

ATTACHMENT 3

From: ceri.schalk@gmail.com [mailto:ceri.schalk@gmail.com]
Sent: Thursday, 17 November 2022 2:57 PM
To: Joanne Soderlund <ceo@tammin.wa.gov.au>
Subject: Planning Proposal - Lot 251 DP 401154 GE Hwy, Tammin

Hi Joanne,

Please see me thoughts on above proposal;

Given the fact that we already have a well established road house I feel the need for 2 is probably a little excessive however the road house is no longer reliably open 24 hours therefore a service gap is now present.

In an emergency situation when fuel is necessary I feel we most certainly do need a means for 24hour fuel in Tammin town. My suggestion is that if Tammin Roadhouse is going to continue with it's ongoing service issues then they need to install a 24hour access point or allow this proposal to go ahead even if it was only accessible after hours.

Regards,
Ceri Coetzer
233 Turon Road, Tammin
0409 116 522

23/4/22

DAVID REES
42 WALSTON ST
TAMMIE

062985609 0409

REGARDS ANOTHER FUEL OUTLET IN TAMMIE

THIS IS NOT A ROCKET SCIENCE DECISION

QUESTION ONE HOW MANY PEOPLE WOULD
IT EMPLOY ANSWER ZERO

HOW MANY DOES THE CURRENT ROAD HOUSE
EMPLOY I BELIEVE 2 PERMANENTS AND
A LOT OF CASUAL STAFF MOST LIVING IN
TAMMIE

IF SUCH A FUEL OUTLET WAS TO OPEN IN TAMMIE
AND IT MANAGED TO TAKE SAY 50% EVEN 40%
OF THE FUEL SALES FROM THE ROAD HOUSE
THAT WOULD BE THE END OF THAT BUSINESS

WHAT DO WE LOSE. 24 HOUR SERVICE. FOOD
NEWSPAPER. TRANSPORT DEPOT FOR ALL
TBM TRUCKS FROM THE EASTERN STATES
ON PERTH. COST TO US INDIVIDUALS ZERO.
TRUCKS THAT MAKE TAMMIE THERE COMPULSORY
STOP OVER TRAYS FUEL, EVENING MEAL
SHOWERS & TOILETS BREAKFAST.

THE ONLY THING A CARD ONLY FUEL STOP CAN
OFFER IS A FEW CENTS DISCOUNT (MAYBE)

WE CANNOT ~~LOSE~~ THE ONLY RETAIL OUTLET IN
TOWN TO BE FORCED TO CLOSE. IT ALSO HAS THE
EMERGENCY FOOD ITEMS, CAR & TRUCK BATTERIES, DRINKS
AND ALSO A WIFE & BULLDOG

Yours Sincerely David Rees

From: Gavin & Gemma Charlton [mailto:ggcharlton@activ8.net.au]
Sent: Friday, 25 November 2022 9:06 PM
To: Keira Wirth - Admin; Joanne Soderlund
Subject: Unmanned Fuel Depot Proposal

Dear Jo and Shire Councillors,

We object to the Planning Proposal for the 24 hour unmanned fuel service in Tammin for the following reasons:

1. An unmanned facility will not offer any employment prospects to the local community.
2. None of the profit from this venture will remain in the town, let alone in the state, as the applicant, as we understand is neither local or even WA owned.
3. Concerns exist over the safety of the site proposed, it's proximity to the highway, the existing 80km/hr speed limit and the large trucks turning across traffic with no turning lanes.

The existing roadhouse often has the cheapest fuel on the highway, employs local people, is a freight depot for the community and the only shop in town. The viability of this business would be at risk if this proposal went ahead.

Yours Sincerely,

Gavin & Gemma Charlton

TAMMIN POST OFFICE

28 Walston Street Tammin WA 6409

Email · post@tammin.net

Joanne Soderlund
CEO
Shire of Tammin
1 Donnan Street
Tammin WA 6409

UNMANNED FUEL FACILITY, LOT 251 GREAT EASTERN HIGHWAY

Dear Joanne,

I am writing to you regarding the proposed development at LOT 251 Great Eastern Highway.

I am objecting to the proposal to construct the "Unmanned Fuel Facility" at the proposed location.

If the proposed development is to go ahead, an audit done by the Main Roads Department will most likely need to be done prior to the development being accepted by Council.

- The access (proposed entry points) in the present locations may need to be modified.
- Vehicles entering from the east of the site (crossover east of the development site) will need to practically stop to enter.
- Exiting from the east crossover heading east, the vehicle will cross over the double white line on Great Eastern Highway.
- The eastern crossover is on a bend.

The present location for the site (as per the Development Application) is not suitable. If a fuelling station is to be located on the site the site will need to be moved to the west of the proposed (say where the stockpiled sleepers are), the west crossover will then be the east crossover and new west crossover constructed, the road is on the straight and sight distance, entry and exit locations will be acceptable.

Kind Regards
Gregory Stephens



7 Ridley Street
TAMMUN 64

1-12-22

CEO TAMMUN SHIRE

I wish to formally express my opposition to the proposed Card only fuel station to be built at Tammun.

My objections are 1 that as it will be Card Only and unmanned, there can be no money to circulate in Tammun.

2. The current Truck stop Service Station is well patronized with reasonable costing fuel for Truckers and locals alike.

3 The aforementioned Truck Stop has a basic supply of groceries which is of considerable advantage to locals who may need something to top supplies until regular shopping in larger towns.

4. The Truck stop is I consider essential to the area because of the number of local people it employs.

J. Hunt. Joe Hunt

SHIRE OF TAMMIND
DONNAN STREET
TAMMIND
WA
6409

23RD NOVEMBER 2022

Re: PLANNING PROPOSAL FOR LOT 251
GREAT EASTERN HIGHWAY

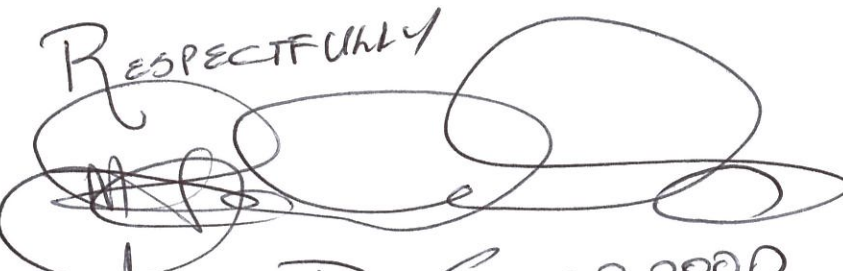
Council

AS A RESIDENT OF TAMMIND, I APPRAISE ANY POSSIBILITY OF BUSINESS/RESIDENTIAL UPGRADE OR INSTALLATION TO OUR SMALL COMMUNITY, HOWEVER IN THIS CASE I AM TOTALLY AGAINST THIS PROPOSAL.

THIS BUSINESS WILL NOT CREATE ANY SORT OF EMPLOYMENT FOR OUR COMMUNITY AND COULD JEOPARDISE THE ONGOING LEASE ON OUR STRUGGLING ROADHOUSE WHICH DOES OFFER EMPLOYMENT.

COMPETITION IS GOOD BUT NOT WHERE IT COULD BE DETRIMENTAL TO OUR COMMUNITY.

RESPECTFULLY


MICHAEL D GREENWOOD
173 LESLEY ROAD
TAMMIND

Tammin Developments Pty Ltd

1 Kalyan Close
Greenfields WA 6210

November 30 2022

Joanne Soderlund
Chief Executive Officer
Shire of Tammin

Dear Ms Soderlund,

Tammin Developments Pty Ltd is a private company owned in equal shares by myself and the Charlton family, long time residents of Tammin, and is the freehold owner of the Tammin Roadhouse.

We wish to advise of our objection to the Application for Development Approval for an unmanned fuel facility proposed to be built on Lot 251 Great Eastern Highway Tammin.

We note that the application by Planning Solutions claims to be acting on behalf of Aksra Pty Ltd. We were unable to find any record of a company by this name.

A Landgate enquiry shows the land in question is owned by West 9 Pty Ltd. An ASIC company extract shows this company was registered in Victoria on March 10 2022 and appears to have paid up capital of \$1.00.

Who will be liable for any clean-up costs in the event of ground pollution from fuel spills, leaks etc.

Our objection is a result of the following concerns:

1. Tammin is a country town with a small population which is already served by the Tammin Roadhouse, a superior facility to the one proposed. Our facility provides full service including meals, groceries, drinks etc and a rest area for travellers. We provide toilets, showers, rubbish bins and parking more than adequate for vehicles of all sizes. None of this is proposed in the development submission.
2. We supply a full range of vehicle fuels, not just diesel. The bowsers have full canopies to provide cover for refuelling vehicles and its occupants. The proposed facility is to supply only diesel and the drawings show a limited canopy. The Roadhouse has traditionally been open for customers 24 hours per day, 7 days per week. Due to staff shortages this is not currently the case with 3 or 4 days per week restricting hours. Additional staff are actively being sourced and when onsite 24/7 trading will resume. We anticipate this will happen in the very near future.
3. The Roadhouse provides local employment and is actively seeking additional staff. The proposed site will be unmanned and provide no local employment.

4. It would appear there is no allowance for firefighting equipment for use in the event of a fire on the site. Nor is rubbish collection and disposal addressed in the proposal.
5. The Roadhouse operates in an area with a small local population to support it. Any additional competition may place undue financial pressure on its operation. As the only remaining retail outlet in Tammin it is important for the local community that it continues to operate.
6. The Great Eastern Highway has more than sufficient diesel outlets located all the way from Perth to Kalgoorlie. There is no requirement for additional facilities.
7. There appears to be very limited slowing/accelerating opportunities at the proposed site which may result in safety issues especially as it aims to supply fuel into heavy vehicles including road trains and caravans.
8. There appears to be limited stacking room for large vehicles waiting to access the site which may result in road trains, caravans etc queuing on the highway prior to being able to gain access.
9. The site is zoned 'Rural'. This zoning brings a list of objectives for the development of the land. These objectives include the following:
 - (a) The maintenance or enhancement of specific local character.
 - (b) To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural areas.
 - (c) As the proposed development will have fuel storage and handling facilities it may be reasonably classified as a fuel depot and as such is expressly prohibited.

I fail to see that the proposed development meets any of those objectives.

It requires minimum boundary setbacks, which when combined with limited natural vegetation to provide screening making it very visible to both road and rail traffic on the entrance to Tammin and as a result detract from the local rural character. This will be further highlighted by on-site price boards and other signage which presumably will be lit up overnight.

As the Roadhouse provides a full service no benefit would be gained by adding this very limited additional development.

We acknowledge our commercial interest in this matter but these are genuine concerns that impact more than just our commercial interests.

Thank you for the opportunity to comment and voice our concerns.

Regards,

Michael Burrows
Director

burrows@wn.com.au

Mobile 0408882221

From: Wheatbelt Landuse Planning <wheatbeltlanduseplanning@dbca.wa.gov.au>
Sent: Thursday, 27 October 2022 9:45 AM
To: Joe Douglas
Cc: ceo@tammin.wa.gov.au; Greg Durell; David Jolliffe
Subject: DBCA Response - Development Application - Proposed Unmanned Fuel Facility on Lot 251 Great Eastern Hwy, Tammin

Attention: Joe Douglas

The Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions advises that, based on currently available information, this development application is unlikely to cause any impact to known significant biodiversity values.

Please contact Mike Fitzgerald on (08) 9881 9223 (wheatbeltlandlanduseplannin@dbca.wa.gov.au) if you require clarification or further information.

Additional information:

There are no significant biodiversity assets in the immediate vicinity of the development site. Some areas mapped as Wheatbelt Woodland Threatened Ecological Community (TEC) are sited within the broader landscape with the closest being more than 500m from the development site. However, these TECs appear unlikely to be impacted by any planned activity at the site.

Mike Fitzgerald

Land Use Planning Officer | Wheatbelt Region

Parks and Wildlife Service

Department of Biodiversity, Conservation and Attractions

Hough Street, Narrogin

PO Box 100 Narrogin WA 6312

P (08) 9881 9223 | M 0477 308 921

E: wheatbeltlandlanduseplannin@dbca.wa.gov.au



We're the people and places you know, but with new-look email addresses

From early July 2017 we'll be moving to an updated IT system as part of the new Department of Biodiversity, Conservation and Attractions (DBCA). This means email addresses for staff at Kings Park and Botanic Garden, Bold Park, Rottnest Island, Perth Zoo and the former Department of Parks and Wildlife will now carry the domain @dbca.wa.gov.au



Ms Joanne Soderlund
Chief Executive Officer
Shire of Tammin
Sent by Email — joe@urp.com.au; ceo@tammin.wa.gov.au
Tammin WA 6409

Attention: Joe Douglas - Director / Principal Town Planner

Dear Ms Joanne Soderlund

**REQUEST FOR COMMENT - APPLICATION FOR DEVELOPMENT APPROVAL -
PROPOSED UNMANNED FUEL FACILITY - LOT 251 GREAT EASTERN HIGHWAY
- TAMMIN**

Thank you for your letter dated 10 October 2022 inviting comment on the application for development approval for a proposed unmanned Fuel Facility at Lot 251 Great Eastern Highway, Tammin.

The Department of Mines, Industry Regulation and Safety (DMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

DMIRS lodges no objections to the above development application.

However, as this development is for a service station where dangerous goods will be handled, we have referred this application to the DMIRS - Resources Safety Division, who may provide a separate response to the Shire of Tammin.

Yours sincerely

Steven Batty
Senior Geologist
Mineral and Energy Resources Directorate
08 November 2022



Government of **Western Australia**
Department of **Mines, Industry Regulation and Safety**
Resources Safety

Your ref: 8107
Our ref: A1609/202201
Enquiries: Eric Gruber - Ph 9358 8037
Email: eric.gruber@dmirs.wa.gov.au

Ms Joanne Soderlund
Chief Executive Officer
Shire of Tammin
Sent by Email — joe@urp.com.au; ceo@tammin.wa.gov.au
Tammin WA 6409

Dear Joanne,

**REQUEST FOR COMMENT - APPLICATION FOR DEVELOPMENT
APPROVAL - PROPOSED UNMANNED FUEL FACILITY - LOT 251 GREAT
EASTERN HIGHWAY - TAMMIN**

A request for comment was received from the Shire of Tammin in relation to the above planning application and the proposal to develop an unmanned service station, at the above address.

Based on the provided information there is no issue identified at this stage with the proposal. Before the site is used to store Dangerous Goods above manifest quantity, it will require a Dangerous Goods Site licence.

The storage of bulk fuel is governed by AS1940; and a Dangerous Goods Site Licence applications will be assessed against this and any other relevant Australian Standards during the application process for a Dangerous Goods Site licence.

If you have any queries regarding this letter, please contact me on 9358 8037.

Yours faithfully,

Eric Gruber

Eric Gruber
Acting Manager Dangerous Goods
Dangerous Goods and Critical Risks Directorate
14 November 2022

From: Diana Nussey <Diana.Nussey@dwer.wa.gov.au>
Sent: Friday, 28 October 2022 11:23 AM
To: Joanne Soderlund
Cc: Joe Douglas
Subject: RE: Request for Comment - Development Application - Proposed Unmanned Fuel Facility on Lot 251 Great Eastern Hwy, Tammin

Dear Ms Soderlund,

Thank you for referring the above development application for the Department of Water and Environmental Regulation (DWER) to consider. DWER has reviewed the proposal and has no objection or comments to provide.

Let me know if you have any queries.

Kind regards,

[Diana Nussey](#)
A/Senior Natural Resource Management Officer
Planning Advice Section
Swan Avon Region

[Department of Water and Environmental Regulation](#)
7 Ellam St, VICTORIA PARK WA 6100
T: (08) 6250 8014
E: diana.nussey@dwer.wa.gov.au | www.dwer.wa.gov.au

From: Cherie Wallace <Cherie.Wallace@mainroads.wa.gov.au>
Sent: Tuesday, 4 April 2023 9:51 AM
To: Joanne Soderlund
Cc: Suvrat Patel; Joe Douglas
Subject: RE: FW: Proposed Unmanned Fuel Facility - 251 Great Eastern Highway, Tammin [8107]
Attachment: REVISED layout - supported by WBR & RTE.pdf

Good morning Joanne

Thank you for your patience while we worked through our concerns relating to this development with the developer and their engineering consultant. Following several meetings with the developer and consultant, we are satisfied that access to the development will be able to be constructed in such a way as to meet our standards and requirements. I have attached for your information the revised layout for the site which has been supported, in principle, by both the Main Roads Wheatbelt Region and our Road and Traffic Engineering design review team.

The revised layout demonstrates that access to the site will be for westbound vehicles only, with no right-in or right-out movements across the highway. To achieve the 70° angle on the accesses, the developer has advised that they will move the fuelling area/canopy closer to the rear boundary and remove the existing structures on site. The developer has also advised that fuel deliveries will likely occur approximately once a week and that they have control over those deliveries, meaning that a route management plan will be in place and that fuel will be delivered by westbound vehicles only and they will continue to move west after the delivery. The bowsers are super high-flow and not suitable for fuelling of any light vehicles, so it is anticipated that there will be no light vehicles visiting the site.

So that eastbound vehicles are not enticed to attempt entry into the site, we have requested that the pylon sign has information only visible for westbound traffic, there should be no pricing, etc. visible to eastbound traffic.

We will also require the developer to apply to Main Roads formally to upgrade the existing accesses.

Our revised comments to the Shire are as follows:

Main Roads has reviewed the development application and, following further consultation with the developer and revised site layout provided, support the proposal subject to the following conditions:

1. The applicant makes suitable arrangements to upgrade the existing accesses to the site and seeks approval from Main Roads WA in this regard.
2. The accesses to and from Great Eastern Hwy are to be constructed at 70 degrees to enable adequate lane correct, turning movements of heavy vehicles visiting the site.
3. Access to the site is strictly limited to westbound vehicles only, which will be controlled by design and appropriate signage.
4. The information contained on the pylon sign is visible to westbound traffic only, with no information visible to eastbound traffic.
5. A route management plan for the delivery of fuel to the site must be prepared and implemented by the applicant to ensure that fuel deliveries are made by westbound vehicles only.

And the following advice notes:

1. In relation to Condition 1, the applicant is advised to contact Main Roads Wheatbelt Region Development Planning and Road Access Coordinator, Cherie Wallace, cherie.wallace@mainroads.wa.gov.au or 08 9080 1422 for further advice and information.
2. In relation to Condition 5, the applicant is to submit the route management plan for delivery of fuel to Main Roads Wheatbelt Region for review and approval prior to the facility commencing operations.

In relation to the first Condition, there are several steps to go through (ie: application for access upgrade, 15% 85% and 100% design review and approval, application to undertake works and traffic management) however they are all related to Main Roads' processes and not appropriate to be conditioned separately by the local government. I will contact the developer and his consultant separately to advise our decision and set out their next steps.

I'm assuming the developer will submit revised plans, please feel free to refer them back to us for final review and to reiterate our conditions and advice notes above.

Thank you again, please let me know if you need anything further.

Kind regards

Cherie Wallace

Development Planning and Road Access Coordinator

Wheatbelt Region

Regional Management & Operations Directorate

p: +61 8 9080 1422 | **m:** +61 0437 230 661

w: www.mainroads.wa.gov.au

