



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

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Linda Gray
Chief Executive Officer
Shire of Cranbrook
Via email: ceo@cranbrook.wa.gov.au

Dear Linda,

LOT 3826 ON DEPOSITED PLAN 81132 – ADDITIONS TO EXISTING GRAIN HANDLING FACILITY.

CBH is seeking development approval from the Shire of Cranbrook for four open storage bulkheads at its existing grain processing facility located at Lot 3826 on Deposited Plan 81132, Cranbrook.

As you would be aware, CBH received a record harvest in FY25/26 and the existing network at the time was not able to cope with the increased storage demand. To accommodate this storage shortfall CBH added ~1.7 million tonnes of low specification storage to the network. CBH intends to convert this temporary low specification storage to permanent through the development application process.

On 23rd June 2025, the Shire of Cranbrook approved a request by CBH for a temporary works exemption for two open storage bulkheads and associated vehicular access and drainage works at its Cranbrook facility. This temporary works exemption will expire on 30th October 2026 being 12 months following construction of the bulkheads.

The recent FY25/26 harvest was the largest on record with 24.2 million tonnes received across the network 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.

As such we are currently in the process of preparing for the FY26/27 harvest and preparing for larger crops sooner than originally contemplated. To address this increased demand, it is proposed to retain the two open storage bulkheads (TBH22 & TBH23) the subject of the temporary works exemption as well as construct an additional two open storage bulkhead (TBH24 & TBH25) that has a lower specification than permanent bulkhead storage such as a gravel or dirt basecourse serviced with Drive Over Grids (DOGs).

The subject application is proposed in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of the Shire of Cranbrook Town Planning Scheme No. 4.

The two main items of consideration for an application of this type are traffic generation and stormwater management.

Stormwater Management

Surface runoff from the proposed TBH24 & TBH25 is located within catchment C1+C2. There is an existing basin/dam northwest of the proposed TBH24 & TBH25. It is proposed to enlarge the footprint of this existing basin to provide additional storage for the proposed new temporary bulkheads. The adopted stormwater management strategy generally involves directing surface runoff from the TBH24 & TBH25 work areas via drains and pipes into this modified basin/dam at the north-west corner. It is also proposed to construct diversion bunds around the proposed bulkheads to prevent external catchment flows from entering the new drains and basin.

Additionally, there are some upgrade works to the existing TBH23 as part of the 2026 peak planning works. TBH23 will be lengthened as part of the upgrade. Runoff from this area will be directed to the existing basin located to the northwest of TBH22 & TBH23. The capacity of this basin will be assessed to confirm that it can accommodate the additional flows.

A Stormwater Management Plan has been provided in support of this application for development approval.

Traffic Management

The distribution of in-loading CBH traffic remains unchanged as the receival task is driven by local production regardless of the outcome of the development. If local production exceeds the capacity of the Cranbrook receival site CBH must out-turn grain simultaneously (harvest essential moves) to continue to offer a service to growers, and by doing so, increase the traffic on the surrounding road network during the peak harvest period. The proposal to retain the low specification storage and construct a new open storage bulkhead will enable CBH to reduce the volume of Harvest Essential Moves (HEMs) with the intention of reducing trucks on road during harvest, and instead holding the grain on site to out-turn over the remaining months of the year when the road network is less busy and at sufficient capacity to accommodate these moves.

A 'no impact' Traffic Letter has been provided in support of this application for development approval.

Conclusion

The proposed retention of the two open storage bulkheads (TBH22 & TBH23) and the construction of an additional two open storage bulkhead (TBH24 & TBH25) is aligned with the planning framework and is not considered to result in any new amenity impacts to the surrounding area. CBH respectfully requests the Application for Development Approval is considered by the Shire of Cranbrook expeditiously given the straightforward nature of the application, two bulkheads have already been constructed with no known amenity impacts as well as its general compliance with the Shire's planning framework.

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 application, please do not hesitate to contact me on 08 9216 6061 or timothy.roberts@cbh.com.au

Yours Sincerely,



Timothy Roberts

Lead – Planning & Approvals