spaces intended to be provided;
 - (v) The location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
 - (vi) The location, dimensions and design of any landscaped, open storage or trade display area and particulars of the manner in which it is proposed to develop the same;
- (b) Plans, elevations and sections of any building proposed to be erected or altered and of any building it is intended to retain;
- (c) Any other plan or information that the Shire of Kojonup may reasonably require to enable the Application to be determined.

67. Consideration of application by local government

- (1) Development approval cannot be granted on an application for approval of —
 - (a) development that is a class X use in relation to the zone in which the development is located, unless —
 - (i) the development relates to land that is being used for a non-conforming use; and
 - (ii) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use;
 - or
 - (b) development that otherwise does not comply with a requirement of this Scheme, unless —
 - (i) this Scheme gives the local government discretion to waive or vary the requirement or to grant development approval despite non-compliance with the requirement; or
 - (ii) the development is permitted under a provision of this Scheme in relation to non-conforming uses.
- (2) In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —
 - (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;
 - (b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving;
 - (c) any approved State planning policy;
 - (d) any environmental protection policy approved under the *Environmental Protection Act 1986* section 31(d);
 - (e) any policy of the Commission;
 - (f) any policy of the State;
 - (fa) any local planning strategy for this Scheme endorsed by the Commission;
 - (g) any local planning policy for the Scheme area;
 - (h) any structure plan or local development plan that relates to the development;
 - (i) any report of the review of the local planning scheme that has been published under the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - (j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;
 - (k) the built heritage conservation of any place that is of cultural significance;
 - (l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;
 - (m) the compatibility of the development with its setting, including —
 - (i) the compatibility of the development with the desired future character of its setting; and

- (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;
 - (n) the amenity of the locality including the following —
 - (i) environmental impacts of the development;
 - (ii) the character of the locality;
 - (iii) social impacts of the development;
 - (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;
 - (p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;
 - (q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;
 - (r) the suitability of the land for the development taking into account the possible risk to human health or safety;
 - (s) the adequacy of —
 - (i) the proposed means of access to and egress from the site; and
 - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;
 - (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;
 - (u) the availability and adequacy for the development of the following —
 - (i) public transport services;
 - (ii) public utility services;
 - (iii) storage, management and collection of waste;
 - (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
 - (v) access by older people and people with disability;
 - (v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;
 - (w) the history of the site where the development is to be located;
 - (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;
 - (y) any submissions received on the application;
 - (za) the comments or submissions received from any authority consulted under clause 66;
 - (zb) any other planning consideration the local government considers appropriate.
- (3) Subclause (1) has effect despite the zoning table for this Scheme.

[Clause 67 amended: SL 2020/252 r. 74.]



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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 prepared by the Accredited Practitioner.

Property Details and Description of Works

Address Details <
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Determination of the Highest Bushfire Attack Level

Assessment Date 3 October 2025	AS3959 Assessment Procedure	Vegetation Classification	Slope	Separation Distance	Determined BAL
Report/Certificate Date 14 October 2025	Method 1	Class A - Forest	0-5 Downslope	>37m	BAL – 19

BPAD Accredited Practitioner Details

Name Dwayne Griggs BPAD40466 (Level 2)	I hereby declare that I am a BPAD accredited bushfire practitioner Accreditation No. BPAD 40466 Signature:  I hereby certify that the assessment of the above site & determined BAL stated above in accordance with the requirements of AS 3959-2018. Authorised Practitioner Stamp
Company Details Email: admin@wafiresafety.com.au Mobile: 0473078179 Links to: Facebook & Google 	

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.



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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 prepared by the Accredited Practitioner.

Property Details and Description of Works

Address Details Local Government Area (LGA) Main BCA class of the building Description of the building or works	Lot		No.	23368	Street name	Albany Highway	
	Suburb		Kojonup			State	Western Australia
	Shire of Kojonup						
	Class 10		Use(s) of the building		Various Class 10 Structures		
	Structures 1, 2, 3, 5 and 6						

Determination of the Highest Bushfire Attack Level

Assessment Date 3 October 2025	AS3959 Assessment Procedure	Vegetation Classification	Slope	Separation Distance	Determined BAL
Report/Certificate Date 14 October 2025	Method 1	Class A - Forest	0-5 Downslope	>50m	BAL – 12.5

BPAD Accredited Practitioner Details

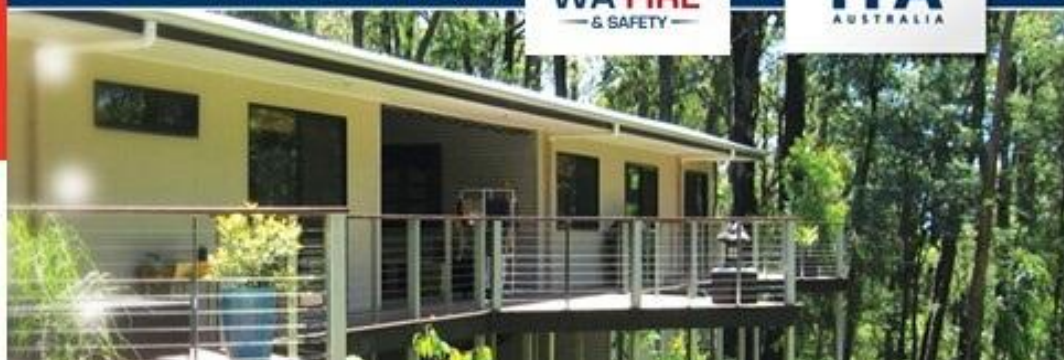
Name Dwayne Griggs BPAD40466 (Level 2)	I hereby declare that I am a BPAD accredited bushfire practitioner Accreditation No. BPAD 40466 Signature:  I hereby certify that the assessment of the above site & determined BAL stated above in accordance with the requirements of AS 3959-2018. Authorised Practitioner Stamp
Company Details Email: admin@wafiresafety.com.au Mobile: 0473078179 Links to: Facebook & Google 	

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.

Bushfire Attack Level Report



BPAD
Bushfire
Planning & Design
Accredited Practitioner
Level 2



AS 3959 BAL Assessment Report

CTL+ Mouse Click for: [Help to Understand](#)

This report has been prepared by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018. FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner, WA Fire & Safety, contact details below.

Property Details and Description of Works

Address Details	Lot		No.	23368	Street name	Albany Highway	
	Suburb		Kojonup			State	Western Australia
	Local government area						
	Shire of Kojonup						
	Main BCA class of the building		Use(s) of the building		Bulkheads, Weighbridge and Sample Hut		
Description of the building or works		New Build Non Associated Class 10a Structure			Structures per map below:		

Report Details

Report Number	26161	Version	1.0	Assessment Date	3 October 2025	Report/Certificate Date	14 October 2025
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BPAD Accredited Practitioner Details

Name Dwayne Griggs BPAD40466 (Level 2)	Authorised Practitioner Stamp I hereby declare that I am a BPAD accredited bushfire practitioner Accreditation No. BPAD 40466 Signature: 
Company Details Email: admin@wafiresafety.com.au Mobile: 0473078179 Links to: Facebook & Google 	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report 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 report issued.

Site Assessment Map

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

Due to the number of structures, individual BAL ratings and separation distances have been noted in Tables 1a-1f.



Note: The aerial imagery used was the best available at the time of creation; however, it may no longer reflect the most current conditions. All decisions and outcomes are made solely based on-site assessment determinations.

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 plot with the potential to determine the Bushfire Attack Level is identified below.

Photo ID:	74	Plot:	1	68°E (T) 33°59'10"S, 117°13'16"E ±2m 369m  WAFS CS 23368 Albany Hwy Kojonup 03 Oct 2025 13:31:55
Vegetation Classification or Exclusion Clause				
Class A Forest				
Description / Justification for Classification				
Overstorey up to 30m in height Canopy Cover of 30-70% Understorey of Low Trees, Shrubs, Scrub and Grasses High surface, Near surface and Intermediate Fuel loads				
Photo ID:	78	Plot:	1	78°E (T) 33°59'3"S, 117°13'11"E ±2m 365m  WAFS CS 23368 Albany Hwy Kojonup 03 Oct 2025 13:36:53
Vegetation Classification or Exclusion Clause				
Class A Forest				
Description / Justification for Classification				
Overstorey up to 30m in height Canopy Cover of 30-70% Understorey of Low Trees, Shrubs, Scrub and Grasses High surface, Near surface and Intermediate Fuel loads				
Photo ID:	81	Plot:	1	
Vegetation Classification or Exclusion Clause				
Class A Forest				
Description / Justification for Classification				

Overstorey up to 30m in height
Canopy Cover of 30-70%
Understorey of Low Trees, Shrubs, Scrub and Grasses
High surface, Near surface and Intermediate Fuel loads

☉ 69°E (T) ● 33°59'4"S, 117°13'12"E ±2m ▲ 364m



Photo ID: 2 **Plot:** 2

Vegetation Classification or Exclusion Clause

Class A Forest

Description / Justification for Classification

Overstorey up to 30m in height
Canopy Cover of 30-70%
Understorey of Low Trees, Shrubs, Scrub and Grasses
High surface, Near surface and Intermediate Fuel loads

☉ 141°SE (T) ● 33°59'12"S, 117°13'13"E ±2m ▲ 365m



Photo ID: 4 **Plot:** 2

Vegetation Classification or Exclusion Clause

Class A Forest

Description / Justification for Classification

Overstorey up to 30m in height
Canopy Cover of 30-70%
Understorey of Low Trees, Shrubs, Scrub and Grasses
High surface, Near surface and Intermediate Fuel loads

☉ 74°E (T) ● 33°59'14"S, 117°13'11"E ±2m ▲ 365m



Photo ID:	9	Plot:	3
Vegetation Classification or Exclusion Clause			
Class G Grassland			
Description / Justification for Classification			
Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads			
Photo ID:	12	Plot:	4
Vegetation Classification or Exclusion Clause			
Class G Grassland			
Description / Justification for Classification			
Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads			
Photo ID:	13	Plot:	4
Vegetation Classification or Exclusion Clause			
Class A Forest			
Description / Justification for Classification			
Overstorey up to 30m in height Canopy Cover of 30-70% Understorey of Low Trees, Shrubs, Scrub and Grasses High surface, Near surface and Intermediate Fuel loads			
Photo ID:	14	Plot:	4

☀ 310°NW (T) ● 33°59'15"S, 117°13'5"E ±2m ▲ 360m



☀ 92°E (T) ● 33°59'15"S, 117°13'1"E ±2m ▲ 359m



☀ 307°NW (T) ● 33°59'15"S, 117°13'1"E ±2m ▲ 358m



Vegetation Classification or Exclusion Clause Class A Forest Description / Justification for Classification Overstorey up to 30m in height Canopy Cover of 30-70% Understorey of Low Trees, Shrubs, Scrub and Grasses High surface, Near surface and Intermediate Fuel loads				139°SE (T) 33°59'14"S, 117°12'59"E ±2m ▲ 358m  WAFS CS 23368 Albany Hwy Kojonup 03 Oct 2025, 12:30:45
Photo ID: 16	Plot: 5	Vegetation Classification or Exclusion Clause Class G Grassland Description / Justification for Classification Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads		313°NW (T) 33°59'13"S, 117°12'59"E ±3m ▲ 358m  WAFS CS 23368 Albany Hwy Kojonup 03 Oct 2025, 12:32:08
Photo ID: 21	Plot: 5	Vegetation Classification or Exclusion Clause Class G Grassland Description / Justification for Classification Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads		255°W (T) 33°59'4"S, 117°12'58"E ±2m ▲ 361m  WAFS CS 23368 Albany Hwy Kojonup 03 Oct 2025, 12:38:10
Photo ID: 15	Plot: 6			

Vegetation Classification or Exclusion Clause Excludable - 2.2.3.2 (e) (f) Low Threat Vegetation/Non Vegetated Description / Justification for Classification Maintained Areas Canopy Cover of Less than 10% Residential Areas Insufficient Fuels to increase the risk from bushfire Non-Vegetated Areas				354°N (T) 33°59'13"S, 117°12'59"E ±3m ▲ 358m  WAFS CS 23368 Albany Hwy Kojonup 03 Oct 2025, 12:31:35
Photo ID: 64		Plot: 6		169°S (T) 33°59'5"S, 117°13'1"E ±3m ▲ 363m  WAFS CS 23368 Albany Hwy Kojonup 03 Oct 2025, 13:20:00
Photo ID: 67		Plot: 6		7°N (T) 33°59'6"S, 117°13'9"E ±2m ▲ 366m  WAFS CS 23368 Albany Hwy Kojonup 03 Oct 2025, 13:23:09
Photo ID: 72		Plot: 6		

Vegetation Classification or Exclusion Clause	☀ 355°N (T) ● 33°59'12"S, 117°13'7"E ±2m ▲ 369m
Excludable - 2.2.3.2 (e) (f) Low Threat Vegetation/Non Vegetated	
Description / Justification for Classification	
Maintained Areas Canopy Cover of Less than 10% Residential Areas Insufficient Fuels to increase the risk from bushfire Non-Vegetated Areas	WAFS CS 23368 Albany Hwy Kojonup 03 Oct 2025, 13:26:55

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 a jurisdictional variation applicable to the site.

Fire Danger Index (WA is FDI of 80)			
FDI 40 ☐	FDI 50 ☐	FDI 80 ☒	FDI 100 ☐
Table 2.4.5	Table 2.4.4	Table 2.4.3	Table 2.4.2

Determined Bushfire Impacts (on the day of the site assessment) – 1. Class 10 Bulkhead

Table 1a shows the potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below to the walls or supporting posts of the structure on the day of the assessment.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class A - Forest	0-5 Downslope	52m	BAL – 12.5
2	Class A - Forest	0-5 Downslope	>100m	BAL – LOW
3	Class G Grassland	0-5 Downslope	>100m	BAL – LOW
4	Class A - Forest	0-5 Downslope	>100m	BAL – LOW
5	Class G Grassland	0-5 Downslope	41m	BAL – 12.5
6	Excludable – Clause 2.2.3.2 (e) & (f)	-	-	BAL – LOW

Table 1a: BAL Analysis

Determined 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 – 12.5

Determined Bushfire Impacts (on the day of the site assessment) – 2. Class 10 Bulkhead

Table 1b shows the potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below to the walls or supporting posts of the structure on the day of the assessment.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class A - Forest	0-5 Downslope	57m	BAL – 12.5
2	Class A - Forest	0-5 Downslope	>100m	BAL – LOW
3	Class G Grassland	0-5 Downslope	>100m	BAL – LOW
4	Class A - Forest	0-5 Downslope	>100m	BAL – LOW
5	Class G Grassland	0-5 Downslope	40m	BAL – 12.5
6	Excludable – Clause 2.2.3.2 (e) & (f)	-	-	BAL – LOW

Table 1b: BAL Analysis

Determined 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 – 12.5

Determined Bushfire Impacts (on the day of the site assessment) – 3. Class 10 Bulkhead

Table 1c shows the potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below to the walls or supporting posts of the structure on the day of the assessment.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class A - Forest	0-5 Downslope	53m	BAL – 12.5
2	Class A - Forest	0-5 Downslope	93m	BAL – 12.5
3	Class G Grassland	0-5 Downslope	>100m	BAL – LOW
4	Class A - Forest	0-5 Downslope	>100m	BAL – LOW
5	Class G Grassland	0-5 Downslope	41m	BAL – 12.5
6	Excludable – Clause 2.2.3.2 (e) & (f)	-	-	BAL – LOW

Table 1c: BAL Analysis

Determined 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 – 12.5

Determined Bushfire Impacts (on the day of the site assessment) – 4. Class 10 Bulkhead

Table 1d shows the potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below to the walls or supporting posts of the structure on the day of the assessment.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class A - Forest	0-5 Downslope	77m	BAL – 12.5
2	Class A - Forest	0-5 Downslope	42m	BAL – 19
3	Class G Grassland	0-5 Downslope	54m	BAL – LOW
4	Class A - Forest	0-5 Downslope	50m	BAL – 12.5
5	Class G Grassland	0-5 Downslope	41m	BAL – 12.5
6	Excludable – Clause 2.2.3.2 (e) & (f)	-	-	BAL – LOW

Table 1d: BAL Analysis

Determined 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 – 19

Determined Bushfire Impacts (on the day of the site assessment) – 5. Class 10 Weighbridge

Table 1e shows the potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below to the walls or supporting posts of the structure on the day of the assessment.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class A - Forest	0-5 Downslope	>100m	BAL – LOW
2	Class A - Forest	0-5 Downslope	>100m	BAL – LOW
3	Class G Grassland	0-5 Downslope	54m	BAL – LOW
4	Class A - Forest	0-5 Downslope	64m	BAL – 12.5
5	Class G Grassland	0-5 Downslope	91m	BAL – LOW
6	Excludable – Clause 2.2.3.2 (e) & (f)	-	-	BAL – LOW

Table 1e: BAL Analysis

Determined 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 – 12.5

Determined Bushfire Impacts (on the day of the site assessment) – 6. Class 10 Sample Hut

Table 1f shows the potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below to the walls or supporting posts of the structure on the day of the assessment.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class A - Forest	0-5 Downslope	>100m	BAL – LOW
2	Class A - Forest	0-5 Downslope	71m	BAL – 12.5
3	Class G Grassland	0-5 Downslope	32m	BAL – 12.5
4	Class A - Forest	0-5 Downslope	>100m	BAL – LOW
5	Class G Grassland	0-5 Downslope	>100m	BAL – LOW
6	Excludable – Clause 2.2.3.2 (e) & (f)	-	-	BAL – LOW

Table 1f: BAL Analysis

Determined Bushfire Attack Level (BAL)

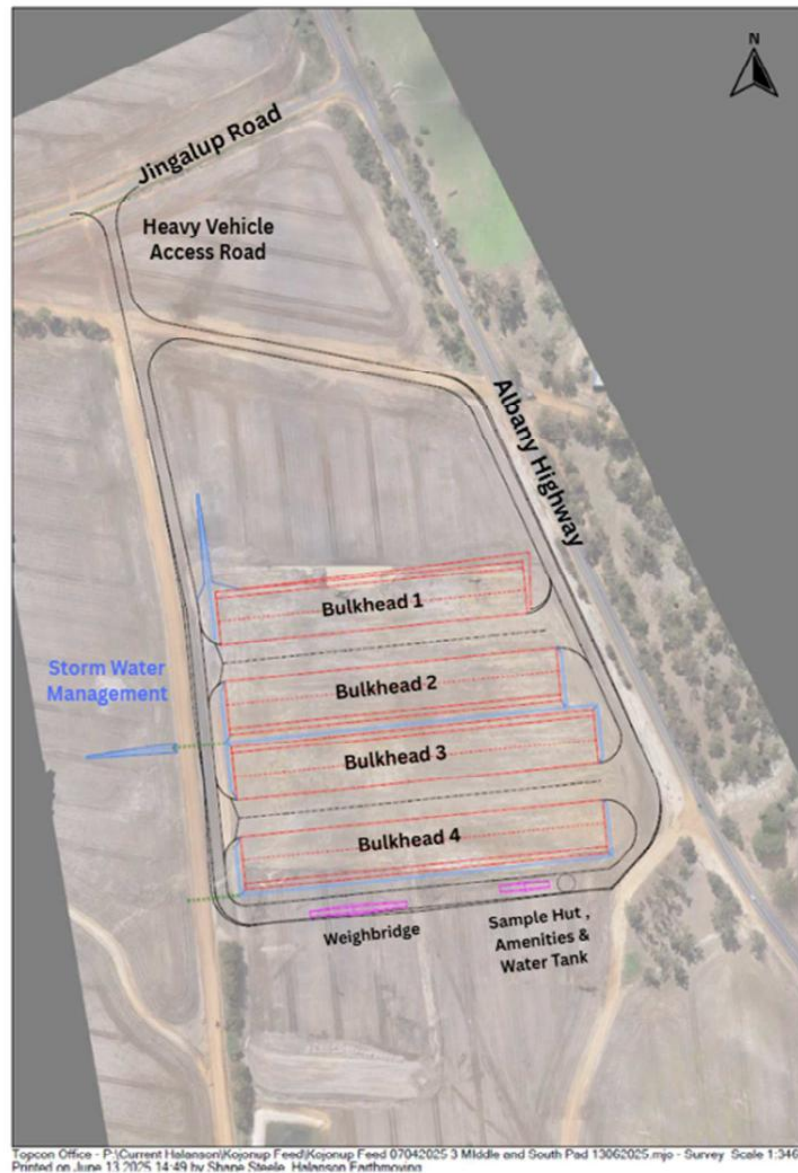
The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level

BAL – 12.5

Appendix 1: Plans and Drawings: Plans and drawings relied on to determine the bushfire attack level

New Build Non Associated Class 10a Structure

**Figure 3: Proposed Design****3.2 Workforce and Hours of Operation**

The facility will operate year-round, generally five to seven days per week, subject to seasonal demand. Peak activity will occur during the grain harvest period (November to December), when the facility will operate from 6:00 am to 10:00 pm, seven days per week. During this period, the workforce is expected to consist of 5–6 staff.

Appendix 2: Shielding

Shielding Assessment

- ☐ Shielding does not apply to any elevations; the determined BAL Rating is for all elevations.
- ☐ Shielding can be applied to one or more elevations in accordance with AS 3959 Clause 3.5.

Note: Shielding can reduce an elevation to the next lower BAL, however, it cannot reduce below BAL 12.5.

Shielding may only be applied where all straight lines (visual line of sight) between the elevation and the source of bushfire attack are fully obstructed by another part of the same building, as outlined in AS 3959 Clause 3.5. Shielding applies to all elements of the wall, including openings, but does not apply to subfloors or roofs.

Shielded Elevations

Determined BAL Rating is BAL-12.5 on the day for all elevations for structures 1, 2, 3, 5 and 6. Determined BAL Rating is BAL-19 on the day for the East, South and West elevations, and BAL-12.5 for the north elevation of structure 4.

Appendix 3: Additional Information and Advisory Notes

Excluded Vegetation (as3959 Clause 2.2.3.2):

100m survey area contains plots that are deemed maintained being excludable (e) and (f), being:

Site is within a residential area with many lots classified as low risk managed areas with APZ's to 20m or lot sizes within, these low risk areas have been assessed and plotted on the map in white (plot 6).

SSPP3.7 Exemptions (SPP3.7 - 1.2.1)

A development application for incidental, non- habitable buildings or structures located not less than six metres from the habitable building:

- ☒ 2. - N/A

a development application for a change of use, minor renovations, extensions, alterations, improvements or repair of an existing habitable building:

- ☐ where the application does not result in an increase of occupants onsite; and/or
- ☐ where there is no increase in the bushfire risk, such as an extension being further away from the bushfire hazard

Excluded Work (Building Regulations 2012, 31BA)

Excluded building work means building work that is the renovation, alteration, extension, improvement or repair of a **relevant building** (previously not constructed to a AS3959 standard), or relocated **relevant building**, if:

- ☐ (a) the estimated value of the building work is less than \$20 000; or
- ☐ (b) the renovation, alteration, extension, improvement or repair does not increase the risk of ignition from bushfire attack for the relevant building (extension further away from the bushfire threat).

APZ (Asset Protection Zone)

Management is currently as per the Local Government Firebreak and Fuel Load Notice.

Topography

Site and surrounds is undulating terrain with no slopes that break -5° Downslope

Recommendations for Landowner (FOLLOW THIS PROCEDURE!!)

1. Continued maintenance of the lot to the standard directed by the LGA firebreak and fuel notice (appendix 4) and,
2. Submission of the provided BAL Report and Certificate to the Local Government Authority (LGA) as soon as possible.
3. Provide any future documentation requested by the LGA including Bushfire Management Plans(BMP) or Statements (BMS).

It is the responsibility of the landowner/proponent to maintain their lot in accordance with the local government firebreak notice (LGA firebreak and fuel notice), issued under s33 of the Bushfires Act 1955.

Construction Requirements Advisory Statement:

All information given regarding construction requirements for the appropriate BAL Level from AS3959, within and outside this report is advisory only. A registered builder will be able to provide specific advice.

Statement from WAFS:

I Dwayne Griggs BPAD40466 of WA Fire & Safety, Maida Vale, have taken the appropriate steps to ensure that all the information provided in this Bushfire Attack Level Report is accurate and the correct determination of the site is given on the date of this assessment to current procedures defined by the FPAA.

Any further vegetation planted after the date of this BAL Assessment or a failure to maintain the area within this BAL Report to the same standards can dramatically change the BAL rating. This will put the structure and close structures at a higher risk in the event of extreme bushfire behaviour in the area.

It is highly recommended that the customer follows the recommendations outlined by the bushfire consultant for the subject lot, if the correct process is not adhered to this will impact costs, time, and the ability to complete the job in an effective manner.

This report does not guarantee that a structure will not be damaged or destroyed from a bushfire. This assessment is made from the information provided on site and available to me the Bushfire Consultant on the day of the assessment. The Bushfire Consultant will not be liable for loss or other consequences following a fire whether due to negligence arising from the services conducted by the consultant, local government authority, the agent requesting and or the owner/occupier.

Appendix 4: Asset Protection Zone or APZ - Technical Requirements)

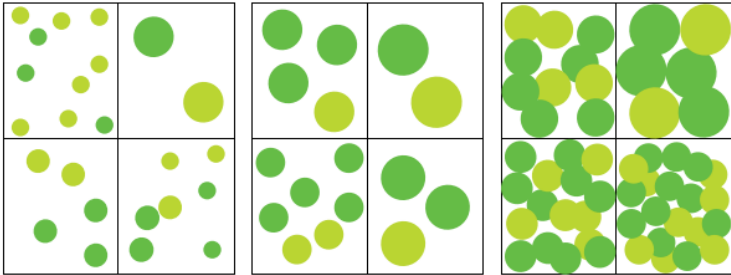
An Asset Protection Zone (APZ) is a low fuel area, maintained around a building to increase the likelihood a building will survive a bushfire, by reducing the potential for direct flame contact, radiant heat exposure and ember attack. The APZ allows emergency services access and provides an area for firefighters and homeowners to defend their property.

The width of an APZ should ensure the radiant heat impact does not exceed 29 kW/m² for a habitable building, or 10 kW/m² where a building is identified for use as an on-site shelter. Where a building or development site achieves a radiant heat impact of 29kW/m² or lower in its pre-development state (prior to any vegetation clearing or modification), an APZ is generally not required.

Clearing or modification of native vegetation to reduce the radiant heat impact below 29 kW/m² is generally not supported.

An APZ should be contained within the boundaries of the lot on which the building is situated. The prescription of an APZ can be provided in a Bushfire Management Statement (BMS) or a Bushfire Management Plan (BMP), this will attempt to reduce the rating to BAL-29.

Table 9: Asset Protection Zone (APZ) technical requirements

OBJECT	REQUIREMENT
Fences within the APZ	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 less than 6 mm in thickness)	- Should be managed and removed on a regular basis to be maintained as low threat vegetation - Should be maintained at less than two tonnes per hectare (on average) - Mulches should be non-combustible such as stone, gravel, shells, rock or crushed mineral earth or wood mulch more than five millimetres in thickness.
Trees* (more than 6 m in height)	- 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 less than 15 per cent of the total APZ area - Tree canopies at maturity should be at least 5 m apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided the total canopy cover within the APZ does not exceed 15 per cent and is not connected to the tree canopy outside the APZ. Tree canopy cover – ranging from 15 to 70 per cent at maturity  15% 30% 70%
OBJECT	REQUIREMENT
Shrub* and scrub* (0.5 m to 6 m in height). Shrub and scrub more than 6 m in height are to be treated as trees.	- Should not be located under trees or within three metres of buildings - Should not be planted in clumps more than five square metres in area - Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground cover* (less than 0.5 m in height. Ground cover more than 0.5 m in height is to be treated as shrub)	- 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 more than 100 mm in height.
Grass	- Grass should be maintained at a height of 100 mm 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	Within three metres of each wall or supporting post of a habitable building; the area is kept free from vegetation but can include ground cover, grass and non-combustible mulches as prescribed above.
Liquid petroleum gas cylinders	- Should be located on the side of a building farthest 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.

Appendix 5: Local Government Authority Fire Notice

Bush Fire and Burning Information

In an emergency, please call 000.

Shire of Kojonup bushfire hotline - 9831 1580

2025/2026 Fire Break Information

PLEASE NOTE: THE SHIRE OF KOJONUP IS NOW PART OF THE STIRLING WEST FIRE WEATHER DISTRICT

IMPORTANT DATES

PROHIBITED BURNING TIME

1 November 2025 – 28 February 2026

Permits may be issued between 1 November – 15 December for protective burning only. Between 16 December – 28 February no fires may be lit without the express permission of the Chief Bush Fire Control Officer. The Shire Council has authority to extend this date, and you should consult with your local Fire Control Officer or ring the hotline on 9831 0145.

RESTRICTED BURNING TIME

1 October – 31 October & 1 March – 30 April

Permits are required for all fires lit during these Restricted Burning times and must be obtained from your local Fire Control Officer who will explain the conditions under which fires may be lit.

Permits will not be issued for town site burning between 1 March – 30 April.

Please note restricted burning times may be extended by the CBFCO, you should consult with your local Fire Control Officer or ring the hotline on 9831 0145.

NON RESTRICTED BURNING TIME

1 May – 30 September

Landholders must still take necessary precautions to keep their fires under control and on their own properties.

FIREBREAK INSPECTION WARNING

3 November 2025 – All firebreaks and fire hazard reduction measures to be completed on land within the gazetted townsites.

4 November 2025 – Council will conduct its annual firebreak inspection of all land within the gazetted townsites.

15 December 2025 – All protective burning and firebreak precautions to be completed on land outside the gazetted townsites.

16 December 2025 – Council will commence its inspection process of all land outside the gazetted townsites.

BURNING RULES

1. Patrolling of all fires is the responsibility of the landowner or occupier for as long as the fire poses a risk. These include clearing fires as well as protective burning.
2. All adjoining landowners must be notified on the morning of the intended burn whether clearing grass or protective burning is carried out.
3. No fire to be lit before 1300 hours (1pm). As from the April 1, lighting times may be at the discretion of the Chief Bush Fire Control Officer.
4. For all grass and stubble fires, no trees or heaps of logs are to be burning within 40 metres of the outside of the perimeter break.
5. All stubble/grass burns conducted within the restricted burning period must have a 3 metre wide perimeter break cleared of all flammable material.
6. All other conditions on a **WRITTEN PERMIT** to burn must be complied with.

NON-COMPLIANCE WITH THE ABOVE MAY LEAD TO PROSECUTION.

The above rules are to be observed in all cases unless your Fire Control Officer gives special approval to any alternative provisions.

TO REPORT A FIRE

Contact either a Zulu or Fire Control Officer in the first instance 9831 1580 or dial 000.

Provide the following information

- Your name and contact number
- Fire location (information such as landmarks, road names, your location and the direction of smoke and estimated distance is helpful in establishing fire location)
- If it is a private property, supply the property owners name if known
- Provide details of site access if known

RADIO COMMUNICATIONS

VHF Channel 41 - Mid Band Channel

UHF Channel 11 - Upon arrival at fire site

Channel 234 or 229 - WAERN

URBAN/ RURAL/ PLANTATION LAND

Pursuant to the powers contained in Section 33 of the Bush Fire Act 1954, you are hereby required to have firebreaks clear of all inflammable material, in the position, of the width, and for the period as specified.

1. Urban Land (Land within a gazetted town site)

During the period from the 2nd November to 31st May inclusive, you shall have the following firebreaks:

- On all land, regardless of size or how the land is zoned, a Building Protection Zone (BPZ) of 20 meters surrounding all buildings must be established. A BPZ is a reduced fuel load zone. Living standing trees, remnant vegetation, maintained gardens and lawns are exempt from BPZ.
- On all land that is 4,000 square metres or less, all remaining flammable material to be reduced to a height of less than 50mm.
- On all land in excess of 4000 square meters, clear a 3 metre wide firebreak immediately inside all external boundaries of the land and maintain all flammable material to a height of less than 150mm.
- Woodpiles are permitted on any land providing a 3 metre wide firebreak is installed and maintained immediately surrounding the woodpile.
- The Chief Executive officer may instigate a Fire Notice on any property with specification listed to reduce any potential hazard as he deems applicable.

2. Rural Land (Land outside a gazetted town site)

Homesteads, Buildings, Haystacks, Bulk Fuel, Drums and Liquid Petroleum.

During the period from 15th December to the 31st May inclusive you shall have firebreaks at least 20 metres wide, if provided by burning, cultivating or spraying, or 60 metres wide if provided by being closely grazed or mowed to the satisfaction of the Shire. The firebreaks are to be in such positions as are necessary to completely surround the perimeter of any homestead building (excluding isolated non flammable buildings), fuel installation (including drums), hay stacks (but only haystacks within 60 metres of any building) or group of such structures or installations. In each case, the outer 3 metres of the firebreak area must be totally free of any inflammable material and where mowing is the method used; all residue of the mowing process must be removed from the area.

3. Plantation/Tree Farm Land

Plantation/Tree Farms – An area exceeding three hectares planted for commercial purposes

1. Firebreaks shall be 15 metres wide on the boundaries of all plantations, tree farms, or such other locations as may be agreed to by the Council.
2. Firebreaks shall be constructed around plantation compartments of approximately 50 hectares.
3. A 50 metre perimeter firebreak around all buildings and fuel storage areas, cleared of all flammable material is required.

4. Wind Turbine Firebreaks

The fire break requirements for all wind turbines in the Shire of Kojonup is in accordance with the individual Bush Fire Management Plan, as approved at the time of development approval, unless expressly amended by the Council.

DEFINITIONS AND SPECIFICATIONS

Firebreaks – (3 metre requirements) – a firebreak is defined as an area three metres wide cleared of all flammable materials by ways of ploughing, cultivating, scarifying, burning or otherwise clearing the earth.

Planting Compartment – An individual area of approx 50 hectares surrounded by firebreaks cleared of all flammable material 10 metres wide and 5 metres vertically. Internal firebreaks must be maintained in a trafficable condition and if needed trees on both sides of the firebreak are to be progressively pruned to allow unrestricted access to maintenance and fire fighting equipment to maintain an effective width of firebreak.

Planting Compartment – An individual area of approx 50 hectares surrounded by firebreaks cleared of all flammable material 10 metres wide and 5 metres vertically. Internal firebreaks must be maintained in a trafficable condition and if needed trees on both sides of the firebreak are to be progressively pruned to allow unrestricted access to maintenance and fire fighting equipment to maintain an effective width of firebreak.

Powerlines

If a main power line failure occurs when a Movement of Vehicle Ban is in operation, report to the Chief Bush Fire Control Officer.

Western Power has a minimum requirement of ten metres clearance either side of the outside power pole. Generally, the clearance distanced from the powerline should be no less than the expected mature height of the trees planted in the outside row. However, in all instances where power lines are crossing land where it is proposed that plantations be planted, the owner should consult with Western Power, 13 13 51 for advice.

Boundary Firebreaks

Boundary firebreaks are not compulsory within the Shire of Kojonup Rural Area.

Exemptions

If it is considered impractical for any reason to clear firebreaks on the land as required by this notice you may apply to Council or its duly authorized officer no later than 60 days prior to the date by which firebreaks are required as per this notice for permission to provide firebreaks in alternative positions or take alternative action to abate fire hazards on the land. If Council or its duly authorized offices does not grant permission, you shall comply with the requirements of this notice.

Firebreak Inspection

In following the method adopted by Council to inspect the firebreaks required in this notice, it is not necessary for Council to notify you or give you any prior warning that legal action may proceed for failing to comply with the requirements of this notice.

Penalties: An infringement of \$250. A Penalty of up to \$5,000. A person in default is also liable, whether prosecuted or not to pay the cost of performing the work directed in this notice if it is not carried out by the required date.

As per the Bush Fires Act 1954,

- Occupier of land to extinguish bush fire occurring on own land
- (1) Where bush fire is burning on any land -
 - (a) at any time in any year during the restricted burning times; or
 - (b) during the prohibited burning times, the bush fire is not part of the burning operations being carried on upon the land in accordance with the provisions of this Act, the occupier of the land shall forthwith, upon becoming aware of the bush fire, whether he has lit or caused the same to be lit or not, take all possible measures at his own expense to extinguish the fire.
- (1B) Where he requires assistance for the purpose he shall if practicable, without leaving the fire unattended, inform or cause to be informed the nearest available bush fire control officer, or bush fire brigade officer, of the existence and locality of the fire.
- (2) For the purposes of this section, a fire lit before the commencement of a period of prohibited burning times relating to the district where the fire is situated, and which is still burning at the commencement of those prohibited burning times, is to be regarded as being a bush fire which is not part of the burning operation being carried on upon the land in accordance with the provisions of this Act.

Penalties: An infringement of \$250. A Penalty of up to \$10,000.

Penalties: An infringement of \$250. A Penalty of up to \$10,000.

Harvesting

It is compulsory that an engine powered pumping unit and not less than 600 litres of water must be in attendance during grain harvesting operations. Trailed units must have the towing vehicle attached at all times. The fire fighting unit must be located in or immediately adjacent to the paddock being harvested at all times.

Penalties: An infringement of \$250. A Penalty of up to \$10,000.

Swathers, Balers and Track Chainers

These are subject to the same conditions as Harvesting i.e. an engine powered pumping unit and not less than 600 litres of water be in attendance during operations from 1st Dec onwards (excluding canola swathing).

Penalties: An infringement of \$250. A Penalty of up to \$5,000.

Oxyacetylene, Arc Welders, Friction Cutting Equipment etc.

These are subject to the same conditions; whilst used in the open; as Swathers and balers and in addition, the work site must be adequately cleared of flammable material before the use of the above equipment.