



Regional Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 1 July 2025; 9.30am
Meeting Number: RDAP/47
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
[RDAP/47 - 1 July 2025 - Shire of Northam](#)

PART A – INTRODUCTION

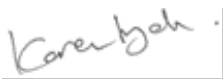
1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – SHIRE OF NORTHAM

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 881 (No.239) Yilgarn Avenue, Northam – Unlisted Use (Wastewater Treatment Facility) – DAP/25/02881
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


Karen Hyde
Presiding Member, Regional DAP



ATTENDANCE	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Karen Hyde (Presiding Member)	Claire Ortlepp
Clayton Higham (Deputy Presiding Member)	Ashlee Kelly
Neema Premji	
<i>Part B – Shire of Northam</i>	
<i>Local Government DAP Members</i>	<i>Officers/Technical Advisors in Attendance</i>
Cr Julie Williams	John Meggitt
Cr Des Hughes	Kobus Nieuwoudt

Karen Hyde 
Presiding Member, Regional DAP



Applicant and Submitters
<i>Part B – Shire of Northam</i>
Nik Hidding (Hidding Urban Planning) Tony Johansen (TMC)

Members of the Public / Media

Nil

Observers via livestream

There were 3 persons observing the meeting via the livestream.

Karen Hyde 
Presiding Member, Regional DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.30am on 1 July 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

Cr Maria Girak (Local Government Member, Shire of Northam)

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](#).

Karen Hyde
Presiding Member, Regional DAP



PART B – SHIRE OF NORTHAM

1. Declaration of Due Consideration

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 Lot 881 (No.239) Yilgarn Avenue, Northam – Unlisted Use (Wastewater Treatment Facility) – DAP/25/02881

Deputations

Tony Johansen (TMC) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Nik Hidding (Hidding Urban Planning) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

The Shire of Northam responded to questions from the DAP in relation to the application at Item 3.1.

REPORT RECOMMENDATION

Moved by: Cr Des Hughes

Seconded by: Neema Premji

Part 1

Accept that DAP Application reference DAP/25/02881 is appropriate for consideration as a "wastewater treatment facility" land use and is compatible with the objectives of the Light and Service Industry zone, in accordance with subclause 3.2.7 of the Shire of Northam Local Planning Scheme No. 6.

Part 2

Approve DAP Application reference DAP/25/02881 and accompanying plans (A0.3 v02, A1.1 v02, A1.2 v02, A2.1 v02, A2.2 v02, A2.3 v02, A2.4 v02, A2.5 v02, A2.6 v02, A5.1 v02) 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 Northam Local Planning Scheme No. 6*, subject to the following conditions:

Karen Hyde 
Presiding Member, Regional DAP



General Conditions

1. This decision constitutes development approval only and is valid for a period of four (4) years from the date of approval. If the development is not substantially commenced within that period, the approval shall lapse and be of no further effect.
2. In the event of any inconsistency between the approved plans and a requirement of the conditions below, the conditions shall prevail.
3. The development must be carried out in accordance with the stamped and approved development plans, except as modified by these conditions or any approved amendments thereafter.

Prior to Commencement of Works

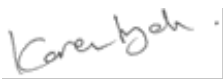
4. A Stormwater and Drainage Management Plan must be prepared and submitted to the local government for approval prior to the commencement of any works. The Plan shall include detailed designs for stormwater containment, treatment system protection, and measures to ensure no discharge occurs onto adjoining properties. The approved Plan must be implemented in full.
5. A Landscaping Plan must be prepared by a suitably qualified person and submitted to the local government for approval. The Plan must include:
 - i. Plant species, sizes, and locations (including groundcovers, shrubs, and trees);
 - ii. Screening vegetation for visual mitigation;
 - iii. Details of reticulation and ongoing maintenance, including the replacement of any failed plantings.

Landscaping must be installed prior to commissioning of the wastewater treatment facility and maintained thereafter to the satisfaction of the local government.

6. Any proposed fencing must be constructed to a minimum standard of black 1.8m to 2.4m high link mesh (or similar), or as otherwise approved by the local government.

Design and Operational Requirements

7. The wastewater treatment facility shall be designed, constructed, and operated so that odour and noise emissions do not cause a nuisance to adjacent properties or conflict with surrounding land uses, to the satisfaction of the local government.
8. The operator must obtain and maintain a valid Works Approval and Licence under Part V of the *Environmental Protection Act 1986*. A copy of the licence must be provided to the local government prior to commissioning of the wastewater treatment facility.

Karen Hyde 
Presiding Member, Regional DAP



9. An Emergency Response and Incident Management Plan must be submitted to and approved by the local government prior to operation. The Plan shall address system failures, overflows, odour management, fire risk mitigation, and spill containment procedures.
10. All vehicle access and on-site movement areas must be constructed to an all-weather standard (sealed or compacted gravel) and maintained in good condition at all times, to the satisfaction of the local government.
11. The operator must implement all recommendations contained within the Bushfire Management Plan prepared by BPP Group Pty Ltd T/A Bushfire Prone Planning, dated 24 November 2023, for the duration of the development.
12. With the exception of biochar and treated wastewater all sludge, biosolids, and other by-products generated by the wastewater treatment facility must be transported off-site by a licensed contractor and disposed of at an appropriately licensed waste facility in accordance with the *Environmental Protection (Controlled Waste) Regulations 2004*.

Prior to Operation / Commissioning

13. Prior to the commencement of operations, the proponent must submit a Commissioning Report and Compliance Report to the local government confirming that:
 - i. The wastewater treatment facility has been constructed in accordance with the approved plans and all relevant conditions;
 - ii. All relevant approvals, licences, and permits have been obtained and are current;
 - iii. The facility is operating in accordance with all regulatory and environmental requirements.

Advice Notes

1. If the development is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
2. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
3. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.
4. A development approval is not an approval to commence any works associated with the development. A Building Permit must be obtained prior to commencement of any site and building works. Please liaise with the Shire's Building Section to ascertain the requirements to allow for a building permit to be issued.


Karen Hyde
Presiding Member, Regional DAP



AMENDING MOTION 1

Moved by: Clayton Higham

Seconded by: Karen Hyde

The following amendments were made en bloc:

- (i) That Advice Note No. 1 be deleted and the remaining advice notes be renumbered accordingly.
- (ii) That Condition No.8 be deleted as a Condition and added as new Advice Note 1, and the remaining Conditions and Advice Notes be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: Advice Note 1 duplicated the intent of Condition No. 1 which states the timeframe for substantial commencement is 4 years. Condition No. 8 provided advisory information regarding permits and licences to be obtained beyond the planning framework, and the information was more appropriate as an advice note.

AMENDING MOTION 2

Moved by: Clayton Higham

Seconded by: Karen Hyde

That Condition No. 13 (now Condition No.12) be amended to read as follows:

Prior to the commencement of operations, the proponent must submit a Commissioning Report and Compliance Report to the local government confirming that:

- i. The wastewater treatment facility has been constructed in accordance with the approved plans and all relevant conditions;*
- ii. All relevant approvals, licences, and permits **are able to be** ~~have been obtained and are current;~~*
- iii. The facility is operating in accordance with all regulatory and environmental requirements.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: to provide clarity regarding the appropriate information required to clear conditions and to allow the development to occur, noting that some permits and licences will be obtained during the commissioning stage and are subject to approvals outside the planning framework

Karen Hyde 
Presiding Member, Regional DAP



AMENDING MOTION 3

Moved by: Karen Hyde

Seconded by: Clayton Higham

That Condition No. 13 (now Condition No.12) be amended to read as follows:

Prior to the commencement of operations, the proponent must submit a Commissioning Report and Compliance Report to the local government confirming that:

- i. The wastewater treatment facility has been constructed in accordance with the approved plans and all relevant conditions;*
- ii. All relevant approvals, licences, and permits are able to be obtained;*
- iii. The facility is **capable of** operating in accordance with all regulatory and environmental requirements.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: to provide clarity regarding the appropriate information required to clear conditions and to allow the development to occur, noting that some permits and licences will be obtained during the commissioning stage and are subject to approvals outside the planning framework.

REPORT RECOMMENDATION (AS AMENDED)

Part 1

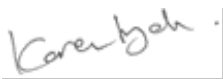
Accept that DAP Application reference DAP/25/02881 is appropriate for consideration as a "wastewater treatment facility" land use and is compatible with the objectives of the Light and Service Industry zone, in accordance with subclause 3.2.7 of the Shire of Northam Local Planning Scheme No. 6.

Part 2

Approve DAP Application reference DAP/25/02881 and accompanying plans (A0.3 v02, A1.1 v02, A1.2 v02, A2.1 v02, A2.2 v02, A2.3 v02, A2.4 v02, A2.5 v02, A2.6 v02, A5.1 v02) 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 Northam Local Planning Scheme No. 6*, subject to the following conditions:

General Conditions

1. This decision constitutes development approval only and is valid for a period of four (4) years from the date of approval. If the development is not substantially commenced within that period, the approval shall lapse and be of no further effect.
2. In the event of any inconsistency between the approved plans and a requirement of the conditions below, the conditions shall prevail.

Karen Hyde 
Presiding Member, Regional DAP



3. The development must be carried out in accordance with the stamped and approved development plans, except as modified by these conditions or any approved amendments thereafter.

Prior to Commencement of Works

4. A Stormwater and Drainage Management Plan must be prepared and submitted to the local government for approval prior to the commencement of any works. The Plan shall include detailed designs for stormwater containment, treatment system protection, and measures to ensure no discharge occurs onto adjoining properties. The approved Plan must be implemented in full.
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9. All vehicle access and on-site movement areas must be constructed to an all-weather standard (sealed or compacted gravel) and maintained in good condition at all times, to the satisfaction of the local government.
10. The operator must implement all recommendations contained within the Bushfire Management Plan prepared by BPP Group Pty Ltd T/A Bushfire Prone Planning, dated 24 November 2023, for the duration of the development.



11. With the exception of biochar and treated wastewater all sludge, biosolids, and other by-products generated by the wastewater treatment facility must be transported off-site by a licensed contractor and disposed of at an appropriately licensed waste facility in accordance with the *Environmental Protection (Controlled Waste) Regulations 2004*.

Prior to Operation / Commissioning

12. Prior to the commencement of operations, the proponent must submit a Commissioning Report and Compliance Report to the local government confirming that:
 - i. The wastewater treatment facility has been constructed in accordance with the approved plans and all relevant conditions;
 - ii. All relevant approvals, licences, and permits are able to be obtained;
 - iii. The facility is capable of operating in accordance with all regulatory and environmental requirements.

Advice Notes

1. The operator must obtain and maintain a valid Works Approval and Licence under Part V of the *Environmental Protection Act 1986*. A copy of the licence must be provided to the local government prior to commissioning of the wastewater treatment facility.
2. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
3. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.
4. A development approval is not an approval to commence any works associated with the development. A Building Permit must be obtained prior to commencement of any site and building works. Please liaise with the Shire's Building Section to ascertain the requirements to allow for a building permit to be issued.



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

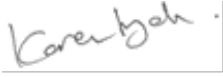
REASON: The proposal was regarded as appropriate as a use not listed and as a service and relevant infrastructure facility for the light and service industry zone. The proposal was consistent with the objectives of the zone and was compliant with the development standards for the zone. The panel noted the proposal met the requirements of WAPC subdivision approval. The panel considered the proposal to be innovative, including fully contained technology which provided an environmentally sensitive response to wastewater treatment which did not emit emissions and did not create an impact on current and proposed neighbouring land uses. Technical matters including traffic management and emergency responses have been assessed as satisfactory and ongoing management plans were required under the conditions of approval. The panel were unanimous in their support of the facility which supported the growth of the Avonwest logistics and industrial estate.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Karen Hyde 
Presiding Member, Regional DAP



PART C – 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 10.13am.

Karen Hyde
Presiding Member, Regional DAP