



## Regional Development Assessment Panel Minutes

**Meeting Date and Time:** Thursday, 12 June 2025; 2.00pm  
**Meeting Number:** RDAP/46  
**Meeting Venue:** 140 William Street, Perth

*A recording of the meeting is available via the following link:*  
[RDAP/46 - 12 June 2025 - Shire of Narrogin](#)

### **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 NARROGIN**

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1 Lots 21, 22, 7067, 1189 Contine and Parks Road, Lots 3014, 3015, 3017, 2922, 2921, 1976 Great Southern Highway and Lots 1195, 29, 27, 7207, 6349 Wanerie Road, Narrogin – Proposed Solar and Battery Hybrid Project - DAP/25/02861
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

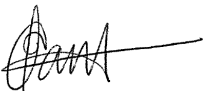
### **PART D – OTHER BUSINESS**

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

  
**Francesca Lefante**  
Presiding Member, Regional DAP



ATTENDANCE	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Francesca Lefante (Presiding Member)	Ashlee Kelly
Dale Page (Deputy Presiding Member)	Kristen Parker
Clayton Higham	
<i>Part B – Shire of Narrogin</i>	
<i>Local Government DAP Members</i>	<i>Officers/Technical Advisors in Attendance</i>
President Leigh Ballard	Azhar Awang
Cr Graham Broad	Dale Stewart

  
**Francesca Lefante**  
Presiding Member, Regional DAP



<b>Applicant and Submitters</b>
<i>Part B – Shire of Narrogin</i>
Rebekah Hampson (Land Insights)
Ross Montgomery (Land Insights)
Fraser Woodley (ACE Power)

**Members of the Public / Media**

Nil

**Observers via livestream**

OR There were 13 persons observing the meeting via the livestream.

**Francesca Lefante**  
**Presiding Member, Regional DAP**



## PART A – INTRODUCTION

### 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 2.00pm on 12 June 2025 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2024 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

#### 1.1 Announcements by Presiding Member

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

The meeting was recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members were reminded to announce their name and title prior to speaking.

### 2. Apologies

Nil

### 3. Members on Leave of Absence

Nil

### 4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the DAP website.

Francesca Lefante  
Presiding Member, Regional DAP



## **PART B – SHIRE OF NARROGIN**

### **1. Declaration of Due Consideration**

The Presiding Member noted an addendum to the responsible authority report was published in Part B of the Related Information in relation to Item 3.1, received on 11 June 2025.

All members declared that they had duly considered the documents contained within Part B of the Agenda and Part B of the Related Information.

### **2. Disclosure of Interests**

Nil

### **3. Form 1 DAP Applications**

#### **3.1 Lots 21, 22, 7067, 1189 Contine and Parks Road, Lots 3014, 3015, 3017, 2922, 2921, 1976 Great Southern Highway and Lots 1195, 29, 27, 7207, 6349 Wanerie Road, Narrogin – Proposed Solar and Battery Hybrid Project - DAP/25/02861**

#### **Deputations and Presentations**

Rebekah Hampson (Land Insights) responded to questions from the panel in relation to Item 3.1.

The panel noted a written submission in support of the recommendation for the application at Item 3.1. was received from Rebekah Hampson (Land Insights).

The Shire of Narrogin addressed the DAP in relation to the application at Item 3.1 and responded to questions from panel.

  
**Francesca Lefante**  
Presiding Member, Regional DAP



## REPORT RECOMMENDATION

**Moved by:** President Leigh Ballard

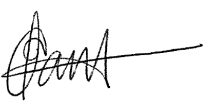
**Seconded by:** Cr Graham Broad

That the Regional Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/25/02861 is appropriate for consideration as a “Renewable Energy Facility” (Solar and Battery Hybrid facility) land use and compatible with the objectives of the zoning table in accordance with Clause 3 of the Shire of Narrogin Local Planning Scheme No. 3;
2. **Approve** DAP Application reference DAP/25/02861 and accompanying plans (as contained in Attachment 1 - Application Report Dated November 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 Clause 3.3.2 of the Shire of Narrogin Local Planning Scheme No. 3, subject to the following conditions:

### Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the four (4) year's period, the approval shall lapse and be of no further effect.
2. The approved development shall be in accordance with the approved development plans and documentation which form part of this development approval, subject to modifications required as a consequence of any condition(s) of this approval.
3. Prior to the commencement of works on the development site associated with the approved development, a Construction Management Plan shall be submitted to and approved by the Shire of Narrogin. The Construction Management Plan shall detail how the following matters will be managed during the construction phase:
  - a) Hours of construction noting construction work which emits noise can only be performed during the hours of 7:00am and 7:00pm Monday to Saturday. Noise before or after these times as well as Sundays and public holidays is not permitted, unless otherwise approved in writing by the local government;
  - b) How materials and equipment will be delivered and removed from the site;
  - c) Details of measures to be put in place for the removal of any hazardous materials;
  - d) How materials and equipment will be stored on the site;
  - e) Parking arrangements for employees and contractors and no parking occurs on the public road network in the vicinity of the site;
  - f) Construction waste disposal strategy and location of waste disposal bins;
  - g) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;

  
**Francesca Lefante**  
Presiding Member, Regional DAP



- h) Development related vehicles (including private vehicles of employees, contractors and subcontractors associated with the construction, operation, upgrading and decommissioning of the development), leaving the site area are in a clean condition to minimise dirt being tracked onto the public road network;
  - i) Details of how the construction process will be managed to minimise the impact on pedestrian and vehicle movement;
  - j) Measures to be put in place to control, prevent and mitigate any environmental impacts on adjoining landowners and the surrounding road network. The matters to be addressed shall include noise, light spill, vibration, dust, sand, vehicle washdown, waste management and the movement of soil, sediment and stormwater;
  - k) Measures to be put in place to protect Shire infrastructure, particularly roads, during the construction period and to ensure these are reinstated to a satisfactory condition at the end of the construction and commissioning process. Where required by the Shire, a dilapidation report prepared by a suitably qualified person shall be submitted detailing the current condition of relevant Shire road infrastructure adjacent to the site;
  - l) establish a complaints handling system to address community concerns relating to construction and operation of the development. This system shall include:
    - i) Dedicated contact details for the builder or contractor during construction and for the operator post-construction, made publicly available (e.g., signage, website, local notice).
    - ii) A log of complaints received and actions taken in response, including timeframes and resolution outcomes.
    - iii) Provision of an annual summary report of complaints and responses to the Shire of Narrogin for the duration of construction and for a minimum of three (3) years post-commissioning; and
  - m) Construction Traffic management measures for the local road network. The approved Construction Management Plan shall be implemented for the duration of the construction process to the satisfaction of the Shire of Narrogin.
4. Prior to the completion of construction, the applicant shall submit to, and have approved by, the Shire of Narrogin a Landscape Screening Plan that demonstrates how visual screening will be achieved through a combination of retained vegetation and new planting along visually sensitive boundaries of the site, particularly where the development is visible from public roads or sensitive receptors. The plan shall:
- a) Clearly identify the locations and extent of proposed screening, including areas of retained vegetation and new planting;
  - b) Detail the species to be planted, plant densities, and expected mature heights;
  - c) Be designed to enhance the visual amenity of the development without impacting solar generation efficiency; and
  - d) Be implemented within six (6) months of completion of construction and maintained for the life of the development to the satisfaction of the Shire.

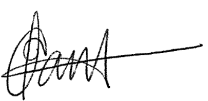


5. Prior to the commencement of development, the applicant shall submit a Stormwater Management Plan to the satisfaction of the Shire of Narrogin. The approved Stormwater Management Plan shall be implemented prior to the commencement of use and maintained for the life of the development to the satisfaction of the Shire.
6. Prior to the commencement of the use, any new vehicle access points onto the local road network, as well as any new internal accessways and car parking areas proposed to be constructed as part of the development, shall be designed and constructed to the satisfaction of the Shire of Narrogin.

Where the development proposes to use existing constructed access points and internal access tracks, these may continue to be used without modification, unless otherwise required by the Shire.

All accessways and car parking areas shall be maintained in good condition for the life of the development.

7. In the event the operation of the Solar and Battery Hybrid Facility is to cease, no later than one (1) year prior to the anticipated cessation of operations, the proponent shall submit a Detailed Decommissioning and Rehabilitation Plan (DDRP) to the satisfaction of the Shire. The DDRP shall provide a methodology for decommissioning and site rehabilitation; outline waste management and recycling approaches; and identify timeframes for rehabilitation works. All infrastructure shall be removed, and the site rehabilitated in accordance with the approved DDRP within two (2) years of cessation, or within an alternative timeframe agreed by the Shire.
8. Prior to the commencement of any on site works, the applicant is to submit a revised Bushfire Management Plan (BMP), incorporating the recommended modifications by the Department of Fire and Emergency Services including:
  - a) Vegetation classification- (rational for each vegetation classification using AS3959 definitions; Vegetation management (Responsible parties and frequency for fuel load reduction, incorporate an enforceable mechanism and ongoing monitoring and reporting regime in the Bushfire Management Plan);
  - b) Mapping (scalable mapping with visible BAL contours, topographical data/contour maps);
  - c) Bushfire Risk Report (address risks related to infrastructure failure (e.g., overcharge, thermal runaway and update BMP to reflect new mitigation measures);
  - d) Siting and Design (Include tech specs or standards for infrastructure components to justify radiant heat thresholds, Re-assess siting in context of hazard level and responder safety as per Renewable Energy Facility and update BAL Contour Maps accordingly;
  - e) Vehicular Access (provide plan showing width, turning radius, clearance, and hardstand details of internal access tracks); and
  - f) Water Supply (show tank and hardstand locations on BMP and BAL Contour Map, confirm compliance with water supply standards under the Guidelines).

  
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Presiding Member, Regional DAP

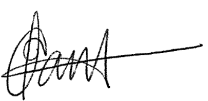


9. The approved BMP shall be implemented in full and maintained for the life of the development to the satisfaction of the Shire of Narrogin.

The applicant shall also:

- Notify the Shire of Narrogin's Local Emergency Management Committee (LEMC) of project completion and operational commencement; and
  - Make reasonable efforts to assist local emergency services and bushfire brigades in the event of a bushfire in the vicinity of the site, where safe and practicable to do so.
10. The installation of any directional/traffic/warning/safety signage in the vicinity of the development's access point onto the road network, and relating to the development, shall be to the satisfaction of the local government.
11. The development shall be implemented and operated in accordance with the recommendations of the Glint and Glare Assessment and Visual Impact Assessment prepared by SLR Consulting Australia, forming part of the approved documentation, including (but not limited to):
- a) Minimising off-site visual impacts of solar infrastructure through appropriate layout and screening;
  - b) Ensuring the visual integration of ancillary infrastructure (including buildings, fencing, and inverters) with the rural landscape through appropriate materials, finishes, and colour treatments; and
  - c) Prohibiting the display of advertising signage or logos on-site, except as required for identification or safety.
12. The applicant shall be responsible for the repair, reinstatement, or replacement of any public road infrastructure that is damaged or degraded during the construction phase of the development as a direct result of development-related traffic, to the satisfaction of the Shire of Narrogin.
- Where agreed by the Shire, the applicant may instead make a financial contribution equal to the cost of the necessary repair works.
13. Prior to the commencement of construction, the applicant shall upgrade and seal the following road sections to a standard suitable for accommodating construction traffic, to the satisfaction of the Shire of Narrogin:
- Contine Road, from its intersection with Parks Road to the proposed development's main access point; and
  - Parks Road, from its intersection with Contine Road to the southern boundary of Lot 22.

The scope, standard, and specification of the upgrade works shall be determined in consultation with the Shire of Narrogin and may be implemented in stages or secured through a bond or other form of financial guarantee, as agreed in writing by the Shire.

  
**Francesca Lefante**  
Presiding Member, Regional DAP



14. Any lighting device is to be positioned and shielded as not to cause any direct, reflected, or incidental light to encroach beyond the property boundaries.

#### Advice Notes

1. The applicant is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the local government and be approved before any work requiring a building permit can commence on site.
2. 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 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.
3. The applicant is advised that the proposed works are near an area of high risk. It is recommended that persons planning to build or undertake works in high risk areas near transmission or communication assets act 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).
4. Onsite sewerage treatment systems require approval from the Local Government's Environmental Health Services and the Department of Health. The system must comply with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 and any other applicable legislation, regulations, or standards. It is recommended that the applicant engages with the Local Government early in the planning process to ensure that all design, installation, and operational requirements are met prior to commencing works.
5. The applicant is required to comply with the Environmental Protection Act 1986 and any Works Approval required for the proposed development prior to any site works.
6. Any clearing required as part of construction or bushfire prevention may require an application to be made to the Department of Water and Environmental Regulation.
7. 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.
8. All mechanical equipment is to be designed and installed to prevent emitted noise levels from exceeding the relevant decibel levels as set out in the Environmental Protection (Noise) Regulations 1997.

  
**Francesca Lefante**  
Presiding Member, Regional DAP



9. In accordance with Shire of Narrogin adopted Council Policy, all properties, or portions thereof, that have an approved development classification of Industry, Abattoir, Transport Depot, Hard Rock Quarries or Renewable Energy Facility (or similar if not defined under the Local Planning Scheme No. 3) will be subject to a valuation of GRV, from the date of commencement of the facility or approval of the change in the Government Gazette, whichever is the latter.
10. The applicant is advised that there are no accommodation vacancies in the Shire of Narrogin that would sustain any form of construction activity as envisaged for the development and therefore it is strongly recommended to submit a Development Application to be considered and approved by the Shire of Narrogin with an accompanying detailed proposal for any associated temporary/transient workforce accommodation, in accordance with the Shire's adopted Local Planning Policy – Temporary/Transient Workforce Accommodation.
11. Pursuant to Advice Note 10, any workforce accommodation shall therefore:
  - a) Be established only for the duration of the construction phase of the Solar and Battery Energy Hybrid Facility and shall be limited to a period of three (3) years from the date of occupancy.
  - b) Include a Management Plan, Needs Assessment, Infrastructure Servicing Plan, and Decommissioning Plan to the satisfaction of the Shire.
  - c) Be used solely for the accommodation of workers directly involved in the construction of the approved renewable energy facility with the approval of the Shire.
  - d) Be removed, and the site rehabilitated to the satisfaction of the Shire, within 6 months of the conclusion of the construction works, unless an alternative legacy use has been approved by the Shire.
12. In the event that any Aboriginal Heritage site is discovered during the works, the applicant must consult with the Gnaala Karla Boodja Aboriginal Corporation. The applicant is also encouraged to regularly monitor the Aboriginal Cultural Heritage Inquiry System (ACHIS) for any newly reported Aboriginal Heritage sites within the subject area.
13. The applicant is advised that agreements with affected landowners for any required easements associated with the powerline are to be maintained and implemented in accordance with relevant legislation and separate legal mechanisms.
14. The proponent is strongly encouraged to develop a Regional Participation Plan, clearly demonstrating their strategic commitment to maximising local labour, trade, and industry involvement. This Regional Participation Plan should explicitly detail practical measures for engaging local businesses, tradespeople, apprentices, and trainees. Where feasible, this should include active collaboration with local business networks, local workforce providers, technical and further education institutions, the establishment of an accessible information portal, and the hosting of targeted information sessions to promote and facilitate local participation in available work packages and procurement opportunities.

  
**Francesca Lefante**  
Presiding Member, Regional DAP



15. The proponent is advised to carefully identify, acknowledge, and implement measures to mitigate predicted significant impacts on scarce local natural resources, such as gravel, sand, and water supplies, essential for the construction phase. Effective strategies must be put in place to prevent significant depletion or inflation of resource prices, thereby ensuring the sustained availability of these resources for ongoing community needs, domestic purposes, road construction, and general infrastructure projects.
16. The applicant is encouraged to voluntarily engage with the Shire of Narrogin to implement public art contributions consistent with the Shire's Adopted Public Art Strategy & Masterplan 2019. Contributions can be through direct implementation or cash-in lieu, supporting community cultural enrichment and visual integration of renewable energy infrastructure.
17. The applicant is strongly encouraged to voluntarily establish and implement a Community Enhancement Fund (CEF) with the Shire of Narrogin, consistent with the Shire's Adopted Community Enhancements Fund Policy.
18. 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.

#### AMENDING MOTION 1

**Moved by:** President Leigh Ballard

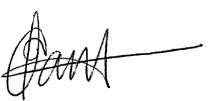
**Seconded by:** Cr Graham Broad

That Condition No. 4 be amended to read as follows:

*Prior to the completion of construction, the applicant shall submit to, and have approved by, the Shire of Narrogin a Landscape Screening Plan that demonstrates how visual screening will be achieved through a combination of retained vegetation and new planting along visually sensitive boundaries of the site, particularly where the development is visible from public roads or sensitive receptors. The plan shall:*

- a) *Clearly identify the locations and extent of proposed screening, including areas of retained vegetation and new planting;*
- b) *Detail the species to be planted, plant densities, and expected mature heights;*
- c) *Be designed to enhance the visual amenity of the development without impacting solar generation efficiency; and*
- d) *Be implemented within six (6) months of completion of construction and maintained for the life of the development to the satisfaction of the Shire.*
- e) ***Including the potential for additional planting to be implemented along Great Southern Highway subject to approval of the Shire of Narrogin in consultation with MRWA***

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

  
**Francesca Lefante**  
Presiding Member, Regional DAP



**REASON:** To clarify that the boundary along Great Southern Highway needs some special attention, whilst not fundamentally changing the condition.

## **AMENDING MOTION 2**

**Moved by:** President Leigh Ballard

**Seconded by:** Dale Page

That Condition No. 10 be amended to read as follows:

*The installation of any directional/traffic/warning/safety signage in the vicinity of the development's access point onto the road network, and relating to the development, **as appropriate** shall be to the satisfaction of the local government in consultation with Main Roads.*

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To include traffic management consideration that may be required on roads managed by MRWA.

## **PROCEDURAL MOTION 1**

**Moved by:** Clayton Higham

**Seconded by:** Dale Page

That the Standing Orders be suspended in accordance with section 5.10.2h of the DAP Standing Orders 2024.

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To allow members to speak more than once on the same item and continue further debate on Item 3.1.

*The Standing Orders were suspended at 3.00pm.*

## **PROCEDURAL MOTION 2**

**Moved by:** Clayton Higham

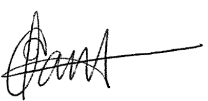
**Seconded by:** Dale Page

That the Standing Orders be reinstated in accordance with section 5.10.2h of the DAP Standing Orders 2024.

**The Procedural Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To reinstate standing orders.

*The Standing Orders were reinstated at 3.04pm.*

  
**Francesca Lefante**  
Presiding Member, Regional DAP



### AMENDING MOTION 3

Moved by: President Leigh Ballard

Seconded by: Cr Graham Broad

That Condition No. 13 be amended to read as follows:

*Prior to the commencement of construction, the applicant shall upgrade and seal the following road sections to a standard suitable for accommodating construction traffic, **or alternate measures to ensure dust suppression on the roads**, to the satisfaction of the Shire of Narrogin:*

- **Contine Road from Great Southern Highway intersection to its intersection with Parks Road.**
- **Parks Road from its intersection with Contine Road to the southern boundary of Lot 6499.**
- ~~Contine Road, from its intersection with Parks Road to the proposed development's main access point; and~~
- ~~Parks Road, from its intersection with Contine Road to the southern boundary of Lot 22.~~

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To clarify the nature and extend of road works and dust suppression measures to be undertaken during the construction period.

### AMENDING MOTION 4

Moved by: Dale Page

Seconded by: President Leigh Ballard

That Condition No. 31) be amended to read as follows:

*Establish a complaints handling system to address community concerns relating to construction and operation of the development **for a period of three years post-commissioning**. This system shall include:*

- i) *Dedicated contact details for the builder or contractor during construction and for the operator post-construction, made publicly available (e.g., signage, website, local notice).*
- ii) *A log of complaints received and actions taken in response, including timeframes and resolution outcomes.*
- iii) *Provision of an annual summary report of complaints and responses to the Shire of Narrogin for the duration of construction and for a minimum of three (3) years post-commissioning; and*

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** This aligns with Environmental Protection Act enforcement by the Shire and ensures early operational issues are addressed promptly.

Francesca Lefante  
Presiding Member, Regional DAP



## AMENDING MOTION 5

**Moved by:** Francesca Lefante

**Seconded by:** Clayton Higham

That Advice Note 9 be deleted and the remaining Advice Notes be alphabetised accordingly.

**The Amending Motion was put and CARRIED (3/2)**

For: Francesca Lefante  
Clayton Higham  
Dale Page

Against: President Leigh Ballard  
Cr Graham Broad

**REASON:** This matter does not have a planning purpose and is governed by separate legislation and processes.

## AMENDING MOTION 6

**Moved by:** Francesca Lefante

**Seconded by:** Nil

That Advice Note 10 (now Advice Note 9) and Advice Note 11 (now Advice Note 10) be deleted and the remaining Advice Notes be alphabetised accordingly.

**The Amending Motion lapsed for the want of a seconder.**

## REPORT RECOMMENDATION (AS AMENDED)

That the Regional Development Assessment Panel resolves to:

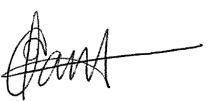
1. **Accept** that the DAP Application reference DAP/25/02861 is appropriate for consideration as a "Renewable Energy Facility" (Solar and Battery Hybrid facility) land use and compatible with the objectives of the zoning table in accordance with Clause 3 of the Shire of Narrogin Local Planning Scheme No. 3;
2. **Approve** DAP Application reference DAP/25/02861 and accompanying plans (as contained in Attachment 1 - Application Report Dated November 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 Clause 3.3.2 of the Shire of Narrogin Local Planning Scheme No. 3, subject to the following conditions:

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Presiding Member, Regional DAP



## Conditions

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the four (4) year's period, the approval shall lapse and be of no further effect.
2. The approved development shall be in accordance with the approved development plans and documentation which form part of this development approval, subject to modifications required as a consequence of any condition(s) of this approval.
3. Prior to the commencement of works on the development site associated with the approved development, a Construction Management Plan shall be submitted to and approved by the Shire of Narrogin. The Construction Management Plan shall detail how the following matters will be managed during the construction phase:
  - a) Hours of construction noting construction work which emits noise can only be performed during the hours of 7:00am and 7:00pm Monday to Saturday. Noise before or after these times as well as Sundays and public holidays is not permitted, unless otherwise approved in writing by the local government;
  - b) How materials and equipment will be delivered and removed from the site;
  - c) Details of measures to be put in place for the removal of any hazardous materials;
  - d) How materials and equipment will be stored on the site;
  - e) Parking arrangements for employees and contractors and no parking occurs on the public road network in the vicinity of the site;
  - f) Construction waste disposal strategy and location of waste disposal bins;
  - g) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
  - h) Development related vehicles (including private vehicles of employees, contractors and subcontractors associated with the construction, operation, upgrading and decommissioning of the development), leaving the site area are in a clean condition to minimise dirt being tracked onto the public road network;
  - i) Details of how the construction process will be managed to minimise the impact on pedestrian and vehicle movement;
  - j) Measures to be put in place to control, prevent and mitigate any environmental impacts on adjoining landowners and the surrounding road network. The matters to be addressed shall include noise, light spill, vibration, dust, sand, vehicle washdown, waste management and the movement of soil, sediment and stormwater;
  - k) Measures to be put in place to protect Shire infrastructure, particularly roads, during the construction period and to ensure these are reinstated to a satisfactory condition at the end of the construction and commissioning process. Where required by the Shire, a dilapidation report prepared by a suitably qualified person shall be submitted detailing the current condition of relevant Shire road infrastructure adjacent to the site;
  - l) establish a complaints handling system to address community concerns relating to construction and operation of the development for a period of three years post-commissioning. This system shall include:

  
**Francesca Lefante**  
Presiding Member, Regional DAP



- i) Dedicated contact details for the builder or contractor during construction and for the operator post-construction, made publicly available (e.g., signage, website, local notice).
    - ii) A log of complaints received and actions taken in response, including timeframes and resolution outcomes.
    - iii) Provision of an annual summary report of complaints and responses to the Shire of Narrogin for the duration of construction and for a minimum of three (3) years post-commissioning; and
  - m) Construction Traffic management measures for the local road network. The approved Construction Management Plan shall be implemented for the duration of the construction process to the satisfaction of the Shire of Narrogin.
4. Prior to the completion of construction, the applicant shall submit to, and have approved by, the Shire of Narrogin a Landscape Screening Plan that demonstrates how visual screening will be achieved through a combination of retained vegetation and new planting along visually sensitive boundaries of the site, particularly where the development is visible from public roads or sensitive receptors. The plan shall:
- a) Clearly identify the locations and extent of proposed screening, including areas of retained vegetation and new planting;
  - b) Detail the species to be planted, plant densities, and expected mature heights;
  - c) Be designed to enhance the visual amenity of the development without impacting solar generation efficiency; and
  - d) Be implemented within six (6) months of completion of construction and maintained for the life of the development to the satisfaction of the Shire.
  - e) Including the potential for additional planting to be implemented along Great Southern Highway subject to approval of the Shire of Narrogin in consultation with MRWA
5. Prior to the commencement of development, the applicant shall submit a Stormwater Management Plan to the satisfaction of the Shire of Narrogin. The approved Stormwater Management Plan shall be implemented prior to the commencement of use and maintained for the life of the development to the satisfaction of the Shire.
6. Prior to the commencement of the use, any new vehicle access points onto the local road network, as well as any new internal accessways and car parking areas proposed to be constructed as part of the development, shall be designed and constructed to the satisfaction of the Shire of Narrogin.

Where the development proposes to use existing constructed access points and internal access tracks, these may continue to be used without modification, unless otherwise required by the Shire.

All accessways and car parking areas shall be maintained in good condition for the life of the development.



7. In the event the operation of the Solar and Battery Hybrid Facility is to cease, no later than one (1) year prior to the anticipated cessation of operations, the proponent shall submit a Detailed Decommissioning and Rehabilitation Plan (DDRP) to the satisfaction of the Shire. The DDRP shall provide a methodology for decommissioning and site rehabilitation; outline waste management and recycling approaches; and identify timeframes for rehabilitation works. All infrastructure shall be removed, and the site rehabilitated in accordance with the approved DDRP within two (2) years of cessation, or within an alternative timeframe agreed by the Shire.
8. Prior to the commencement of any on site works, the applicant is to submit a revised Bushfire Management Plan (BMP), incorporating the recommended modifications by the Department of Fire and Emergency Services including:
  - a) Vegetation classification- (rational for each vegetation classification using AS3959 definitions; Vegetation management (Responsible parties and frequency for fuel load reduction, incorporate an enforceable mechanism and ongoing monitoring and reporting regime in the Bushfire Management Plan);
  - b) Mapping (scalable mapping with visible BAL contours, topographical data/contour maps);
  - c) Bushfire Risk Report (address risks related to infrastructure failure (e.g., overcharge, thermal runaway and update BMP to reflect new mitigation measures);
  - d) Siting and Design (Include tech specs or standards for infrastructure components to justify radiant heat thresholds, Re-assess siting in context of hazard level and responder safety as per Renewable Energy Facility and update BAL Contour Maps accordingly;
  - e) Vehicular Access (provide plan showing width, turning radius, clearance, and hardstand details of internal access tracks); and
  - f) Water Supply (show tank and hardstand locations on BMP and BAL Contour Map, confirm compliance with water supply standards under the Guidelines).
9. The approved BMP shall be implemented in full and maintained for the life of the development to the satisfaction of the Shire of Narrogin.

The applicant shall also:

  - Notify the Shire of Narrogin's Local Emergency Management Committee (LEMC) of project completion and operational commencement; and
  - Make reasonable efforts to assist local emergency services and bushfire brigades in the event of a bushfire in the vicinity of the site, where safe and practicable to do so.
10. The installation of any directional/traffic/warning/safety signage in the vicinity of the development's access point onto the road network, and relating to the development, as appropriate, shall be to the satisfaction of the local government in consultation with Main Roads.

  
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Presiding Member, Regional DAP



11. The development shall be implemented and operated in accordance with the recommendations of the Glint and Glare Assessment and Visual Impact Assessment prepared by SLR Consulting Australia, forming part of the approved documentation, including (but not limited to):
  - a) Minimising off-site visual impacts of solar infrastructure through appropriate layout and screening;
  - b) Ensuring the visual integration of ancillary infrastructure (including buildings, fencing, and inverters) with the rural landscape through appropriate materials, finishes, and colour treatments; and
  - c) Prohibiting the display of advertising signage or logos on-site, except as required for identification or safety.

12. The applicant shall be responsible for the repair, reinstatement, or replacement of any public road infrastructure that is damaged or degraded during the construction phase of the development as a direct result of development-related traffic, to the satisfaction of the Shire of Narrogin.

Where agreed by the Shire, the applicant may instead make a financial contribution equal to the cost of the necessary repair works.

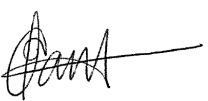
13. Prior to the commencement of construction, the applicant shall upgrade and seal the following road sections to a standard suitable for accommodating construction traffic, or alternate measures to ensure dust suppression on the roads, to the satisfaction of the Shire of Narrogin:
  - Contine Road from Great Southern Highway intersection to Parks Road.
  - Parks Road, from its intersection with Contine Road to southern boundary of Lot 6499.

The scope, standard, and specification of the upgrade works shall be determined in consultation with the Shire of Narrogin and may be implemented in stages or secured through a bond or other form of financial guarantee, as agreed in writing by the Shire.

14. Any lighting device is to be positioned and shielded as not to cause any direct, reflected, or incidental light to encroach beyond the property boundaries.

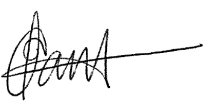
#### Advice Notes

1. The applicant is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the local government and be approved before any work requiring a building permit can commence on site.

  
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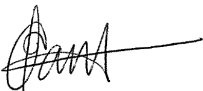


2. The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due diligence, which may be required under separate legislation. This including, but not limited to, the obtaining of any required approvals from the Department of Health, 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.
3. The applicant is advised that the proposed works are near an area of high risk. It is recommended that persons planning to build or undertake works in high risk areas near transmission or communication assets act 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).
4. Onsite sewerage treatment systems require approval from the Local Government's Environmental Health Services and the Department of Health. The system must comply with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 and any other applicable legislation, regulations, or standards. It is recommended that the applicant engages with the Local Government early in the planning process to ensure that all design, installation, and operational requirements are met prior to commencing works.
5. The applicant is required to comply with the Environmental Protection Act 1986 and any Works Approval required for the proposed development prior to any site works.
6. Any clearing required as part of construction or bushfire prevention may require an application to be made to the Department of Water and Environmental Regulation.
7. 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.
8. All mechanical equipment is to be designed and installed to prevent emitted noise levels from exceeding the relevant decibel levels as set out in the Environmental Protection (Noise) Regulations 1997.
9. The applicant is advised that there are no accommodation vacancies in the Shire of Narrogin that would sustain any form of construction activity as envisaged for the development and therefore it is strongly recommended to submit a Development Application to be considered and approved by the Shire of Narrogin with an accompanying detailed proposal for any associated temporary/transient workforce accommodation, in accordance with the Shire's adopted Local Planning Policy – Temporary/Transient Workforce Accommodation.

  
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10. Pursuant to Advice Note 10, any workforce accommodation shall therefore:
  - a) Be established only for the duration of the construction phase of the Solar and Battery Energy Hybrid Facility and shall be limited to a period of three (3) years from the date of occupancy.
  - b) Include a Management Plan, Needs Assessment, Infrastructure Servicing Plan, and Decommissioning Plan to the satisfaction of the Shire.
  - c) Be used solely for the accommodation of workers directly involved in the construction of the approved renewable energy facility with the approval of the Shire.
  - d) Be removed, and the site rehabilitated to the satisfaction of the Shire, within 6 months of the conclusion of the construction works, unless an alternative legacy use has been approved by the Shire.
11. In the event that any Aboriginal Heritage site is discovered during the works, the applicant must consult with the Gnaala Karla Boodja Aboriginal Corporation. The applicant is also encouraged to regularly monitor the Aboriginal Cultural Heritage Inquiry System (ACHIS) for any newly reported Aboriginal Heritage sites within the subject area.
12. The applicant is advised that agreements with affected landowners for any required easements associated with the powerline are to be maintained and implemented in accordance with relevant legislation and separate legal mechanisms.
13. The proponent is strongly encouraged to develop a Regional Participation Plan, clearly demonstrating their strategic commitment to maximising local labour, trade, and industry involvement. This Regional Participation Plan should explicitly detail practical measures for engaging local businesses, tradespeople, apprentices, and trainees. Where feasible, this should include active collaboration with local business networks, local workforce providers, technical and further education institutions, the establishment of an accessible information portal, and the hosting of targeted information sessions to promote and facilitate local participation in available work packages and procurement opportunities.
14. The proponent is advised to carefully identify, acknowledge, and implement measures to mitigate predicted significant impacts on scarce local natural resources, such as gravel, sand, and water supplies, essential for the construction phase. Effective strategies must be put in place to prevent significant depletion or inflation of resource prices, thereby ensuring the sustained availability of these resources for ongoing community needs, domestic purposes, road construction, and general infrastructure projects.
15. The applicant is encouraged to voluntarily engage with the Shire of Narrogin to implement public art contributions consistent with the Shire's Adopted Public Art Strategy & Masterplan 2019. Contributions can be through direct implementation or cash-in lieu, supporting community cultural enrichment and visual integration of renewable energy infrastructure.

  
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16. The applicant is strongly encouraged to voluntarily establish and implement a Community Enhancement Fund (CEF) with the Shire of Narrogin, consistent with the Shire's Adopted Community Enhancements Fund Policy.
17. 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.

**The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.**

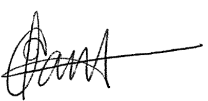
**REASON:** Although an "A" use in the Rural zone, the Shire's report demonstrates that there has been significant community engagement on this, and that the proposal meets the objectives of the Rural zone. It also meets the State's objectives to encourage renewable energy development in rural areas where environmental impacts can be minimised, and it is noted that the area the subject of the proposal has already been cleared of native vegetation and no further clearing is proposed. The proposal meets the relevant requirements of the Shire's planning scheme, and the Visual Impact Assessment provided indicates that any visual impact on surrounding areas can be mitigated, largely through existing and proposed landscaping. Other issues like traffic, environmental management and Bushfire Management have been appropriately covered off in the Shire's report and the recommended conditions.

**4. Form 2 DAP Applications**

Nil

**5. Section 31 SAT Reconsiderations**

Nil

  
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Presiding Member, Regional DAP



## PART D – OTHER BUSINESS

### 1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP noted the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DP/14/00039 DR65/2020	Shire of York	Lots 4869 (2256), 5931, 9926 (2948) and 26934 Great Southern Highway, St Ronans	Construction and Use of Allawuna Farm for the purposes of a Class II Landfill	28 July 2020
DAP/24/02737	Town of Port Hedland	Lot 601, Portion of Lot 604, Lot 300 and Portion of Road Reserve Parola Court, South Hedland	Mixed-Use Development	13 December 2024
DAP/24/02681 DR/199/2024	Shire of Capel	Lot 287 South Western Highway, Gwindinup	Sand Gravel Extraction	23 December 2024

### 2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 3.19pm.

  
Francesca Lefante  
Presiding Member, Regional DAP