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29 August 2025

Alan George, Chief Executive Officer
Shire of Lake Grace
Via email: ceo@lakegrace.wa.gov.au

Dear Alan,

LOT 12 ON DEPOSITED PLAN 57312 – REQUEST FOR TEMPORARY WORKS EXEMPTION

As you would be aware, CBH received back-to-back harvests in FY21/22 and FY22/23 and the network was not able to cope with the increased storage demand. To mitigate this storage shortfall CBH added ~2.3 million tonnes of storage to the network each harvest period. Most of this temporary storage has now been converted to permanent through the development application process.

The recent FY24/25 harvest was the third largest on record with 20.3 million tonnes received and there was considerable feedback about the growing crop size taking into consideration the innovative practices of growers and accelerated conversion of hectares from sheep to cropping. Last harvest's total crop size was grossly underestimated, and thankfully the network was able to accommodate the increased crop through the retention of temporary storage to permanent following the back-to-back record harvests.

As such we are currently in the process of preparing for the event of a peak harvest in FY25/26 and preparing for larger crops sooner than originally contemplated. To address this increased demand, it is proposed to utilise open bulkhead storage that has a lower specification than permanent bulkhead storage such as a gravel or dirt basecourse serviced with Drive Over Grids (DOGs).

CBH Lake Grace has been identified as one site where there is a likelihood that emergency storage could be needed for the FY25/26 harvest. The proposed concept for the emergency storage is submitted as an attachment to this request for a temporary works exemption.

Schedule 2, Part 7, Clause 61 (1) (17) and (2) (f) of the *Planning and Development (Local Planning Schemes) Regulations 2015* allows a local government to consider any proposed works and use as temporary. Under the Regulations this clause can only be applied for a period not exceeding 12 months and is subject to endorsement from the local government.

This letter seeks approval from the Shire of Lake Grace that the proposed works and/or use are considered temporary and are exempt from the need to obtain development approval. Approval is sought for a 12-month period with the commencement date starting from commencement of completion of construction.

It is noted that this temporary infrastructure would only be executed should harvest forecasts signify the requirement for additional storage capacity. A temporary works exemption under this clause aligns with our intent that the infrastructure is only temporary and may not even be required hence avoiding an unnecessary and lengthy development application process. Further if it was executed and not utilised, it is likely that the infrastructure would be taken down on the completion of harvest and better utilised elsewhere within the network.

A local government can conditionally approve any temporary works exemption and CBH would be supportive of the following conditions being imposed on any approval consistent with previous temporary works exemptions issued:

- i) CBH is to provide written notification to the local government of the date of the commencement of the temporary works and use;
- ii) All stormwater drainage from the proposed new infrastructure must be contained and disposed of on-site;
- iii) All infrastructure the subject of this temporary approval shall cease to be used at the end of the temporary approval term, shall be removed from the land in its entirety within 28 days of expiry of the approval term;
- iv) The land must be reinstated to its pre-development condition in so far as practicable; and
- v) Should CBH decide that they would like to retain the temporary infrastructure on a permanent basis, a development application shall be prepared and submitted to the Shire.

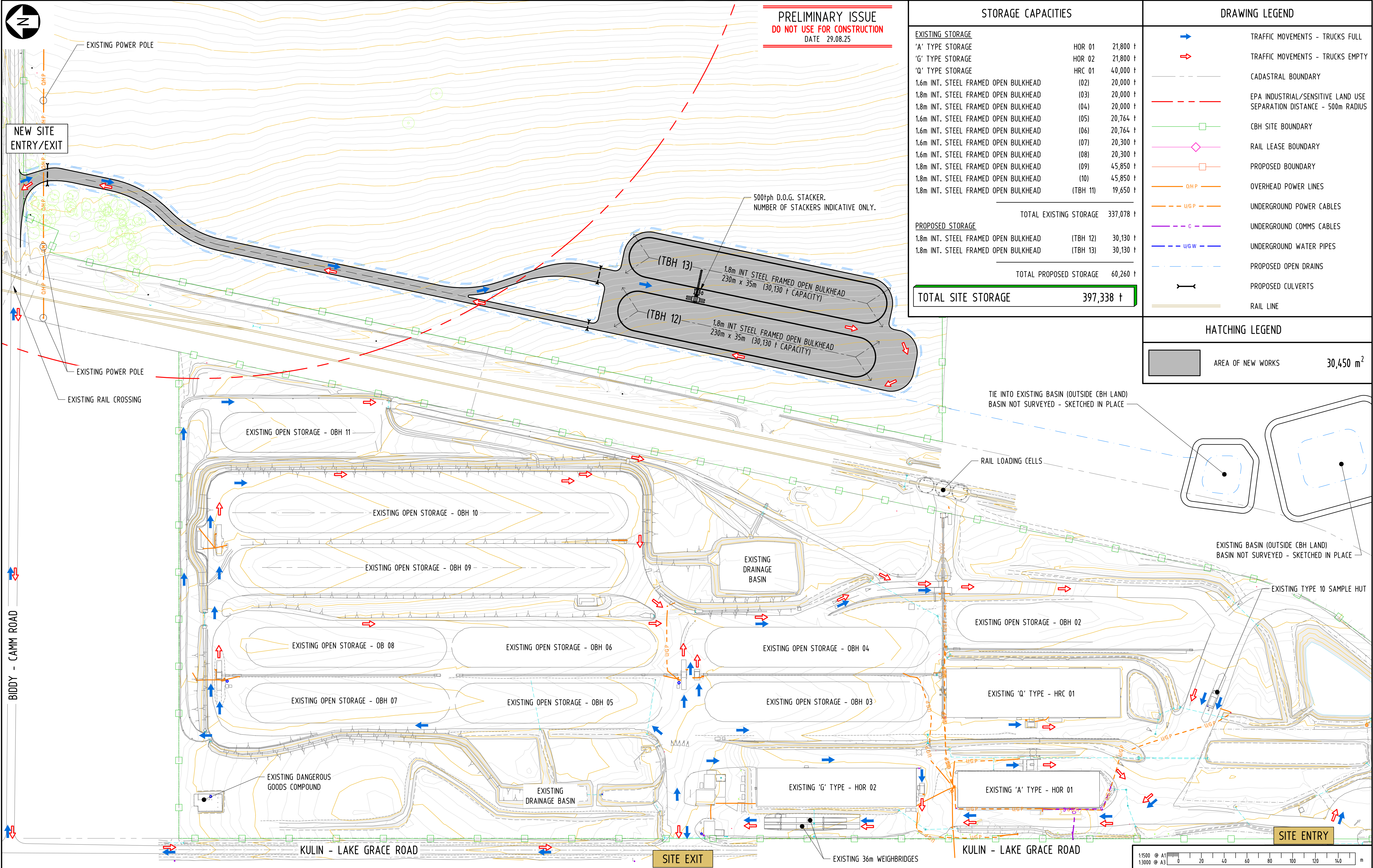
I look forward to hearing from you and if there is any further information that I can provide to assist with Council's consideration of my request, please do not hesitate to contact me on 08 9216 6061 or timothy.roberts@cbh.com.au

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Timothy Roberts', with a stylized flourish at the end.

Timothy Roberts

Lead – Planning & Approvals



PRELIMINARY ISSUE
DO NOT USE FOR CONSTRUCTION
DATE 29.08.25

STORAGE CAPACITIES			
EXISTING STORAGE			
'A' TYPE STORAGE	HOR 01	21,800 t	
'G' TYPE STORAGE	HOR 02	21,800 t	
'Q' TYPE STORAGE	HRC 01	40,000 t	
1.6m INT. STEEL FRAMED OPEN BULKHEAD	(02)	20,000 t	
1.8m INT. STEEL FRAMED OPEN BULKHEAD	(03)	20,000 t	
1.8m INT. STEEL FRAMED OPEN BULKHEAD	(04)	20,000 t	
1.6m INT. STEEL FRAMED OPEN BULKHEAD	(05)	20,764 t	
1.6m INT. STEEL FRAMED OPEN BULKHEAD	(06)	20,764 t	
1.6m INT. STEEL FRAMED OPEN BULKHEAD	(07)	20,300 t	
1.6m INT. STEEL FRAMED OPEN BULKHEAD	(08)	20,300 t	
1.8m INT. STEEL FRAMED OPEN BULKHEAD	(09)	45,850 t	
1.8m INT. STEEL FRAMED OPEN BULKHEAD	(10)	45,850 t	
1.8m INT. STEEL FRAMED OPEN BULKHEAD	(TBH 11)	19,650 t	
TOTAL EXISTING STORAGE		337,078 t	
PROPOSED STORAGE			
1.8m INT. STEEL FRAMED OPEN BULKHEAD	(TBH 12)	30,130 t	
1.8m INT. STEEL FRAMED OPEN BULKHEAD	(TBH 13)	30,130 t	
TOTAL PROPOSED STORAGE		60,260 t	
TOTAL SITE STORAGE		397,338 t	

DRAWING LEGEND	
	TRAFFIC MOVEMENTS - TRUCKS FULL
	TRAFFIC MOVEMENTS - TRUCKS EMPTY
	CADASTRAL BOUNDARY
	EPA INDUSTRIAL/SENSITIVE LAND USE SEPARATION DISTANCE - 500m RADIUS
	CBH SITE BOUNDARY
	RAIL LEASE BOUNDARY
	PROPOSED BOUNDARY
	OVERHEAD POWER LINES
	UNDERGROUND POWER CABLES
	UNDERGROUND COMMS CABLES
	UNDERGROUND WATER PIPES
	PROPOSED OPEN DRAINS
	PROPOSED CULVERTS
	RAIL LINE

HATCHING LEGEND	
	AREA OF NEW WORKS 30,450 m ²