



Regional Development Assessment Panel Agenda

Meeting Date and Time: Wednesday, 15 January 2025; 9:30am
Meeting Number: RDAP/33
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
[RDAP/33 - 15 January 2025 - Shire of Three Springs](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – SHIRE OF THREE SPRINGS

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 10707 (No.290) Natta Road, Lot 1 & 10710 (No.1543 & No.1719) 1719 (Lot 10710) Tomkins Road, Arrowsmith East, 1543 (Lot 1) Tomkins Road, Arrowsmith East, Section Of Tomkins Road Road Reserve, 290 (Lot 10707) Natta Road, Arrowsmith East, 1001 (Lot 1010) Carey Road, Arrowsmith East, Section Of Carey Road Road Reserve, Section Of Unmade Road Reserve, 442 (Lot 122) Carey Road, Arrowsmith East - Proposed Power Transmission Line – DAP/24/02787
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation



ATTENDANCE

DAP Members

Karen Hyde (Presiding Member)
Eugene Koltasz (Deputy Presiding Member)
Robert Karelse (Specialist Member)
Cr Chris Connaughton (Local Government DAP Member, Shire of Three Springs)

Minute Secretary

Kristen Parker (DAP Secretariat)

Officers in Attendance

Ashlee Kelly (DAP Secretariat)



PART A – INTRODUCTION

- 1. Opening of Meeting, Welcome and Acknowledgement**
- 2. Apologies**
- 3. Members on Leave of Absence**
- 4. Noting of Minutes**



PART B – SHIRE OF THREE SPRINGS

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

- 3.1 Lot 10707 (No.290) Natta Road, Lot 1 & 10710 (No.1543 & No.1719) 1719 (Lot 10710) Tomkins Road, Arrowsmith East, 1543 (Lot 1) Tomkins Road, Arrowsmith East, Section Of Tomkins Road Road Reserve, 290 (Lot 10707) Natta Road, Arrowsmith East, 1001 (Lot 10108) Carey Road, Arrowsmith East, Section Of Carey Road Road Reserve, Section Of Unmade Road Reserve, 442 (Lot 122) Carey Road, Arrowsmith East - Proposed Power Transmission Line – DAP/24/02787

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil

Part B – Item No. 3.1 - PROPOSED POWER TRANSMISSION LINE - 1719 (LOT 10710) TOMKINS ROAD, ARROWSMITH EAST, 1543 (LOT 1) TOMKINS ROAD, ARROWSMITH EAST, SECTION OF TOMKINS ROAD ROAD RESERVE, 290 (LOT 10707) NATTA ROAD, ARROWSMITH EAST, 1001 (LOT 10108) CAREY ROAD, ARROWSMITH EAST, SECTION OF CAREY ROAD ROAD RESERVE, SECTION OF UNMADE ROAD RESERVE, 442 (LOT 122) CAREY ROAD, ARROWSMITH EAST

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Regional	
Local Government Area:	Shire of Three Springs	
Applicant:	Element Advisory for Strike Energy	
Owner:	Project Haber Pty Ltd, Nari Plains Pty Ltd, Sandplain Creek Pty Ltd	
Value of Development:	\$16 million ☐ Mandatory (Regulation 6) ☒ Opt In (Regulation 7)	
Responsible Authority:	Shire of Three Springs	
Authorising Officer:	Simon Lancaster	
LG Reference:	A42, A595 & A848	
DAP File No:	DAP/24/02787	
Application Received Date:	28 October 2024	
Report Due Date:	21 January 2025	
Application Statutory Process Timeframe:	90 Days	
Attachment(s):	1. Application 2. Received Submissions 3. Schedule of Submissions	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☒ Yes	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Regional DAP resolve to:

- Approve** DAP Application reference DAP/24/02787 and accompanying plans (as contained in the Application Report dated 7 October 2024) 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 Three Springs Local Planning Scheme No.2 subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 5 years from the date of approval. If the subject development is not substantially commenced within the 5 year period, the approval shall lapse and be of no further effect.
2. The development shall be undertaken in accordance with the stamped approved plans including any amendments and additional plans and information arising from the approval conditions.
3. All power poles located within a road reserve must sited in an offset position so that they have sufficient separation distance from any existing carriageway, or potential formation/future widening of the carriageway, to the satisfaction of the local government.
4. Prior to the commencement of the development a Bushfire Management Plan shall be submitted to the local government for approval.
5. The infrastructure owner shall implement and thereafter maintain for the lifetime of the development the recommendations of the approved Bushfire Management Plan to the satisfaction of the local government.
6. Prior to the commencement of the development a Construction Management Plan shall be submitted to the local government for approval.
7. The infrastructure owner shall implement, and adhere to at all times during construction, the recommendations of the approved Construction Management Plan to the satisfaction of the local government.
8. The infrastructure owner shall be responsible for the repair, reinstatement or replacement of any road infrastructure that is damaged, becomes unsafe or fails to meet appropriate engineering standards where the damage to the road network is caused by reason of use of the road in connection with the approved development, and within a timeframe, to the satisfaction of the local government (or where agreed to by the local government the applicant may instead arrange payment to the local government for such repair, reinstatement or replacement works to be undertaken).
9. The design, location, installation and maintenance of on-site wastewater/effluent systems is to be to the approval of the local government and in accordance with relevant legislative requirements.
10. Prior to commencement of operations a Preliminary Decommissioning Plan shall be submitted to the local government for approval.
11. The applicant is required to give at least 3 months notice to the local government if the proposed development is to cease operations and all infrastructure must be decommissioned and removed from the site. The site must be demonstrated to be free of contaminants and the site rehabilitated through deep ripping/earthworks, and other measures as included in the approved Final Decommissioning Plan to the satisfaction of the local government, within 2 years of giving this notice, unless the local government agrees otherwise.

12. The applicant shall advise the Civil Aviation Safety Authority, Airservices Australia and the Commonwealth Department of Defence of the development, and comply with any related approvals/assessments/legislative requirements.

Advice Notes

- (a) The applicant/landowner is advised that this determination relates to the granting of development approval only, and does not constitute a building permit and that an application for relevant building permits may be required to be submitted to the local government and be approved before any work requiring a building permit can commence onsite.
- (b) The applicant is advised that the proposed works should occur in a safe manner at all times and in accordance with all applicable legal and safety requirements (including the 'duty of care' under the laws of negligence, Worksafe requirements and guidelines, Australian Standards and Western Power policies and procedures).
- (c) Prior to any ground disturbance of the site, all contractors and operators should be made aware of the obligations under the *Aboriginal Heritage Act 1972* relating to site discovery and reporting protocols. This includes stopping work and seeking the advice of both the Registrar of Aboriginal Sites and Yamatji South Regional Corporation (YSRC) in the event that materials of Aboriginal heritage value are discovered during construction activities.
- (d) The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due diligence, which may be required under separate legislation. This including, but not limited to, the obtaining of any required approvals from the Civil Aviation Safety Authority, Airservices Australia, Commonwealth Department of Defence, Department of Health, the Department of Energy, Mines, Industry Regulation & Safety, the Department of Water & Environment Regulation and Main Roads WA and consulting of Before You Dig Australia. It is the applicant's responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences.
- (e) The applicant will need to consult with the Main Roads WA Heavy Vehicle Services branch to ascertain any approval requirements that may be required for their proposed heavy vehicle combinations, transport routes and operations.
- (f) In relation to conditions 5 & 6 the Construction Management Plan shall address the following associated with the construction of the development or any other matters considered relevant by the local government.
 - i) hours of construction;
 - ii) heritage management protocols to mitigate potential risks linked to the exposure of Aboriginal artefacts during ground-disturbing activities;
 - iii) temporary fencing, hoardings, gantries, and signage;
 - iv) site access and egress;
 - v) construction vehicle route and traffic management;
 - vi) size and frequency of construction vehicles;
 - vii) road upgrades/repairs and timing of works associated with the construction of the development;
 - viii) parking arrangements for staff and contractors;

- ix) deliveries and storage of construction materials and machinery;
 - x) management of vibration, dust, wind, and erosion;
 - xi) management of any stormwater discharge;
 - xii) management of construction noise and other site generated noise;
 - xiii) demolition and construction waste management, recycling, and removal;
 - xiv) protection of any public realm infrastructure;
 - xv) public communication and complaint handling procedures;
 - xvi) biosecurity protocols.
- (g) The Shire is unable to provide guarantee of all-weather access on its unsealed road network, and in the event that the applicant requires all-weather access to its site, the applicant is required to seal the road network to the local government's satisfaction to connect into the existing sealed road network.
- (h) The applicant is responsible to ensure that biosecurity protocols are maintained for the site to minimise biosecurity risks for the landowner, adjoining farms and along the transport route and should further information be required on appropriate practices the applicant should contact the Department of Primary Industries & Regional Development in this regard.
- (i) The applicant shall enter into a contribution agreement towards community, social or other infrastructure/programs that will benefit the local community. The agreement should establish the process by which the contributions should be directed to the Shire of Three Springs Medical Community Benefit Scheme or other local groups/ventures deemed appropriate.
- (j) Should the applicant be aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

Details: outline of development application

Region Scheme	N/A
Region Scheme - Zone/Reserve	N/A
Local Planning Scheme	Shire of Three Springs Local Planning Scheme No.2
Local Planning Scheme - Zone/Reserve	Rural & Local Road
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Power Transmission Line (Use not listed)
Lot Size:	Power Transmission Line runs across multiple lots (the lot sizes for each is provided within this report) and has a 16.75km alignment with a 30m wide corridor making for a 50.25ha development area
Existing Land Use:	Agriculture-Extensive & Gas Drilling Operation
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area

Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	Yes – Power Transmission runs through identified areas
Swan River Trust Area	No

Proposal:

The applicant Project Haber Pty Ltd (Strike Energy) are seeking approval to develop a power transmission line (and associated switchyard) that would run across the following properties in the Arrowsmith East locality:

- 1719 (Lot 10710) Tomkins Road, Arrowsmith East (2,020.4029ha) owned by Project Haber Pty Ltd;
- 1543 (Lot 1) Tomkins Road, Arrowsmith East (1,483.7983ha) owned by Project Haber Pty Ltd;
- Section of Tomkins Road road reserve (under management of Shire of Three Springs);
- 290 (Lot 10707) Natta Road, Arrowsmith East (2,020.8357a) owned by Nari Plains Pty Ltd;
- 1001 (Lot 10108) Carey Road, Arrowsmith East (1,990.7365ha) owned by Sandplain Creek Pty Ltd;
- Section of Carey Road road reserve (under management of Shire of Three Springs);
- Section of unmade Metcalfe Road road reserve (under management of Shire of Three Springs);
- 442 (Lot 122) Carey Road, Arrowsmith East (1,628.7453ha) owned by Sandplain Creek Pty Ltd (this lot is the site for the proposed switchyard).

The power transmission line would provide connection into the existing power network for the proposed South Erregulla Gas Fired Power Station upon Lot 10710 Tomkins Road, Arrowsmith East that was approved at the 13 November 2024 Development Assessment Panel (DAP) meeting.

Minutes of this DAP meeting can be viewed at the following link:

[13 November 2024 - Minutes - No 28 - Shire of Three Springs - Town of Port Hedland](#)

The application has been provided as separate **Attachment 1**.

This application was supported, subject to conditions of approval and advice notes being applied, at the 11 December 2024 Shire of Three Springs Council meeting, and the agenda, agenda attachments and minutes from this Council meeting can all be viewed at the following link:

[2024 Council Meeting Documents \(threesprings.wa.gov.au\)](#)

Background:

The power line would commence upon Lot 10710 which is owned by Project Haber Pty Ltd (Strike Energy) which is the site of the approved gas processing facility and also contains the South Erregulla 1 gas drilling operation that is addressed separate to the planning process through Petroleum Exploration Permit 503 issued to Strike Energy

by the Department of Mines, Industry Regulation & Safety under the *Petroleum and Geothermal Energy Resources Act 1967*.

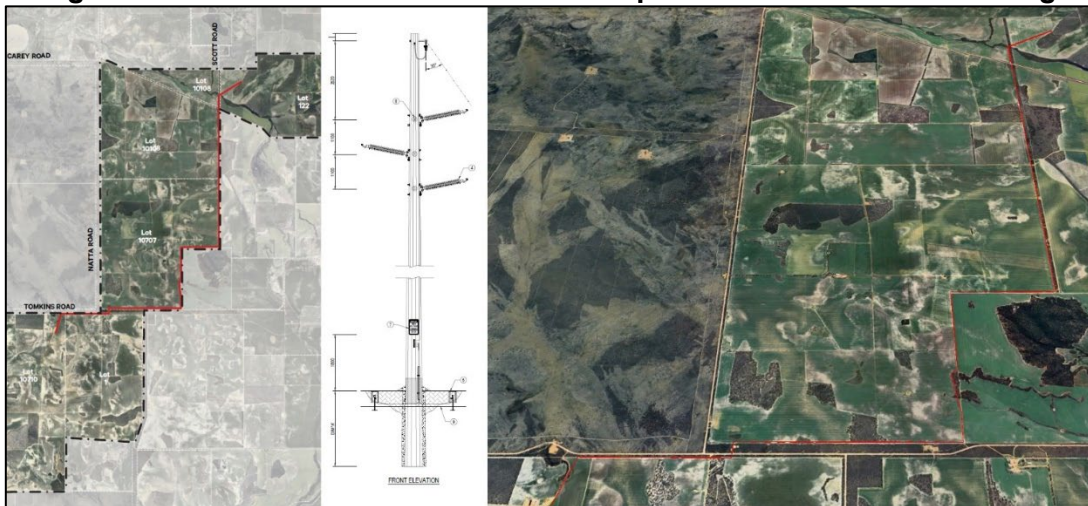
The power transmission line would run generally north-east from Lot 10710 for a distance of 16.75km (with a 30m wide corridor making for a 50.25ha development area) to connect into the South West Interconnected Network.

The alignment would consist of 118 power poles, generally between 18.8 to 21.5m in height, although in some instance poles of 25m in height may be required where wider spanning distances occur. A pole design rather than a pylon design would be used, not dissimilar to the existing transmission line it will connect into.

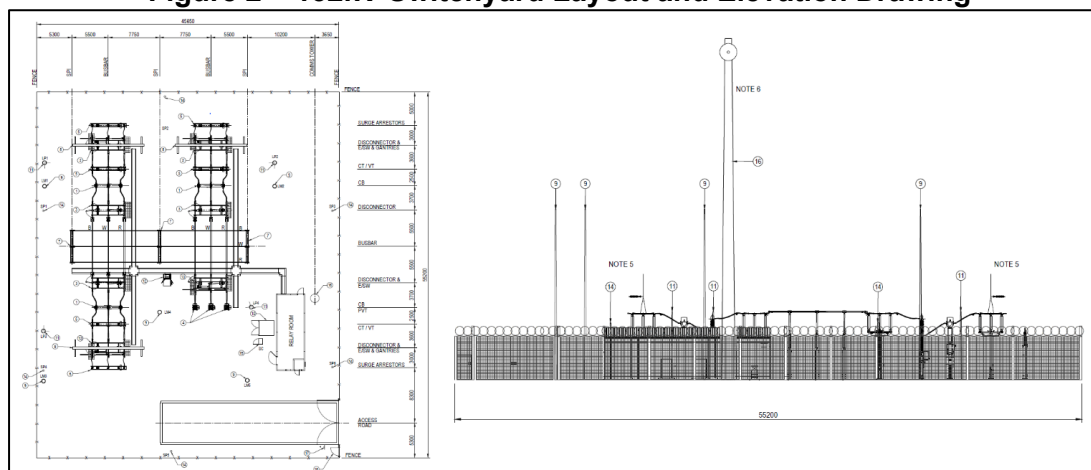
The alignment would traverse across land that is largely cleared and used for agricultural purposes and is not proposed to require clearing of remnant vegetation.

The alignment would generally be located immediately within property boundaries along existing firebreaks/internal farm tracks so as to not interfere with the current cropping practices.

Figure 1 – Power Transmission Line aerial photos and Elevation Drawing



The applicant also proposes to construct a 132kV switchyard/transformer site upon Lot 122 at the connection point into the SWIS network approximately 1.5km north of Carey Road. The switchyard would have a footprint of approximately 2,520m² that would be bordered by a 4.7m high security fence. The switchyard would include a small relay room, staff toilet, 15m lightning mast, 30-45m telecommunications monopole and 6.5m lighting poles that would be used during periods where night maintenance is required (the site would otherwise be unmanned).

Figure 2 – 132kV Switchyard Layout and Elevation Drawing

It is noted that were a power transmission alignment, identical in every way to this one, have been lodged by Western Power rather than by a private proponent it would have been exempt from the need to obtain planning approval as Schedule 1(24) of the *Public Works Act 1902* lists “works for or in connection with the production, generation, transmission, distribution or storage of electricity, gas or any other form or source of energy” and proceeded without involvement in the planning process.

The Environmental Protection Authority (EPA) have previously determined on 7 November 2023 that the proposed South Erregulla Conventional Gas Development upon Lot 10710 that comprises a natural gas processing facility, gas gathering network and pipeline to connect to the Dampier to Bunbury Natural Gas Pipeline was not required to be assessed under Part V of the *Environmental Protection Act 1986*. Further information upon the South Erregulla Conventional Gas Development can be accessed at the following link to EPA website: [South Erregulla Conventional Gas Development | EPA Western Australia](#)

Strike Energy are also the proponents for a urea production plant that is proposed upon the north-western corner of Lot 10710 and the north-eastern corner of adjoining Lot 1. This urea production project is currently before the EPA for consideration, planning application processes relating to this project under the *Planning and Development Act 2005* have not commenced pending the outcome of the environmental application process under the *Environmental Protection Act 1986*. Further information upon the urea production project can be accessed at the following link to EPA website: [Project Haber | EPA Western Australia](#)

An application to revegetate 338ha of Lot 10710 in 4 separate areas for the purpose of carbon farming was previously considered by Council and approved at its 22 March 2023 meeting. The proposed carbon planting areas are outside of the footprint areas for the proposed urea production plant, power generation facility, and power transmission line that is the subject of this report. The Council Minutes from the 22 March 2023 meeting that provide further background to the Tree Farm application can be viewed at the following link:

[11. Signed Minutes OCM 23.03.23.pdf \(threesprings.wa.gov.au\)](#)

The proposed power generation facility site upon Lot 10710 is also located 7km south of the proposed West Erregulla gas processing facility upon Lot 10938 Natta Road, Arrowsmith East that is a joint venture partnership between Warrego Energy and Strike

Energy who appointed the Australian Gas Infrastructure Group (AGIG) to design, build, own and operate the facility. The West Erregulla gas processing facility was approved by the WAPC at its 3 October 2024 meeting and the minutes from that meeting can be viewed at the following link:

[3 Oct 2024 - WAPC Part 17 Significant Development - Minutes \(planning.wa.gov.au\)](https://planning.wa.gov.au/3-Oct-2024-WAPC-Part-17-Significant-Development-Minutes)

Figure 3 – General overview of landscape that is present along proposed power transmission alignment looking south-west from Natta Road



Figure 4 – View looking west and east at proposed power transmission alignment crossing point of Tomkins Road



Figure 10.1.5 – View looking south, east and north at proposed power transmission alignment crossing point of Carey Road



Legislation and Policy:

Legislation

Planning and Development Act 2005

Planning and Development (Development Assessment Panel) Regulations 2011

Planning and Development (Local Planning Schemes) Regulations 2011

Shire of Three Springs Local Planning Scheme No.2

'Power Transmission Line' is not listed as a specific land use in the Shire of Three Springs Local Planning Scheme No.2 and the application is therefore required to be considered pursuant to Schedule 1 Part 3 clause 18(4) of the *Planning & Development (Local Planning Schemes) Regulations 2015* which states:

- “(4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table-
- (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government;
 - or
 - (b) determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
 - (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.”

The application was advertised for comment in accordance with clause 18(4)(b) of the model provisions and clause 64 of the deemed provisions of the Regulations.

The applicant will be required to obtain other approvals pursuant to legislation separate to the planning process, including a production approval from the Department of Mines, Industry Regulation & Safety under the *Petroleum and Geothermal Energy Resources Act 1967*.

The overall project will also require a works approval from the Department of Water & Environmental Regulations under the *Environmental Protection Regulations 1987* with this application listed by DWER as ApplicationW6938/2024/1 - South Erregulla Processing Facility & Power Station - Strike South Pty Ltd.

State Government Policies

State Planning Policy 2.5 – Rural Planning

[State Planning Policy 2.5 - Rural Planning - December 2016](#)

Local Planning Strategy

Shire of Three Springs Local Planning Strategy

[Shire of Three Springs Local planning strategy](#)

Objective 3.1.3 & 3.3.5

Structure Plans/Activity Centre Plans

Not applicable

Local Policies

Shire of Three Springs Strategic Community Plan 2024-2034

[Shire of Three Springs IP FINAL.pdf](#)

Objectives 1.1, 2.1, 2.2, 2.3, 9.1

Consultation:

Public Consultation

The application was advertised for comment in accordance with the requirements of Clause 64 of the Regulations from 25 October 2024 until 22 November 2024 with the Shire undertaking the following actions:

- copy of the application being placed on the Shire website;
- correspondence inviting comment being sent to the 9 landowners within 5km of the proposed power transmission alignment;
- correspondence inviting comment being sent to the following 16 government agencies and service authorities:
 - ATCO Gas
 - Australian Gas Infrastructure Group
 - Department of Biosecurity, Conservation & Attractions
 - Department of Fire & Emergency Services
 - Department of Health
 - Department of Jobs, Tourism, Science & Innovation
 - Department of Energy, Mines, Industry Regulation & Safety
 - Department of Planning, Lands & Heritage
 - Department of Primary Industries & Regional Development
 - Department of Water & Environment Regulation
 - Horizon Power
 - Synergy Energy
 - Main Roads WA
 - Telstra
 - Water Corporation
 - Western Power
- display of the application at the Shire office.

The Shire received 7 submissions, with all of these being from government agencies either offering no objection or technical comment. No objections to the proposed development were received. Copies of the received submissions have been provided as separate **Attachment 2**.

A Schedule of Submissions that summarises the received submissions, and provides individual comment upon the raised issues, has been provided as **Attachment 3**.

The applicant was also provided with a copy of the received submissions and their responses to the raised issues have also been included within the Schedule of Submissions provided as **Attachment 3**.

Referrals/consultation with Government/Service Agencies

Refer previous section.

Design Review Panel Advice

Not applicable.

Planning Assessment:

It is considered that the application can be supported based upon the following:

- the power transmission line is associated with a previously approved gas power station development that has potential to provide local economic benefit through the creation of employment opportunities at both the construction and operational phases and represents a significant investment in the region and further diversification of the economic base and strengthening of the electricity supply network.
- the development will enable an increase in the level of power produced to meet peak energy demands.
- whilst the power transmission line will have some visual impact on the surrounding area it will be of a pole design that is comparable to the existing SWIS network (that it is connecting into) that is present in the area.
- Tomkins Road, Natta Road and Carey Road do not form part of a significant tourism route and generally carry low traffic levels (with increases during key seasonal times such as harvest).
- the proposed switchyard site would be setback a distance of 1.5km from the nearest road.
- no objections to the proposed power transmission line were received during the consultation period indicating a level of acceptance for the proposed development (noting also that the landowners along the alignment would have entered into a financial arrangement with the proponent granting them the ability to access their property for the purpose of this development).
- post-construction phase the traffic impact of the development would generally be negligible excepting periods of maintenance.
- the closest third-party residences are some distance from the alignment and there is limited ability for further encroachment of residences towards the alignment due to the surrounding area being either large parcels of Crown Land or large freehold titles where there is a general disinclination of the WAPC to support subdivision of rural land.
- the alignment does not contain any Aboriginal cultural heritage sites identified by the DPLH or European heritage sites identified by the Heritage Council or local government.
- the alignment does not require clearing of remnant vegetation.
- the proposed development would not impact upon watercourses or drainage.
- it is anticipated that only one power pole will be required to be sited within a road reserve (this being Tomkins Road) and there is ability for this to be located so that it does not impact upon the current transport network or future potential for upgrades to the transport network.
- the consultation period with state government agencies identified no significant issues that would give reason to refuse the development, the received submissions provided technical comment and identified aspects where conditions of approval could be implemented to address the received comments.

- the current farming activities can still continue on the subject properties once the development is operational, and this meets with the following objective of the 'Rural' zone as provided within the Regulations: *"To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses."*
- Sections 4.2.2 & 4.2.3 of the application report is considered to have addressed the proposed development's compliance with the Shire of Three Springs Local Planning Scheme No.2's requirements.
- Section 4.1.2 of the applicant's report is considered to have addressed the relevant *Planning and Development (Local Planning Schemes) Regulations 2015* requirements.

**Power Poles, Power Line and Switchyard
Lot 10710 (No.1719) & Lot 1 (No.1543)
Tomkins Road; section of Tomkins Road
road reserve; Lot 10707 (No.290) Natta
Road; Lot 10108 (No.1001) Carey Road;
section of Carey Road road reserve;
section of unmade road reserve; and Lot
122 (No.442) Carey Road, Arrowsmith East**

Development Application

October 2024 | 24-215

element.

Acknowledgment of Country

We acknowledge the Whadjuk people of the Noongar nation as traditional owners of the land on which we live and work.

We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

Document ID: Graphics/2024/24-215 - Arrowsmith East, 1199 Tomkins Road - Planning Advice, DA/01 InDesign Report/03 Final 00 InDesign/24215 Power Poles , Line Switchyard Arrowsmith East DA F1 241007.ind						
Issue	Date	Status	Prepared by	Approved by	Graphics	File
1	07.10.24	Final	Renee Young	Claire Willey	CS	F1
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Key Application Details

Development Application Details

Proposed Development	Proposed new power poles, power lines and switchyard
Applicant	Element Advisory on behalf of Strike South Pty Ltd (Strike)
Landowner	Project Haber Pty Ltd Nari Plains Holdings Pty Ltd Sandplain Creek Pty Ltd Crown Road Reserve (care, control and management of the road reserves is the responsibility of the Shire of Three Springs)
Type of approval sought	Development Application to be determined by Development Assessment Panel (DAP Form 1)
Property Address	1719 Tomkins Road, Arrowsmith East 1543 Tomkins Road, Arrowsmith East Section of Tomkins Road road reserve 290 Natta Road, Arrowsmith East 1001 Carey Road, Arrowsmith East Section of Carey Road road reserve Section of unmade road reserve 442 Carey Road, Arrowsmith East
Legal property description	Lot 10710, Plan P209764, Volume 1644 Folio 605 Lot 1, Plan P045660, Volume 2586 Folio 392 Lot 10707, Plan P169705, Volume 1954 Folio 206 Lot 10108, Plan P206576, Volume 1485 Folio 127 Lot 122, Plan P207170, Volume 1731 Folio 543 Sections of Local Road Reserve – Tomkins Road, Carey Road and unmade road
Site area	91,455,285m ² (or 9,145.5ha) ¹
Development value	\$16 million

¹ The actual footprint of the development is much less, with the power line corridor limited to approximately 30 metres wide for a length of approximately 16.75 kilometres, which equates to approximately 502,500m² (50.25ha).

Planning Framework Details

Local Government Area	Shire of Three Springs (the Shire)
Region Scheme and Zoning	N/A
Local Planning Scheme and Zoning	Shire of Three Springs Local Planning Scheme No. 2 (LPS 2) – Rural
Aboriginal and/or Local Heritage Considerations	N/A
Environmental Considerations	N/A
Relevant State Planning Policy, Development Control Policy, Position Statements and/or Planning Bulletins	State Planning Policy 2.5 - Rural Planning
Relevant Local Planning Policy (LPP)	N/A

Consultant List

This development application has been prepared on behalf of Strike South Pty Ltd with input from the following technical consultants:

Consultant List

Discipline	Consultant
Typical Pole Detail and Switchyard Design	BEC Engineering Pty Ltd
Planning	Element Advisory

1. Introduction

This report has been prepared by Element Advisory (EA) on behalf of Strike South Pty Ltd (Strike) in support of a development application for proposed new power poles, power lines and a switchyard, which extend from Lot 10710 (No.1719) Tomkins Road, Arrowsmith East to the South West Interconnected System (SWIS) on Lot 122 (No.442) Carey Road, Arrowsmith East. The power poles and lines are located across multiple properties, which comprise the subject site. The power poles and line are proposed on the following land parcels:

- Lot 10710 (No.1719) Tomkins Road, Arrowsmith East;
- Lot 1 (No.1543) Tomkins Road, Arrowsmith East;
- Section of Tomkins Road road reserve;
- Lot 10707 (No.290) Natta Road, Arrowsmith East;
- Lot 10108 (No.1001) Carey Road, Arrowsmith East;
- Section of Carey Road road reserve;
- Section of unmade road reserve; and
- Lot 122 (No.442) Carey Road, Arrowsmith East.

The switchyard will be located on Lot 122 (No.442) Carey Road, Arrowsmith East.

The purpose of the proposed power poles, line and switchyard is to connect the power station which is proposed on No.1719 (Lot 10710) Tomkins Road, Arrowsmith East (which is the subject of Development Application DAP/24/02759) to the SWIS on Lot 122 (No.442) Carey Road, Arrowsmith East. The proposed power poles, power line and switchyard are being developed by Strike.

Strike is a Western Australian (WA) company which is focussed on building an integrated, low-carbon energy business, based on access to Perth Basin gas and new energy resources. Strike is an independent explorer and producer and is aspiring to be Australia's lowest cost onshore energy producer.

The primary objective of Strike is to provide sustainable, low-cost, and reliable gas in order to support the Western Australian energy transition away from coal fired power and to enable the growth of the critical minerals industry.

This report provides an overview of the subject site and the proposed development, along with a detailed assessment of the development against relevant planning requirements and an examination of the planning merits of the proposal.

This report is accompanied by all required information including plans and elevations, as well as supporting technical reports as follows:

- Appendix A – Certificates of Title; and
- Appendix B – Technical Drawings prepared by Kalgoorlie Power Group.

As detailed in this report, the development is considered appropriate for the location and will provide important new electricity infrastructure to enable the transmission and distribution of power to the network. Approval of the application is therefore sought subject to relevant and reasonable conditions.

1.1 Requirement for Planning Approval

The proposed development has an estimated cost of development of \$16 million. The applicant with consultation with the Shire has elected to 'opt-in' to have the Regional Development Assessment Panel (RDAP) determine the application.

2. Subject Site

2.1 Site Description and Context

The site is formally described as set out in Table 1 below.

Table 1. Site Particulars

Lot	Plan	Vol/Folio	Street Address	Landowner	Area
10710	P209764	1644/605	1719 Tomkins Road, Arrowsmith East	Project Haber Pty Ltd	20,204,029m ² (2020.4ha)
1	P045660	2586/392	1543 Tomkins Road, Arrowsmith East	Project Haber Pty Ltd	14,837,983m ² (1,483.798 ha)
Section of Tomkins Road, Road Reserve	N/A	N/A	N/A	State of WA Care, control and management of the local road is undertaken by the Shire as per section 55(2) of the <i>Land Administration Act 1997</i> .	6,036m ² (based on a 30m wide area being required)
10707	P169705	1954/206	290 Natta Road, Arrowsmith East	Nari Plains Holdings Pty Ltd	20,208,357m ² (2,020.836 ha)
10108	P206576	1485/127	1001 Carey Road, Arrowsmith East	Sandplain Creek Pty Ltd	19,907,365m ² (1,990.736 ha)
Section of Carey Road, Road Reserve	N/A	N/A	N/A	State of WA Care, control and management of the local road is undertaken by the Shire as per section 55(2) of the <i>Land Administration Act 1997</i> .	1,956m ² (based on a 30m wide area being required)
Section of unmade Road Reserve	N/A	N/A	N/A	State of WA Care, control and management of the local road is undertaken by the Shire as per section 55(2) of the <i>Land Administration Act 1997</i> .	2,106m ² (based on a 30m wide area being required)
122	P207170	1731/543	442 Carey Road, Arrowsmith East	Sandplain Creek Pty Ltd	16,287,453m ² (1,628.745 ha)

Please Refer to Appendix A – Certificates of Title

In a regional context, the subject site is located approximately 280 km north of Perth CBD, 45 km southeast of Dongara and 35 km southwest of Mingenew in the Shire of Three Springs (the Shire).

The subject site is predominantly used for agricultural purposes (cropping and grazing).

Lot 10710 (No.1719) Tomkins Road, Arrowsmith East is partially developed for petroleum including the South Erregulla-1 (SE-1) exploration well. This development has occurred under the provisions of the *Petroleum and Geothermal Energy Resources Act 1967 (PGER Act)*. Section 15(1) of the *PGER Act* is discussed further below at section 2.3.2.

The total area of the landholdings involved in the development application is 91,455,285m² or 9,145.5ha, although the actual footprint of the development is much less, with the power line corridor limited to approximately 30 metres wide for a length of approximately 16.75 kilometres, which equates to approximately 502,500m² (50.25ha).

The proposed power poles and lines are located on land that has been cropped and/or grazed by sheep and has been previously cleared for these agricultural operations. It has been designed to avoid impacting the existing dispersed areas of remnant vegetation that are located across the total landholdings.

Access to the proposed infrastructure will be via the existing access tracks utilised by the landowners and leaseholders for agricultural purposes with access available from Tomkins Road and Carey Road.

The topography of the subject site is generally flat, with gentle undulations. There are no significant water features within the subject site.

Land uses surrounding the subject site include other agricultural operations (grain and sheep farming), unallocated crown land (UCL), and carbon farming.

There are four (4) rural residences located on the subject site, one (1) on Lot 1 (No.1543) Tomkins Road, Arrowsmith East, one (1) on Lot 10707 (No.290) Natta Road, Arrowsmith East, one (1) on Lot 10108 (No. 1001) Carey Road, Arrowsmith East and one (1) on Lot 122 (No.442) Carey Road, Arrowsmith East. There is a further rural residence located in proximity of the subject site to the east on Lot 10 (No.1199) Tomkins Road, Arrowsmith East.

Refer to Figure 1 – Location Plan

Refer to Figure 2 – Aerial Plan

Refer to Figure 3 – Site Plan

2.2 Environmental and Heritage

2.2.1 Heritage

A search of the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Inquiry System (AHIS), the Heritage Council's State Heritage Register and the City's Local Heritage Survey indicates there are no listings of local, State or national significance at the site.

2.2.2 Threatened Ecological Communities

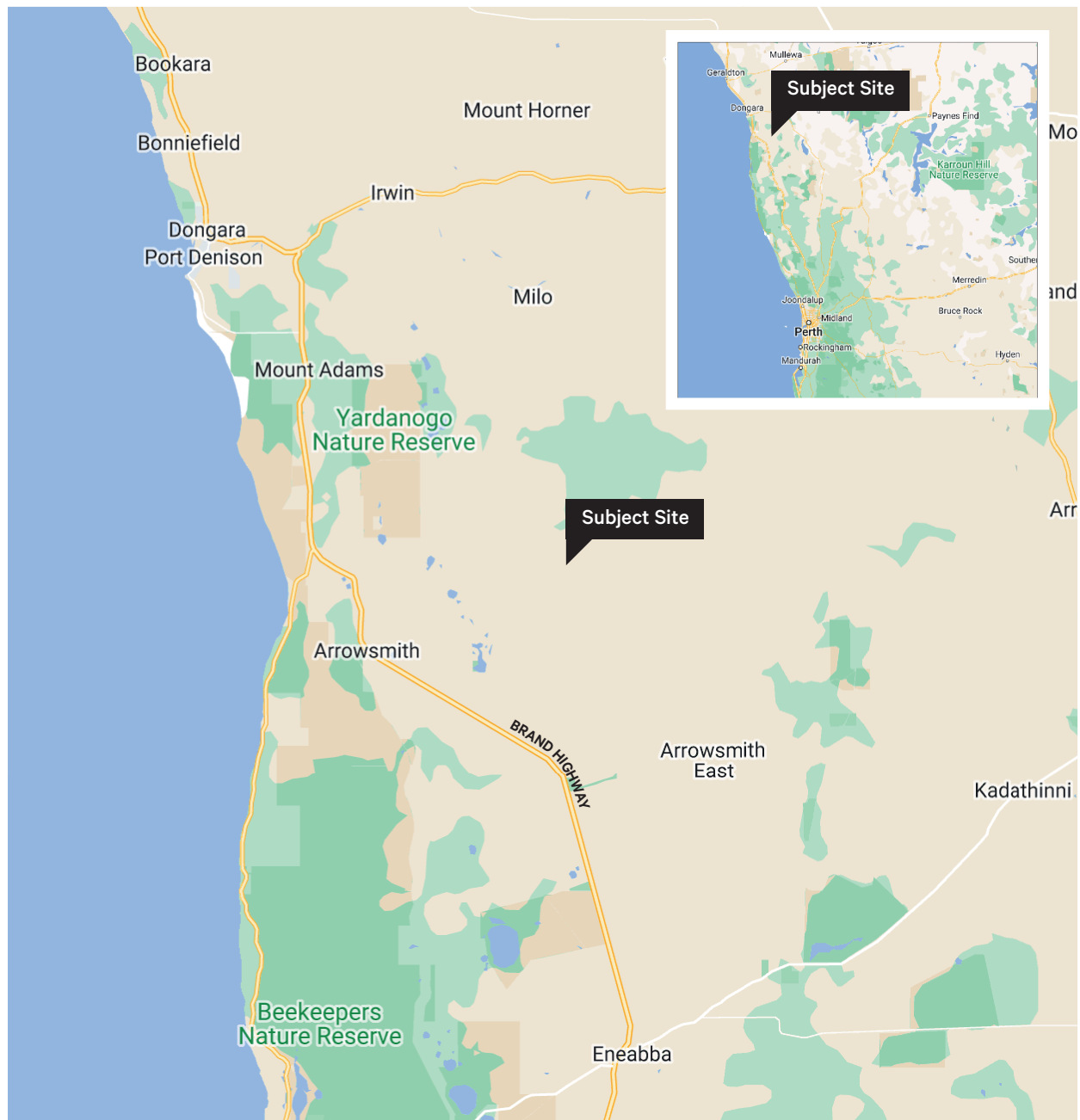
The subject site is not identified as being affected by any Threatened Ecological Communities (TECs). Notably, the development is not proposed to involve the clearing of vegetation.

2.2.3 Contamination

A desktop search of the Department of Water and Environmental Regulation's (DWER) Contaminated Sites database indicates that the site is not identified as being contaminated.

2.2.4 Acid Sulphate Soils

A desktop search of DWER's Acid Sulphate Soils Maps indicates that the site is not located within an area subject to acid sulphate soils.



source: googlemaps

Figure 1. Location Plan

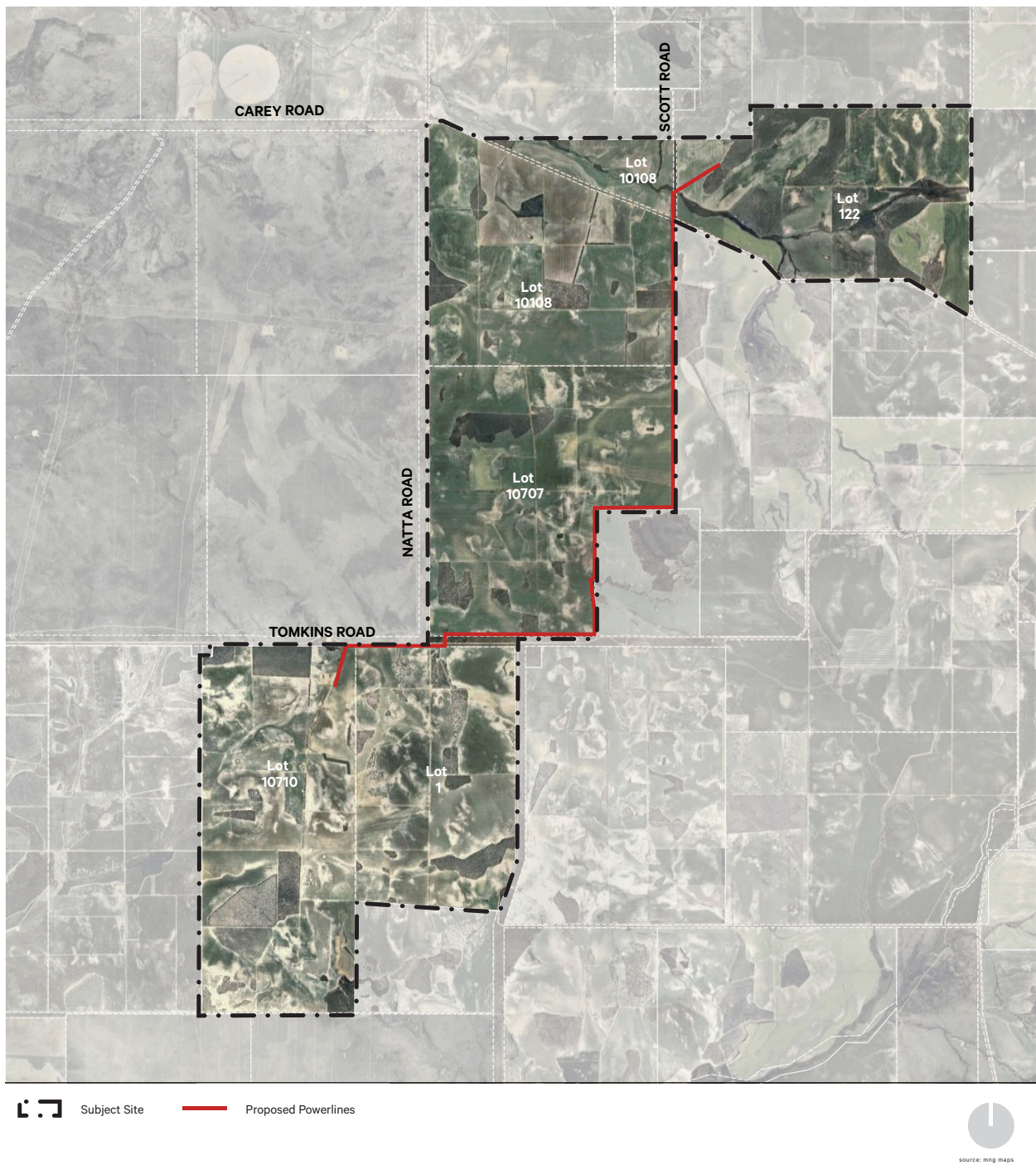


Figure 2. Aerial Plan

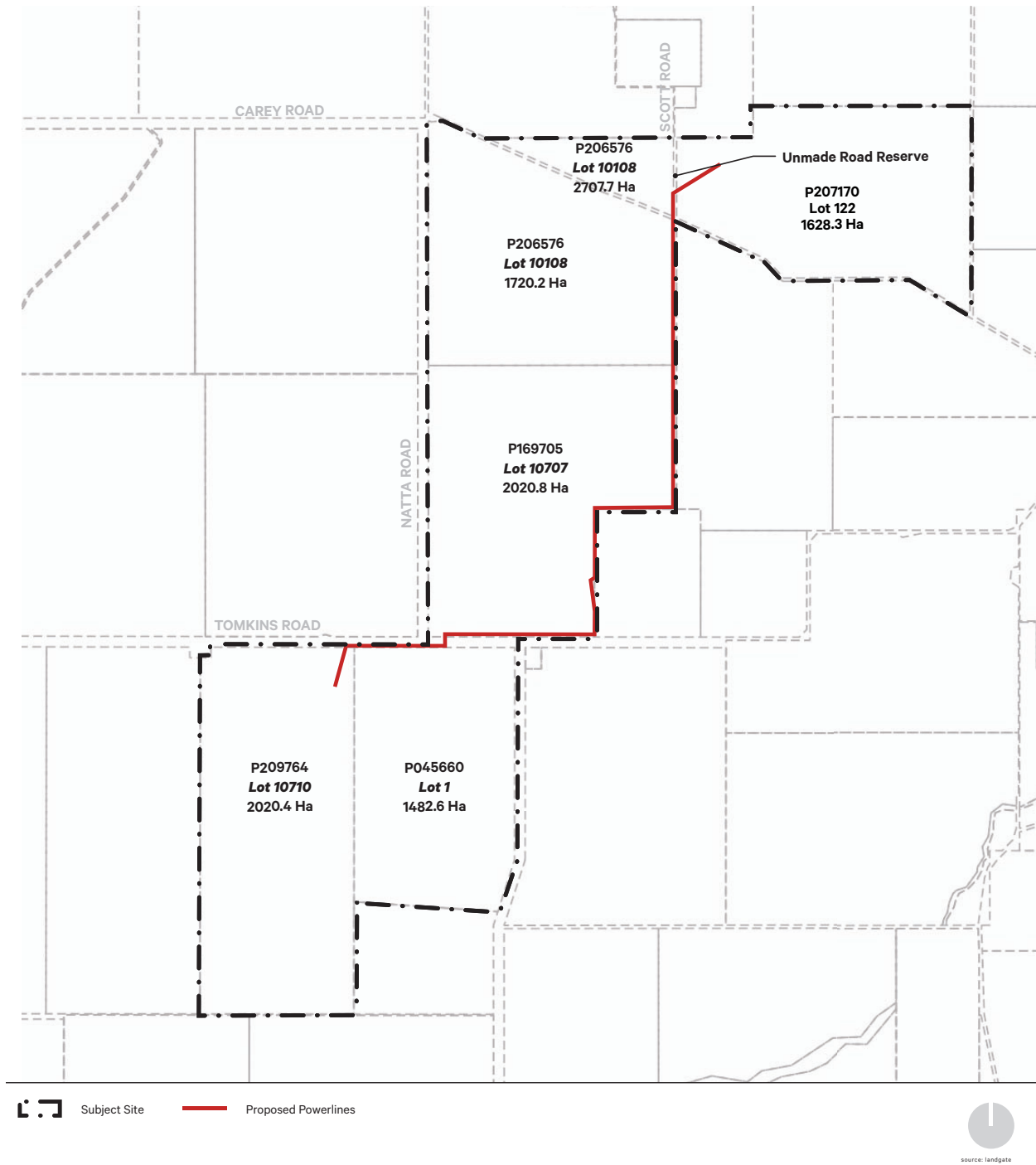


Figure 3. Site Plan

2.2.5 Bushfire

The subject site is partially mapped as being affected by bushfire prone vegetation. This is indicated in Figure 4, which illustrates the proposed development footprint and the closest areas of mapped bushfire prone vegetation.

Whilst the proposed power lines are partly located within an area designated as bushfire prone on the Map of Bush Fire Prone Areas, the proposed development does not trigger the application of State Planning Policy 3.7 - Planning in Bushfire Prone Areas (September 2024) (SPP 3.7), on the basis that the proposal does not involve a habitable building or is not for a caravan park or nature based camping ground. Therefore, the proposal does not necessitate an assessment against SPP 3.7.

Refer to Figure 4 – Bushfire Prone Vegetation Mapping

2.3 Other Approvals

2.3.1 DAP Development Application

A Development Application (DAP/24/02759) was lodged with the Shire in September 2024 to seek approval for the use of Lot 10710 (No.1719) Tomkins Road, Arrowsmith East for the purposes of a power station. This development application is currently being assessed by the Shire and is expected to be decided by the DAP in late November 2024.

The current development application will connect the proposed power station on Lot 10710 (No.1719) Tomkins Road, Arrowsmith East to the SWIS.

2.3.2 Works Approval Application

An application for works approval has been lodged with DWER to seek approval for a Prescribed Premises on Lot 10710 (No.1719) Tomkins Road, Arrowsmith East. This is for electric power generation premises, as listed in Part 1 of Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations).

Table 2: Prescribed Premises Categories

Category Number	Description of category	Category production or design capacity threshold	Facility production of design capacity
10	Oil or gas production from wells: premises, whether on land or offshore, on which crude oil, natural gas or condensate is extracted from below the surface of the land or the seabed, as the case requires, and is treated or separated to produce stabilised crude oil, purified natural gas or liquefied hydrocarbon gases.	5,000 tonnes or more per year	4 TJ/day (average) = 29,200 tonnes/year
52	<i>Electric power generation: premises (other than premises within category 53 or an emergency or standby power generating plant) on which electrical power is generated using a fuel.</i>	20 MW or more in aggregate (using natural gas)	90MW gas peaking power station

The approval of the DWER works application is an independent process to the separate development application (DAP/24/02759) that is currently afoot for the new power station land use and associated works on Lot 10710 (No.1719) Tomkins Road, Arrowsmith East.

2.3.3 Petroleum and Geothermal Energy Resources (PGER) Act 1967

Onshore petroleum exploration and development activities are subject to the *PGER Act* and associated regulations, administered by the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS). All petroleum activities must also be carried out in accordance with an approved Environment Plan (EP) with a publicly available disclosure that has appropriate risk-based environmental performance objectives and standards and that provides measurement criteria for determining whether the objectives and standards are met.

Strike has applied for approvals from DEMIRS to construct and operate the wellhead, gas conditioning unit and flowline on Lot 10710 (No.1719) Tomkins Road, Arrowsmith East in accordance with the *PGER Act*. Section 15 of the *PGER Act* provides that the rights under an exploration licence may be exercised on any land in the licence area “*notwithstanding the provisions of any other Act or law*”. It is understood that this provision exempts the requirement for development approval under the *Planning and Development Act 2005* (PD Act).

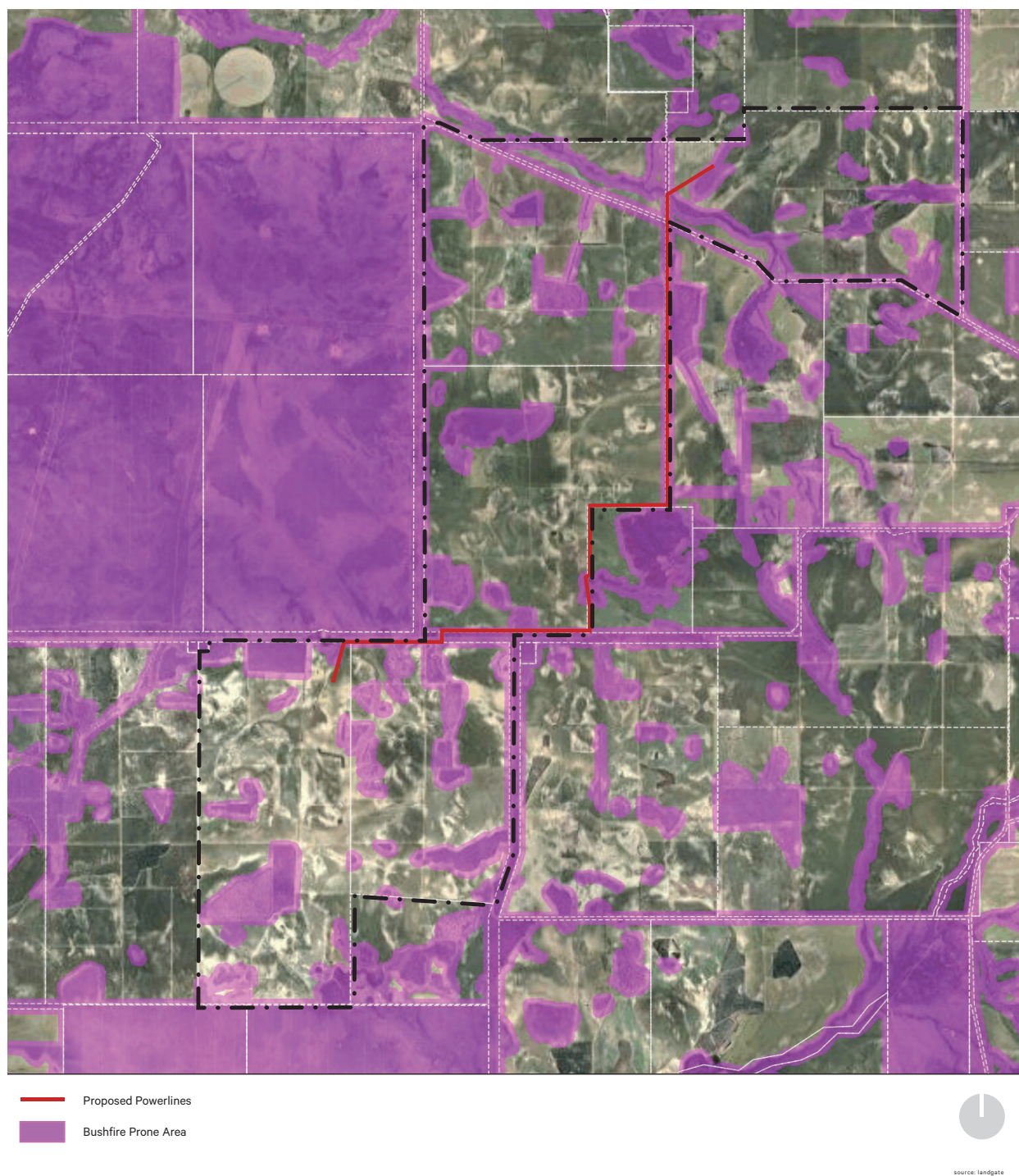


Figure 4. Bushfire Prone Vegetation Mapping

3. Proposed Development

3.1 Land Use

The proposed development is for proposed new power poles, power lines and a switchyard to connect a proposed power station (subject to a separate development application - DAP/24/02759) to the SWIS.

The proposal is to use the land for the transmission and distribution of power. It will not impact on the ongoing use of the land for agricultural purposes (cropping and grazing).

3.2 Development Summary

The development will consist of approximately 118 power poles and power lines over a distance of approximately 16.75 kilometres. A switchyard is located at the termination of the line before connecting to the SWIS.

The power poles / lines will commence at the power station proposed on Lot 10710 (No.1719) Tomkins Road, Arrowsmith East (Pole No. 1). The poles/line will extend from the site of the proposed power station to the north to sit just inside the property boundary on Tomkins Road from which the power line will run in an eastern direction parallel with Tomkins Road into Lot 1 (No.1543) Tomkins Road, Arrowsmith East. It is nominally proposed that Pole Nos. 1 to 8 will be in Lot 10710 (No.1719) Tomkins Road, Arrowsmith East. It is nominally proposed that Pole Nos.9 to 19 will be in Lot 1 (No.1543) Tomkins Road, Arrowsmith East.

The poles/line then cross over the Tomkins Road road reserve. Due to the width of the road reserve at this point it is proposed that up to one (1) pole (nominally Pole No.20) will be located within the road reserve. The location of this is nominally shown on the indicative pole alignment plan at Appendix B, however, is proposed to be refined and agreed with the Shire prior to construction.

Pole No. 21 is located within Lot 10707 (No.290) Natta Road, Arrowsmith East. The poles/line continue to run parallel to Tomkins Road inside the property boundary of Lot 10707 (No.290) Natta Road, Arrowsmith East (nominally Pole Nos.21 to 38) before heading in a north eastern direction, following the property boundary (nominally Pole Nos.38 to 55) before changing direction again to continue to follow the property boundary to the east (nominally Pole Nos.55 to 64) and then north east along the property boundary (nominally Pole Nos.64 to 79). The poles/line continue to the north east in Lot 10108 (No.1001) Carey Road, Arrowsmith East (nominally Pole Nos.80 to 96) before crossing/spanning the Carey Road road reserve. The poles/line continue into the northern part of Lot 10108 (No.1001) Carey Road, Arrowsmith East (nominally Pole Nos.97 to 102 and 108 to 112) before crossing/spanning a section of unmade road reserve to extend into Lot 122 (No.442) Carey Road, Arrowsmith East (nominally a further 12 poles)

The switchyard will be located within Lot 122 (No.442) Carey Road, Arrowsmith East.

Features of the proposal include:

- Intermediate poles with a height of generally between 18.5 and 21.5 metres. Selected poles may be up to 25 metres tall depending on the spans required. Final pole location and heights can be confirmed with the Shire at detailed design phase and prior to the commencement of construction.
- Vertical Termination Poles with a height of generally between 18.5 and 21.5 metres. Selected poles may be up to 25 metres tall depending on the spans required. Final pole location and heights can be confirmed with the Shire at detailed design phase and prior to the commencement of construction.
- A fully fenced 132 kV switchyard with an area of approximately 2,520m². The fence is proposed to be 4.7 metres high to secure the switchyard.
- The switchyard is responsible for transforming the electricity flow before it is directed onto the SWIS transmission line.

- The switchyard includes a range of power infrastructure of varying heights, including 6.5 metre high lighting poles to provide floodlighting to the switchyard and 15 metre tall lightening masts. A small relay room is included within the switchyard. Lighting is proposed to be intermittent; it will only be switched on when there is a fault at the switchyard and personnel are required to enter the switchyard.
- The switchyard includes a telecommunications monopole. This is used by Western Power for their communications on a closed network and therefore, is ancillary infrastructure to the switchyard. The final height of the monopole is not yet determined. Its effectiveness relies on line of sight to other Western Power communications monopole, and this will be refined during detailed design phase and can be confirmed with the Shire prior to the issue of a building permit. It is expected to be between 30 and 45 metres tall.

Please refer to the plans and elevations prepared by BEC Engineering Pty Ltd and provided at Appendix B.

3.3 Operational

The proposed switchyard will not require operation by staff. Maintenance staff may visit occasionally.

3.4 Temporary Construction Laydown

A temporary construction laydown area will be required to construct the switchyard. Following construction it will be returned to agricultural use.

3.5 Traffic and Transport

A Transport Impact Statement is not required as according to the WAPC Transport Impact Assessment Guidelines developments generating less than 10 vehicular trips in the peak hour have a low impact on the road network and do not warrant any further transport impact assessment.

3.6 Stormwater

There will be no runoff generated by the proposal as a result of the limited footprint and lack of roofed areas.

3.7 Waste

Given the switchyard will be unattended there will not be any generation of solid waste. It is proposed that any solid wastes generated on site by visiting maintenance staff be collected on-site and disposed of off-site by the visiting employee/s.

3.8 Sewerage

It is currently proposed that sewerage be contained within a chemical toilet onsite and trucked out as required and disposed at a licenced facility.

If, in the future, it is determined that an on-site effluent disposal system (i.e. septic system incorporating leech drain or similar) is required, the appropriate approvals will be sought from the Shire and Department of Health.

3.9 Services

The proposed land use does not necessitate the need for any site services.

Power from the transmission lines will be used to provide floodlighting and other power needs within the switchyard.

Non-potable water is required for the operation of the onsite toilet. Water will be transported to the site and stored in suitable storage tanks for use as required.

Non-potable water is also required for construction. This will be transported to the site as required during the construction phase.

3.10 Sewerage

A toilet will be provided on site in the switchyard. It is currently proposed that sewerage be contained within a chemical toilet onsite and trucked out as required and disposed at a licenced facility.

If, in the future, it is determined that an on-site effluent disposal system (i.e. septic system incorporating leech drain or similar) is required, the appropriate approvals will be sought from the Shire and Department of Health.

3.11 Acoustics and Air Quality

There is no audible noise generated by the proposed use and/or air emissions and therefore there is no specialist information necessitated in relation to either of these matters.

4. Applicable Planning Framework and Technical Assessment

4.1 State Planning Framework

4.1.1 State Planning Strategy 2050

The Western Australian Planning Commission (WAPC) is required to prepare and keep under review a planning strategy for WA. The State Planning Strategy 2050 is the highest-level strategic planning document in WA. It contemplates planning as part of its broader economic, social and environmental context, both in Australia and globally. The strategy provides a basis for Government to plan for the State's physical and social infrastructure, environment, food security, land availability, economic development, housing accessibility, security, education and training. There are six principles that underpin and inform the State Planning Strategy:

- Community - enable diverse, affordable, accessible and safe communities
- Economy - facilitate trade, investment, innovation, employment and community betterment
- Environment - conserve the State's natural assets through sustainable development
- Infrastructure - ensure infrastructure supports development
- Regional Development - build the competitive and collaborative advantages of the regions and
- Governance - build community confidence in the development processes and practices

Energy cost and supply is identified as a constraint to export driven economic development in WA.

Table 5 provides comment on the applicable objectives and aspirations of the Strategy relating to energy.

Table 5: Relevant Objectives and Aspirations of State Planning Strategy 2050 for Energy

Objective	Aspirations	Applicant Comment
To enable secure, reliable, competitive and clean energy that meets the State's growing demand. Enhanced infrastructure planning and coordination will lead the State into an era of increased energy security. More energy will be sourced from a diverse mix of affordable, low carbon sources. The State's buildings, businesses and industries will be more energy efficient.	• Energy provision remains reliable with, with few interruptions to service. • The use of offshore and onshore gas fields continues to reduce carbon emissions. • Source diversification and network security supply. • The energy supply is sufficient to meet demand over the longer term.	The proposed power poles, power lines and switchyard will support the transmission of electricity to the network from the gas fired peaking power station on Lot 10710 (No.1719) Tomkins Road, Arrowsmith East, to supply electricity to the network from onshore gas supply to meet the peak energy demands, assisting in meeting the State's aspirations for reliable supply and energy security whilst supporting decarbonisation.

The proposed development is consistent with the relevant objectives and aspirations of State Planning Strategy 2050 as it relates to energy.

4.1.2 Planning and Development (Local Planning Schemes) Regulations 2015

Clause 67(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Deemed Provisions), specifies matters which are to be given due regard when determining applications for development approval.

An assessment of the proposed development against the relevant matters outlined in Clause 67(2) of the Deemed Provisions has been undertaken. A summary of the assessment is provided in Table 6 below.

Table 6: Clause 67(2) assessment

Provision	Response	
(a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	Please see below discussion at Section 5.2.2. In summary, the proposed development is consistent with the aims of the Shire's Local Planning Scheme No. 2 (LPS 2), as it – • Does not prejudice, and can co-exist with, the predominant use of the subject site for agricultural purposes (cropping and grazing); • Is characteristic of electricity infrastructure commonly seen throughout rural areas and will not adversely impact on the rural character of the area; • Comprises a small footprint across a vast site area and is not highly visible from the surrounds, so will not impact on the rural character of the area more generally; and • Will not result in any amenity impacts or land use conflict.	✓
(b) <i>the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	The requirements of orderly and proper planning are addressed at Section 6.	✓
(c) <i>any approved State planning policy;</i>	The proposed development has been assessed against and is considered to comply with the relevant provisions of State Planning Policy 2.5 – Rural Planning Refer to the additional comments in the section 6.1.3 for an assessment against the relevant provisions of the SPP below.	✓
(d) <i>any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);</i>	N/A - the proposed development does not trigger significant thresholds for environmental factors.	N/A
(e) <i>any policy of the Commission</i>	N/A – there are no applicable WAPC policies or position statements.	N/A
(f) <i>any policy of the State;</i>	Please see below discussion in relation to the Government Sewerage Policy at Section 4.1.4.	✓
(fa) <i>any local planning strategy for this Scheme endorsed by the Commission;</i>	The proposed development has been considered against and found to be consistent with the intent and objectives of the Shire's Local Planning Strategy. Refer to Section 5.2.1.	✓
(g) <i>any local planning policy for the Scheme area;</i>	There are no relevant local planning policies.	N/A

Provision	Response	
(h) <i>any structure plan or local development plan that relates to the development;</i>	There is no applicable structure plan or local development plan.	✓
(i) <i>any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;</i>	N/A	N/A
(j) <i>in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;</i>	N/A	N/A
(k) <i>the built heritage conservation of any place that is of cultural significance;</i>	There is no built heritage of significance identified in proximity to the subject site.	N/A
(l) <i>the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	There are no registered or lodged cultural heritage sites located on the subject site.	N/A
(m) <i>the compatibility of the development with its setting, including —</i> (i) <i>the compatibility of the development with the desired future character of its setting; and</i> (ii) <i>the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	Power transmission lines and switchyards are commonly found dispersed throughout rural areas associated with distributing power throughout regional and rural areas of the State. There are not expected to be any adverse impacts from the proposed development on neighbouring properties associated with height, bulk, scale, orientation or appearance due to the setbacks of the development from the subject site boundaries, the shielding that is provided by the existing remnant vegetation and the undulating landscape and due to the relatively isolated location of the development.	✓
(n) <i>the amenity of the locality including the following —</i> (i) <i>environmental impacts of the development;</i> (ii) <i>the character of the locality;</i> (iii) <i>social impacts of the development;</i>	The proposed development is not expected to have any off-site environmental impacts. Power transmission lines and switchyards are commonly found dispersed throughout rural areas associated with distributing power throughout regional and rural areas of the State. The proposed development is not expected to have any adverse environmental impacts or social impacts. The development supports further investment in the Shire and the broader region's contribution to gas and power generation needed to support the State's green energy transformation.	✓
(o) <i>the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;</i>	No clearing of existing trees or remnant vegetation is proposed. The proposed development will not impact on existing water sources.	✓

Provision	Response	
(p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i>	No clearing of existing trees or remnant vegetation is proposed. The proposed development is located on existing cleared areas. Existing remnant vegetation near the proposed development will be retained.	✓
(q) <i>the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;</i>	The land is suitable for the development having regard to matters of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion and land degradation.	✓
(r) <i>the suitability of the land for the development taking into account the possible risk to human health or safety;</i>	The land is suitable for the development considering the possible risk to human health and safety given the separation distances between the development and sensitive receptors.	✓
(s) <i>the adequacy of —</i> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	The proposed switchyard will be unattended. When maintenance is required the maintenance staff will use the existing rural access tracks that are located on the subject site. Given the low impacts of the development on the transport network (less than 10 trips in the peak hour) no further assessment of transport impacts is necessitated as per the WAPC Transport Impact Assessment Guidelines.	✓
(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i>	As set out in this report the development will result in a very nominal and occasional amount of additional traffic which is expected to be readily accommodated within the existing road network, with intersection performance and network capacities able to operate effectively without modification.	✓
(u) <i>the availability and adequacy for the development of the following —</i> (i) <i>public transport services;</i> (ii) <i>public utility services;</i> (iii) <i>storage, management and collection of waste;</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> (v) <i>access by older people and people with disability;</i>	The land use is not located nor appropriate to public transport access considerations. The availability of services is addressed in Section 3.6. Waste management is addressed in Section 3.5. Management of sewerage is addressed in Section 3.7. Access by pedestrians and cyclists and access for older people or people with a disability is not appropriate to the nature of the development nor its location.	✓
(v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	The development will not result in the loss of any community service or benefit.	✓
(w) <i>the history of the site where the development is to be located;</i>	The site has been used for broadacre agriculture (cropping and grazing). The predominant part of the subject site will continue to be used for broadacre agriculture (cropping and grazing).	✓

Provision	Response	
(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	The proposed development is located appropriately within the subject site, adjacent to property boundaries wherever feasibly possible to limit the impact on the existing agricultural operations on the site. Where the line crosses road reserves, it is proposed that where practically possible, poles will be located outside of road reserves to limit impacts (with the lines spanning the road). It is anticipated one pole will be required in the Tomkins Road, road reserve, with the placement of this to be resolved to the Shire's satisfaction. It will not impact the community's use or access to these road reserves. Importantly, the proposal builds on existing infrastructure in the area and responds to strategies for the Mid-West Region to provide power generation infrastructure to support the growing demand for power in WA. The proposed development will play an important role in supporting the reduction in carbon usage by distributing power to meet peak demand in periods when renewable supply is intermittent or reduced. It is considered that the impact of the development on the community as a whole will be positive and is therefore desirable.	✓
(y) <i>any submissions received on the application;</i>	Any submissions received during advertising (if required) will be considered.	N/A
- <i>the comments or submissions received from any authority consulted under clause 66;</i>	Any comments or submissions received from authorities consulted under clause 66 will be considered.	N/A
(zb) <i>any other planning consideration the local government considers appropriate.</i>	N/A	N/A

4.1.3 State Planning Policy 2.5 - Rural Planning

State Planning Policy 2.5 – Rural Planning (SPP 2.5) applies to all rural zoned land in WA. The intent of SPP2.5 is to protect and preserve rural zoned land, to ensure its economic, natural resource, food production, environmental and landscape values are maintained.

Pursuant to the Shire of Three Springs Local Planning Scheme No. 2 (LPS 2), SPP 2.5 is read as part of LPS2.

Section 5.1 of SPP 2.5 sets out the provisions for the protection of rural land and land uses. Table 7 below provides an assessment of the proposal against the relevant provisions of Section 5.1 of SPP 2.5.

Table 7: Section 5.1 of SPP 2.5 assessment

Provision	Response	
<i>requiring that land use change from rural to all other uses be planned and provided for in a planning strategy or scheme;</i>	The subject site is large and comprises multiple lots currently used for rural purposes (cropping and grazing). The proposed development will be a nominal footprint (relative to the size of the subject site) and will not prejudice the ongoing use of the majority of the subject site for agricultural land use.	✓
<i>retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose;</i>	The subject site is not identified as priority agricultural land in a planning strategy or scheme.	N/A
<i>ensuring retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views;</i>	The proposed development is not proposed to result in the clearing of any remnant vegetation. The proposal is characteristic of electricity infrastructure commonly seen throughout rural areas. There are not expected to be any adverse impacts from the proposed development on landscape or views given the vastness of the landscape within which the development is located, the screening that is provided by the existing remnant vegetation and the undulating landscape.	✓
<i>protecting land, resources and/or primary production activities through the State's land use planning framework;</i>	The proposal meets the relevant requirements of the land use planning framework and is consistent with the vision for the Shire articulated in their Local Planning Strategy to support power generation opportunities.	✓
<i>creating new rural lots only in accordance with the circumstances under which rural subdivision is intended in Development Control Policy 3.4: Subdivision of rural land;</i>	No new rural lots are proposed.	N/A
<i>preventing the creation of new or smaller rural lots on an unplanned or ad-hoc basis, particularly for intensive or emerging primary production land uses;</i>	No new rural lots are proposed.	N/A
<i>comprehensively planning for the introduction of sensitive land uses that may compromise existing, future and potential primary production on rural land; and</i>	The proposal is not for a sensitive land use.	✓
<i>accepting the impacts of well-managed primary production on rural amenity.</i>	The proposed development facilities continued use of the predominant part of the subject site for primary production. There is no change proposed to current primary production operations.	N/A

Section 5.5 of SPP 2.5 acknowledges that WA is a large and diverse State with regional variations and that the WAPC's decisions are to be guided by the need to provide economic opportunities for rural communities and to protect the State's primary production and natural resource assets. In this regard, State Planning Strategy 2050 and the LPS both identify the Shire's onshore gas production and power generation potential. This is considered to be consistent with the provisions of Section 5.5 (d) of SPP 2.5.

4.1.4 Government Sewerage Policy

The Government Sewerage Policy sets out the minimum requirements for on-site sewerage disposal. It is proposed that sewerage be contained within a chemical toilet onsite and trucked out as required and disposed at a licenced facility.

4.2 Local Planning Framework

4.2.1 Shire of Three Springs Local Planning Strategy

The Shire has prepared a Local Planning Strategy (LPS) to guide the growth and development of the Shire over the next 10 - 15 years. The LPS sets out a vision for the future and covers key issues such as urban development, rural residential development, tourism, sustainable agriculture, land management, heritage, transport, land management, environment and raw materials.

The LPS vision notes that the Shire will continue to recognise and protect its agricultural resources and rural hinterland through sustainable environmental practices including the management of salinity and the preservation of remnant vegetation. The vision also recognises the growth of the mining and resources industry within the Mid-West region and the key role that the Shire will play in providing infrastructure for industry, particularly in respect to power generation.

The proposed development is wholly consistent with the vision articulated for the Shire in the LPS with respect to power generation and distribution.

The proposed development is also consistent with the objectives in the LPS concerning the continuation of agriculture and protection of remnant vegetation. The subject site will continue to be predominantly used for cropping and grazing outside of the power pole and power line alignment (nominally a 30 metre wide corridor) and outside of the land required for the switchyard. It is proposed to avoid the clearing of any remnant vegetation located on the subject site.

Accordingly, the proposed development is considered to be consistent with the relevant provisions of the LPS.

4.2.2 Shire of Three Springs Local Planning Scheme No.2

The Shire of Three Springs Local Planning Scheme No. 2 (LPS 2) is the primary statutory instrument that controls land use and development within the Shire. The subject site is zoned 'Rural' under the provisions of LPS 2.

The objective of the Rural zone is:

"To provide for the sustainable use of land for the agricultural industry and other uses complimentary to sustainable agricultural practices, which are compatible with the capability of the land and retain the rural character and amenity of the locality."

The proposed power poles, power lines and switchyard station are consistent with the objective of the zone as follows:

- The site will continue to be predominantly utilised for agricultural activities (cropping and grazing). The power poles and power lines have been aligned to be located just inside property boundaries wherever practically possible to limit their impact on agricultural operations. Only a limited area of the subject site will be removed from agricultural use where and this will not impact on the sustainability of agricultural operations. The proposed development is therefore compatible with ongoing sustainable agriculture.
- The proposed development will not result in off-site impacts that will jeopardise the use of the broader region for agricultural purposes nor the amenity of the area.
- The area of the subject site upon which the development is proposed has been previously cleared for agricultural activities. No loss of remnant vegetation is proposed which may affect the character or environmental values of the subject site.
- The proposal will not be highly visible from surrounding properties due to the separation distances between the proposed development and surrounding vantage points. The character of the area is one of broad scale cropping and grazing operations interspersed with stands of remnant vegetation in a gently undulating landscape. The proposal is characteristic of electricity infrastructure commonly seen throughout rural areas. It will therefore not impact on the rural character of the area.

Refer to Figure 5 – LPS2 Zoning

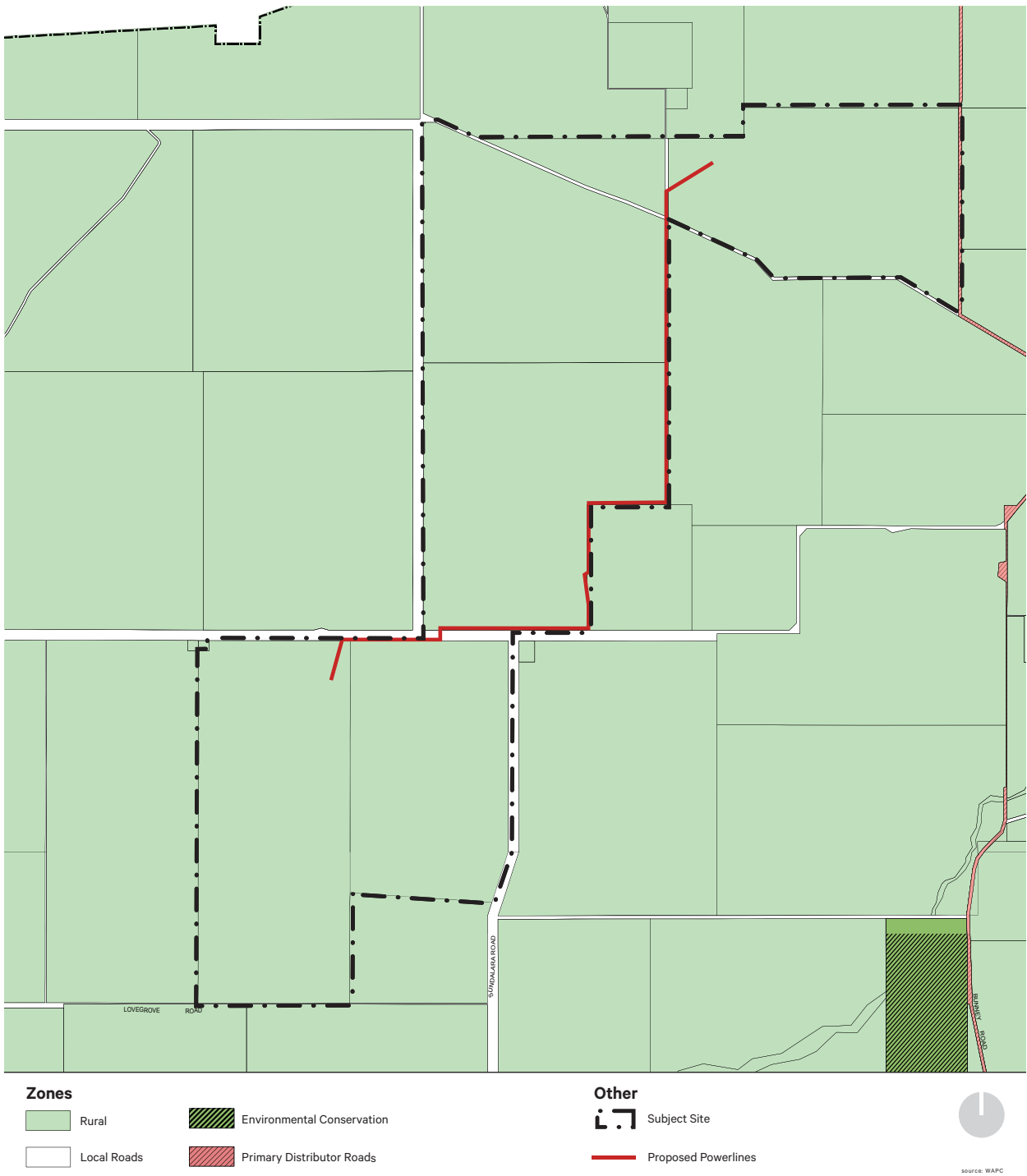


Figure 5. LPS2 Zoning

Land Use Permissibility is set out in the Zoning Table of the LPS2. Clause 18(3) provides that where a specific use is defined, it is excluded from general terms used to describe other uses.

The Zoning Table does not contain a use class specific to utility installation, or alternatively which provides for the transmission or distribution of power or electricity. Accordingly, the use is not considered to fall under any of the defined use classes under LPS2.

Clause 18(4) provides for the circumstances where a use does not fall under any of the defined use classes listed in the Zoning Table. It provides:

The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table —

(a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

(b) determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land;

or

(c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

The 'the transmission and distribution of power' land use is consistent with the Rural zone objectives as outlined above. It is therefore a permitted use per clause 18(4)(a) of LPS2.

The Shire may give notice of the application in accordance with Clause 64 of the deemed provisions (effectively public advertising) as set out at Clause 18(4)(b).

4.2.3 Development Controls

Table 7 of LPS2 sets out the Additional site and development requirements that apply to land in the LPS2 area.

In the Rural Zone, there are a number of specific requirements relating to nutrient run-off. These provide that:

In considering applications for development approval, the local government:

(a) shall ensure that the development proposed will not result in any net export of nutrients from the land to any wetland, watercourse or underground aquifer;

(b) may require no further clearing of vegetation;

(c) shall prohibit stormwater from draining directly into existing water bodies or watercourses; and

(d) may require all stormwater to be disposed of on-site.

The proposal will not collect stormwater.

Table 7 also contains general requirements in relation to:

- development in proximity to water resources and on land prone to the risk of flooding;
- effluent disposal;
- landscaping;
- car parking; and
- vehicle access.

In relation to these matters, it is noted that:

- The site is not within an area at risk of flooding and is not in close proximity to a water body.
- On site effluent disposal is not proposed. The switchyard will be unattended, and no amenities are proposed on site.
- The proposed switchyard will be unattended by staff and is not open to visitors, hence specific parking standards and rates are not applicable.
- Unsealed car parking and manoeuvring areas will be available on site for access by maintenance staff. These staff will use the existing rural access tracks that exist on site for use in the agricultural operations on site.
- Vehicles will enter and exit all parts of the site in a forward gear via the existing unsealed, 'rural standard' vehicle tracks on the subject site.

Schedule 2 or LPS2 identifies development standards that apply to development in the Rural zone. There is no applicable landscape requirement. The applicable setbacks are as follows:

- Front / Street – 20 metres
- Side – 10 metres
- Rear – 20 metres

It is proposed to vary the boundary setback controls for the proposed power lines and poles. These have been deliberately located within 1 to 7 metres of property boundaries to align the infrastructure adjacent to these boundaries. This minimises the impact of the infrastructure on the agricultural operations on the site (in terms of cropping). The switchyard is to be setback in excess of the 20 metre setback requirements to the unmade road reserve.

The proposal is characteristic of electricity infrastructure commonly seen throughout rural areas, which is generally located within road reserves and adjacent to property boundaries. Therefore, whilst not achieving the setback standards of LPS2, the proposed variation is not expected to adversely impact on the rural character of the area.

5. Orderly and Proper Planning

In addition to the assessment and justification provided in the planning assessment, the principles of orderly and proper planning require that new development is a logical and efficient extension of existing development and is consistent with the planning vision and strategic direction for the locality.

The key points regarding the proposed development are as follows:

- The proposed use is an extension of the existing gas infrastructure located on Lot 10710 (No.1719) Tomkins Road, Arrowsmith East, which has been approved under the PGER Act.
- The proposed distribution of power from the gas infrastructure located on Lot 10710 (No.1719) Tomkins Road, Arrowsmith East to the SWIS is consistent with the strategic direction identified for the Shire in the LPS with respect to onshore gas production.
- The proposed development will not compromise the predominant use of the subject site for agricultural (cropping and grazing) purposes.
- The scale of the proposed electricity infrastructure is consistent with the electricity infrastructure commonly seen throughout rural Western Australia.
- The proposal will not compromise the functionality or amenity of any existing rural residential properties or neighbouring agricultural operations in the vicinity of the subject site.
- The proposal will not compromise the functionality of the existing road network, other than where the Tomkins Road reserve is too wide, the power lines will span all road reserves without the need for poles in the road reserves. The proposal will also not generate any noticeable traffic other than during the construction period.
- The proposal provides for the connection of the proposed gas fired peaking power station (subject to DAP/24/02759) to the SWIS, which transmits power across the >4 GW primary electricity market to assist in meeting the growing electricity needs of WA.

Given the above, the proposed development is considered to be consistent with the principles of orderly and proper planning and should be supported on its planning merit.

6. Conclusion

This report has been prepared by Element Advisory on behalf of Strike in support of a development application for new power poles, power lines and a switchyard, which extend from Lot 10710 (No.1719) Tomkins Road, Arrowsmith East to the South West Interconnected System (SWIS) on Lot 122 (No.442) Carey Road, Arrowsmith East. The power poles and lines are located across multiple properties, which comprise the subject site.

This report sets out the development approval framework, project area description, proposed development and planning framework applicable to the proposal.

Based on the planning assessment set out in this report, it is considered that the proposed development will not compromise the strategic intent for the area and is consistent with development standards and requirements in the applicable statutory planning framework.

In conclusion, the proposed development provides for the connection of the proposed gas fired peaking power station (subject to DAP/24/02759) to the SWIS, which transmits power across the >4 GW primary electricity market to assist in meeting the growing electricity needs of WA and the state government's green energy transformation policy.

It will not impact on the landscape, the sustainable and ongoing agricultural use or the site's environmental qualities.

The proposed development is demonstrably consistent with the principles of orderly and proper planning. Accordingly, it is respectfully requested that the Shire support and recommend approval of the proposed development to the RDAP, subject to appropriate and reasonable conditions.

Appendix A

Certificates of Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1644

605

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 10710 ON DEPOSITED PLAN 209764

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PROJECT HABER PTY LTD OF LEVEL 2 66 KINGS PARK ROAD WEST PERTH WA 6005

(T P286240) REGISTERED 14/9/2022

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

1. P286241 MORTGAGE TO RABOBANK AUSTRALIA LTD REGISTERED 14/9/2022.

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: 1644-605 (10710/DP209764)
PREVIOUS TITLE: 1564-256
PROPERTY STREET ADDRESS: 1719 TOMKINS RD, ARROWSMITH EAST.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF THREE SPRINGS





Page 1 (of 2 pages) 605

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FOL.

VOL.

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF

IT 37

CT 1644 0605 F



Transfer C540093

Volume 1564 Folio 256

WESTERN



AUSTRALIA

1644 605

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 29th April, 1983

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in Victoria Location 10710, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

FIRST SCHEDULE (continued overleaf)

~~Kevin George Ingham of Shackleton, Farmer.~~

SECOND SCHEDULE (continued overleaf)

1. MORTGAGE C540094 to ~~The Commissioners of the Rural and Industries Bank of Western Australia.~~ Registered 29.4.83 at 9.13 o.c.

Discharged D647448 11.1.88

2. MORTGAGE C540095 to ~~Westralian Farmers Co-operative Limited.~~ Registered 29.4.83 at 9.13 o.c.

Discharged D647451 11.1.88

3. MORTGAGE C540096 to ~~Thomas George Ingham, Farmer and Nellie Ingham, his wife, both of 8 Mudalla Place, Wanneroo.~~ Registered 29.4.83 at 9.13 o.c.

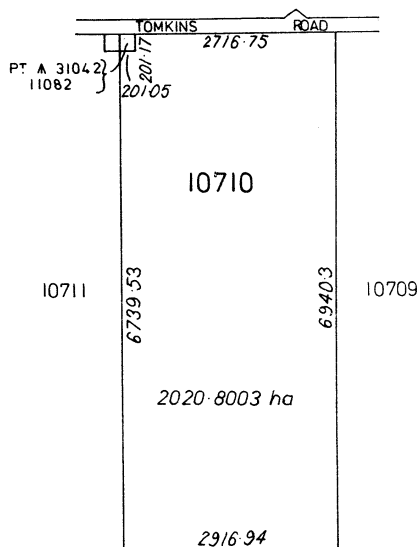
Discharged D647449 11.1.88

REGISTRAR OF TITLES

THIRD SCHEDULE

SCALE 1:75000
PUBLIC PLANS 94/80
123/80

LT.



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/77-45M-S/2860

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued)						NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.					
REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS					
	NATURE	NUMBER									
John Stanley Hutchinson and Heather Irene Hutchinson, both of Post Office Box 182 Three Springs, Farmers. <u>Bowkara Pty Ltd</u> of care of <u>PW Creek Pty Ltd</u> , 171 Marine Terrace, Geraldton. <u>Adrian John Morgan</u> and <u>Russell Stewart Morgan</u> both of <u>Tompkins Road, West Arrino as tenants in common in equal shares.</u> The one undivided half share of <u>Adrian John Morgan</u> is transferred to <u>Adrian John Morgan</u> . The registered proprietors are now <u>Adrian John Morgan</u> and <u>Russell Stewart Morgan</u> both of <u>Tompkins Road, West Arrino as tenants in common in equal shares.</u> <u>Adrian John Morgan</u> of <u>Tompkins Road, West Arrino</u> . <u>Mary Anne Brenkley</u> of Post Office Box 300, Dongara. The correct address of the registered proprietor is now <u>Post Office Box 79, Mingenew.</u>	Transfer	D647452	11.1.88	9.35		2					
	Transfer	F816335	27.2.95	15.33		2					
	Transfer	H91834	28.4.99	8.20		2					
	Transfer	H91835	28.4.99	8.20		2					
	Transfer	H91836	28.4.99	8.20		2					
	Transfer	H91837	28.4.99	8.20		2					
	By	H694965	16.3.01	11.07		2					

SECOND SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.				
INSTRUMENT NATURE	NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS
Mortgage	0749379	to The Rural Adjustment Authority.	12.4.84	9.44		2
Charge	0790641	Lodged 12.6.1984 at 12.11 o'c.				2
Transfer	0912580	of Mortgage 0540095 to Wesfarmers Ltd. (Dup C/T not p'd)	5.12.84	10.41		2
Charge	D5475	Lodged 22.4.1985 at 3.39 o'c.				2
Mortgage	D647453	to National Australia Savings Bank Ltd.	11.1.88	9.35		2
Mortgage	D647454	to National Australia Bank Ltd.	11.1.88	9.35		2
Mortgage	D750283	to Rural Adjustment & Finance Corporation of Western Australia.	12.5.88	10.36		2
Mortgage	H91838	to Bank of Western Australia Ltd.	28.4.99	8.20		2
Mortgage	H694965	to Country Housing Authority.	16.3.01	11.07		2

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2586

392

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON DEPOSITED PLAN 45660

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PROJECT HABER PTY LTD OF LEVEL 2 66 KINGS PARK ROAD WEST PERTH WA 6005

(T P286240) REGISTERED 14/9/2022

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

1. P286241 MORTGAGE TO RABOBANK AUSTRALIA LTD REGISTERED 14/9/2022.

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: DP45660
PREVIOUS TITLE: 2026-538
PROPERTY STREET ADDRESS: 1543 TOMKINS RD, ARROWSMITH EAST.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF THREE SPRINGS



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1954

206

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 10707 ON DEPOSITED PLAN 169705

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PHILIP EDWARD RUSTAT DEMPSTER
ELIZABETH JANE DEMPSTER
BOTH OF POST OFFICE BOX 172, MINGENEW
AS TENANTS IN COMMON IN EQUAL SHARES

(T G368474) REGISTERED 9/1/1997

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

1. K913883 MORTGAGE TO RABOBANK AUSTRALIA LTD REGISTERED 20/4/2009.

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: 1954-206 (10707/DP169705)
PREVIOUS TITLE: 1387-708
PROPERTY STREET ADDRESS: 290 NATTA RD, ARROWSMITH EAST.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF THREE SPRINGS

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Transfer F139861
Volume 1387 Folio 708

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. FOL.

CT 1954 206



CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 19th March, 1993

REGISTRAR OF TITLES

S. J. MuleskyESTATE AND LAND REFERRED TO

Estate in fee simple in Victoria Location 10707, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

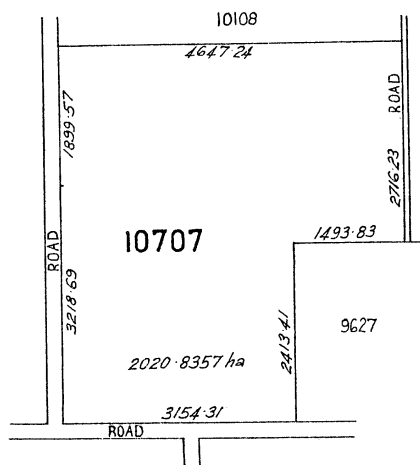
FIRST SCHEDULE (continued overleaf)

~~Hadera Pty. Ltd. of Post Office Box 17, Dongara.~~

SECOND SCHEDULE (continued overleaf)

1. ~~MORTGAGE F139862 to Anthony John Allan of 31 Waratah Avenue, Dalkeith. Registered 19.3.93 at 12.57.~~

Discharged F503217 31.3.94

THIRD SCHEDULESCALE 1:75 000
M.D.

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

FIRST SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR

INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
NATURE	NUMBER				
Philip Edward Rustat Dempster and Elizabeth Jane Dempster both of Mingenew, as tenants in common in equal shares.	Transfer G368474	9.1.97	8.18		

SECOND SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
NATURE	NUMBER									
Mortgage	G368475	9.1.97	8.18							
Mortgage	H478862	21.6.00	8.29			Discharged	H462640	2.6.00		C7

CERTIFICATE OF TITLE VOL. 1954 FOL. 206

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1485

127

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 10108 ON DEPOSITED PLAN 206576

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

SANDPLAIN CREEK PTY LTD OF 600 SOUTH ROAD MINGENEW WA 6522

(T 0039062) REGISTERED 27/11/2018

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE.
2. P546032 LEASE TO AMPLITEL PTY LTD OF CARE OF JLL, 242 EXHIBITION STREET MELBOURNE VIC 3000 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 16/11/2023.
3. P990601 CAVEAT BY PILOT ENERGY LIMITED LODGED 15/5/2024.
4. P990602 CAVEAT BY PILOT ENERGY LIMITED LODGED 15/5/2024.

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: 1485-127 (10108/DP206576)
PREVIOUS TITLE: 1375-107
PROPERTY STREET ADDRESS: 1001 CAREY RD, ARROWSMITH EAST.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF THREE SPRINGS





1675/83

ORIGINAL - NOT TO BE REMOVED FROM OFFICE

CT 1485 0127 F



Application B415811

WESTERN

AUSTRALIA

Volume 1375 Folio 107

1485 127

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 12th October, 1977

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Victoria Location 10108, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

John Stanley Hutchinson, Farmer and Heather Irene Hutchinson, Married Woman, both of Yorkrakine, as joint tenants.

SECOND SCHEDULE (continued overleaf)

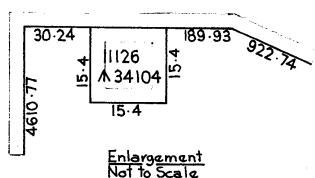
1. ~~MORTGAGE A793747 to Adrian Hackett Downes, Farmer and Maureen Barbara Downes, his wife, both of Arrino. Registered 7.3.74 at 2.8 o/c.~~

Discharged C931200 4.1.85

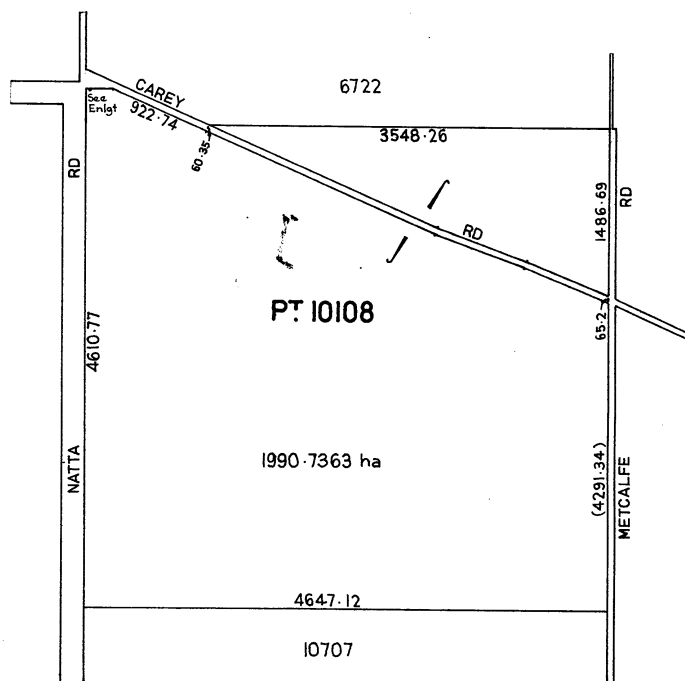
2. ~~MORTGAGE B415812 to Commonwealth Development Bank of Australia. Registered 12.10.77 at 2.14 o/c.~~

Discharged C657267 17.11.83

Dup C/T not prod.

REGISTRAR OF TITLESTHIRD SCHEDULE

Scale 1:50000
Public Plan 123/80 c.3.
5.



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

53083/12/75-20M-S/2860

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON



FIRST SCHEDULE (continued)						
NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.						
REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	INITIALS
NATURE	NUMBER	NATURE	NUMBER			
The correct address of the registered proprietors is now Post Office Box 182, Three Springs.		By	D647453	11.1.88	9.35	R

SECOND SCHEDULE (continued)						
NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.						
INSTRUMENT		PARTICULARS		REGISTERED	TIME	INITIALS
NATURE	NUMBER					
Caveat	B454448	Lodged by Commissioners instruction 22.12.77 at 1.35 p.m.				
Mortgage	C981791	to National Australia Bank Ltd.		19.3.85	9.22	
Caveat	C993649	Lodged by Commissioners instruction 3.4.85 at 2.38 p.m.				
Mortgage	D647453	to National Australia Savings Bank Ltd.		11.1.88	9.35	
Caveat	D657663	Lodged by Commissioners instruction 22.1.88 at 14.52 Hrs.				

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1731

543

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 122 ON DEPOSITED PLAN 207170

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

SANDPLAIN CREEK PTY LTD OF PO BOX 82 MINGENEW WA 6522

(T P435444) REGISTERED 31/1/2023

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

1. P740389 MORTGAGE TO RABOBANK AUSTRALIA LTD REGISTERED 12/10/2023.

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: 1731-543 (122/DP207170)
PREVIOUS TITLE: 1481-293
PROPERTY STREET ADDRESS: 442 CAREY RD, ARROWSMITH EAST.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF THREE SPRINGS



ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF

CT 1731 0543 F



Sundry Document D267828

Volume 1481 Folio 293

WESTERN



AUSTRALIA



1731 543

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

N. J. Smyth

REGISTRAR OF TITLES

Dated 12th June, 1986

ESTATE AND LAND REFERRED TO

Estate in fee simple in Yandanooka Estate Lot 122, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

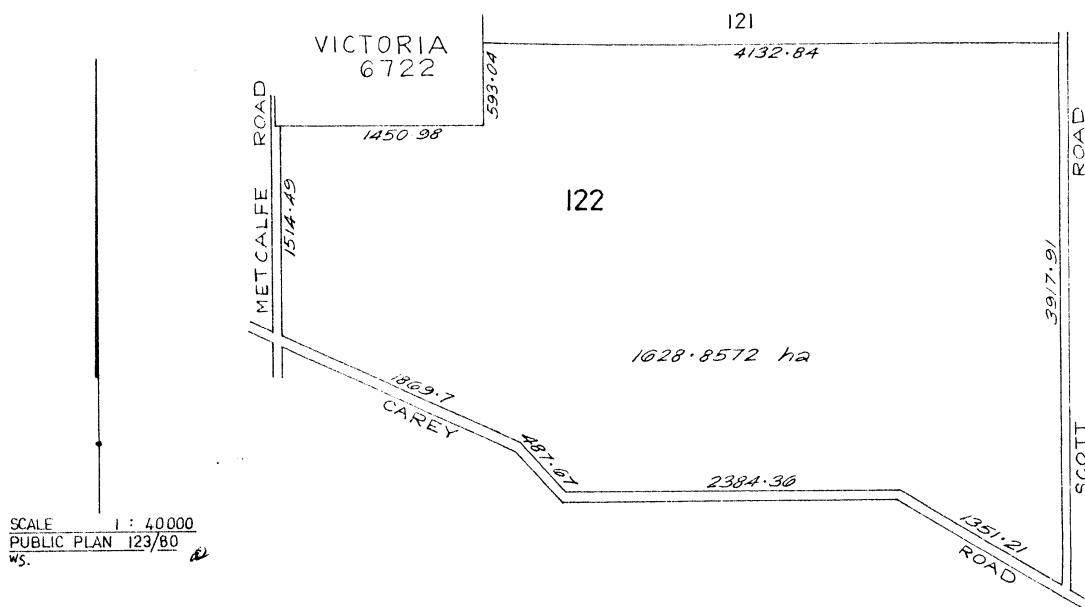
~~Jocelyn Hilda Mitchell, Married Woman, of one undivided half share, Hubert Murchison Mitchell, Farmer and the said Jocelyn Hilda Mitchell both of Post Office Box 88, Mingenew, as joint tenants, of one undivided half share, as tenants in common.~~

SECOND SCHEDULE (continued overleaf)

- ~~MORTGAGE B500780 to Commonwealth Development Bank of Australia. Registered 3.4.78 at 10.39 a.m.~~ Discharged E554261 25.2.91
- ~~MORTGAGE D265169 to Rural Adjustment & Finance Corporation of Western Australia. Registered 12.6.86 at 9.30 a.m.~~ Discharged D450869 6.4.87 (Dup. title not prod.)

N. J. Smyth

REGISTRAR OF TITLES

THIRD SCHEDULE

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/77-45M-S/2860

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

FIRST SCHEDULE (continued)						
NOTE: ROLING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.						
REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
	NATURE	NUMBER				
The one undivided half share of Hubert Murchison Mitchell and Jocelyn Hilda Mitchell, as joint tenants, is transferred to Meradale Pty. Ltd.						
The registered proprietors are now Jocelyn Hilda Mitchell of Post Office Box 88, Mingenew, of one undivided half share and Meradale Pty. Ltd. of Yandagooka Estate, Lot 123 Mitchell Road, Mingenew of one undivided half share, as tenants in common in equal shares.	Transfer	F688816	30.9.94	11.12.94		

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

SECOND SCHEDULE (continued)

[illegible]

CERTIFICATE OF TITLE	VOL.	1731	543

Appendix B

Technical Drawings



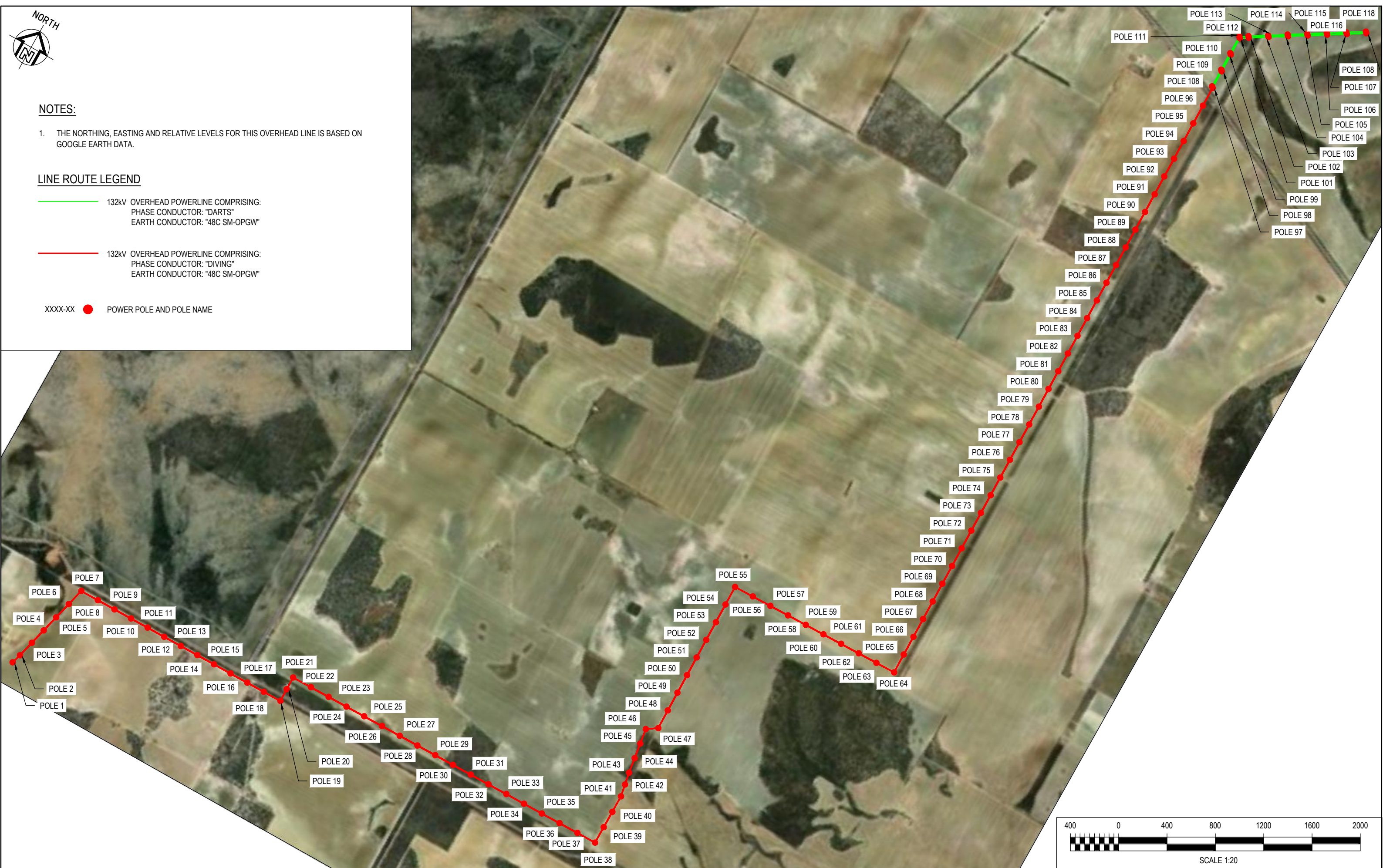
1. THE NORTHING, EASTING AND RELATIVE LEVELS FOR THIS OVERHEAD LINE IS BASED ON GOOGLE EARTH DATA.

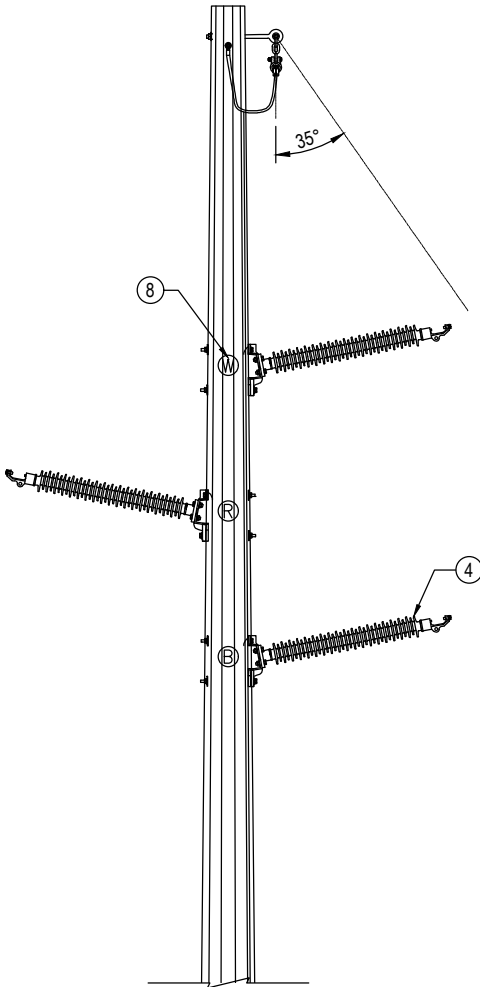
LINE ROUTE LEGEND

132kV OVERHEAD POWERLINE COMPRISING
PHASE CONDUCTOR: "DARTS"
EARTH CONDUCTOR: "48C SM-OPGW"

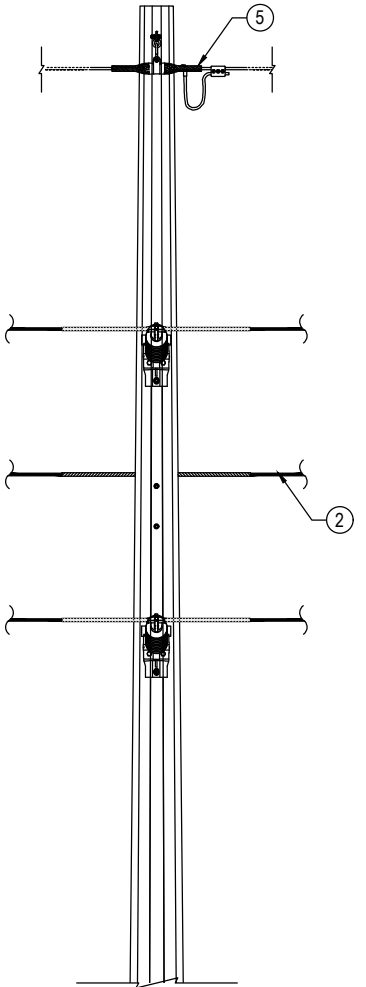
132kV OVERHEAD POWERLINE COMPRISING
PHASE CONDUCTOR: "DIVING"
EARTH CONDUCTOR: "48C SM-OPGW"

XXXX-XX POWER POLE AND POLE NAME

[illegible]



FRONT ELEVATION



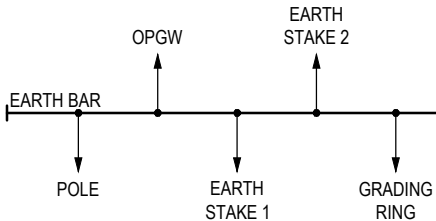
SIDE ELEVATION

ITEM	QTY	DESCRIPTION	STRG	MAT'L	REMARKS
1	1	STEEL POLE	24kN	GALVANISED	REFER TABLE BELOW
2	AR	O/H PHASE CONDUCTOR	73.6kN	AAAC/1120	OXYGEN (19/4.75)
3	AR	O/H EARTH CONDUCTOR	112kN	AL-SUS	ZTT 20-108653 48C OPGW
4	3	O/H PHASE FIR-TREE ASSEMBLY	-	-	-
5	1	O/H EARTH INTERMEDIATE ASSEMBLY	-	-	-
6	2	EARTH PIT ASSEMBLY WITH 3m Cu EARTH RODS	-	-	REFER NOTE 9
7	1	POLE No. & DANGER SIGN C/W FIXTURES	-	-	-
8	1 SET	PHASE IDENTIFICATION TAGS	-	-	-
9	AR	GRADING RING (CU BARE 120mm ²)	-	-	-
10	1	EARTH BAR C/W STAND-FF INSULATORS	-	Cu	-

NOTES:

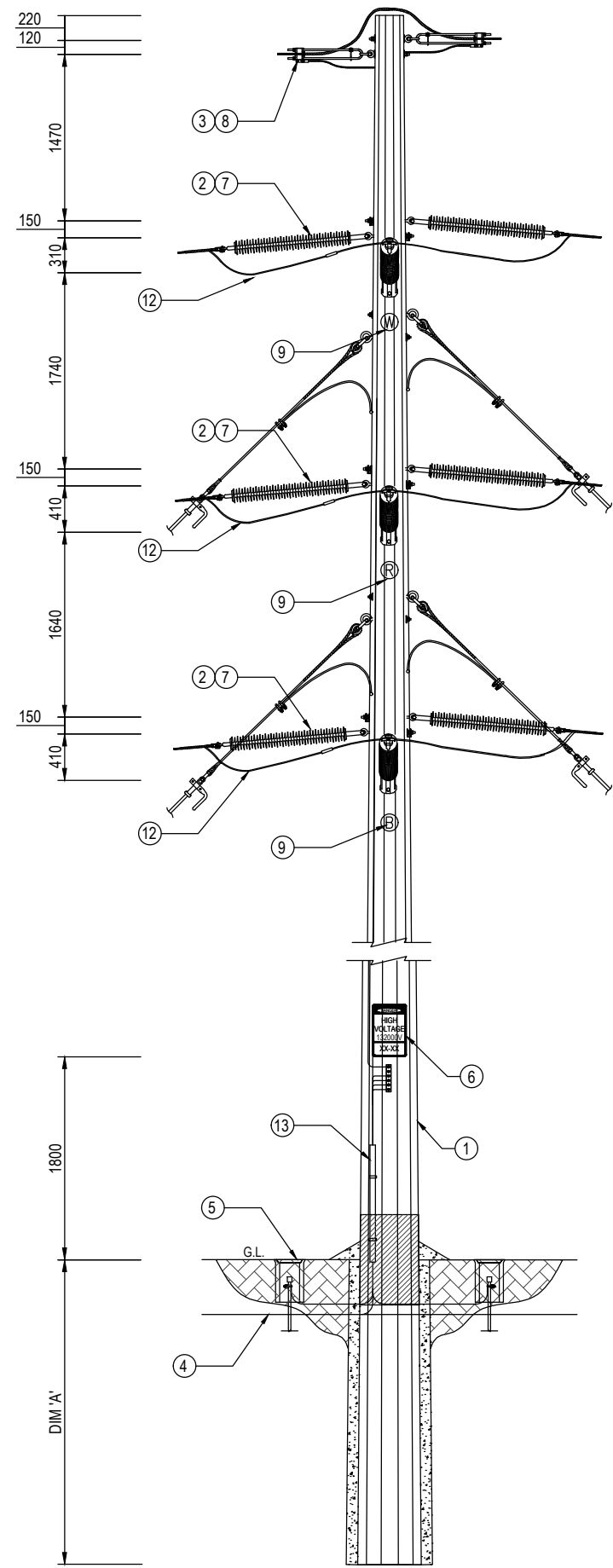
1. THE MATERIALS LIST IS SPECIFIC TO THIS DRAWING ONLY AND THE CONTRACTOR SHALL AS-BUILD THE LIST UPON COMPLETION OF WORKS.
2. ALL STEELWORK TO BE HOT DIP GALVANISED ACCORDING TO AS4680/AS4792.
3. ALL DIMENSIONS ARE IN MILLIMETERS.
4. ALL BOLTS THROUGH POLE ARE TO BE FITTED WITH GALVANISED FLAT, SPRING AND CONICAL WASHERS.
5. DANGER SIGN AND POLE ID TAGS TO BE POSITIONED ON THE POLE FACING THE ACCESS TRACK OR ROAD WHERE POSSIBLE. APPROX. 1.8m ABOVE G.L.
6. POLE LENGTHS TO BE AS SPECIFIED IN THE POLE SCHEDULE.
7. ALL ELECTRICAL WORKS TO BE DONE TO AS/NZ7000, AS/NZ3000 AND WAER STANDARDS.
8. ALL OVERHEAD AND DOWN-TAP CONNECTIONS TO BE INSULATED OR PROTECTED WITH SUITABLY RATED INSULATION WHEN TAPPING ACROSS A CROSSARM WITHOUT AN INTERMEDIATE INSULATOR ASSEMBLY OR WHERE DEEMED NECESSARY BY THE CONSTRUCTION MANAGER BASED ON SITE CONDITIONS.
9. EARTH PITS ONLY REQUIRED AT EVERY 4th INTERMEDIATE POLE.

POLE HEIGHT	EMBEDMENT DEPTH, DIM 'A'
18 500mm	2900mm
21 500mm	3300mm

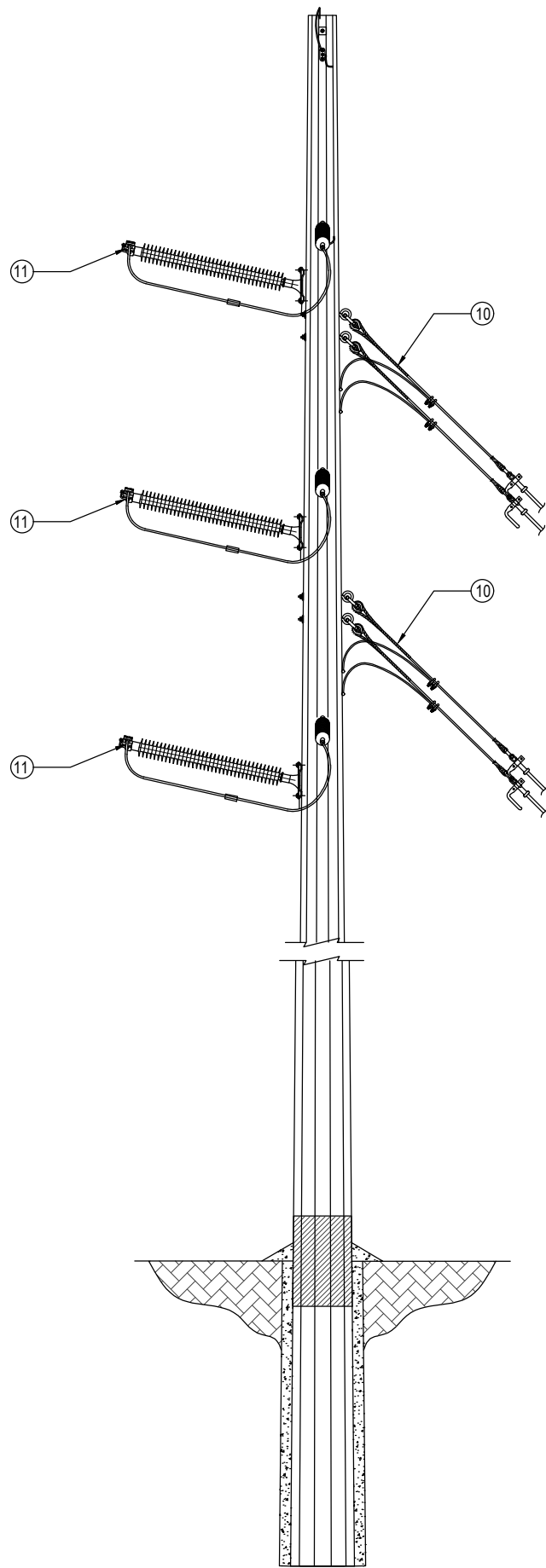


EARTHING SINGLE LINE DIAGRAM

[illegible]



FRONT ELEVATION



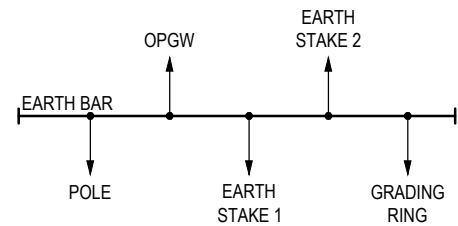
SIDE ELEVATION

ITEM	QTY	DESCRIPTION	STRG	MAT'L	REMARKS
1	1	STEEL POLE	24kN	GALVANISED	REFER TABLE BELOW
2	AS REQ	O/H PHASE CONDUCTOR	73.6kN	AAAC/1120	OXYGEN (19/4.75)
3	AS REQ	OPGW CONDUCTOR	112kN	AL-SUS	ZTT 20-108653 48C OPGW
4	AR	GRADING RING (Cu BARE 120mm ²)	-	-	-
5	AS REQ	EARTH PIT ASSEMBLY WITH 3m Cu EARTH ROD	-	-	-
6	1	POLE No. & DANGER SIGN C/W FIXTURES	-	-	-
7	6	OVERHEAD PHASE TERMINATION ASSEMBLY	-	-	-
8	2	OVERHEAD EARTH TERMINATION ASSEMBLY	-	-	-
9	1	SET PHASE IDENTIFICATION TAGS	-	-	-
10	AS REQ	STAY ASSEMBLY	-	-	--
11	3	BRIDGING INSULATORS	-	-	-
12	AS REQ	PHASE DROPPERS TO SUIT PHASE CONDUCTOR	-	-	-
13	AS REQ	CONDUIT FOR EARTH CABLE - 25Ø	-	HDG STEEL	-

NOTES:

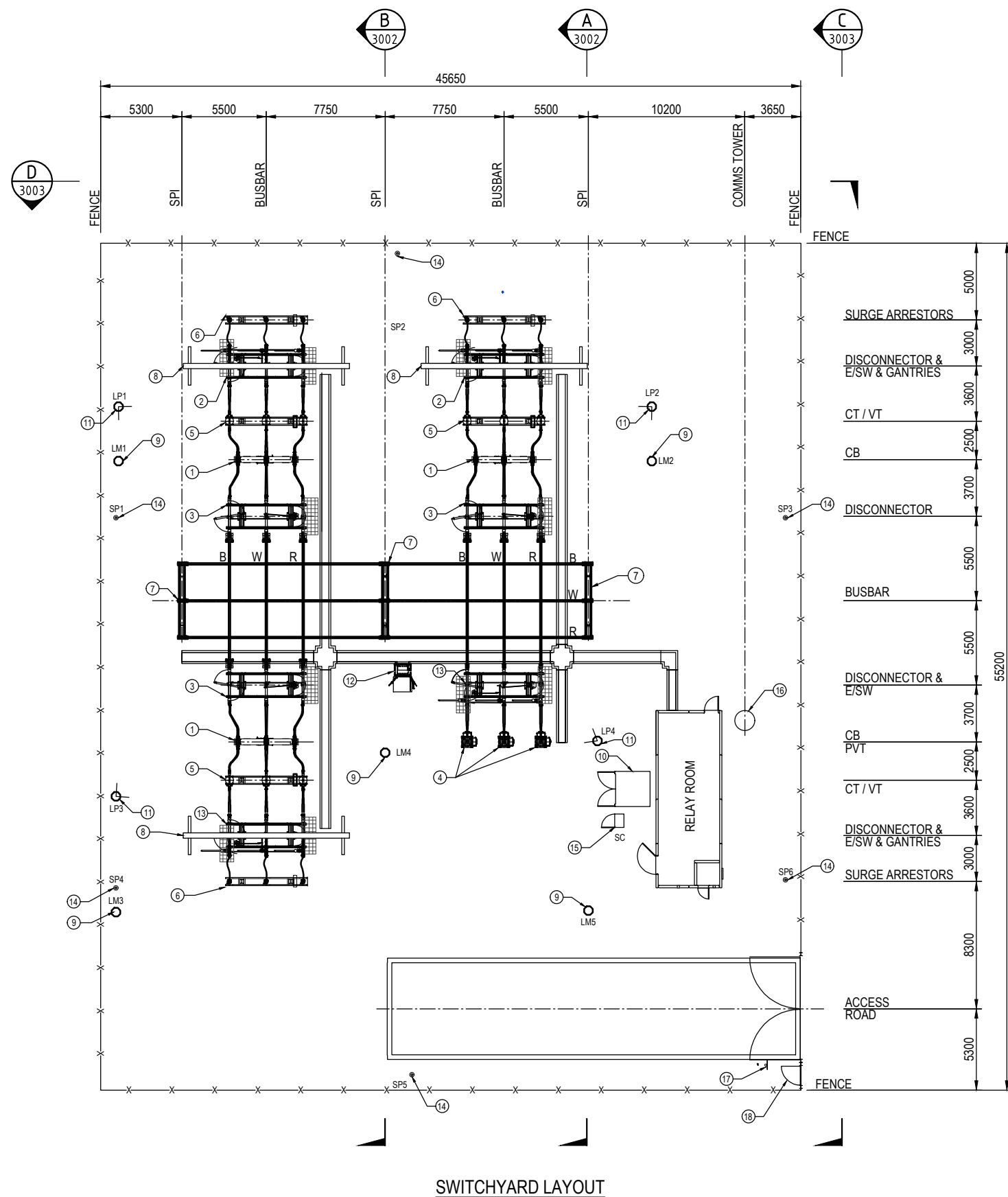
1. THE MATERIALS LIST IS SPECIFIC TO THIS DRAWING ONLY.
2. ALL STEELWORK TO BE HOT DIP GALVANISED ACC. TO AS4680/AS4792
3. REFER POLE FOUNDATION DRAWING SIPSGE-S01-0047.
4. ALL DIMENSIONS ARE IN MILLIMETRES.
5. POLE IS EARTHED VIA ONE EARTH ELECTRODE AS SHOWN AND TO BE VERIFIED AS BEING SUFFICIENT WITH STEP & TOUCH POTENTIAL MEASUREMENTS. EACH ELECTRODE TO HAVE A MINIMUM OF 10 OHMS RESISTANCE.
6. ALL BOLTS THROUGH POLE ARE TO BE FITTED WITH GALVANISED FLAT & SPRING WASHERS.
7. DANGER SIGN AND POLE ID TAGS TO BE POSITIONED ON THE POLE FACING THE ACCESS TRACK OR ROAD WHERE POSSIBLE. APPROX. ~1.8m ABOVE G.L.
8. WHERE THERE IS A RISK OF PHASE CONDUCTOR OVERHEAD CLASHING PRESENT, ALL OVERHEAD AND DOWN-TAP CONNECTIONS SHALL BE INSULATED OR PROTECTED WITH SUITABLY RATED INSULATION WHEN TAPPING ACROSS A CROSSARM WITHOUT INTERMEDIATE INSULATOR ASSEMBLY OR WHERE DEEMED NECESSARY BY THE CONSTRUCTION SUPERVISOR BASED ON SITE CONDITIONS.

POLE HEIGHT	EMBEDMENT DEPTH, DIM 'A'
18 500mm	2900mm
21 500mm	3300mm



EARTHING SINGLE LINE DIAGRAM

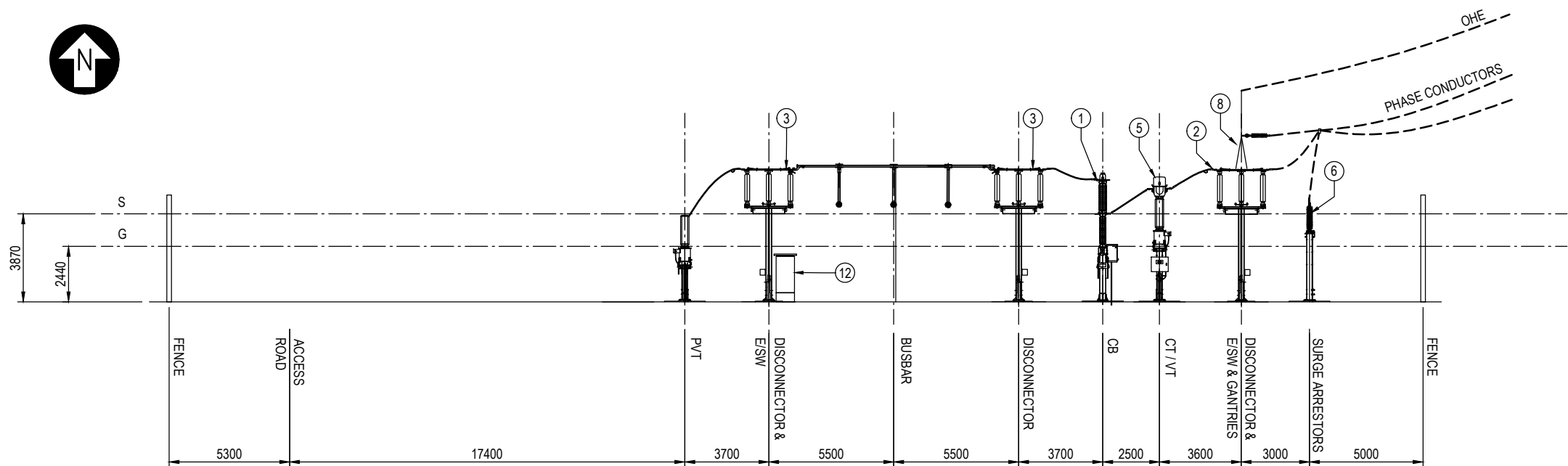
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SWITCHYARD LAYOUT

1. ALL DIMENSIONS ARE INDICATIVE AND ARE SUBJECT TO DETAILED DESIGN; SO AS TO SATISFY ALL SAFETY CLEARANCE (SECTION, HORIZONTAL, VERTICAL) AND MAINTENANCE CLEARANCES IN ACCORDANCE WITH AS2067 AND WESTERN POWER ENGINEERING DESIGN INSTRUCTION.
2. THE LAYOUT OF EQUIPMENT WITHIN THE SUBSTATION IS SHOWN AS TYPICAL AND USED AS A GUIDE AND IS SUBJECT TO THE SIZE OF LAND AVAILABLE AND OTHER SITE CONSTRAINTS REFER TO WESTERN POWER ENGINEERING DESIGN INSTRUCTION
3. LOCATION OF LIGHTNING MASTS AND LIGHTING POSTS ARE INDICATIVE, AND ARE SUBJECT TO DETAILED LIGHTNING PROTECTION AND LIGHTING DESIGN IN ACCORDANCE WITH WESTERN POWER ENGINEERING DESIGN INSTRUCTION

CLIENT:		STRIKE ENERGY	
SOUTH ERREGULLA CONVENTIONAL GAS & POWER DEV. 132 kV SWITCHYARD ARRANGEMENT LAYOUT - CONCEPT			
SCALE: NTS	A1	DWG No. BP10707-EL-3001	REV. B



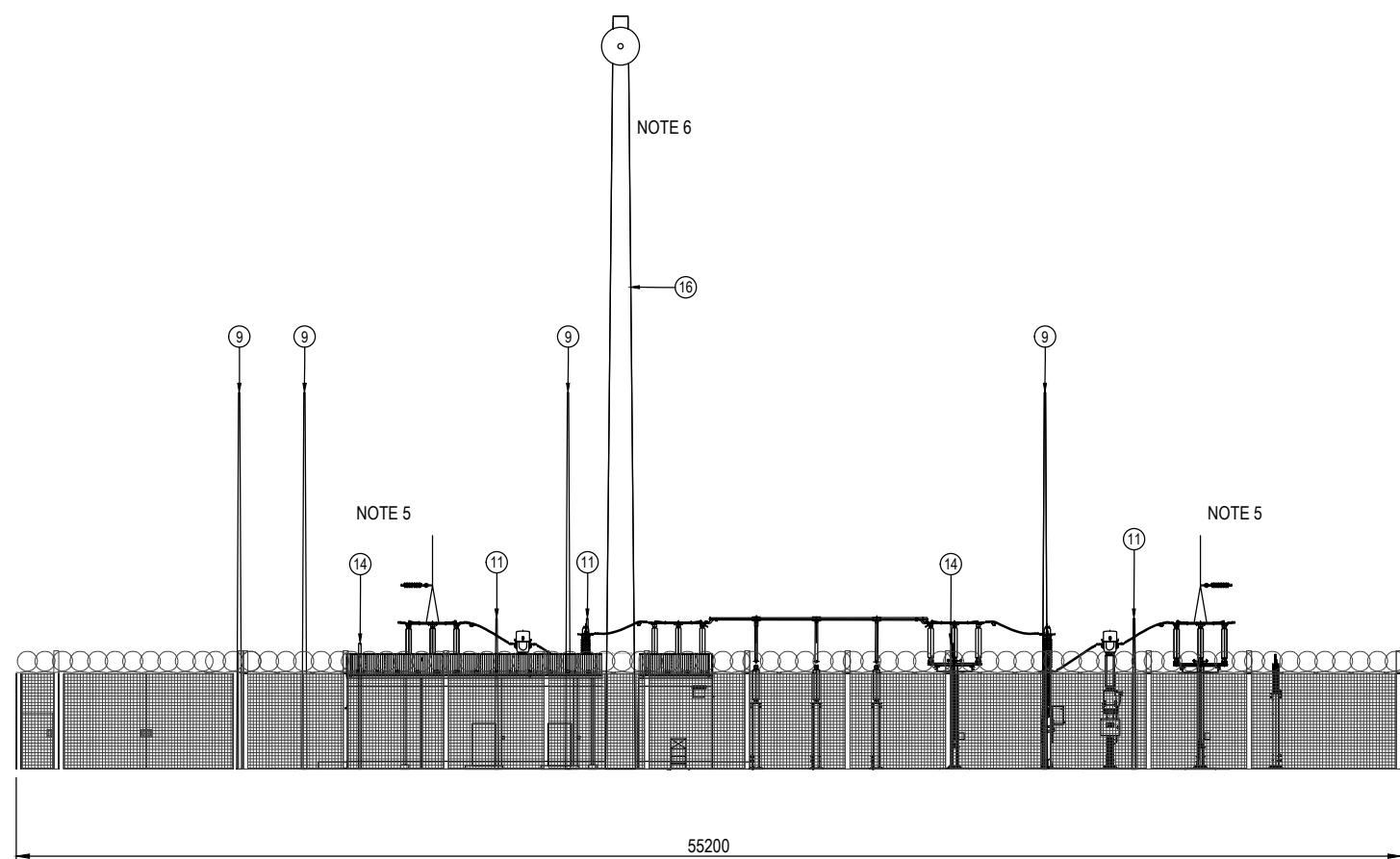
Technical diagram of a 110 kV overhead line (OHE) showing the layout of various components and their dimensions. The diagram includes labels for OHE, PHASE CONDUCTORS, S, G, FENCE, ACCESS ROAD, SURGE ARRESTORS, DISCONNECTOR & E/SW & GANTRIES, CT / VT, CB, DISCONNECTOR, BUSBAR, and various numbered components (1, 2, 3, 5, 6, 8, 9, 13). Dimensions are provided in millimeters (mm) and meters (m).

Key components and dimensions shown in the diagram:

- Dimensions:** 3870, 2440, 5300, 8300, 3000, 3600, 2500, 3700, 5500, 5500, 3700, 2500, 3600, 3000, 5000.
- Labels:** OHE, PHASE CONDUCTORS, S, G, FENCE, ACCESS ROAD, SURGE ARRESTORS, DISCONNECTOR & E/SW & GANTRIES, CT / VT, CB, DISCONNECTOR, BUSBAR, DISCONNECTOR, CB, CT / VT, DISCONNECTOR & E/SW & GANTRIES, SURGE ARRESTORS, FENCE.
- Numbered Components:** 1, 2, 3, 5, 6, 8, 9, 13.

1. ALL DIMENSIONS ARE INDICATIVE AND ARE SUBJECT TO DETAILED DESIGN; SO AS TO SATISFY ALL SAFETY CLEARANCE (SECTION, HORIZONTAL, VERTICAL) AND MAINTENANCE CLEARANCES IN ACCORDANCE WITH AS2067 AND WESTERN POWER ENGINEERING DESIGN INSTRUCTION.
2. THE LAYOUT OF EQUIPMENT WITHIN THE SUBSTATION IS SHOWN AS TYPICAL AND USED AS A GUIDE AND IS SUBJECT TO THE SIZE OF LAND AVAILABLE AND OTHER SITE CONSTRAINTS REFER TO WESTERN POWER ENGINEERING DESIGN INSTRUCTION
3. LOCATION OF LIGHTNING MASTS AND LIGHTING POSTS ARE INDICATIVE, AND ARE SUBJECT TO DETAILED LIGHTNING PROTECTION AND LIGHTING DESIGN IN ACCORDANCE WITH WESTERN POWER ENGINEERING DESIGN INSTRUCTION
4. REFER TO BP10707-EL-3001 FOR EQUIPMENT LIST.

CLIENT:		STRIKE ENERGY	
SOUTH ERREGULLA CONVENTIONAL GAS & POWER DEV. 132 kV SWITCHYARD ARRANGEMENT ELEVATION - CONCEPT SHEET 1 OF 2			
SCALE: NTS	A1	DWG No. BP10707-EL-3002	REV. A



SECTION C 3001

NOTE 6

NOTE 5

NOTE 5

4700

45650

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www.bec-engineering.com.au

DRAWN:	M.CRUGNALE
CHECKED:	
DESIGNED:	
APPROVED:	
DATE:	30.09.24
FILE NAME:	BP10707-EL-3003.dwg
JOB No.:	BP10707

1. ALL DIMENSIONS ARE INDICATIVE AND ARE SUBJECT TO DETAILED DESIGN; SO AS TO SATISFY ALL SAFETY CLEARANCE (SECTION, HORIZONTAL, VERTICAL) AND MAINTENANCE CLEARANCES IN ACCORDANCE WITH AS2067 AND WESTERN POWER ENGINEERING DESIGN INSTRUCTION.
2. THE LAYOUT OF EQUIPMENT WITHIN THE SUBSTATION IS SHOWN AS TYPICAL AND USED AS A GUIDE AND IS SUBJECT TO THE SIZE OF LAND AVAILABLE AND OTHER SITE CONSTRAINTS REFER TO WESTERN POWER ENGINEERING DESIGN INSTRUCTION
3. LOCATION OF LIGHTNING MASTS AND LIGHTING POSTS ARE INDICATIVE, AND ARE SUBJECT TO DETAILED LIGHTNING PROTECTION AND LIGHTING DESIGN IN ACCORDANCE WITH WESTERN POWER ENGINEERING DESIGN INSTRUCTION
4. REFER TO BP10707-EL-3001 FOR EQUIPMENT LIST.
5. TRANSMISSION LINE CONDUCTORS NOT SHOWN.
6. COMMUNICATIONS TOWER IS CONCEPTUAL ONLY.

		A	02.10.24	ISSUED FOR REVIEW		MC	MC	JF	JHL
DOC No.	TITLE	No.	DATE			DRN	CHK	DES	APP
REFERENCE DOCUMENTS		REVISION							

CLIENT:		STRIKE ENERGY	
SOUTH ERREGULLA CONVENTIONAL GAS & POWER DEV. 132 kV SWITCHYARD ARRANGEMENT ELEVATION - CONCEPT SHEET 2 OF 2			
SCALE: NTS	A1	DWG No. BP10707-EL-3003	REV. A

element.

Level 18, 191 St Georges Tce, Perth WA 6000
T. (08) 9289 8300 – E. hello@elementadvisory.com.au

elementadvisory.com.au

From: JTSI Planning <[REDACTED]>
Sent: Friday, 25 October 2024 2:32 PM
To: Patricia Mckeon <[REDACTED]>; General <[REDACTED]>
Cc: JTSI Planning <[REDACTED]>
Subject: RE: Proposed Power Transmission Line - 1719 (Lot 10710) Tomkins Road, Arrowsmith East

Hi Patricia,

Thank you for reaching out.

The Department of Jobs, Tourism, Science and Innovation has no comment to provide on this matter.

All the best,

Tobias Langtry | Graduate Officer

Strategic Industrial Areas

Department of Jobs, Tourism, Science and Innovation

Level 11, 1 William Street, Perth WA 6000

Tel +61 8 9262 5063

[LinkedIn](#)

www.wa.gov.au/JTSI



We acknowledge the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of Aboriginal communities and their cultures, and to Elders both past and present.





SUBMISSION FORM

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015

Proposed Power Transmission Line
1719 (Lot 10710) Tomkins Road, Arrowsmith East
1543 (Lot 1) Tomkins Road, Arrowsmith East
Section of Tomkins Road road reserve
290 (Lot 10707) Natta Road, Arrowsmith East
1001 (Lot 10108) Carey Road, Arrowsmith East
Section of Carey Road road reserve
Section of unmade road reserve
442 (Lot 122) Carey Road, Arrowsmith East

Name: Neil Parry

Postal Address: PO Box Z5267 Perth St Georges Terrace WA 6381

Phone Number: [REDACTED]

SUBJECT OF SUBMISSION (State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property).

Australian Gas Infrastructure Group (AGIG)

ADDRESS OF PROPERTY AFFECTED (If applicable – include lot number and nearest street intersection) 1719 (Lot 10710) Tomkins Road, Arrowsmith East

SUBMISSION: ☒ Support ☐ Object ☐ Indifferent

Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) -

Signature: [Signature] Date: 25/10/2024

Please return to: Chief Executive Officer or general@threesprings.wa.gov.au
Shire of Three Springs
PO Box 117 or (fax) 9954 1183
THREE SPRINGS WA 6519

Note: This application will be determined by a Development Assessment Panel (DAP) that is administered by the State Department for Planning, Lands & Heritage. The local government's role is to formulate a recommendation to the DAP and is not the final determining authority on this application.

Submissions Close: 4:00pm Friday 22 November 2024

From: ATCO Engineering Enquiries <[REDACTED]>
Sent: Tuesday, 29 October 2024 8:28 AM
To: Patricia Mckeon <[REDACTED]>
Subject: ATCO Response - LM01417159 - RE: Proposed Power Transmission Line - 1719 (Lot 10710) Tomkins Road, Arrowsmith East

Good Morning,

Re: Proposed Power Transmission Line - 1719 (Lot 10710) Tomkins Road, Arrowsmith East
ATCO Reference: LM01417159

ATCO Gas Australia (ATCO) has **no objection** to the proposed application, based on the information and plan provided.

Advice notes:

- Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
- Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or [REDACTED]

Kind Regards

Kim Hatcher
Engineering Coordinator
ATCO, Gas Division, Australia

A. 81 Prinsep Road, Jandakot, Western Australia, 6164
atco.com.au [LinkedIn](#) [Facebook](#) [X](#)

ATCO acknowledges the Traditional Owners of country throughout Australia and their continuing connection to land, sea and community. We pay respect to their Elders past, present and emerging, and in the spirit of reconciliation, we commit to working together for our shared future.

From: Planning and Land Development Referrals

<[REDACTED]>

Sent: Thursday, 7 November 2024 3:05 PM

To: General <[REDACTED]>

Subject: Proposed Transmission Line Ref: OCR246557

Dear **Three Springs Shire Council**

Thank you for your submission to Western Power for Ref: **Proposed Transmission Line Ref: OCR246557**

I can advise that the project is known to Western Power. The customer has an application in with the correct team. The exact scope is close to being finalised but Western Power don't have any objections to what they are submitting to the Shire of Three Springs.

Kind Regards

Kate

**Customer Service Coordinator – Planning and Land Development
Customer Connection Services**

A 363 Wellington Street Perth 6000 | **T** 13 10 87

E [REDACTED]

Available – Monday to Friday 7am – 3pm | **WFH** Monday and Thursday

[westernpower.com.au](https://www.westernpower.com.au)



Ngala kaaditj Noongar moort keyen kaadak nidja boodja.

Western Power acknowledges the Traditional Owners of the lands on which we operate, and recognises their continuing connection to lands, waters and communities.

Electricity Networks Corporation, trading as Western Power

ABN: 18 540 492 861

TO THE ADDRESSEE - this email is for the intended addressee only and may contain information that is confidential. If you have received this email in error, please notify us immediately by return email or by telephone. Please also destroy this message and any electronic or hard copies of this message.

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Your Ref: OCR246545
Our Ref: F-AA-90523-5 / D-AA-24/232773
Contact: Bethany Angus 9222 2000

Mr Keith Woodward
Chief Executive Officer
Shire of Three Springs
PO Box 117
THREE SPRINGS WA 6519

Via email: general@threesprings.wa.gov.au

Dear Mr Woodward,

PROPOSED POWER TRANSMISSION LINE, 1719 (LOT 10710) TOMKINS ROAD, ARROWSMITH EAST, 1543 (LOT 1) TOMKINS ROAD, ARROWSMITH EAST, SECTION OF TOMKINS ROAD ROAD RESERVE 290 (LOT 10707) NATTA ROAD, ARROWSMITH EAST, 1001 (LOT 10108) CAREY ROAD, ARROWSMITH EAST, SECTION OF CAREY ROAD ROAD RESERVE, SECTION OF UNMADE ROAD RESERVE, 442 (LOT 122) CAREY ROAD, ARROWSMITH EAST

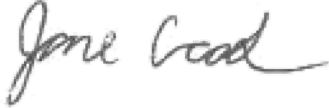
Thank you for your email dated 24 October 2024, requesting comment from the Department of Health (DoH) on the above proposal.

For both construction and operation stages, the DoH provides the following comment:

- All drinking water provided on site must meet the health-related requirements of the *Australian Drinking Water Guidelines 2011*.
- Any non-drinking water (i.e., water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with or contaminate the drinking water supply. This requires satisfactory labelling of non-drinking water taps and, depending on system configuration, suitable backflow prevention arrangements in accordance with Australian/New Zealand Standards AS3500 – Plumbing and Drainage.
- Disposal of wastewater generated on site is required to comply with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

Should you have any queries or require further information, please contact System Performance on 9222 2000 or eh.eSubmissions@health.wa.gov.au.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Jane Cook', with a fluid, cursive style.

Jane Cook
A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

8 November 2024

From: Karen McKeough <k[REDACTED]>
Sent: Wednesday, 20 November 2024 4:15 PM
To: General <g[REDACTED]>
Subject: Proposed power transmission line

Our ref: 67997 / DWERTV1081-5~5

Dear Keith,

Thank you for referring the proposed power transmission line to the Department of Water and Environmental Regulation (DWER) to consider.

DWER advises that there are no environment or water resource management issues associated with this planning proposal. As such, DWER has no objection to the proposal and no comments to make.

Please note that the preferred contact for DWER is through the Mid West Gascoyne regional office via email at [REDACTED]

Kind Regards,

Karen McKeough
Program Manager Planning Advice
Mid West Gascoyne Region
Department of Water and Environmental Regulation
T: 9841 0128 (Mon-Thurs)
E: [REDACTED] | www.dwer.wa.gov.au



Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.



Department of
**Primary Industries and
Regional Development**

Your reference: OCR246549
Our reference: LUP 2003
Enquiries: Greg Doncon

Keith Woodward
Chief Executive Officer
PO Box 117 Three Springs WA 6519

Email: general@threesprings.wa.gov.au

Date: 22 November 2024

Dear Keith

Proposed Power Transmission Line, 1719 (Lot 10710) Tomkins Road, Arrowsmith East 1543 (Lot 1) Tomkins Road, Arrowsmith East, Section of Tomkins Road reserve 290 (Lot 10707) Natta Road, Arrowsmith East, 1001 (Lot 10108) Carey Road, Arrowsmith East, Section, of Carey Road reserve, Section of unmade road reserve, 442 (Lot 122) Carey Road, Arrowsmith East

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposal.

DPIRD has reviewed the proposal and offers the following comments.

General comments

DPIRD expects that the proponent and its subcontractors will:

- Observe biosecurity hygiene protocols to ensure they do not introduce or spread pests, weeds or diseases.
- Minimise land clearing and disturbance to avoid land degradation, such as erosion, and rehabilitate land disturbed during their construction and operational activities.
- Follow best practices in construction of infrastructure, including roads and access tracks, to minimise erosion.

For more information, please contact Greg Doncon on 90813117 or greg.doncon@dpird.wa.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Timothy Overheu". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Mr Timothy Overheu
Acting Director
Agriculture Resource Management Assessment
Sustainability and Biosecurity



Department of **Biodiversity,
Conservation and Attractions**



Your ref: OCR246543
 Our ref: PRS 53075
 Enquiries: Jess Gillespie
 Phone: 9964 0901
 Email: jess.gillespie@dbca.wa.gov.au

Mr Keith Woodward PSM
 Chief Executive Officer
 Shire of Three Springs
 PO Box 117
 THREE SPRINGS WA 6519

Email: general@threesprings.wa.gov.au

Dear Mr Woodward

PROPOSED POWER TRANSMISSION LINE, 1719 (LOT 10710) TOMKINS ROAD, ARROWSMITH EAST, 1543 (LOT 1) TOMKINS ROAD, ARROWSMITH EAST, SECTION OF TOMKINS ROAD ROAD RESERVE, 290 (LOT 10707) NATTA ROAD, ARROWSMITH EAST, 1001 (LOT 10108) CAREY ROAD, ARROWSMITH EAST, SECTION OF CAREY ROAD ROAD RESERVE, SECTION OF UNMADE ROAD RESERVE, 442 (LOT 122) CAREY ROAD, ARROWSMITH EAST

Thank you for your letter of 24 October 2024 regarding the above proposal. The Department of Biodiversity, Conservation and Attractions (DBCA) has reviewed the documentation provided pursuant to DBCA's responsibilities under the *Biodiversity Conservation Act 2016* (BC Act) and provides the following comments for your consideration.

The application states that the development is not proposed to involve the clearing of vegetation; however, the map provided in Appendix B, *South Erregulla Conventional Gas and Power 132kV Transmission Overhead Powerline General Arrangement – Concept*, depicts poles 30, 31, 43 and 87-89 intersecting areas of remnant vegetation, which may be a result of the scaling on the map. DBCA notes that the pole alignment shown on the map is indicative and proposed to be refined and agreed with the Shire prior to construction.

Threatened flora species *Eucalyptus crispata*, *Eucalyptus leprophloia*, *Paracaleana dixonii* and *Thelymitra stellata* are known to occur in similar vegetation types within proximity to the proposed transmission line. Threatened flora are protected under the *Biodiversity Conservation Act 2016* (BC Act). To 'take' or 'disturb' threatened flora requires a Ministerial Authorisation under s40 of the BC Act. The definitions for 'take' and 'disturb' are provided in s5 of the BC Act.

DBCA recommends that if the proposal has potential to directly impact native vegetation, the proponent should contact DBCA's Species and Communities Branch (SpeciesandCommunities@dbca.wa.gov.au) to discuss the potential requirement to obtain a Ministerial Authorisation to 'take' or 'disturb' threatened flora.

Thank you for the opportunity to comment on this proposal. If you have any queries regarding this matter, please contact Jess Gillespie on 9964 0901.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Allison Donovan', with a stylized, cursive script.

Allison Donovan
REGIONAL MANAGER
Midwest Region

25 November 2024

Schedule of Submissions – Proposed Power Transmission Line & Switchyard, Arrowsmith East – DAP/24/02787

Submission & Date Received	Respondent	Summary of Submission	Applicant Comment	Shire Recommendation
1 (25/10/24)	Department of Jobs, Tourism, Science and Innovation (JTISI)	No comment.	No additional comment.	Note submission
2 (25/10/24)	Australian Gas Infrastructure Group (AGIG)	Supports proposal.	No additional comment.	Note submission
3 (29/10/24)	ATCO	ATCO has no objection to the proposal. Advice Notes: Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24-Additional Information for Working Around Gas Infrastructure https://www.atco.com/en-au/for-home/naturalgas/wa-gas-network/working-around-gas.html Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gasnetwork/working-around-gas.html	Copy of ATCO submission was provided to the applicant to ensure they are aware of their Before Your Dig requirements prior to commencement. The applicant advised as follows in relation to this submission: <i>“Noted. The applicant accepts this advice being provided on a development approval as advice notes if required.”</i> In the event that the application is approved it is recommended that the following advice note be included with the determination: <i>“The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due diligence, which may be required under separate legislation. This including, but not limited to, the obtaining of any required approvals from the Civil Aviation Safety Authority, Airservices Australia, Commonwealth Department of Defence. Department of Health, the Department of Energy, Mines, Industry Regulation & Safety, the Department of Water & Environment Regulation and Main Roads WA and consulting of Before You Dig Australia. It is the applicant's responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences.”</i>	Note submission and include advice note as outlined in comment section.
4 (7/11/24)	Western Power	Advise that the project is known to Western Power. The customer has an application in with the correct team. The exact scope is close to being finalised but Western Power don't have any objections to what they are submitting to the Shire of Three Springs.	The applicant will need to meet with the requirements of Western Power for it to grant connection into its South West Interconnected System network.	Note submission
5 (8/11/24)	Department of Health (DOH)	For both construction and operation stages DoH provides the following comment:	Copy of DoH submission was provided to the applicant to ensure they are aware of their requirements prior to commencement. The applicant advised as follows in relation to this submission:	Note submission and include

Schedule of Submissions – Proposed Power Transmission Line & Switchyard, Arrowsmith East – DAP/24/02787

Submission & Date Received	Respondent	Summary of Submission	Applicant Comment	Shire Recommendation
		All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Guidelines 2011. Any non-drinking water (i.e. water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with or contaminate the drinking water supply. This requires satisfactory labelling of non-drinking water taps and, depending on system configuration, suitable backflow prevention arrangements in accordance with Australian/New Zealand Standards AS3500 – Plumbing and Drainage. Disposal of wastewater generated on site is required to comply with the <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974</i>.	<i>“DoH’s advice regarding water supply and wastewater disposal is noted. The applicant accepts this advice being provided on a development approval as advice notes if required.”</i> In the event that the application is approved it is recommended that the following condition be included with the determination: <i>“The design, location, installation and maintenance of on-site wastewater/effluent systems is to be to the approval of the local government and in accordance with relevant legislative requirements.”</i> In the event that the application is approved it is recommended that the following advice note be included with the determination: <i>“The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due diligence, which may be required under separate legislation. This including, but not limited to, the obtaining of any required approvals from the Civil Aviation Safety Authority, Airservices Australia, Commonwealth Department of Defence, Department of Health, the Department of Energy, Mines, Industry Regulation & Safety, the Department of Water & Environment Regulation and Main Roads WA and consulting of Before You Dig Australia. It is the applicant’s responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences.”</i>	condition and advice note as outlined in comment section.
6 (20/11/24)	Department of Water and Environmental Regulation (DWER)	DWER advises that there are no environment or water resource management issues associated with this planning proposal. As such, DWER has no objection to the proposal and no comments to make.	No additional comment.	Note submission
7 (22/11/24)	Department of Primary Industries and Regional Development (DPIRD)	DPIRD offers general comments that it expects the proponent and its subcontractors will: • Observe biosecurity hygiene protocols to ensure they do not introduce or spread pests, weeds or diseases. • Minimise land clearing and disturbance to avoid land degradation, such as erosion, and rehabilitate land disturbed during their construction and operational activities. • Follow best practices in construction of infrastructure, including roads and access tracks, to minimise erosion.	Copy of DPIRD submission was provided to the applicant and the applicant advised as follows in relation to this submission: <i>“Noted. No response needed. The applicant accepts this advice being provided on a development approval as advice notes if required.”</i> In the event that the application is approved it is recommended that the following conditions be included with the determination: <i>“Prior to the commencement of the development a Construction Management Plan shall be submitted to the local government for approval.”</i>	Note submission and include conditions and advice notes as outlined in comment section.

Schedule of Submissions – Proposed Power Transmission Line & Switchyard, Arrowsmith East – DAP/24/02787

Submission & Date Received	Respondent	Summary of Submission	Applicant Comment	Shire Recommendation
			<i>“The landowner shall implement, and adhere to at all times during construction, the recommendations of the approved Construction Management Plan to the satisfaction of the local government.”</i> In the event that the application is approved it is recommended that the following advice notes be included with the determination: <i>“In relation to conditions 5 & 6 the Construction Management Plan shall address the following associated with the construction of the development or any other matters considered relevant by the local government.</i> <i>i) hours of construction;</i> <i>ii) heritage management protocols to mitigate potential risks linked to the exposure of Aboriginal artefacts during ground-disturbing activities;</i> <i>iii) temporary fencing, hoardings, gantries, and signage;</i> <i>iv) site access and egress;</i> <i>v) construction vehicle route and traffic management;</i> <i>vi) size and frequency of construction vehicles;</i> <i>vii) road upgrades/repairs and timing of works associated with the construction of the development;</i> <i>viii) parking arrangements for staff and contractors;</i> <i>ix) deliveries and storage of construction materials and machinery;</i> <i>x) management of vibration, dust, wind, and erosion;</i> <i>xi) management of any stormwater discharge;</i> <i>xii) management of construction noise and other site generated noise;</i> <i>xiii) demolition and construction waste management, recycling, and removal;</i> <i>xiv) protection of any public realm infrastructure;</i> <i>xv) public communication and complaint handling procedures;</i> <i>xvi) biosecurity protocols.”</i> <i>“The applicant is responsible to ensure that biosecurity protocols are maintained for the site to minimise biosecurity risks for the landowner, adjoining farms and along the transport route and should further information be required on appropriate practices the applicant should contact the Department of Primary Industries & Regional Development in this regard.”</i>	
8 (25/11/24)	Department of Biodiversity,	The application states that the development is not proposed to involve the clearing of vegetation; however, the map provided in Appendix B, South Erregulla	Copy of DBCA submission was provided to the applicant and the applicant advised as follows in relation to this submission:	Note submission and include advice note as

Schedule of Submissions – Proposed Power Transmission Line & Switchyard, Arrowsmith East – DAP/24/02787

Submission & Date Received	Respondent	Summary of Submission	Applicant Comment	Shire Recommendation
	Conservation and Attractions (DBCA)	Conventional Gas and Power 132kV Transmission Overhead Powerline General Arrangement–Concept depicts poles 30, 31, 43 & 87-89 intersecting areas of remnant vegetation, which may be a result of the scaling on the map. DBCA notes that the pole alignment shown on the map is indicative and proposed to be refined and agreed with the Shire prior to construction. Threatened flora species <i>Eucalyptus crispata</i>, <i>Eucalyptus leprophloia</i>, <i>Paracaleana dixonii</i> and <i>Thelymitra stellata</i> are known to occur in similar vegetation types within proximity to the proposed transmission line. Threatened flora are protected under the <i>Biodiversity Conservation Act 2016</i> (BC Act). To ‘take’ or ‘disturb’ threatened flora requires a Ministerial Authorisation under s40 of the BC Act. The definitions for ‘take’ and ‘disturb’ are provided in s5 of the BC Act. DBCA recommends that if the proposal has potential to directly impact native vegetation, the proponent should contact DBCA’s Species and Communities Branch (SpeciesandCommunities@dbca.wa.gov.au) to discuss the potential requirement to obtain a Ministerial Authorisation to ‘take’ or ‘disturb’ threatened flora.	<i>“Noted. The proponent is aware of their obligations under the Biodiversity Conservation Act 2016 with respect to the requirement for a Ministerial Authorisations to ‘take’ or ‘disturb’ threatened flora. As the design, pole location and construction methodology is refined, the proponent will complete their due diligence with respect to these obligations and undertake any required requests for the required authorisations.</i> <i>Power poles 30, 31 and 87-89 are within 5m firebreaks maintained on the land. Power pole 43 is west of the area of vegetation. Final pole alignment will be approved by the Shire prior to construction.</i> <i>If it is determined at the detailed design phase that clearing permits under Part V of the Environmental Protection Act 1986 are required these will also be sought at this time.”</i> On site inspection indicates that with the exception of power pole 24, which would be located in the Tomkins Road reserve, the power line alignment would run along existing boundary perimeter firebreaks. In the event that the application is approved it is recommended that the following advice note be included with the determination: <i>“The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due diligence, which may be required under separate legislation. This including, but not limited to, the obtaining of any required approvals from the Civil Aviation Safety Authority, Airservices Australia, Commonwealth Department of Defence. Department of Health, the Department of Energy, Mines, Industry Regulation & Safety, the Department of Water & Environment Regulation and Main Roads WA and consulting of Before You Dig Australia. It is the applicant’s responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences.”</i>	outlined in comment section.



PART C – OTHER BUSINESS

- 1. State Administrative Tribunal Applications and Supreme Court Appeals**
- 2. Meeting Closure**