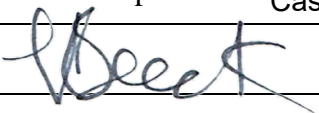
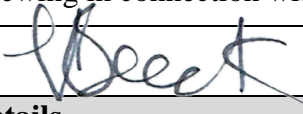


Application for development approval

Owner details			
Name: Cassandra Beeck as Cultivate Futures			
ABN (if applicable): 65 693 913 763			
Address: PO Box 121, Gnowangerup WA Postcode: 6335			
Phone: Work: Home: Mobile: 0428271005	Fax:	Email: cassy@cultivatefutures.com.au	
Contact person for correspondence: Cassandra Beeck			
Signature: 		Date: 16 April 2027 (revised)	
Signature:		Date:	
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i>			
Applicant details (if different from owner)			
Name: Cultivate Futures			
Address: As Above Postcode:			
Phone: Work: Home: Mobile:	Fax:	Email:	
Contact person for correspondence: As Above			
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No			
Signature: 		Date: 16 April 2027 (revised)	
Property details			
Lot No: 4346	House/Street No: 459 Hinkley RD	Location No:	
Certificate of Title	Diagram or Plan No: 152/171A	Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):			
Street name: Hinkley		Suburb: Jackitup	
Nearest street intersection:			

Proposed development

Nature of development: Works
 Use
 Works and use

Is an exemption from development claimed for part of the development? Yes No

If yes, is the exemption for: Works
 Use

Description of proposed works and/or land use:
Please see attached proposal and details of how the development is consistent with the objectives of the Scheme.
.....

Description of exemption claimed (if relevant):
Detailed description in attached documents Installation of cabins/chalet/residential building as per
..... uses included on the scheme list

Nature of any existing buildings and/or land use: see images. Agricultural sheds

Approximate cost of proposed development: To be staged, pending funding. Estimate: \$150K per dwelling

Estimated time of completion: December 2027

OFFICE USE ONLY

Acceptance Officer's initials:

Date received:

Local government reference No:

CULTIVATE FUTURES



..with Cassandra

DEVELOPMENT PROPOSAL REPORT

Managed Rural Accommodation Cabins
459 Hinkley Road, Jackitup
Shire of Gnowangerup

Date: February 2026

Revised: April 2026

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- Appendix D - Letter from BAL assessor (Bio Diverse Solutions)

Mountview: Temporary Worker Accommodation Proposal

1. Executive Summary

This Development Proposal seeks approval for the installation of twenty (20) prefabricated modular cabins at 459 Hinkley Road, Jackitup, on land zoned General Agriculture under The Shire of Gnowangerup's Local Planning Scheme No. 2. The project may be staged, pending funding.

The site comprises 4.75 hectares (47,500 square metres) of cleared rural land with established two-way access, existing sheds, power supply at various junctions across the property and substantial water storage infrastructure.

The proposal establishes a managed, short-stay temporary accommodation model designed to support:

- Seasonal agricultural workforce
- Shearing and stock management teams
- Mechanical and machinery servicing crews
- Contract road maintenance personnel
- Renewable energy installation teams
- Construction and infrastructure contractors operating within the district

Other working contractors or rural service teams, as deemed suitable by The Shire. **CABINS are an allowable consideration for exemption under the Scheme with Council approval.**

Occupancy will generally be capped at three (3) months per stay, but under circumstances where the harvest/seeding season is longer due to weather conditions, or when a project takes longer than planned due to uncontrollable factors, this may be lengthened to ensure the safe housing of contractors. The cabins are to be considered temporary accommodation.

No subdivision is proposed.

The development maintains rural character while responding proportionately to regional accommodation pressures and agricultural workforce demand.

2. Site Location details

2.1 Location

459 Hinkley Road, Jackitup, within the Shire of Gnowangerup. (a portion of Lot 4364)

2.2 Zoning

General Agriculture under Local Planning Scheme No. 2.

2.3 Site Area

4.75 hectares (47,500m²).

2.4 Existing Conditions

The site:

- Is predominantly cleared and level: The nature of the vegetation and the site topography rules out BALFZ and BAL40. Each proposed structure will have it's own BAL certificate as per the BAL assessment undertaken by Bio Solutions. **(see letter attached)**
- Contains several pre-existing rural structures (two open sheds, a former stock housing structure, a

homestead which is fenced off from the rest of the Lot, and a lockable sealed workshop/garage)

- Is surrounded by managed cropping land on all sides, with well-maintained firebreaks.
- Has established access from Hinkley Road, and established secondary access via a managed firebreak directly to a gazetted road in the opposite direction
- Already contains approximately 150,000 litres of existing potable water storage and an on-site dam for emergency fire-fighting

The development footprint occupies only a small portion of the landholding.

3. Proposal Description

The development comprises:

- Up to 20 small footprint, single-storey self-contained modular cabins (Luxpod model)—construction may be staged pending funding
- External height approximately 3 metres
- Galvanised steel finish with muted Colourbond selections to suit visual typography
- Outdoor living decks: 2.5m x 4m
- Dispersed layout across previously cleared areas with well-compacted, flat ground and clearance from vegetation
- Generous spacing, typically 10-20 metres or more between cabins, with easements around each cabin from existing vegetation
- Professionally engineered leach drain effluent system—already approved in principal by Council Health Officer (staged capable)
- Solar power and battery storage integrated into each cabin
- Retention of existing rural sheds for private waste collection zones and to maintain consistent water catchment infrastructure

The layout reflects a dispersed rural compound in keeping with the town plan's zoning objectives.

Each cabin is fully self-contained with a small kitchen and a clothes-washing machine.

4. Planning Framework

The land is zoned General Agriculture.

Under Clause 4.4.2, the local government may determine whether a use is consistent with the objectives of the zone.

Zone objectives include:

- ✓ Providing for rural uses compatible with land capability
- ✓ Retaining rural character and amenity
- ✓ Avoiding fragmentation
- ✓ Protecting productive agricultural land

Consistency with General Agriculture Zone Objectives

The proposal has been carefully designed to support and align with each of these objectives.

a. Providing for Rural Uses Compatible with Land Capability

The proposed modular accommodation cabins are directly associated with and supportive of large-scale agricultural operations within the district. The district also relies on occasional contractors to support infrastructure works within the Shire in order to enable agriculturally based or support businesses to remain sustainable long-term.

Modern cropping enterprises require seasonal and rotational access to:

- Agricultural machinery operators
- Shearing and stock management teams
- Contract road crews maintaining extensive internal farm road networks
- Renewable energy technicians servicing on-farm solar and battery systems
- Construction and infrastructure crews
- Mechanical and fabrication specialists

These personnel are essential to the effective and safe operation of broadacre farming enterprises across the Shire. Personnel staying to work in the area to provide ancillary services that support our region as a whole will be considered because essential services are mandatory for the resilience and sustainability of our Shire.

The proposal provides appropriately scaled, temporary and single-occupancy accommodation to support these agricultural functions. The cabins are not urban dwellings or subdivision lots; they are rural support infrastructure that enables the continued productive use of surrounding agricultural land.

The broader land Lot **remains capable of agricultural use**. The footprint of development occupies only a small portion of the overall holding—a remnant of an era where farms were smaller, leaving the **majority of the site intact for ongoing agricultural activity**. The site is currently underutilised and although it falls within the boundaries of a single lot, the development area is **already fenced off and existing infrastructure managed separately to the cropping enterprise**.

Accordingly, the development is directly compatible with the land capability and enhances its productive function.



b. Retaining Rural Character and Amenity

The proposed cabins are:

- Single storey (3 metres external height)
- Constructed with galvanised steel finishes (with optional muted Colorbond selections)
- Set within an expansive 20-acre rural landscape
- Positioned with generous separation distances

The built form is **modest, low-scale, and visually recessive** within the landscape. The materials and design reflect agricultural outbuildings rather than suburban housing typologies.

There is no formal subdivision, no urban streetscape treatment, and no urban density pattern. The development retains the open rural character of the land and integrates within an existing agricultural setting that already includes sheds and former stock housing structures.

The proposal will not generate urban commercial activity or high-intensity land use. Rural amenity and landscape character are preserved and respected.

c. Avoiding Fragmentation

A key objective of the General Agriculture zone is to prevent fragmentation of productive land through subdivision or incompatible land uses.

This proposal does **not** involve subdivision.

The land remains in single ownership and continues to function as one consolidated rural holding. The accommodation units are ancillary to the broader agricultural operation and do not create separate land titles, strata arrangements, or long-term residential estates.

By retaining unified ownership and agricultural purpose, the development supports land consolidation rather than fragmentation.

d. Protecting Productive Agricultural Land

The development footprint is concentrated within an **already disturbed and gravelled portion of the Lot**. No high-value cropping land is being removed from production.

Importantly, the project strengthens agricultural viability by addressing one of the region's primary constraints: seasonal worker, essential worker and contractor accommodation shortages.

Without access to seasonal and specialist labour, productive agricultural land cannot be efficiently farmed. Workforce constraints reduce yield potential, delay harvests, limit diversification, and increase operational risk. Additionally, without basic services to our region from visiting contractors and service providers our entire district will suffer economic stunting, and be limited in the liveability improvements that can be delivered by providers.

By enabling accommodation for essential workers, the proposal:

- ✓ Supports efficient farm management
- ✓ Improves drought resilience through workforce continuity
- ✓ Enables diversification into higher-value production systems and into businesses that support agriculture across the region
- ✓ Strengthens long-term agricultural sustainability

The development therefore protects agricultural land not merely in physical terms, but in functional and economic terms.

The dwellings are positioned within an envelope with adequate distance from any possibility of spray drift from agricultural activity, such as cropping overspray. Notably, this is also important for the retention of the remnant vegetation surrounding the site, which forms the beauty of the natural, rural outlook of the dwellings. The landowner prioritises the preservation of vegetation where appropriate and it is counter-intuitive to allow overspray anywhere near the site. When regular site management (such as weed control) requires the use of spray, this will be carried out at a scheduled date, when there is no occupancy in the cabins.

The proposal is consistent with — and actively advances — the objectives of the General Agriculture zone. It:

- ✓ Is directly linked to agricultural productivity
- ✓ Retains rural character and low-scale built form
- ✓ Avoids subdivision and fragmentation
- ✓ Strengthens the economic viability of rural land

Rather than conflicting with the intent of the zoning, the project supports the long-term sustainability, productivity, and resilience of the district's agricultural base

5. Rural Land Use Justification

Large-scale cropping enterprises within the Great Southern region require periodic mobilisation of specialist personnel including:

- Harvest crews & personnel
- Shearing and livestock teams
- Agricultural mechanics & plant service-providers
- Contract road maintenance crews
- Construction and infrastructure contractors
- Renewable energy installation and maintenance teams

These workforce movements are seasonal and project-based.

In the absence of short-stay accommodation, seasonal staff frequently occupy permanent housing stock within the township, held by farming businesses to ensure accommodation security. This perpetuates the housing constraints and strains the supply base for families and workers to stay permanently to live and work within our Shire.

The proposal:

- Supports agricultural productivity
- Reduces strain on townsite housing
- Improves operational efficiency
- Maintains consolidated agricultural landholding

The accommodation functions as supporting infrastructure for agricultural operations rather than as residential subdivision.

6. Bushfire Considerations

The site is within a mapped Bushfire Prone Area. A BAL assessment has been undertaken by Bio Solutions. (see attach letter confirming assessment)

The development envelope is located within cleared land surrounded by managed cropping and pasture paddocks with maintained firebreaks.

Some sparse remnant vegetation remains at the perimeters of the zone, but each cabin will have it's own BAL certificate indicating a rating of BAL 29 or less, which will be provided at Building approval stage, once it is confirmed that The Shire will allow the development to proceed. The development envelope is not a BALFZ or BAL40 rating, and the preliminary assessment has confirmed likely BAL-12.5 on a flat, managed site with each structure contained within it's own allowable clearance envelope. The proposed structure materials will exceed the standards to comply with AS3959.

A full BAL assessment has been conducted and documentation will be provided to Council if the proposal progressed to Building approval stage.

Emergency water supply includes:

- 150,000 litres EXISTING storage, with Camlocks for use during an emergency
- On-site dam accessible for emergency use with designated filling zone directly from the source

The development is capable of compliance with State Planning Policy 3.7.

7. Infrastructure & Servicing

7.1 Effluent

The development will contain an Engineered leach drain system designed to Australian Standards and capable of staged expansion. (See attached Appendix B with more detail on the Effluent Management System). The qualified and experienced Plumber who designed the system has liaised directly with the Health Officer (Tony Turner) to ensure the design meets the best possible outcome to suit the site and Council requirements.

7.2 Water

Each structure will have its own water supply, caught and filled through rainfall, with an internal UV treatment system supplied with the cabin. Regular water quality monitoring will be part of the management plan, as is common on rural properties which rely on rainfall for water supply. The existing supplementary storage infrastructure is already adequate; and extra water supply can be brought in if required. This set-up is extremely common in the Agricultural setting and is normal practice for housing away from scheme water supply.

7.3 Power

Solar and battery systems integrated to each cabin. Existing grid connection points available.

7.4 Stormwater Management

Stormwater is already managed at the site.

Stormwater generated from roof areas and associated hardstand will be managed on-site via natural infiltration, consistent with the existing drainage characteristics of the land.

The subject site comprises approximately 4.85 hectares and is characterised by:

- Natural fall across the landscape
- Broad, open gravelled and permeable surfaces
- Significant undeveloped land area capable of absorbing runoff
- No formalised piped stormwater discharge to adjoining properties

The proposed development footprint is minor relative to the overall landholding. Even at full build-out (20 cabins), the additional roof area represents a very small proportion of the total site area. As such, stormwater volumes generated are low intensity when distributed across the available infiltration area.

Stormwater will be:

- Directed to rainwater catchment tanks, then through ground via surface dispersion
- Allowed to infiltrate naturally within the site
- Managed so that no concentrated discharge occurs to adjoining properties

There is no proposal for increased hardstand that would materially alter existing site hydrology.

A diagram of water fall has been provided to show water dispersion across the site.

Engineering Oversight

A licensed plumber has done an preliminary inspection based on proposed positions of each cabin. He will review the final building layout and finished floor levels to determine whether:

- Spoon drains
- Minor swales
- Rainwater tank overflow dispersal measures
- Localised soak wells

are required to ensure compliance with plumbing and drainage standards.

Should any additional measures be necessary, they will be incorporated into the final servicing plan prior to installation.

Compliance Context

Given:

- The substantial land area
- The low-density development pattern
- The permeable nature of the site
- The absence of downstream urban drainage constraints

Stormwater is appropriately managed through on-site infiltration in accordance with standard rural planning practice.

The development will not increase off-site runoff or adversely impact neighbouring land.

7.5 Waste & Vermin & Pests

WASTE: Waste will be managed through private collection under structured management plan. The undercover waste collection sites, and the proposed collection receptacles have been indicated on the site plan. The development is on land zoned General Agriculture. Under the conditions of this scheme it is the responsibility of the landowner to manage the waste, which is typically done through contractors or on designated rubbish collection pits on the broader farm property.

The development does not rely on townsite infrastructure networks.

Waste collection points are planned utilising existing open shed structures. These sites will have appropriate collection bins and an existing running water point for washdown.

VERMIN & Pests: Vermin activity, typically more active depending on seasonal conditions, will be monitored, and dealt with if/when evidence of activity is identified or reported. Yearly treatment for spiders and flying insects is already part of the existing management program and this will be extended to the additional cabins.

8. Management & Operational Framework

- Operated by Cultivate Futures, or sub-contracted management contractor through a booking system
- Occupancy capped at 3 months
- Extensions only in exceptional circumstances such as seasonal considerations or delays in project completion
- Licence-based occupancy agreements
- No subdivision
- No permanent residential conversion

The model prevents 'incremental urbanisation' which is the purpose of the General Agricultural zoning.

Each cabin is self-contained with its own kitchen facilities. There is no requirement for food preparation or catering considerations.

Pest management as outlined above

Waste management as outlined above

Site maintenance (grasses, gravel etc) undertaken by contracted service providers as part of an annual management program.

9. Planning Compliance Matrix

Scheme Objective	Proposal Response
Provide for rural uses compatible with land capability	Accommodation directly supports seasonal and specialist workforce essential to broadacre cropping enterprises
Retain rural character and amenity	Low-scale 3m height, dispersed layout, galvanised rural materials
Avoid fragmentation	No subdivision proposed; single consolidated landholding retained
Protect productive agricultural land	Majority of 4.75ha remains undeveloped
Avoid urban encroachment	Managed short-stay model with 3-month cap
Ensure infrastructure capacity	Engineered effluent, on-site water, solar power, private waste
Bushfire compliance	Cleared envelope; BAL assessment prior to building stage
Support economic sustainability of rural land	Direct nexus to agricultural workforce and productivity, in a Shire where Agriculture and Manufacturing are the two greatest economic bases.

11. Conclusion

This proposal:

- ✓ Retains rural character
- ✓ Avoids fragmentation
- ✓ Does not introduce permanent residential density
- ✓ Supports agricultural productivity and the Shire's economic and resiliency base
- ✓ Responds proportionately to accommodation demand
- ✓ Is technically serviceable and bushfire compliant

Under Clause 4.4.2, the development is capable of being determined as consistent with the objectives of the General Agriculture zone. Approval is respectfully sought.

APPENDIX A

Wastewater Management and Effluent Disposal Strategy

Proposed Modular Accommodation – 459 Hinkley Road (Mountview)

1. Purpose

This Appendix provides a technical overview of the proposed on-site wastewater treatment and disposal system for the modular accommodation development.

It demonstrates that the development can be serviced in accordance with Australian Standards, Department of Health requirements, and Shire approval processes, and that the landholding has sufficient capacity to accommodate staged expansion up to 20 cabins.

2. Applicable Standards and Regulatory Framework

The wastewater system will be designed, installed and certified in accordance with:

- **AS/NZS 1547:2012 – On-site Domestic Wastewater Management**
- **AS/NZS 3500 – Plumbing and Drainage**
- WA Department of Health Codes of Practice (where applicable)
- Local Government Health Act requirements
- Shire approval and inspection processes

An indicative example, designed by an experienced licenced plumber, familiar with rural conditions, of the waste management design and proposed pipeline layout is attached to this application. The final design will be submitted with the Building approval application.

3. Development Scenario – Full Build-Out Assessment

For technical robustness, the wastewater system has been assessed against a conservative full development scenario comprising:

- 20 single-occupancy cabins
- Peak occupancy assumed
- Short-stay accommodation use

3.1 Design Flow Assumptions

Under AS/NZS 1547, design loading is calculated using per-person hydraulic loading rates.

A conservative allowance of:

200 litres per person per day (L/p/d)

has been adopted to account for peak usage conditions.

3.2 Estimated Daily Hydraulic Load

20 occupants × 200 L/day =

4,000 litres per day (4.0 kL/day)

This represents the maximum anticipated daily wastewater volume at full capacity.

4. Indicative Disposal Field Sizing

Final disposal area sizing will be confirmed following soil classification testing in accordance with AS/NZS 1547.

For preliminary assessment purposes, a conservative Long Term Acceptance Rate (LTAR) of:

20 L/m²/day

has been adopted (typical of moderate permeability rural soils).

Required Effective Disposal Area:

4,000 L/day ÷ 20 L/m²/day =

200 m² minimum effective leach drain area

This may be achieved through multiple parallel trenches or alternative engineered configurations as detailed in final design documentation.

5. Site Capacity and Separation Distances

The subject land comprises approximately:

48,500 m² (4.85 hectares) with at least 5 times this space in surrounding cropped farmland.

The indicative 200 m² disposal area represents far less than:

0.5% of the total landholding

The site provides:

- Ample separation from property boundaries
- Significant buffer distances from the on-site dam
- Capacity for reserve replacement area
- Flexible siting options within already disturbed/gravelled areas

The scale of the landholding ensures that compliant setback and environmental protection requirements can be achieved.

6. Staged Infrastructure Strategy

The wastewater system has been designed to accommodate staged development.

This approach allows:

- Initial installation sized to cabin numbers if staging is required

- Progressive extension of leach drains as additional cabins are installed
- Reservation of designated future disposal area
- Hydraulic compliance at each stage of development as required

This staged methodology minimises environmental disturbance while maintaining regulatory compliance throughout project expansion.

7. Environmental Protection Measures

The engineered leach drain system will:

- Disperse treated effluent below natural surface level
- Prevent surface breakout
- Maintain vertical separation to groundwater (to be confirmed by soil assessment)
- Maintain required buffer distances to surface water
- Operate within approved hydraulic loading limits

Given the large site area and low-density nature of the development, environmental risk is considered low when installed in accordance with AS/NZS 1547.

8. Compliance and Certification

Prior to installation and occupation, the following will be provided to the Shire:

- Final engineered wastewater design
- Hydraulic loading calculations
- Licensed plumber installation
- Inspection and certification documentation
- Formal approval under relevant Health regulations

No occupancy will occur until regulatory approvals are secured.

9. Conclusion

The maximum projected wastewater generation of **4.0 kL/day** under a 20-cabin scenario is modest relative to the 4.85-hectare landholding.

The site has sufficient area to:

- Accommodate compliant disposal infrastructure
- Provide reserve replacement area
- Maintain environmental buffers
- Protect groundwater and surface water resources

459 Hinkley Road, Jackitup: SITE OVERVIEW

Second access via Managed paddock firebreak to lane

View Map
up road



Perimeter
ced-off homestead
ers

Fencing
around original
homestead

Connection to
water pump
for emergency
water supply

Additional
emergency
potable water
(water security)

Waste management
shed

Additional
emergency water:
150,000 ltr

Additional
emergency water
supply with
connections

Onsite dam

This line = 5 mtrs

Earth

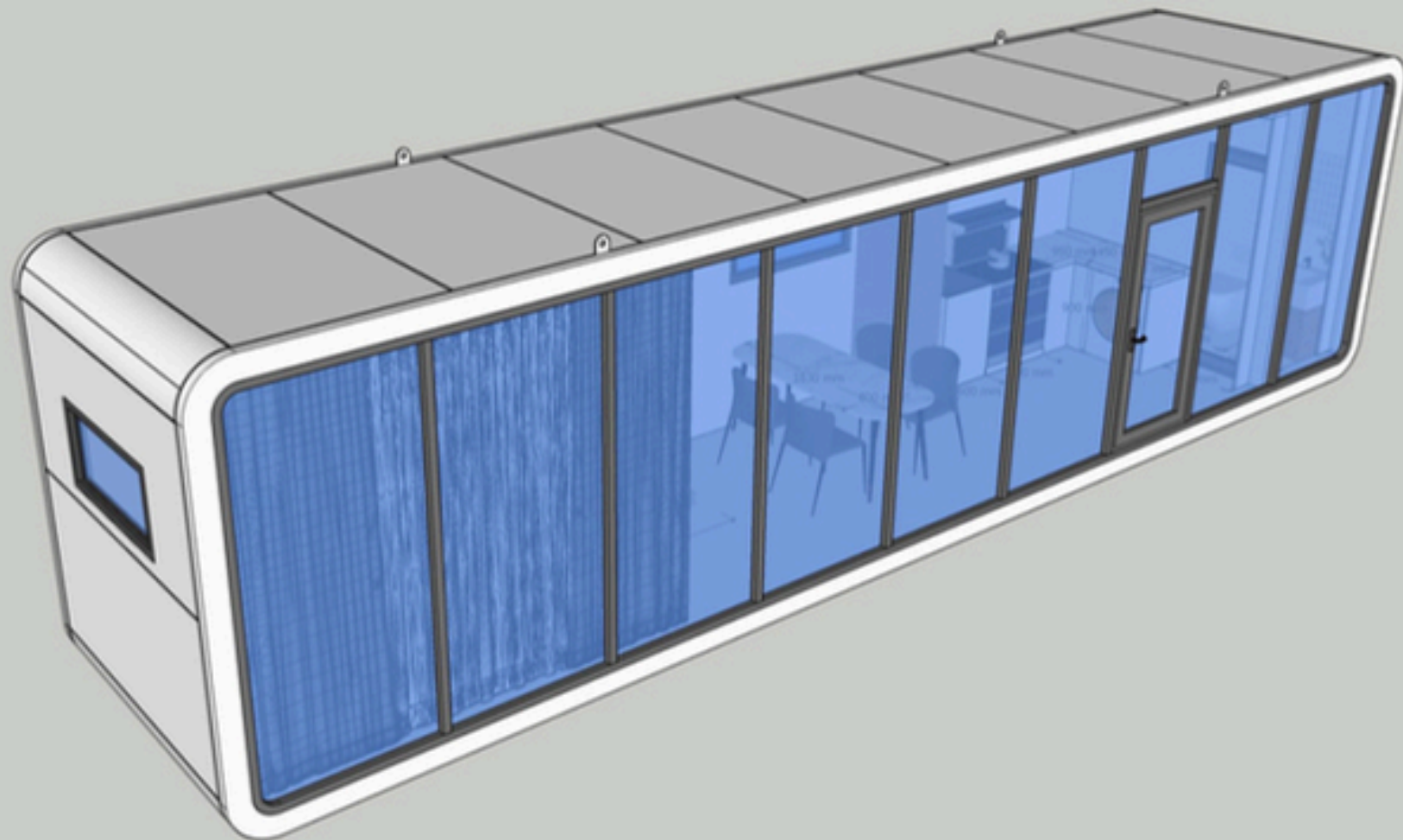


Stormwater management :

Second access via Managed
paddock firebreak to lane



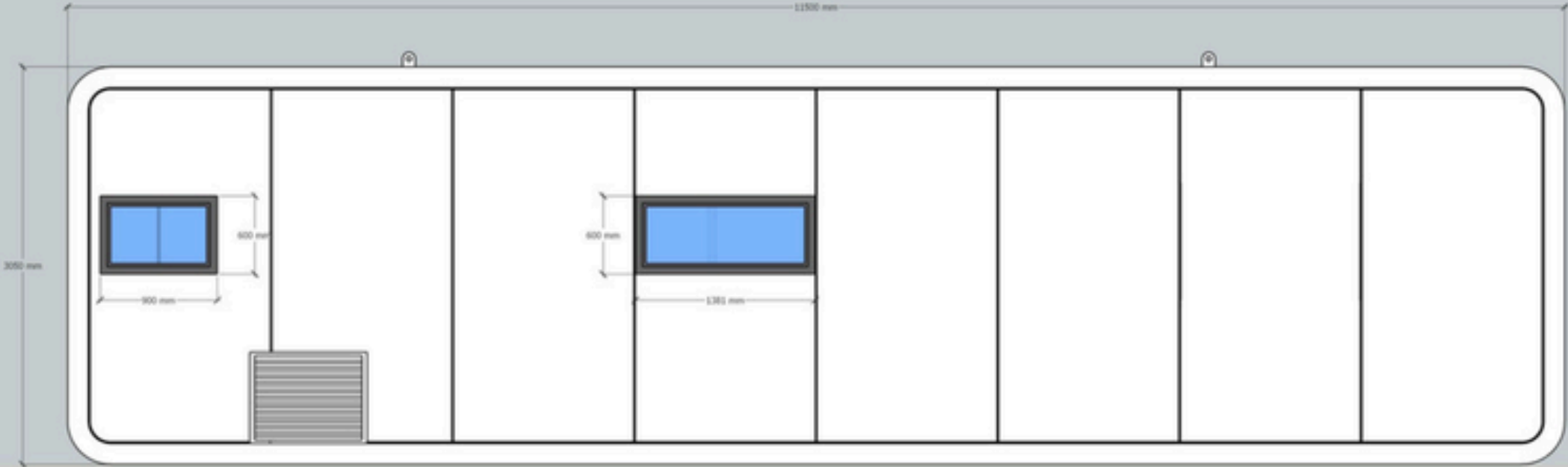
APPENDIX B: Luxpod Affordable Living: Single Pre-fabricated BR self-contained cabin/unit



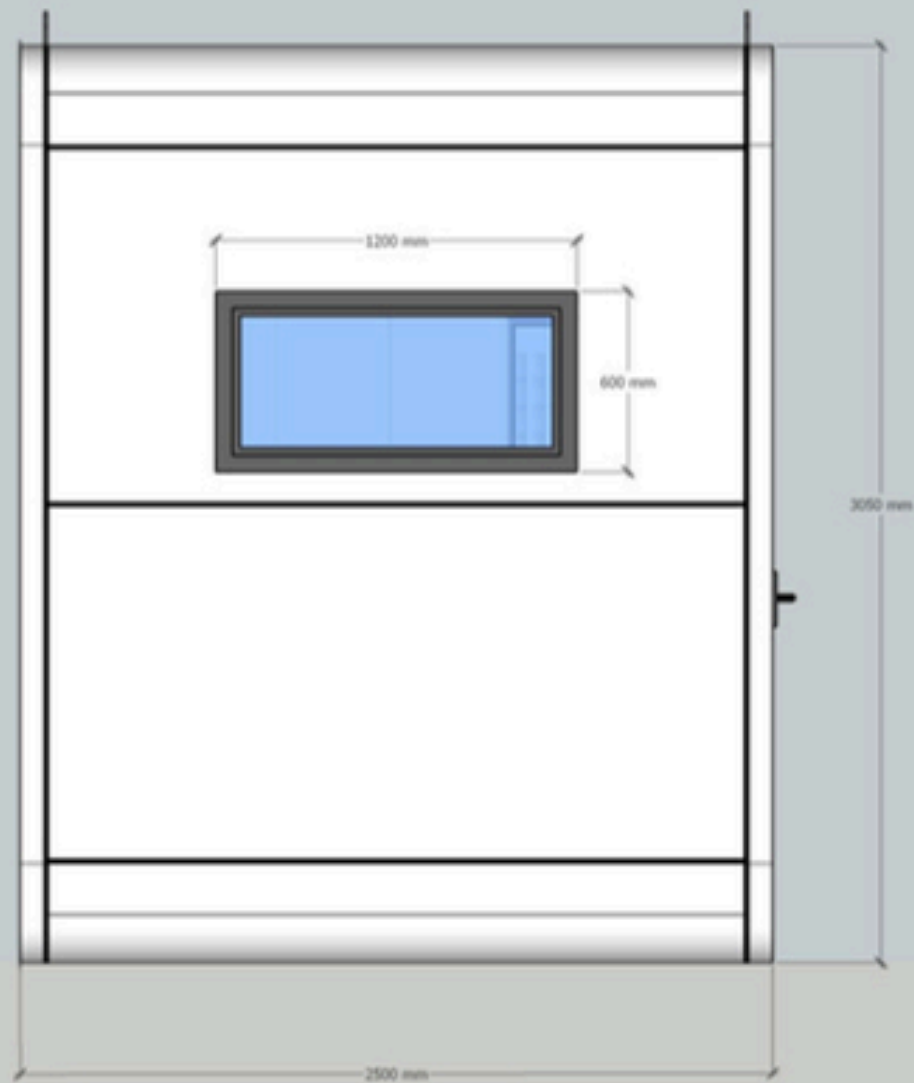
**Front view: Units can be customised so panels are solid or coated glass--for privacy considerations.
Full Length remote controlled curtain is included as standard**



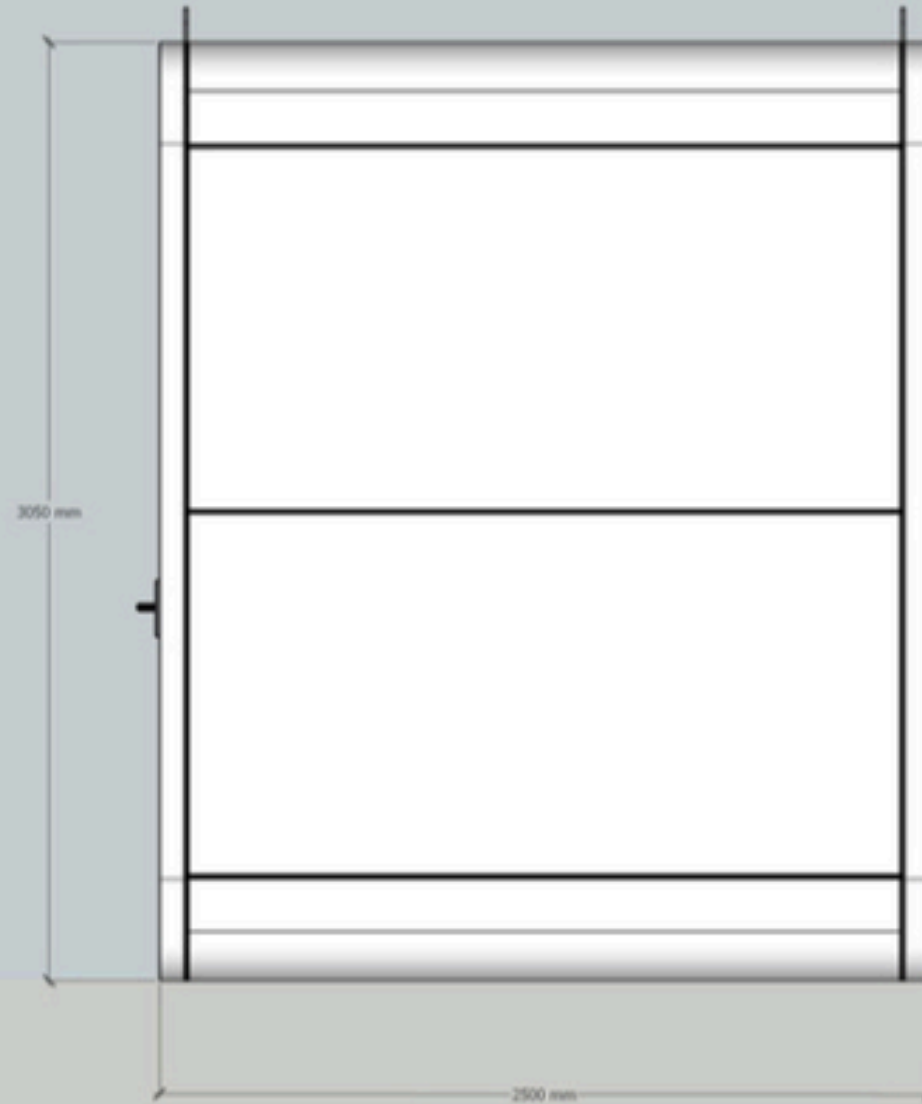
**Rear view: Additional/larger windows can be added at customer request.
Windows can be repositioned at customer request
Image: 600mm x 900mm window at bathroom
600mm x 1321mm window in living**



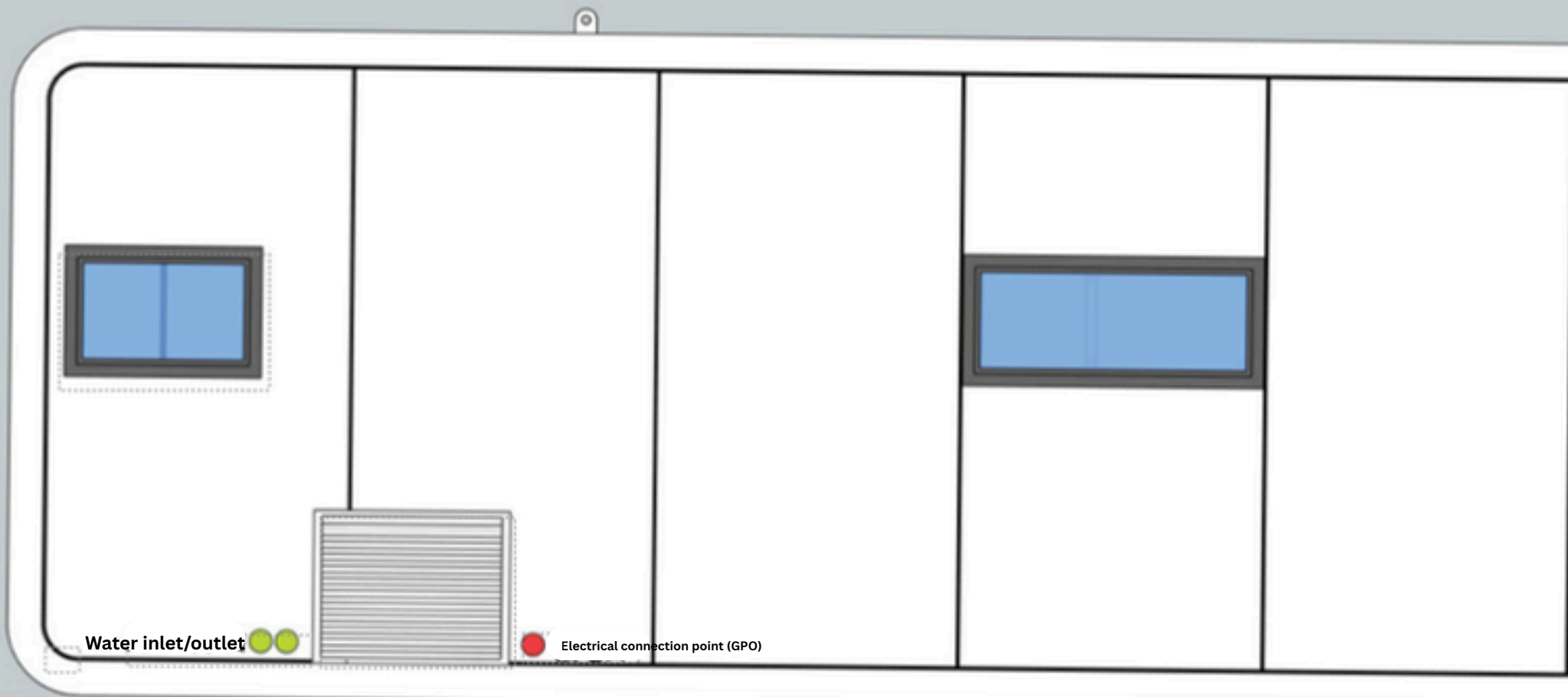
Standard bathroom window: can be customised



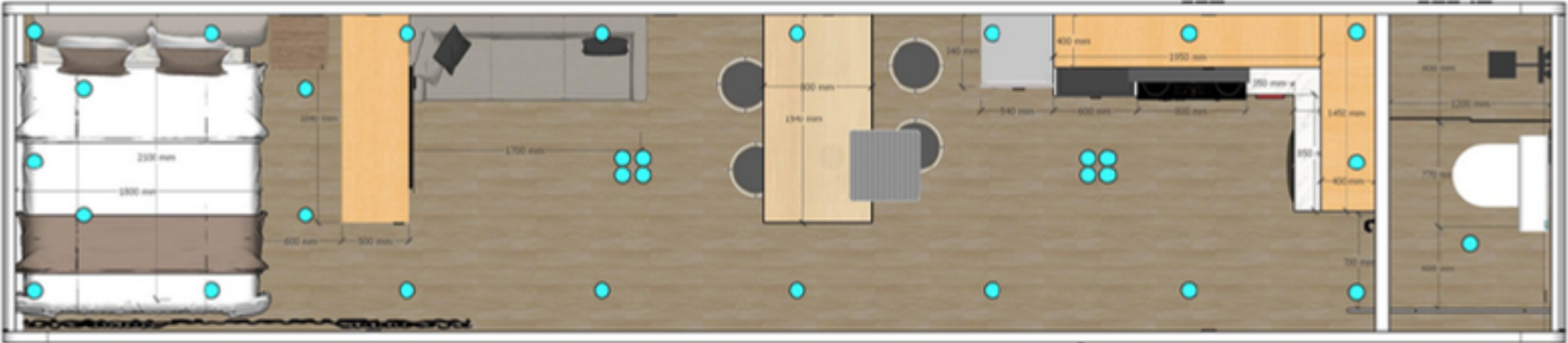
Side view: (detached and custom decking options additional)



Rear elevation with standard window treatment



Standard floorplan layout

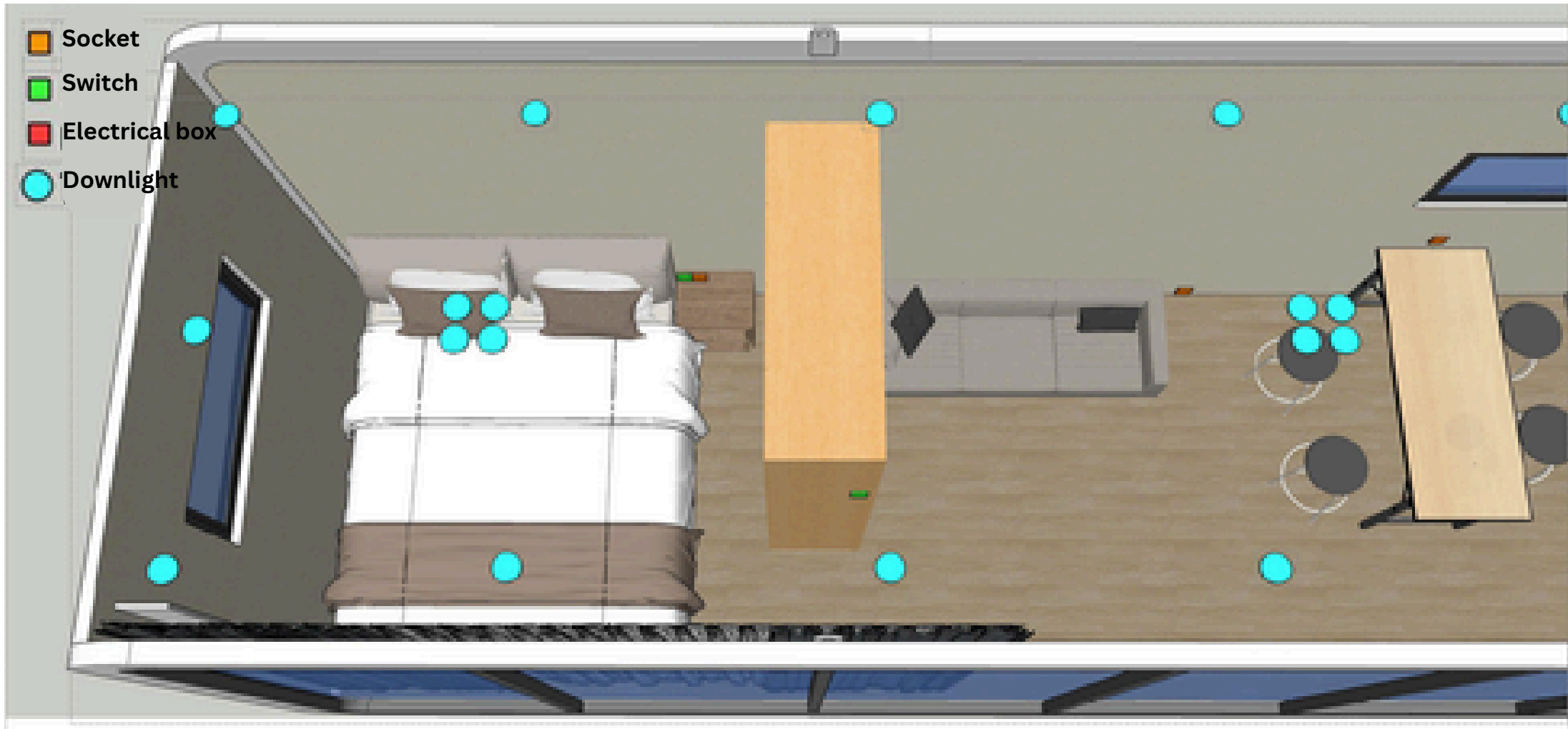


Bedroom/living birdseye view: Distances shown



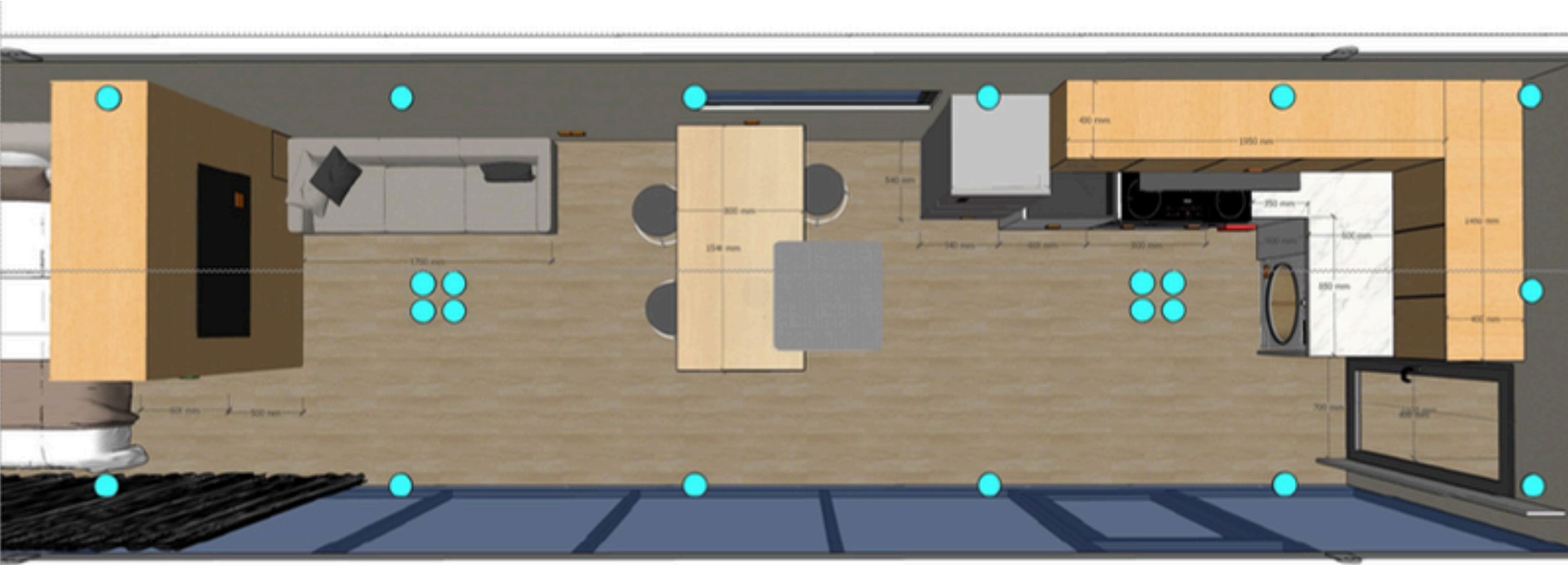
Lights, Electric sockets/switches shown

- Socket
- Switch
- Electrical box
- Downlight



Living/kitchen birdseye: distances shown

Kitchen standards: fridge, cooktop, oven, dishwasher, extractor system, clothes washer





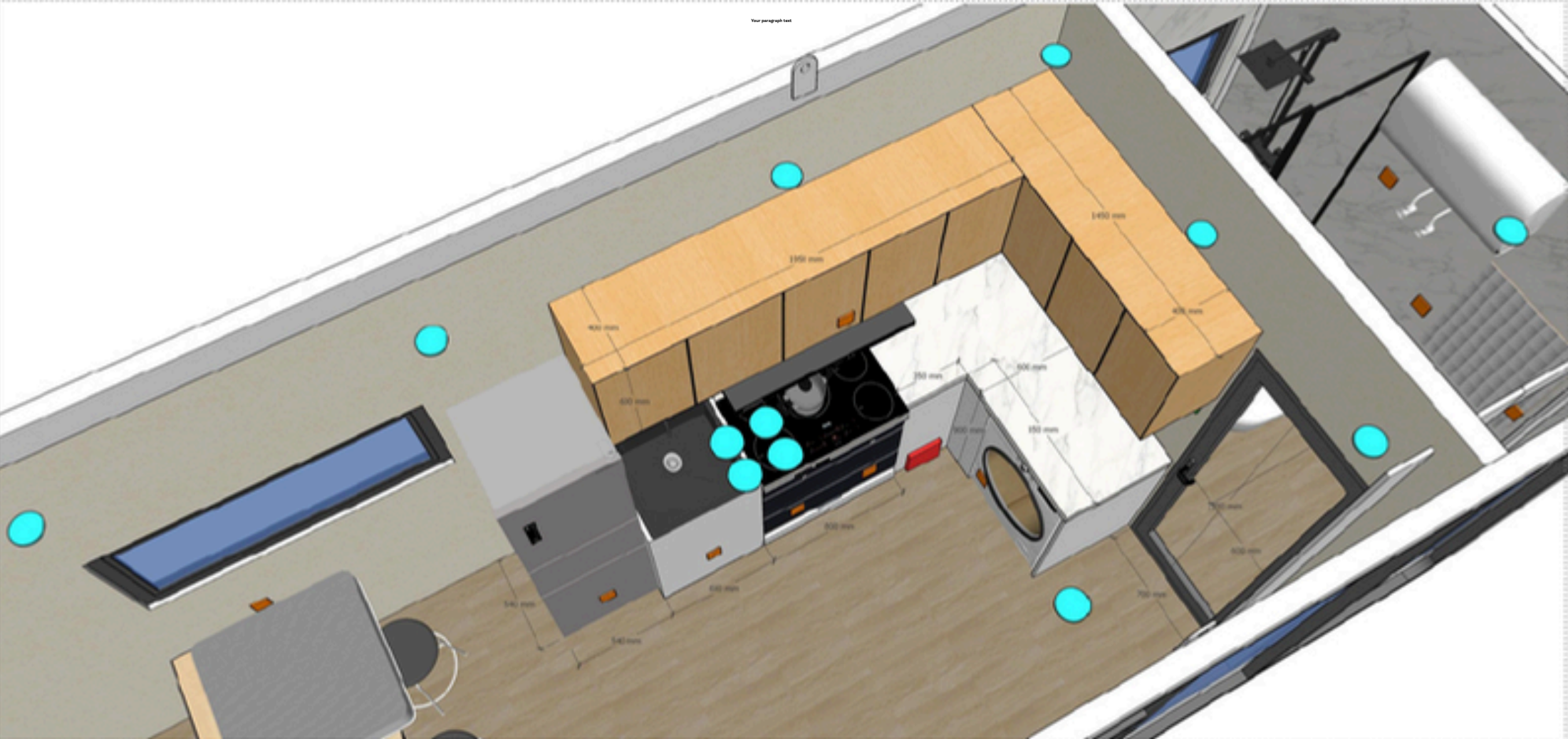
Socket

Switch

Electrical bo

Downlight

Kitchen/Dining distances



Bathroom distances





Internal elevation: Looking back to kitchen/bathroom



Internal elevation: Looking back from kitchen/to bedroom



Sleeping area

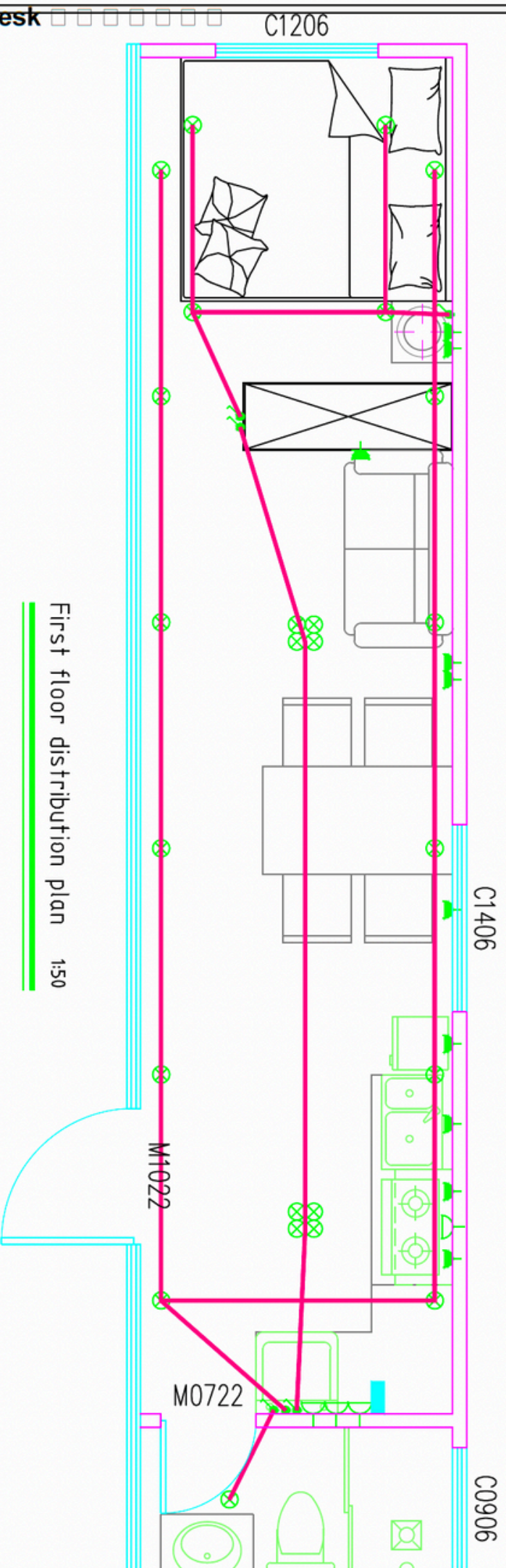


Double-glazed glass wall, galvanised steel and internal panels insulated with flexible foam fill, (panels can be customised for less glass & can be triple glazed on request)






Ford Blue glass (panels can be customised for less glass)

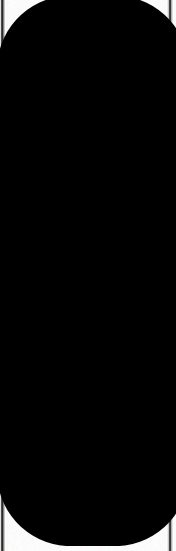
Thermal Break Aluminim frame

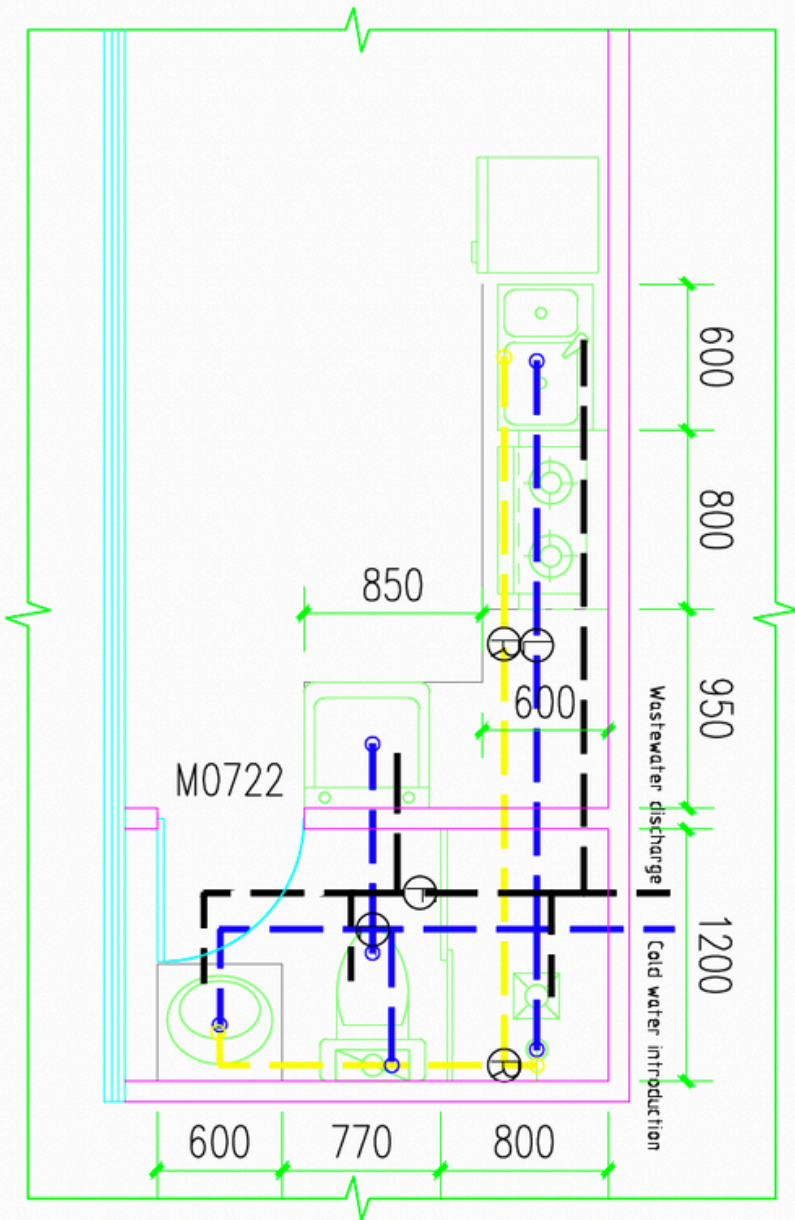




First floor distribution plan 1:50

	Concealed two or three pole safety socket, with the lower edge 0.3m above the ground
	Concealed two or three pole safety socket, with the lower edge 1.6m above the ground
	Switch, with the lower edge 1.3m above the ground
	Ceiling mounted tube lamp
	Main distribution box

		Project		Content		No.		002	
		Designer		Zhaojin Li series		Date		2024-09-06	
		Draftsman		Allah Zhao		Tel		021-68307567-2807	
		Zhi Jun Cheng		Review		021-68307569			
		Lonng Pu		Tel		021-68307569			

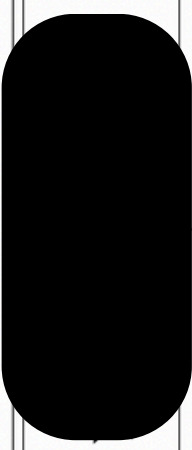


Detailed drawing of bathroom 1:50

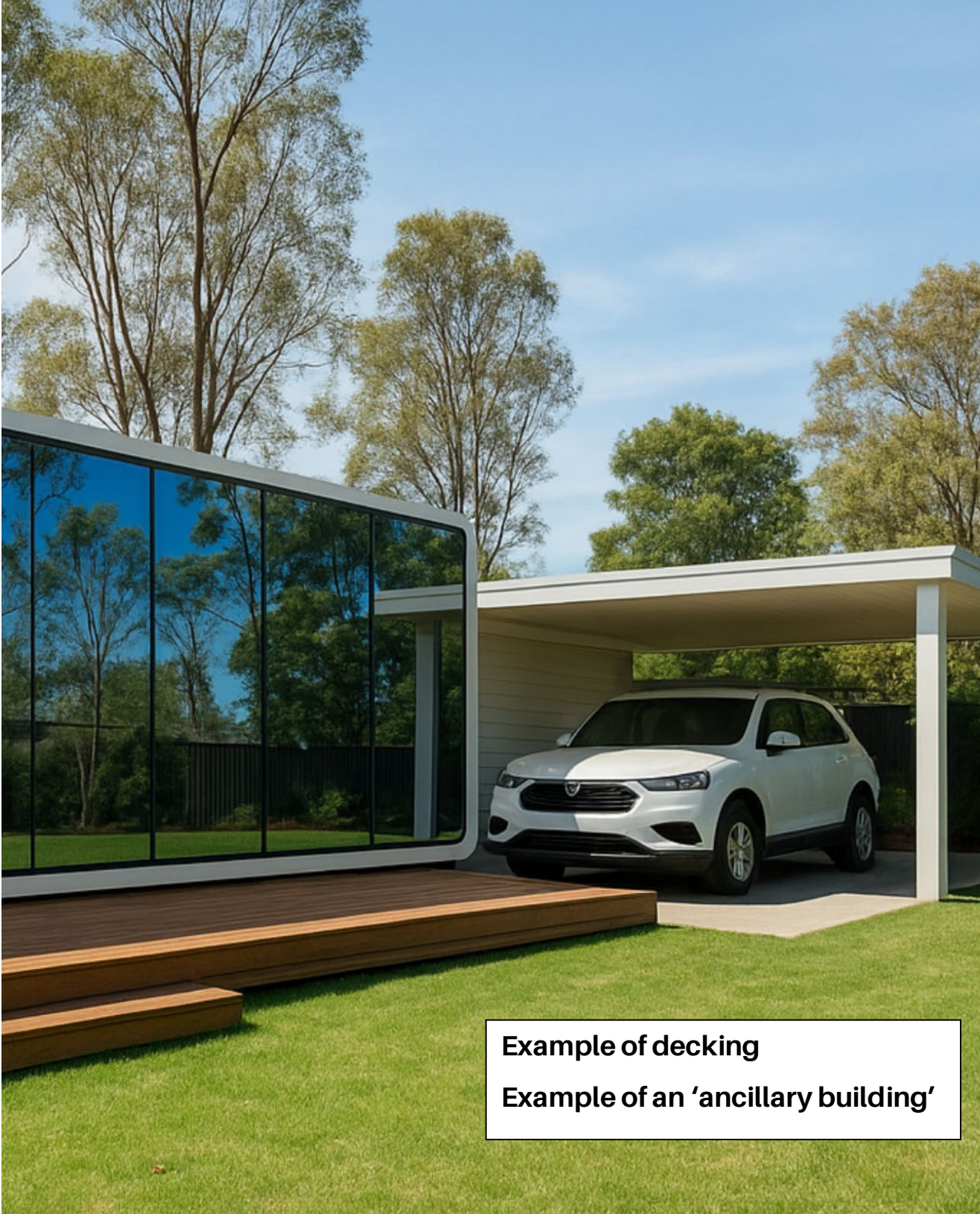
Note: Both hot and cold water sources are concealed

	Cold water
	Hot water
	Waste water

Project					Content	No.
Designer	Zhijun Cheng	Reader	Zhaojin Li	series		Date
Draftsman	Lomng Pu	Review	Allah Zhao	Tel	021-68307569	Fax
						021-68307567-2807



Cabin specs and elevations (images indicative):



Example of decking
Example of an 'ancillary building'

Actual application: a variety of engineered pylons are suitable. We propose to use screw-in piers suitable for GNP soil typology













Luxpod Modular Unit - Standard Materials List

- ❖ Galvanised steel sub-frame
- ❖ Fibrous cement (FC) sheeting in sub-veneer flooring layer (excellent thermo-dynamics)
- ❖ Multiple option flooring veneers
- ❖ 80mm insulation (walls & ceiling)
- ❖ Double-glazed and tinted glass (standard). Triple-glazed can be optioned
- ❖ Aluminium doors and window frames
- ❖ Multiple option external panelling (Metals, composites, hardwoods)
- ❖ Poly-composite wall & ceiling internal panelling
- ❖ LED lighting
- ❖ Quality branded air-conditioning units
- ❖ Quality fixtures and furnishings (furniture, storage, bedding etc)
- ❖ Australian standard electrical fitment (wiring & outlets)
- ❖ Australian standard plumbing and water treatment
- ❖ BCA approved construction
- ❖ High BAL rating
- ❖ High wind rating



Albany Office: 29 Hercules Crescent
Albany WA 6330
(08) 9842 1575

Esperance Office: Unit 2A, 113 Dempster Street
Esperance WA 6450
(08) 9072 1382

Perth Office: Level 2, 73 Troy Terrace
Jolimont WA 6014
(08) 9842 1575

enquiry@biodiversesolutions.com.au
ABN 46 643 954 929
Ref: BAL1134

16th April 2026

Cassandra Beeck
Lot 4346 (No. 459) Hinkley Road
Jackitup WA 6335

**Proposed Workers' Accommodation – Confirmation of Compliance with BAL-29 or Less
Lot 4346 (No. 459) Hinkley Road, Jackitup**

Dear Cassandra,

This letter addresses the proposed workers' accommodation comprising 20 Luxpod Cabins at Lot 4346 (No. 459) Hinkley Road, Jackitup.

A site assessment was undertaken on 26 March 2026 by Level 1 BPAD Accredited Practitioner Bob McGonnell (BPAD-5831) to determine the site conditions in accordance with AS 3959:2018. Additional site works were completed on 11 April 2026 to further reduce fuel loads in some areas of the property.

Based on the findings of the site assessment and the subsequent fuel-reduction works, it is confirmed that the current proposal as presented for 20 cabins are not located within BAL-FZ or BAL-40 setback zones.

Documentation and certificates of the BAL assessment for the proposal shall be provided for Building Approval as you requested.

If you have any queries regarding this information/matter, please feel free to contact me via email on kath@biodiversesolutions.com.au or phone 9842 1575.

Kind regards,

Kathryn Kinnear
Principal Bushfire Consultant
Bio Diverse Solutions,
BPAD-30794 Level 2





