

LOCALITY PLAN

LOT 27 RESERVE ROAD, MUCHEA



A10265

14K Brewery Reserve Road Chittering

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CLIENT
C & A Hagan
Reserve Road
Chittering

PROJECT
Proposed Brewery
Lot 27 reserve Rd
Chittering

DESCRIPTION

DRAWING

DATE
May 11, 2016

SCALE

NOTES

1. For planning approval



A 1.1

Drawings

| | |
|-------|--------------------|
| A 1.1 | Title page |
| A 1.2 | Site location |
| A 1.3 | Floor plan (1:100) |
| A 1.4 | Floor plan (1:200) |
| A 1.5 | Elevation |
| A 1.6 | Elevation |

Links

<http://www.lomwest.com/>
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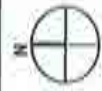
DESCRIPTION
 Site location

DRAWING

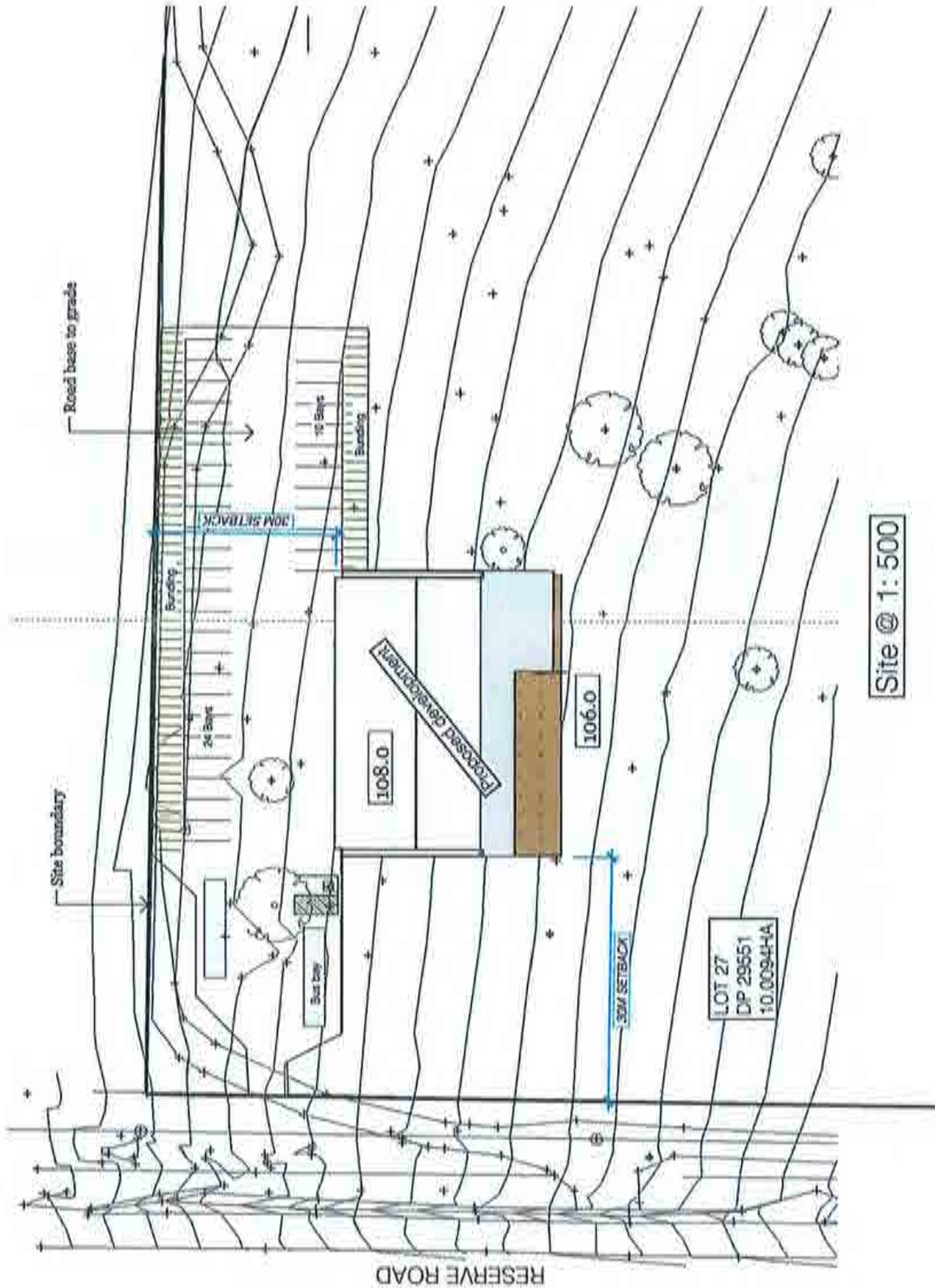
DATE
 May 11, 2015

SCALE
 As shown

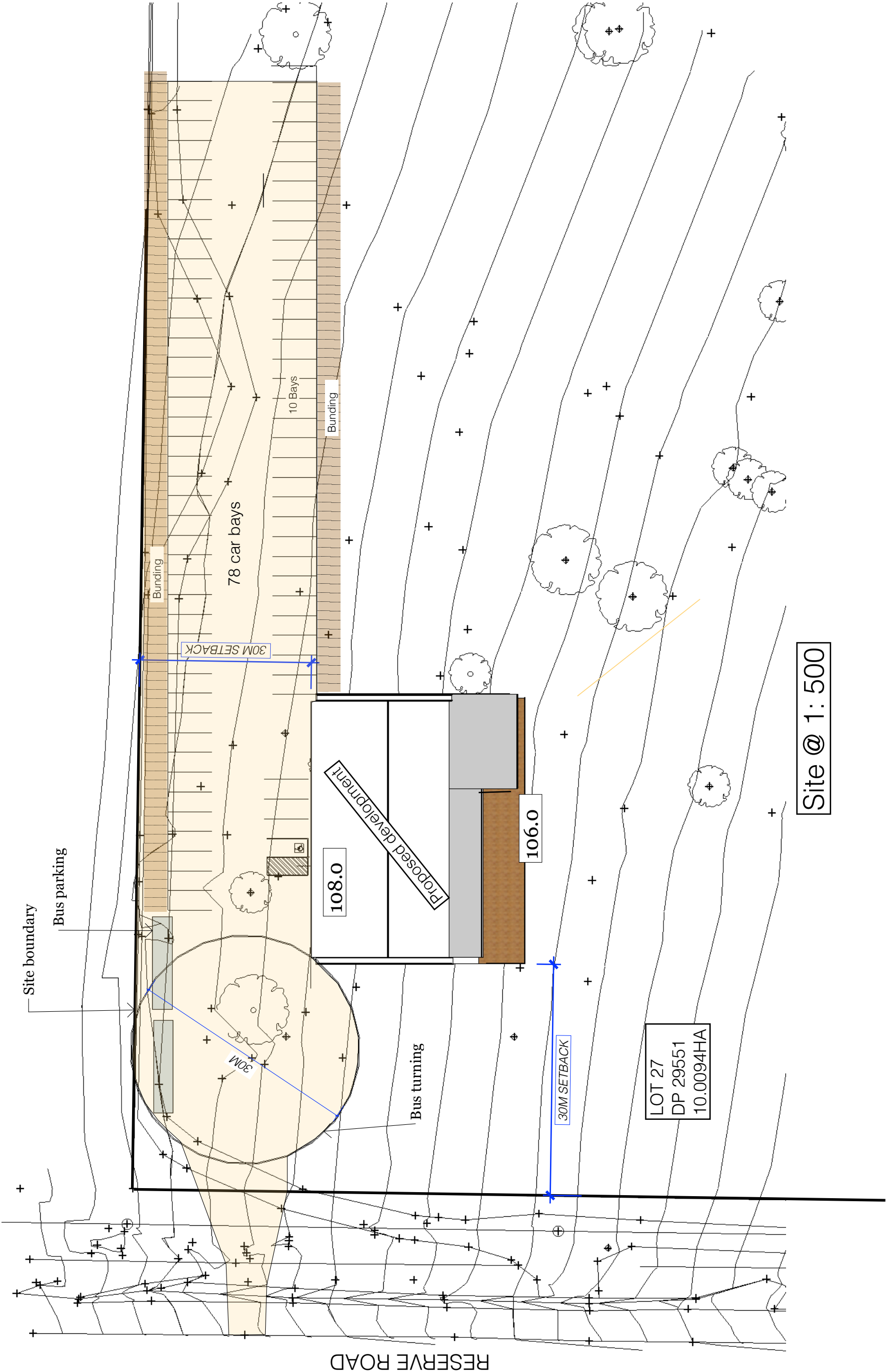
NOTES
 1. For planning approval

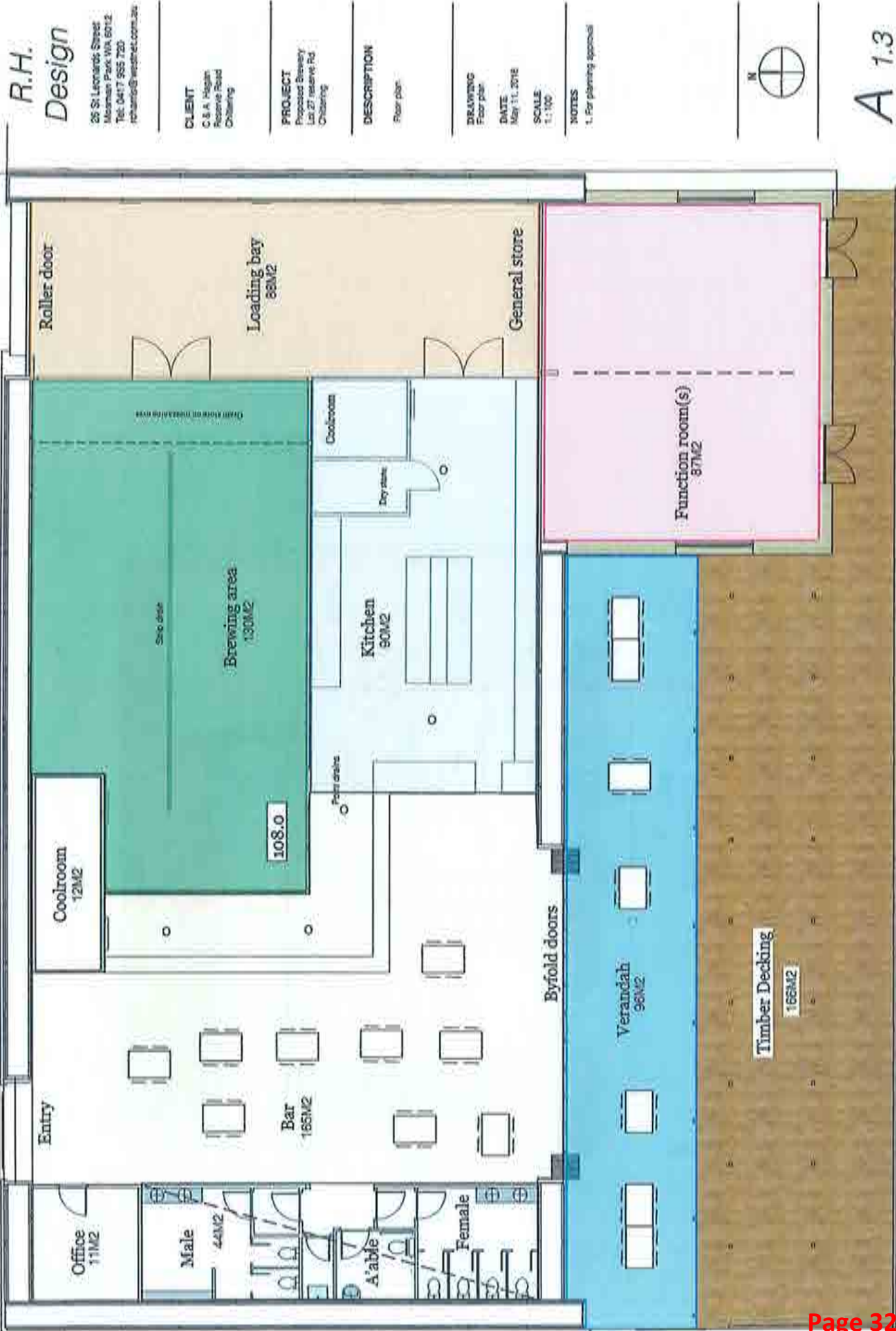


A 1.2



| | |
|-------------|---|
| CLIENT | C & A Hagan Reserve Road Chittering |
| PROJECT | Proposed Brewery Lot 27 reserve Rd Chittering |
| DESCRIPTION | Site location |
| DRAWING | |
| DATE | July 13, 2016 |
| SCALE | As shown |
| NOTES | 1. For planning approval |





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CLIENT
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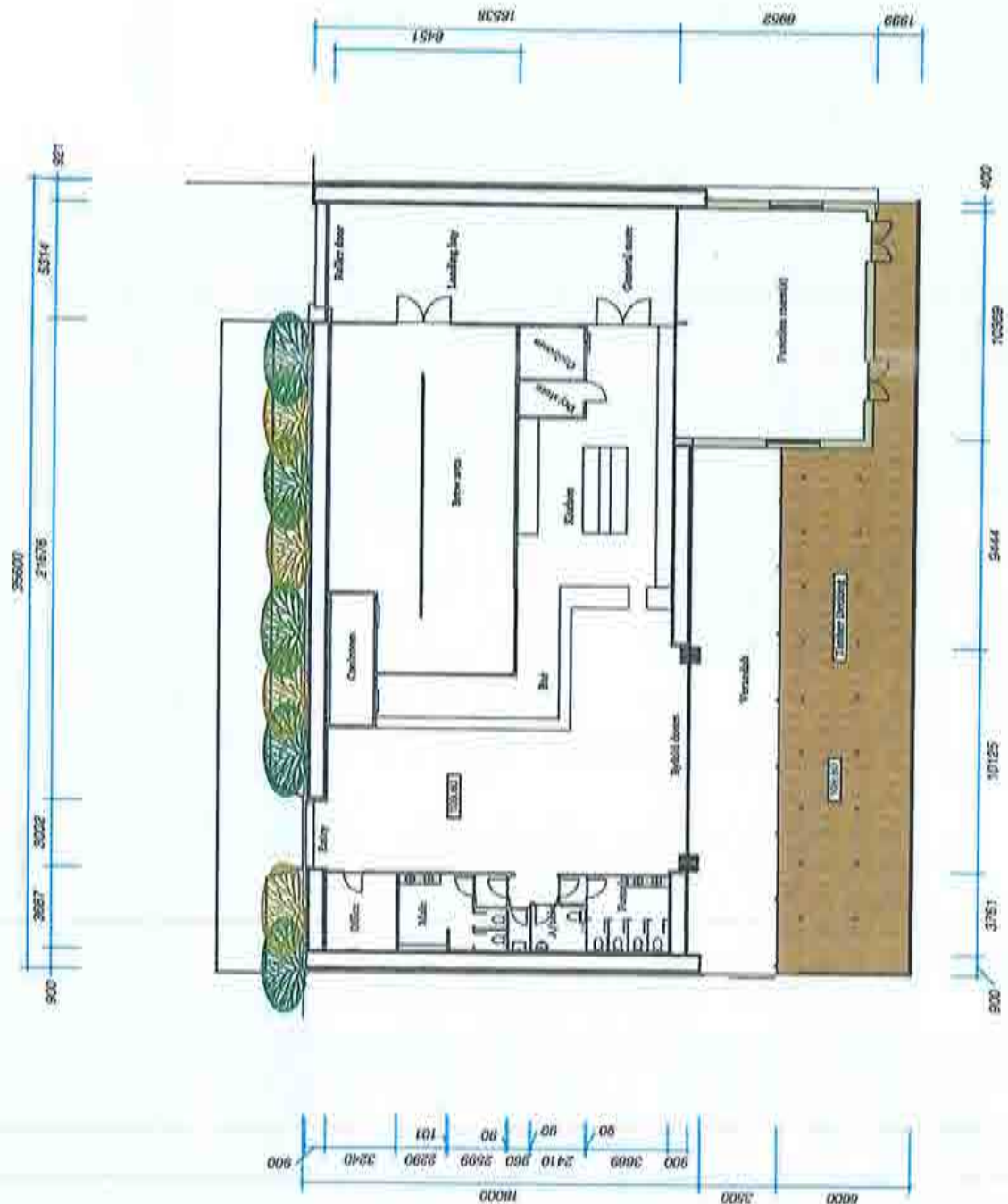
PROJECT
Proposed Brewery
Lot 27 Reserve Rd
Chilling

DESCRIPTION

DRAWING
Floor plan
DATE
May 11, 2016
SCALE
1:200
NOTES
1. For planning approval



A 1.4



Floor Plan

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CLIENT
C & A Hogan
Reserve Road
Channing

PROJECT
Proposed Brewery
Lot 27 Reserve Rd
Channing

DESCRIPTION

DRAWING
Envisions

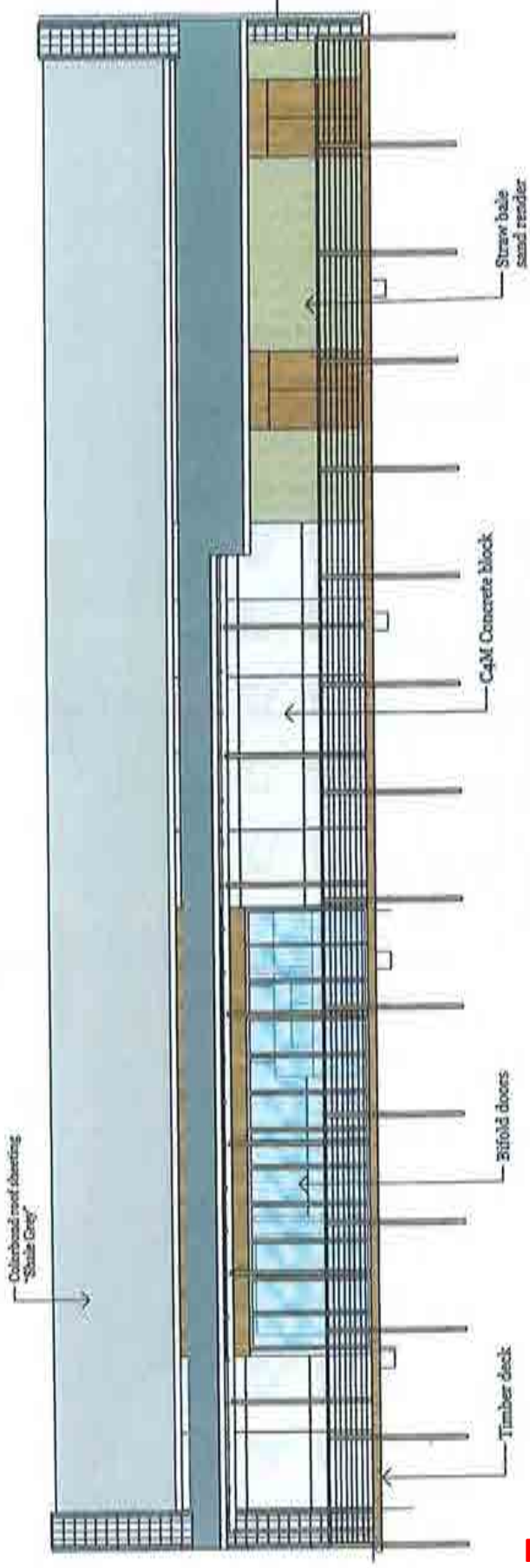
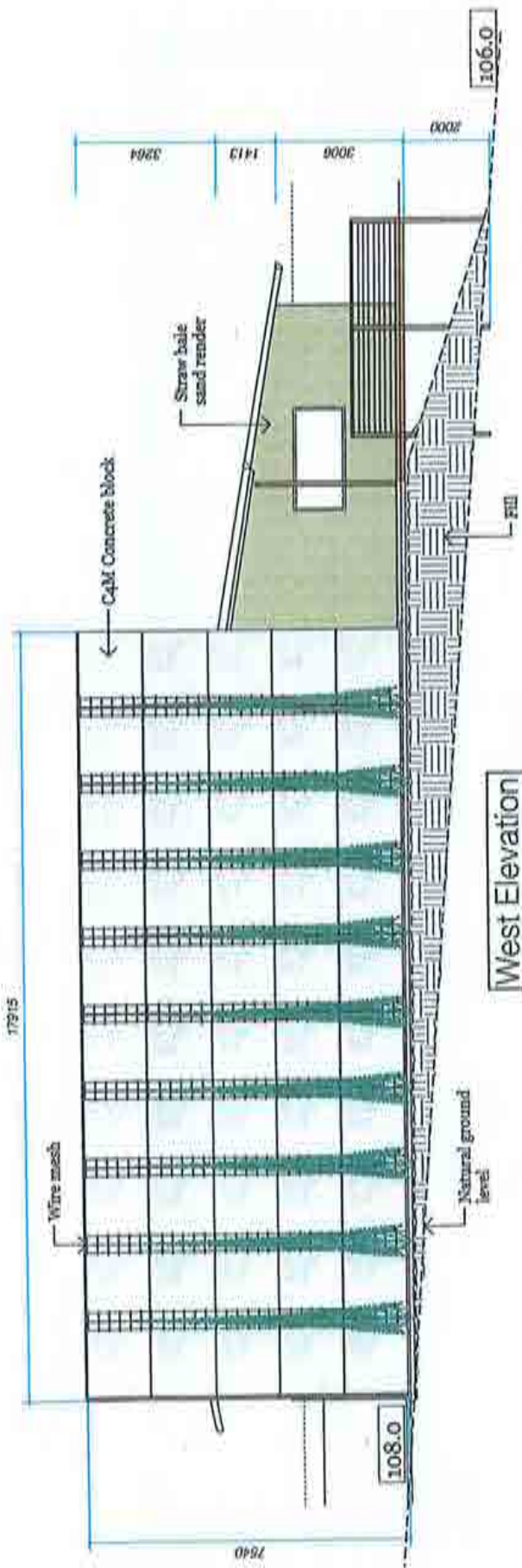
DATE
May 11, 2015

SCALE
1:100

NOTES
1. For planning approval



A 1.5



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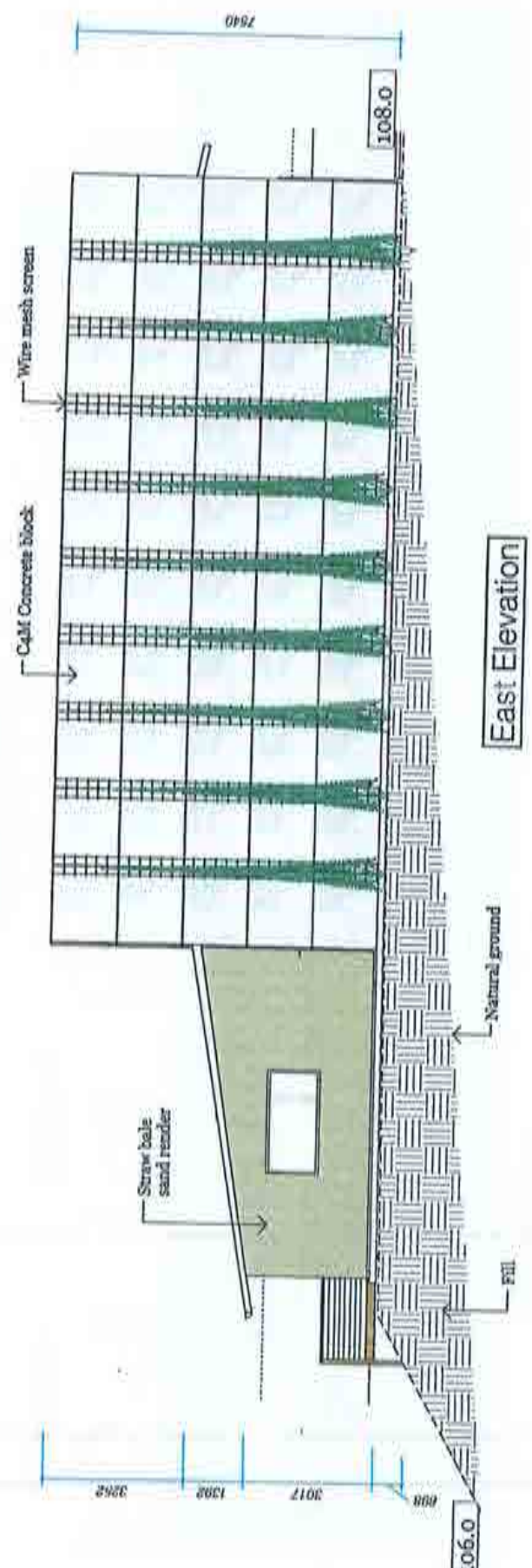
CLIENT

C & A Hagan
Riverview Road
Chillingworth

PROJECT

Proposed Brewery
Lot 27 Riverview Rd
Chillingworth

DESCRIPTION



DRAWING
Elevations

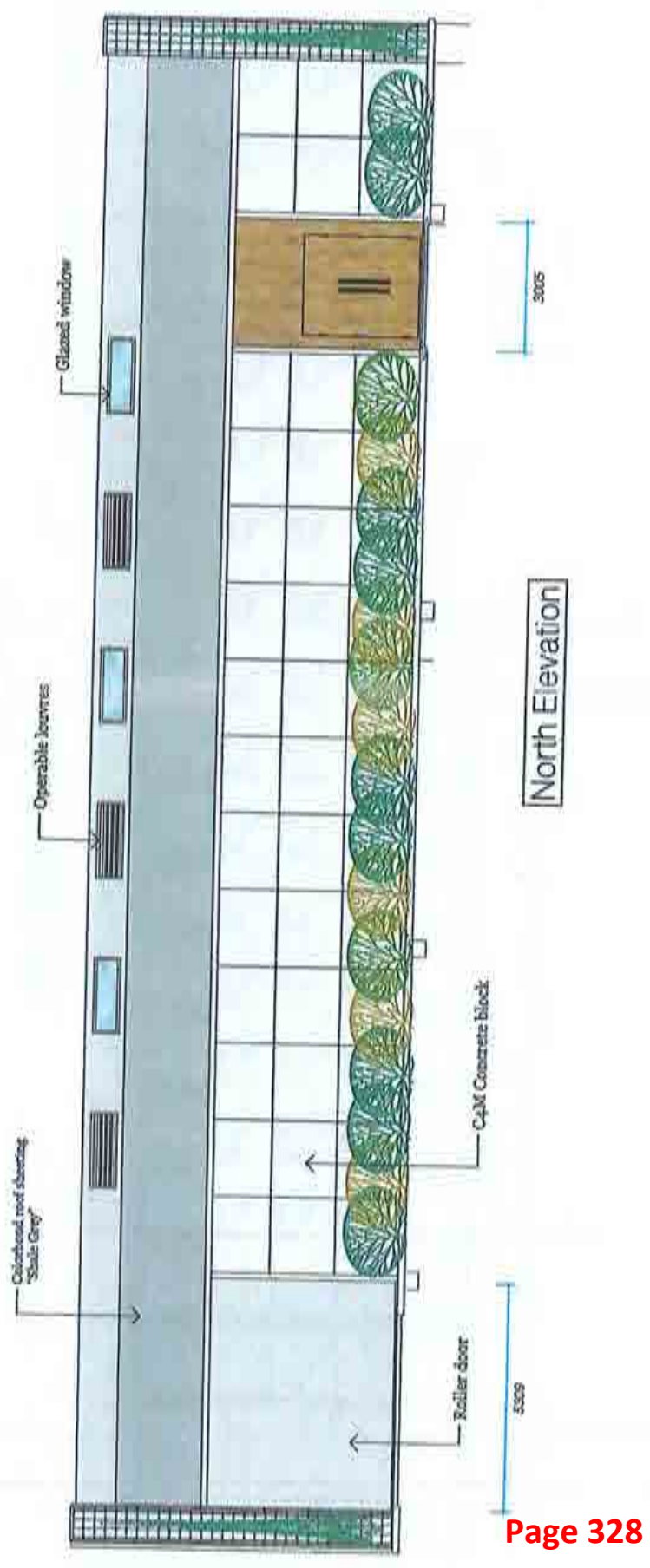
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SCALE
1 : 100

NOTES
1. For planning approval

N

A 1.6





Locality Plan

Wastewater Management Plan

HAGAN'S BREWERY

**LOT 27 RESERVE ROAD,
CHITTERING**



DALLYWATER
CONSULTING

**Prepared by Dallywater Consulting
for C&A HAGAN**

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1 PROJECT DESCRIPTION

1.1 LOCATION

The development is located at Lot 27 Reserve Road, Chittering. The site is located around 15 kilometres from Bindoon and a similar distance from Bullsbrook, and is approximately 60km from the Perth GPO.

The property is zoned Rural and the applicants are seeking council approval to operate a Micro Brewery from the rear of the property.

1.2 TYPE OF DEVELOPMENT

The development is described as a micro brewery and incorporates a brewing area, commercial kitchen, bar/servery and indoor and external patron area.

1.3 SIZE OF SERVED FACILITY

The layout of the premises is shown in the figures on the following pages.

The approximate sizes of the areas of the operation are as follows:

| Area of Development | m2 |
|--|-----|
| Brewing Area and Kitchen (Includes stores, chillers, freezers etc) | 530 |
| Bar Area (Public) | 110 |
| Verandah/Outdoor Area | 85 |
| Function Rooms (combined) | 63 |
| Ablutions | 47 |
| Overall Building Footprint: | 834 |

Figure 1: Dimensioned Floor Plan – Brewery and Public Areas

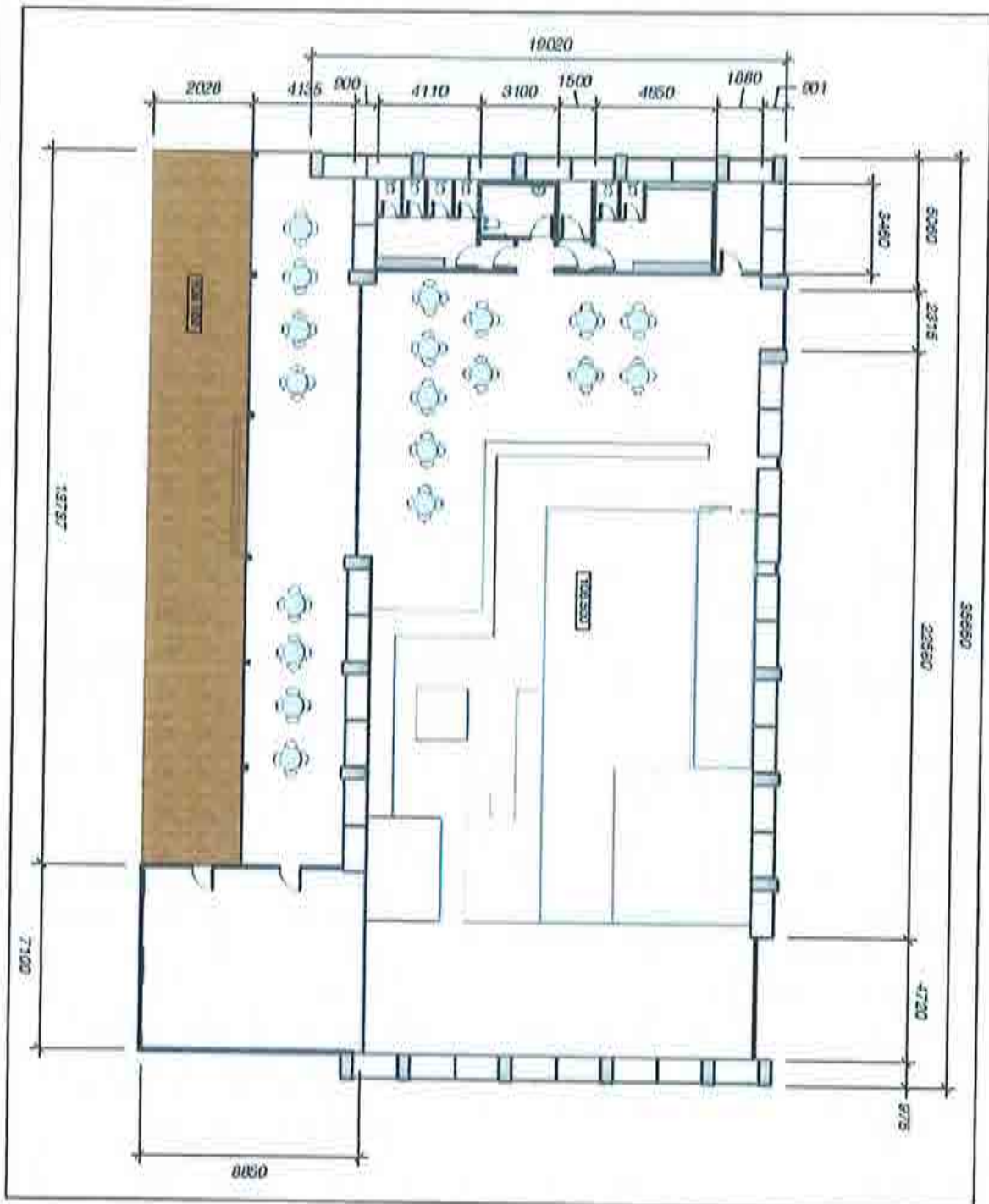
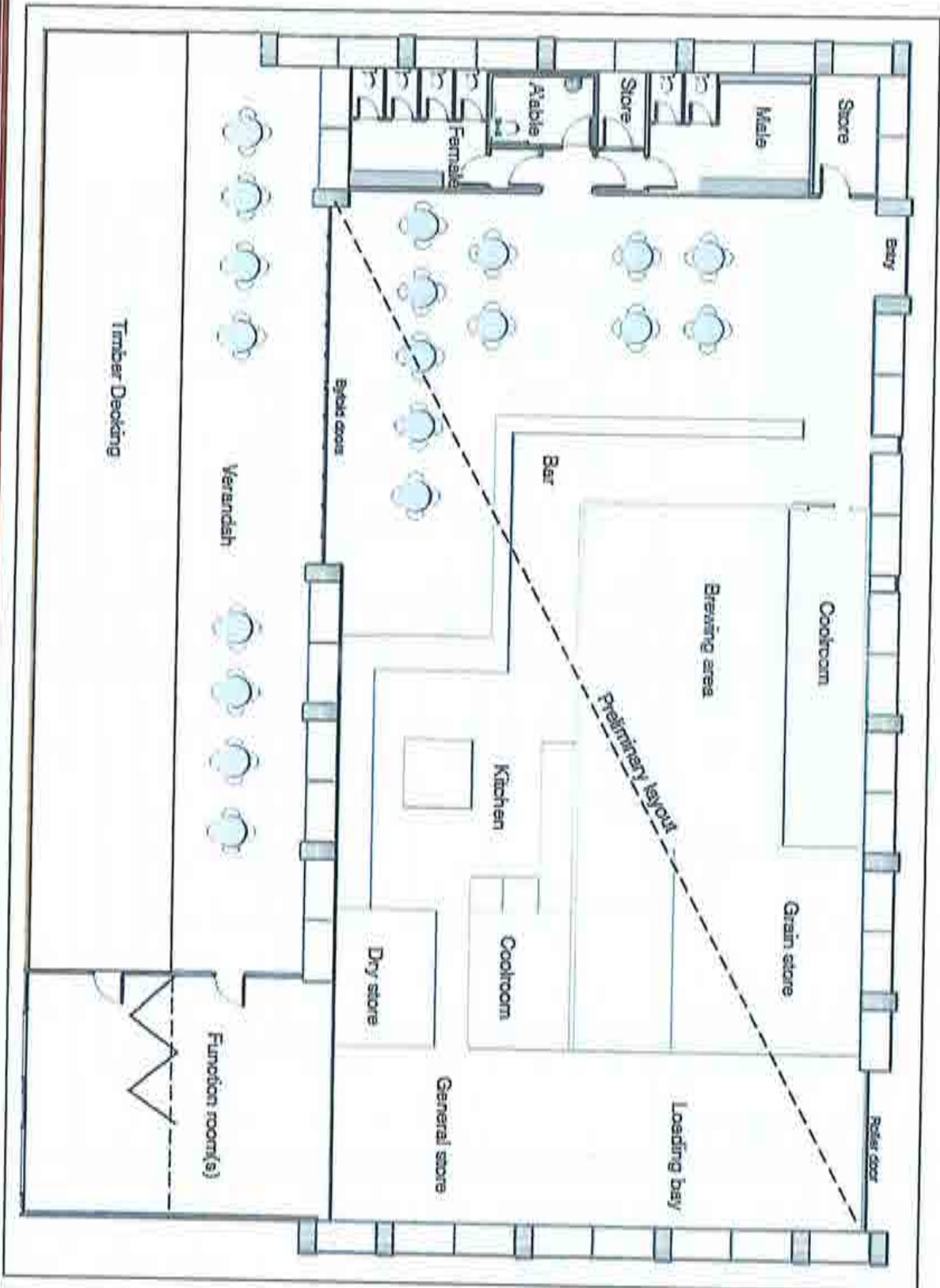


Figure 2: Floor Plan – Description of Use of Areas



2 INTENDED USE OF THE BUILDING AND ROOMS WITHIN THE BUILDING

2.1 BREWING AREA AND KITCHEN (INCLUDES STORES, CHILLERS, FREEZERS ETC)

The following areas are the non public areas of the development and will be used for the brewing and manufacture of the beer and food preparation.

- **Brewery**
The brewery area is made up of a loading bay, grain store, coolroom and brewing area. This is the area set aside for the production of the beers made on the premises.
- **Kitchen**
The kitchen area consists of a general store (shared with the brewery), dry store, coolroom and food preparation area.
- **Bar**
The Bar area (servery - non-public space) adjoins the kitchen and includes access to the brewing coolroom.

The following areas are those considered the public areas of the facility.

2.2 ACCOMMODATION

It is intended that the maximum accommodation sought for the facility will be 250 persons. In the future, if an event is held which may (or seeks to) attract more than the 250 persons, additional temporary ablutions would be hired and an event management plan submitted for Shire of Chittering approval.

2.3 BAR AREA (PUBLIC AREA)

This is the public area for the serving of drinks and food. There is table seating available in this area for patrons.

2.4 VERANDAH AND DECKING/OUTDOOR AREA

This area is connected to the public bar area by large bifold doors and forms an extension to the public area. Additional seating is also available for patrons in this area.

2.5 FUNCTION ROOMS (COMBINED)

This discreet area is made up of two small function rooms separated by a retractable "concertina" type divider. The area(s) can be used for private functions or meetings.

2.6 ABLUTIONS

The facility includes male, female and unisex disabled facilities in the following numbers:

| | WCs | Handbasins | Urinal |
|----------|-----|------------|--------|
| Male | 2 | 3 | 2400mm |
| Female | 4 | 3 | |
| Disabled | 1 | 1 | |

3 PROPOSED EFFLUENT AND WASTEWATER TREATMENT

It is proposed that the wastewater from the brewery manufacturing operation is managed separate to the effluent from the facility's ablutions and kitchen wastewater associated with the public areas of the operation.. The proposed systems are described below.

3.1 BREWERY (MANUFACTURE)

The brewery area does not contain any fixtures producing Blackwater. Fittings associated with the brewery wastewater will all be stainless steel to prevent any long term issues with corrosion.

The production of the beer occurs on a monthly cycle and for this sized facility (i.e. production of 1000 litres of beer), It is estimated that the brewing process will result in around 9KI of produced water (i.e. 9 litres of produced water for every litre of beer produced).

It is noted that this figure has been inflated somewhat as once the brewery has settled into regular production, it is anticipated that the produced water figure ratio is likely to be more in the vicinity of 6 litres of wastewater per litre of beer (or ~6KI per month).

This produced water consists of the following:

- Around 22% (or ~2KI) washing water (keg wash, handwash, equipment cleaning etc) which is produced over the 30 days; and, once a month,
- Around 78% (or 7KI) of batch or process water which is sent to waste over approximately four hours once a month.

While the washing water will be of the usual characteristics associated with this type of activity and can be discharged directly into a black or greywater system, the remaining produced water which is dumped in a short period will have the following characteristics:

- Low pH;
- Higher temperature; and
- Significant Load, which is combination of quantity (no. of litres, and concentration which is usually expressed as mg/L of BOD).

3.1.1 Washdown Water

The wastewater from the washing activities will be collected and discharged into a system with the following specifications:

- 1500mm diameter primary tank;
- 1200mm diameter secondary tank; and
- 1200mm diameter pump tank fitted with a submersible pump (and mercury float switch and audio visual alarm)

The treated wastewater will be pumped via blue-line poly pipe to subsoil drains (either French or evaporation drains) located within garden beds surrounding the brewery facility.

3.1.2 Produced Process Water

Because of the characteristics of this water, while it will not contain any pathogens, It may require some "pre-treatment" before it is sent for disposal. The pre-treatment may include cooling and hand dosing to balance its pH. It is noted that the majority of the suspended solids (around 99%) are collected at the base of the fermenter in a conical container where they are readily side-streamed from the produced water prior to disposal. This means that while the requirement for a sediment tank is avoided, the proposed holding tank will serve this purpose in any case.

This material only measures approximately 50 litres in capacity and most of this solid material will be used for vegetable propagation in the gardens surrounding the owner's residence on the property.

Any surplus solids from this source will be combined with the other left over solids from the brewing process (e.g. grain, spent yeast, trub etc) and then given away for fertiliser or for animal (cattle) feed. The disposal system for this produced water will be as follows:

- A 10,000 litre holding tank (depending on water temperature, made of concrete with plastic lining or of a suitable plastic); and
- 1200mm diameter pump tank fitted with a submersible pump (and mercury float switch and audio visual alarm).

The wastewater will be stored and adjusted in the 10KI holding tank until it is ready for disposal, at which time it would be pumped via blue-line poly pipe to above ground sprinklers located within the bushland surrounding the brewery facility.

The volume of water to be managed from this source is relatively small and it is anticipated that this water would be reticulated within 3 or 4 days of its being sent to waste.

3.2 BREWERY (KITCHEN AND SALES)

This area of the operation includes the food preparation and ablutions. All water from the kitchen facility (excluding that from dishwashers or glasswashers) will be directed via a grease arrestor sized in accordance with Tables 1 and 2 of the Water Corporation's *Sizing of Grease Arrestors for the Retail Food Industry* to a septic tank. While the kitchen assessment suggested that only a 540 litre trap may be required, the proponent has decided to go with a larger 1000 litre trap to cater for times of unusual or unexpected activity.

Dishwasher and glasswasher wastewater will bypass the grease arrestor as this waste can liquefy or emulsify oil and grease allowing it to be discharged to the septic tank or to overload the arrestor.

Effluent and wastewater from the ablutions will be directed to a precast concrete or brick septic tank. This tank will also receive wastewater from the kitchen and grease arrestor trap.

Thus, the disposal system for the effluent and wastewater from this part of the operation will be as follows:

- Suitably sized septic tank;
- 1200mm diameter pump tank fitted with a submersible pump (and mercury float switch and audio visual alarm); and
- Sufficient length of alternating leach or evaporation drains.

3.2.1 Daily Flow Rate

The expected daily sewage flow rates for this part of the operation have been derived from Table 9 of the Department of Health's *Code of Practice for Onsite Sewage Management Consultation Draft – November 2012* (the "Code") and the *Supplement to Regulation 29 – Wastewater system loading rates*. Both these documents suggest a loading rate of 30 litres per person per day for a "Public Building with Frequent Use" with the latter document more specifically describing the use of "Winery sit in customers – Café and food catering facilities (per sitting)".

Based on the designed patronage of 250 persons, the total daily flow rate for the premises will be approximately 7,500 litres.

3.2.2 Sizing of Septic Tank

The size of the septic tank has been calculated using the formula detailed at A3.4 of the COP, where:

Basic Sludge Allowance(S) + (Number of persons (N) x Daily Flow (DF)) = Tank Capacity. This equates to $1820 + (250 \times 30) = 9320$ litres.

A septic tank suitable in size to cater for this volume (9400 litres) will be constructed in accordance with the provisions of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, with the following dimensions:

- Length - 3970
- Width - 1930
- Depth - 1230

3.2.3 Sizing of Leach Drains

The size of leach drains required to cater for 7500 litres (9320 litres minus the allowance for a combined system of 1820 litres) is calculated as follows:

Total Volume ÷ Loading Infiltration Rate ÷ Infiltrative Area of drain segments per metre = Drain Length

Loading Infiltration Rate

The loading infiltration rate has been calculated using the methodology described in Schedule 8 of the 1974 Regulations. The soil type is sand and a rate of 30 litres per m² per day was evidenced across the proposed disposal area.

Infiltrative Area of Leach Drain Segments per Metre

The figure used for the infiltrative area of the leach drain segments likely to be used (i.e. 1.71m²/metre) was sourced from the Health Department of WA 's list of approved concrete leach drains for a local Chittering supplier.

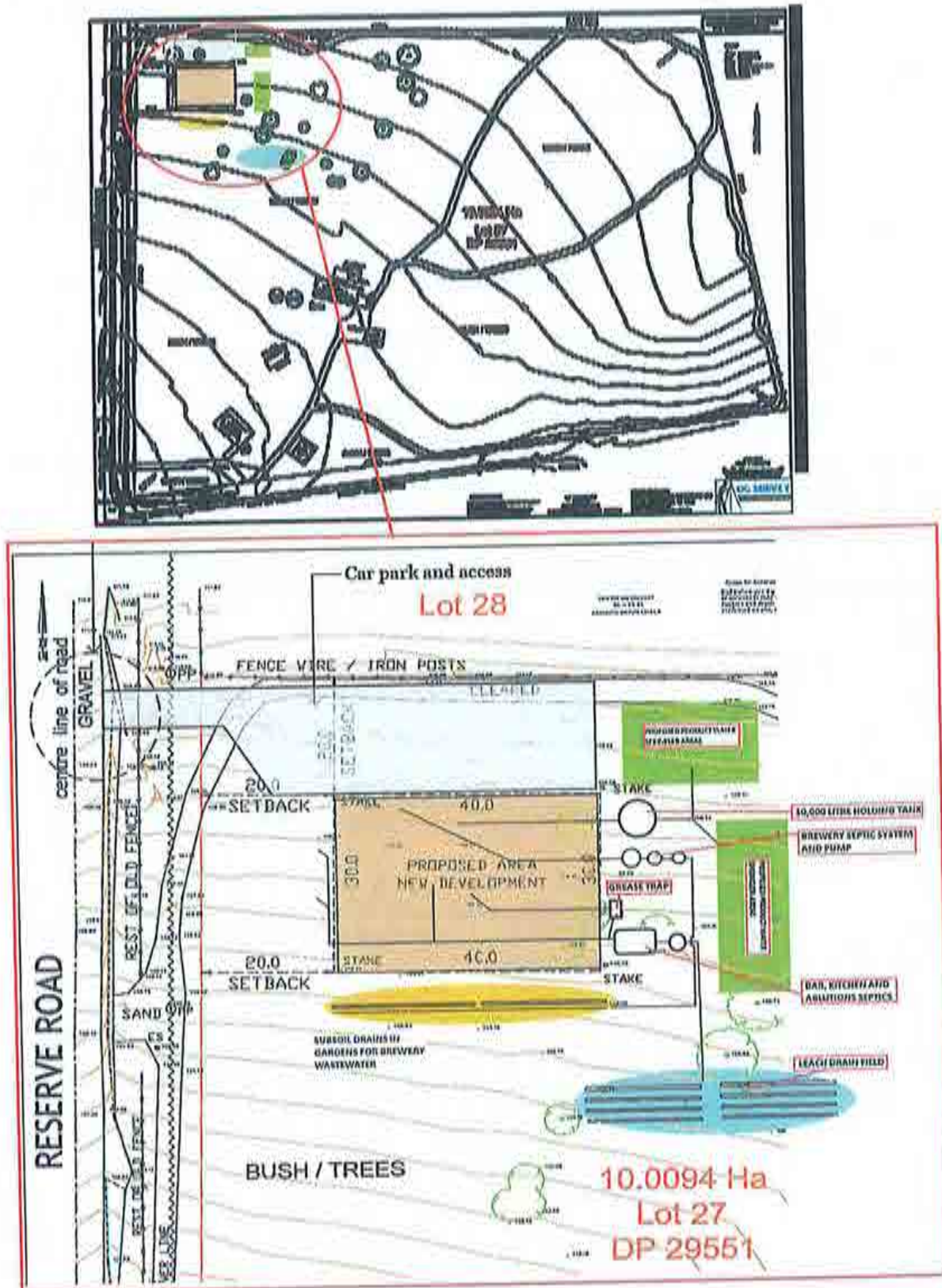
Therefore, $7500 \div 30 \div 1.71 = 146.2$ metres.

At 18 metres per leach drain, this equates to approximately eight 18 metre leach drains.

4 PLAN AND LAYOUT

A plan of the siting of the proposed on-site effluent and wastewater systems is included below. The plan is indicative only and a more detailed plan will be provided with the application for septic system approval supplied eventually with the Building Application.

Figure 3: Site Plan of Effluent Treatment and Wastewater Disposal



A102 62

Response to email questions from Stephanie Gladman, Planning Officer, Shire of Chittering
RE: "HAGAN'S BREWERY": Reserve Road, Chittering

HEALTH QUERIES

1. How is the 250 person maximum accommodation number calculated? Provide a breakdown of numbers in each area.

RESPONSE 1:

The suggested number of 250 patrons is subject to the final floor area accessible to the public.

The WWTP includes an approximate breakdown of the floor areas at 1.3. Based on those calculations, the total floor area of the bar, verandah and function rooms is around 258m². Based on a conservative estimate of patronage, the number of 250 was suggested. However, per the Public Buildings legislation, the formal public building calculations based on the current plan would be as follows:

- Bar Area - ~110m² @ 0.85m²/patron = 129.41 (129) patrons*
- Verandah Area - ~85m² @ 1m²/patron (could also be 0.85m²/patron but allowance made for some seating) = 85 Patrons*
- Function Rooms - 63m² (combined) @ 1m²/person = 63 patrons*
- Total patrons therefore equals 277 for the public areas within the confined of the building.*

There are sufficient ablutions and associated fixtures provided to cater for 400 patrons.

Therefore, if the proponent included an additional yard/grassed area of around 130m² in its application for patrons' use, the Shire could approve patronage of up to approximately 400 persons.

2. The comment about increasing maximum accommodation for special events and bringing in extra toilets is not supported. The premises should be built to cope for a maximum number or otherwise increased in scope.

RESPONSE:

This is an unusual and restrictive condition. There are many facilities throughout Western Australia that generally cater for a fixed number of patrons but which, for larger occasional events (in some cases several times a year) provide an Event Management Plan to their respective local governments to accommodate larger crowds and bring in stages, seating, lighting, crowd barriers, temporary enclosures and structures, and even spectator stands.

The current public health legislation allows for local governments to approve these occasional events and the information required to be provided to the local government and the responsibilities of the Organiser are well described in the applicable Guidelines.

The premises is not expected to attract more than the suggested 400 patrons during normal trading circumstances but it is considered likely that for special occasions or specific events (such as the Taste of Chittering and Targa West), the proponent will seek a temporary permit for increased patronage on those occasions if larger patronage than those approved in the Certificate of Occupancy are likely. It is noted that these events will likely be best categorised as Low to Medium risk events.

It is noted that the Proponent would be happy to discuss this further with the Shire's EHO and is prepared to consider preparing a generic Event Management Plan which would cover larger events held at the venue and include various scenarios for different sized events and the respective requirements such as additional temporary fixtures like toilets and lighting, crowd management, emergency management, insurances, ticketing, free water etc).

3. What quantity of solids are produced from the brewing process?

RESPONSE:

Only a small amount of solids result from the process.

Yeast

Only the Wort (unfermented beer) goes into the fermenter. Yeast is then added to start the fermentation process and at the end of fermentation (about 14 days), approximately 20 – 30 litres of "semi solids" are deposited at the bottom of the fermenter in the conical cone. This is simply spent yeast. This can be consumed by people with no ill effects. This material can be washed into the waste water system, but the proponents have indicated that they will be more likely to use it in compost heaps within the grounds of the adjacent on-site residence.

In the City, most breweries simply hose this material to the sewer.

Barley

In addition to the spent yeast, there will also be about 300 Kg of barley to dispose of after the mash process. This is simply barley grain that has been soaking in warm water for approximately 1 hour. This is shovelled out of the Mash Tun and placed into drums for disposal. This material can be eaten by people with no ill effects, but is tasteless. The usual means of disposal of this material from other commercial breweries are:

- land fill;*
- provided to garden centres for composting; or*
- given to farmers as an excellent supplement for cattle feed.*

The first two options are best options for the larger breweries but because of the relatively small amount of barley, the proponent intends to utilise the last option of offering it to local cattle farmers in the district and has already had some interest in the product.

4. Where/ how will these solids be stored while waiting disposal?

RESPONSE:

Per 3. above, the barley will be shovelled into drums and then collected by local farmers for feed purposes.

5. Are there any associated hazards with this product eg odours, pathogens, vermin, fly breeding?

RESPONSE:

There are no hazards associated with this innocuous material. The brewing process by nature is required to produce a product suitable for human consumption. The process requires sterilisation of all equipment for the process to be successful and hygienic handling and storage of the fresh barley. This product would be delivered in vermin proof bags and stored within the brewery in a vermin proof grain store. As described previously, used barley will be placed into drums and sealed for transport to farmers etc. Thus, there is no chance of contamination by vermin or insects or from another source.

6. Is it suitable for householders to take home for their garden or will it create health issues?

RESPONSE:

The used barley is completely innocuous. Throwing barley into the garden is the same as throwing wheat down for chickens. It is simply grain.

7. Should this be taken to landfill or collected by a contractor?

RESPONSE:

As described above, this material is innocuous and is not required to be landfilled. Landfilling would only be an considered where alternative disposal options such as for horticulture or as a feed supplement are not available or the sheer volume of the material (i.e., from the larger breweries) means that landfilling is the cheapest and easiest option.

8. How will the solid waste storage area be cleaned and which system will the washings enter (assuming wash-down)?

RESPONSE:

There is no solid waste storage area necessary. The barley will go straight into drums and be collected by or sent off to farmers etc.

9. The large septic tank if constructed on site will have to have engineers specification and be baffled 2/3 and 1/3. Consideration could be given to modular tanks in series (with baffles if over 2200 litres).

RESPONSE:

The proponent is aware of the Regulations governing the installation of apparatus for the treatment of effluent and would employ the services of a structural engineer if it was deemed more economic to construct a single concrete tank. Precast tanks in series may be considered but this option would depend on cost and also the area available for the siting of this apparatus.

In any case, these options will be considered at the time of submitting the septic tank application with the building licence.

10. How will leach drains be alternated? How frequent?

RESPONSE:

The septic tank will be connected to the leach drains via a diverter valve. This will be operated manually and it is likely that the drains will be alternated every three months.

11. Are there any issues with the disposal water in the sprinkler area, eg aerosols with pathogens? Will this area be fenced off/signed? Will there be any wind blow towards the factory or patron area? Would sub soil disposal be safer?

RESPONSE:

Sub soil disposal was assessed but considered unnecessary. Because the produced water is generally coming from a sterilised environment, and the additives to the cleaning water would limit the development of pathogens, no issues with above ground sprinklers are expected. However, the following management practices will be followed:

- *Above ground reticulation of any wastewater in areas immediately adjacent to the brewery would be conducted wherever possible outside of the facilities operating times.*
- *Above ground reticulation of wastewater in areas adjacent to the facility would be conducted wherever possible in a manner which prevents pooling and allows sufficient time for the wastewater to have dried on the reticulated areas, to reduce likelihood of contact.*
- *Wastewater from blackwater sources will be disposed of under the ground.*

12. Are there any concerns about nutrients affecting groundwater quality? Would soil amendment be required to raise PRI?

RESPONSE:

It is not expected that the groundwater will be impacted in any way by the wastewater disposal on the site. The Proponent may consider undertaking testing of phosphorous levels in the future to ensure that soil amendment is not necessary.

13. What is the likelihood that production rate could increase beyond 1000 litres per month of beer with a proportional increase in wastes (solid and liquid)?

RESPONSE:

At this time, it is obviously very difficult to evaluate the likely success or otherwise of the brewery. However, as a fundamental business principle, it would be hoped that the brewery is successful and that the proponent will seek to increase output. The size of the property is such that corresponding increases in wastewater can be easily catered for (i.e. large areas available for irrigation/reticulation) and well established disposal options for the barley will be in place.

The proponent recognises that any future increases in production should be the subject of a review of the WWMP and any required increases in baseline patronage would require Shire approval.

14. What is the contingency plan if it does or should production be restricted?

RESPONSE:

As discussed above, there is a significant amount of land on this property available for increase in production (and wastewater and patronage). However, it is recognised that any significant change to the output of the brewery would need to be reflected in a review of the WWMP.

If production is restricted, then the effluent and wastewater management systems proposed for the development in the WWMP will exceed (and therefore more than adequately cater for) the lesser production.

15. What will be the effect of production wastewater (which may contain cleaning and disinfectant residues) being disposed into bushland?

RESPONSE:

The sanitation products used in the brewing process will be chosen for their lack of environmental impact on flora and fauna on the property.

16. Should the production wastewater be disposed into a dedicated, cleared area perhaps with nutrient retention?

Response:

It is the proponent's intention to initially retain as much as possible of the native flora on the site as this is one of the features of the location of the facility. Clearing may help to define the area being reticulated but is unnecessary from a public health or environmental perspective.

17. Will the development have any detrimental effect on groundwater quality generally?

RESPONSE:

No.

18. Detailed plans will need to be provided for the kitchen and the premises will need to be registered as a Food Business under the Food Act 2008.

RESPONSE:

It is intended that the applicants will provide the necessary plans and applications for the kitchen/restaurant facility as part of the Building Application. The Food Act application will be for a Class 1 (High Risk) facility.

19. The premises will need to be registered under the Health (Public Buildings) Regulations 1992 and will need to comply with all requirements.

RESPONSE:

The premises will need to comply with the Regulations and the Building Act and its regulations with respect to its public accessibility. This will be addressed at the time of the Building Licence application and the proponents will be seeking the requisite Section 39 and 40 approvals as well as Public Building accommodation certification.

20. Noise levels will have to comply with the Environmental Protection (Noise Regulations) 1997.

RESPONSE:

Yes, the premise will need to manage its activities to prevent exceedences under that legislation.

Planning

- Change Section 1.1 to state its zoned 'Agricultural Resource' not 'Rural';
- Include land use definition "Winery/Brewery" as per SO Chittering TPS No. 6 and its permissibility within the Scheme ('A' use);
- Planning Report should address provisions for car parking in accordance with SO Chittering LPP No. 13 – Parking. Demonstrate and include details as to how many parks are envisaged to cater for patronage and indicate on the plan the layout as existing plan shows a car parking area up to the boundary with no layout of bays;

This has been addressed in the attached drawings as per Australian standards to the number of bays for the proposed patronage. See also the traffic impact statement.

- 2.2 'Accommodation' – possibly should be reworded to 'Occupancy' as 'Accommodation' assumes that there is availability to 'stay' overnight; The terminology 'accommodation' is how the Department of Racing, Gaming, and Liquor WA refer to the "Occupancy. As I am acquiring a Liquor Licence from state government, and an Excise Licence from the Federal Government, it is prudent to keep the terminology consistent throughout this project.

- As zoned 'Agricultural Resource' setback is required to be 30m from the Front boundary of the property in accordance with SO Chittering LPP No. 18 - Setbacks;
- Finished floor level of proposed brewery and parking area; Building and finished floor area is now shown on plans with a 30M setback, despite Chittering Shire Planning previously advising only 20M is required. All drainage and runoff will be channelled down to the East side of the carpark and directed South into the property to be absorbed naturally using Swales.

- Details as to 'off the grid' power supply; The off grid system has not yet been designed, or confirmed to be installed over a normal connection. If the system is to be installed, it will be as per Australian Standards and all relevant paperwork to be submitted to Energy Safety for approval. As I am a qualified Electrical Inspector, I will oversee this. If this system is to be utilised, it will consist of roof top solar panels, inverter, battery storage, and a backup Generator to make up for extended periods of overcast days.

Technical Services

- The Shire's Executive Manager of Technical Services recommended that you liaise with Main Roads Western Australia in regards to your proposal, particularly in regards to traffic management and the realignment of the Great Northern Highway. A traffic impact statement should be submitted to ascertain the proposals impact on the existing road, how traffic will be managed, particularly when operating at capacity and also in the event of an emergency (as Reserve Road is one way in and one way out).

Please see Traffic Impact statement

- How drainage from hardstand parking area will be managed? ie vegetated swales? Directed to grassed area within the property? This was not addressed in the report.

As above, drainage will be directed to the East side of car park, then diverted South into the property, into swales feeding trees etc.

Fire and Emergency

- BAL (Bushfire Attack Level) assessment. This ascertains the level to which the structure is to be built to and the level of bushfire risk associated with the nearby bushland. Mapping from DFES indicates that your property is considered 'Bushfire Prone' (attached). A Bushfire Management Plan may also be required dependent upon the outcome of the BAL assessment and hazard assessment.
- Fire and emergency plan;

A10265

R.H.
Design

26 St Leonards Street
Mosman Park WA 6012
Tel: 0817 955 720
rhdesigns@westnet.com.au

CLIENT
C & A Hogan
Reserve Road
Chittering

PROJECT
Proposed Brewery
Lot 27 Reserve Rd
Chittering

DESCRIPTION

DRAWING

DATE
May 11, 2016

SCALE

NOTES
1. For planning approval



A 1.1

14K Brewery Reserve Road Chittering

Drawings

| | |
|-------|--------------------|
| A 1.1 | Title page |
| A 1.2 | Site location |
| A 1.3 | Floor plan (1:100) |
| A 1.4 | Floor plan (1:200) |
| A 1.5 | Elevation |
| A 1.6 | Elevation |

Links

<http://www.lomwest.com/>
<http://www.disabilityaccessconsultants.com.au/>

R.H.
Design

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rhd@rhd.net.au

CLIENT

C & A Hagan
Reserve Road
Chilling

PROJECT

Proposed Brewery
Lot 27 Reserve Rd
Chilling

DESCRIPTION

Site location

DRAWING

DATE

May 11, 2015

SCALE

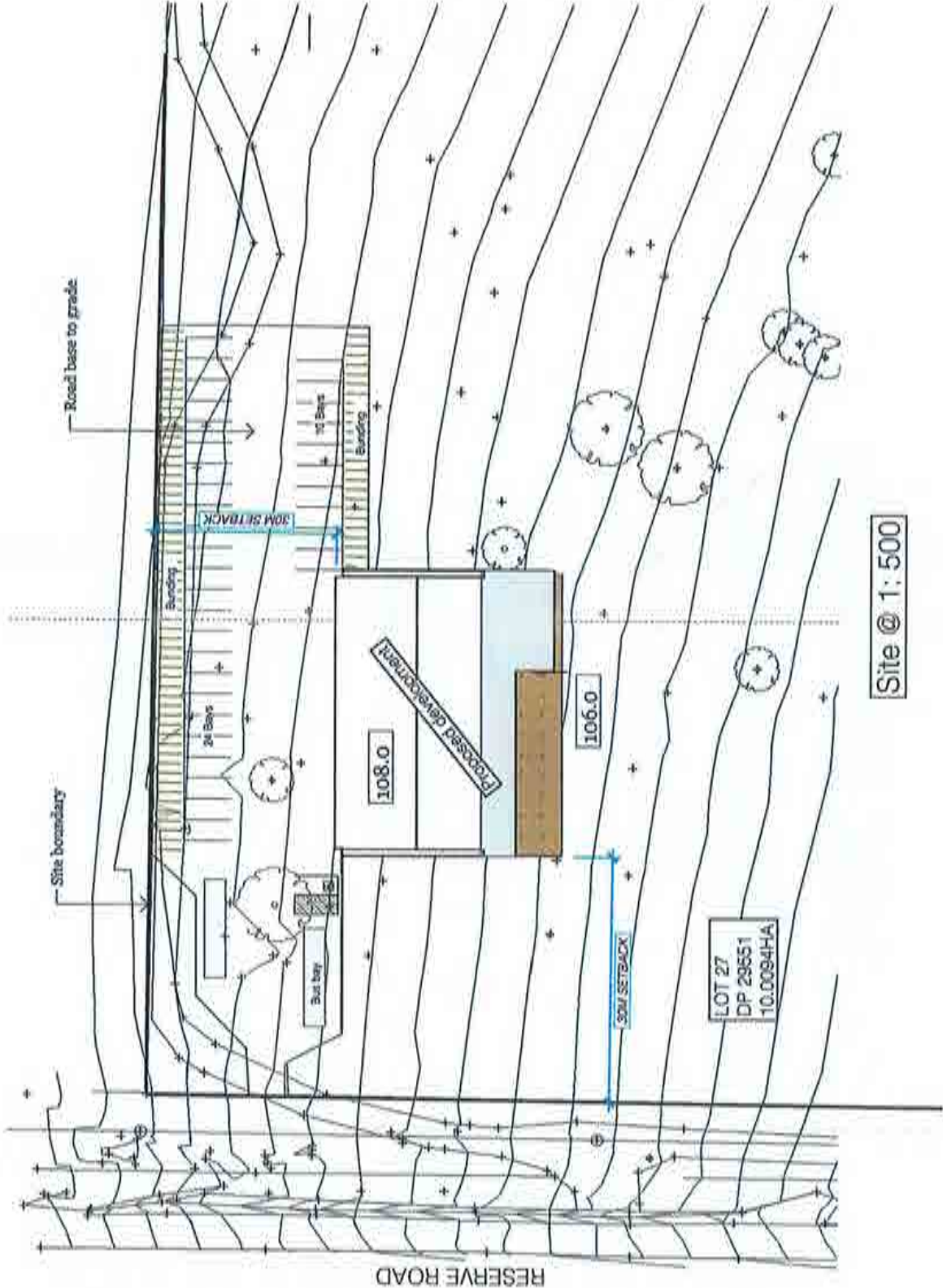
As shown

NOTES

1. For planning approval

N

A 1.2



Site @ 1: 500

25 St Leonards Street
Mossman Park WA 6012
Tel: 0417 955 720
richards@westnet.com.au

CLIENT
C & A Hagg
Reserve Ro
Chasing

PROJECT
Proposed Brewery
Lot 27 Reserve Rd
Chittling

DESCRIPTION
Floor plan:

DRAWING
Floor plan

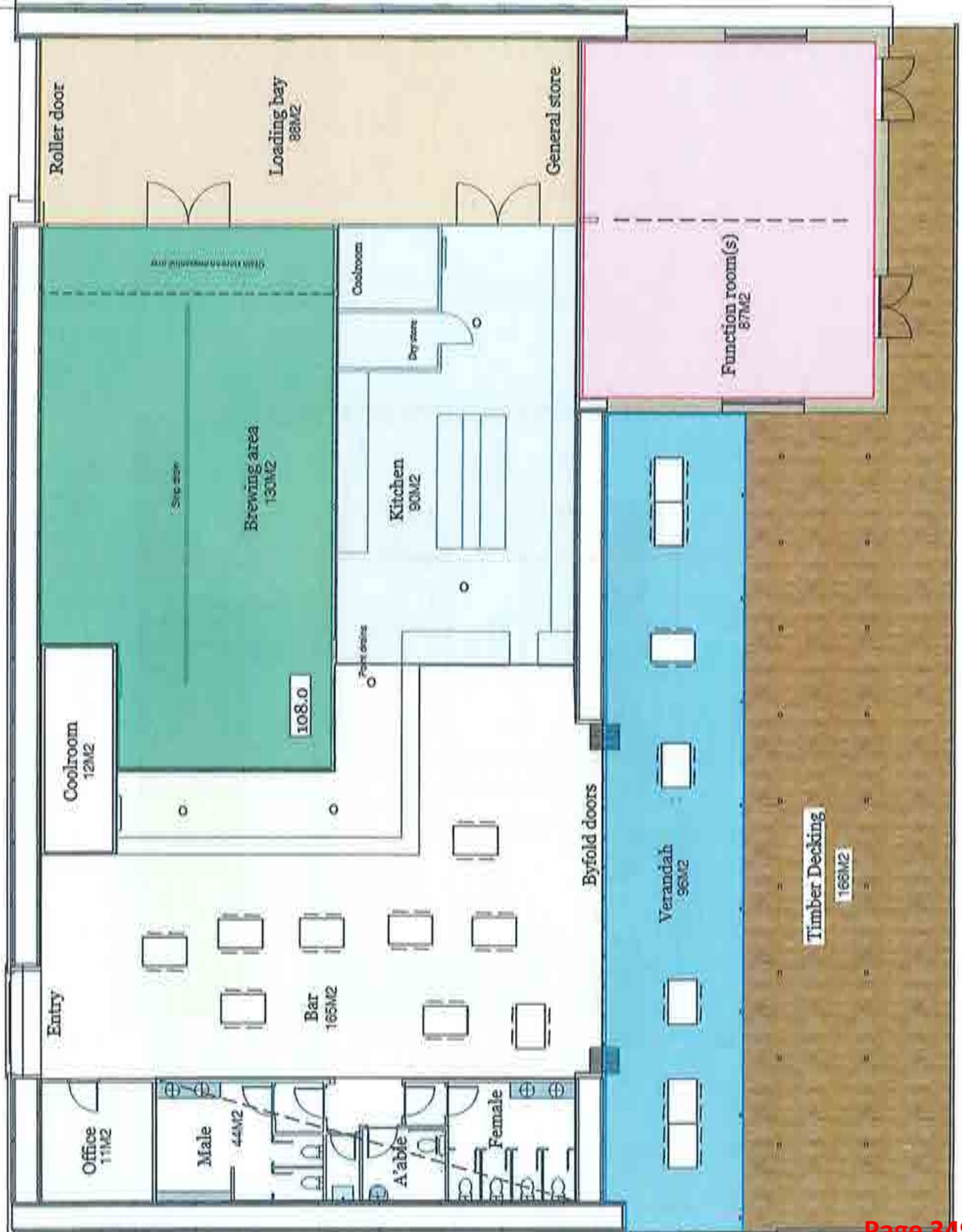
DATE: May 11, 2008

SCALE
1:100

NOTES



A^{1.3}



26 St Leonards Street
Miesman Park WA 6012
Tel: 0417 955 720
ethan@westnet.com.au

CLIENT

C. B. A. Haggen
Reserve Flood
Chamberling

PROJECT

Proposed Brewery
Lot 27 Reserve Rd
Oribaring

| DESCRIPTION |
|-------------|
|-------------|

DRAWING
Floor plan

DATE May 17, 2015

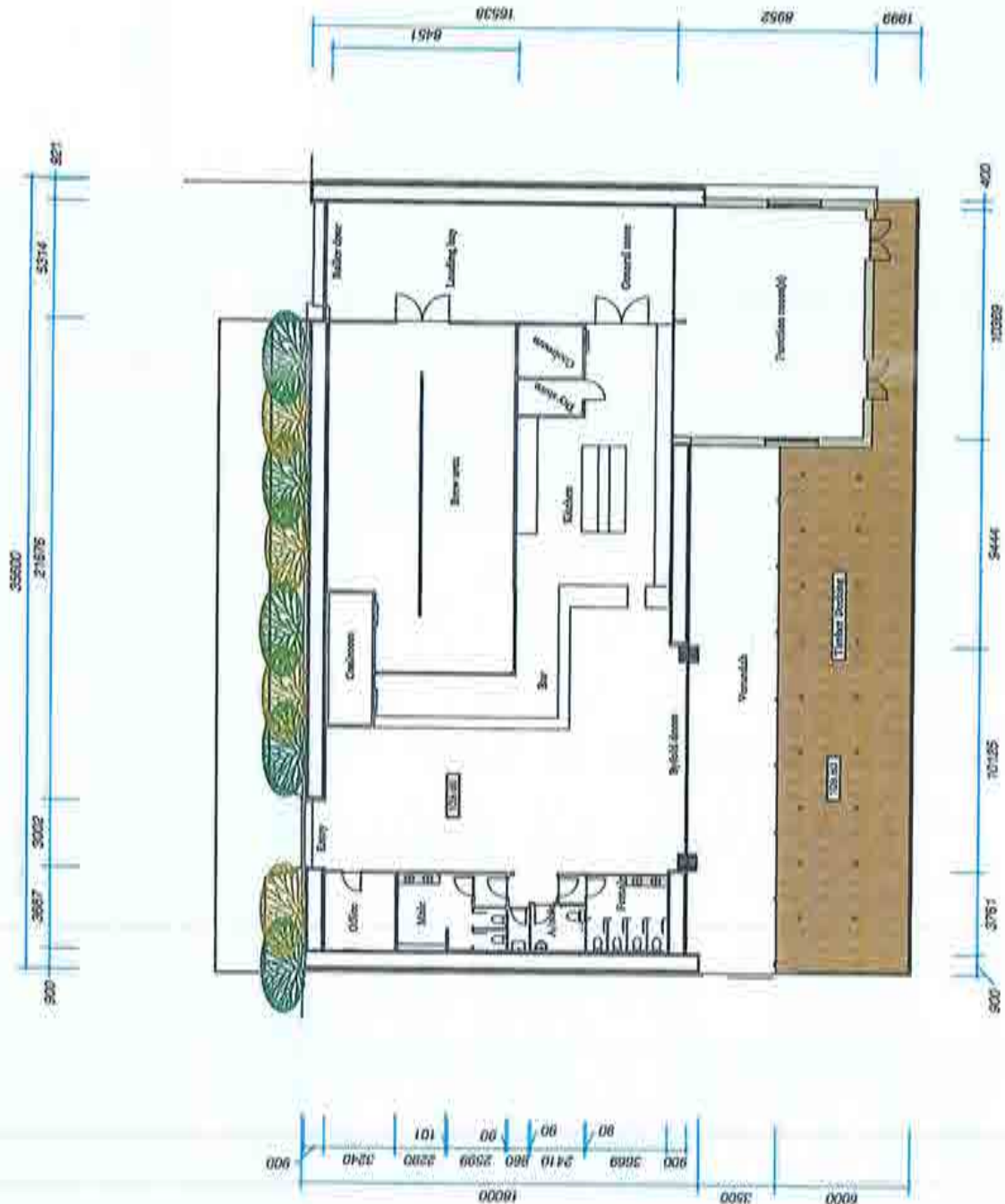
STUDY
STUDY

SEALION

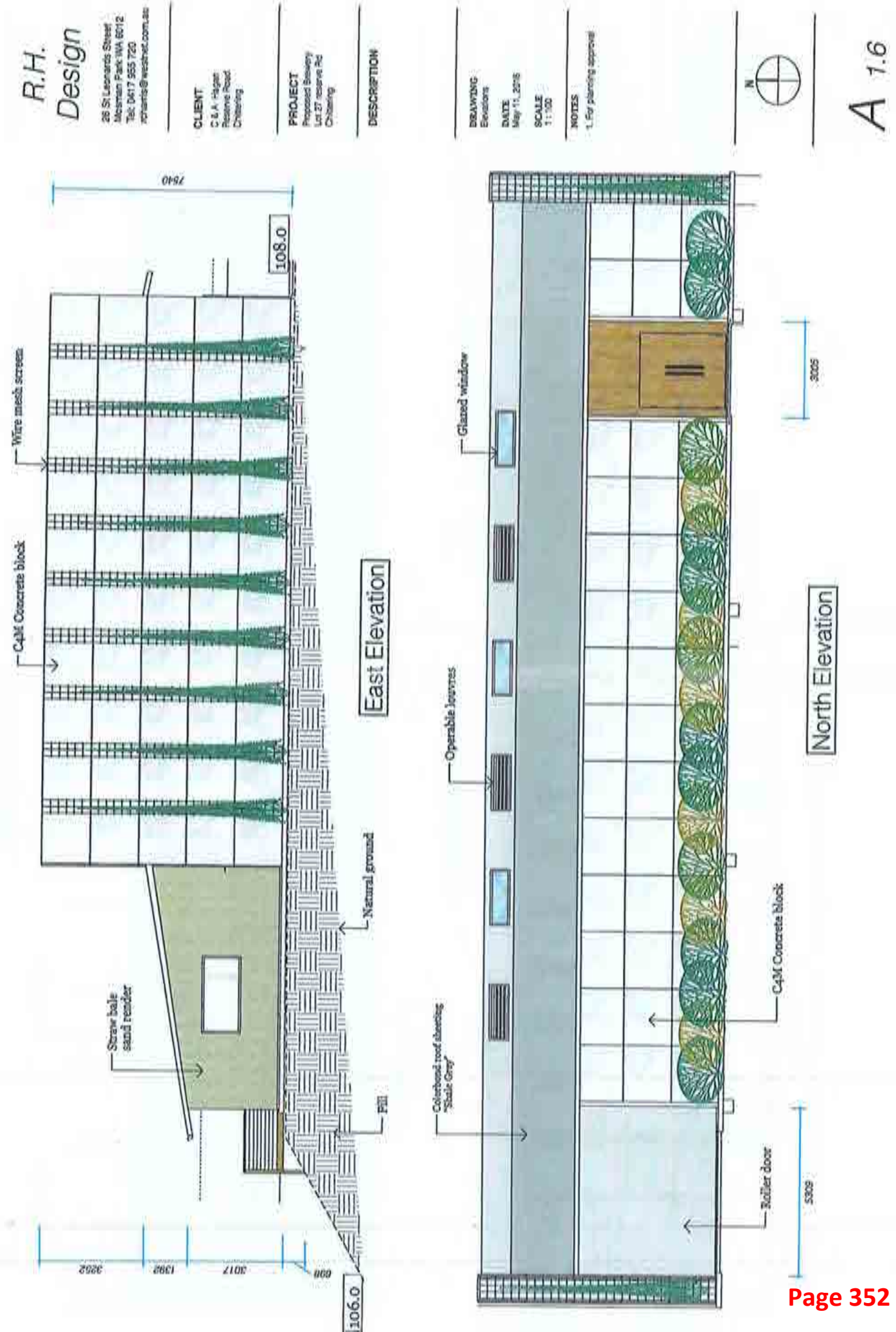
7. For planning activities



A^{1.4}



Floor Plan



A10265

From: "Inman, Victoria" <Victoria.Inman@DER.wa.gov.au>
 Subject: Response to clearing native vegetation query - Araluen Hagan – 114 Reserve Road Muchea - Shire of Chittering
 Date: 21 March 2016 1:03:15 PM AWST
 To: "canhagan3@bigpond.com" <canhagan3@bigpond.com>
 Cc: "Gilbert, Rhonda" <Rhonda.Gilbert@DER.wa.gov.au>, "Widenbar, James" <James.Widenbar@DER.wa.gov.au>
 5 Attachments, 3.0 MB

Hi Araluen

As discussed, clearing native vegetation for the purpose of constructing a microbrewery is likely to be exempt from requiring a clearing permit under Regulation 5, Item 1 'Clearing to construct a building'. I have attached DER's guide to exemptions and below is a snapshot of the relevant section. Before clearing, you have to read the exemption carefully and decide if the proposed clearing meets all aspects of the exemption. I can confirm that your property does not occur within an environmentally sensitive area (ESA) and there are no mapped watercourses within the property. I have attached a map showing your property with the ESA layer and watercourses layers turned on, and you can see there is none of the corresponding green of the ESA layer showing on the map or any watercourses. If you have any further questions about the clearing, please don't hesitate to contact me to discuss.

| Item no | Wording of exemption | Comment / explanation |
|--|---|---|
| <p>Regulation 5, Item 1</p> <p>Clearing to construct a building</p> <p>Clearing must be done by or with the prior authority of:</p> <p>The owner of the property on which the clearing is to take place.</p> | <p>Clearing of a site for the lawful construction of a building or other structure on a property, being clearing which does not, together with all other limited clearing on the property in the financial year in which the clearing takes place, exceed five hectares, if -</p> <p>(a) the clearing is to the extent necessary; and</p> <p>(b) the vegetation is not riparian vegetation.</p> | <p>Clearing of native vegetation for the lawful construction of a building or other structure is exempt as long as other relevant approvals have been obtained, including any planning approvals and building licence.</p> <p>"Building" means a roofed building or other roofed structure that is permanently fixed to the ground, and includes a transportable building that is:</p> <p>(a) connected to a sewerage system or septic tank; or</p> <p>(b) intended to be used as a permanent building.</p> <p>Clearing may also be carried out for the construction of other structures.</p> <p>Clearing must only be to the extent necessary for the building or other structure. For example, this exemption does not allow you to clear a large area to simply install a 2m x 3m garden shed.</p> <p>This exemption does not allow clearing of riparian vegetation.</p> <p>"Riparian vegetation" means the distinctive vegetation associated with a wetland or watercourse.</p> <p>"Property" means an area of land that is managed as a single property whether or not it is made up of a number of properties held under separate titles.</p> <p>Under this item you should note that clearing for a building, combined with other exempt clearing activities on the property, must not exceed five hectares in a financial year.</p> <p>This means that if you clear for any of the following purposes, the clearing may not add up to more than five hectares in a financial year.</p> <p>(cont'd)</p> <ul style="list-style-type: none"> • Clearing to construct a building (Item 1) • Clearing to collect firewood (Item 5) • Clearing to obtain fencing or farming materials (Item 6) • Clearing for woodwork (Item 7) • Clearing for fence lines (Item 10) • Clearing for vehicular tracks (Item 12) • Clearing for walking tracks (Item 13) • Clearing isolated trees (Item 19) <p>This exemption does not apply in an environmentally sensitive area.</p> |

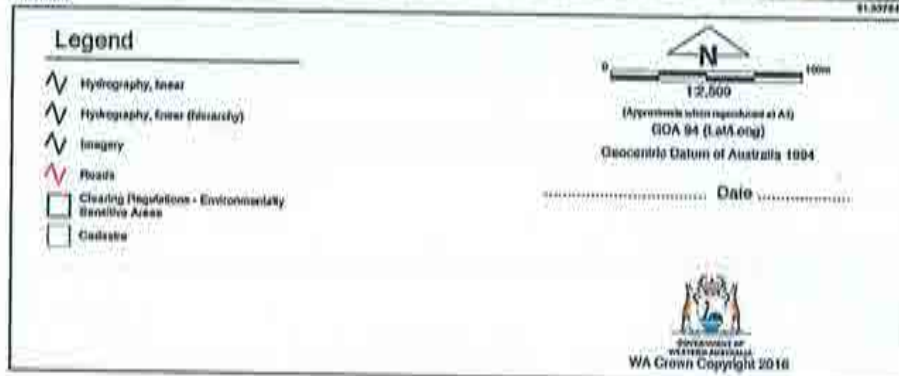
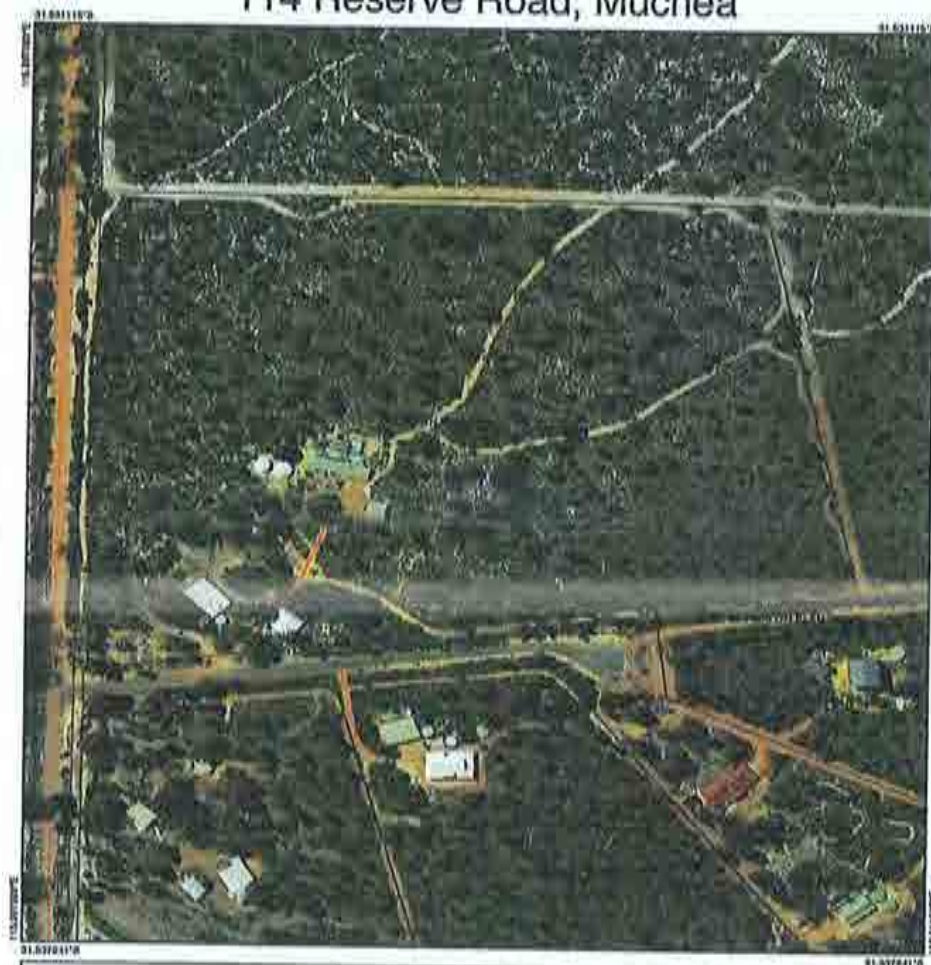
Kind regards
 Victoria Inman
 Clearing Regulation Officer, Clearing Regulation
 Department of Environment Regulation
 Locked Bag 33, Cloisters Square
 Ph 9333 7491 | victoria.inman@der.wa.gov.au

ARE YOU BUSHFIRE READY?

It's a team effort. Go to www.fire.gov.au and prepare.

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114 Reserve Road, Muchea



A10265



BUSHFIRE ATTACK LEVEL (BAL) CONTOUR ASSESSMENT

Lot 27, RESERVE ROAD, MUCHEA

Version: A2 Reference: 5138 April 2016

DISCLAIMER AND LIMITATION

This report is prepared solely for **Araluen Hagan** (the 'proponent') and any future residents of the proposed development. This report is not for the benefit of any other person and may not be relied upon by any other person.

This Bushfire Attack Level (BAL) Contour Assessment is limited to the BAL Contour Map scope as identified in SPP 3.7 Guidelines for Planning in Bushfire Prone Areas Appendices, Appendix three (3). AS3959:2009 Methodology one (1) was used for the assessment. It is expressly stated that RUIC Fire and the writer do not guarantee that if such standards are complied with or if a property owner exercises prudence, that a building or property will not be damaged or that lives will not be lost in a bush fire.

Fire is an extremely unpredictable force of nature. Changing climatic factors (whether predictable or otherwise) either before or at the time of a fire can also significantly affect the nature of a fire and in a bushfire prone area it is not possible to completely guard against bushfire.

Further, the growth, planting or removal of vegetation; poor maintenance of any fire prevention measures; addition of structures not included in this report; or other activity can and will change the bushfire threat to all properties detailed in the report. Further, the achievement of the level of implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which RUIC Fire has no control. If the proponent becomes concerned about changing factors then a new Fire Risk Management Plan should be requested.

To the maximum extent permitted by the law, RUIC Fire, its employees, officers, agents and the writer ("RUIC Fire") excludes all liability whatsoever for:

1. claim, damage, loss or injury to any property and any person caused by fire or as a result of fire or indeed howsoever caused;
2. errors or omissions in this report except where grossly negligent; and

the proponent expressly acknowledges that they have been made aware of this exclusion and that such exclusion of liability is reasonable in all the circumstances.

If despite the provisions of the above disclaimer RUIC Fire is found liable then RUIC Fire limits its liability to the lesser of the maximum extent permitted by the law and the proceeds paid out by RUIC Fire's professional or public liability insurance following the making of a successful claim against such insurer.

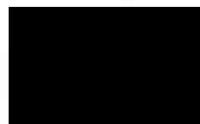
RUIC Fire accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report and its supporting material by any third party.

This report is valid for a period of THREE years only from the date of its issue.



DOCUMENT DETAILS

Project Number: 5138
Project Name: Proposed Brewery, Lot 27 Reserve Road, Muchea
Prepared By: Luke Miles
Version: A2 DRAFT RELEASE
Date of Issue: 13th April 2016



(Grad Cert Bushfire Protection, BPAD Level 1 (BPAD33412))

Final Approval

Date: 13/04/2016

In signing the above, I declare the report is true and accurate to the best of my knowledge at the time of issue.

RUIC Fire is a trading name of
Rural Fire Risk Consultancy Pty Ltd
ABN: 48 151 451 713

EXECUTIVE SUMMARY

Rural Fire Risk Consultancy Pty Ltd, trading as RUIC Fire, was engaged by the proponent to prepare this Bushfire Attack Level (BAL) Contour Map to support the development of Lot 27 Reserve Rd, Muchea (Figures I & II).

The BAL Contour Map (Figure III) was prepared in accordance with State Planning Policy 3.7 Guidelines for Planning in Bushfire Prone Areas (GPBPA), Appendix Three (3). The BAL assessment was carried out in accordance with AS3959:2009 Simplified Procedure (Method 1) for all plots.

Conclusions of the BAL Contour Map assessment are depicted in Figure II:

1. The maximum radiant heat impact applicable to the proposed building, with the implementation and maintenance of the required Asset Protection Zone (APZ) is BAL-29;
2. An APZ is required to be established for the development;
3. The BAL ratings are not prohibitive of any proposed development, and are compliant with Guidelines for Planning in Bushfire Prone Areas, Appendix 4, Acceptable Solution A1.1;
4. Future Class 1, 2, 3 and associated Class 10a buildings will be required to comply with the construction requirements of AS3959:2009 (where applicable) and will be subject to relevant bushfire related planning conditions; and

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
Lot 27, Reserve Road, Muchea



Figure k Site Location (with Asset Protection Zone and 100m buffer)

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
 Lot 27, Reserve Road, Muchea

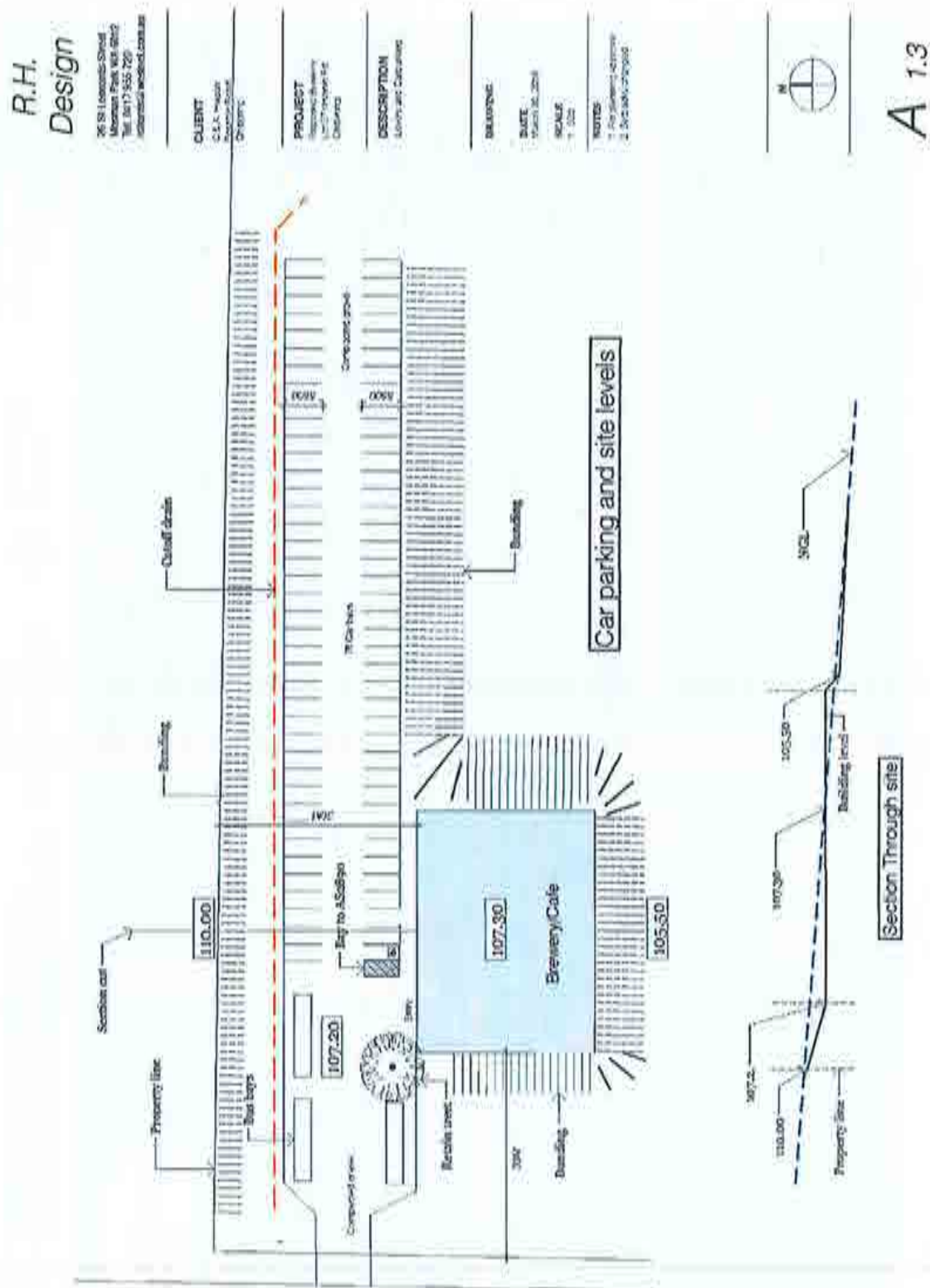


Figure 6: Silver Erlen.

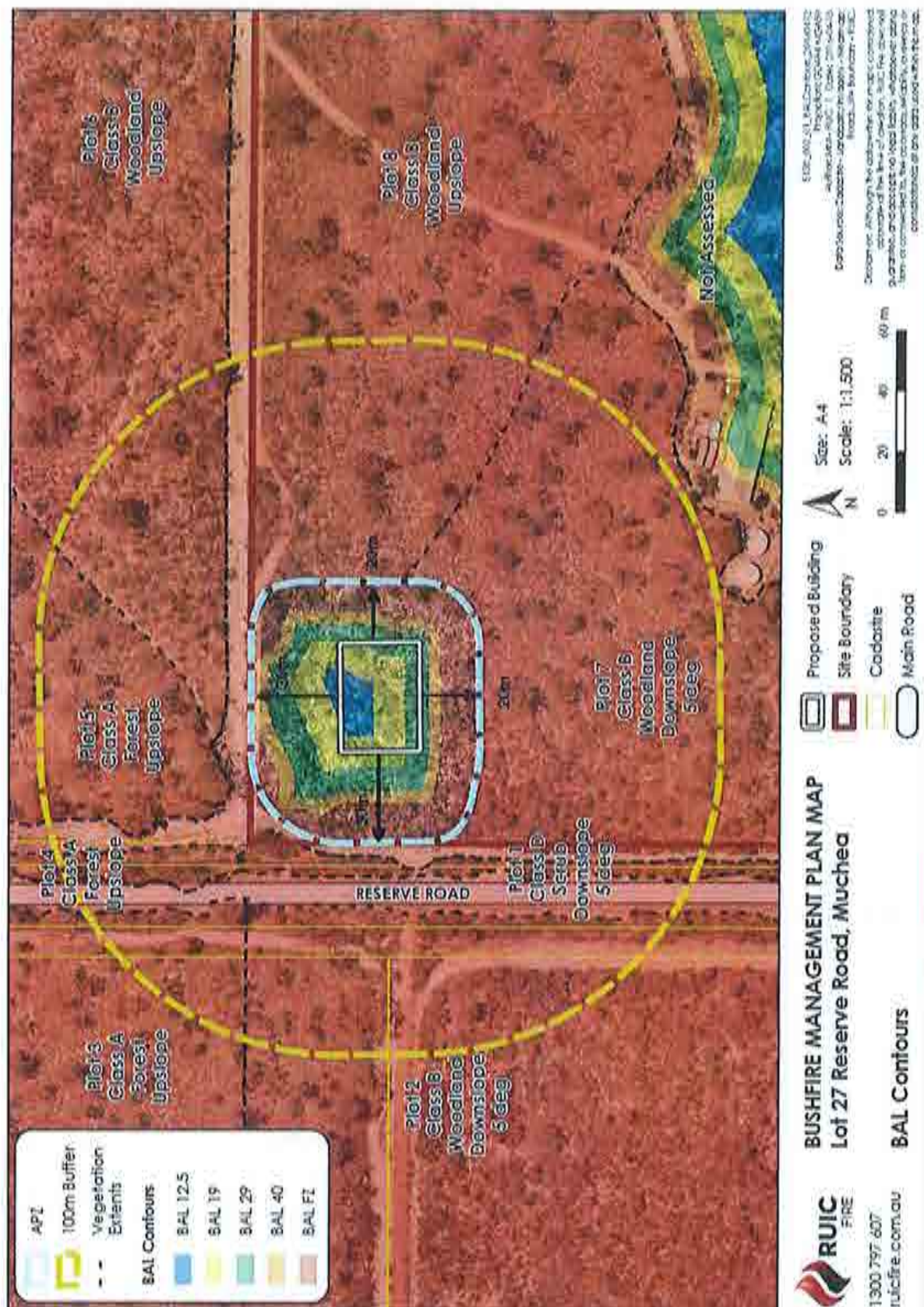


Figure III: BAI C contour map

Contents Page

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| 1.1 | Purpose of Report | 9 |
| 1.2 | BAL Assessment | 9 |
| 1.3 | Bushfire Attack Levels Explained | 14 |

1.0 Introduction

1.1 Purpose of Report

Rural Fire Risk Consultancy Pty Ltd, trading as RUIC Fire, was engaged by the proponent to prepare this BAL Contour Map to support the proposed development within Lot 27 Reserve Rd, Muchea (Figure 1).

The purpose of this BAL Contour map is to:

1. Illustrate the potential radiant heat impacts and associated indicative BAL ratings in reference to any classified vegetation remaining within 100 metres of the assessment area after the development is complete; and
2. Determine whether the radiant heat impacts (post-development) will be prohibitive of future works.

This report is not a Bushfire Management Plan. Should a Bushfire Management Plan be required a separate report is required.

1.2 BAL Assessment

The site was inspected on the 30th March 2016 and the site assessed in accordance with AS3959:2009 Methodology 1.

BAL vs separation distance tables, extracted from AS3959:2009 Table 2.4.3, are provided within Table 1A for all classifiable vegetation within 100m of the development. The BAL rating for each vegetation threat was calculated with the highest BAL rating being applicable the development. Separation distance to classified vegetation includes roads, proposed carparks, managed low threat areas and is measured from the proposed building to the edge of the classified vegetation.

Table 1A: BAL Assessment (Class A Forest) Plots 3, 4 & 5

| Vegetation | Effective Slope | Separation (m) | BAL |
|----------------|-----------------|----------------------|----------|
| Class A Forest | Flat/Upslope | Less than 16m | BAL-FZ |
| | | 16 to less than 21m | BAL-40 |
| | | 21 to less than 31m | BAL-29 |
| | | 31 to less than 42m | BAL-19 |
| | | 42 to less than 100m | BAL-12.5 |
| | | Greater than 100m | BAL-LOW |

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
 Lot 27, Reserve Road, Muchea



Table 1B: BAL Assessment (Class B Woodland - Flat/Upslope) Plans 1 & 2

| Vegetation | Effective Slope | Separation (m) | BAL |
|------------------|-----------------|----------------------|----------|
| Class B Woodland | Flat/Upslope | | |
| | | Less than 10m | BAL-FZ |
| | | 10 to less than 14m | BAL-40 |
| | | 14 to less than 20m | BAL-29 |
| | | 20 to less than 29m | BAL-19 |
| | | 29 to less than 100m | BAL-12.5 |
| | | Greater than 100m | BAL-LOW |

Table 1C: BAL Assessment (Class B Woodland - >0° to 5° Downslope) Plans 1 & 2

| Vegetation | Effective Slope | Separation (m) | BAL |
|------------------|------------------------|----------------------|----------|
| Class B Woodland | >0° to 5° Downslope | | |
| | | Less than 13m | BAL-FZ |
| | | 13 to less than 17m | BAL-40 |
| | | 17 to less than 25m | BAL-29 |
| | | 25 to less than 35m | BAL-19 |
| | | 35 to less than 100m | BAL-12.5 |
| | | Greater than 100m | BAL-LOW |

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
Lot 27, Reserve Road, Muchea



Table 1D: BAL Assessment (Class D Scrub - >0° to 5° Downslope) Plot 1

| Vegetation | Effective Slope | Separation (m) | BAL |
|---------------|------------------------|----------------------|----------|
| Class D Scrub | >0° to 5° Downslope | | |
| | | Less than 11m | BAL-FZ |
| | | 11 to less than 15m | BAL-40 |
| | | 15 to less than 22m | BAL-29 |
| | | 22 to less than 31m | BAL-19 |
| | | 31 to less than 100m | BAL-12.5 |
| | | Greater than 100m | BAL-LOW |

The highest BAL rating that applies to the proposed development within Lot 27 is **BAL-29**.

The following plates illustrate vegetation threats for Plots 1 to 6.



Plot 1 - Class D Scrub



Plot 1 - Class D Scrub



Plot 2 - Class B Woodland



Plot 2 - Class B Woodland

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
Lot 27, Reserve Road, Muchea



Plot 3 – Class A Forest



Plot 3 – Class A Forest



Plot 4 – Class A Forest



Plot 4 – Class A Forest



Plot 5 – Class A Forest



Plot 5 – Class A Forest

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
Lot 27, Reserve Road, Muchea



Plot 6 - Class B Woodland



Plot 6 - Class B Woodland



Plot 7 - Class B Woodland



Plot 7 - Class B Woodland



Plot 8 - Class B Woodland



Plot 8 - Class B Woodland

1.3 Bushfire Attack Levels Explained

A Bushfire Attack Level (BAL) assessment is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event, and thereby determining the construction measures required for the dwelling.

The methodology used for the determination of the BAL rating, and the subsequent building construction standards, are directly referenced from Australian Standard AS3959:2009 *Construction of buildings in bushfire prone areas*.

The BAL rating is determined through identification and assessment of the following parameters;

- Fire Danger Index (FDI) rating; assumed to be FDI-80 for WA,
- All classified vegetation within 100m of the subject building,
- Separation distance between the building and the classified vegetation source/s, and
- Slope of the land under the classified vegetation.

AS3959:2009 has six (6) levels of BAL, based on the radiant heat flux exposure to the building, and also identifies the relevant sections for building construction, as detailed below;

| Bushfire Attack Level (BAL) | Classified vegetation within 100m of the site and heat flux exposure thresholds | Description of predicted bushfire attack and levels of exposure | Construction Section (within AS3959) |
|-----------------------------|---|---|--------------------------------------|
| BAL-LOW | See clause 2.2.3.2 | There is insufficient risk to warrant specific construction requirements | 4 |
| BAL-12.5 | $\leq 12.5\text{kW/m}^2$ | Ember attack | 3 & 5 |
| BAL-19 | $>12.5\text{kW/m}^2$ to $\leq 19\text{kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux | 3 & 6 |
| BAL-29 | $>19\text{kW/m}^2$ to $\leq 29\text{kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux | 3 & 7 |
| BAL-40 | $>29\text{kW/m}^2$ to $\leq 40\text{kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne 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 |



Figure 1A-BAL Overview

Bushfire Emergency Management Plan

Bushfire danger

Vegetation – Vegetation will be significantly reduced around the building site to allow a buffer of at least 20m from the site. Any new plantings will be of fire retardant species such as fruit trees and vegetables. These plants have high water content, low ash and the leaves catch burning embers, hindering the spread of fire. Undergrowth will be cleared and dead wood removed from trees before October each year.

Weather – The fire can potentially come from any direction, although it is most likely to come up the slope from the south or from the east with the easterly winds.

Building – The building is to be made from non-combustible materials with a very high fire tolerance. There will also be a sprinkler system positioned on the roof that will be operated both remotely as well as locally. A diesel generator will operate the water pump for the sprinkler system and the water accessed from water storage tanks onsite.

Bushfire Risk

There are several early warning systems in place to alert in the event of bushfire. These are in the form of text messages from DFES, as well as radio and mobile bushfire alert apps.

As soon as there is a fire watch and act that involves the area of the brewery's location, the brewery will be closed and patrons and staff advised to leave via the main entrance and onto Reserve Rd.

They would be directed onto the great northern hwy and then to turn in the direction away from the fire, be it south, towards Bullsbrook or north towards Bindoon.

If there is no safe route and Reserve Rd is blocked off in a sudden and unexpected fire attack the place of refuge of last resort would be inside the brewery as the building is going to be protected by bushfire misters and is to be built from non-combustible materials (BHP Biliton use this product as blast walls on some of their mine sites).

People

On days where the fire danger is high and the days after a bushfire in the area, there will be impacts on staff and their families. This will be addressed by having a large pool of casual workers who can cover for those unable to attend work. A fire in the immediate area will mean that the brewery will be closed.

In the event of a bushfire in the area during a function at 14K, the progress of the fire would be closely monitored and as soon as there was a watch and act alert, the function would have to be cancelled. This would form part of the conditions in the contract signed by all parties involved.

Appropriate insurance will be obtained to cover any loss to building, plant and equipment as well as financial loss as a result of a bushfire.

Steps taken in the event of bushfire:

1. If notified of fire in area or if there is the smell of smoke in the air – monitor radio, DFES and social media/internet sources for fire activity.
2. If watch and act is in place, close brewery to patrons, send any staff home for their safety as well as to do their own preparations/picking up children etc
3. Shut down any non-essential operations in the brewery, if a brew is in progress, continue until it is safe to stop without detrimental affects on the brew. Bring any items inside that may catch fire in the event of ember attack.
4. Maintain monitoring of fire progression.
5. If an emergency warning is given – close down all brewing activities, turn on sprinklers to wet building and surrounding areas. Assemble any staff and patrons to muster point located at the front of the building, and send home if safe to do so.
6. If fire progresses towards the brewery and ember attack and/or fire imminent, sprinkler-misting system will be activated.
7. Sprinklers will remain on until the threat of fire has passed or until tanks are exhausted.



March 2016

Attention: Traffic Engineer at the Shire of Chittering

TRAFFIC IMPACT STATEMENT FOR THE PROPOSED BREWERY AT LOT 27 RESERVE ROAD, MUCHEA WA 6501

APEX Engineers

Traffic and Parking
Specialists

www.apexengineers.com.au

APEX Engineers have been engaged by Ms. A. Hagan to provide a traffic impact statement as a part of the planning application for the proposed brewery within lot 27, Reserve Road in Muchea.

This technical note will provide information in relation to;

- The nature of operations of the proposed development;
- The anticipated trip generation potential of the subject proposal (number of entry and exit movements, type of vehicles and the times of use);
- The anticipated parking demand at the subject site and on-site car parking provision requirements;
- Compliance of the proposed on-site car parking area design against the relevant standard requirements;
- The 5 year history of crashes along Great Northern Highway in the vicinity of its intersection with Reserve Road; and
- Conclusions and recommendations in relation to the proposed development.

1 BACKGROUND AND EXISTING CONDITIONS

The subject proposal includes opening of a brewery at the site located at Lot 27 Reserve Road in Muchea. Access to the proposed brewery premise is proposed off Reserve Road at the site frontage. Reserve Road, at the site frontage, is an undivided gravel road with a carriageway width of approx. 7.5m. Approx. 1.2km to the south of the subject site, Reserve Road connects to Great Northern Highway. Great Northern Highway includes a bitumen carriageway approx. 7m wide and provides one traffic lane in each direction. A posted speed limit of 110 km/h is applicable for the stretch of Great Northern Highway at the vicinity of its intersection with Reserve Road.

It is understood that Main Road Western Australia (MRWA) is currently implementing the Muchea to Wubin – Stage 2 project which will realign and reconstruct the Great Northern Highway at the site frontage. It has been identified that the section of Great Northern Highway, between Muchea and Wubin, is of poor road quality. Also, a growth in heavy vehicle traffic volumes is anticipated along this route in the near future. Currently, the volumes of traffic on the highway are stated to range from 800 to 1,600 vehicles per day

with approximately 35 to 50 percent of vehicles being heavy and high-wide load freight vehicles. The proposed solution is a program of works along an 87 km section of the highway between Muchea and Wubin. The program consists of reconstruction and realignment of selection sections of the highway, upgrading intersections, widening the seal, and constructing additional passing lanes. The current project timing states the project will commence in 2016 and will be completed by the end of 2017. Accordingly, the proposed development is likely to be operational prior to completion of the proposed upgrade works on Reserve Road/Great Northern Highway intersection.

Figure 1 below illustrates the location of the subject site in aerial view.

Figure 2 below indicates the upgrade works proposed on Reserve Road/Great Northern Highway intersection, as a part of Muchea to Wubin – Stage 2 project.



Figure 1: Location of the Subject Site

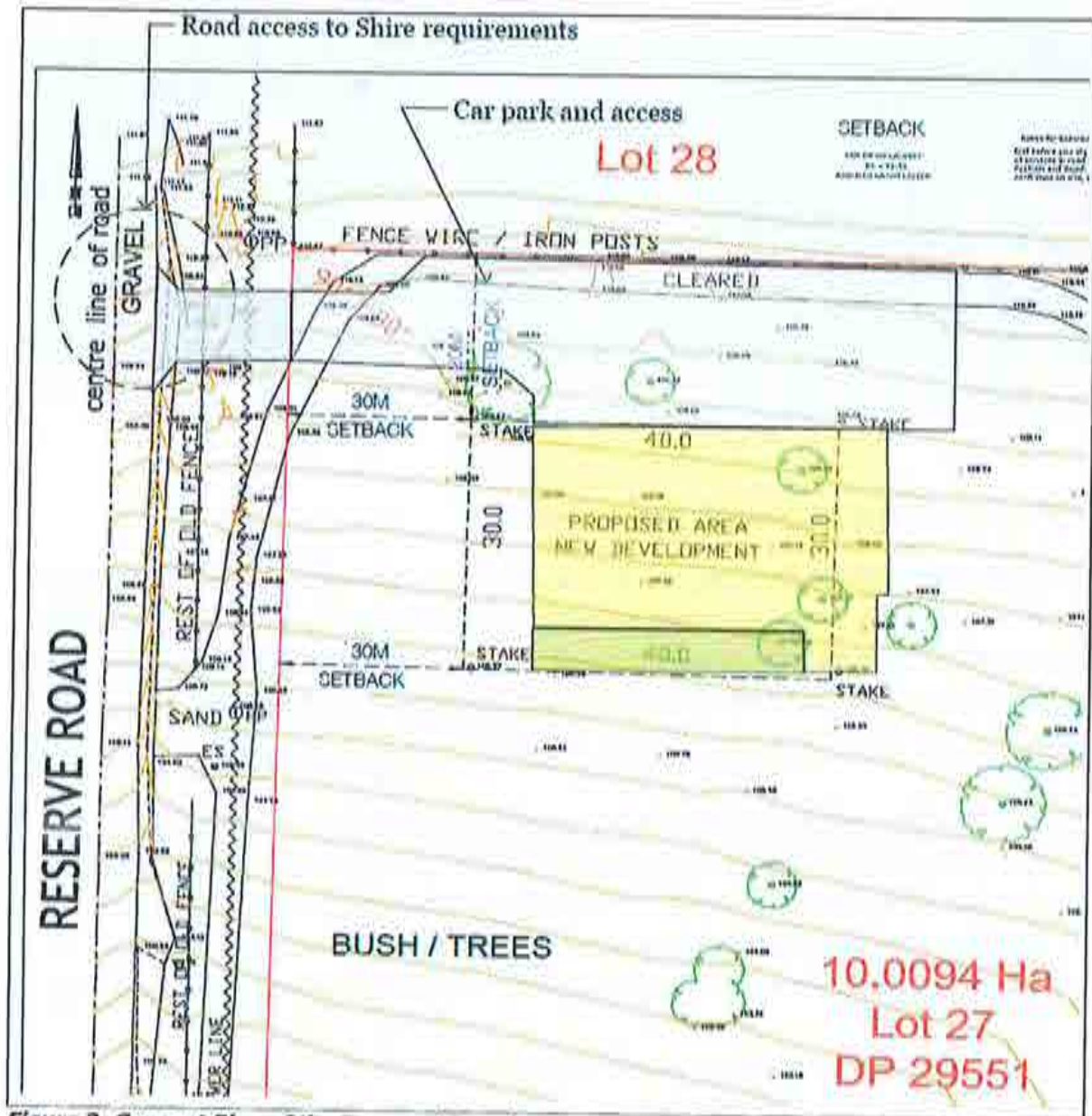


2 DETAILS OF THE PROPOSED DEVELOPMENT

In addition to the above, the following information are available at these early stages of development:

- It is anticipated that there would be around 5 staff members on-site at any given time, during typical operations (although the final employee numbers are not finalised at this stage);
- Deliveries are anticipated at the subject site only once a week (a single delivery trip per week);
- Tour buses, carrying patrons, are anticipated to enter the site (maximum of one tour bus at one time); and
- The maximum patron capacity is anticipated to be between 200 and 250, on-site.

A concept layout plan of the proposed brewery is presented in **Figure 3** below.



3 TRAFFIC GENERATING POTENTIAL OF THE PROPOSED DEVELOPMENT

It is noted that the total area of the overall brewery building has been categorised into three distinct land uses (as shown in **Figure 4** below);

- **Area A** (250 square metres) – Includes the general brewing area, store/cool rooms, dry/grain store areas and the loading area. This area has therefore been treated as a factory.
- **Area B** (420 square metres) – Includes the bar, kitchen, veranda and the function room. This area has therefore been treated as a café/restaurant.
- **Area C** – Includes ancillary uses such as the office, timber decking and toilets. This area has not been considered in traffic generation, since it represents areas ancillary to the primary operations of the site and therefore this area does not have any traffic generating potential by itself.

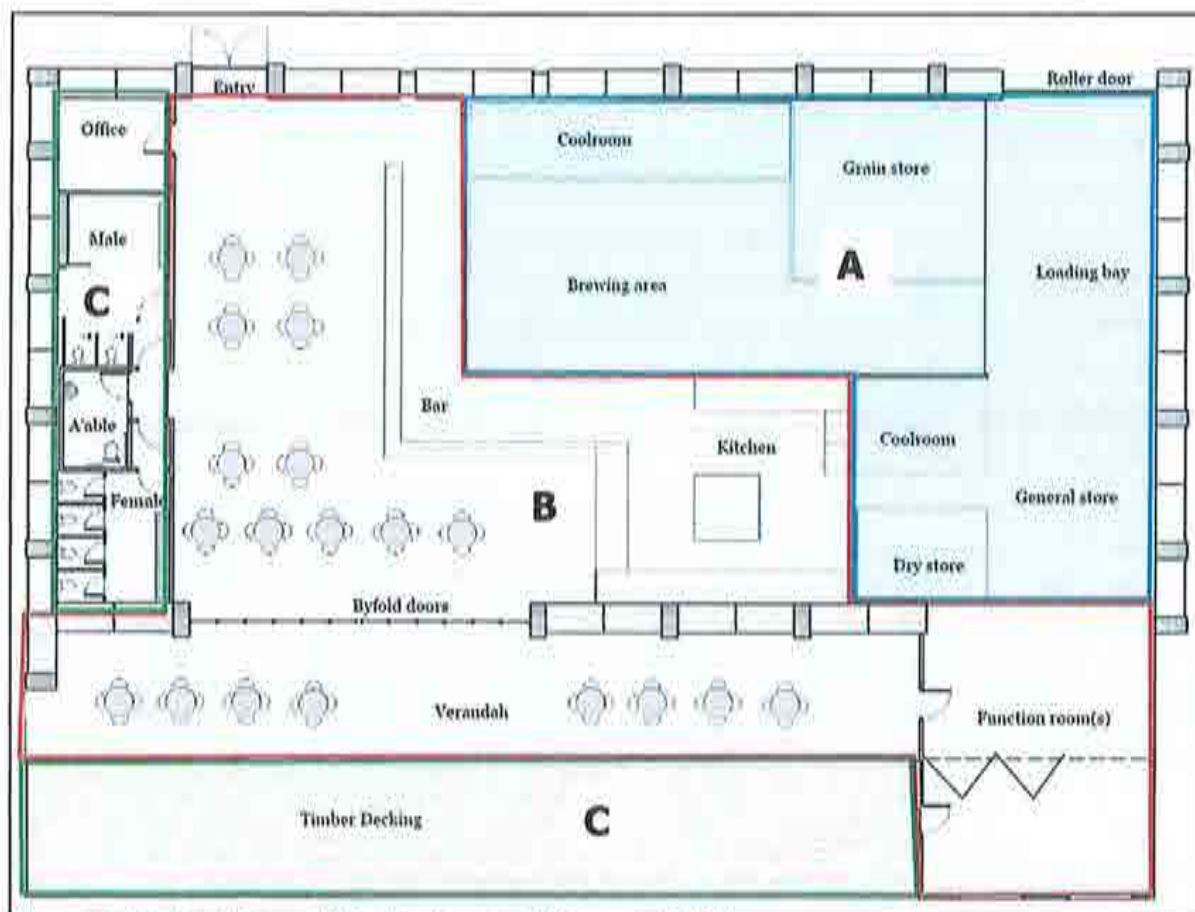


Figure 4: Distinct Uses within the Proposed Brewery Building

The anticipated traffic generation potential of each of the distinct areas within the proposed development, identified above, has been established using the trip rates presented in the Guide to Traffic Generating Developments (RMS, 2002) document as illustrated in **Table 1** below.

Table 1: Traffic Generation Potential of the Proposed Development

| Area | Corresponding Land use | Trip rate | | Traffic generated | |
|------------------------------|------------------------|------------------------------------|-------------------------------------|-------------------|------------------|
| | | Peak hour | Daily | Peak hour | Daily |
| A (250 m ²) | Factory | 1 per 100m ² floor area | 5 per 100m ² floor area | 2.5 trips | 12.5 trips |
| B (420 m ²) | Restaurant | 5 per 100m ² floor area | 60 per 100m ² floor area | 21 trips | 252 trips |
| Total trips generated | | | | 24 trips | 265 trips |

As can be seen from the table above, it is evident that the proposed development will generate some 24 trips during the peak hour period and some 265 trips daily. The above identified traffic generation level is however deemed more conservative for the proposed development on the following grounds;

- A major part of the above established peak hour and daily traffic volumes comprise of the traffic volumes anticipated to be generated by the proposed brewery retail/café area – which has been treated similar to a restaurant. These traffic volumes have been calculated using the trip rates presented in the RMS Guide for restaurants, which have been established through surveys of restaurants within suburban locations. Given the rural location of the proposed development, the above identified traffic volumes are unlikely to be fully realised during actual operations.
- Although an anticipated peak hour traffic volume has been calculated for the proposed development, it is unlikely that a brewery would include a specific peak hour for traffic generation. It is more likely that the overall traffic generated by the proposed brewery would be more or less evenly distributed across the operating hours of the brewery.
- Given the location of the proposed site, off the Great Northern Highway, most of the trips would comprise of pass-by trips, i.e. the trips undertaken to the site by vehicles which are already present within the road network (along the Great Northern Highway).

Furthermore, the above identified peak hour and daily traffic volumes comprise of in and out trips. Assuming a 50% in and 50% split, during the peak hour (to the conservative total peak hour trips of 24), approx. 12 turning movements onto/off of the Great Northern Highway can be anticipated from/to Reserve Road. It is noted that these movements can be further split into movements turning left in/right in from east/westbound directions of Great Northern Highway.

Figure 5 below illustrates the anticipated turning movements at the Reserve Road/Great Northern Highway (GNH) intersection, arising due to the proposed development.



Figure 5: Anticipated Additional Turning Movements at Reserve Road/Great Northern Highway Intersection during a Typical Peak Hour Period

As can be seen from the above figure, there already exists a left turn slip lane off GNH onto Reserve Road. Since most of the patronage is anticipated from traffic travelling through GNH in the eastbound direction, most of the traffic entering the site would indeed turn left onto Reserve Road off GNH. Due to the presence of the existing left turn slip lane at this intersection, the motorists can safely veer off GNH in order to turn left into Reserve Road – thus causing minimal impact on through traffic along GNH at this location.

4 PARKING PROVISION AND DESIGN ASSESSMENT

4.1 Statutory Parking Requirements

The relevant parking provision requirement for the proposed development has been determined using the parking rates provided in Table 1 of the *Town Planning Scheme No. 6 of the Shire of Chittering Local Planning Policy No. 13*.

The nature of the proposed development has been compared against the land uses for which parking rates have been provided in the abovementioned Table 1 of the Town Planning Scheme. It was identified that the proposed development matches closely with a 'factory unit' land use – i.e. the proposal includes a brewery area (similar to a factory) along with a retail area.

The table 1 of the Town Planning Scheme stipulates the following on-site parking provision requirement for factory units;

1 bay per employee plus 3 bays for every 50m² of retail floor space

It is noted that the proposed development, at these early stages, is anticipated to include a maximum of 5 staff members on-site. Furthermore, the proposed brewery building includes 420m² of retail floor space (as identified in **Figure 4** earlier).

Accordingly, the proposal should provide a total of 30 on-site car parking spaces: 5 car spaces on-site for employees and 25 car spaces on-site for the retail area. The overall proposal includes provision for a total of 24 car spaces (including 1 disability accessible car space) on-site. Therefore, a minor shortfall of 6 car spaces, against the relevant statutory parking requirements, exists on-site. However, the following factors should be considered in relation to the actual parking demand likely to be experienced by the proposal;

- 1) The rural/undeveloped vicinity of the proposed site indicates that majority of the patronage would arise from traffic passing by the area along GNH. Accordingly, the parking demand is likely to be well spread across the day – rather than accumulating into a single period.
- 2) It is expected that at least some employees of the proposed site will likely be the residents of the existing residential dwelling at the subject site. Accordingly, these employees would not require any on-site car parking.
- 3) A bus bay has been proposed within the car parking area – which will bring in groups of tourists to the proposed site, thus reducing the number of individual vehicle trips and parking demand realised within the site.
- 4) The overall site includes large grassed/bush land and there is ample area for provision of informal parking on-site, in the unlikely case of parking demand overflows.

4.2 Car Park Design Review

The following section will carry out the necessary checks to certify whether the car parking area has been designed to satisfy the minimum requirements outlined by the Australian Standards (AS 2890.1 and AS 2890.6).

Visitor Parking Spaces

Table 2 below outlines the compliance of the proposed car space dimensions with the AS 2890.1 specifications. It is noted that the proposed car spaces are categorised under user class 3 (short term parking) within AS 2890.1.

Table 2: Compliance of 90 degree Car Spaces with Standard Dimensions

| Component | Standard Dimension | Dimension Provided (m) | Compliance/Comments |
|--------------|--------------------|------------------------|---------------------|
| Space Width | 2.6m | 2.6m | Compliant |
| Space Length | 5.4m | 5.4m | Compliant |
| Aisle Width | 5.8m | 6.2m | Compliant |

As can be seen from the table above, the proposed car space dimensions and aisle widths are well compliant against the Australian Standard requirements.

Disability Accessible Parking Spaces

The proposal includes a single disability accessible parking space. According to AS 2890.6-2009, disabled parking spaces shall be designed with minimum dimensions of 2.4m width and 5.4m length. This car space shall be accompanied by a shared space, located adjacent to it, possessing equal dimensions. The proposed disability accessible car space has been designed to satisfy the above requirements.

5 CRASH HISTORY

The crash history at the Reserve Road Intersection with Great Northern Highway has been investigated in order to establish the existing safety conditions at this location. The crash data has been obtained from MRWA for the 5 year period between 2010 and 2014. The detailed crash results are presented in **Attachment A** of this document. It is noted that the proposed site access location is located approx. 160m to the south west of the. The following figure outlines the location of the Reserve Road/Great Northern Highway Intersection with respect to the crashes occurred in the vicinity.

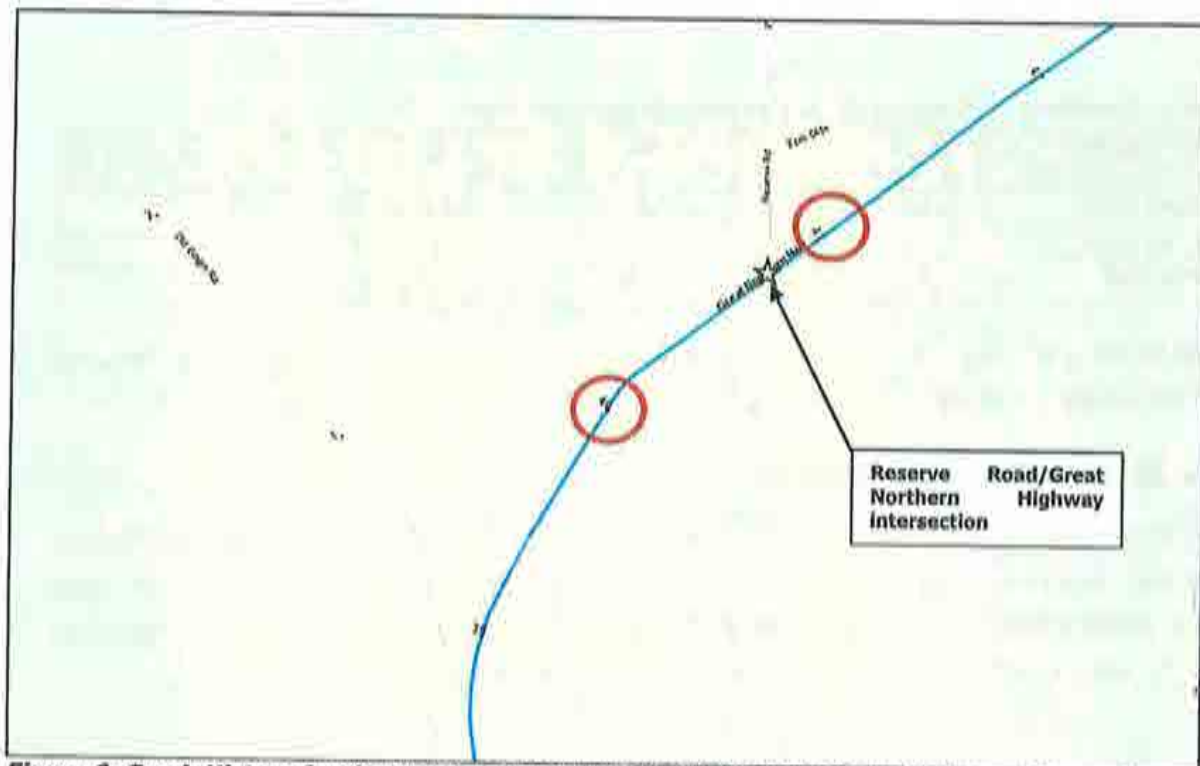


Figure 6: Crash History for the Vicinity of Reserve Road/Great Northern Highway Intersection

As can be seen, the Reserve Road/GNH intersection lies between SLK 40 and 41, along the Great Northern Highway. Investigating the crash history records, it is evident that between SLK 40 and 41, there has been 2 crashes within the past 5 years. The details of these crashes are as follows;

- 1) Crash 1 – occurred due to a load from the front vehicle falling on the vehicle at the rear. Severity of the crash was minor.
- 2) Crash 2 – occurred as a same lane, rear end crash. Road conditions were wet and the crash severity was major.

From the above, it is evident that there is a minor crash history along the stretch of Great Northern Highway at the vicinity of the intersection with Reserve Road. One of the crashes were due to an object falling off a vehicle. Therefore, only one crash is attributable to the road conditions – which is crash 2 which occurred in wet road conditions. None of the crashes are however, attributable to the road alignment at this location.

6 CONCLUSIONS AND RECOMMENDATIONS

In light of the assessment presented in this document, the following can be concluded;

- 1) The anticipated traffic generation levels from the proposed development is some 24 trips during a typical peak hour period and some 265 trips daily.
- 2) In reality, the above identified trip volumes are unlikely to be fully realised due to location and operational factors, as detailed in the body of this report.
- 3) The overall proposal includes a statutory parking provision requirement of 30 car spaces on-site. The proposal includes a total of 24 on-site car spaces. As such, there is a minor shortfall of 6 on-site parking spaces.
- 4) The statutory parking requirement for the proposal is deemed a conservative estimate for actual operations, as discussed in the body of the report. Also, the overall land includes ample space for provision of more informal parking in the unlikely case where parking demands overspill.
- 5) The proposed on-site car parking design was found to comply well with the relevant Australian Standard design requirements.
- 6) The 5 year crash history in the vicinity of the intersection of Reserve Road and Great Northern Highway, indicates one crash which occurred as a rear end collision.
- 7) It is noted that for the drivers turning left into Reserve Road, there exists a left turn slip lane along Great Northern Highway. Therefore the left turning drivers can veer off the through lanes of Great Northern Highway in order to enter Reserve Road. By veering off the road, these vehicles will not impact on the through traffic movements along the Great Northern Highway at this location.

Should Council require further information in relation to this assessment, please don't hesitate to contact the undersigned.



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ATTACHMENT A: CRASH HISTORY DETAILS

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BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
Lot 27, Reserve Road, Muchea



R.H.
Design

100% Satisfaction Guarantee
 24/7 Customer Support
 Free Shipping on all orders
 100% Satisfaction Guarantee

CLIENT
C.A. Mac
Beverly Hills
California

PROJECT

DESCRIPTION:
Littering and Carcassings

CONCLUSIONS

DUST:
None

7/20/2005

NOTES

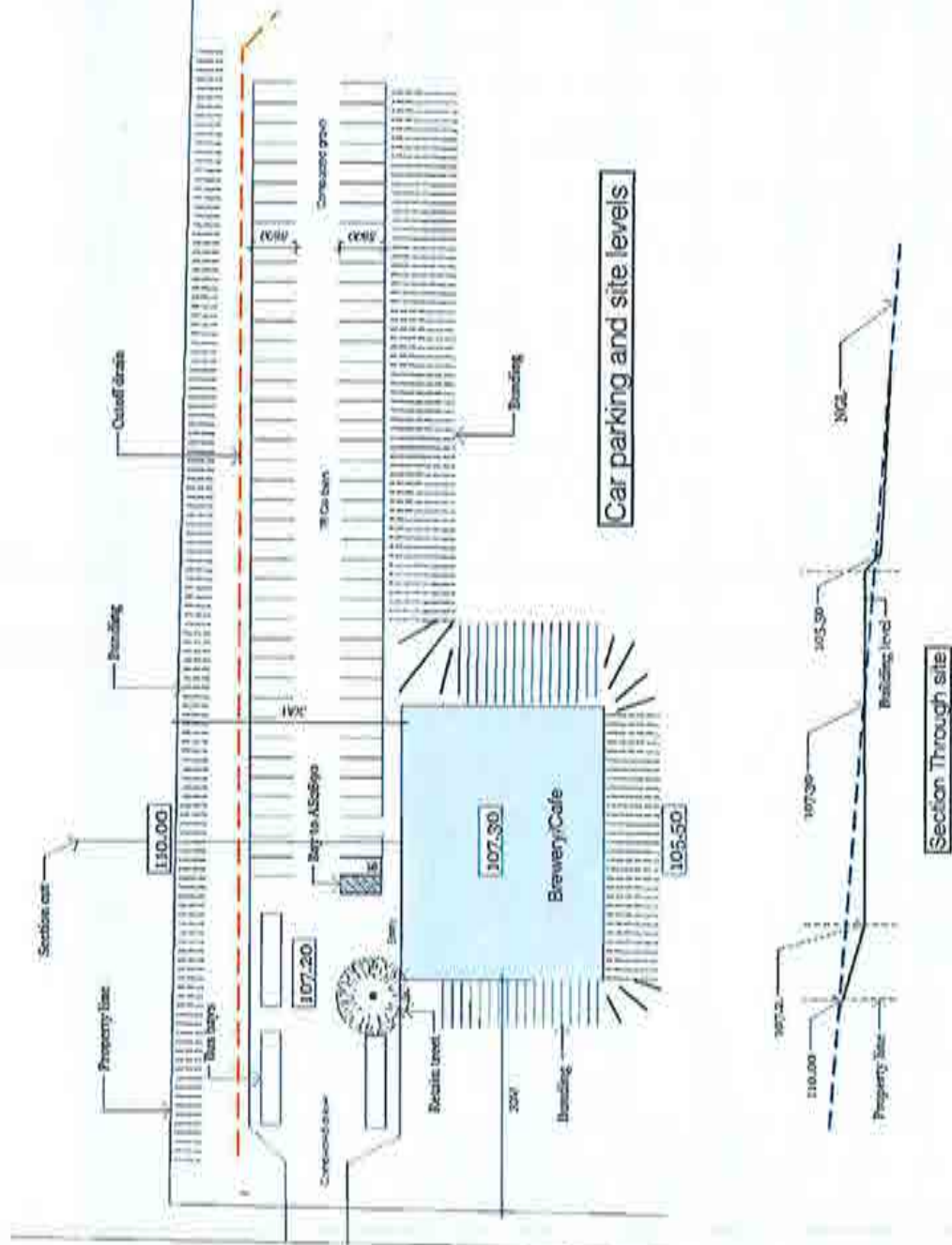
A^{1.3}

Figure 16. Silo Farm

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
Lot 27, Reserve Road, Muchea

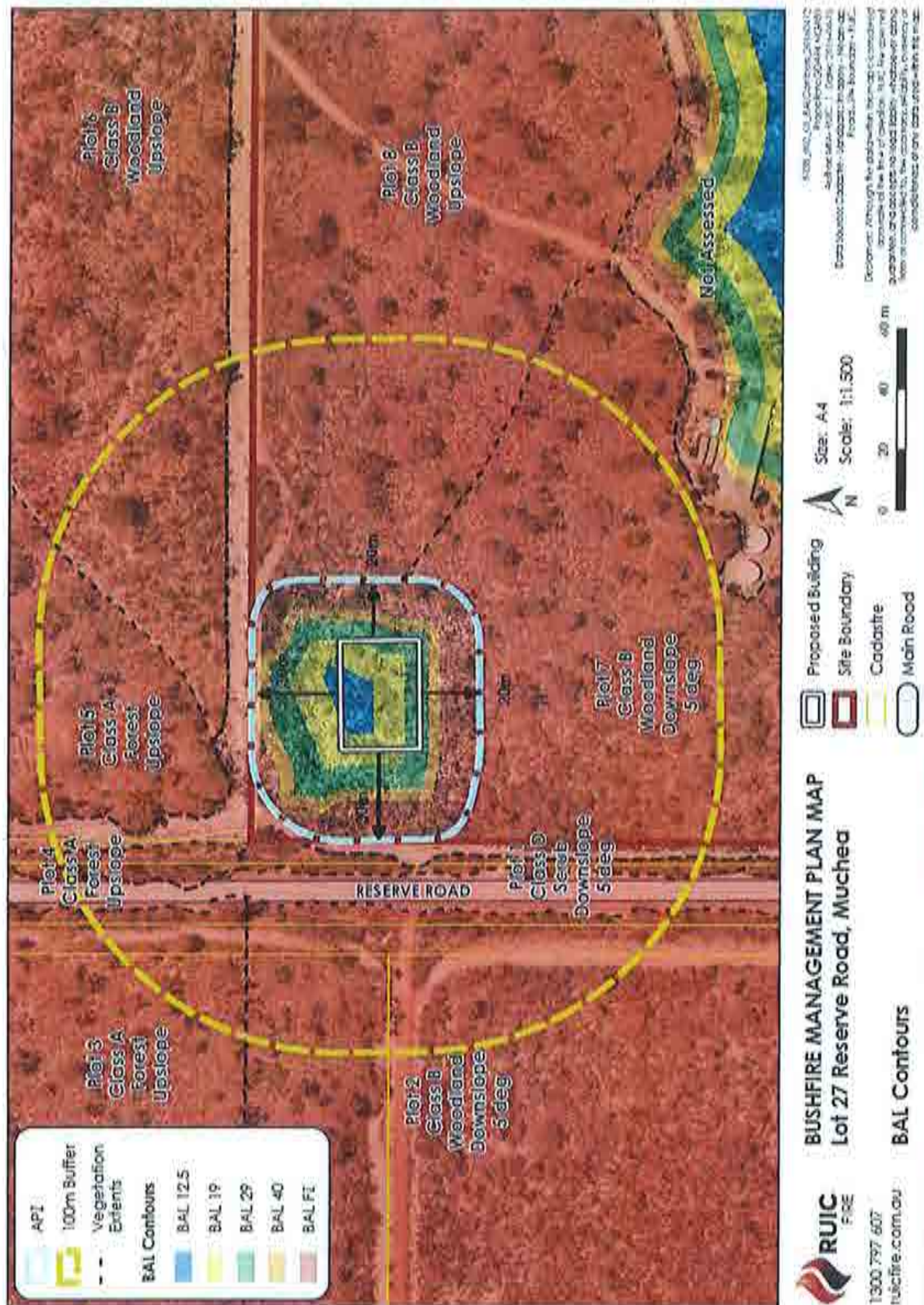


Figure iii: BAL Contour map

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1.0 Introduction

1.1 Purpose of Report

Rural Fire Risk Consultancy Pty Ltd, trading as RUIC Fire, was engaged by the proponent to prepare this BAL Contour Map to support the proposed development within Lot 27 Reserve Rd, Muchea (Figure I).

The purpose of this BAL Contour map is to:

1. Illustrate the potential radiant heat impacts and associated indicative BAL ratings in reference to any classified vegetation remaining within 100 metres of the assessment area after the development is complete; and
2. Determine whether the radiant heat impacts (post-development) will be prohibitive of future works.

This report is not a Bushfire Management Plan. Should a Bushfire Management Plan be required a separate report is required.

1.2 BAL Assessment

The site was inspected on the 30th March 2016 and the site assessed in accordance with AS3959:2009 Methodology 1.

BAL vs separation distance tables, extracted from AS3959:2009 Table 2.4.3, are provided within Table 1A for all classifiable vegetation within 100m of the development. The BAL rating for each vegetation threat was calculated with the highest BAL rating being applicable the development. Separation distance to classified vegetation includes roads, proposed carpark, managed low threat areas and is measured from the proposed building to the edge of the classified vegetation.

Table 1A: BAL Assessment (Class A Forest) Plots 3, 4 & 5

| Vegetation | Effective Slope | Separation (m) | BAL |
|----------------|-----------------|----------------------|----------|
| Class A Forest | Flat/Upslope | | |
| | | Less than 16m | BAL-FZ |
| | | 16 to less than 21m | BAL-40 |
| | | 21 to less than 31m | BAL-29 |
| | | 31 to less than 42m | BAL-19 |
| | | 42 to less than 100m | BAL-12.5 |
| | | Greater than 100m | BAL-LOW |

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
 Lot 27, Reserve Road, Muchea



Table 1B: BAL Assessment (Class B Woodland – Flat/Upslope) Plots 6 & 8.

| Vegetation | Effective Slope | Separation (m) | BAL |
|------------------|-----------------|----------------------|----------|
| Class B Woodland | Flat/Upslope | | |
| | | Less than 10m | BAL-FZ |
| | | 10 to less than 14m | BAL-40 |
| | | 14 to less than 20m | BAL-29 |
| | | 20 to less than 29m | BAL-19 |
| | | 29 to less than 100m | BAL-12.5 |
| | | Greater than 100m | BAL-LOW |

Table 1C: BAL Assessment (Class B Woodland – >0° to 5° Downslope) Plots 1 & 7

| Vegetation | Effective Slope | Separation (m) | BAL |
|------------------|------------------------|----------------------|----------|
| Class B Woodland | >0° to 5° Downslope | | |
| | | Less than 13m | BAL-FZ |
| | | 13 to less than 17m | BAL-40 |
| | | 17 to less than 25m | BAL-29 |
| | | 25 to less than 35m | BAL-19 |
| | | 35 to less than 100m | BAL-12.5 |
| | | Greater than 100m | BAL-LOW |

| Agency Submissions | | | |
|---|---|--|--|
| Submitter | Comment | Proponent Response | Shire Officer Response |
| Ellen Brockman Integrated Catchment Group | <p>The Ellen Brockman Integrated Catchment Group has reviewed that above proposal and makes the following comments:</p> <ul style="list-style-type: none"> The proposal is very thorough. The proponent has approached DER to consider the clearing of native vegetation and has been advised that unless the clearing is over 5 hectares and for a building there is no reason to oppose clearing the site. However, the Catchment Group would remind council that both the TPS 6 and the Local Planning Strategy recommend complying with the principles of catchment management, which includes limiting clearing in the Ellen Brook Catchment and this is important to protect the waterway from further degradation. Cumulative clearing on a number of properties to provide bushfire protection, including the removal of understorey, does eventually lead to impact on the waterway. Management of the waste water from the kettles (kegs) at the brewery via the leach drainage is appropriate. Neutralisation of the low pH discharge water is recommended as native vegetation into which the leach drains will flow is highly sensitive to changes in pH. | <p>The area that we have selected for our brewery site was chosen because of its lack of big trees. The vegetation is mostly parrot bush and dead banksia, which need clearing due to fire risk. We plan on extensive replanting of local native, native bush tucker and other edible plants.</p> <p>We are working with a wastewater specialist, Dr Ross Mars of Water Installations, who has significant experience in native plants to make sure that all water waste is released in an appropriate manner.</p> | <p>Noted and acknowledged.</p> |
| Department of Environment Regulation | <p>I refer to the correspondence dated 2 June 2016 inviting comment from the Department of Environment Regulation (DER) on the above application.</p> <p>DER has no comment on this matter in reference to regulatory responsibilities under the <i>Environmental Protection Act 1986</i> and the <i>Contaminated Sites Act 2003</i>.</p> | <p>Noted</p> | <p>Noted and acknowledged.</p> |
| Department of Planning | <p>I refer to your letter of 2 June 2016 requesting comments on the above proposal. As you know, the Department of Planning has no jurisdiction on this matter and the following is provided as general advice only.</p> <p>Relevant to this application, the Western Australian Planning Commission's (WAPC) <i>State Planning Policy 2.5 – Land Use Planning in Rural Areas</i> (SPP 2.5) supports rural zones being highly flexible with the ability to cater for a range of land uses relating to primary production, as well as diversification, including small scale tourism. The proposal accords with the regional and economic development aspects of SPP 2.5</p> <p>When considering conditions to be placed on planning proposals, the WAPC has regard to the nature of the development and its likely effect on its surroundings. This development is likely to increase traffic volumes on a road which is currently unsealed, and also has implications associated with neighbouring developments. As such, Council may wish to consider a condition that relates to upgrading of Reserve Road to a constructed sealed standard. This will provide for a suitable standard of development and ensure a consistent approach is taken for all developers in the Reserve Road area.</p> | <p>We can make access to the development from the sealed section of the road, if that is what is required. Heavy haulage trucks use this road, so we do not see that it would be appropriate for us to seal the road as the requirements to handle the heavy trucks are more than those required for cars.</p> | <p>Noted and acknowledged. Refer to Condition No. 10b and 10c. Whilst it is acknowledged that there are heavy vehicle movements and a residential subdivision being finalised, both the applicants in this case have contributed to the upgrade and seal of the road. The proposal may also generate significant traffic movement and hence a contribution to the upgrading of the road is required.</p> |
| Department of Racing, Gaming and Liquor | <p>Firstly, I can confirm that an application for a liquor licence for these premises has yet to be received by DRGL. Having viewed the plans you have forwarded, it appears the liquor licences which could be applied for include beer producer, restaurant or tavern.</p> <p>In response to your queries, as far as planning matters are concerned, DRGL will not comment on an application before it has been lodged other than providing general advice to applicants and local authorities. What DRGL will do however is assess the application once it has been lodged and any conditions of relevance to the liquor licence in the DA or a section 40 certificate can be incorporated into the liquor licence conditions, should the licence be granted.</p> | <p>We are yet to lodge our liquor licence application as we are currently gathering all the information required to complete the application.</p> | <p>Noted and acknowledged. Refer to Advice Note 6.</p> |

| Agency Submissions | | | |
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| | <p>I confirm that the <i>Liquor Control Act 1988</i> requires an application to be assessed having reference to planning approval. The liquor licence process is therefore not independent of a local authorities planning approval process. Changes to DRGL policy have permitted an applicant to lodge an application prior to granting planning consent, however final determination of the application will not take place until valid planning approval have been received.</p> <p>Lastly, any conditions, whether they be planning related or otherwise, imposed by DRGL upon the liquor licence become the responsibility of DRGL and/or Police to enforce.</p> <p>As your proposed work is near energised electrical installations and powerlines, the person in control of the work site must ensure that no person, plant or material enters the "Danger Zone" of an overhead powerline or other electrical network assets.</p> <p>The "Danger Zone" is set out in Western Australian Occupational Safety and Health Regulation 1996 – Specifically Reg 3.64. (Link)</p> <p>Any information provided to you by Western Power should not be used in isolation and we recommend that you refer to the Occupational Safety and Health Act 1984 and Occupational Safety and Health Regulations 1996. These documents outline WorkSafe WA requirements for working near electricity.</p> <p>For queries relating to these requirements, visit WorkSafe or contact WorkSafe on 1300 307 877.</p> | | |
| Western Power | | <p>Craig, one of the owners of this project, is a qualified High Voltage instructor, Trainer/Assessor and is fully aware of the requirements regarding the 22KV distribution line running past the property. A risk assessment and hazard mitigation will be completed before construction begins to ensure all Powerline Corridor and Vicinity requirements are met under relevant Acts, standards, and requirements. All construction work will be no closer than 30 meters from the distribution line, and where the use of crane is required, qualified Safety Observers and JHA will be utilised to ensure no encroachment into the "Exclusion Zone". All equipment that has extendable parts (i.e. Crane) will be setup in such a way that the boom cannot be extended or slewed into the "Exclusion Zone" as outlined in State Legislation, Codes of Practice, Guidelines, and Australian Standards.</p> | Noted and acknowledged. |
| Department of Fire and Emergency Services | <p>DFES have the following comments with regard to <i>State Planning Policy 3.7 in Bushfire Prone Areas (SPP 3.7)</i> and the <i>Guidelines for Planning in Bushfire Prone Areas</i> (Guidelines)</p> <ul style="list-style-type: none"> i. The BAL assessment is for a site designated as bushfire prone on the <i>Map of Bush Fire Prone Areas</i>, and therefore SPP 3.7 and the Guidelines apply. ii. The development application is for land use considerable to be vulnerable land use. iii. The proponent is required to demonstrate to the fullest extent possible how the bushfire protection criteria have been addressed in line with SPP 3.7 policy measure 6.5. All elements need to be addressed including vehicle access. iv. Policy measure 6.6.2 of SPP 3.7 states that '<i>development applications for vulnerable or high-risk land use in areas of BAL-40 or BAL-FZ will not be supported unless they comply with policy measure 6.6.1 and 6.7.2.</i>' v. It is unclear from the BAL Contour Map whether the proposed deck has been included in the building envelope. vi. In line with the intent of SPP 3.7 and the Guidelines, the precautionary principle applies to this proposal as the proponent has not demonstrated that the relevant policy measures can be addressed. | <ul style="list-style-type: none"> i. Noted ii. Noted iii. Bushfire management plan was written using the guidelines iv. 6.6.1 Will seek endorsement from relevant authorities 6.7.2 a As it is at present the land is a fire risk due to the nature of the vegetation along Reserve Rd, we plan on reducing that risk by regenerating the area with native fire retardant species and reducing debris on the ground. b The additional water in the area will provide some protection in event of a fire, the area will be better attended to and kept clear of unnecessary risks and greening of the area will reduce dry bushland. c We believe that the proposal has significant benefits to the community from both a social and environmental perspective. Our development is environmentally responsible and aims to be a showcase of how we can live in our environment, and enhance our surroundings, rather than cause harm. d We will seek endorsement from relevant authorities. v. The proposed deck is part of the structure and as such would be included in the building envelope. vi. We will demonstrate the relevant policy measures. | Noted and acknowledged. Refer to Condition No. 5. |
| Department of Parks and Wildlife | Parks and Wildlife has concerns that there was no flora or fauna information included in the application documents when there is clearing of remnant vegetation proposed on Lot | The area that we plan to clear is going to be as small as the bushfire regulations and shire regulations permit, and certainly less than the | Noted. Refer to Condition. 9c in relation to undertaking a flora study. |

| Agency Submissions | | | |
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| | <p>27. I have completed a search on NatureMap (see attached) and within 10km of the centre point of this lot, the Department has records of 15 flora and fauna species which are declared Rare or likely to become extinct, along with 35 Priority species. An appropriately timed flora survey should be conducted over the area over the are of the site to be cleared to ensure no impacts to threatened species are proposed.</p> <p>Two of those species that are declared Rare or likely to become extinct are the forest red-tailed black cockatoo and the Carnaby’s cockatoo. Parks and Wildlife is aware that the subject area contains potential breeding, roosting and feeding habitat for Carnaby’s cockatoo and forest red tailed black cockatoo, which are classified as Endangered and Vulnerable respectively, under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). The locations of all habitat trees should be mapped and protected from impacts associated from the development of this site where ever possible.</p> <p>If it is likely that the proposed development may result in one or more of the following:</p> <ul style="list-style-type: none">- clearing of any known nesting tree,- clearing of any part or degradation of breeding habitat,- clearing of more than 1 hectare of quality foraging habitat, or- clearing or degradation (including pruning the top canopy) of a known roosting site, <p>then the proposal should be referred to the Commonwealth for assessment under the EPBC Act as it is likely to significantly impact upon a matter of national environmental significance.</p> <p>The “<i>EPBC Act Referral guidelines for three threatened black cockatoo species: Carnaby’s cockatoo, Baudin’s cockatoo and Forest red-tailed black cockatoo</i>” (Department of Sustainability, Environment, Water, Population and Communities 2012) will provide further information on this requirement.</p> | <p>area that they have already determined was necessary in the name of firebreaks.</p> <p>The area in question has no large trees and is in fact mostly parrot bush and banksia. We believe our block had been denuded of large trees about 20 years ago, before we took ownership.</p> <p>We plan on planting out extensively with plants that are useful to native fauna and welcome any advice on such species. At present the area has been taken over by parrot bush and we would like to see more native wildflowers and species for which our area is known.</p> <p>There are no known nesting trees, breeding habitats or quality foraging areas and there is not much of a canopy to speak of.</p> <p>We welcome any inspection of the area and are happy to accommodate requirements of native flora and fauna.</p> <p>I refer to the email from Victoria Inman</p> <p>Clearing Regulation Officer, Clearing Regulation</p> <p>Department of Environment Regulation, which was included with our application. Both the Environmental Departments above are satisfied with our site choice, including the Ellen Brockman Integrated Catchment Group, who are familiar first hand with our property and the floras and fauna present.</p> | |
| Department of Health | <p>The DOH provides the following comment:</p> <p>1. Water Supply and On-site Wastewater Disposal</p> <p>Potable water quality must be of the standard as specified under the <i>Australian Drinking Water Guidelines 2004</i>.</p> <p>The proponents are to be advised that approval is required for any onsite waste water treatment process. The necessary requirements may be referenced and downloaded from: http://www.public.health.wa.gov.au/3/672/2/wastewater_legislation_and_guidelines_pm</p> <p>The septic tank and leach drain system has been sized for a maximum accommodation number of 250 people. As such, it is to be noted that this maximum accommodation number cannot be increased even if allowable under the Public Building Regulations as the wastewater system can only cope for 250 people.</p> <p>The proposed insitu rectangular concrete septic tank, although sized correctly, will need to be appropriately reinforced and its installation must be certified by a structural engineer upon completion. The leach drains will need to be sized on the demonstrated permeability of the soil in accordance with <i>AS/NZ 1547: 202, Table L1</i>. The water table at Muchea is known to be high and installation of the wastewater system will need to take this into consideration.</p> | <p>We have enlisted the services of a wastewater specialist, Dr Ross Mars of Water Installations, to design our wastewater system. He is currently seeking further information on required ground permeability for leach systems.</p> <p>All installations will be as per regulations for Health and Safety.</p> | <p>Noted and acknowledged. Refer to Advice Notes No. 9.</p> |

| Agency Submissions | | |
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| | <p>Proponent needs to confirm acceptability of the proposed disposal of winery wastes and processed water with reference to <i>Effluent Management Guidelines for Australian Wineries and Distilleries 1998</i> published by the National Water Quality Management Strategy. Works Approval from the Department of Environment Regulation is required if total wastewater produced is 20,000lt/day or more.</p> <p>2. Food Act Requirements All food related aspects to comply with the provisions of the <i>Food Act 2008</i> and related code, regulations and guidelines.</p> <p>3. Health Act Requirements All public access areas (function rooms etc.) are to comply with the provisions of the <i>Health Act 1911</i>, related regulations and guidelines and in particular Part VI – Public Buildings.</p> | |
| Public Submissions | | |
| Public A | <p>We oppose this proposal totally, as it is not acceptable for this area and does not fit in a rural community, as HUNDREDS of cars drive IN and also Hundreds drive OUT on a daily basis, as the most stay only for a few hours or less, and drive out effected from alcohol, a nightmare for our community. It is made for a business zoning !!</p> <p>Probably the opening times will be changed with constant amendments, as the opening times sounds not realistic and also the number of employed people sounds fishy.</p> <p>The problem we have is the entry and exit, which should be at ROCKY CREEK RISE, as cars come downhill on Reserve Road with high speed and will not be able to break, and people who did visit the Brewery are certainly effected from alcohol and unaware from the danger.</p> <p>Opening times are out of any reality and amendments are certainly already at the papers. Hopefully our councillors are not fooled.</p> | <p>Noted. Whilst the concerns raised are acknowledged, the Western Australian Planning Commission's (WAPC) <i>State Planning Policy 2.5 – Land Use Planning in Rural Areas</i> (SPP 2.5) supports rural zones being highly flexible with the ability to cater for a range of land uses relating to primary production, as well as diversification, including small scale tourism. The proposal accords with the regional and economic development aspects of SPP 2.5</p> <p>Noted. Refer to applicant's response. Any changes to operating hours will be at the discretion of the Shire and/or Department of Racing Gaming and Liquor in reference to their liquor license.</p> <p>Noted and acknowledged. Refer to Condition No....</p> <p>Noted.</p> |

| Agency Submissions | | |
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| | <p>The biggest concern is the danger of bush fires in this rural setting, as it is a high fire risk area, and alcohol and cigarettes are the best steps to create a fire.</p> <p>These people are effected from alcohol and have no idea, what only one cigarette butt can do.</p> <p>There is only one way out and so many people will panic and block Reserve Road totally. We will not be able to evacuate out of this danger.</p> <p>Hopefully it will not end up in a rave party venue, as the opening times let you think further in a negative way.</p> <p>Also all patrons have a long way home, all with cars, effected from alcohol. We have already enough people dying on country roads and this proposal will add to it.</p> <p>Please think twice as it does not only happen to others.</p> <p>If this restaurant is approved in this High Risk Fire Danger Zone, we will all be in CONSTANT danger. And not only we, all the visitors at this restaurant too.</p> <p>The past is proof enough, bush fires can spread easily 30 km and even further and not one of our suburbs will be safe. Bindoon is only good 20 km away !! Lower Chittering very close !!</p> <p>It does not fit in a rural community and high risk bush fire zone with this amount of patrons !!</p> <p>As the future truck stop is close by it's a perfect combination, a combination for disaster with this road trains.!!!</p> <p>We hope that not only money rules, but that the concerns of ratepayers and residents are also considered, and the effect on the community counts more.</p> <p>This is a rural community and this is why people moved to this area.</p> | <p>Noted. Refer to applicant's response. The building will be required to be constructed in accordance with AS 3959 and operate in accordance with the applicant's bushfire and emergency management plan.</p> <p>As above.</p> <p>Noted.</p> <p>Noted and acknowledged. Refer to applicant's response. The application was assessed in relation to the State Planning Policy 3.7 <i>Planning in Bushfire Prone Areas</i> and the <i>Guidelines for Planning in Bushfire Prone Areas</i>.</p> <p>Noted. Whilst the concerns raised are acknowledged, the Western Australian Planning Commission's (WAPC) <i>State Planning Policy 2.5 – Land Use Planning in Rural Areas</i> (SPP 2.5) supports rural zones being highly flexible with the ability to cater for a range of land uses relating to primary production, as well as diversification, including small scale tourism. The proposal accords with the regional and economic development aspects of SPP 2.5. Furthermore, the land uses in this application require advertising and Council's discretion in deciding as to whether the proposal is approved or refused.</p> |
| | <p>By law we have to have a dedicated area for smokers as it is not permitted inside. The area will be free of fire risks. We are aware of fire risks, having lived here for many years, thus appropriate risk management measures will be implemented to mitigate this concern.</p> <p>We are required to have a fire emergency plan and a bushfire plan, which we do have.</p> <p>We are not into rave revues and certainly do not plan to start.</p> <p>Again, it is against the law to drive under the influence of alcohol, not sure how our venue differs from any other restaurant or licensed premises with respect to the drinking of alcohol. Hopefully our customers will come to enjoy the taste of our craft beers and drink for enjoyment rather than just getting drunk. Under the Liquor Control Act, and our Liquor Licence, we also have a legal obligation to adhere to a Duty Of Care to our customers and surrounding community. This is strictly laid out as the prohibition to serve any intoxicated patron.</p> <p>We have carried out the necessary fire danger assessments and will comply with requirements for reduction of risk. If anything, we will be reducing fire risk as we will be removing dead, highly flammable vegetation and replacing with fire retardant species.</p> <p>We also enjoy living in a rural community, but sometimes people become isolated and we are hoping that we can help with socialisation and reducing depression and other mental health issues that are a result of being disconnected with the boarder community. Many people who have moved out to the country have difficulty meeting new friends and do have trouble with the isolation, we can help bridge that gap. These days many people live behind locked gates and it is difficult to meet some neighbours. It also means that there will be reduced travel involved for those that do enjoy going out for a meal, making their travel home safer, rather than driving in excess of half an hour to get home. I would also like to mention that the shire has requested public comment for our project through letters, notices, and social media and thus far there have been 10 comments made to the shire in writing with only one, this one, not supporting the project. And on social media there have been 36 comments applauding the project, with no objection at all. This does suggest to us that people in this rural community DO want a project such as this to go ahead.</p> | |

| Agency Submissions | | |
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| | | We find it very offensive that we have been accused of creating an environment that will harbour criminal activity, along with the suggestion that we will be acting in a suspicious or “fishy” way. We will not tolerate unsubstantiated defamatory remarks about us, or our business and will seek advice if it continues. |
| Public B | This project is well overdue. We need more places like this in our area. Great idea! I hope it is approved and up and operating as soon as possible. | Thank you we do too. |
| Public C | Awesome - will bring employment & tourism to the local area - fantastic - we will be there on opening day! | We are looking forward to bringing people past the Swan Valley, and providing employment to the area. |
| Public D | <p>I refer to your letter of 27th May 2016 to Riverside Investments (WA) Pty Ltd in respect of a planning application recently received for the abovementioned. I respond on behalf of Riverside as follows:</p> <ol style="list-style-type: none"> 1. Riverside is supportive of the application subject to the normal conditions applicable to an operation of this nature. 2. It is Riverside's opinion that a Micro Brewery/Restaurant will provide a much needed attraction and amenity to the area and have an overall positive impact for the Shire. 3. A portion of the Reserve Road fronting Lot 27 is gravel and it is assumed that this will be upgraded to a bitumen(two coat) surface, particularly as it is at the entrance to the propose development. 4. Car Parking – it is assumed the plans provide for sufficient bays and the Shire is satisfied in this respect. | <p>Thank you for your support, we will address the entrance to our premises and move it so that it is off the bitumen road if that is what is required.</p> <p>Parking is consistent to relevant Australian Standards relating bays to patronage ratios. Also the required sizing and disabled parking. We have space to provide additional parking if required.</p> |
| Public E | We believe this business would be a positive venture for our shire as it would attract tourists to the area and provide employment to locals. Our concerns with the negative impact of increased traffic on local roads is likely to be countered by measures already taken into account in the planning of the development at Lot 2 Reserve Road and proposed Main Roads changes at the intersection of Reserve Road and Great Northern | Main Roads have been advised. A traffic impact statement has been prepared and submitted for this project. |
| Public F | <p>We think this project will be great for the area as there is nothing like this around here.</p> <p>We live very close to the proposed site and have no objection to it. Looking forward to seeing it underway.</p> | Thank you we look forward to providing a thriving social hub with a strong emphasis on the environment. |

*Note: Comments are as per original submission received by the Shire. Submission comments have not been edited unless for the purposes of confidentiality where necessary.

Images from Site Visit



Reserve Road looking north from Rocky Gully Rise towards Lot 27.



Vegetation to be removed as part of the application.



Looking north east along boundary of neighbouring property.



Area around where proposed crossover is to be established.