

Our Ref: PA/24/54  
File No: A2140

Western Australian Meat Marketing Co-operative Limited (Landowner)  
c/- Marc Chambers

[marc@wammco.com.au](mailto:marc@wammco.com.au)

Attention: Mr Marc Chambers

Dear Marc

**DEVELOPMENT APPLICATION DETERMINATION LOT 3 (NO.27983) GREAT SOUTHERN HIGHWAY, KATANNING**

I refer to a development application you previously submitted requesting approval for the construction and use of a proposed new 825m<sup>2</sup> extension to an existing freezer and palletising building on the abovementioned property including various associated improvements.

This matter has been assessed and determined under delegated authority and I am pleased to advise conditional approval has been granted.

Please find attached a 'Notice of Determination' which sets out the conditions of approval and your rights of appeal as well as a stamped approved copy of the development application in its entirety.

Please ensure all conditions of development approval are complied with and follow all the guidance provided in the advice notes contained in the 'Notice of Determination' attached.

Should you have any questions or wish to discuss this matter further please do not hesitate to contact a member of the Shire's Development Services Team on 9821 9999.

Yours sincerely



Graham Barnes  
**GENERAL MANAGER INFRASTRUCTURE & ASSETS**

17 December 2024

Encl: Development Approval Notice & Stamped Approved Development Application





**NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL**

***Planning and Development Act 2005***

**LOCAL PLANNING SCHEME NO.5**

**PROPERTY ADDRESS:** No.27983 Great Southern Highway, Katanning

**LOT:** 3      **DIAGRAM:** 42266      **CT VOLUME NO:** 566      **CT FOLIO NO:** 127A

**Assessment Number:** A2140

**Application Date:** 20 September 2024

**Received on:** 1 November 2024 (i.e. date of payment of development application fee)

**Reference Numbers:** PA/24/54 & KA 202425016

**Description of Proposed Development:**

Construction and use of a proposed new 825m<sup>2</sup> extension to an existing freezer and palletising building on the abovementioned property including various associated improvements to support the continued operation of the Western Australian Meat Marketing Co-operative Limited's existing lamb and mutton processing facility on the land.

.....  
The application for development approval is **Approved** subject to the following conditions:

**Conditions**

1. The proposed development shall be undertaken strictly in accordance with the information submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by the local government.
2. Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of the local government.
3. The proposed development shall be substantially commenced within a period of four (4) years from the date of this approval. If the development is not substantially commenced within this period the proposed development shall not be carried out without the further approval of the local government having first being sought and obtained.
4. All external surfaces of the proposed additions to the existing freezer and palletising building shall be constructed using material and colours that complement the external surfaces of the existing building.
5. All new retaining walls, hardstand areas and stormwater drainage infrastructure shall be constructed prior to occupation and use of the proposed additions to the existing freezer and palletising building unless otherwise approved by the local government.
6. All waste generated during the demolition and construction processes must be removed from the land in a regular, timely manner and disposed of at a licensed waste disposal facility. The stockpiling of any demolition or construction waste on the land is not permitted.

**Advice Notes**

1. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the proponent and not the local government to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the local government's attention.
2. This is a development approval of the Shire of Katanning under its Local Planning Scheme No.5.

It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the proponent to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.

3. In accordance with the *Building Act 2011* and *Building Regulations 2012*, demolition and building permit applications may need to be submitted to and approved by the local government's Building Surveyor prior to the commencement of any construction or earthworks on the land. It is recommended the proponent contact the Shire's Building Surveyor to confirm the relevant requirements in this regard.
4. The proponent is responsible for ensuring the correct siting of all structures on the land the subject of this approval. An identification survey demonstrating correct siting and setbacks of the structures and other associated improvements, including fill, may be requested of the proponent by the local government to ensure compliance with this determination notice and all applicable provisions.
5. No construction works shall commence on the land prior to 7am without the local government's written approval. No construction works are permitted on Sundays or Public Holidays unless otherwise approved by the local government.
6. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the Shire of Katanning Local Planning Scheme No.5 and may result in legal action being initiated by the local government.
7. Determination of this application has been made under delegated authority. If the proponent objects to this decision or any of the conditions imposed they may request that the local government reconsider the decision. The right to request reconsideration is separate from and does not impinge upon any right of appeal under the *Planning and Development Act 2005*.
8. If the proponent 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 submitted within 28 days of the determination.



.....  
**GENERAL MANAGER INFRASTRUCTURE & ASSETS**  
For and on behalf of Shire of Katanning

18.12.2024

.....  
**DATE**

## SHIRE OF KATANNING LOCAL PLANNING SCHEME NO.5



Shire of  
**Katanning**  
Heart of the Great Southern

**FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL****OWNER DETAILS**

Name/s: Western Australian Meat Marketing Co-operative Ltd

ABN (if applicable):

Postal Address: Level 3, 823 Wellington Street

Suburb: West Perth

State: WA

Postcode: 6005

Contact Person for Correspondence:

Work Phone:

Home Phone:

Mobile:

Email:

Fax:

**Signature (Field Required\*)**Name: *MAIC CHAMBER*Signature: *[Signature]*Date: *20/9/2024*

Name:

Signature:

Date:

**IMPORTANT NOTES**

- i) Use and attach a separate copy of this page where there are more than two (2) landowners.
- ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. Processing of this application cannot proceed without the required signature/s. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2). Land owned by an incorporated body (i.e. a company) must be signed by:
- 1 director of the company, accompanied by the company seal; or
  - 2 directors of the company; or
  - 1 director and 1 secretary of the company; or
  - 1 director if a sole proprietorship company.
- Print the full names and positions of the company signatories underneath the signatures and provide a copy of an ASIC company search to verify those who signed the application form have the legal authority to do so .....[Search Company and Other Registers \(asic.gov.au\)](#).
- iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.....[Certificate of Title - Landgate](#).
- Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Katanning where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing.....[proposals@dplh.wa.gov.au](mailto:proposals@dplh.wa.gov.au).

**APPLICANT DETAILS ( if different from owner )**

Name: Western Australian Meat Marketing Co-operative Ltd

ABN (if applicable):

Postal Address: Level 3, 823 Wellington Street

Suburb: West Perth

State: WA

Postcode: 6005

Contact Person for Correspondence: Marc Chambers

Work Phone: 08 98219023

Home Phone:

Mobile: 0407 779 613

Email: marc@wammco.com.au

Fax:

Signature:



Date:

20/9/2024

**IMPORTANT NOTES**

- iv) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, an ASIC company search where required, suitable plans and other supporting information as per the Shire's Development Application Checklist and/or the correct application fee may result in the application being returned or placed on hold.
- v) The application fee payable will be confirmed by the Shire following receipt and review of the application. Processing of the application will not commence until the fee is paid in full.
- vi) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the Shire for public viewing in connection with the application.
- vii) If public advertising of the application is required an additional fee in accordance with the Shire's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.
- viii) The original of this application and supporting information and plans will be retained by the Shire for its records and will not be returned to the applicant/landowner following final determination.

**PROPERTY DETAILS**

NOTE: The details provided must match those shown on the relevant Certificate/s of Title.

Lot No/s: 3

House/Street No/s: 27983

Location No/s:

Survey Diagram or Plan No/s:  
42266Certificate of Title Volume No/s:  
566Certificate of Title Folio No/s:  
127A

Title encumbrances (e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title):

L744820 Mortgage to National Australia Bank Ltd. Registered 28/09/2011

Street Address: 27983 Great Southern Highway

Suburb: Katanning

State: WA

Postcode: 6317

Nearest street intersection: Great Southern Highway / Trimmer Road

**Proposed Development ( Field Required\* )***\*All areas must be completed for the development application to continue*Nature of development: ☒ Works (New construction works with no change of land use)☐ Use (Change of use of land with no construction works)☐ Works and Use

*NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.*

Is an exemption from development approval claimed for part of the development? ☐ Yes ☒ NoIf yes, is the exemption for: ☐ Works☐ Use

Description of exemption claimed (if relevant):

Nature of any existing buildings and/or land use:

Abattoir and supporting facilities and services

Description of proposed works and/or land use:

Extension to freezer and palletising building plus ancillary works including concrete hardstand areas and retaining wall.

Approximate cost of proposed development (excluding GST): \$8,000,000

**OFFICE USE ONLY**

Received by:

Date application received:

Application Reference Number:

Assessment Number:

Application Fee Payable: \$

Date of Receipt:

Receipt Number:



21 October 2020

**Shire of Katanning  
52 Austral Terrace  
Katanning WA 6317**

PERTH OFFICE  
PO Box 4059  
VICTORIA PARK WA 6979  
PH: (08) 9262 0999  
FAX: (08) 9355 0961

KATANNING ABATTOIR  
PO Box 703  
KATANNING WA 6317  
PH: (08) 9821 9000  
FAX: (08) 9821 2731

Dear Sir/Madam

**Authority to sign on behalf of Owner**

This letter serves to confirm that both Mr Anthony Bessell and Mr Marc Chambers are authorised to sign Shire applications on behalf of Western Australian Meat Marketing Co-operative Limited.

Please contact the undersigned if any further information is required.

Regards

A handwritten signature in black ink, appearing to read 'Coll MacRury'.

**Coll MacRury  
Chief Executive**

A handwritten signature in black ink, appearing to read 'Bruce Ede'.

**Bruce Ede  
Company Secretary**

**WAMMCO *International***

WESTERN AUSTRALIAN MEAT MARKETING CO-OPERATIVE LIMITED  
ABN 54 048 449 698  
WWW.WAMMCO.COM.AU



20<sup>th</sup> September 2024

Peter Klein  
Chief Executive Officer  
Shire of Katanning  
[admin@katanning.wa.gov.au](mailto:admin@katanning.wa.gov.au)

Attention: Joe Douglas

Dear Joe

**DEVELOPMENT APPLICATION: WAMMCO EXTENSION OF FREEZER AND PALLETISING BUILDING - LOT 3 ON DIAGRAM 42266 (No. 27983) GREAT SOUTHERN HIGHWAY, KATANNING**

**1. INTRODUCTION**

Edge Planning & Property act on behalf of the Western Australian Meat Marketing Co-operative Limited (WAMMCO) who are seeking development approval to extend the freezer and palletising building on the above site.

This correspondence outlines the site's context and characteristics, the planning framework, the development proposal and sets out planning considerations and planning justification. This correspondence demonstrates that the proposed development is consistent with the planning framework and the principles of orderly and proper planning.

**2. BACKGROUND**

The application site (to be called the 'site') is Lot 3 (No. 27983) Great Southern Highway, Katanning. The proposed development is approximately 2 kilometres north-west of the Katanning town site. Sensitive uses on adjoining properties, such as dwellings, are well separated from the WAMMCO facility.

Relevant information relating to the site includes:

- It is legally described as Lot 3 on Diagram 42266 and has an area of 249.8579 hectares;
- It is gently sloping with a height ranging from 356 metres Australian Height Datum (AHD) on the western boundary to around 318 metres AHD on the south-eastern boundary;
- It is generally cleared, with some vegetated areas, and contains the WAMMCO abattoir and supporting services;
- The proposed development is located within the bushfire prone area as set out at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>;
- It is not classified as a registered contaminated site;
- It is not within a Sewage Sensitive Area;
- It is connected to relevant services and is serviced with on-site sewage disposal;
- The Department of Planning, Lands and Heritage's Aboriginal Heritage Inquiry System reveals there are no Registered Aboriginal Sites applying to the subject land. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture;

- The site does not contain any structure or place of non-indigenous heritage significance on the Shire of Katanning Heritage Survey or on the Shire's Heritage List; and
- The site's physical features present no constraints to the Development Application.

The WAMMCO facility is subject to a number of approvals and licenses including for the abattoir, buildings, waste management and associated servicing.

The Shire, in June 2015, granted development approval for the Plate Freezer and Palletising Freezer Extension.

### 3. PLANNING FRAMEWORK

#### 3.1 Overview

This section will outline how the proposal suitably addresses relevant legislation, planning policies, strategies, plans and the *Shire of Katanning Local Planning Scheme No.5 (LPS5)*. These documents consider key planning, environmental, servicing and economic development matters.

#### 3.2 State and regional planning framework

The following legislation, strategies and policies are of relevance to the Development Application:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy supports industrial development highlights the importance of job creation, economic diversity, value-adding and supports developing strong and resilient regions;
- *State Planning Policy 1 State Planning Framework Policy*;
- *State Planning Policy 2 Environment and Natural Resources*;
- *State Planning Policy No. 2.9 Water Resources*;
- *Water Quality Protection (WQPN) 28 - Mechanical Servicing and Workshops*;
- *Water Quality Protection (WQPN) 52 - Stormwater management in industrial sites*;
- *Water Quality Protection (WQPN) 68 - Washdown of mechanical equipment*;
- *Great Southern Regional Planning and Infrastructure Framework*; and
- *Great Southern Regional Blueprint*.

#### 3.3 Local planning framework

##### 3.3.1 Shire of Katanning Local Planning Scheme No. 5

The site is zoned 'Special Use' (SU8) in the *Shire of Katanning Local Planning Scheme No. 5 (LPS5)*. The below is an extract from Table 6 – Special Use Zones in Scheme Area:

| No. | Description of Land   | Special Use  | Conditions  |
|-----|---|--|---|
| SU8 | Northern portion of Lot 3<br>Great Southern Highway,<br>Katanning<br><br>WAMMCO | Abattoir, water storage,<br>stockyards & skin-drying sheds.<br>Other associated<br>complementary uses approved<br>by the Local Government. | Development<br>standards/requirements shall be<br>determined by the Local<br>Government upon application. |

There are various sections of LPS5 text which are relevant to the Development Application. Section 5.9 of this correspondence outlines key sections and assesses how the proposal addresses LPS5. In summary, the proposed development complies with LPS5 requirements.

### 3.3.2 Shire of Katanning Local Planning Strategy

The Local Planning Strategy identifies the site as Abattoir and Rural Industries on Strategy Plan 2. The Strategy supports economic development if relevant planning considerations are appropriately addressed.

### 3.3.3 Local Planning Policies

The Shire has adopted several Local Planning Policies. There are, however, no policies of relevance to this Development Application.

### 3.3.4 Shire of Katanning Strategic Community Plan

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The plan supports the growth and diversification of the local economy.

### 3.3.5 Other strategies

There are various other strategies and documents of relevance. This includes the SuperTown Growth Plan and economic development strategy. These documents seek to grow and sustain the economy.

## 3.4 Planning framework implications for the Development Application

Common themes of the legislation, policies, strategies, plans and LPS5 and their implications for the Development Application include:

- Addressing land use compatibility and effective management;
- Appropriate servicing;
- Bushfire management; and
- Supporting sustained growth, job creation and economic development.

Based on the above, the Development Application is consistent with the planning framework and is consistent with the principles of orderly and proper planning.

## 4. DEVELOPMENT PROPOSAL

Development approval is sought to extend the freezer and palletising building. Additionally, approval is sought for ancillary works including new concrete hardstand areas and a new retaining wall.

The proposed freezer and palletising building is 29m in length, 28.4m in width, and has a ridge height of 16m. The proposed building is approximately 824m<sup>2</sup> in area. The external walls are constructed with metal clad sheeting and blockwork.

In support of the application, a site plan, floor plan, elevations and retaining wall plan are provided to illustrate the proposed development. The application is also supported by a Bushfire Attack Level Assessment by BushFire Works and a Stormwater Drainage Plan by Strutterre.

It is highlighted the proposed freezer and palletising building does not propose extending operating hours.

## **5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION**

### **5.1 Overview**

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the Development Application.

### **5.2 Planning suitability for extension of freezer and palletising building**

The site is suitable for the proposed extension to the freezer and palletising building for reasons including:

- The WAMMCO facility is long established on the site;
- The use is consistent with the planning framework. This includes the development is consistent with LPS5 requirements for Special Use Zone No. 8 (SU8) including land use permissibility;
- All impacts associated with the development will be contained on the site;
- The development is located on cleared land and key environmental assets, including water resources, will be suitably addressed. The development will not create adverse environmental impacts;
- Traffic impacts will be modest, and traffic can readily be accommodated on Great Southern Highway;
- Vehicles will enter and leave the site in a forward gear and parking and vehicle manoeuvring will be contained on-site;
- The development will be appropriately serviced;
- There are minimal landscape considerations noting the existing development and the building is well set back from Great Southern Highway; and
- The proposal will complement Katanning and the district, increasing its overall prosperity and increasing the economic viability of existing services.

### **5.3 Compatibility with adjoining and nearby land uses and addressing amenity**

The proposed extension to the freezer and palletising building is compatible with adjoining and nearby land uses. There will be no land use conflict. The reasons include:

- The WAMMCO facility is well established;
- The freezer and palletising building will create minimal environmental impacts including noise, noting the proposed development is well separated from off-site dwellings, all operations will be contained in the building and the building will be effectively insulated;
- There is a requirement for operators to appropriately manage their operation and control their impacts on their own property in accordance with standard practice and legal principles;
- Lighting and light spill can be controlled to the satisfaction of the Shire; and
- Conditions imposed by the Shire, through the development approval, will assist to control the impacts of the development.

Given the above, the development will provide for the amenity of surrounding land uses. Accordingly, the proposed development is suitable and capable on the site based on the context, zoning and site characteristics.

### **5.4 Environmental impacts**

It is expected there will be no off-site environmental impacts associated with the proposed extension to the freezer and palletising building. For instance:

- The development footprint is cleared;

- The building will be effectively insulated to address noise;
- All operations will be contained in the building;
- Noise, dust and stormwater will be effectively managed;
- The extension will not extend operation hours and will not produce any additional waste or impact on any license or approval already in place;
- There are appropriate buffers to sensitive land uses; and
- It is not a contaminated site.

## 5.5 Landscape and design built form

The proposed building is setback approximately 380 metres from the Great Southern Highway and is considered discrete within its setting due to its context and characteristics. There will be manageable visual impact when viewed from the Great Southern Highway.

WAMMCO have planted a number of trees and shrubs on the property to improve the appearance of the site. This compliments mature trees in the Great Southern Highway reserve.

The proposed development will maintain the existing character and amenity of the area.

## 5.6 Traffic and carparking

The site has excellent access to the State and regional road network and adjoins the Great Southern Highway.

The level of traffic associated with the extended freezer and palletising building will be modest and traffic generation will have minimal impacts on the Great Southern Highway. The Great Southern Highway has sufficient capacity to address traffic generation from the development.

There is existing vehicle access to the site which is not proposed to be changed through this application.

The WAMMCO site has existing generous parking areas. The proposed development will create minimal demand for additional car bays. All parking will be contained on site.

## 5.7 Managing stormwater

There is a requirement that stormwater from the development is effectively designed, constructed and managed. In support, Structerre have prepared a Stormwater Drainage Plan. Approval and implementation of the plan will ensure that stormwater is designed so that post development run-off rates are no greater than pre-development run-off rates. For major rainfall events, overflow drainage will connect to the existing dam on the property.

The Stormwater Drainage Plan has considered relevant Department of Water and Environmental Regulation publications including *WQPN 28 - Mechanical Servicing and Workshops*, *WQPN 68 – Washdown of mechanical equipment*, and *WQPN 52: Stormwater management in industrial sites*.

The site is generous in area and has sufficient space to accommodate on-site stormwater detention to address Shire requirements.

## 5.8 Bushfire management

The site is classified as bushfire prone at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>. BushFire Works have prepared a Bushfire Attack Level (BAL) assessment which determined the development footprint is BAL-LOW. Given the BAL assessment, there is no requirement for a Bushfire Management Plan.

## 5.9 Shire of Katanning Local Planning Scheme No. 5

As outlined in section 3.3.1 of this correspondence, the site is zoned 'Special Use No. 8' (SU8) in LPS5. The proposed development is compatible with LPS5 aims, objectives and provisions. In summary, this includes:

- Clause 1.9 – Aims of Scheme;
- Table 6 – the Shire has the statutory power to consider the proposed extension of the freezer and palletising building;
- Table 8 – requirement 1 – water management & integration;
- Table 8 – requirement 3 – vehicle access;
- Table 8 – requirement 6 – landscaping requirements; and
- Part 6 – Division 2 – definition of 'abattoir'.

## 5.10 Supporting the local economy

Approval and implementation of the development will have various economic benefits including supporting local employment, supporting local services, assisting in a more sustainable local economy and it will add to Katanning's overall viability, vitality and prosperity.

The Shire promotes employment and economic growth as outlined in publications such as the Strategic Community Plan, LPS5 and in economic development strategies.

## 6. CONCLUSION

This correspondence confirms that the Development Application is consistent with the planning framework, the site is both suitable and capable of accommodating the extension of the freezer and palletising building and the proposal represents orderly and proper planning.

## 7. NEXT STEPS

We trust that the above and attached provides sufficient information to assess this application. Please contact me on 0409107336 or [steve@edgeplanning.com.au](mailto:steve@edgeplanning.com.au) should you have any questions, seek clarification or require additional information.

On behalf of our client, Edge Planning & Property trust the Shire will positively consider this Development Application and we look forward to receiving conditional approval.

Yours sincerely



Steve Thompson  
**SENIOR PARTNER**



Planning  
Institute  
Australia



# 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 (full report) prepared by the Accredited Practitioner.

## Property Details and Description of Works

|                                      |   |                        |        |                                    |  |          |
|--------------------------------------|---|------------------------|--------|------------------------------------|--|----------|
| Address Details                      | Unit no                                   | Street no              | Lot no | Street name / Plan Reference       |  |          |
|                                      |   | 28013                  | 3      | Great Southern Highway             |  |          |
| Local Government                     | Suburb                                    |                        |        | State                              |  | Postcode |
|                                      | Katanning                                 |                        |        | WA                                 |  | 6317     |
| Main BCA class of the building       | Shire / City                              |                        |        |                                    |  |          |
|                                      | Shire of Katanning                        |                        |        |                                    |  |          |
| Description of the building or works | Class 7b                                  | Use(s) of the building |        | Commercial Premises – Cold Storage |  |          |
|                                      | Additions to existing commercial premises |                        |        |                                    |  |          |


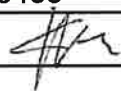

## Report Details

|                     |                |                 |              |
|---------------------|----------------|-----------------|--------------|
| Report / Job Number | Report Version | Assessment Date | Report Date  |
| 20240502            | 1.0            | 5 June 2024     | 10 June 2024 |

## Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope ° | Separation Distance (m) | BAL Rating |
|------------------------------|---------------------------|-------------------|-------------------------|------------|
| Method 1                     | Class G Grassland         | 0                 | 50                      | BAL – LOW  |

## BPAD Accredited Practitioner Details

|   |  |
|---|--|
| Name: Craig Hughes  | I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.  |
| <b>Company Details</b><br><br> <b>BushFire Works</b><br>ABN 945 23123 843<br>PO Box 1249, Bibra Lake DC, WA 6965<br><a href="mailto:enquire@bushfireworks.com.au">enquire@bushfireworks.com.au</a><br><a href="http://www.bushfireworks.com.au">www.bushfireworks.com.au</a> | <div>           I hereby declare that I am a BPAD Accredited bushfire practitioner.<br/>           Accreditation No. 46483<br/>           Signature <br/>           Date 10/06/2024         </div> <div>  </div> |

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 Assessment Report

Prepared by a BPAD Accredited Practitioner



Fire Protection Association Australia Life Property Environment



## Bushfire Attack Level (BAL) Assessment Report

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. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

### Property Details and Description of Works

|                                      |   |                        |        |                                    |  |          |
|--------------------------------------|---|------------------------|--------|------------------------------------|--|----------|
| Job Details                          | Unit no                                   | Street no              | Lot no | Street name / Plan Reference       |  |          |
|                                      |   | 28013                  | 3      | Great Southern Highway             |  |          |
| Local government area                | Suburb                                    |                        |        | State                              |  | Postcode |
|                                      | Katanning                                 |                        |        | WA                                 |  | 6317     |
| Main BCA class of the building       | Shire / City                              |                        |        |                                    |  |          |
|                                      | Shire of Katanning                        |                        |        |                                    |  |          |
| Description of the building or works | Class 7b                                  | Use(s) of the building |        | Commercial Premises – Cold Storage |  |          |
|                                      | Additions to existing commercial premises |                        |        |                                    |  |          |

### Report Details

|                     |                |                 |              |
|---------------------|----------------|-----------------|--------------|
| Report / Job Number | Report Version | Assessment Date | Report Date  |
| 20240502            | 1.0            | 5 June 2024     | 10 June 2024 |

### BPAD Accredited Practitioner Details

Name: Craig Hughes 0407 223 297

#### Company Details



**BushFire Works**

ABN 945 23123 843

PO Box 1249, Bibra Lake DC, WA 6965

[enquire@bushfireworks.com.au](mailto:enquire@bushfireworks.com.au)

[www.bushfireworks.com.au](http://www.bushfireworks.com.au)

I hereby declare that I am a BPAD Accredited bushfire practitioner.

Accreditation No. 46483

Signature

Date 10/06/2024



Authorised Practitioner Stamp

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 & Site Plans** - The assessment of this site was undertaken on 5 June 2024 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1).

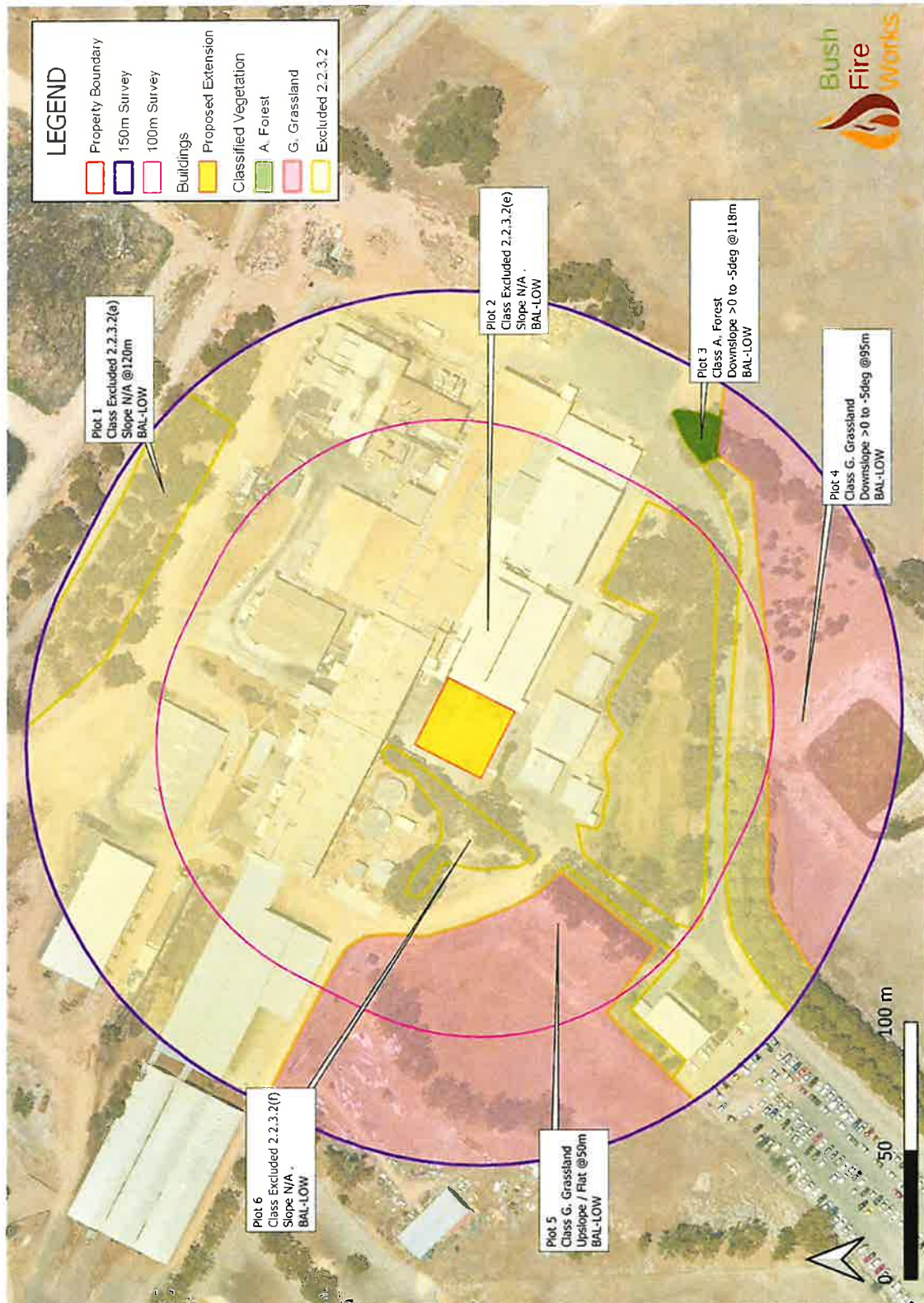


Figure 1: Classified Vegetation

**Note:** All diagrams are indicative only. They are not intended to represent a building's shape or scale.



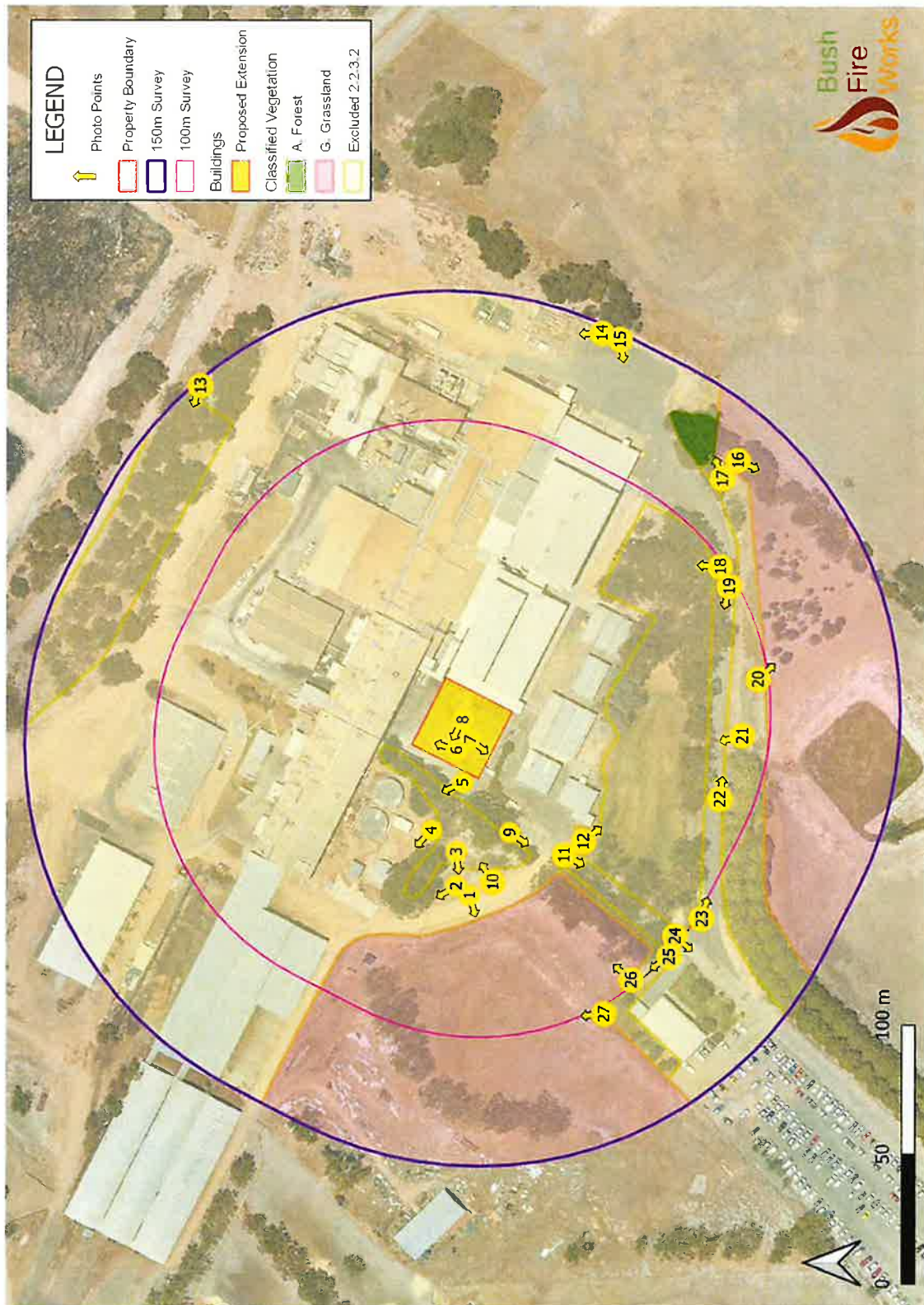



Figure 2: Photo Points

**Vegetation Classification** All vegetation within 150 m of the site was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot determining the Bushfire Attack Level is identified below.

|  |   |
|--|---|
| <p><b>Photo ID:</b> 1 <b>Plot:</b> 5</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Class G Grassland – Sown pasture G-26</p> <p><b>Description / Justification for Classification</b></p> <p>View east of subject site of grazed pasture including some trees and shrubs with overstory &lt;10%. A windbreak of a row of trees along the fence line also shown in background.</p>   | <p>BRG: 253°SW (M) POS: 33°40'26"S, 117°31'33"E ±2m</p>  <p>05 June 2024</p>  |
| <p><b>Photo ID:</b> 2 <b>Plot:</b> 2</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(e) Non Vegetated Areas</p> <p><b>Description / Justification for Classification</b></p> <p>View of hard packed gravel road network around facility. Low threat vegetation of lawns &lt;100 mm in height adjacent.</p>   | <p>BRG: 328°NW (M) POS: 33°40'26"S, 117°31'33"E ±2m</p>  <p>05 June 2024</p> |
| <p><b>Photo ID:</b> 3 <b>Plot:</b> 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of grassland managed in a minimal fuel condition including maintained lawns.<br/>Note: Plot 5 Class G Grassland shown in background.</p> | <p>BRG: 262°W (M) POS: 33°40'25"S, 117°31'34"E ±2m</p>  <p>05 June 2024</p> |



|   |   |
|---|---|
| <p><b>Photo ID:</b> 4 <b>Plot:</b> 3</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(e) Non Vegetated Areas</p> <p><b>Description / Justification for Classification</b></p> <p>View of areas permanently cleared of vegetation including gravel rock outcrop with water tanks and buildings.</p>   | <p>BRG: 313°NW (M) POS: 33°40'25"S, 117°31'34"E ±3m</p>  <p>05 June 2024</p>  |
| <p><b>Photo ID:</b> 5 <b>Plot:</b> 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of small row of shrubs and trees with understory cleared.</p> | <p>BRG: 334°NW (M) POS: 33°40'26"S, 117°31'35"E ±2m</p>  <p>05 June 2024</p> |
| <p><b>Photo ID:</b> 6 <b>Plot:</b> 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>View of subject building site which is permanently cleared of vegetation with buildings and concrete driveways / access.</p>  | <p>BRG: 18°N (M) POS: 33°40'26"S, 117°31'35"E ±2m</p>  <p>05 June 2024</p>  |



|   |  |
|---|--|
| <p>Photo ID: 7 Plot: 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>View of subject building site which is permanently cleared of vegetation with buildings and concrete driveways / access. Limited vegetation of hedges aligns the walkway paths.</p>     | <p>BRG: 218°SW (M) POS: 33°40'25"S, 117°31'35"E ±2m</p>    |
| <p>Photo ID: 8 Plot: 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of small row of shrubs and trees with understory cleared.</p> | <p>BRG: 297°W (M) POS: 33°40'25"S, 117°31'36"E ±2m</p>    |
| <p>Photo ID: 9 Plot: 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(e) Non Vegetated Areas</p> <p><b>Description / Justification for Classification</b></p> <p>View of driveway to the subject building site which is permanently cleared of vegetation. Limited vegetation of trees adjacent.</p>   | <p>BRG: 213°SW (M) POS: 33°40'26"S, 117°31'34"E ±3m</p>  |






|   |  |
|---|--|
| <p><b>Photo ID:</b> 10 <b>Plot:</b> 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of small row of shrubs and trees with understory cleared. Maintained lawns &lt;100 mm in height.</p> |  <p>BRG: 58°NE (M) POS: 33°40'26"S, 117°31'33"E ±2m</p> <p>05 June 2024</p>    |
| <p><b>Photo ID:</b> 11 <b>Plot:</b> 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of row of trees with understory cleared. Maintained lawns &lt;100 mm in height.</p>                  |  <p>BRG: 208°S (M) POS: 33°40'27"S, 117°31'34"E ±2m</p> <p>05 June 2024</p>   |
| <p><b>Photo ID:</b> 12 <b>Plot:</b> 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of row of trees with understory cleared. Maintained lawns &lt;100 mm in height.</p>                  |  <p>BRG: 142°SE (M) POS: 33°40'27"S, 117°31'34"E ±2m</p> <p>05 June 2024</p> |

|   |   |
|---|---|
| <p>Photo ID: 13 Plot: 1</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(a) &gt;100m from site</p> <p><b>Description / Justification for Classification</b></p> <p>Area of vegetation adjacent to drains and dams excluded as vegetation is more than 100 from the site.</p>                     | <p>BRG: 288°W (M) POS: 33°40'22"S, 117°31'41"E ±2m</p>  <p>05 June 2024</p>   |
| <p>Photo ID: 14 Plot: 3</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(e) Non Vegetated Areas</p> <p><b>Description / Justification for Classification</b></p> <p>View of subject building site which is permanently cleared of vegetation with buildings and concrete driveways / access.</p> | <p>BRG: 356°N (M) POS: 33°40'27"S, 117°31'41"E ±1m</p>  <p>05 June 2024</p>  |
| <p>Photo ID: 15 Plot: 3</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(e) Non Vegetated Areas</p> <p><b>Description / Justification for Classification</b></p> <p>View of subject building site which is permanently cleared of vegetation with buildings and concrete driveways / access.</p> | <p>BRG: 260°W (M) POS: 33°40'27"S, 117°31'41"E ±1m</p>  <p>05 June 2024</p> |



|  |  |
|--|--|
| <p>Photo ID: 16 Plot: 4</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Class G Grassland – Sown pasture G-26</p> <p><b>Description / Justification for Classification</b></p> <p>View south of subject site of grazed pasture including some trees and shrubs with overstory &lt;10%. Small clump of shrubs on along fence.</p>                                    |  <p>BRG: 205°S (M) POS: 33°40'29"S, 117°31'39"E ±2m</p> <p>05 June 2024</p>  |
| <p>Photo ID: 17 Plot: 3</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Class A Forest - Low open forest A-04</p> <p><b>Description / Justification for Classification</b></p> <p>Small area (250m<sup>2</sup>) plot of trees dominated by <i>Eucalypts</i> &gt;6m high, 30%-70% foliage cover with a mixed understory of low trees and shrubs.</p>                 |  <p>BRG: 71°NE (M) POS: 33°40'29"S, 117°31'39"E ±2m</p> <p>05 June 2024</p> |
| <p>Photo ID: 18 Plot: 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of spaced of trees with understory cleared.</p> |  <p>BRG: 4°N (M) POS: 33°40'29"S, 117°31'38"E ±6m</p> <p>05 June 2024</p>  |



|  |  |
|--|--|
| <p>Photo ID: 19 Plot: 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of row of trees with understory cleared along roadway. Maintained lawns and grasses &lt;100 mm in height.</p> | <p>BRG: 282°W (M) POS: 33°40'29"S, 117°31'38"E ±5m</p>  <p>05 June 2024</p>    |
| <p>Photo ID: 20 Plot: 4</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Class G Grassland – Sown pasture G-26</p> <p><b>Description / Justification for Classification</b></p> <p>View south of subject site of grazed pasture including some trees and shrubs with overstory &lt;10%. Small clump of trees adjacent to fence.</p>  | <p>BRG: 138°SE (M) POS: 33°40'29"S, 117°31'36"E ±2m</p>  <p>05 June 2024</p>  |
| <p>Photo ID: 21 Plot: 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of row of trees with understory cleared along roadway. Maintained lawns &lt;100 mm in height.</p>             | <p>BRG: 345°NW (M) POS: 33°40'29"S, 117°31'35"E ±2m</p>  <p>05 June 2024</p> |

|   |  |
|---|--|
| <p>Photo ID: 22 Plot: 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of row of trees with understory cleared along roadway. Maintained lawns and grasses &lt;100 mm in height.</p>  | <p>BRG: 97°E (M) POS: 33°40'29"S, 117°31'34"E ±3m</p>      |
| <p>Photo ID: 23 Plot: 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of row of trees with understory cleared along roadway. Maintained lawns &lt;100 mm in height. Pine tree hedge as windbreak / screen shown on left.</p> | <p>BRG: 107°E (M) POS: 33°40'29"S, 117°31'33"E ±2m</p>    |
| <p>Photo ID: 24 Plot: 3</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(e) Non Vegetated Areas</p> <p><b>Description / Justification for Classification</b></p> <p>View of entry to site which is permanently cleared of vegetation with buildings and driveways / access. Pine tree hedge as windbreak / screen shown on right.</p>  | <p>BRG: 222°SW (M) POS: 33°40'28"S, 117°31'32"E ±3m</p>  |



|  |   |
|--|---|
| <p>Photo ID: 25 Plot: 6</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p><b>Description / Justification for Classification</b></p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. The plot consisting of maintained lawns &lt;100 mm in height.<br/>Note: Plot 5 Class G Grassland shown in background.</p> | <p>BRG: 326°NW (M) POS: 33°40'28"S, 117°31'32"E ±2m</p>  <p>05 June 2024</p>  |
| <p>Photo ID: 26 Plot: 5</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Class G Grassland – Sown pasture G-26</p> <p><b>Description / Justification for Classification</b></p> <p>View east of subject site of grazed pasture including some trees and shrubs with overstory &lt;10%. A windbreak of a row of trees along the fence line also shown.</p>  | <p>BRG: 41°NE (M) POS: 33°40'28"S, 117°31'32"E ±4m</p>  <p>05 June 2024</p>  |
| <p>Photo ID: 27 Plot: 5</p> <p><b>Vegetation Classification or Exclusion Clause</b></p> <p>Class G Grassland – Sown pasture G-26</p> <p><b>Description / Justification for Classification</b></p> <p>View east of subject site of grazed pasture including some trees and shrubs with overstory &lt;10%. A windbreak of a row of trees along the fence line also shown.</p>  | <p>BRG: 354°N (M) POS: 33°40'27"S, 117°31'31"E ±3m</p>  <p>05 June 2024</p> |

**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

FDI 40 ☐

Table 2.4.5

FDI 50 ☐

Table 2.4.4

FDI 80 ☒

Table 2.4.3

FDI 100 ☐

Table 2.4.2

## Potential Bushfire Impacts

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

**Table 1: BAL Analysis**

| Plot | Vegetation Classification      | Effective Slope °  | Separation (m) | BAL       |
|------|--------------------------------|--------------------|----------------|-----------|
| 1    | Excludable – Clause 2.2.3.2(a) | N/A                | 120            | BAL – LOW |
| 2    | Excludable – Clause 2.2.3.2(e) | N/A                | N/A            | BAL – LOW |
| 3    | Class A - Forest               | Downslope >0 to -5 | 118            | BAL – LOW |
| 4    | Class G Grassland              | Downslope >0 to -5 | 95             | BAL – LOW |
| 5    | Class G Grassland              | Upslope/Flat       | 50             | BAL – LOW |
| 6    | Excludable – Clause 2.2.3.2(f) | N/A                | N/A            | BAL – LOW |

## 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 – LOW**

## DISCLAIMER

*The determinations and recommendations in this report are based on the requirements of Australian Standards 3959 – 2018, (Construction of Buildings in Bushfire prone Areas) and State Planning Policy 3.7, (Planning in Bushfire Prone Areas and appendices). This assessment has been undertaken in good faith and has been based on the site conditions apparent at the time of inspection, and other information provided by the client or their agents. Construction of the dwelling to the prescribed BAL level will not on its own guarantee that a building will not be destroyed or damaged by a bushfire. The consultant has no control over the subsequent actions of the home owner in the construction, development and maintenance of a property, which in the event of a bushfire may contribute to loss or damage. Accordingly the consultant, local government authority, their servants or agents shall not be held accountable for any damage to property, loss or other consequence as a result of the services provided or determinations in this report.*

## ADDITIONAL INFORMATION FOR THE CLIENT

### BUSHFIRE ATTACK LEVELS AND CORRESPONDING SECTIONS FROM AS 3959-2018

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

### RADIANT HEAT THRESHOLDS OF PAIN AND IGNITION FROM AS 3959-2018

In a bushfire, radiant heat levels may be unsafe for humans and could also ignite combustible materials in the vicinity. Table G1 provides an indication of the potential effects of radiant heat levels on both humans and selected materials to assist the reader in understanding the implications of the different BALs.

**TABLE G1 - TYPICAL RADIANT HEAT INTENSITIES FOR VARIOUS PHENOMENA**

| PHENOMENA   | $\text{kW/m}^2$ |
|---|-----------------|
| Pain to humans after 10 s to 20 s   | 4               |
| Pain to humans after 3 s  | 10              |
| Ignition of cotton fabric after a long time (piloted) (see Note 2)          | 13              |
| Ignition of timber after a long time 13 (piloted) (see Note 2)              | 13              |
| Ignition of cotton fabric after a long time (non-piloted) (see Note 3)      | 25              |
| Ignition of timber after a long time (non-piloted) (see Note 3)             | 25              |
| Ignition of gabardine fabric after a long time (non-piloted) (see Note 3)   | 27              |
| Ignition of black drill fabric after a long time (non-piloted) (see Note 3) | 38              |
| Ignition of cotton fabric after 5 s (non-piloted) (see Note 3)              | 42              |
| Ignition of timber in 20 s (non-piloted) (see Note 3)                       | 45              |
| Ignition of timber in 10 s (non-piloted) (see Note 3)                       | 55              |

**NOTES:**

1. Source AS 1530.4—2005.
2. Introduction of a small flame to initiate ignition.
3. Flame not introduced to initiate ignition.



## HOW TO PROCEED WITH THIS DOCUMENT

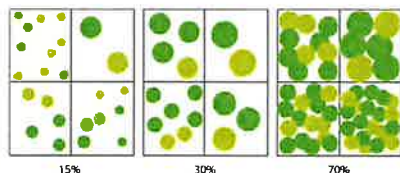
1. If you have been issued with a BAL report that requires **no further clearing / thinning**, this document can be submitted with your application for Development Approval **and** your application for Building Approval with your local authority.

Vegetation thinning standards outlined below provide an indication of the requirements for Asset Protection Zones as prescribed in State Planning Policy 3.7. These are the minimum standards required on sites that require vegetation amendments to achieve acceptable BAL levels. **Your Local Authority may prescribe additional or modified standards:**

### SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

| OBJECT   | REQUIREMENT   |
|--|---|
| Fences within the APZ  | <ul style="list-style-type: none"> <li>Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resistant timber referenced in Appendix F of AS 3959).</li> </ul>  |
| Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness) | <ul style="list-style-type: none"> <li>Should be managed and removed on a regular basis to maintain a low threat state.</li> <li>Should be maintained at &lt;2 tonnes per hectare (on average).</li> <li>Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch &gt;6 millimetres in thickness.</li> </ul>  |
| Trees* (>6 metres in height)   | <ul style="list-style-type: none"> <li>Trunks at maturity should be a minimum distance of six metres from all elevations of the building.</li> <li>Branches at maturity should not touch or overhang a building or powerline.</li> <li>Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation.</li> <li>Canopy cover within the APZ should be &lt;15 per cent of the total APZ area.</li> <li>Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.</li> </ul> |

Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity



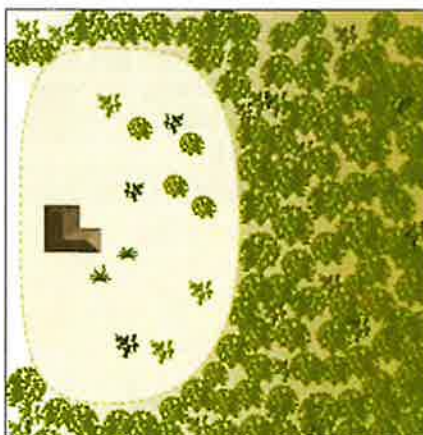
|   |   |
|---|---|
| Shrub* and scrub* (0.5 metres to six metres in height)  | <ul style="list-style-type: none"> <li>Should not be located under trees or within three metres of buildings.</li> <li>Should not be planted in clumps &gt;5 square metres in area.</li> <li>Clumps should be separated from each other and any exposed window or door by at least 10 metres.</li> </ul>  |
| Shrub and scrub >6 metres in height are to be treated as trees  |   |
| Ground covers* (<0.5 metres in height; Ground covers >0.5 metres in height are to be treated as shrubs) | <ul style="list-style-type: none"> <li>Can be planted under trees but must be maintained to remove dead plant material as prescribed in 'Fine fuel load' above.</li> <li>Can be located within two metres of a structure, but three metres from windows or doors if &gt;100 millimetres in height.</li> </ul>   |
| Grass   | <ul style="list-style-type: none"> <li>Grass should be maintained at a height of 100 millimetres or less, at all times.</li> <li>Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.</li> </ul>  |
| Defendable space  | <ul style="list-style-type: none"> <li>Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.</li> </ul>   |
| LP Gas Cylinders  | <ul style="list-style-type: none"> <li>Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building.</li> <li>The pressure relief valve should point away from the house.</li> <li>No flammable material within six metres from the front of the valve.</li> <li>Must sit on a firm, level and non-combustible base and be secured to a solid structure.</li> </ul> |

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

Source: WAPC Dec 2021 Guidelines for planning in bushfire prone areas. V1.4.

Hazard on three sides

APZ



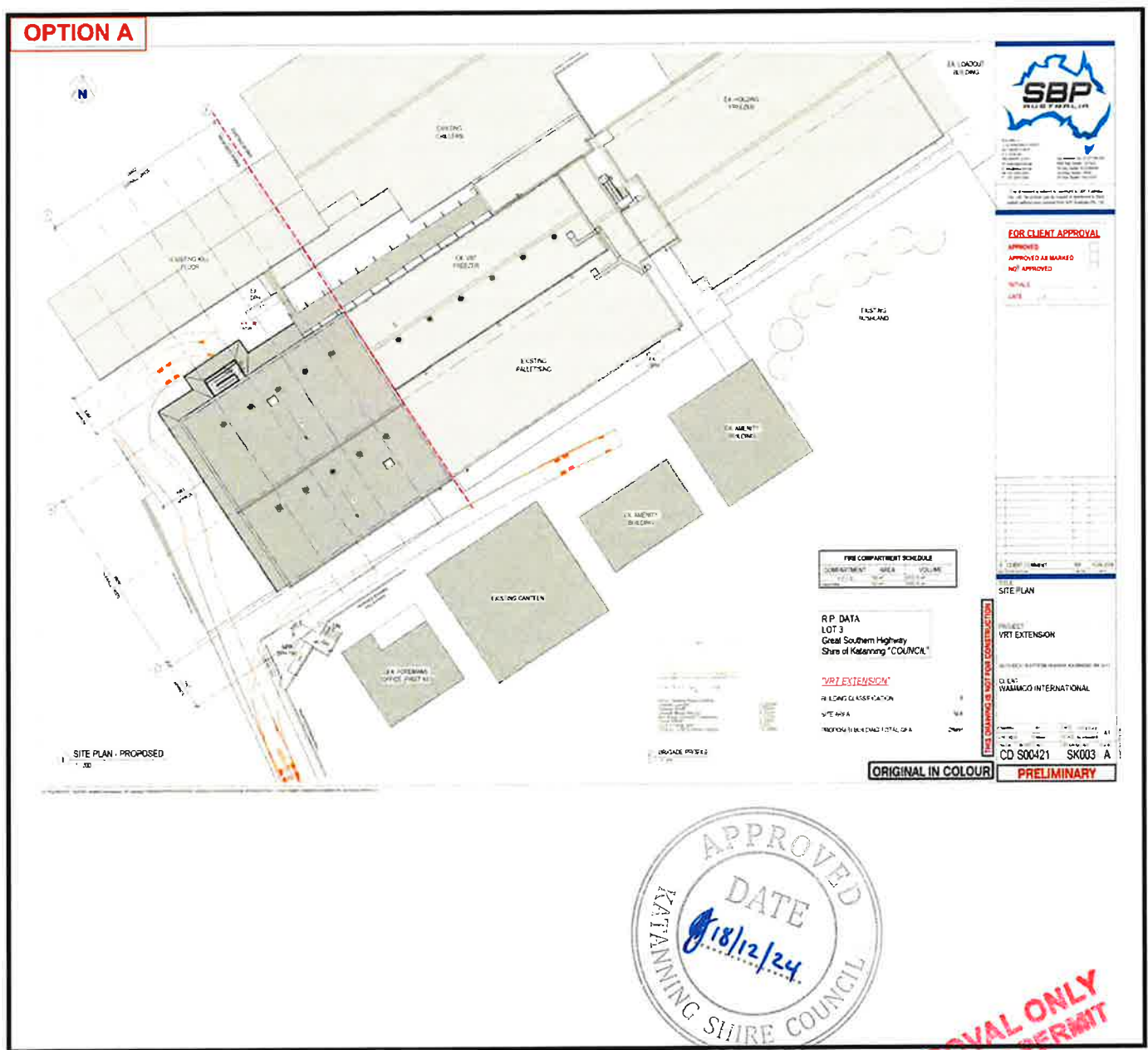
Refer to Schedule 1: Standards for Asset Protection Zones.

## Appendix 1: Plans and Drawings

Plans and drawings relied on to determine the bushfire attack level showing site layout and distances to boundaries.

## Drawing / Plan Description Site Plan

|                          |                   |                                    |
|--------------------------|-------------------|------------------------------------|
| <b>Job Number</b> S00421 | <b>Revision</b> A | <b>Date of Revision</b> 10/04/2024 |
|--------------------------|-------------------|------------------------------------|

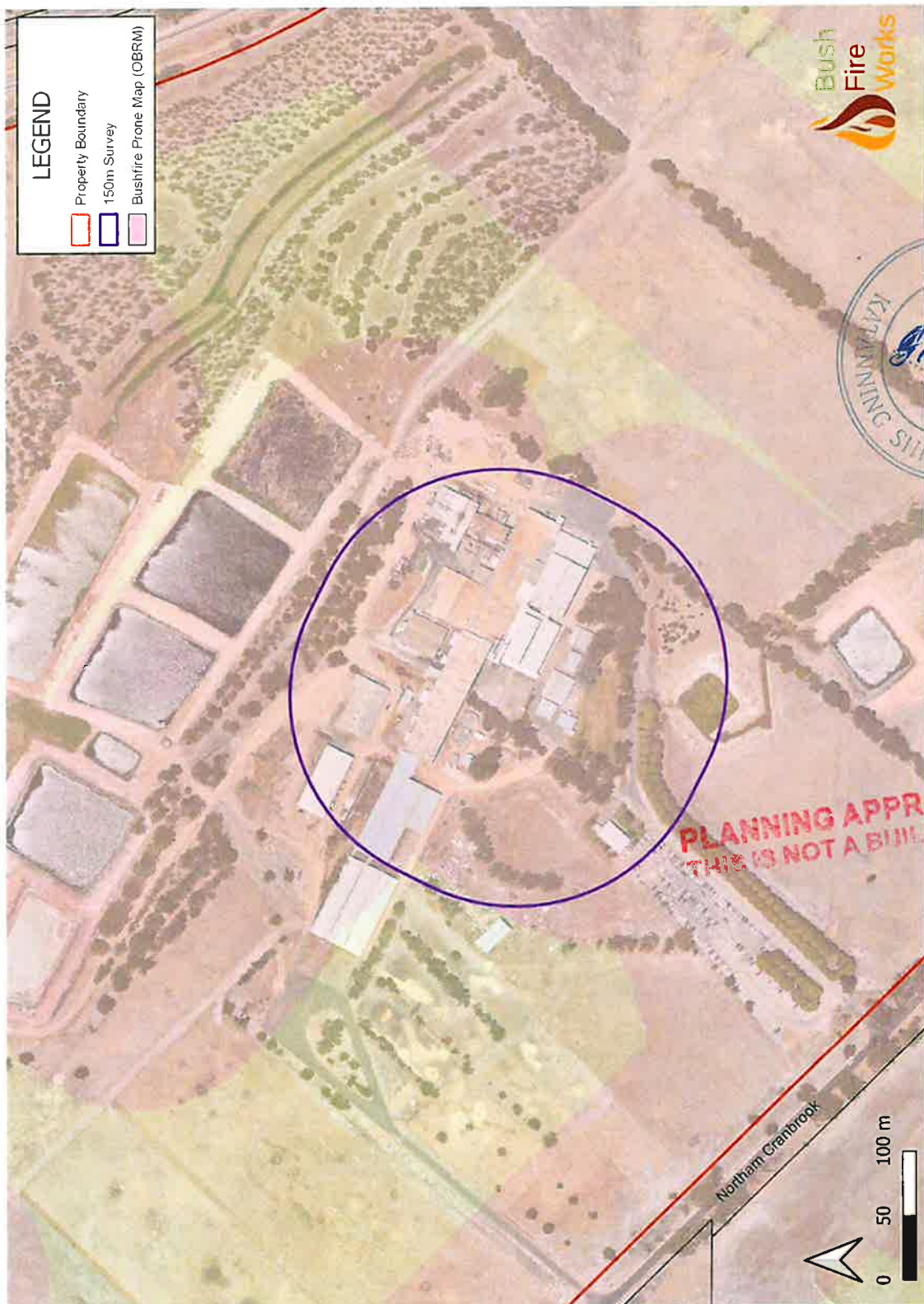


## Appendix 2: Additional Information / Advisory Notes

- This BAL report is for the proposed VRT Extension to the existing freezers with the operating commercial premises.
- The area for the proposed development is located in a 'special use' Shire of Katanning LPS zoned area with well-established road networks. The site includes turnaround areas for heavy vehicles, dams and water tanks for installed fire hydrants. The site of the existing buildings was found to be well maintained to a low threat vegetation state with mown grasses kept at <100mm and well-maintained gardens which will be required ongoing maintenance in perpetuity. The area surrounding consists mainly of short, grazed pasture grasses.
- The Simplified method – Method 1 – was used in determining the BAL for the proposed construction.
- All vegetation within 150m was classified using AS3959-2018 *Construction of Buildings in bushfire-prone areas* Table 2.3 and the WA Department of Planning *Visual guide for bushfire risk assessment in Western Australia*.
- Further Assess Protection Zone requirements and relevant Fire Notice information for the Shire of Katanning can be found at <https://www.katanning.wa.gov.au/services/safety-emergency-services/fire.aspx>.
- The WA Department of Planning *Visual guide for bushfire risk assessment in Western Australia* can be found at [https://www.dplh.wa.gov.au/getmedia/829c30d9-e19c-45d1-bd3c-bb520a0fb670/BF-Visual\\_guide\\_for\\_bushfire\\_risk\\_assessment\\_in\\_Western\\_Australia](https://www.dplh.wa.gov.au/getmedia/829c30d9-e19c-45d1-bd3c-bb520a0fb670/BF-Visual_guide_for_bushfire_risk_assessment_in_Western_Australia).
- It is recommended that the owner clear and maintain the excluded plot around the building in a short condition during summer months, carefully consider species and planting, layout of garden and landscape plantings and maintain minimal flammable material near the outside walls of the home to reduce the risk of combustion and spread of fire in the event of a wildfire. The established APZ will require ongoing maintenance of the surrounding lawns and grasses.



## Appendix 3: Bushfire Prone Map (OBRM)





WESTERN



AUSTRALIA

|                                    |   |
|------------------------------------|---|
| REGISTER NUMBER<br><b>3/D42266</b> |   |
| DUPLICATE EDITION<br><b>2</b>      | DATE DUPLICATE ISSUED<br><b>4/10/2011</b> |

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **566** FOLIO **127A**

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.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 3 ON DIAGRAM 42266

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

WESTERN AUSTRALIAN MEAT MARKETING CO-OPERATIVE LTD OF LEVEL 3, 823 WELLINGTON STREET,  
WEST PERTH

(T H372595 ) REGISTERED 25/2/2000

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

1. TITLE EXCLUDES THE LAND SHOWN ON OP 16249.
2. L744820 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 28/9/2011.

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: 566-127A (3/D42266)  
PREVIOUS TITLE: 1300-85  
PROPERTY STREET ADDRESS: 27983 GREAT SOUTHERN HWY, KATANNING.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KATANNING

INDEXED

JT

Transfer A450621  
Volume 1300 Folio 85

WESTERN



ORIGINAL

REGISTER BOOK

VOL 566

FOL 127 A

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED



Southern Meat Packers Ltd., of 7 High Street, Fremantle, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing six hundred and twenty-one acres one rood and thirty perches or thereabouts, being portion of each of Kolonup Locations 3835 and 4207 and being Lot 3 on Diagram 42266.

Dated the 19th day of October, 1971.



*As before*

REGISTRAR OF TITLES.

Application B958891, On 30-1-1980 the proprietor changed its name to Metro Meat (Katanning) Ltd. and its address is now First Floor, 223 High Street, Fremantle.

21st July 1980

Less Portion Resumed:  
Transfer F520274 to Metro Meat International Limited  
of Level 43, 55 Collins Street, Melbourne, Victoria.  
Registered 4th July 1995 at 15.23 hrs.

Less portion resumed:  
Transfer H372595 to Western Australian Meat Marketing Co-operative Ltd of Level 3, 823 Wellington Street, West Perth.  
Registered 25th February 2000 at 10.58 hrs.

For encumbrances and other matters affecting the land see back

Page 1 of 4



EASEMENTS AND ENCUMBRANCES REFERRED TO

*Transfer 4765/1911 but modified by surrender 22/1/1918. Reverts to the proprietor of property for the time being of Rotherham Town lots 421 and 422 (Vol 988 fol 133) certain rights with conditions and covenants as set out in the deed transfer over the within land.*

**DISCHARGED**

Mortgage A450622 to Commercial & General Acceptance Limited Registered 19th October 1971 at 9.50 o'clock

Discharge A496187 of Mortgage A450622 Registered 3rd March 1972 at 3.27 o'clock

Mortgage A496188 to THE COMMISSIONERS OF THE BUREAU AND INDUSTRIES BANK OF WESTERN AUSTRALIA Registered 3rd March 1972 at 3.27 o'clock

**DISCHARGED**

Discharge A532252 to Commercial & General Acceptance Limited Registered 15th June 1972 at 2.00 o'clock

Discharge A622670 to Commercial & General Acceptance Limited Registered 2nd February 1973 at 1.58 o'clock

**DISCHARGED**

Discharge A721872 of Mortgage A496188 Registered 12th September 1973 at 10.42 o'clock

Mortgage A721873 to THE COMMISSIONERS OF THE BUREAU AND INDUSTRIES BANK OF WESTERN AUSTRALIA Registered 12th September 1973 at 10.42 o'clock

Discharge A746072 of Mortgage A532251 Registered 5th November 1973 at 3.28 o'clock

Mortgage A746073 to THE COMMISSIONERS OF THE BUREAU AND INDUSTRIES BANK OF WESTERN AUSTRALIA Registered 5th November 1973 at 3.28 o'clock

**DISCHARGED**

Mortgage A746074 to THE COMMISSIONERS OF THE BUREAU AND INDUSTRIES BANK OF WESTERN AUSTRALIA Registered 5th November 1973 at 3.28 o'clock

Discharge A746075 of Mortgage A746074 Registered 5th November 1973 at 3.28 o'clock

Discharge A775093 of Mortgage A622670 Registered 21st January 1974 at 9.28 o'clock

Dup C/T not produced. (none produced)

*As to the land contained in Vol 1156 fol 975 only*

*Surrender A839944. The above rights created by Transfer A785/1911 are now surrendered.*

Registered 21st June 1974 at 3.16 o'clock

Discharge A623671 of Mortgage A746074 Registered 22nd November 1978 at 9.09 o'clock

Discharge C127922 of Mortgage A746075 Registered 30th April 1981 at 9.34 o'clock

Mortgage C127923 to The National Bank of Australasia Limited Registered 30th April 1981 at 9.34 o'clock

Discharge C752342 of Mortgage C127923 Registered 17th April 1984 at 9.19 o'clock

Dup C/T not produced

PUBLIC WORKS ACT 1902-1955 SEC. 17 (5)  
NOTICE OF INTENTION TO RESUME  
AS TO PORTION ONLY  
R.D. 77/74  
ITEM 1  
GOVT. GAL. 17-8-85  
PAGE 2474  
ASSISTANT REGISTRAR OF TITLES

As to portion only:  
Caveat D146171 Lodged 15.11.1985 at 3.29 o'clock

Withdrawal D411075 of Caveat D146171  
Lodged 5.2.1987 at 9.12 o'clock

CERTIFICATE OF TITLE  
VOL. 566 FOL. 127A

PUBLIC WORKS ACT 1902-1955 SEC. 17 (5)  
NOTICE OF INTENTION TO RESUME  
AS TO PORTION ONLY  
R.D. 63-85  
ITEM 1  
GOVT. GAL. 16-8-85  
PAGE 2944  
ASSISTANT REGISTRAR OF TITLES

PUBLIC WORKS ACT 1902-1955 SEC. 17 (5)  
NOTICE OF INTENTION TO RESUME  
AS TO PORTION ONLY  
R.D. 55-86  
ITEM 1  
GOVT. GAL. 15-8-86  
PAGE 2932  
ASSISTANT REGISTRAR OF TITLES

Discharge E272522 of Mortgages A721873 and A746073 Registered 10th January 1990 at 15.08 hrs.

3 OF 4 PAGES

X- Caveat H266967 by Western Australian Meat Marketing Co-operative Ltd. Lodged 1.11.99 at 15.04 hrs.

Withdrawal H372594 of Caveat H266967. Lodged 25.2.2000 at 10.58 hrs.



Superseded - Copy for Sketch Only

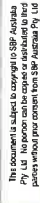
EASEMENTS AND ENCUMBRANCES REFERRED TO

Superseded - Copy for Sketch Only

CERTIFICATE OF TITLE

VOL. 566 FOL. 127A

27983 GREAT SOUTHERN HIGHWAY, KATANNING, WA, 6317

SHEET 11ST[illegible]

|                                  |                     |
|----------------------------------|---------------------|
| PERSONAL ACCESS DOOR             | STRUCTURAL COLUMN   |
| FACE OF PERSONAL ACCESS DOOR     | UNDERSIDE           |
| PLASTERBOARD                     | UPRINAL             |
| PARALLEL FLANGE CHANNEL          | VANITY              |
| PANTRY                           | VERTICAL            |
| REINFORCED CONCRETE              | VILLA BOARD         |
| REINFORCED                       | WINDOW              |
| RECTANGULAR HOLLOW SECTION       | WELDED BEAM         |
| RELATIVE/REDUCED LEVEL           | WATER CLOSET        |
| SINK                             | WASHING MACHINE     |
| SQUARE HOLLOW SECTION            | WASHDOWN HOSE REEL  |
| SAWCUT JOINT                     | WHEEL PANEL         |
| KITCHEN SINK                     | WHEEL STOP          |
| STRUCTURAL LEVEL                 | ZINCALUME           |
| STEEL TRAVELLER                  |                     |
| STEEL TRAVELLER CONCRETE         |                     |
| STORM WATER GULLY                |                     |
| TO BE ADVISED                    |                     |
| TACTILE GROUND SURFACE INDICATOR |                     |
| TAPPED JOINT                     |                     |
| TOP OF KERB                      |                     |
| TOP OF WALL                      |                     |
| TANGENT POINT                    |                     |
| TYPICAL                          |                     |
| UNEQUAL ANGLE                    |                     |
| UNIVERSAL BEAM                   |                     |
| UPRINAL                          |                     |
| UNDERSIDE                        |                     |
| VERTICAL                         |                     |
| VILLA BOARD                      |                     |
| WINDOW                           |                     |
| WELDED BEAM                      |                     |
| WATER CLOSET                     |                     |
| WASHING MACHINE                  |                     |
| WASHDOWN HOSE REEL               |                     |
| WHEEL PANEL                      |                     |
| WHEEL STOP                       |                     |
| ZINCALUME                        |                     |
|                                  | STRUCTURAL ENGINEER |
|                                  | CIVIL ENGINEER      |
|                                  | MECHANICAL ENGINEER |
|                                  | METAL ENGINEER      |
|                                  | FIRE ENGINEER       |
|                                  | HYDRAULIC ENGINEER  |

|                         | DATE       | BY |
|-------------------------|------------|----|
| D. DA SUBMISSION        | 17 09 2024 | RM |
| C. UPDATED CLIENT ISSUE | 19 09 2024 | RM |
| B. CLIENT APPROVAL      | 08 05 2024 | RM |
| A. CLIENT COMMENT       | 10 04 2024 | RM |
|                         | DATE       | BY |

**TITLE:**  
**COVER SHEET**

PROJECT: VRT EXTENSION

2001 GREAT SOURCE INDEPENDENT KATZMAN WA 6317

CLIENT:  
WAMMCO INTERNATIONAL

|             |            |       |
|-------------|------------|-------|
| DATE        | 17/09/2024 | A1    |
| SCALE       | 1:1        |       |
| DRAWING NO. | SK001      | ISSUE |
| PROJECT NO. | CD S00421  | D     |

**ORIGINAL IN COLOUR**

**FOR APPROVAL**











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| Item                      | Due Date   | Status |
|---------------------------|------------|--------|
| D. DA SUBMISSION          | 17.08.2024 | PH     |
| C. UPDATED CLIENT ISSUE   | 19.08.2024 | PH     |
| B. CFES SUBMISSION        | 14.08.2024 | PH     |
| A. PRELIMINARY CFES ISSUE | 17.07.2024 | PH     |

| TITLE             | DATE | BY | APP'D | DATE | BY | APP'D |
|-------------------|------|----|-------|------|----|-------|
| OVERALL SITE PLAN |      |    |       |      |    |       |

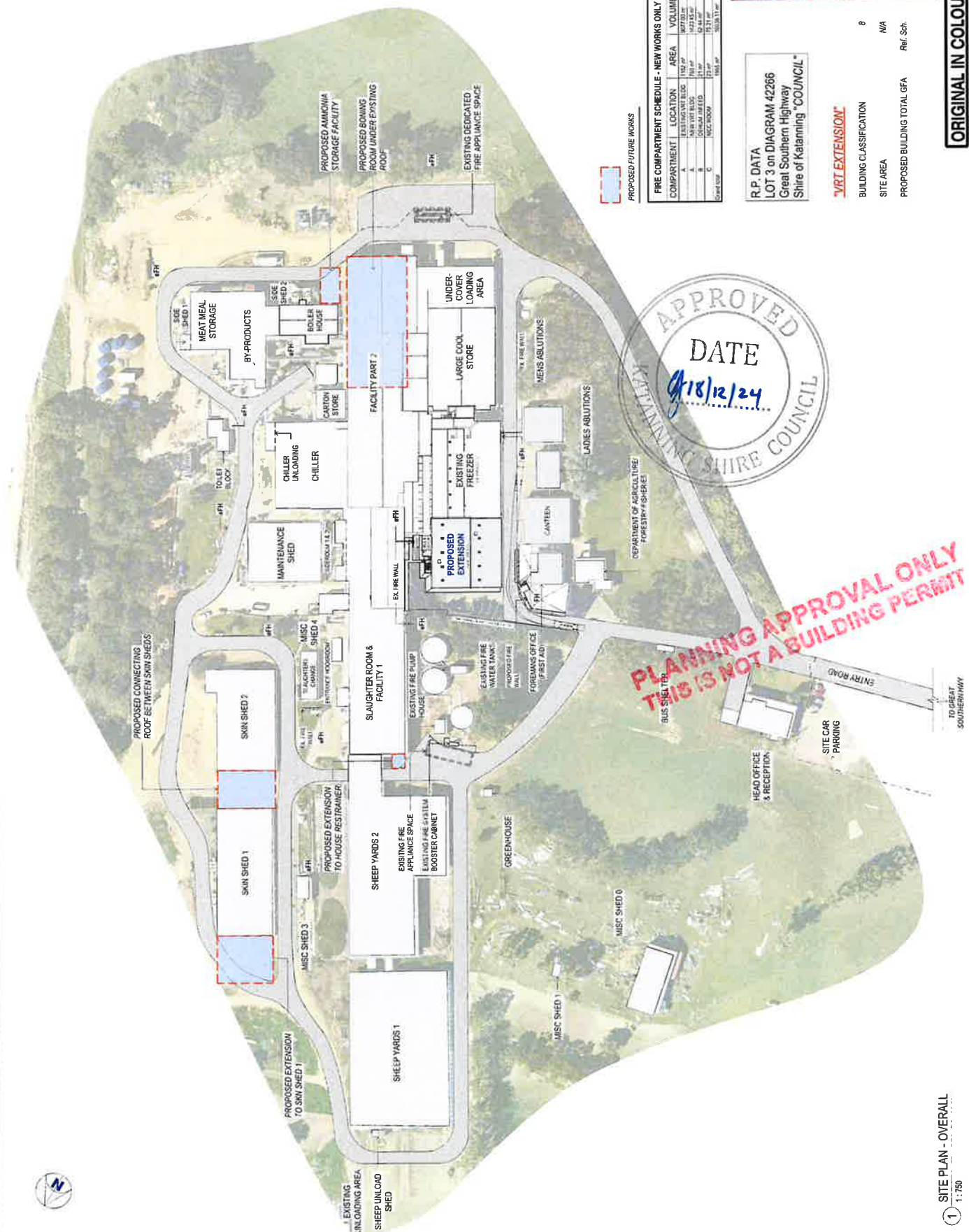
PROJECT: VRT EXTENSION

418 W. H. CHEN AND Y. S. CHEN, POLYMER LETTERS

CLIENT: WAMMCO INTERNATIONAL

|            |              |       |
|------------|--------------|-------|
| DATE       | 17 09 2024   | A1    |
| SCALE      | As indicated | ISSUE |
| PROJECT NO | SK001        | D     |
| PHASE      | CD           |       |
| CHECKER    | SK001        |       |

**FOR APPROVAL**



| COMPARTMENT | LOCATION              | AREA     | VOLUME      |
|-------------|-----------------------|----------|-------------|
| A           | 1 FLOOR TROUBLE BLDG. | 1162 sq' | 3077.03 cu' |
| A           | 1 FLOOR TROUBLE BLDG. | Nil sq'  | 1473.55 cu' |
| B           | CHURCH                | 211 sq'  | 52.44 cu'   |
| C           | MCC ROOM              | 273 sq'  | 75.31 cu'   |
| Grand Total |                       | 1746 sq' | 4378.33 cu' |

R.P. DATA  
LOT 3 on DIAGRAM 42266  
Great Southern Highway  
Shire of Katanning "COUNCIL"

"VRT EXTENSION"

## BUILDING CLASSIFICATION

SITE AREA

PROPOSED BUILDING TOTAL GFA

**ORIGINAL IN COLOUR**

1 SITE PLAN - OVERALL

1:750

J. Appl. Polym. Sci. 60: 197-208, 1995



BUILDING C  
24/05/2024  
P.O. BOX 101  
100/101, 102/103, 103/104, 104/105, 105/106, 106/107, 107/108, 108/109, 109/110, 110/111, 111/112, 112/113, 113/114, 114/115, 115/116, 116/117, 117/118, 118/119, 119/120, 120/121, 121/122, 122/123, 123/124, 124/125, 125/126, 126/127, 127/128, 128/129, 129/130, 130/131, 131/132, 132/133, 133/134, 134/135, 135/136, 136/137, 137/138, 138/139, 139/140, 140/141, 141/142, 142/143, 143/144, 144/145, 145/146, 146/147, 147/148, 148/149, 149/150, 150/151, 151/152, 152/153, 153/154, 154/155, 155/156, 156/157, 157/158, 158/159, 159/160, 160/161, 161/162, 162/163, 163/164, 164/165, 165/166, 166/167, 167/168, 168/169, 169/170, 170/171, 171/172, 172/173, 173/174, 174/175, 175/176, 176/177, 177/178, 178/179, 179/180, 180/181, 181/182, 182/183, 183/184, 184/185, 185/186, 186/187, 187/188, 188/189, 189/190, 190/191, 191/192, 192/193, 193/194, 194/195, 195/196, 196/197, 197/198, 198/199, 199/200, 200/201, 201/202, 202/203, 203/204, 204/205, 205/206, 206/207, 207/208, 208/209, 209/210, 210/211, 211/212, 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|   |                        |    |            |
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| D | DR SUBMISSION          | RH | 17 09 2024 |
| C | UPDATED CLIENT ISSUE   | RH | 19 08 2024 |
| B | DIES SUBMISSION        | RH | 14 08 2024 |
| A | PRELIMINARY DIES ISSUE | RH | 17 07 2024 |

**TITLE:**  
FLOOR PLAN - EQUIPMENT  
LAYOUT

PROJECT: WVRT EXTENSION

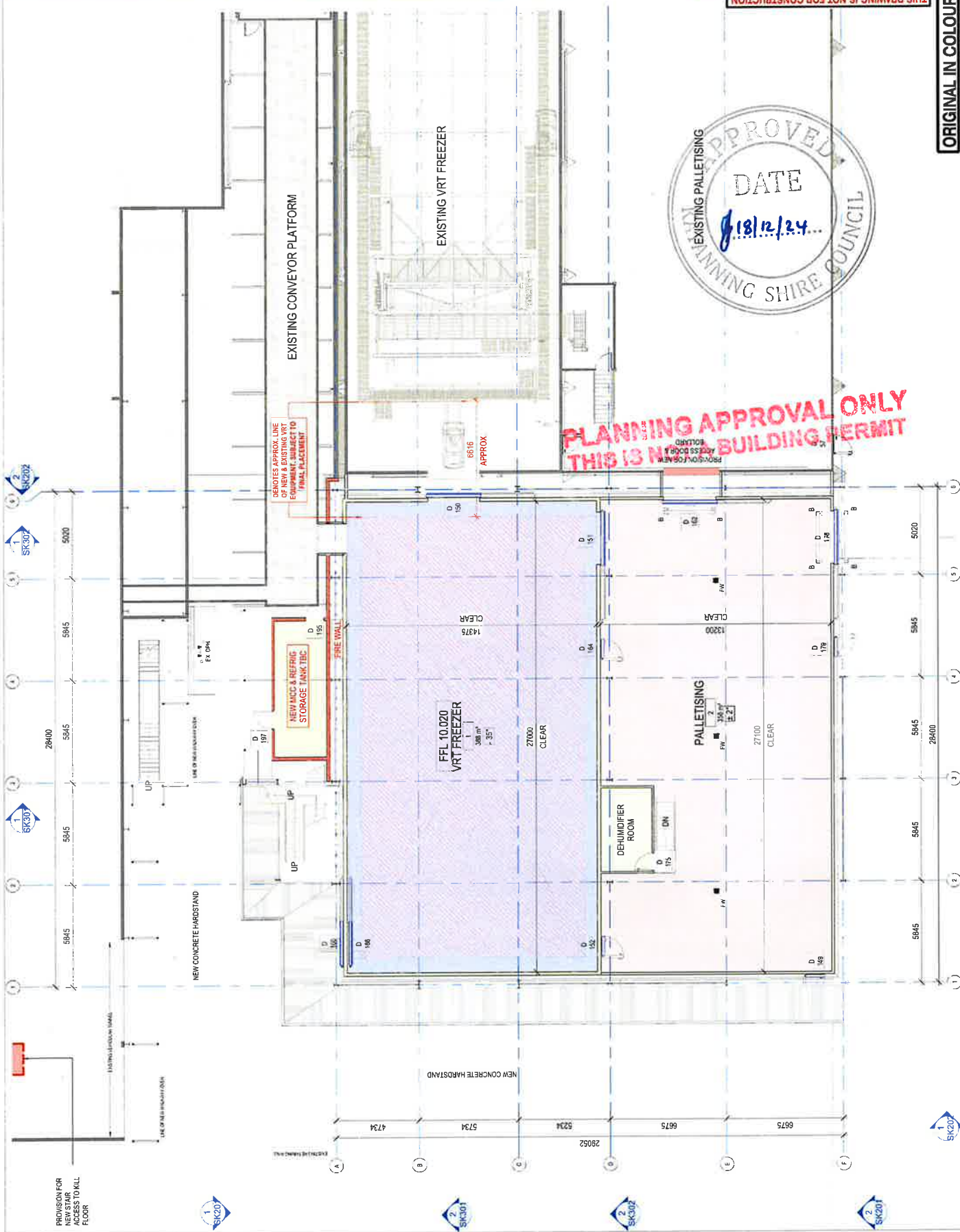
12TH GREAT SOUTHERN HIGHWAY, KATAMBING WA 6317

CLIENT:  
WAMMCO INTERNATIONAL

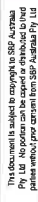
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|           | CHECKED     | Checker     | SCALE      | 1:100 |
|           | PHASE       | DRAWING NO. | SK102      | ISSUE |
|           |             |             |            | D     |

**FOR APPROVAL**

**ORIGINAL IN COLOUR**







|                       |          |
|-----------------------|----------|
| DATE: 12/03/2024      | A1       |
| SCALE: 1:25           |          |
| DRAWING NO: SK110     | ISSUE: B |
| PROJECT NO: CD S00421 |          |

**FOR APPROVAL**

1:25

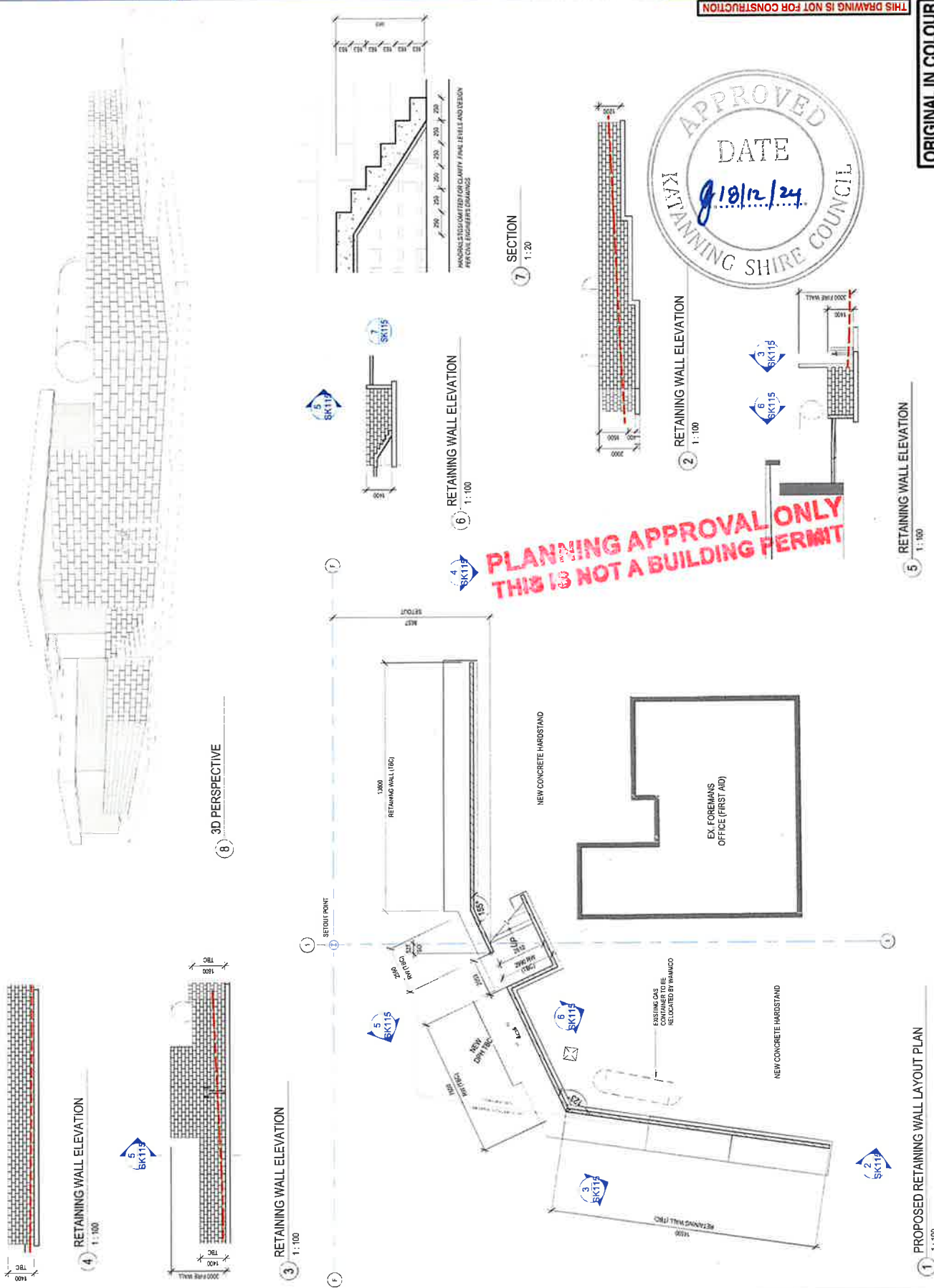
12. *Phragmites australis* (Cav.) Trin. ex Steud. Common reed. A tall, grassy plant with long, narrow leaves and dense, upright flower spikes. It is a common wetland plant.



SBP AUSTRALIA  
18/05/2024

Prepared by: J. Smith  
Checked by: J. Smith  
Drawn by: J. Smith  
Scale: 1:100  
Date: 18/05/2024  
Project: VRT Extension

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ORIGINAL IN COLOUR

FOR APPROVAL

|            |                       |            |       |
|------------|-----------------------|------------|-------|
| DATE       | 17/09/2024            | SCALE      | A1    |
| DRAWN      | CH                    | CHECKED    | CH    |
| PROJECT NO | CD/S00421             | DRAWING NO | SK115 |
| CLIENT     | WAMMICO INTERNATIONAL | ISSUE      | B     |

PROJECT: VRT EXTENSION  
7790 GREAT SOUTHERN HIGHWAY, KATANNING WA 6117

DATE: 17/09/2024  
SCALE: A1  
DRAWN: CH  
CHECKED: CH  
PROJECT NO: CD/S00421  
DRAWING NO: SK115  
ISSUE: B





BUILDING C  
SHEATHING 211021

PROJECT NO. 211021

DATE: 12/08/2024

SCALE: 1:100

PROJECT NO. 211021

PROJECT NO. 211021

PROJECT NO. 211021

PROJECT NO. 211021

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PROJECT NO. 211021

PROJECT NO. 211021

16052  
RIDGE HEIGHT

GROUND FLOOR  
10020



PLANNING APPROVAL ONLY  
THIS IS NOT A BUILDING PERMIT

1 NORTH-WEST ELEVATION  
1:100

PROVISION FOR  
EXISTING METAL CLAD WALL SHEETING  
DETAIL

EXISTING METAL CLAD  
WALL SHEETING

METAL CLAD ROOF  
SHEETING

EXISTING METAL CLAD  
WALL SHEETING

GROUND FLOOR  
10020

EXISTING PARS  
TO BE RELOCATED

16052  
RIDGE HEIGHT

2 SOUTH-WEST ELEVATION  
1:100

THIS DRAWING IS NOT FOR CONSTRUCTION

PROJECT  
VAT EXTENSION

7700 (SHEATH) SOUTHERN HIGHWAY, KANNING WA 6117

CLIENT  
WAMMOO INTERNATIONAL

|             |            |             |        |       |
|-------------|------------|-------------|--------|-------|
| DATE        | 12/08/2024 | SCALE       | 1:100  | A1    |
| CHECKED     | CHAD       | PROJECT NO. | 211021 | ISSUE |
| PROJECT NO. | 211021     | SKETCH NO.  | SK201  | D     |

ORIGINAL IN COLOUR

FOR APPROVAL





Alex. Economou 404 251 0471 260 255  
 IG of Hwy Builder 12116 VC  
 SA Hwy Builder 1012 144589  
 QLD Hvy. Builder 15082  
 VC Hwy Builder 08-137214

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|                        |    | DATE       |
|------------------------|----|------------|
| D DA SUBMISSION        | RM | 17.09.2024 |
| C UPDATED CLIENT ISSUE | RM | 18.10.2024 |
| B CLIENT APPROVAL      | RM | 08.03.2025 |
| A CLIENT COMMENT       | RM | 10.04.2025 |

**TITLE:**  
**ELEVATIONS - SHEET 2**

PROJECT: VRT EXTENSION

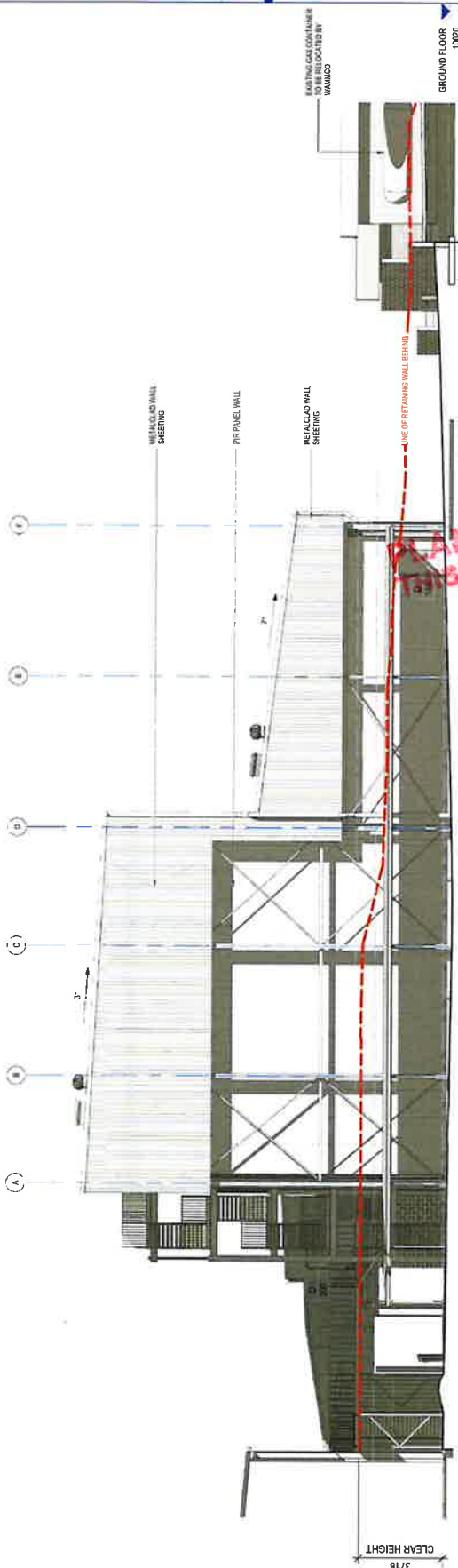
740 GREAT SOUTHERN HIGHWAY, KATY, TEXAS 77451

CLIENT: WAMMCO INTERNATIONAL

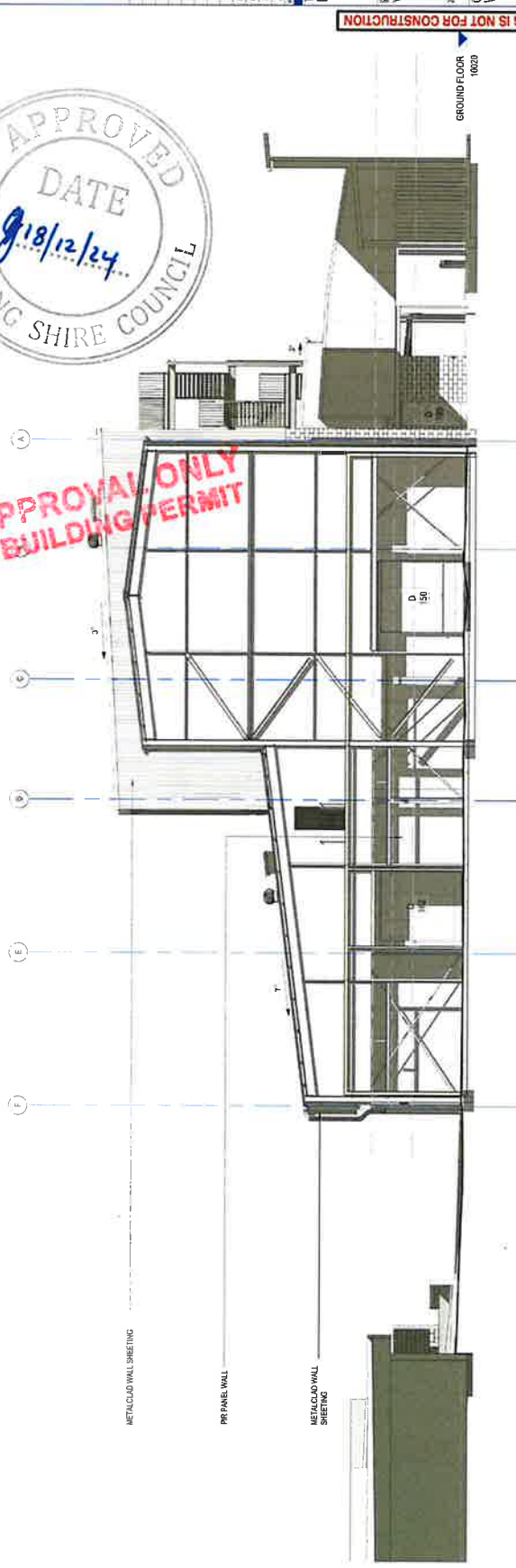
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| CD S00421 | ISSUE       | SCALE: 1:100     | D  |

**ORIGINAL IN COLOUR**

**FOR APPROVAL**



1 SOUTH-WEST ELEVATION  
1 : 100



2 NORTH-EAST ELEVATION  
1:100





