

DEVELOPMENT APPLICATION

Change of Use – Transport Depot

Lot 10 (No. 12) Tunney Road
Oldbury



Harley Dykstra[®]

PLANNING & SURVEY SOLUTIONS



DOCUMENT CONTROL

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 Rev: C

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Ordinary Council Meeting - 21 November 2022



FS 536019



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1 INTRODUCTION

This report has been prepared by Harley Dykstra in support of a Development Application to the Shire of Serpentine-Jarrahdale for a change of use application from a Poultry Farm to a Transport Depot at Lot 10 (No. 12) Tunney Road, Oldbury ('the subject land').

The proposal seeks to enable the parking of two commercial trucks associated with the distribution of non-hazardous agricultural chemicals prepared by Able WestChem. Product is to be loaded at Able WestChem in Bayswater and arrive onsite before being transferred to a secondary truck for delivery to meet the customers' requirements. Incidental storage within the poultry sheds prior to distribution of the product within the Shire's rural area is to occur only on an as required basis and incidental to the primary transport depot operations. A copy of the Site Plan is attached at **Appendix B**.

Details of the non-hazardous chemical products, intended to arrive onsite for transfer between trucks and for distribution, are attached at **Appendix C** of this report.

It is respectfully requested that the Shire of Serpentine-Jarrahdale favourably consider and support this application for a Transport Depot land use onsite at Lot 10 (No. 12) Tunney Road, Oldbury. Support for this application will ensure the existing amenity impacts associated with poultry operations are removed and a more appropriate land use is established which utilises the site as a transport depot for the transfer of non-hazardous agricultural chemicals between two commercial vehicles for delivery to the surrounding rural area within the shire.



2 SUBJECT LAND

The development application relates to Lot 10 (No.12) Tunney Road, Oldbury as outlined on the Site Plan attached as **Appendix B** of this report.

Existing operations relate specifically to the daily operations of the poultry farm, inclusive of associated noise, dust, odour, and amenity impacts. The bunded concrete sheds and associated driveways are regularly cleaned to minimise onsite environmental impacts as part of the broiler production cycle.

Access arrangements for the existing poultry facility are provided via the crossover to Tunney Road and the associated internal driveway. No changes to this primary access are proposed as part of this application.

The existing dwelling, which is occupied by the site manager, is located onsite as outlined within the site plan attached as **Appendix B**. A future truck driver, an employee of Able Westchem is anticipated to live within the existing dwelling and continue to manage the property.

2.1 Property Details

The property details for Lot 10 (No. 12) Tunney Road, Oldbury are as follows:

LOT NUMBER:	PLAN	VOLUME/ FOLIO:	LOT AREA:	REGISTERED PROPRIETORS:
10	13809	1637/12	10.0039HA	Jeffrey William Moore & Kerry Alice Moore

A copy of the certificate of title is attached as **Appendix A** of this report.



3 PROPOSED DEVELOPMENT

3.1 Overview

This application seeks approval from the Shire of Serpentine-Jarrahdale for a Transport Depot land use to operate onsite and occasionally use the existing poultry sheds for ancillary storage for the period of time between receipt and distribution of product within the surrounding rural area.

Development approval will result in the discontinuation of the existing poultry operations onsite, with the sheds to be cleaned and hosed out in preparation for the proposed use as a Transport Depot. A site plan is provided at **Appendix B** of this report.

3.2 Site Layout & Use

The site layout is to remain unchanged, with ancillary storage of non-hazardous chemicals to only occur within the existing concrete bunded poultry sheds onsite as required to assist with timely distribution direct to the customer.

3.3 Operational Details

All non-hazardous chemical materials are to arrive by a West Chem truck within sealed ISB or ISO containers for liquids and large sealed bags for dry non-hazardous chemicals. Should materials be required to be stored onsite before transfer onto the second truck for distribution, storage of materials will occur within the concrete bunded sheds, depending on the material and container size.

Dependent upon customer demand, non-hazardous chemicals are to be transferred between trucks and/or retrieved from the sheds via an electric forklift and loaded for delivery as required. Transfer, unloading and ancillary storage operations onsite are to be conducted by the truck driver who is to live within the existing dwelling onsite.

3.4 Staff & Hours of Operation

The number of staff onsite is proposed to significantly reduce as part of this application, given approximately 6-8 staff manage the existing poultry operations, whilst a single employee is to manage storage, loading, unloading and delivery of the non-hazardous chemical product.

Hours of operation are to be within standard business hours of 7:00am – 5:30pm weekdays which provides a significant reduction in operations from the existing poultry operations during the day and after hours. Therefore, operations are to reduce the impact on the locality.



4 PLANNING FRAMEWORK

4.1 Metropolitan Region Scheme

The subject land is partially zoned 'Rural Water Protection' and 'Rural' under the Metropolitan Region Scheme (MRS). The northern portion of the property fronts Orton Road which abuts the Modong Nature Reserve. A Copy of the MRS zoning applicable to Lot 12 is provided within **Figure 1** below. The proposed change of use is located outside the rural groundwater protection zone.



Figure 1 – Metropolitan Region Scheme (MRS)

4.2 State Planning Policy 2.5 Rural Planning (SPP 2.5)

The proposal is subject to SPP 2.5 in accordance with clause 3.1(A) and clause 3.3(C). The policy intent of SPP 2.5 is set out in clause 2 as follows:

The purpose of this policy is to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

The policy objectives are set out in in clause 4 of SPP 2.5 as follows:

- (a) support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;*
- (b) provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;*



- (c) outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;
- (d) provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;
- (e) avoid and minimise land use conflicts;
- (f) promote sustainable settlement in, and adjacent to, existing urban areas; and
- (g) protect and sustainably manage environmental, landscape and water resource assets.

The proposed transport depot land use is considered to appropriately locate within a local planning context and enable the compatibility with surrounding land uses.

4.3 Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2

The subject land is partially zoned 'Groundwater Protection Zone' and 'Rural' under the Shire of Serpentine-Jarrahdale's Town Planning Scheme No. 2 (TPS 2) as outlined within **Figure 2**.

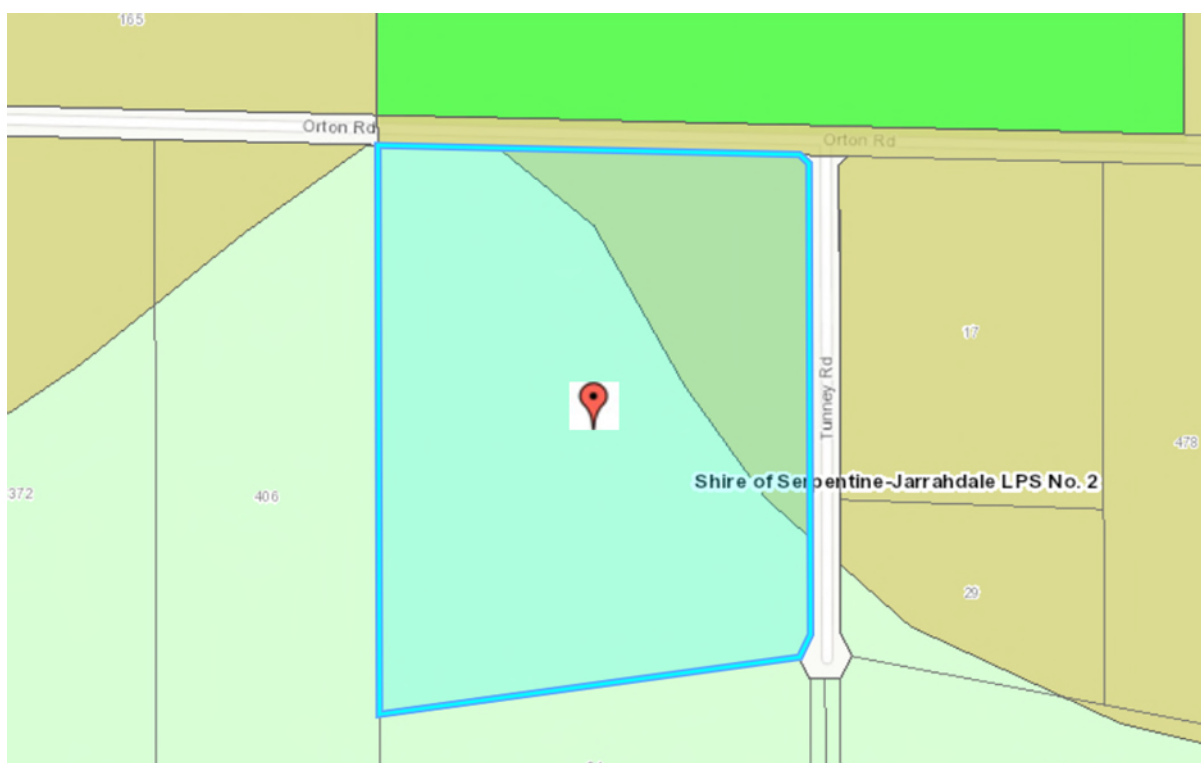


Figure 2 – Shire of Serpentine Jarrahdale Town Planning Scheme No. 2

The proposed use of the existing poultry sheds is located within the Rural Zone with the objectives of the rural zone set out as follows:

The purpose and intent of the Rural Zone is to allocate land to accommodate the full range of rural pursuits and associated activities conducted in the Scheme Area.

The land use definition relevant to this application as defined within Appendix 1 of TPS 2, is as follows:

Transport Depot - means land or buildings designed or used for one or more of the following purposes:

- (a) The parking or garaging of more than one commercial vehicle used or intended for use for the carriage of goods (including livestock) or persons.



(b) The transfer of goods (including livestock) or passengers from one vehicle to another vehicle.

(c) The maintenance, repair or refuelling of vehicles referred to in (a) or (b) above.

The above uses (a) to (c) inclusive, singularly or collectively may, with Council's planning consent, include as an incidental use overnight accommodation of patrons of the facilities.

A Transport Depot land use is considered appropriate to this development, given the nature of the proposal includes the parking of vehicles and the transfer of goods between vehicles as outlined previously. No vehicle maintenance or refuelling is to occur onsite.

The Transport Depot land use may be considered by the Shire in accordance with Table 1 – Zoning Table to be a discretionary landuse (SA) within the Rural zone and therefore may be appropriately determined by the Shire.

4.4 Shire of Serpentine-Jarrahdale Local Planning Scheme No. 3 (DRAFT)

The Shire of Serpentine-Jarrahdale are currently in the final stages of updating the existing town planning scheme (TPS 2) to Local Planning Scheme No. 3 referred herein as LPS 3.

In accordance with clause 67 of the deemed provisions, LPS 3 is to be given due regard by the local government when reviewing this development application, and therefore consideration of the applicable standards of the scheme are outlined below. A copy of the draft scheme map is provided as **Figure 3** below.

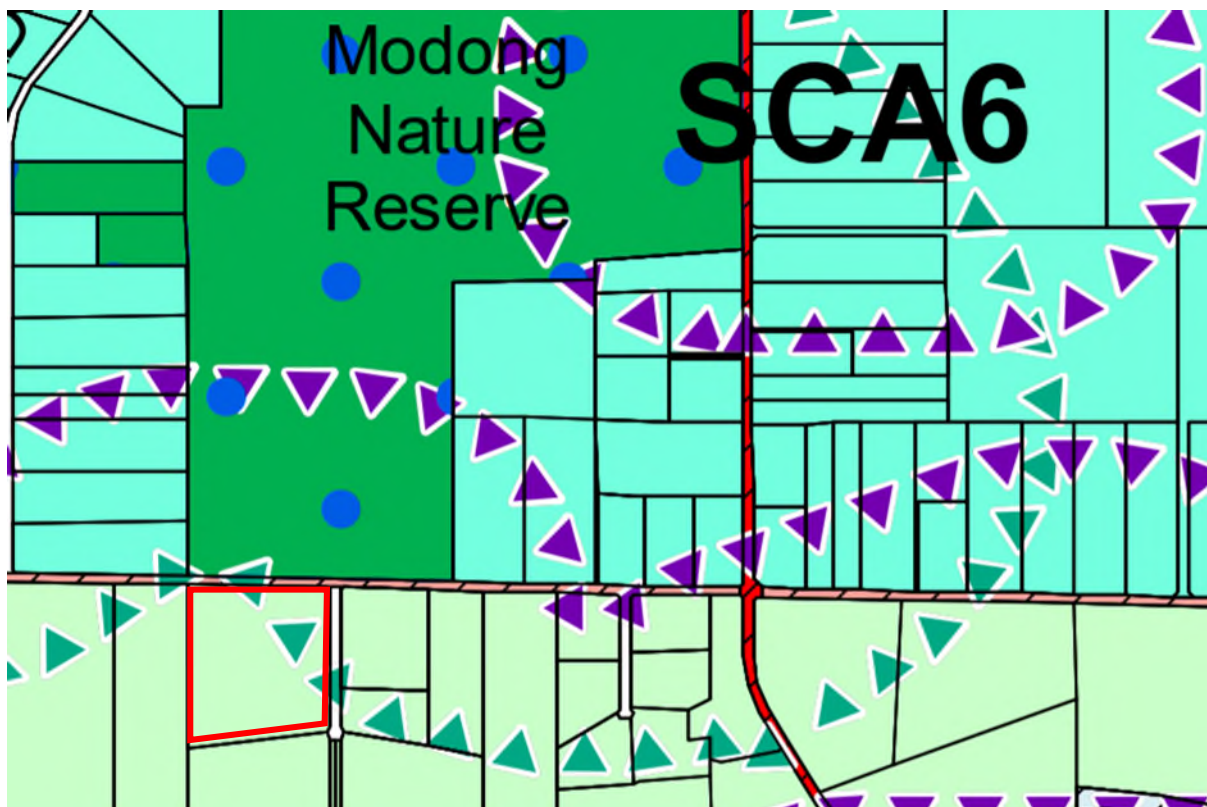


Figure 3 – Shire of Serpentine Jarrahdale Local Planning Scheme No. 3 (Subject Site in Red)

The subject site is zoned 'Rural' subject to Special Control Area (SCA) 3-Environment and SCA 6- Buffers. The objectives of the Rural zone as set out within LPS 3 are as follows:



- To provide for the maintenance or enhancement of specific local rural character.
- To protect and accommodate broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.
- To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies including groundwater, to protect sensitive areas especially the natural valley and watercourse systems from damage.
- To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.
- To provide for a limited range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.

The proposed development is to be considered as a *Transport Depot* land use that is defined by LPS 3 as:

Transport Depot - means premises used primarily for the parking or garaging of two (2) or more commercial vehicles including –

- (a) any ancillary maintenance or refuelling of those vehicles; and
- (b) any ancillary storage of goods brought to the premises by those vehicles; and
- (c) the transfer of goods or persons from one vehicle to another.

The Transport Depot land use is considered by LPS 3 to be a discretionary (A) land use within the Rural zone and therefore means that the use can be permitted provided that the local government exercises its discretion by granting development approval.

SCA 3 – Environment of LPS 3 relates specifically to the Jandakot Groundwater Protection Zone and requires all development within the SCA 3 to be consistent with SPP 2.3: Jandakot Groundwater Protection Policy and the DWER Water Quality Protection Note No. 25 – Land Use Compatibility Tables for Public Drinking Water Source Areas (as amended). As the proposed transport depot is located outside of the PDWSA, no further assessment of SPP 2.3 has been undertaken.

SCA 6 – Buffers of LPS 3 relates to the existing poultry operations onsite and the appropriate environmental buffers to sensitive land uses in accordance with the *Environmental Protection Authority's Guidance for the Assessment of Environmental Factors: Separation Distances between Industrial and Sensitive Land uses*. Acknowledging the proposed DA seeks to cease poultry operations onsite, no further consideration of the requirements of SCA 6 are considered applicable to this application.

4.5 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

Lot 10 is designated to be bushfire prone by the Department of Fire and Emergency Services (DEFS) Commissioner. A copy of the bushfire mapping applicable to the subject site is included within **Figure 4** below.



Figure 4– SPP 3.7 Bushfire Prone Mapping

No detailed bushfire assessment has been completed in support of this development application in accordance with the exemption listed within section 2.6 of the Guidelines for Planning in bushfire Prone Areas 1.4.

Section 2.6 of the Guidelines outlines the exemption from the requirements of SPP 3.7. Exemptions may apply on the following grounds:

Intensification of land use and/or development may include planning proposals that:

- a) result in an increase of visitors, residents or employees; or*
- b) involve the occupation of employees on site for more than three hours at a time for multiple periods during a week.*

The proposed development seeks to meet the exemptions listed within section 2.6 as follows:

1. The land use will not result in the intensification of development onsite as the use is to operate as a transport depot utilising the five existing poultry sheds. No development is proposed as part of this application.
2. The proposed Transport Depot will reduce the number of staff currently employed onsite; and
3. Employees who are to be onsite, are to be less than 3 hours at a time for multiple periods during the week.

Therefore, on the basis of the above rationale, no further bushfire assessment has been completed at this stage in support of the proposed development application. As such, the Shire's discretion is recommended to determine the application in accordance with the section 2.6 of the guidelines.



5 SITE MANAGEMENT

5.1 Movement Networks

5.1.1 Existing Road Network

The existing development is supported by an established road network that allows for a strong connection to Orton Road, which leads to Kwinana Freeway to the west, and South Western Highway to the east.

5.1.2 Traffic Generation

The traffic generation for the proposed development is considered less than the current poultry operations. Existing operations require deliveries for restocking of feed and delivery receipt of chicks regularly outside of standard working hours (night activities).

The anticipated traffic generation is to average approximately four (4) commercial truck movements per day (entry and exit) during standard operating hours Monday to Friday. Two (2) trucks will remain onsite overnight as a driver (West Chem employee) will reside within the existing dwelling and an additional employee is to arrive onsite each morning.

The proposal is for two 19m trucks to access the site for the receipt, transfer and delivery of Able Westchem products.

5.1.3 Internal road network

All vehicle movements within the subject site may enter and exit the site in a forward gear. Vehicles entering the site from Tunney Road are to follow the existing compacted limestone road network and park in front of the required shed for loading/unloading/transfer purposes. Egress from the site is to occur in a similar manner as entry, with vehicles to drive around the existing limestone driveway exiting the site in a forward gear.

5.2 Stormwater Management

Stormwater is to be managed onsite as is currently managed for the existing poultry sheds via onsite storage and capture for subsequent infiltration. The proposed concrete hardstand is to gently grade away from the sheds and drain onto surrounding sandy soils.

5.3 Noise Management

Existing poultry farm operations require vehicle movements throughout the night on an as required basis, with feed trucks often arriving outside of standard business hours and connecting to the feed silos before pumping feed within the silo's, generating noise after hours. Noise generated by poultry feeder motors and empty feeders will no longer be required for daily operations, allowing for a further reduction in noise impacts on adjoining sensitive land uses.

Noise associated with the proposed Transport Depot is to be limited due to the limited number of truck movements that only occur within standard business hours, and the transfer of product for delivery by electric forklift.



Therefore, the proposed land use is considered to appropriately mitigate noise generating activities onsite and reduce any adverse amenity impacts on surrounding sensitive land uses.

5.4 Odour Management

Existing poultry operations provide a significant odour impact and requires an appropriate separation to sensitive land uses. The proposed land use is odourless, removing an existing impact on surrounding properties and providing sensitive land uses with an improved rural amenity.



6 CONCLUSION

In conclusion, the proposed Transport Depot land use which is to operate at Lot 10 (No. 12) Tunney, Oldbury is considered appropriate for the site and capable of development approval by the Shire for the following reasons:

- The subject land is zoned 'Rural' under the Metropolitan Region Scheme and the proposed land use may be considered Rural Zone;
- The proposed Transport Depot land use as defined by TPS 2 is a discretionary land use (SA) within the Rural zone under TPS 2 and may be considered by the Shire;
- The proposed land use provides for a maximum of 4 as of right truck movements per day which may be accommodated within the existing road network;
- Stormwater generated onsite is to be managed in accordance with existing stormwater management for the poultry farm with water usage and washdown significantly reduced;
- Odour emissions synonymous with poultry operations are to be removed and the impact on surrounding sensitive land uses is removed; and
- The proposed land use provides an opportunity for the discontinuation of poultry operations onsite and the adaptive reuse of the existing infrastructure to meet the needs of the surrounding rural area.

It is on the basis of the above justified rationale as outlined in further detail within this report, that the Shire's conditional approval is requested for the proposed Transport Depot land use to be permitted at Lot 10 (No. 12) Tunney Road, Oldbury.

APPENDIX B | DEVELOPMENT SITE PLAN



LEGEND

Subject Area (10.0039ha)

Existing Structures

Proposed Concrete Hardstand

Underground Electricity (DBYD)

Overhead Electricity (DBYD)

Telecommunications (DBYD)

SITE PLAN

Lot 10 (No. 12) Tunney Road,
OLDBURY

Plan No. | 23087-01
Date | 06/09/22
Drawn | NP
Checked | AN
Revision | A

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Scale | 1:1500@A3

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

Harley Dykstra

PLANNING & SURVEY SOLUTIONS

Ordinary Council Meeting - 21 November 2022

APPENDIX C | NON-HAZARDOUS CHEMICAL PRODUCTS

**Official
Safety Data Sheet
(SDS)**

This SDS version supersedes all previous MSDS for the specified product.



Product: PNS
Issue Date: 2020 FEB
Issued by: PRS
Version: 1.20
Page: 1 of 6

NON-HAZARDOUS CHEMICAL, NON-DANGEROUS GOODS

1. MATERIAL AND SUPPLY COMPANY IDENTIFICATION

Product name: ABLE PNS SOLUTION

Synonyms
ABLE PNS SOLUTION, 1200 kg

Product Code
PNS-1000

Recommended use: Plasticiser, binder, builder, suppressant and other

Supplier: Able Westchem
ABN: 009 353 182
Street Address: 273 Collier Road
Bayswater, WA 6053
Australia
Telephone: +61 8 9471 9111
Facsimile: +61 8 9272 6740

Emergency Telephone number: +61 8 9471 9111 (8.00am-4.30pm: Mon-Fri, AWST)

2. HAZARDS IDENTIFICATION

Based on available information, this material is not classified as hazardous according to criteria of Safe Work Australia.

Poison Schedule: Not Applicable

DANGEROUS GOOD CLASSIFICATION

Not classified as Dangerous Goods by the criteria of the "Australian Code for the Transport of Dangerous Goods by Road & Rail" and the "New Zealand NZS5433: Transport of Dangerous Goods on Land".

3. COMPOSITION INFORMATION

CHEMICAL ENTITY	CAS NO	PROPORTION
Naphthalene sulfonic acid, sodium salt	1321-69-3	30-60 %
Ingredients determined to be Non-Hazardous		Balance

4. FIRST AID MEASURES

If poisoning occurs, contact a doctor or Poisons Information Centre (Phone Australia 131 126, New Zealand 0800 764 766).

Inhalation: Remove victim from exposure - avoid becoming a casualty. Remove contaminated clothing and loosen remaining clothing. Allow patient to assume most comfortable position and keep warm. Keep at rest until fully recovered. Seek medical advice if effects persist.

Skin Contact: If skin or hair contact occurs, remove contaminated clothing and flush skin and hair with running water. If swelling, redness, blistering or irritation occurs seek medical assistance.

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Tel: (08) 9471 9111 Fax: (08) 9272 6740 Email: info@westchem.com.au
Web1: www.westchem.com.au Web2: www.envirocareearth.com.au



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Eye contact: If in eyes wash out immediately with water. In all cases of eye contamination, it is a sensible precaution to seek medical advice.

Ingestion: Rinse mouth with water. If swallowed, do NOT induce vomiting. Give a glass of water to drink. Never give anything by the mouth to an unconscious patient. If vomiting occurs give further water. Seek medical advice.

Notes to physician: Treat symptomatically.

5. FIRE FIGHTING MEASURES

Hazchem Code: Not applicable.

Suitable extinguishing media: If material is involved in a fire use water fog (or if unavailable fine water spray), alcohol resistant foam, standard foam, dry agent (carbon dioxide, dry chemical powder).

Specific hazards: Non-combustible material.

Firefighting further advice: Not combustible, however following evaporation of aqueous component residual material can burn if ignited.

6. ACCIDENTAL RELEASE MEASURES

SMALL SPILLS

Wear protective equipment to prevent skin and eye contamination. Avoid inhalation of vapours or dust. Wipe up with absorbent (clean rag or paper towels). Collect and seal in properly labelled containers or drums for disposal.

LARGE SPILLS

Clear area of all unprotected personnel. Slippery when spilt. Avoid accidents, clean up immediately. Wear protective equipment to prevent skin and eye contamination and the inhalation of vapours. Work up wind or increase ventilation. Contain - prevent run off into drains and waterways. Use absorbent (soil, sand or other inert material). Collect and seal in properly labelled containers or drums for disposal. If contamination of crops, sewers or waterways has occurred advise local emergency services.

Dangerous Goods – Initial Emergency Response Guide No: Not applicable

7. HANDLING AND STORAGE

Handling: Avoid eye contact and repeated or prolonged skin contact. Avoid inhalation of vapour, mist or aerosols.

Storage: Store in a cool, dry, well-ventilated place and out of direct sunlight. Store away from foodstuffs. Store away from incompatible materials described in Section 10. Store away from sources of heat and/or ignition. Keep container standing upright. Keep containers closed when not in use - check regularly for leaks.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

National occupational exposure limits: No value assigned for this specific material by Safe Work Australia.

Biological Limit Values: As per the "National Model Regulations for the Control of Workplace Hazardous Substances (Safe Work Australia)" the ingredients in this material do not have a Biological Limit Allocated.

National occupational exposure limits: Natural ventilation should be adequate under normal use conditions.

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Personal Protection Equipment: When handling individual retail packs, no personal protection equipment is required.

Special Notes:

Personal protective equipment (PPE) must be suitable for the nature of the work and any hazard associated with the work as identified by the risk assessment conducted.

The selection of PPE is dependent on a full risk assessment. The risk assessment should consider the work situation, physical form of chemical, handling volume and methods, environmental factors/ application area.

If the outcome of risk assessment is considerably low, still manufacturer recommends to use minimum PPE stipulated by the chemical industry practices. Ex: Safety Glasses, Safety shoes, Impervious Gloves and suitable protective clothing such as long sleeve clothes with buttoned at neck and wrist.

PROTECTIVE CLOTHES, GLOVES, RUBBER BOOTS, SAFETY GLASSES.



If spill risk exists, wear suitable protective clothing covers unprotected exposed skin area with an Overall. If the handling volume is large, chemical resistant Apron must be worn at all times to avoid any injuries.

Available information suggests that gloves made from should be suitable for intermittent contact. However, due to variations in glove construction and local conditions, the user should make a final assessment. Always wash hands before smoking, eating, drinking or using the toilet. Wash contaminated clothing and other protective equipment before storing or re-using.

Hygiene measures: Keep away from food, drink and animal feeding stuffs. When using do not eat, drink or smoke. Wash hands prior to eating, drinking or smoking. Avoid contact with clothing. Avoid eye contact and repeated or prolonged skin contact. Avoid inhalation of vapour, mist or aerosols. Ensure that eyewash stations and safety showers are close to the workstation location.

9. PHYSICAL AND CHEMICAL PROPERTIES

Form:	Liquid
Colour:	Dark brown
Odour:	Characteristic odour
Solubility:	Soluble in water
Specific Gravity (20 °C):	1.22 ± 0.02
Relative Vapour Density (air=1):	>1
Vapour Pressure (20 °C):	18 mmHg @ 25 oC
Flash Point (°C):	N App
Flammability Limits (%):	N App
Auto ignition Temperature (°C):	N Av
Melting Point/Range (°C):	N Av
Boiling Point/Range (°C):	>100
pH:	7 - 9
Viscosity:	N Av
Total VOC (g/Litre):	N Av

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(Typical values only - consult specification sheet)
N Av = Not available, N App = Not applicable

10. STABILITY AND REACTIVITY

Chemical stability: This material is thermally stable when stored and used as directed.

Conditions to avoid: Elevated temperatures and sources of ignition.

Incompatible materials: Oxidising agents.

Hazardous decomposition products: Oxides of carbon and nitrogen, smoke and other toxic fumes.

Hazardous reactions: No known hazardous reactions.

11. TOXICOLOGICAL INFORMATION

No adverse health effects expected if the product is handled in accordance with this Safety Data Sheet and the product label. Symptoms or effects that may arise if the product is mishandled and overexposure occurs are:

Acute Effects

Inhalation: Material may be an irritant to mucous membranes and respiratory tract.

Skin contact: Contact with skin may result in irritation.

Ingestion: Swallowing can result in nausea, vomiting and irritation of the gastrointestinal tract.

Eye contact: May be an eye irritant.

Acute toxicity

Inhalation: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients): >20 mg/L

Skin contact: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients): >2,000 mg/Kg

Ingestion: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients): >2,000 mg/Kg

Corrosion/Irritancy: Eye: this material has been classified as not corrosive or irritating to eyes. Skin: this material has been classified as not corrosive or irritating to skin.

Sensitisation: Inhalation: this material has been classified as not a respiratory sensitiser. Skin: this material has been classified as not a skin sensitiser.

Aspiration hazard: This material has been classified as non-hazardous.

Specific target organ toxicity (single exposure): This material has been classified as non-hazardous.

Chronic Toxicity

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Mutagenicity: This material has been classified as non-hazardous.

Carcinogenicity: This material has been classified as non-hazardous.

Reproductive toxicity (including via lactation): This material has been classified as non-hazardous.

Specific target organ toxicity (repeat exposure): This material has been classified as non-hazardous.

12. ECOLOGICAL INFORMATION

Avoid contaminating waterways.

Acute aquatic hazard: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients): >100 mg/L

Long-term aquatic hazard: This material has been classified as non-hazardous. Non-rapidly or rapidly degradable substance for which there are adequate chronic toxicity data available OR in the absence of chronic toxicity data, Acute toxicity estimate (based on ingredients): >100 mg/L, where the substance is not rapidly degradable and/or BCF < 500 and/or log K_{ow} < 4.

Eco toxicity: No information available.

Persistence and degradability: No information available.

Bio accumulative potential: No information available.

Mobility: No information available.

13. DISPOSAL CONSIDERATIONS

Persons conducting disposal, recycling or reclamation activities should ensure that appropriate personal protection equipment is used, see "Section 8. Exposure Controls and Personal Protection" of this SDS.

If possible material and its container should be recycled. If material or container cannot be recycled, dispose in accordance with local, regional, national and international Regulations.

14. TRANSPORT INFORMATION

ROAD AND RAIL TRANSPORT

Not classified as Dangerous Goods by the criteria of the "Australian Code for the Transport of Dangerous Goods by Road & Rail" and the "New Zealand NZS5433: Transport of Dangerous Goods on Land".

MARINE TRANSPORT

Not classified as Dangerous Goods by the criteria of the International Maritime Dangerous Goods Code (IMDG Code) for transport by sea.

AIR TRANSPORT

Not classified as Dangerous Goods by the criteria of the International Air Transport Association (IATA) Dangerous Goods Regulations for transport by air.

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15. REGULATORY INFORMATION

This material is not subject to the following international agreements:

Montreal Protocol (Ozone depleting substances)
The Stockholm Convention (Persistent Organic Pollutants)
The Rotterdam Convention (Prior Informed Consent)
Basel Convention (Hazardous Waste)
International Convention for the Prevention of Pollution from Ships (MARPOL)

This material/constituent(s) is covered by the following requirements:

- All components of this product are listed on or exempt from the Australian Inventory of Chemical Substances (AICS).

16. OTHER INFORMATION

Reasons for issue: Updated Section 16 with issue date and version
Issue date: 25/02/2020
Version: 1.20
Able Rating: Green

DISCLAIMER:

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Product: WC900
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NON-HAZARDOUS CHEMICAL, NON-DANGEROUS GOODS

1. MATERIAL AND SUPPLY COMPANY IDENTIFICATION

Product name: AQUA-SOIL WETTER

Synonyms

AQUA-SOIL WETTER WETTING AGENT
AQUA-SOIL WETTER 5L
AQUA-SOIL WETTER 25L
AQUA-SOIL WETTER 205L DRUM

Product Code

WC900-1
WC900-5
WC900-20
WC900-205

Recommended use:

Introduction:

AQUA-SOIL WETTER was originally developed in conjunction with the Western Australian Department of Agriculture to obtain effective saturation wetting and penetration of water repellent earth and soil particles to wet and assist stabilisation of hydrophobic soils. **AQUA-SOIL WETTER** is non-bio accumulative and affords medium-to-long term wetting of hydrophobic and super hydrophobic surface soils in many outback/mining locations throughout Australia. **AQUA-SOIL WETTER** is also suitable for use as wetter for the production wetting granules and fibres.

General Characteristics:

Non-toxic or non-hazardous compound. pH neutral Liquid Concentrate. Readily high TDS water miscible. Assists in soil compaction. Environmentally responsible. Suitable for production of Wetter Granules.

Application Considerations:

Typical usage rates range from 10 to 30 litres per hectare. Dilute 1 Litre of **AQUA-SOIL WETTER** per 200 Litres of water and apply by irrigation system or spray truck. Dilutions may alter depending on available water hardness and or the type of hydrophobic soils. Chemical dosing pumps may be installed at water filling stations.

BENEFITS & TIPS

- ✓ RAPID SOIL PENETRATION
- ✓ LESS WATER RUNS OFF.
- ✓ LESS CAPILLARY ACTION
- ✓ ENHANCED COMPACTION.
- ✓ REDUCED WATER USEAGE.
- ✓ NO SURFACE PREPARATION.
- ✓ REDUCED MACHINERY COSTS.
- ✓ REDUCED DUST LEVELS
- ✓ HAPPY WORKERS.

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2. HAZARDS IDENTIFICATION

Based on available information, this material is not classified as hazardous according to criteria of Safe

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Work Australia.
Poison Schedule: Not Applicable

DANGEROUS GOOD CLASSIFICATION

Not classified as Dangerous Goods by the criteria of the "Australian Code for the Transport of Dangerous Goods by Road & Rail" and the "New Zealand NZS5433: Transport of Dangerous Goods on Land".

3. COMPOSITION INFORMATION

CHEMICAL ENTITY	CAS NO	PROPORTION
Polypropylene glycol Ethoxylate	9003-11-6	>60 % (w/w)
Ingredients determined to be Non-Hazardous		Balance

4. FIRST AID MEASURES

If poisoning occurs, contact a doctor or Poisons Information Centre (Phone Australia 131 126, New Zealand 0800 764 766).

Inhalation: Remove victim from exposure - avoid becoming a casualty. Remove contaminated clothing and loosen remaining clothing. Allow patient to assume most comfortable position and keep warm. Keep at rest until fully recovered. Seek medical advice if effects persist.

Skin Contact: If skin or hair contact occurs, remove contaminated clothing and flush skin and hair with running water. If swelling, redness, blistering or irritation occurs seek medical assistance.

Eye contact: If in eyes wash out immediately with water. In all cases of eye contamination it is a sensible precaution to seek medical advice.

Ingestion: Rinse mouth with water. If swallowed, do NOT induce vomiting. Give a glass of water to drink. Never give anything by the mouth to an unconscious patient. If vomiting occurs give further water. Seek medical advice.

Notes to physician: Treat symptomatically.

5. FIRE FIGHTING MEASURES

Hazchem Code: Not applicable.

Suitable extinguishing media: If material is involved in a fire use water fog (or if unavailable fine water spray), alcohol resistant foam, standard foam, dry agent (carbon dioxide, dry chemical powder).

Specific hazards: Non-combustible material.

Firefighting further advice: Not combustible, however following evaporation of aqueous component residual material can burn if ignited.

6. ACCIDENTAL RELEASE MEASURES

SMALL SPILLS

Wear protective equipment to prevent skin and eye contamination. Avoid inhalation of vapour. Wipe up with absorbent (clean rag or paper towels). Collect and seal in properly labelled containers or drums for disposal.

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LARGE SPILLS

Clear area of all unprotected personnel. Slippery when spilt. Avoid accidents, clean up immediately. Wear protective equipment to prevent skin and eye contamination and the inhalation of vapours. Work up wind or increase ventilation. Contain - prevent run off into drains and waterways. Use absorbent (soil, sand or other inert material). Collect and seal in properly labelled containers or drums for disposal. If contamination of crops, sewers or waterways has occurred advise local emergency services.

Dangerous Goods – Initial Emergency Response Guide No: Not applicable

7. HANDLING AND STORAGE

Handling: Avoid eye contact and repeated or prolonged skin contact. Avoid inhalation of vapour.

Storage: Store in a cool, dry, well-ventilated place and out of direct sunlight. Store away from foodstuffs. Store away from incompatible materials described in Section 10. Store away from sources of heat and/or ignition. Always keep container standing upright. Keep containers closed when not in use - check regularly for leaks.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

National occupational exposure limits: No value assigned for this specific material by Safe Work Australia.

Biological Limit Values: As per the "National Model Regulations for the Control of Workplace Hazardous Substances (Safe Work Australia)" the ingredients in this material do not have a Biological Limit Allocated.

National occupational exposure limits: Natural ventilation should be adequate under normal use conditions.

Personal Protection Equipment: No special PPE required.

Hygiene measures: Keep away from food, drink and animal feeding stuffs. When using do not eat, drink or smoke. Wash hands prior to eating, drinking or smoking. Avoid contact with clothing. Avoid eye contact and repeated or prolonged skin contact. Avoid inhalation of vapour. Ensure that eyewash stations and safety showers are close to the workstation location.

9. PHYSICAL AND CHEMICAL PROPERTIES

Base Units:	Litres
Form:	Viscous Liquid
Colour:	Colourless
Odour:	Virtually odourless
Solubility in water:	Miscible
Flash Point (°C):	Not Applicable
Flammability Limits (%):	No data available
Auto ignition Temperature (°C):	No data available
Boiling Point/Range (°C):	>100
pH:	5.0-8.0

(Typical values only - consult specification sheet)
N Av = Not available, N App = Not applicable

10. STABILITY AND REACTIVITY

Chemical stability: This material is thermally stable when stored and used as directed.

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Conditions to avoid: Elevated temperatures and sources of ignition.

Incompatible materials: Oxidising agents.

Hazardous decomposition products: Oxides of carbon and nitrogen, smoke and other toxic fumes.

Hazardous reactions: No known hazardous reactions.

11. TOXICOLOGICAL INFORMATION

No adverse health effects expected if the product is handled in accordance with this Safety Data Sheet and the product label. Symptoms or effects that may arise if the product is mishandled and overexposure occurs are:

Acute Effects

Inhalation: Material may be an irritant to mucous membranes and respiratory tract.

Skin contact: Contact with skin may result in irritation.

Ingestion: Swallowing can result in nausea, vomiting and irritation of the gastrointestinal tract.

Eye contact: May be an eye irritant.

Acute toxicity

Inhalation: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients) : >20 mg/L

Skin contact: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients) : >2,000 mg/Kg

Ingestion: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients) : >2,000 mg/Kg

Corrosion/Irritancy: Eye: this material has been classified as not corrosive or irritating to eyes. Skin: this material has been classified as not corrosive or irritating to skin.

Sensitisation: Inhalation: this material has been classified as not a respiratory sensitiser. Skin: this material has been classified as not a skin sensitiser.

Aspiration hazard: This material has been classified as non-hazardous.

Specific target organ toxicity (single exposure): This material has been classified as non-hazardous.

Chronic Toxicity

Mutagenicity: This material has been classified as non-hazardous.

Carcinogenicity: This material has been classified as non-hazardous.

Reproductive toxicity (including via lactation): This material has been classified as non-hazardous.

Specific target organ toxicity (repeat exposure): This material has been classified as non-hazardous.

12. ECOLOGICAL INFORMATION

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Avoid contaminating waterways.

Acute aquatic hazard: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients) : >100 mg/L

Long-term aquatic hazard: This material has been classified as non-hazardous. Non-rapidly or rapidly degradable substance for which there are adequate chronic toxicity data available OR in the absence of chronic toxicity data, Acute toxicity estimate (based on ingredients): >100 mg/L, where the substance is not rapidly degradable and/or BCF < 500 and/or log K_{ow} < 4.

Eco toxicity: None known

Persistence and degradability: None known

Bio accumulative potential: None known

Mobility: None known

13. DISPOSAL CONSIDERATIONS

Persons conducting disposal, recycling or reclamation activities should ensure that appropriate personal protection equipment is used, see "Section 8. Exposure Controls and Personal Protection" of this SDS.

If possible material and its container should be recycled. If material or container cannot be recycled, dispose in accordance with local, regional, national and international Regulations.

14. TRANSPORT INFORMATION

ROAD AND RAIL TRANSPORT

Not classified as Dangerous Goods by the criteria of the "Australian Code for the Transport of Dangerous Goods by Road & Rail" and the "New Zealand NZS5433: Transport of Dangerous Goods on Land".

MARINE TRANSPORT

Not classified as Dangerous Goods by the criteria of the International Maritime Dangerous Goods Code (IMDG Code) for transport by sea.

AIR TRANSPORT

Not classified as Dangerous Goods by the criteria of the International Air Transport Association (IATA) Dangerous Goods Regulations for transport by air.

15. REGULATORY INFORMATION

This material is not subject to the following international agreements:

Montreal Protocol (Ozone depleting substances)
The Stockholm Convention (Persistent Organic Pollutants)
The Rotterdam Convention (Prior Informed Consent)
Basel Convention (Hazardous Waste)
International Convention for the Prevention of Pollution from Ships (MARPOL)

This material/constituent(s) is covered by the following requirements:

- All components of this product are listed on or exempt from the Australian Inventory of Chemical Substances (AICS).

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16. OTHER INFORMATION

Reasons for issue: Updated Section 16 with issue date and version
 Issue date: 26/02/2020
 Version: 1.60

DISCLAIMER:

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Issued by: PRS
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NON- HAZARDOUS CHEMICAL, NON-DANGEROUS GOODS

1. MATERIAL AND SUPPLY COMPANY IDENTIFICATION

Product name: ECO BREAK - ECO DEGREASER

Synonyms

ECO BREAK - ECO DEGREASER 1L
ECO BREAK - ECO DEGREASER 5L
ECO BREAK - ECO DEGREASER 20L
ECO BREAK - ECO DEGREASER 205L
ECO BREAK - ECO DEGREASER 1000L

Product Code

AC604-1
AC604-5
AC604-20
AC604-205
AC604-1000

Recommended use:

Description:

ECO BREAK - Quick Break Degreaser Cleaner Sanitiser is a water based environmentally responsible option for both degreasing, and general cleaning applications in the maritime, mining and resource industries. **ECO BREAK** is particularly useful when working in environmentally sensitive locations or with interceptors used at wash down pads. **ECO BREAK** is safe on most surfaces not harmed by water alone; use **ECO BREAK** with confidence on rigs and platforms, food contact surfaces, engines, plastics, steel, aluminium, painted surfaces, concrete and glass.

Dilution Recommendations

- | | |
|---|------------------------------|
| <input type="checkbox"/> Light Duty Cleaning | 200mL per 10 litres of water |
| <input type="checkbox"/> Medium Duty Cleaning | 500mL per 10 litres of water |
| <input type="checkbox"/> Heavy Duty Cleaning | 1:1 or Neat |

Use Suggestions

Prepare a diluted solution according to the extent of the contamination. Where possible use warm water as this works best. **ECO BREAK** may be applied by foaming units, hand, ventures, positive displacement pump, high pressure cleaners, mop & bucket, or sprayed directly onto surfaces using trigger sprays. Once applied allow to dwell then agitate then rinse off. Once surface is clean flush with fresh water.

BENEFITS & TIPS

- ☒ QUICK BREAKING
- ☒ MULTI-PURPOSE
- ☒ TOUGH ON GREASE & OILS
- ☒ DISINFECTING DEGREASER CONCENTRATE
- ☒ NON-CAUSTIC
- ☒ BIODEGRADABLE SURFACTANTS
- ☒ NO PHOSPHATES
- ☒ NO NASTY PETROCHEMICALS

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2. HAZARDS IDENTIFICATION

Based on available information, this material is not classified as hazardous according to criteria of Safe Work Australia.

Poison Schedule: Not Applicable

DANGEROUS GOOD CLASSIFICATION

Not classified as Dangerous Goods by the criteria of the "Australian Code for the Transport of Dangerous Goods by Road & Rail" and the "New Zealand NZS5433: Transport of Dangerous Goods on Land".

3. COMPOSITION INFORMATION

CHEMICAL ENTITY	CAS NO	PROPORTION
D-limonene	138-86-3	0-1 % (w/w)
Ethylene glycol mono butyl ether	111-76-2	1-5 % (w/w)
Ingredients determined to be Non-Hazardous		Balance

4. FIRST AID MEASURES

If poisoning occurs, contact a doctor or Poisons Information Centre (Phone Australia 131 126, New Zealand 0800 764 766).

Inhalation: Remove victim from exposure - avoid becoming a casualty. Remove contaminated clothing and loosen remaining clothing. Allow patient to assume most comfortable position and keep warm. Keep at rest until fully recovered. Seek medical advice if effects persist.

Skin Contact: If skin or hair contact occurs, remove contaminated clothing and flush skin and hair with running water. If swelling, redness, blistering or irritation occurs seek medical assistance.

Eye contact: If in eyes, hold eyelids apart and flush the eyes continuously with running water. Continue flushing until advised to stop by the Poisons Information Centre or a Doctor; or for at least 15 minutes and transport to Doctor or Hospital.

Ingestion: Rinse mouth with water. If swallowed, do NOT induce vomiting. Give a glass of water to drink. Never give anything by the mouth to an unconscious patient. If vomiting occurs give further water. Seek medical advice.

Notes to physician: Treat symptomatically.

5. FIRE FIGHTING MEASURES

Hazchem Code: Not applicable.

Suitable extinguishing media: If material is involved in a fire use water fog (or if unavailable fine water spray), alcohol resistant foam, standard foam, dry agent (carbon dioxide, dry chemical powder).

Specific hazards: Non-combustible material.

Firefighting further advice: Not combustible, however following evaporation of aqueous component residual material can burn if ignited.

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6. ACCIDENTAL RELEASE MEASURES

SMALL SPILLS

Wear protective equipment to prevent skin and eye contamination. Avoid inhalation of vapour. Wipe up with absorbent (clean rag or paper towels). Collect and seal in properly labelled containers or drums for disposal.

LARGE SPILLS

Clear area of all unprotected personnel. Slippery when spilt. Avoid accidents, clean up immediately. Wear protective equipment to prevent skin and eye contamination and the inhalation of vapours. Work up wind or increase ventilation. Contain - prevent run off into drains and waterways. Use absorbent (soil, sand or other inert material). Collect and seal in properly labelled containers or drums for disposal. If contamination of crops, sewers or waterways has occurred advise local emergency services.

Dangerous Goods – Initial Emergency Response Guide No: Not applicable

7. HANDLING AND STORAGE

Handling: Avoid eye contact and repeated or prolonged skin contact. Avoid inhalation of vapour.

Storage: Store in a cool, dry, well-ventilated place and out of direct sunlight. Store away from foodstuffs. Store away from incompatible materials described in Section 10. Store away from sources of heat and/or ignition. Always keep container standing upright position. Keep containers closed when not in use - check regularly for leaks.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

National occupational exposure limits:

	TWA		STEL		NOTICES
	ppm	mg/m ³	ppm	mg/m ³	
2-Butoxyethanol	20	96.9	50	242	Sk

As published by Safe Work Australia.

TWA - The time-weighted average airborne concentration over an eight-hour working day, for a five-day working week over an entire working life.

STEL (Short Term Exposure Limit) - the average airborne concentration over a 15-minute period which should not be exceeded at any time during a normal eight-hour workday.

'Sk' Notice - absorption through the skin may be a significant source of exposure. The exposure standard is invalidated if such contact should occur.

These Exposure Standards are guides to be used in the control of occupational health hazards. All atmospheric contamination should be kept too as low a level as is workable. These exposure standards should not be used as fine dividing lines between safe and dangerous concentrations of chemicals. They are not a measure of relative toxicity.

If the directions for use on the product label are followed, exposure of individuals using the product should not exceed the above standard. The standard was created for workers who are routinely, potentially exposed during product manufacture.

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Official Safety Data Sheet (SDS)

This SDS version supersedes all previous MSDS for the specified product.



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Biological Limit Values: As per the "National Model Regulations for the Control of Workplace Hazardous Substances (Safe Work Australia)" the ingredients in this material do not have a Biological Limit Allocated.

Engineering Measures: Ensure ventilation is adequate to maintain air concentrations below Exposure Standards. Use only in well ventilated areas. Use with local exhaust ventilation or while wearing appropriate respirator. Vapour heavier than air - prevent concentration in hollows or sumps. Do NOT enter confined spaces where vapour may have collected.

Personal Protection Equipment:

Special Notes:

Personal protective equipment (PPE) must be suitable for the nature of the work and any hazard associated with the work as identified by the risk assessment conducted.

The selection of PPE is dependent on a full risk assessment. The risk assessment should consider the work situation, physical form of chemical, handling volume and methods, environmental factors/ application area.

If the outcome of risk assessment is considerably low, still manufacturer recommends to use minimum PPE stipulated by the chemical industry practices. Ex: Safety Glasses, Safety shoes, Impervious Gloves and suitable protective clothing such as long sleeve clothes with buttoned at neck and wrist.

PROTECTIVE CLOTHES, SAFETY SHOES, GLOVES, SAFETY GLASSES.



If inhalation or spill risk exists, also if engineering controls are not effective in controlling any airborne contaminants, wear suitable mist respirator meeting the requirements of AS/NZS 1716; Wear suitable protective clothing covers unprotected exposed skin area with an Overall.

Available information suggests that gloves made from natural rubber, nitrile rubber should be suitable for intermittent contact. However, due to variations in glove construction and local conditions, the user should make a final assessment. Always wash hands before smoking, eating, drinking or using the toilet. Wash contaminated clothing and other protective equipment before storing or re-using.

Hygiene measures: Keep away from food, drink and animal feeding stuffs. When using do not eat, drink or smoke. Wash hands prior to eating, drinking or smoking. Avoid contact with clothing. Avoid eye contact and repeated or prolonged skin contact. Avoid inhalation of vapour. Ensure that eyewash stations and safety showers are close to the workstation location.

9. PHYSICAL AND CHEMICAL PROPERTIES

Base Units:	Litres
Form:	Clear Liquid
Colour:	Green
Solubility in water:	Emulsifiable
Specific Gravity (20 °C):	1.01-1.05
Vapour Pressure (20 °C):	Approx. 18 mm Hg at 25°C
Flash Point (°C):	Not Applicable
Boiling Point/Range (°C):	180-380 °C
pH (20 °C):	9.80 – 10.90

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Viscosity: Slightly Viscous
% Volatile by Volume: < 7%

(Typical values only - consult specification sheet)
N Av = Not available, N App = Not applicable

10. STABILITY AND REACTIVITY

Chemical stability: This material is thermally stable when stored and used as directed.

Conditions to avoid: Elevated temperatures and sources of ignition.

Incompatible materials: Oxidising agents.

Hazardous decomposition products: Oxides of carbon and nitrogen, smoke and other toxic fumes.

Hazardous reactions: No known hazardous reactions.

11. TOXICOLOGICAL INFORMATION

No adverse health effects expected if the product is handled in accordance with this Safety Data Sheet and the product label. Symptoms or effects that may arise if the product is mishandled and overexposure occurs are:

Acute Effects

Inhalation: Material may be a mild irritant to mucous membranes and respiratory tract.

Skin contact: Contact with skin may result in mild irritation.

Ingestion: Swallowing may cause result in nausea, vomiting and irritation of the gastrointestinal tract.

Eye contact: May be a mild irritant to eyes.

Acute toxicity

Inhalation: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients): >20 mg/L

Skin contact: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients): >2,000 mg/Kg

Ingestion: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients): >2,000 mg/Kg

Corrosion/Irritancy: Eye: this material has been not classified as corrosive to eyes. Skin: this material has not been classified as corrosive or irritating to skin.

Sensitisation: Inhalation: this material has been classified as not a respiratory sensitiser. Skin: this material has not been classified as a skin sensitiser.

Aspiration hazard: This material has been classified as non-hazardous.

Specific target organ toxicity (single exposure): This material has been classified as non-hazardous.

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Chronic Toxicity

Mutagenicity: This material has been classified as non-hazardous.

Carcinogenicity: This material has been classified as non-hazardous.

Reproductive toxicity (including via lactation): This material has been classified as non-hazardous.

Specific target organ toxicity (repeat exposure): This material has been classified as non-hazardous.

12. ECOLOGICAL INFORMATION

Avoid contaminating waterways.

Acute aquatic hazard: This material has been classified as non-hazardous. Acute toxicity estimate (based on ingredients): >100 mg/L

Long-term aquatic hazard: This material has been classified as non-hazardous. Non-rapidly or rapidly degradable substance for which there are adequate chronic toxicity data available OR in the absence of chronic toxicity data, Acute toxicity estimate (based on ingredients): >100 mg/L, where the substance is not rapidly degradable and/or BCF < 500 and/or log K_{ow} < 4.

Eco toxicity: No information available.

Persistence and degradability: No information available.

Bio accumulative potential: No information available.

Mobility: No information available.

13. DISPOSAL CONSIDERATIONS

Persons conducting disposal, recycling or reclamation activities should ensure that appropriate personal protection equipment is used, see "Section 8. Exposure Controls and Personal Protection" of this SDS.

If possible material and its container should be recycled. If material or container cannot be recycled, dispose in accordance with local, regional, national and international Regulations.

14. TRANSPORT INFORMATION

ROAD AND RAIL TRANSPORT

Not classified as Dangerous Goods by the criteria of the "Australian Code for the Transport of Dangerous Goods by Road & Rail" and the "New Zealand NZS5433: Transport of Dangerous Goods on Land".

MARINE TRANSPORT

Not classified as Dangerous Goods by the criteria of the International Maritime Dangerous Goods Code (IMDG Code) for transport by sea.

AIR TRANSPORT

Not classified as Dangerous Goods by the criteria of the International Air Transport Association (IATA) Dangerous Goods Regulations for transport by air.

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15. REGULATORY INFORMATION

This material is not subject to the following international agreements:

Montreal Protocol (Ozone depleting substances)
The Stockholm Convention (Persistent Organic Pollutants)
The Rotterdam Convention (Prior Informed Consent)
Basel Convention (Hazardous Waste)
International Convention for the Prevention of Pollution from Ships (MARPOL)

This material/constituent(s) is covered by the following requirements:

- All components of this product are listed on or exempt from the Australian Inventory of Chemical Substances (AICS).

16. OTHER INFORMATION

Reasons for issue: Changes to pH of the product

Able Rating: Green

DISCLAIMER:

The information in this Safety Data Sheet (SDS) is believed to be correct as of the date issued.

Able Westchem MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR COURSE OF PERFORMANCE OR USAGE OF TRADE. User is responsible for determining whether the Able Westchem product is fit for a particular purpose and suitable for user's method of use or application. Given the variety of factors that can affect the use and application of an Able Westchem product, some of which are uniquely within the user's knowledge and control, it is essential that the user evaluate the Able Westchem product to determine whether it is fit for a particular purpose and suitable for user's method of use or application. For this reason, Able Westchem always recommends a user perform a test patch or trial in small scale or in an inconspicuous area prior to full application to limit possible damage. Testing before beginning any project is also the best way to ensure product effectiveness.

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Section 1 - Identification of The Material and Supplier

Wilchem Pty Ltd

ABN: 44 614 126 573

Phone: (08) 8359 6855**39 Jonal Drive****Fax: (08) 8260 1840****Cavan SA 5094 AUSTRALIA****Mobile: 0427 854 655**

Chemical nature: Potassium phosphate solution

Trade Name: **Furrow - PK**

Other Names: Mono Potassium Phosphate Liquid

Product Use: Potassium and phosphate liquid fertiliser

Creation Date: **February, 2018**

This version issued: **February, 2018** and is valid for 5 years from this date.

Poisons Information Centre: Phone 13 1126 from anywhere in Australia

Section 2 - Hazards Identification

Statement of Hazardous Nature

This product is classified as: Not classified as hazardous according to the criteria of SWA.

Not a Dangerous Good according to Australian Dangerous Goods (ADG) Code, IATA or IMDG/IMSBC criteria.

SUSMP Classification: None allocated.

ADG Classification: None allocated. Not a Dangerous Good according to Australian Dangerous Goods (ADG) Code, IATA or IMDG/IMSBC criteria.

UN Number: None allocated

GHS Signal word: NONE. Not hazardous.

PREVENTION

P262: Do not get in eyes, on skin, or on clothing.

P264: Wash contacted areas thoroughly after handling.

P281: Use personal protective equipment as required.

RESPONSE

P301+P330+P331: IF SWALLOWED: Rinse mouth. Do NOT induce vomiting.

P370+P378: Not combustible. Use extinguishing media suited to burning materials.

STORAGE

P402+P404: Store in a dry place. Store in a closed container.

P403+P235: Store in a well-ventilated place. Keep cool.

DISPOSAL

P501: If they can not be recycled, dispose of contents to an approved waste disposal plant and containers to landfill (see Section 13 of this SDS).

Emergency Overview

Physical Description & Colour: Clear liquid

Odour: Mild odour.

Major Health Hazards: no significant risk factors have been found for this product.

Section 3 - Composition/Information on Ingredients

Ingredients	CAS No	Conc, %	TWA (mg/m ³)	STEL (mg/m ³)
Phosphoric acid	7664-38-2	40-50	1	3
Potassium hydroxide	1310-58-3	20-30	2	Peak
Citric acid	77-92-9	2-4	not set	not set
Water	7732-18-5	to 100	not set	not set

This is a commercial product whose exact ratio of components may vary slightly. Minor quantities of other non hazardous ingredients are also possible. Note that the phosphoric acid and citric acid are neutralised with the potassium hydroxide, resulting in potassium phosphate and potassium citrate at variable concentrations respectively.

The SWA TWA exposure value is the average airborne concentration of a particular substance when calculated over a normal 8 hour working day for a 5 day working week. The STEL (Short Term Exposure Limit) is an exposure value that may be equalled (but should not be exceeded) for no longer than 15 minutes and should not be repeated more than 4 times per day. There should be at least 60 minutes between successive exposures at the STEL. The term "peak" is used when the TWA limit, because of the rapid action of the substance, should never be exceeded, even briefly.

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Poisons Information Centre: 13 1126 from anywhere in Australia (0800 764 766 in New Zealand)

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Section 4 - First Aid Measures

General Information:

You should call The Poisons Information Centre if you feel that you may have been poisoned, burned or irritated by this product. The number is 13 1126 from anywhere in Australia (0800 764 766 in New Zealand) and is available at all times. Have this SDS with you when you call.

Inhalation: First aid is not generally required. If in doubt, contact a Poisons Information Centre or a doctor.

Skin Contact: Wash gently and thoroughly with water (use non-abrasive soap if necessary) for 5 minutes or until chemical is removed.

Eye Contact: No effects expected. If irritation does occur, flush contaminated eye(s) with lukewarm, gently flowing water for 5 minutes or until the product is removed. Obtain medical advice if irritation becomes painful or lasts more than a few minutes. Take special care if exposed person is wearing contact lenses.

Ingestion: If product is swallowed or gets in mouth, do NOT induce vomiting; wash mouth with water and give some water to drink. If symptoms develop, or if in doubt contact a Poisons Information Centre or a doctor.

Section 5 - Fire Fighting Measures

Fire and Explosion Hazards: The major hazard in fires is usually inhalation of heated and toxic or oxygen deficient (or both), fire gases. There is no risk of an explosion from this product under normal circumstances if it is involved in a fire.

This product is likely to decompose only after heating to dryness, followed by further strong heating.

Fire decomposition products from this product may be toxic if inhaled. Take appropriate protective measures.

Extinguishing Media: Not combustible. Use extinguishing media suited to burning materials.

Fire Fighting: If a significant quantity of this product is involved in a fire, call the fire brigade.

Flash point: Will not burn until water component is driven off.

Upper Flammability Limit: Does not burn.

Lower Flammability Limit: Does not burn.

Autoignition temperature: Does not burn.

Flammability Class: Does not burn.

Section 6 - Accidental Release Measures

Accidental release: Minor spills do not normally need any special cleanup measures. In the event of a major spill, prevent spillage from entering drains or water courses. As a minimum, wear overalls, goggles and gloves. Suitable materials for protective clothing include rubber, Viton, Nitrile, butyl rubber, Barricade, neoprene, Teflon, polyethylene, PE/EVAL, Saranex and Responder. Eye/face protective equipment should comprise, as a minimum, protective glasses and, preferably, goggles. If there is a significant chance that vapours or mists are likely to build up in the cleanup area, we recommend that you use a respirator. Usually, no respirator is necessary when using this product. However, if you have any doubts consult the Australian Standard mentioned below (section 8).

Stop leak if safe to do so, and contain spill. Absorb onto sand, vermiculite or other suitable absorbent material. If spill is too large or if absorbent material is not available, try to create a dike to stop material spreading or going into drains or waterways. Sweep up and shovel or collect recoverable product into labelled containers for recycling or salvage, and dispose of promptly. Recycle containers wherever possible after careful cleaning. After spills, wash area preventing runoff from entering drains. If a significant quantity of material enters drains, advise emergency services. This material may be suitable for approved landfill. Ensure legality of disposal by consulting regulations prior to disposal. Thoroughly launder protective clothing before storage or re-use. Advise laundry of nature of contamination when sending contaminated clothing to laundry.

Section 7 - Handling and Storage

Handling: Keep exposure to this product to a minimum, and minimise the quantities kept in work areas. Check Section 8 of this SDS for details of personal protective measures, and make sure that those measures are followed. The measures detailed below under "Storage" should be followed during handling in order to minimise risks to persons using the product in the workplace. Also, avoid contact or contamination of product with incompatible materials listed in Section 10.

Storage: Store packages of this product in a cool place. Make sure that containers of this product are kept tightly closed. Make sure that the product does not come into contact with substances listed under "Incompatibilities" in Section 10. Some liquid preparations settle or separate on standing and may require stirring before use. Check packaging - there may be further storage instructions on the label.

Section 8 - Exposure Controls and Personal Protection

The following Australian Standards will provide general advice regarding safety clothing and equipment:

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Respiratory equipment: **AS/NZS 1715**, Protective Gloves: **AS 2161**, Occupational Protective Clothing: AS/NZS 4501 set 2008, Industrial Eye Protection: **AS1336** and **AS/NZS 1337**, Occupational Protective Footwear: **AS/NZS2210**.

SWA Exposure Limits	TWA (mg/m³)	STEL (mg/m³)
Phosphoric acid	1	3
Potassium hydroxide	2	Peak

No special equipment is usually needed when occasionally handling small quantities. The following instructions are for bulk handling or where regular exposure in an occupational setting occurs without proper containment systems.

Ventilation: This product should only be used where there is ventilation that is adequate to keep exposure below the TWA levels. If necessary, use a fan.

Eye Protection: Eye protection such as protective glasses or goggles is recommended when this product is being used.

Skin Protection: You should avoid contact even with mild skin irritants. Therefore you should wear suitable impervious elbow-length gloves and facial protection when handling this product for lengthy periods. See below for suitable material types.

Protective Material Types: We suggest that protective clothing be made from the following materials: rubber, Viton, nitrile, butyl rubber, Barricade, neoprene, Teflon, polyethylene, PE/EVAL, Saranex, Responder.

Respirator: Usually, no respirator is necessary when using this product. However, if you have any doubts consult the Australian Standard mentioned above.

Section 9 - Physical and Chemical Properties:

Physical Description & colour:	Clear liquid
Odour:	Mild odour.
Boiling Point:	Approximately 100°C at 100kPa.
Freezing/Melting Point:	Approximately 0°C.
Volatiles:	Water component.
Vapour Pressure:	2.37 kPa at 20°C (water vapour pressure).
Vapour Density:	As for water.
Specific Gravity:	1.28-1.32
Water Solubility:	Completely soluble in water.
pH:	6.8-7.2
Volatility:	No data.
Odour Threshold:	No data.
Evaporation Rate:	As for water.
Coeff Oil/water Distribution:	No data
Autoignition temp:	Does not burn.

Section 10 - Stability and Reactivity

Reactivity: This product is unlikely to react or decompose under normal storage conditions. However, if you have any doubts, contact the supplier for advice on shelf life properties.

Conditions to Avoid: This product should be kept in a cool place, preferably below 30°C. Keep containers tightly closed.

Incompatibilities: strong acids, strong bases, strong oxidising agents, strong reducing agents.

Fire Decomposition: This product is likely to decompose only after heating to dryness, followed by further strong heating. Combustion forms carbon dioxide, and if incomplete, carbon monoxide and possibly smoke. Water is also formed. May form oxides of phosphorus and other phosphorus compounds. Potassium compounds. Carbon monoxide poisoning produces headache, weakness, nausea, dizziness, confusion, dimness of vision, disturbance of judgment, and unconsciousness followed by coma and death.

Polymerisation: This product will not undergo polymerisation reactions.

Section 11 - Toxicological Information

Local Effects:

Target Organs: There is no data to hand indicating any particular target organs.

Classification of Hazardous Ingredients

Ingredient	Risk Phrases
Phosphoric Acid	No risk phrases at concentrations found in this product
Skin corrosion – category 1B	

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Potassium Hydroxide
Acute toxicity – category 4
Skin corrosion – category 1A

No risk phrases at concentrations found in this product

Citric Acid
Eye irritation – category 2A
Skin irritation – category 2
Specific target organ toxicity (single exposure) – category 3

No risk phrases at concentrations found in this product

NOTE: The above hazards are due to the acidic or basic nature of these ingredients. The risks do not apply to this product, which has a neutral pH.

Potential Health Effects

Inhalation:

Short Term Exposure: Available data indicates that this product is not harmful. However product may be mildly irritating, although unlikely to cause anything more than mild transient discomfort.

Long Term Exposure: No data for health effects associated with long term inhalation.

Skin Contact:

Short Term Exposure: Available data indicates that this product is not harmful. It should present no hazards in normal use. However product may be irritating, but is unlikely to cause anything more than mild transient discomfort.

Long Term Exposure: No data for health effects associated with long term skin exposure.

Eye Contact:

Short Term Exposure: This product may be irritating to eyes, but is unlikely to cause anything more than mild transient discomfort.

Long Term Exposure: No data for health effects associated with long term eye exposure.

Ingestion:

Short Term Exposure: Significant oral exposure is considered to be unlikely. Available data shows that this product is not harmful. However, this product may be irritating to mucous membranes but is unlikely to cause anything more than transient discomfort.

Long Term Exposure: No data for health effects associated with long term ingestion.

Carcinogen Status:

SWA: No significant ingredient is classified as carcinogenic by SWA.

NTP: No significant ingredient is classified as carcinogenic by NTP.

IARC: No significant ingredient is classified as carcinogenic by IARC.

Section 12 - Ecological Information

This product is unlikely to adversely effect the environment. Salts, acids and bases are typically diluted and neutralised when released to the environment in small quantities.

Section 13 - Disposal Considerations

Disposal: This product may be recycled if unused, or if it has not been contaminated so as to make it unsuitable for its intended use. If it has been contaminated, it may be possible to reclaim the product by filtration, distillation or some other means. If neither of these options is suitable in-house, consider controlled incineration, or contact a specialist waste disposal company.

Section 14 - Transport Information

UN Number: This product is not classified as a Dangerous Good by ADG, IATA or IMDG/IMSBC criteria. No special transport conditions are necessary unless required by other regulations.

Section 15 - Regulatory Information

AICS: All of the significant ingredients in this formulation are compliant with NICNAS regulations. The following ingredients: Phosphoric acid, Potassium hydroxide, are mentioned in the SUSMP.

Section 16 - Other Information

This SDS contains only safety-related information. For other data see product literature.

Acronyms:

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ADG Code	Australian Code for the Transport of Dangerous Goods by Road and Rail (7 th edition)
AICS	Australian Inventory of Chemical Substances
SWA	Safe Work Australia, formerly ASCC and NOHSC
CAS number	Chemical Abstracts Service Registry Number
Hazchem Code	Emergency action code of numbers and letters that provide information to emergency services especially firefighters
IARC	International Agency for Research on Cancer
NOS	Not otherwise specified
NTP	National Toxicology Program (USA)
SUSMP	Standard for the Uniform Scheduling of Medicines & Poisons
UN Number	United Nations Number

THIS SDS SUMMARISES OUR BEST KNOWLEDGE OF THE HEALTH AND SAFETY HAZARD INFORMATION OF THE PRODUCT AND HOW TO SAFELY HANDLE AND USE THE PRODUCT IN THE WORKPLACE. EACH USER MUST REVIEW THIS SDS IN THE CONTEXT OF HOW THE PRODUCT WILL BE HANDLED AND USED IN THE WORKPLACE.

IF CLARIFICATION OR FURTHER INFORMATION IS NEEDED TO ENSURE THAT AN APPROPRIATE RISK ASSESSMENT CAN BE MADE, THE USER SHOULD CONTACT THIS COMPANY SO WE CAN ATTEMPT TO OBTAIN ADDITIONAL INFORMATION FROM OUR SUPPLIERS. OUR RESPONSIBILITY FOR PRODUCTS SOLD IS SUBJECT TO OUR STANDARD TERMS AND CONDITIONS, A COPY OF WHICH IS SENT TO OUR CUSTOMERS AND IS ALSO AVAILABLE ON REQUEST.

Please read all labels carefully before using product.

This SDS is prepared in accord with the SWA document "Preparation of Safety Data Sheets for Hazardous Chemicals - Code of Practice" (Feb 2016)

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<http://www.kilford.com.au/> Phone (02)8321 8866

SAFETY DATA SHEET

Issued by: Wilchem Pty Ltd

Phone: (08) 8359 6855

Poisons Information Centre: 13 1126 from anywhere in Australia (0800 764 766 in New Zealand)

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**PROPOSED TRANSPORT DEPOT
LOT 10, 12 TUNNEY ROAD
OLDBURY**

ENVIRONMENTAL ACOUSTIC ASSESSMENT

MAY 2022

OUR REFERENCE: 29592-1-22142

DOCUMENT CONTROL PAGE

ENVIRONMENTAL ACOUSTIC ASSESSMENT
PROPOSED TRANSPORT DEPOT
LOT 10, 12 TUNNEY ROAD, OLDBURY

Job No: 22142

Document Reference: 29592-1-22142

FOR

HARLEY DYKSTRA

DOCUMENT INFORMATION				
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Date of Issue:	2 June 2022			
REVISION HISTORY				
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1	1	Harley Dykstra Attn: Daniel Lewis Email: daniell@harleydykstra.com.au		✓

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APPENDICIES

A	PLANS
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1. INTRODUCTION

Herring Storer Acoustics were commissioned to undertake an acoustic assessment of noise emissions associated with the proposed Transport Depot to replace the existing poultry farm located at Lot 10, 12 Tunney Road, Oldbury.

The report considers noise received at the neighbouring premises from the proposed development for compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997*. This report considers noise emissions from the arrival, loading and unloading of trucks at the proposed premises.

For information, a plan of the proposed development is attached in Appendix A.

2. SUMMARY

Based on the information provided, noise received at the nearest receivers would comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* only during the "Day Time" period.

As a result, it is recommended that the proposed Transport Depot only operate vehicles during the "Day Time" period, between 0700 and 1900 hours, Monday to Saturday.

3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels. For highly sensitive area of a noise sensitive premises this is determined by the calculation of an influencing factor, which is then added to the base levels shown below in Table 3.1. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. For other areas within a noise sensitive premises, the assigned noise levels are fixed throughout the day, as listed in Table 3.1.

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Commercial Premises	All Hours	60	75	80

Note:
L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

Under the Regulations, a highly sensitive area means that area (if any) of noise sensitive premises comprising –

- (a) A building, or a part of a building, on the premises that is used for a noise sensitive purpose; and

- (b) Any other part of the premises within 15m of that building or that part of the building.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

- “impulsiveness”** means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax(Slow)}$ is more than 15 dB when determined for a single representative event;
- “modulation”** means a variation in the emission of noise that –
- (a) is more than 3 dB L_{AFast} or is more than 3 dB L_{AFast} in any one-third octave band;
 - (b) is present for more at least 10% of the representative assessment period; and
 - (c) is regular, cyclic and audible;
- “tonality”** means the presence in the noise emission of tonal characteristics where the difference between –
- (a) the A-weighted sound pressure level in any one-third octave band; and
 - (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,
- is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as L_{ASlow} levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

For this development, the closest neighbouring residences have been identified as:

- Receiver A – Lot 68 Tunney Road
- Receiver B – Lot 69 Tunney Road
- Receiver C – Lot 13 Tunney Road
- Receiver D – Lot 704 Orton Road
- Receiver E – Lot 29 Cumming Road

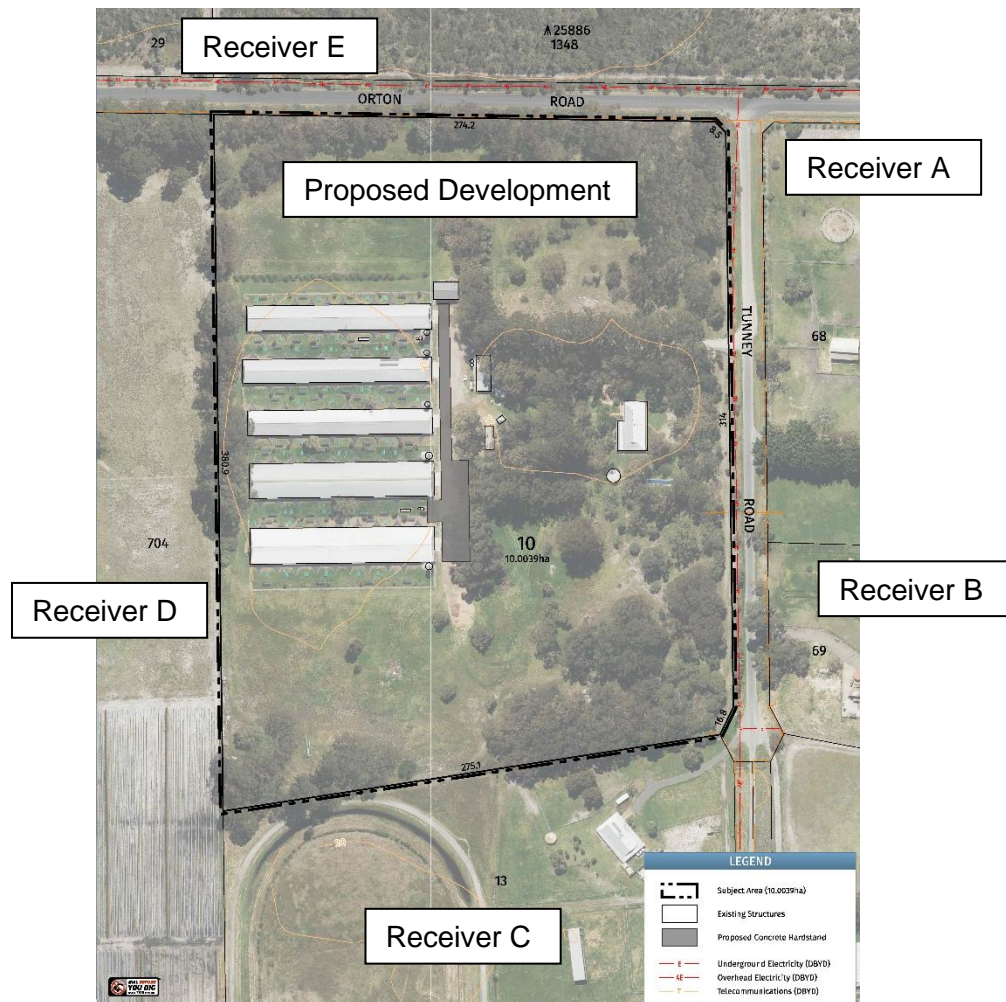


FIGURE 3.1 – NEIGHBOURING LOTS

The receivers have been considered residential as a result have an influencing factor calculated conservatively +2 dB, based on the following, derived from the City of Serpentine Jarrahdale Intramaps,

Industrial Premises within 450m (20%) +2

Based on the above the assigned noise levels would be as listed in Table 3.3.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Receivers A to E	0700 - 1900 hours Monday to Saturday (Day)	47	57	67
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	42	52	67
	1900 - 2200 hours all days (Evening)	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	37	47	57

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

4. PROPOSAL

From information supplied, we understand that the transport depot is replacing the existing poultry farm at Lot 10, 12 Tunney Road. The operations will consist of unloading and unloading of standard trucks via an electric forklift have been assessed.

Table 4.1 below shows the sound power levels of equipment used at site.

TABLE 5 – SOUND POWER LEVELS

Location	Noise Level dB(A)
Truck Movements	98
Forklift Lifting	80

No specific hours of operation have been provided, and as a result the operations have been assessed against all time periods.

5. MODELLING

To assess the noise received at the neighbouring premises from the proposed development, noise modelling was undertaken using the noise modelling program SoundPlan.

Calculations were carried out using the DWER's weather conditions, which relate to worst case noise propagation, as stated in the Department of Environment Regulation "*Draft Guidance on Environmental Noise for Prescribed Premises*". These conditions include winds blowing from sources to the receiver(s).

Calculations were based on the sound power levels used in the calculations are listed in Table 4.1 as well as the plans provided by Harley Dykstra (Attached in Appendix A).

For this development, the following scenarios were run:

- 1- Two trucks operating, one forklift loading.

6. ASSESSMENT

From measurements, noise emissions could potentially contain annoying characteristics. Noise emissions could be tonal, and a +5 dB(A) penalty would be applicable, and the resultant noise levels are shown in Table 6.1 with the adjustment for tonal characteristics included. Noise emissions from the facility need to comply with the assigned L_{A10} noise levels.

TABLE 6.1 - ACOUSTIC MODELLING RESULTS FOR L_{A10} CRITERIA

Location	Calculated Noise Level (dB(A))
Receiver A	40 (45)
Receiver B	36 (41)
Receiver C	37 (42)
Receiver D	31 (36)
Receiver E	30 (35)

Number in brackets Includes +5 dB(A) penalty for tonality

Table 6. shows the assessable noise for the operation of the facility.

TABLE 6.2 – ASSESSMENT OF L_{A10} NOISE LEVEL EMISSIONS, SCENARIOS 3 – ALL HOURS

Location	Assessable Noise Level dB(A)	Time Period	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
Receiver A	45	Day	47	Complies
		Evening	42	+3
		Night	37	+8
Receiver B	41	Day	47	Complies
		Evening	42	Complies
		Night	37	+4
Receiver C	42	Day	47	Complies
		Evening	42	Complies
		Night	37	+5
Receiver D	36	Day	47	Complies
		Evening	42	Complies
		Night	37	Complies
Receiver E	35	Day	47	Complies
		Evening	42	Complies
		Night	37	Complies

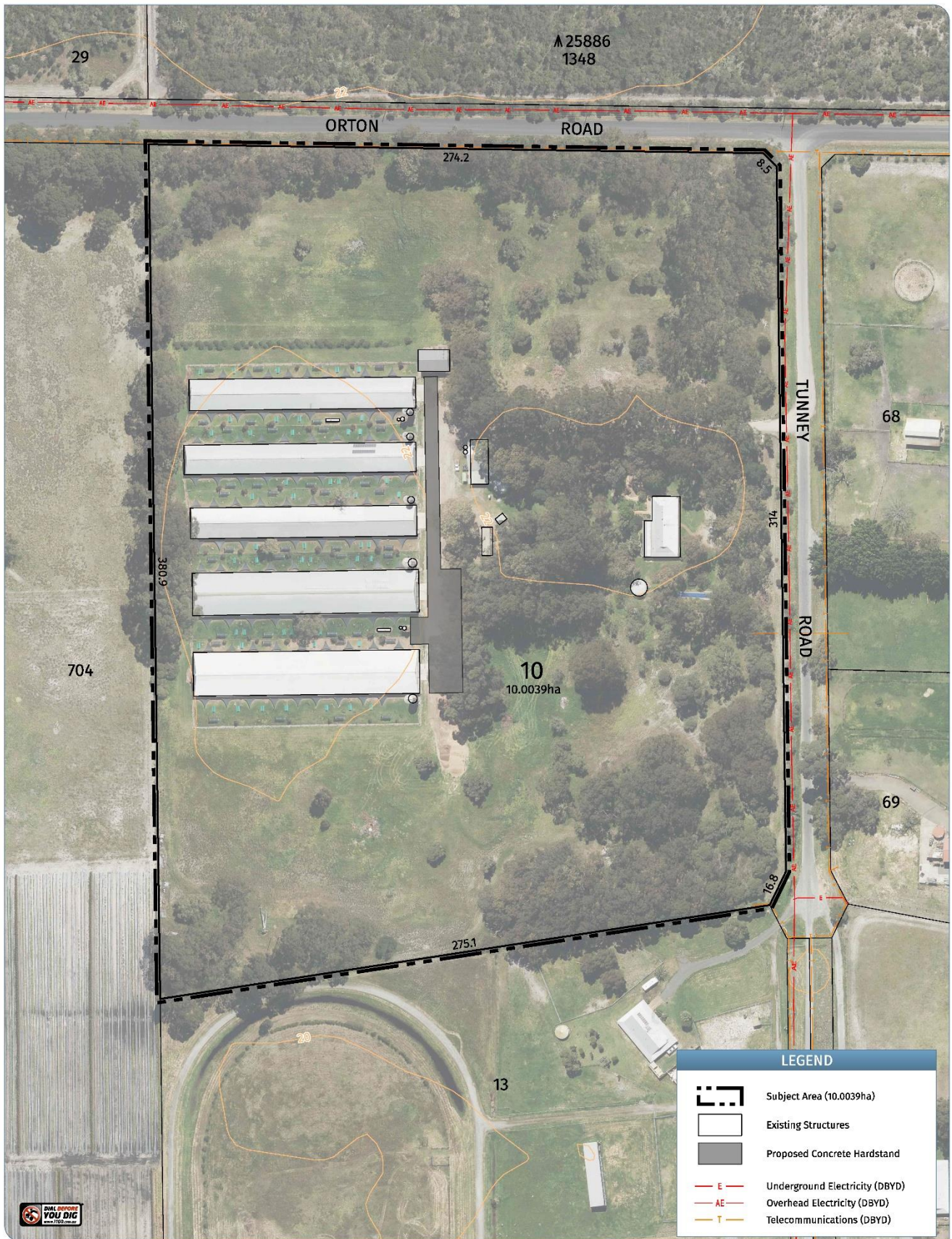
7. CONCLUSION

Based on the information provided, noise received at the nearest receivers would comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* only during the “Day Time” period.

As a result, it is recommended that the proposed Transport Depot only operate vehicles during the “Day Time” period, between 0700 and 1900 hours, Monday to Saturday.

APPENDIX A

PLANS



SITE PLAN

Lot 10 (No. 12) Tunney Road,
OLDBURY

Plan No. | 23087-01
Date | 15/12/21
Drawn | NP
Checked | DL
Revision | A

Scale | 1:1500@A3

PERTH & FORRESTDALE:
141/1, 222 Fitzgerald St
PERTH WA 6000
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ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

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engagement for the professional
services provided and of this document is
not to be used for any other purpose.

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey.

LEGEND	
	Subject Area (10.0039ha)
	Existing Structures
	Proposed Concrete Hardstand
	Underground Electricity (DBYD)
	Overhead Electricity (DBYD)
	Telecommunications (DBYD)



Smith Bushfire Consultants Pty Ltd

BUSHFIRE MANAGEMENT PLAN

12 Tunney Road, Oldbury

Shire of Serpentine Jarrahdale



Prepared by Ralph Smith
SMITH BUSHFIRE CONSULTANTS Pty Ltd
BPAD 27541
smith.consulting@bigpond.com
0458 292 280

Site visited 23 May 2022; Report completed 13 June 2022

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address: 12 Tunney Road, Oldbury

Site visit: Yes ☒ No ☐

Date of site visit (if applicable): Day 23 Month May Year 2022

Report author: Ralph Smith

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☒ Level 3 practitioner ☐

If accredited please provide the following.

BPAD accreditation number: 27541 Accreditation expiry: Month August Year 2022

Bushfire management plan version number: 1

Bushfire management plan date: Day 13 Month June Year 2022

Client/business name: Harley Dykstra Pty Ltd

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is the proposal any of the following (see SPP 3.7 for definitions)?

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

None of the above ☒

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author



Date 13/06/2022

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Full Content Detail

Document control

Report Version	Purpose	Author/reviewer and accreditation details	Date Submitted
1	Support the development application	Ralph Smith	13 June 2022

DISCLAIMER

This Bushfire Management Plan has been prepared in good faith. It is derived from sources believed to be reliable and accurate at the time of publication. Nevertheless, this plan is distributed on the terms and understanding that the author is not responsible for results of any actions taken based on information in this publication or for any error or omission from this publication.

Smith Bushfire Consultants Pty Ltd has exercised due and customary care in the preparation of this Bushfire Management Plan and has not, unless specifically stated, independently verified information provided by others.

Any recommendations, opinions or findings stated in this report are based on circumstances and facts as they existed at the time Smith Bushfire Consultants Pty Ltd performed the work. Any changes in such circumstances and facts upon which this document is based may adversely affect any recommendations, opinions or findings contained in this plan.

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Section 1: Proposal Details

The proposal is to convert the previous poultry farm into a transport depot with the associated infrastructure, farm shed and a caretaker dwelling.

This BMP has been developed to determine the potential bushfire risk to the proposed facility through the compilation of a standard approach as applied through the BMP process. The BMP is based on the physical evidence that was present at the time of assessment, and based on the Western Australian government policies and guidelines. It has also considered the statutory requirements of the Shire of Serpentine Jarrahdale through the Shire's *Fire Hazard Reduction Notice*. The BMP is developed to comply with the State Planning Policy 3.7.

In regard to the proposed transport depot facility the *State Government Guidelines for Planning in Bushfire Prone Areas* version 1.4 section 5.8.3 states that *In the local planning scheme, Class 4 to 9 buildings will usually require planning approval. The planning process will apply the bushfire protection criteria to ensure that the optimal outcome is achieved for bushfire protection, such as appropriate siting of the building on the lot/s, the provision of water tanks and passing bays. In these instances the applicant has the discretion to utilise any or all of the elements of AS 3959 in the construction of the building that they deem appropriate.*

It must be noted that under building legislation, bushfire related construction requirements do not apply to Class 4 to 9 buildings (the transport depot is classified as a Class 7B building) in designated bushfire prone areas. The Building Code of Australia (BCA) only applies construction standards for Class 1, 2 or 3 buildings or Class 10a buildings or decks associated with a Class 2 or 3 building (under Part G5), and Class 1 or a Class 10a buildings or decks associated with a Class 1 building (under Part P2.3.4 and Part 3.7.4).

The existing dwelling is a Class 1 building and has a reticulated and established asset protection zone (APZ). The farm sheds are separated from the dwelling and do not require construction to AS 3959 construction standards, but do require a 20 metres asset protection zone.

The Shire of Serpentine Jarrahdale requires a 20 metre asset protection zone around all buildings. The State's Guidelines seek dwellings to be built to a maximum of BAL-29. All current buildings have a BAL rating of less than BAL-29.

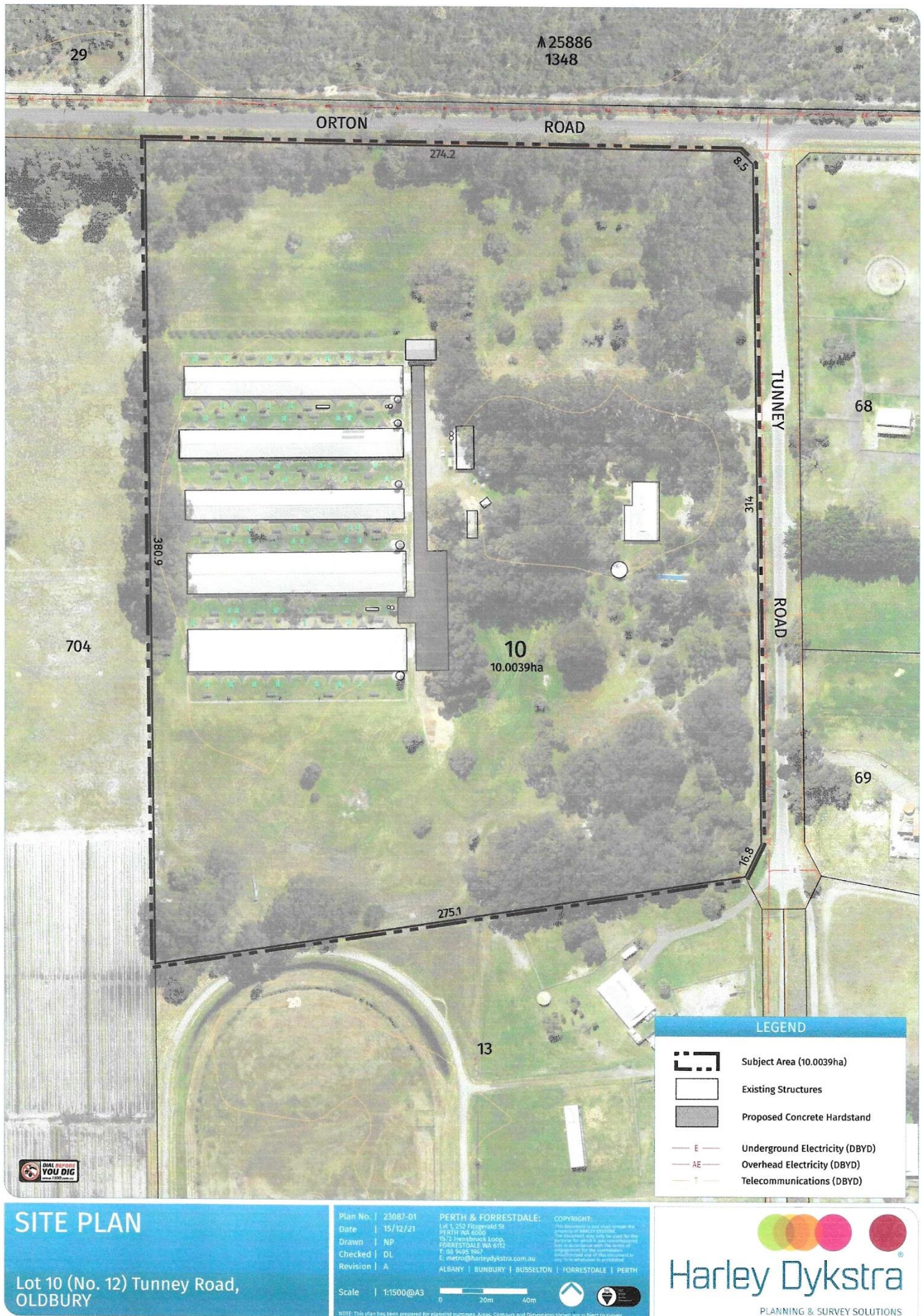


Figure 1. The site plan.

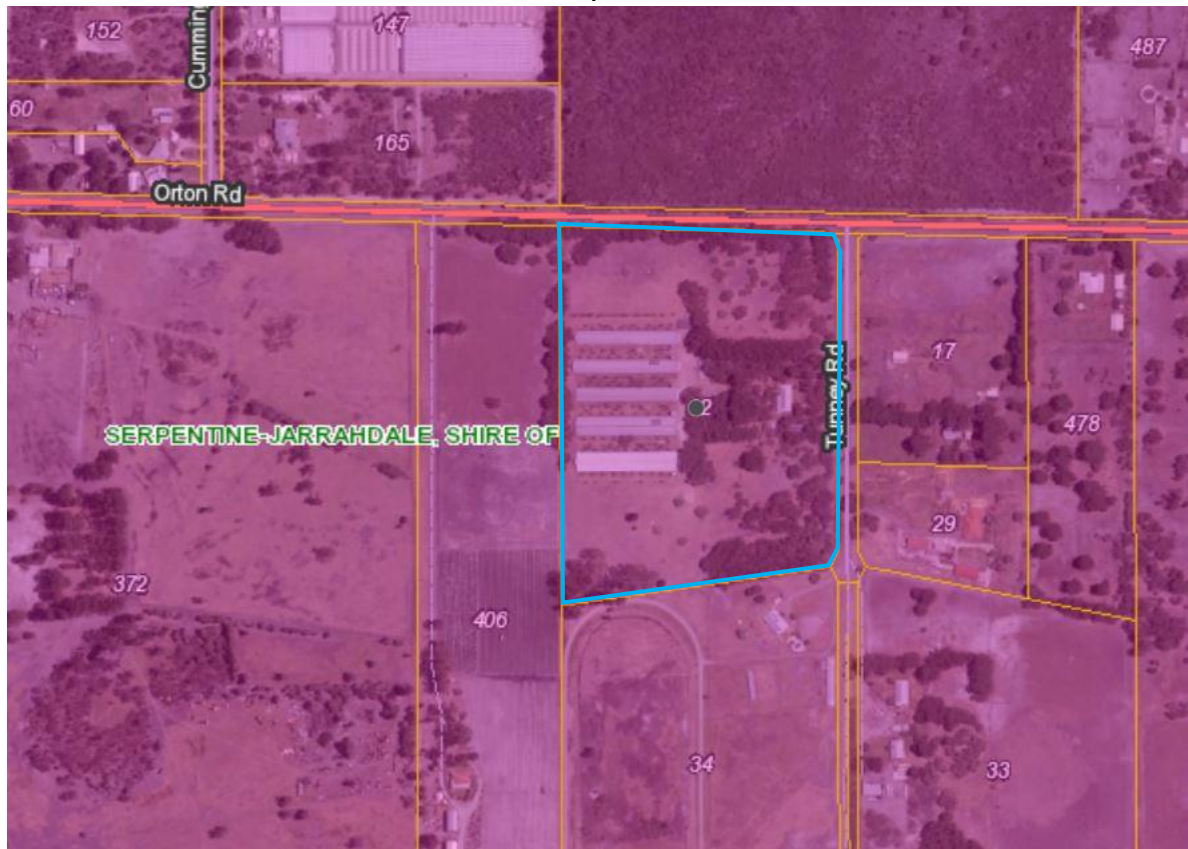


Figure 2. Screen shot of map of bushfire prone areas for the subject site.

The current lot and neighbouring lots are declared as bushfire prone.

Section 2: Environmental Considerations

The State Planning Policy 3.7 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values. A desktop search has identified that the following are not registered for the development site or immediately surrounding area:

- Threatened and priority flora;
- Threatened and priority fauna;
- Contaminated site registration;
- Threatened ecological communities;
- Black Cockatoo breeding sites; and
- Carnaby Cockatoo confirmed roost sites.

The following are adjacent to, or within the development site:

- Clearing Regulation – Environmental Sensitive Areas;
- Native vegetation extent is shown within the lot, but it is only a small area on the northern boundary of the subdivision lot.
- Carnaby cockatoo roost site 6 km buffer covers this development lot.

Subsection 2.1: Native Vegetation – modification and clearing

There will be no need to clear significant areas of native vegetation as a component of this development. The lot is a predominant grassland area that is mown and managed. Overstorey trees of many introduced species are scattered across the lot.

Subsection 2.2: Re-vegetation/Landscape Plans

There is no formal revegetation plan for the development at this stage. The existing dwelling has an established reticulated garden and surrounding areas that are compliant with AS 3959 criteria for 'low threat vegetation', the State's APZ criteria, and the Shire of Serpentine Jarrahdale firebreak notice, and will therefore not increase the BAL rating. The previous poultry sheds all have a minimum 20 metre APZ in accordance with Shire of Serpentine Jarrahdale firebreak notice.

Section 3: Bushfire Assessment Results

The proposed change of use buildings within the development have all been assessed as having a BAL rating of BAL-29 or less. This BAL rating aligns with the State Government criteria of not having buildings located in areas above BAL-29.

Subsection 3.1: Assessment Inputs

The assessment inputs are shown in the forthcoming pages and are supported by a vegetation assessment, photographic evidence and text to support the vegetation assessment and a BHL assessment map.

Site Assessment

The assessment of the proposed development was undertaken on 25 May 2022 for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 (Method 1).

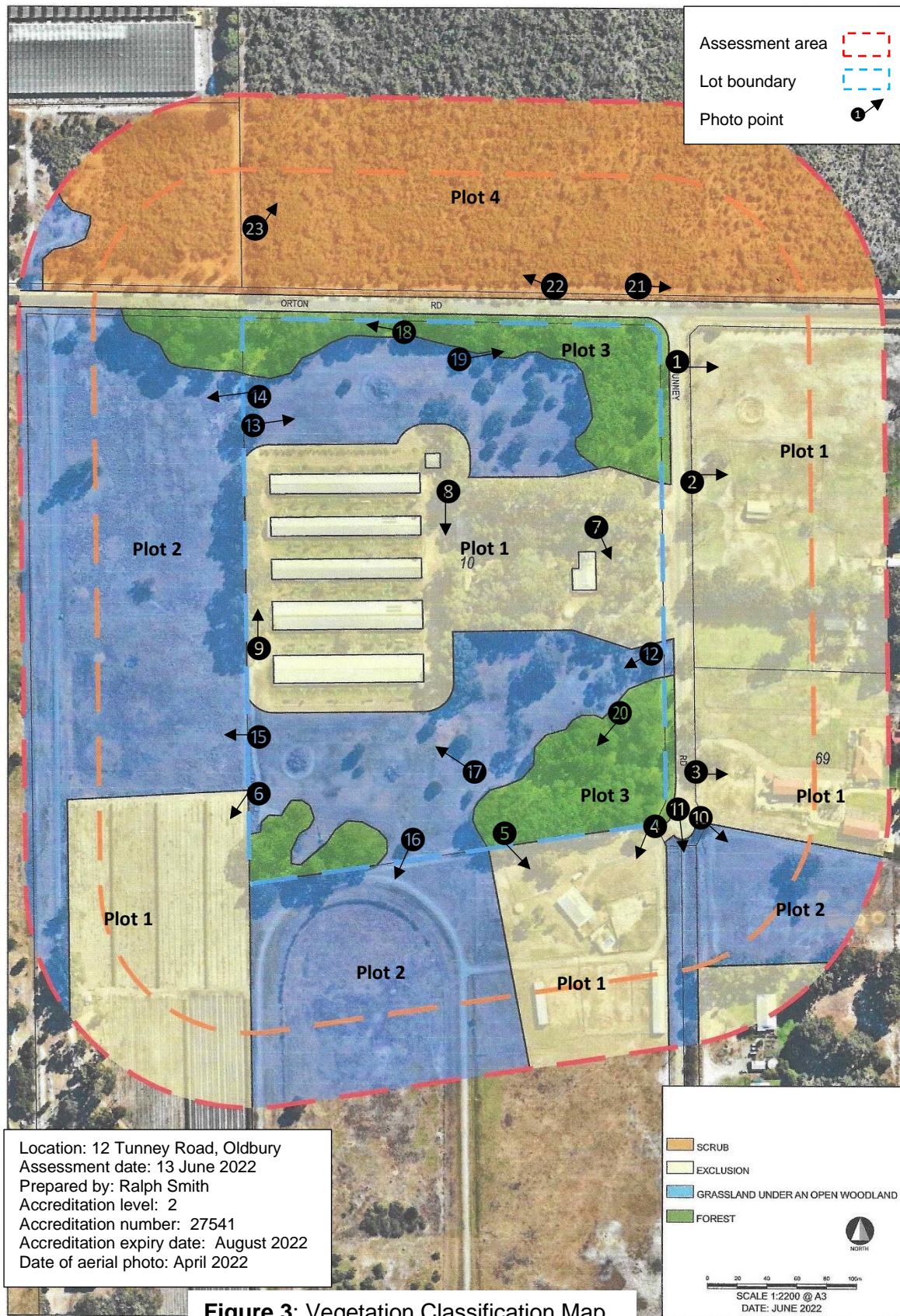


Figure 3: Vegetation Classification Map.

Slope

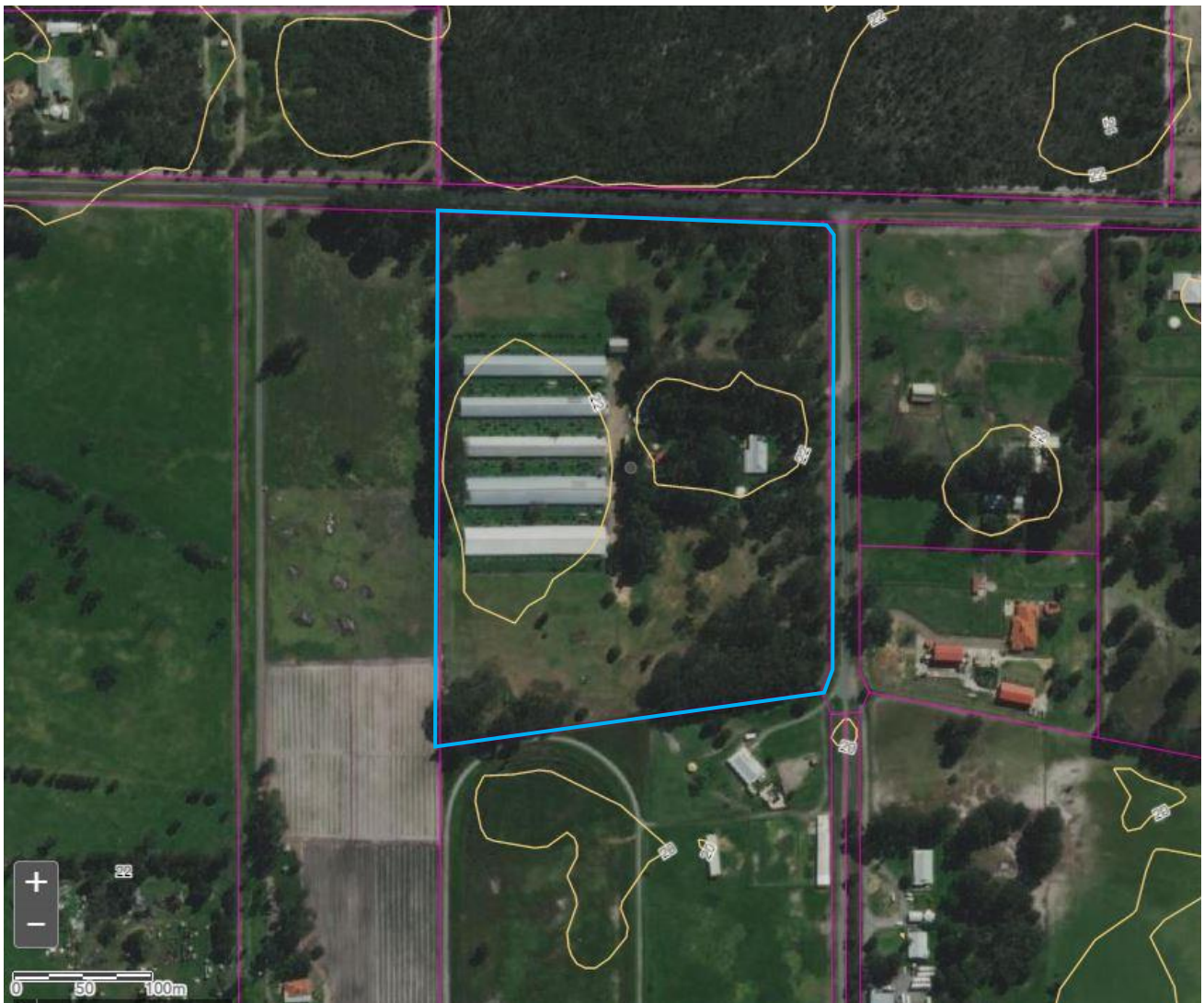


Figure 4: Two-metre Contour Map.

The slope is assessed as basically being flat. The orange-yellow lines are the two-metre contour lines.

Vegetation Classification

All vegetation within 150 metres of the proposed development as indicated on the vegetation classification map was classified in accordance with the Western Australian Government criteria and Clause 2.2.3 of AS 3959 was applied. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below. AS 3959 only requires consideration of 50 metres between vegetation and the building for grassland.

Plot 1

Exclusion – Low threat vegetation and non-vegetated areas
Clause 2.2.3.2 (e) and (f).



Photo ID: Photo 1 Looking at horse infrastructure on the land east of the development lot.



Photo ID: Photo 2 Looking at the horse infrastructure and sprinklers on the land east of the development lot.



Photo ID: Photo 3 Looking at the dwelling and horse infrastructure east of the development lot.



Photo ID: Photo 4 Looking at the horse infrastructure and dwelling south of the development lot.



Photo ID: Photo 5 Looking at the dwelling and horse infrastructure south of the development lot.



Photo ID: Photo 6 Looking at the cultivated and reticulated intensively managed crop west of the development the lot.



Photo ID: Photo 7 Looking at the dwelling and APZ which is reticulated of the current house on the lot.



Photo ID: Photo 8 Looking at the driveway, parking area and sheds on the development lot.



Photo ID: Photo 9 Looking at the shed and APZ on the development lot.

Plot 2

Class G – Grassland under an open woodland (G–06)



23/05/2022 8:24:59 AM (+8.0 hrs) Dir=SE Lat=-32.23997 Lon=115.89552 Alt=103m MSL WGS 1984
Photo ID: Photo 10 Looking at the grassland south-east of the development lot.



23/05/2022 8:24:41 AM (+8.0 hrs) Dir=SSE Lat=-32.23986 Lon=115.89543 Alt=103m MSL WGS 1984
Photo ID: Photo 11 Looking at the grassland south of the development lot.



23/05/2022 9:06:13 AM (+8.0 hrs) Dir=SW Lat=-32.23888 Lon=115.89504 Alt=109m MSL WGS 1984
Photo ID: Photo 12 Looking at the grassland and forest on the left of the photograph.



23/05/2022 9:21:39 AM (+8.0 hrs) Dir=ENE Lat=-32.23754 Lon=115.8923 Alt=107m MSL WGS 1984
Photo ID: Photo 13 Looking the grassland on the development lot.



23/05/2022 9:22:20 AM (+8.0 hrs) Dir=WSW Lat=-32.23722 Lon=115.89244 Alt=106m MSL WGS 1984
Photo ID: Photo 14 Looking at the grassland vegetation on the lot to the west.



23/05/2022 9:16:09 AM (+8.0 hrs) Dir=W Lat=-32.2395 Lon=115.89228 Alt=107m MSL WGS 1984
Photo ID: Photo 15 Looking at the grassland west of the development lot.



Photo ID: Photo 16 Looking at the grassland to the south of the development lot.



Photo ID: Photo 17 Looking at the grassland vegetation on the development lot.

Plot 3 Class A – Forest (A– 03)



Photo ID: Photo 18 Looking at the forest on the northern side of the development lot. Note the multiple lines of trees.



Photo ID: Photo 19 Looking at the forest on the development lot.



Photo ID: Photo 20 Looking at the forest on the development lot.

Plot 4

Class D – Scrub (D – 13)



Photo ID: Photo 21 Looking at the scrub north of Orton Road.



Photo ID: Photo 22 Looking at the scrub vegetation.



Photo ID: Photo 23 Looking at the scrub.

Notes to Accompany Vegetation Classification

1. Plot 1

Exclusion – Low threat vegetation and non-vegetated areas
Clause 2.2.3.2 (e) and (f).

This plot contains the location of the existing dwelling, industrial area (previous poultry raising infrastructure), sheds, driveway and other infrastructure on the development lot. The plot also contains the APZs as required under the Shire of Serpentine-Jarrahdale firebreak notice.

The Guidelines now require in the Standard for Asset Protection Zones (APZ) that “grass should be maintained at a height of 100 millimetres or less, at all times”. This meets the requirements for AS 3959 classification of ‘low threat vegetation’.

2. Plot 2

Class G – Grassland under an open woodland (G – 06)

This plot includes the grassland that is grazed and/or mown and covers the vast majority of the development lot and the lot to the west. It also includes the grass paddock to the south-east of the development lot. The precautionary principle has been applied as the grassland appears to be managed, but there is no formal requirement that is enforceable to ensure that the grassland is managed to low threat standard.

3. Plot 3

Class A – Forest (A – 03)

This plot includes the forest which is located on the development lot and the road reserve vegetation to the north of the development lot. These are discrete areas on the development lot and separated from the buildings. The forest classification on the northern boundary of the development lot was determined on the basis of the crown overstorey cover. The forest classification on the southern boundary of the development lot was determined on the basis of the crown overstorey cover and multi-tiered scrub understorey.

4. Plot 4

Class D – Scrub (D – 13)

This plot includes the scrub that is north of the proposed development lot and Orton Road. This area of scrub is Bush Forever Site 348. The site is fenced and therefore access into the site was prevented and the assessment is based on what was visible from the fence and aerial photograph interpretation.

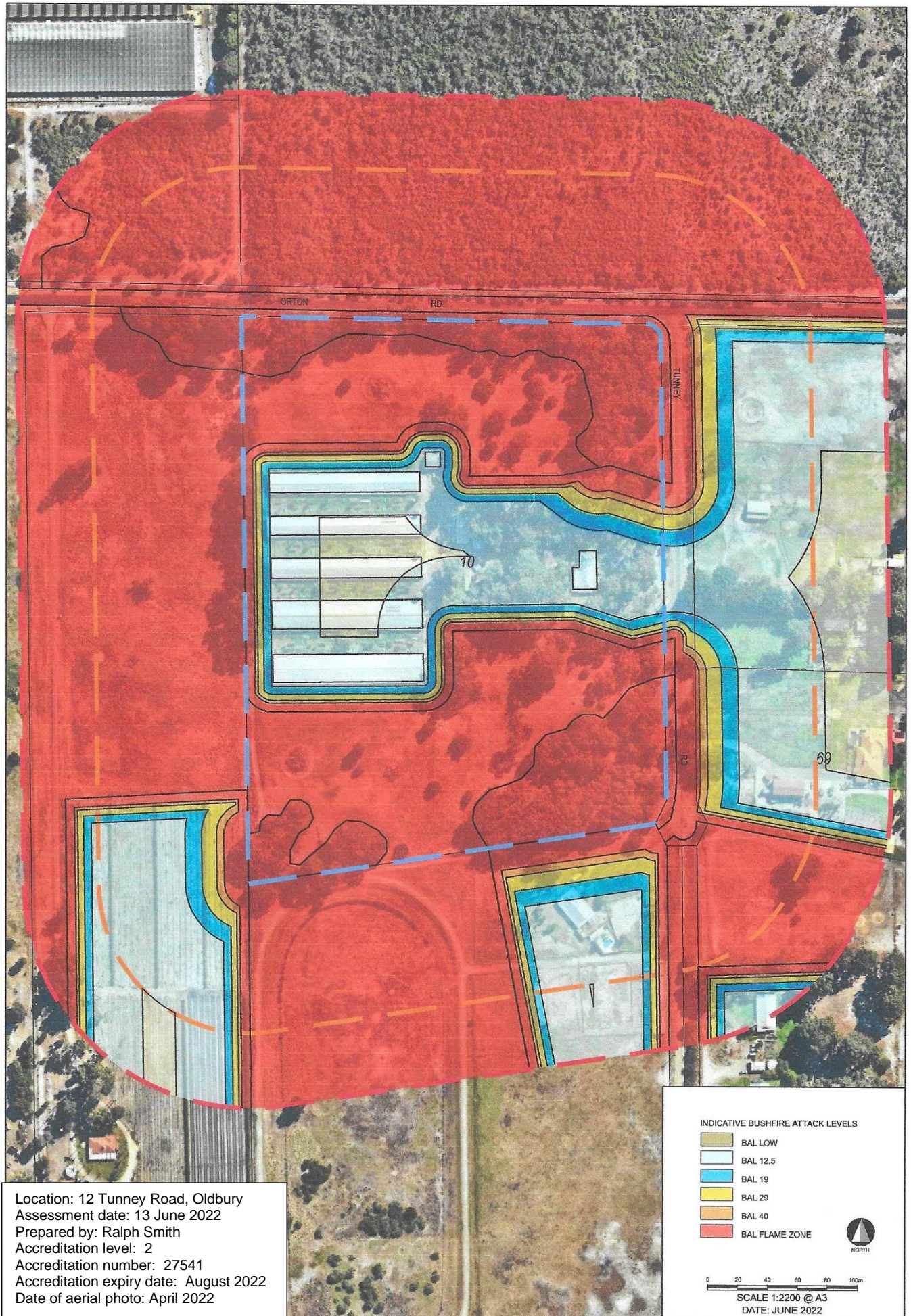


Figure 5. BAL contour map.

Subsection 3.2: Assessment outputs

Plot	Vegetation Classification	Effective Slope	Separation distance (m)	BAL rating
1	Exclusion – Low threat vegetation and non-vegetated areas Clause 2.2.3.2 (e) & (f)	Not applicable	N/A	N/A
2	Class G – Grassland under an open woodland (G – 06)	Level	20	12.5
3	Class A – Forest (A-03)	Level	61	12.5
4	Class D – Scrub (D – 13)	Level	162	LOW

Determination of Bushfire Attack Level (BAL)

The determined Bushfire Attack Level (highest BAL) for the current dwelling on 12 Tunney Road has been determined in accordance with Clause 2.2.6 of AS 3959 using the above analysis.

The determined Bushfire Attack Level (BAL) for the dwelling is assessed as **BAL-12.5**

Section 4: Identification of bushfire hazard issues

The most significant bushfire hazard is the forest vegetation on the lot which is classified as forest based solely on the crown overstorey cover exceeding 30%. The scrub vegetation on the neighbouring property to the north and the road reserve to the north are the most significant intact vegetation structures. The forest and scrub vegetation are sufficiently separated from the buildings, and any potential bushfire, to effectively eliminate direct flame contact, but ember attack will still be an issue from the tree bark. The scrub to the north is a Bush Forever Site and carries a heavy fuel load.

The owner has established and maintained an effective 'low fuel vegetation' zone or APZ to enhance the bushfire protection to all of the buildings.

Section 5: Assessment against the Bushfire Protection Criteria

Subsection 5.1: Compliance Table

Bushfire protection criteria	Method of Compliance	Proposed bushfire management strategies
	Acceptable solutions	
Element 1: Location	A1.1 Development location	The proposed change of land use is located in an area that is with a BAL rating of BAL-12.5 which aligns to the State's development criteria of being BAL-29 or less.
Element 2: Siting and design	A2.1 Asset Protection Zone (APZ)	There is a requirement of a minimum 20 metre APZ surrounding all of the buildings associated with the development.
Element 3: Vehicular Access	A3.1 Two access routes	Tunney Road links to Orton Road providing multiple access options for the proposed change of land use, and links to the substantial bitumen road network that is in place.
	A3.2 Public road	No new roads will be developed as a component of this development. The driveway entry onto Tunney Road and distance to Orton Road is estimated to be 120 metres.
	A3.3 Cul-de-sac (including a dead-end-road)	No new roads will be developed as a component of this development.
	A3.4 Battle-axe	No new roads will be developed as a component of this development.
	A3.5 Private driveway longer than 50 m	There is a driveway longer than 50 m in length. The private driveway meets the requirements contained within the Guidelines.
	A3.6 Emergency access way	Nil will be constructed with this development.
	A3.7 Fire service access routes (perimeter roads)	Nil will be constructed with this development. Firebreaks and fuel loads will continue to be maintained in accordance with the Shire's firebreak order.
	A3.8 Firebreak width	Firebreaks and fuel loads will be maintained to comply with the Shire's firebreak and fuel order.
Element 4: Water	A4.1 Reticulated areas	Not applicable.
	A4.2 Non-reticulated areas	The buildings will continue to be serviced by a bore and water tanks. There is at least one firefighting water tank with a minimum 10,000 litre capacity.
	A4.3 Individual lots within non-reticulated areas (Only for use if creating 1 additional lot and cannot be applied cumulatively)	Not applicable.



LEGEND

Subject land



Sealed roads



Property boundaries



REQUIREMENTS

1. Location of the dwelling, shed and other facilities on the lot.
2. The grassland vegetation which is mown or used for grazing and also surrounds the 'low threat vegetation' (APZ) areas on the lot.
3. Principal access roads for access and egress.
4. The forest vegetation.
5. The scrub vegetation.
6. The grassland vegetation on the neighbouring properties.

Location: 12 Tunney Road, Oldbury
 Assessment date: 13 June 2022
 Prepared by: Ralph Smith
 Accreditation level: 2
 Accreditation number: 27541
 Accreditation expiry date: August 2022
 Date of aerial photo: April 2022

Figure 6. Spatial representation of bushfire management strategies.

Section 6: Responsibilities for Implementation and Management of the Bushfire Measures

This section is to set out the responsibilities of the developer/s, landowner/s and local government with regards to the initial implementation and ongoing maintenance of the required actions.

DEVELOPER – PRIOR TO ISSUE OF TITLES		
No.	Implementation Action	Development Clearance
1	<p>A notification pursuant to Section 165 of the <i>Planning and Development Act 2005</i>, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising the existence of a hazard or other factor.</p> <p>Notice of this notification is to be included in the diagram or plan of survey (deposited plan).</p> <p>The notification is to state as follows:</p> <p><i>“This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land”</i> (Western Australian Planning Commission).</p>	
2	Comply with the relevant local government annual firebreak notice issued under s33 of the Bush Fires Act 1954.	
3	Fill a 10,000 litre firefighting water tank and maintain appropriate access	

LANDOWNER/OCCUPIER – ONGOING	
No.	Management Action
1	Comply with the relevant local government annual firebreak notice issued under s33 of the Bush Fires Act 1954.
2	Maintain the building in good order and condition.
3	Maintain the APZ to the required specifications.
4	Maintain the water supply in the dedicated firefighting water tank.

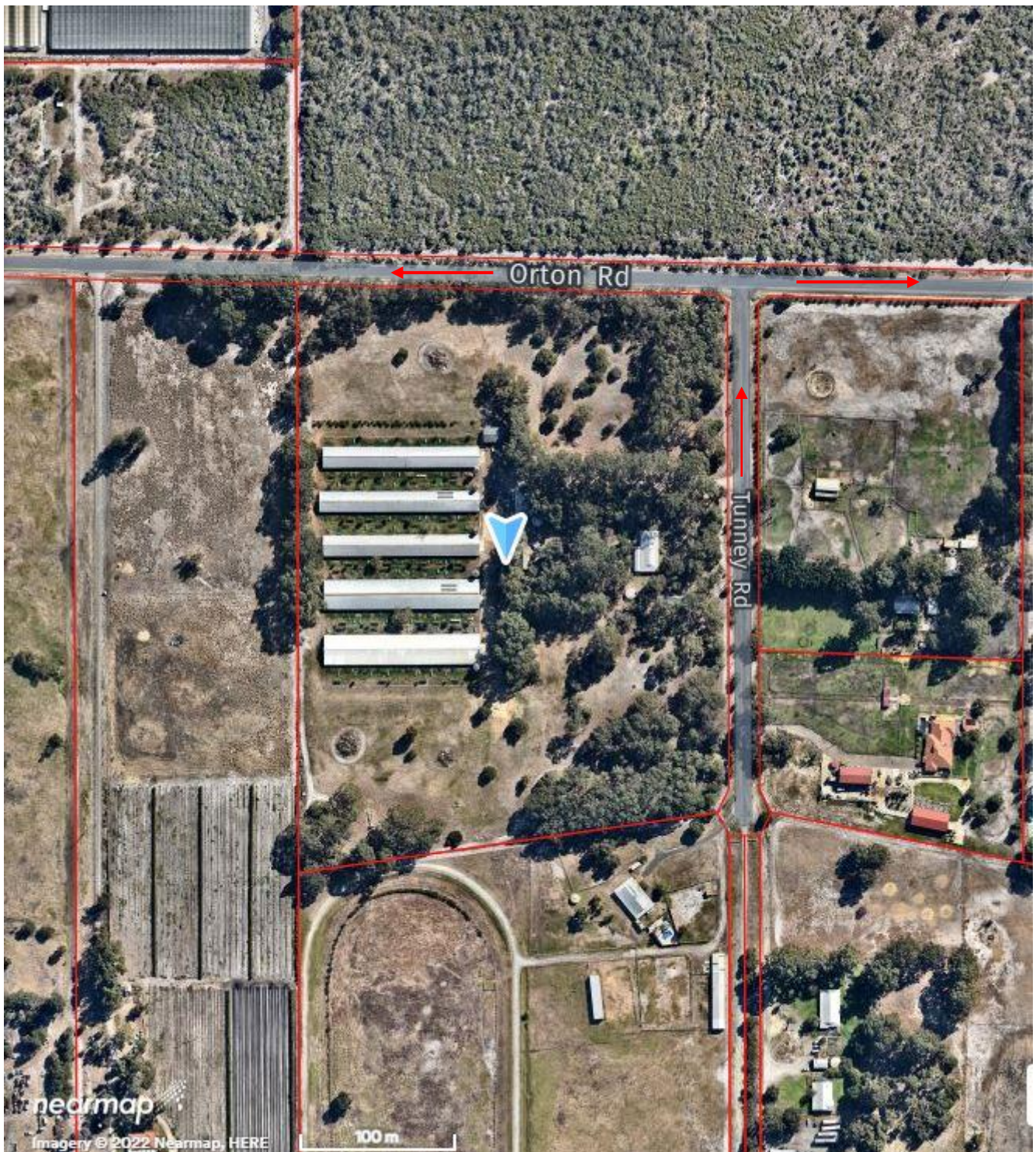
Appendix 1

Location plan showing the development lot (red arrow).



Appendix 2

Showing the external access options. All access is on bitumen roads that are already made and available.



Appendix 3

The Shire of Serpentine-Jarrahdale Fire Hazard Notice.



FIRST AND FINAL NOTICE

Fire Hazard Reduction Notice

COMPLIANCE DUE BY:

1 December 2021

INSPECTIONS COMMENCE FROM:

1 December 2021

Important: The works outlined below must be completed by 1 December 2021 and maintained in this state up to and including 31 May 2022.

Notice to all owners of land within the Shire of Serpentine Jarrahdale

Pursuant to Section 33 of the **Bush Fires Act 1954**, the Shire of Serpentine Jarrahdale (Shire) gives written notice to act as specified in this notice to land that you own and/or occupy and with respect to any matter which is upon the land that you own and/or occupy within the Shire. Failure or neglect to comply with this notice is an offence and can result in a penalty of up to \$5000. The Shire advises that its officers, servants, workmen, contractors, vehicles, machinery, and appliances (as the officers deem fit) may carry out the requisitions of this notice that are not complied with by the date specified above, and any costs and expenses incurred may be recovered from you as the owner and/or occupier of the land.

All land with a total area of 4047m² (one acre) or more

- ☐ **Fire Breaks**
Install or upgrade a **3-metre-wide by 4-metre-high clearance, bare mineral earth, continuous** (no dead ends) trafficable fire break as close as possible inside the entire perimeter of the land. Maintained, reticulated living lawns that are kept completely green is acceptable in conjunction with, or in lieu of, a mineral earth fire break/s (see definition *Fire Break*).
- ☐ **Dead Flammable Material (DFM)**
Reduce and/or maintain all dead flammable material below 8 tonne per hectare (see definition *Fuel Load*).
- ☐ **Slashing**
Slash, mow, or trim dead grasses, dead shrubs, and dead plants to a height no greater than 50mm and remove cuttings/swath across the entire property.
- ☐ **Asset Protection Zone**
Maintain a fuel reduced zone around all buildings or assets which extends 20 metres from the outermost point of the building or asset.
 - » Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.
 - » Fuel load within the 20-metre zone is reduced and maintained to no more than 2 tonne per hectare.
 - » Trees over 5 metres in height within the 20-metre zone to be under pruned up to 2 metres.
 - » Trees or shrubs within 2 metres of the asset shall be pruned to a height no greater than 2 metres and/or pruned away from the asset to a distance no greater than 2 metres.

All land with a total area less than 4047m² (one acre)

- ☐ **Dead Flammable Material (DFM)**
Reduce and/or maintain all dead flammable material below 8 tonne per hectare (see definition *Fuel Load*).
- ☐ **Slashing**
Slash, mow, or trim dead grasses, dead shrubs, and dead plants to a height no greater than 50mm and remove cuttings/swath across the entire property.
- ☐ **Clean Gutter Debris**
Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.

Variation to the Fire Hazard Reduction Notice

If you consider it impractical to meet a requirement/s of this Notice, you may apply to the Shire for a variation **no later than 1 October 2021**.

Note: A variation is not an exemption but an application to employ other methods of property preparedness to land that you own and/or occupy.

If your application is not granted you must comply with all requirements outlined in the Fire Hazard Reduction Notice 2021/2022. Variation request application forms are available before 1 October 2021 on the Shire's website at:

www.sjshire.wa.gov.au/fem



Additional Works:

You may be required to carry out further bushfire property preparedness works on your land to reduce any fire hazards considered necessary by a Fire Control Officer. If required, these will be outlined in a 'work order' and sent to the address of the owner.



Bushfire Management Plans and/or Bushfire Attack Level Assessments:

All properties and/or land subject to a Bushfire Management Plan or an approved Bushfire Attack Level assessment (BAL), as a result of subdivision, development application or a Shire approved treatment plan, must comply with the listed requirements in their entirety. Compliance with any additional plans does not constitute compliance with this Notice.



Environmental Conditions:

Any property subject to environmental value such as, but not limited to, Threatened Ecological Communities (TEC), Bush Forever sites, Declared Rare Flora and Fauna (DRF) sites etc, should seek further information about what can or cannot be done prior to carrying out requirements under this Notice.

Definitions

Fire Break:

A strip of land free of all flammable material with the intention of minimising the spread or extension of a bushfire and provide safe access on the property for emergency vehicles and other firefighting operations.

- » Clearance must be no less than 3-metres wide and 4-metres in height inside and along all boundaries (including boundaries adjacent to roads, rail and drain reserves and all public open space reserves).
- » Must not be more than 4-metres wide (further width extensions may be considered upon written application for approval to the Shire).
- » Maintained, reticulated living lawns are lawns considered to be kept completely green. Driveways may be acceptable in conjunction with, or in lieu of, mineral earth fire breaks. Contact a Shire Officer for further assistance.
- » Must have a corner turning radius of up to 10 metres.
- » Must be a mineral earth break with a continuous trafficable surface for a 4WD vehicle, be clear of any obstructions and must not terminate in a cul-de-sac (dead end).

Fuel Load:

Can be live and dead vegetation that accumulates over time. This Notice refers only to dead vegetation.

Fine fuels include:

Leaf litter, grasses, twigs (up to 6mm diameter), bark etc.

Heavy (course) fuels include:

branches, logs, stumps etc.

- » A fuel load depth of 15mm (fine fuels) to the mineral earth is indicative of approximately 8 tonne per hectare. The more fuel load, the higher the flame height and increased fire intensity.
- » Mulch piles, stored firewood and burn piles can contribute to fuel loading on land and must be stored safely away from assets, removed from the property, or actioned as directed by a Fire Control Officer.

If you require any further information, please contact the Shire of Serpentine Jarrahdale Emergency Services Team on **(08) 9526 1111**, email esdepartment@sjshire.wa.gov.au or visit www.sjshire.wa.gov.au/fem

Paul Martin

Chief Executive Officer



Shire of
Serpentine
Jarrahdale

Shire of Serpentine Jarrahdale
6 Paterson Street
Mundijong, WA 6123

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E esdepartment@sjshire.wa.gov.au
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ABN 98 924 720 841

Appendix 4

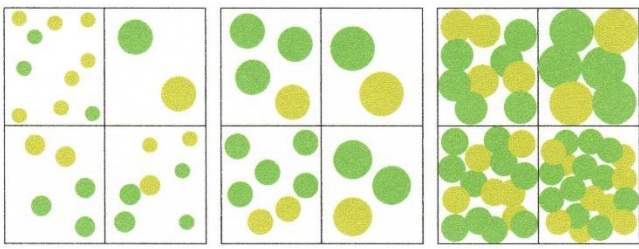
Copy of the APZ requirements from the State Guidelines (Version 1.4) and AS3959:2018 'Low threat vegetation' criteria.

Guidelines for
Planning in
Bushfire
Prone Areas

71

ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	<ul style="list-style-type: none"> Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> Should be managed and removed on a regular basis to maintain a low threat state. Should be maintained at <2 tonnes per hectare (on average). Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres in height)	<ul style="list-style-type: none"> Trunks at maturity should be a minimum distance of six metres from all elevations of the building. Branches at maturity should not touch or overhang a building or powerline. Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. Canopy cover within the APZ should be <15 per cent of the total APZ area. Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ. <p>Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity</p>  <p>15% 30% 70%</p>
Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	<ul style="list-style-type: none"> Should not be located under trees or within three metres of buildings. Should not be planted in clumps >5 square metres in area. Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	<ul style="list-style-type: none"> Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.



ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Grass	<ul style="list-style-type: none"> Grass should be maintained at a height of 100 millimetres or less, at all times. Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	<ul style="list-style-type: none"> Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	<ul style="list-style-type: none"> Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. The pressure relief valve should point away from the house. No flammable material within six metres from the front of the valve. Must sit on a firm, level and non-combustible base and be secured to a solid structure.

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

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

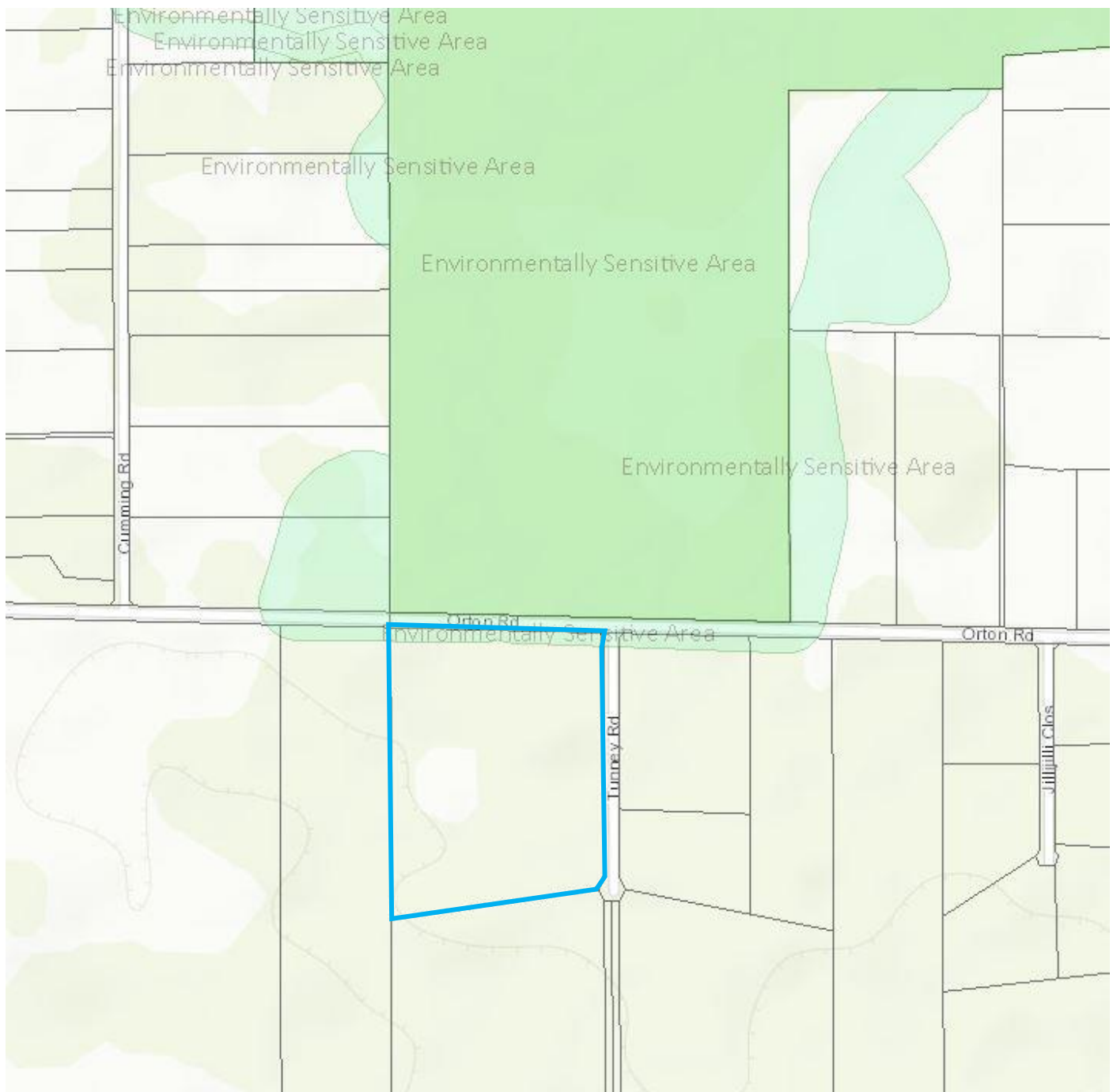
- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

Appendix 5

Copy of the map showing the environmentally sensitive areas (shown green on the map) protected by the clearing regulation. This development will be impacting the nominated sensitive areas within the forest vegetation areas.



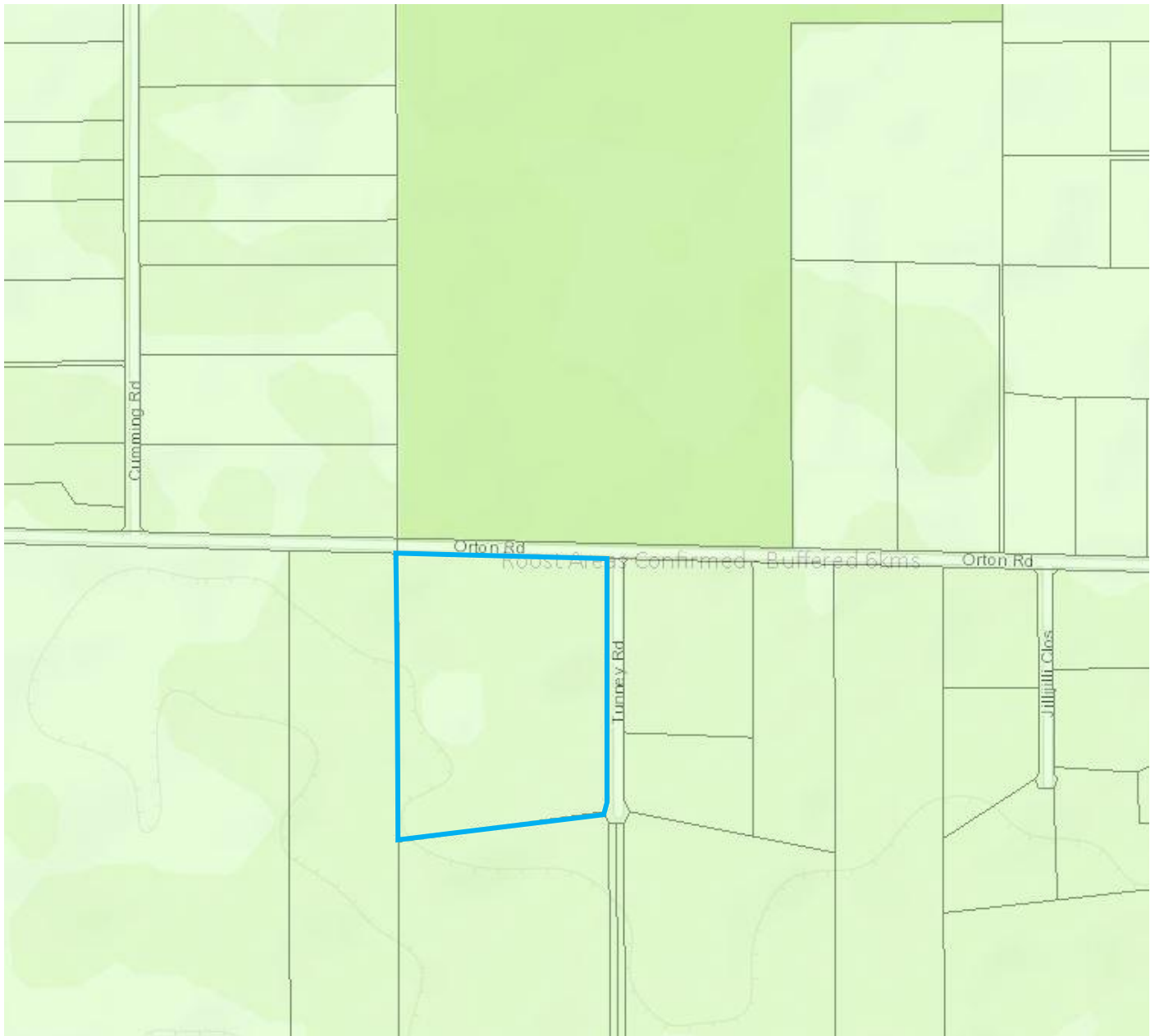
Appendix 6

Copy of the map showing the extent of the native vegetation (green shading). Even though the native vegetation is shown on the development lot it is not close to the buildings on the development lot and does not impact the native vegetation.



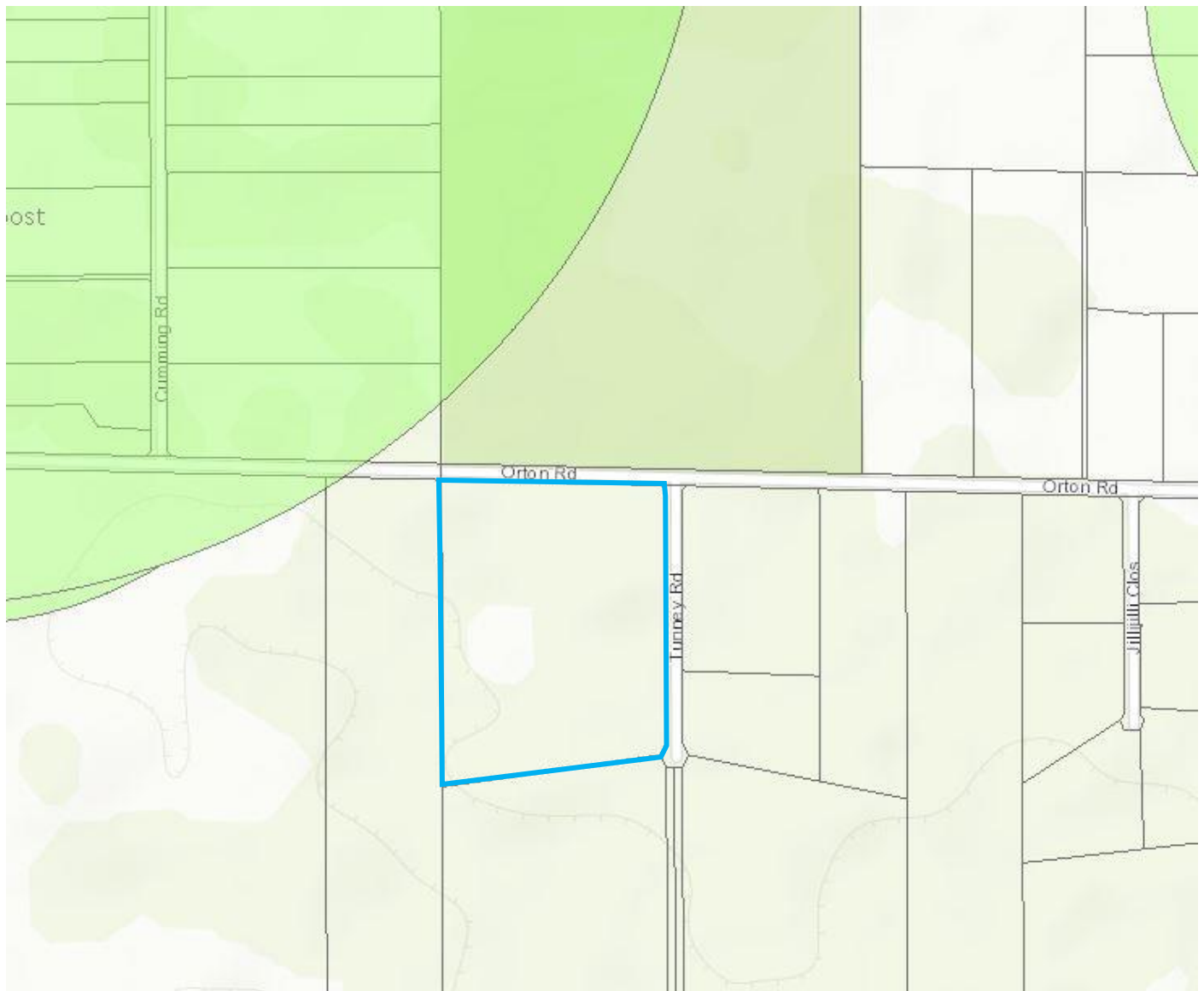
Appendix 7

Copy of the Carnaby Cockatoo roost site 6 kilometre buffer.



Appendix 8

Copy of the Carnaby Cockatoo confirmed roost sites. Note that they do not impact on the development lot.



References

Australian Building Codes Board, (2019). *Building Code of Australia*. Australian Building Codes Board, Sydney

Shire of Serpentine-Jarrahdale, (2022). *Firebreak & Fuel Hazard Reduction Notice 2021/22*. Retrieved 3 May 2022 from <https://www.sjshire.wa.gov.au/community/fire-and-emergency-management/firebreaks-and-fire-control.aspx>

Near map from <http://maps.au.nearmap.com/>

Slope percentage to degrees conversion from <https://www.calcunation.com/calculator/slope-percent-conversion.php>

Landgate (Slip), (2022). *Map of Bushfire Prone Areas*. Retrieved 13 June 2022 from <http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>

Standards Australia. (2018). *Australian Standard 3959 – Construction of buildings in bushfire-prone areas*. Standards Australia, Sydney, NSW.

Western Australian Planning Commission. (2015). *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*. Western Australian Planning Commission, Perth, WA.

Western Australian Planning Commission. (2021). *Guidelines for Planning in Bushfire Prone Areas*. Western Australian Planning Commission, Perth, WA. December 2021

Hydrant, environmental and conservation values from <https://espatial.dplh.wa.gov.au/PlanWA/Index.html?viewer=PlanWA>