



16 July 2025

Shire of Trayning
Railway Street
TRAYNING WA 6488

Via email: admin@trayning.wa.gov.au

**RE: CBH TRAYNING GRAIN RECEIVAL SITE
APPLICATION FOR PLANNING APPROVAL – WORKS ONLY
NEW ABLUTIONS BLOCK**

CBH is submitting this Application for Planning Approval to allow the installation of a new prefabricated ablutions block at its existing Trayning grain receival site, Lot 175 on Deposited Plan 43216, within the Shire of Trayning.

In support of the proposed works, we provided the below information and attach the supporting documents following:

- Completed and signed Application for Planning Approval form
- Certificate of Title
- Proposed Site Plan
- Proposed Floor Plan and Elevations

PROPOSED WORKS

The proposed development is for the installation of a 3.3m x 2.4m toilet block. The purpose of this development is to provide increased access to facilities for staff at the existing grain receival site.

The proposed development does not seek to alter the existing approved use of the site, and as such we are only applying for approval for works.

We provide the following information in support of the proposed development:

- The proposed ablutions facility will include three new stalls: comprising one male toilet, one female toilet and one ambulant toilet.
- The proposed new toilet block will be located next to the existing staff amenities building; and positioned in such a way that it does not conflict with existing water tank or leach drains.
- The proposed ablutions facility will connect into the existing water and waste treatment services (including leach drains).

Co-operative Bulk Handling Ltd
ABN 29 256 604 947
Level 6, 240 St Georges Terrace
Perth WA 6000 Australia
GPO Box L886
Perth WA 6842 Australia
Telephone
+61 8 9237 9600
Grower Service Centre
1800 199 083
cbh.com.au

- As the building has little to no effect on the existing nature or use of the site, there will be no change to operations or traffic movements at the site as a result of the proposed development.
- The total number of people employed on the site varies depending on the time of year, however the addition of this new facility will not allow for additional workers to be accommodated on the site beyond existing staff numbers and therefore there will be no impact on the number of staff present at the site.
- There is no vegetation clearing required for the proposed development.

CONSTRUCTION SCHEDULE

The schedule of works is to install the ablutions block over a 13 day program. Due to the building being of a transportable nature, most construction work will occur off site, with only the need to complete footings and services on site.

ZONING AND LAND USE

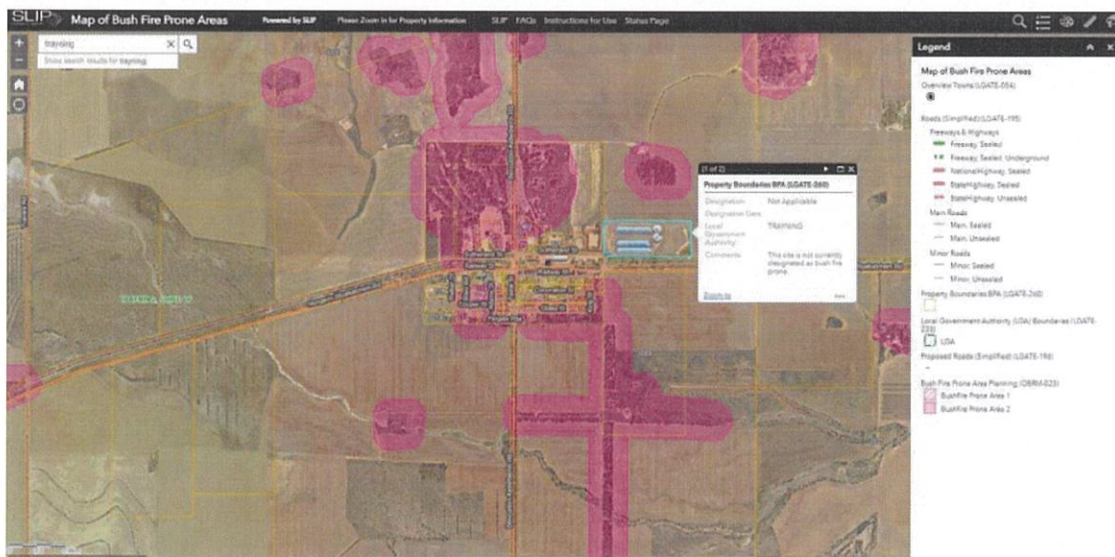
The subject site is zoned 'General Industry' under the Shire of Trayning Local Planning Scheme No. 1 (LPS1).

This application is for works only associated with the installation of the proposed ablutions block and is not proposing any change to the existing approved use of the site. As such, the proposed development is considered to be consistent with the provisions of the Shire of Trayning LPS1.

BUSHFIRE

The subject site is not located within a Bushfire Prone Area, as per the below screenshot taken from the Department of Fire and Emergency Services Map of Bush Fire Prone Areas.

As such, bush fire is not a consideration for this proposal.



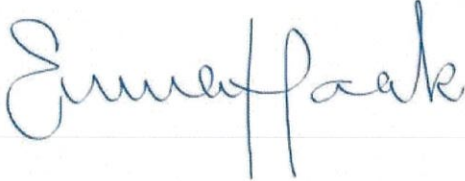
BUILDING PERMIT

A separate building permit application will be submitted by the contractor installing the ablutions facility.

If you have any questions about the application or require further information, please don't hesitate to contact the undersigned directly on 0486 265 380 or via email at emma.haak@cbh.com.au

Yours sincerely

FOR: Cooperative Bulk Handling Limited

A handwritten signature in blue ink, appearing to read 'Emma Haak', written over a horizontal line.

Emma Haak
Lead – Planning and Approvals



**SHIRE OF
TRAYNING**
Rock Solid

Local Planning Scheme No. 1

(Schedule 6)

APPLICATION FOR PLANNING APPROVAL

Owners Details

Name: Co-Operative Bulk Handling Ltd

Address: Level 6, 240 St Georges Terrace, PERTH WA

Post Code: 6000

Phone: -

Mobile: 0486 265 380

Fax: -

Email: emma.haak@cbh.com.au

Contact Person: Emma Haak

Signature:

Date: 17/07/2025

Signature:

Date:

The signature of the owner(s) is required on all applications. This application will not proceed without that signature.

Applicants Details

Name: Co-Operative Bulk Handling Ltd

Address: Level 6, 240 St Georges Terrace, PERTH WA

Post Code: 6000

Phone: -

Mobile: 0486 265 380

Fax: -

Email: Emma.Haak@cbh.com.au

Contact person for correspondence: Emma Haak

Signature:

Date: 17/07/2025

Property Details		
Lot No: 175	House/Street No: -	Location No: -
Diagram or plan no: 43216	Certificate of title no: 2589	Folio: 931
Diagram or plan no:	Certificate of title no:	Folio:
Title encumbrances (e.g. easements, restrictive covenants) Nil		
Street name: No street address information available		Suburb: -
Nearest street intersection: Sutherland Street and Nungarin-Wyalkatchem Rd		
Existing building/land use: Grain Handling and Storage Site		
Description of proposed development and/or use: Work only - install new ablutions block. No change proposed to existing land use.		
Nature of any existing buildings and/or use: Active		
Approximate cost of proposed development: \$20,000		
Estimated time of completion: 2 months from receiving approvals		
OFFICE USE ONLY		
Acceptance Officer's initials :		Date received:
Local government reference No:		
Commission reference number No:		



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CONSENT TO SIGN APPLICATIONS FOR DEVELOPMENT APPROVAL AND BUILDING PERMITS FOR LAND OWNED, LEASED OR LICENSED BY CO-OPERATIVE BULK HANDLING LIMITED

This is to confirm that Co-operative Bulk Handling Limited (CBH) authorises each of the following CBH personnel to sign and lodge on behalf of CBH all applications for development approval and building permits (and all documents associated with those applications) in connection with land owned, leased or licensed by CBH:

1. David Paton, Chief External Relations Officer
2. Rob Dickie, Head of Government & Industry Relations
3. Kellie Todman, Manager – Government & Industry Relations.
4. Emma Haak, Lead – Planning & Approvals.
5. Timothy Roberts, – Planning & Approvals.

Should you require further information regarding any present or future applications for development approval or building permits, please do not hesitate to contact CBH Planning Approvals at PlanningApprovals@cbh.com.au.

This consent takes effect on the last date written below and from that date supersedes any and all previous consents to sign and lodge on behalf of CBH applications for development approval and / or building permits (and documents associated with those applications) in connection with land owned, leased or licensed by CBH.

Yours faithfully

Signed for and on behalf of Co-operative Bulk Handling Limited by or in the presence of:

A handwritten signature in blue ink, appearing to read "Simon Stead".

Signature of Director

Simon Stead

Name of Director

4.6.25

Date of signing

A handwritten signature in blue ink, appearing to read "Richard Lodging".

Signature of ~~Director~~ or Company Secretary

RICHARD LODGING

Name of ~~Director~~ or Company Secretary

4.6.2025

Date of signing

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2589

931

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

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BC Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 175 ON DEPOSITED PLAN 43216

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CO-OPERATIVE BULK HANDLING LTD OF GAYFER HOUSE, 30 DELHI STREET, WEST PERTH
(AF J249901) REGISTERED 14/4/2005

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

1. EASEMENT BURDEN - SEE DEPOSITED PLAN 43216

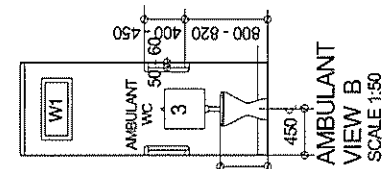
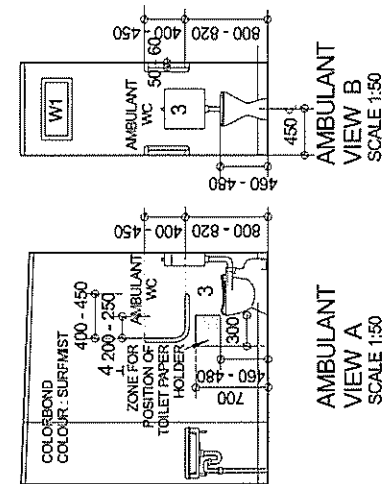
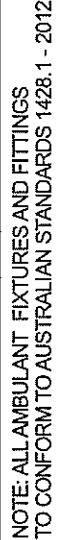
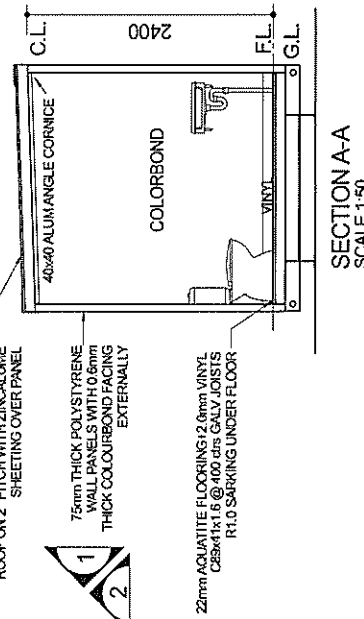
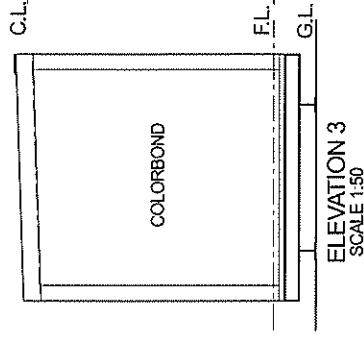
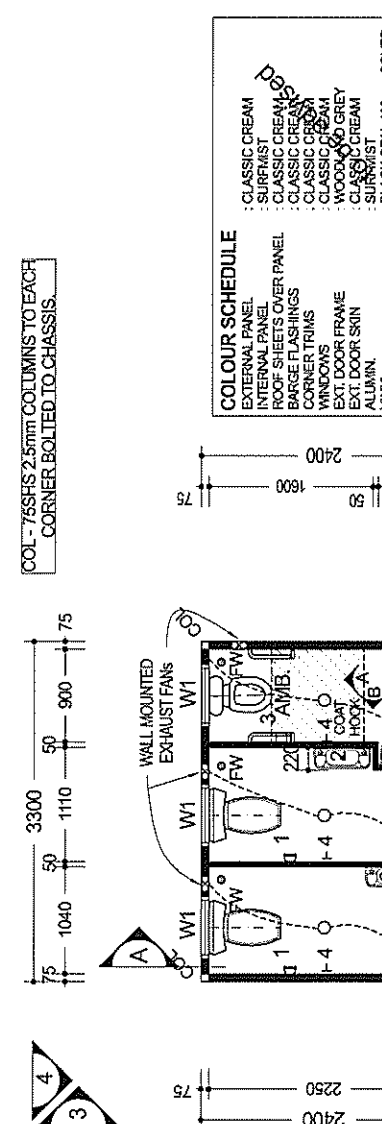
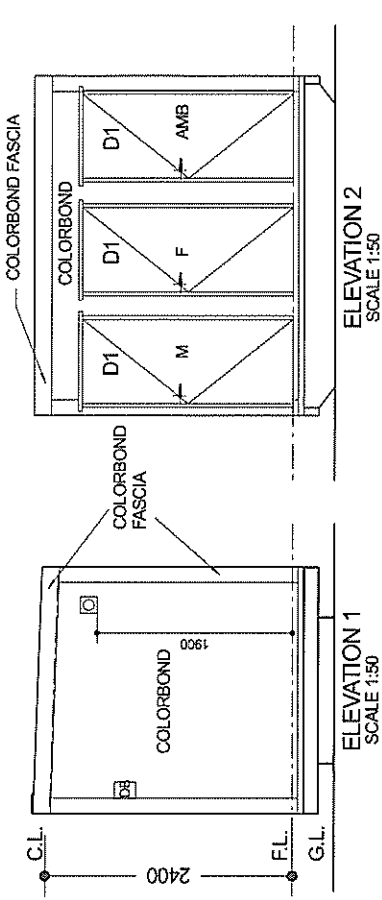
Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP43216
PREVIOUS TITLE:	2221-973, 2221-974
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF TRAYNING



PROJECT SPECIFICATION FOR TRANSPORTABLE UNIT

STEEL SKIDS-310 UB 32 PAINTED
FLOOR STRUCTURE
PAINTED WITH METAL PRIMER 595
PAINTED WITH METAL PRIMER 595
ALL IN ACCORDANCE WITH AS1554.7, AS2-1401 & AS4900.
DESIGN ACTIONS FOR BUILDING DESIGN COMPLY WITH AS1170 SUITE.
FLOOR JOISTS-C89x11.6 RHS @ 400 c/s
FLOORING-22mm AQUATITE FLOORING + 2mm VINYL 100Kx1 COVING
R1.D SARRING UNDERFLOOR

EQUIPMENT LIST:

D1, 2040 x 820 CBOND STEEL, EXTERNAL DOOR WITH LEVER ACTION ENTRANCE SET, WITH RED / GREEN INDICATOR BOLT, DOOR SILL SEAL & ACCESSIBLE THRESHOLD.

W1, 300h x 600w FIXED OBTSCURED LAMINATED GLASS WINDOW.

1 - TOILET PAN CW DUAL FLUSH CISTERN & TOILET PAPER HOLDER.

1 - TOWEL TOWEL HAND BASIN LEVER ACTION TAPS, 830 AFL.

3 - AMBULANT TOILET PAN CW DUAL FLUSH CISTERN, TOILET ROLL HOLDER

2 - 450X450X450 GRAB RAILS, INSTALLED AS X1428 - X2021.

ELECTRICAL LEGEND	
	GPO : 10 AMP SINGLE : HEIGHT SHOWN
	GPO : 10 AMP DOUBLE : HEIGHT SHOWN
	EXHAUST FAN : WALL MOUNTED
	LIGHT : (L) OYSTER LIGHT
	SWITCH : (L) EXTERNAL BULKHEAD : WIPROOF
	SWITCHBOARD
	SWITCH ISOLATOR : HEIGHT SHOWN
	DATA POINT : (R) NAMEABLE ONLY

CLIENT APPROVAL

CLIENT SIGNATURE

DATE _____

NOTE: THESE DRAWINGS HAVE BEEN APPROVED FOR MANUFACTURING SHOULD ANY CHANGES BE MADE AFTER THE APPROVED DATE THE CONTRACT WILL NEED TO BE REVIEWED.

CLIENT NAME



BUILDING / DWG NAME :

**3.3m x 2.4m MALE FEMALE
AND AMBULANT TOILETS**

REGION * TC*

STEVE'S TRANSPORTABLES GROUP PTY LTD

ATF SHORTER FAMILY TRUST

Steve's Mobile: 0419 955 259
Duke's Mobile: 0498 022 147
Email: sales@stevestransportables.com.au
Website: www.stevestransportablesperth.com.au

ASSET No.- ST-25***



PRELIMINARY ISSUE
DO NOT USE FOR CONSTRUCTION

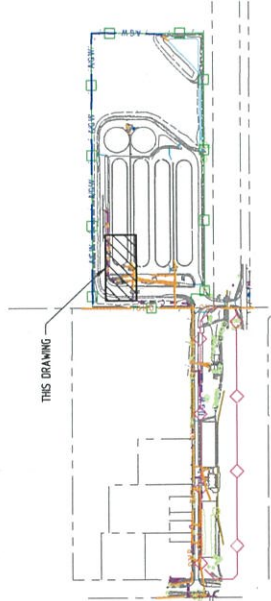
DATE: 02.07.25

DRAWING LEGEND

- TRAFFIC MOVEMENTS - TRUCKS FULL
- TRAFFIC MOVEMENTS - TRUCKS EMPTY
- CADASTRAL BOUNDARY
- EPA INDUSTRIAL/SENSITIVE LAND USE SEPARATION DISTANCE - 50m RADIUS
- CBH SITE BOUNDARY
- RAIL LEASE BOUNDARY
- OVERHEAD POWER LINES
- UNDERGROUND POWER CABLES
- UNDERGROUND COMMS CABLES
- UNDERGROUND WATER PIPES

KEY PLAN

NTS



1:500 @ A1 (1:1000 @ A2)

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CBH GROUP
LEVEL 6
244 ST GEORGE'S TERRACE
PERTH W.A. 6000
PH: 08 9377 7000
FAX: 08 9377 7001

TRAYNING
SITE DEVELOPMENT
NEW TOILET BLOCK
CONCEPTUAL LAYOUT
440-ENG-CI-DCO-0001

DATE	AS SHOWN	DATE	AS SHOWN
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Peter Naylor

From: Tony Turner <Tony@lgcsolutions.com.au>
Sent: Friday, 25 July 2025 4:37 AM
To: Peter Naylor
Cc: Belinda Taylor; Paul Healy
Subject: RE: CBH Trayning site - Application for Planning Approval

Hi Peter
Hope your morning has started well

I've assessed the information provided and refer to the letter to the Shire, **RE: CBH TRAYNING GRAIN RECEIVAL SITE APPLICATION FOR PLANNING APPROVAL – WORKS ONLY NEW ABLUTIONS BLOCK**, in which dot points 2 and 4 refers to.

- *The proposed new toilet block will be located next to the existing staff amenities building; and positioned in such a way that **it does not conflict with existing water tank or leach drains.***
- *The total number of people employed on the site varies depending on the time of year, however the addition of this new facility will not allow for additional workers to be accommodated on the site beyond existing staff numbers and **therefore there will be no impact on the number of staff present at the site.***

Because the additions will not interfere with the existing septic system and there are no additional people working on the site and the additional ablutions are just for the convenience of the staff. It would be reasonable to assume there will be no additional load or impact on the existing septic system.

Therefore, there are no health requirements or conditions for this planning application.

Tony Turner
Environmental Health Officer
LG Consulting Solutions
0429 411 117

From: Peter Naylor <ceo@trayning.wa.gov.au>
Sent: Tuesday, 22 July 2025 10:39 AM
To: Tony Turner <Tony@lgcsolutions.com.au>
Cc: Belinda Taylor <mocs@trayning.wa.gov.au>; Paul Healy <works@trayning.wa.gov.au>
Subject: FW: CBH Trayning site - Application for Planning Approval

Good morning Tony

With reference to this application can you please assess and advise.

Thanks

Peter



Peter Naylor
Chief Executive Officer

☎ 08 9683 1001 | 📠 0428 831 035
✉ ceo@trayning.wa.gov.au
🕒 Working Hours: Mon-Fri, 8:30am - 4:00pm
📍 Railway Street, PO Box 95, Trayning, WA, 6488
🌐 www.trayning.wa.gov.au
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From: Belinda Taylor <mocs@trayning.wa.gov.au>
Sent: Tuesday, 22 July 2025 10:29 AM
To: Peter Naylor <ceo@trayning.wa.gov.au>
Subject: FW: CBH Trayning site - Application for Planning Approval



Belinda Taylor
Manager of Corporate Services

☎ 08 9683 1001
✉ mocs@trayning.wa.gov.au
🕒 Working Hours: Mon-Fri, 8:30am - 4:00pm
📍 Railway Street, PO Box 95, Trayning, WA, 6488
🌐 www.trayning.wa.gov.au
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From: Jessica Bell <admin@trayning.wa.gov.au>
Sent: Tuesday, 22 July 2025 10:24 AM
To: Belinda Taylor <mocs@trayning.wa.gov.au>
Subject: FW: CBH Trayning site - Application for Planning Approval

Hi Belinda,

Will this need to go to council or anything?

Does she just need to provide the certified documents



Jessica Bell
Administration Officer

☎ 08 9683 1001
✉ admin@trayning.wa.gov.au
🕒 Working Hours: Mon-Fri, 8:30am - 4:00pm
📍 Railway Street, PO Box 95, Trayning, WA, 6488
🌐 www.trayning.wa.gov.au
📘 Visit us on Facebook



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From: Haak, Emma <Emma.Haak@cbh.com.au>
Sent: Monday, 21 July 2025 9:56 AM
To: Jessica Bell <admin@trayning.wa.gov.au>
Cc: Carlson, Francis <Francis.Carlson@cbh.com.au>
Subject: CBH Trayning site - Application for Planning Approval

You don't often get email from emma.haak@cbh.com.au. [Learn why this is important](#)

Good Morning to the team at the Shire of Trayning,

CBH is pleased to submit an Application for Planning Approval for works to install a new ablutions block at its existing grain receival site at Lot 175 on Deposited Plan 43216.

The application cover letter and supporting documentation can be downloaded from the folder at the link below.

☐ [CBH Trayning - Ablutions Block DA](#)

If you could please arrange for an invoice for the development application fee and send it through at your earliest convenience, we will then arrange payment.

Should you have any questions or require any further information, please don't hesitate to contact me via return email or on the details provided below.

Thanks,
Emma.

Emma Haak

Planning & Approvals Lead

Work Days: Mon-Thurs

E Emma.Haak@cbh.com.au | M 0486 265 380

Level 6, 240 St Georges Terrace
Perth WA 6000 Australia

We work flexibly at CBH – so while it suits me to email now, I don't expect you to read, respond or action my communications outside your usual work pattern.



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