



Regional Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 7 May 2026; 1:00pm
Meeting Number: RDAP/73
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
[RDAP/73 - 7 May 2026 - Shire of Merredin](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Noting of Minutes

PART B – SHIRE OF MERREDIN

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 19448 & 27381 Robartson Road MERREDIN - Battery Storage & Solar Farm – DAP/26/03058
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

Francesca Lefante
Presiding Member, Regional DAP



DAP Members

Francesca Lefante (Presiding Member)

Karen Hyde (Deputy Presiding Member)

Rob Karelse

Cr Paul Boehme (Part B – Shire of Merredin)

Cr Hayley Billing (Part B – Shire of Merredin)

DAP Secretariat

Tenielle Brownfield

Kristen Gray

A handwritten signature in black ink, appearing to read 'Francesca Lefante', with a long horizontal line extending to the right.

Francesca Lefante
Presiding Member, Regional DAP



Part B – Shire of Merredin
Applicant
Roy Winslow (Land Insights) Guy Beasley (Nomad Energy) Jorge Quezada (Nomad Energy)
Officers/Technical Advisors in Attendance
Xinyi Zhao Craig Watts Suzanne Doncon

Members of the Public / Media

Nil.

Observers via livestream

There were 5 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 1:10pm on 7 May 2026 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 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. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

A handwritten signature in black ink, appearing to read 'Francesca Lefante', with a long horizontal line extending to the right.

Francesca Lefante
Presiding Member, Regional DAP



PART B – SHIRE OF MERREDIN

1. Declaration of Due Consideration

The Presiding Member noted that details of a DAP direction for services and responsible authority response in relation to Item 3.1, received on 6 May 2026 was published in Part B of the Related Information.

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

DAP Member, Rob Karelse, declared an impartiality interest in item 3.1. Nomad Energy has previously engaged with Rob Karelse's employer (Umwelt) to provide environmental and planning approvals advisory service. They are not currently engaged on any of their projects. The last commercial involvement with Nomad was August 2025.

In accordance with section 2.4.5 of the DAP Code of Conduct 2025, DAP Member, Cr Paul Boehme and Cr Hayley Billing, declared that they had participated in a prior Council meeting in relation to the application at item 3.1. However, under section 2.1.2 of the DAP Code of Conduct 2025, Cr Boehme and Cr Billing acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

In accordance with section 3.3 of the DAP Code of Conduct 2025, the Presiding Member determined that the members listed above, who had disclosed an impartiality interest, were permitted to participate in the discussion and voting on the item.

3. Form 1 DAP Applications

3.1 Lot 19448 & 27381 Robartson Road Merredin - Battery Storage & Solar Farm – DAP/26/03058

Deputations

Roy Winslow (Land Insights) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

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

Francesca Lefante
Presiding Member, Regional DAP



SUBSTANTIVE MOTION

Moved by: Karen Hyde

Seconded by: Cr Hayley Billing

That the Regional Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/26/03058 is appropriate for consideration as a "Use not listed" land use and compatible with the objectives of the zoning table in accordance with Clause 3.4.2 (b) of the Shire of Merredin Local Planning Scheme No. 6;
2. **Approve** DAP Application reference DAP/26/03058 and accompanying plans (Attachment xx) 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 3.4.2(b) of the Shire of Merredin Local Planning Scheme No. 6, subject to the following conditions:

Conditions

1. The preparation and lodgement of a dedicated Construction Management Plan (CMP), including a transport impact assessment, details showing the proposed interim and longer-term facilities including building/structure setbacks, carparking facility and landscaping/ screening etc, to the satisfaction of the local government.
2. The preparation and lodgement of a Drainage Management Plan (DMP) to contain all drainage on site to the satisfaction of the local government.
3. The revision of Bushfire Management Plan (BMP) dated 19 December 2025 to meet the recommendations according to DFES referral dated 27 March 2026.
4. The preparation and lodgement of an Emergency Management Plan (EMP) to the satisfaction of the local government.
5. The preparation and lodgement of a Risk Management Plan (RMP) in compliance with the REF Guidelines to the satisfaction of the local government.
6. Any new crossover to Robartson Road shall be located and constructed to the satisfaction of the local government.
7. The preparation and lodgement of a Decommissioning Plan to the satisfaction of the local government.
8. The preparation and lodgement of a Rehabilitation Plan after the decommissioning of the facility at the end of its operational lifespan to the satisfaction of the local government.
9. The preparation of Acoustic Report and Management Plan incorporating appropriate measures to reduce the noise impact of the facility to a level considered acceptable to the satisfaction of the local government.

Francesca Lefante
Presiding Member, Regional DAP



10. The preparation and lodgement of E-Waste Management and Rehabilitation plan with appropriate measures to mitigate environmental impact to the satisfaction of the local government.
11. The preparation and compliance with a Stormwater Drainage Plan to contain all drainage on site to the satisfaction of the local government.
12. All potential Black Cockatoo Habitat trees listed in the Flora and Vegetation Survey submitted on 30 January 2026 shall be retained and weed management practice should be implemented to the satisfaction of the local government.
13. The preparation and lodgement of an appropriate Visual Impact Management Plan which incorporates appropriate landscaping and screening measures, building materials and colour treatments, and the management of lighting to minimise visual impacts, to the satisfaction of the local government.
14. The preparation of an operational Biosecurity Management Plan (BMP) to the satisfaction of the local government.
15. The preparation of revised Flora and Vegetation Survey incorporating pastures coverage requirement to meet the recommendations according to DPIRD's comments dated 27 March 2026.
16. The community benefits should be ensured by the compliance with Capacity Investment Scheme funding or *Shire of Merredin Policy Manual Policy 8.27 - Community Enhancement Fund Policy*.

Advice Notes

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect. For the purposes of this condition, the term "substantially commenced" has the meaning given to it in the *Planning and Development (Local Planning Schemes) Regulations 2015* as amended from time to time.
2. 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.

Francesca Lefante
Presiding Member, Regional DAP



3. 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 Shire of Merredin and be approved before any work requiring a building permit can commence on site.
4. The applicant is advised that meaningful engagement and partnership is needed to ensure the transparency and long-term benefits

AMENDING MOTION 1

Moved by: Karen Hyde

Seconded by: Francesca Lefante

That the preamble be amended to read as follows:

*Approve DAP Application reference DAP/26/03058 and accompanying plans (~~Attachment xx~~) **Attachment 1 – Development Plans – prepared by Land Insight, dated 30/1/2026, Attachment 7 – Ngaangk Boodja Battery & Solar Farm (BMP) v1.1 – prepared by Bushfire Prone Planning, dated 17/02/2026, Attachment 8 - Ngaangk Boodja Battery & Solar Farm (BMP) v1.0– prepared by Bushfire Prone Planning, dated 17/02/2026 and Attachment 9 - Ngaangk Boodja Battery & Solar Farm (CFA) v1.0 – prepared by Bushfire Pron Planning, dated 17/02/2026** 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 3.4.2(b) of the Shire of Merredin Local Planning Scheme No. 6, subject to the following conditions:*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: Clarify the plans and documents that form part of the approval.

AMENDING MOTION 2

Moved by: Karen Hyde

Seconded by: Francesca Lefante

The following amendments were made en bloc:

- i) That Condition No. 1 be amended to read as follows:

Prior to construction commencement, the preparation and lodgement of a dedicated Construction Management Plan (CMP), including a transport impact assessment, details showing the proposed interim and longer-term facilities including building/structure setbacks, carparking facility and landscaping/screening etc, to the satisfaction of the local government.

Francesca Lefante
Presiding Member, Regional DAP



- ii) That Condition No. 2 be amended to read as follows:

Prior to construction commencement, the preparation and lodgement of a Drainage Management Plan (DMP) to contain all drainage on site to the satisfaction of the local government.

- iii) That Condition No. 9 be amended to read as follows:

Prior to construction commencement, the preparation of Acoustic Report and Management Plan incorporating appropriate measures to reduce the noise impact of the facility to a level considered acceptable to the satisfaction of the local government.

- iv) That Condition No. 11 be amended to read as follows:

Prior to construction commencement, the preparation and compliance with a Stormwater Drainage Plan to contain all drainage on site to the satisfaction of the local government.

- v) That Condition No. 12 be amended to read as follows:

Prior to construction commencement, all potential Black Cockatoo Habitat trees listed in the Flora and Vegetation Survey submitted on 30 January 2026 shall be retained and weed management practice should be implemented to the satisfaction of the local government.

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

Prior to construction commencement, the preparation and lodgement of an appropriate Visual Impact Management Plan which incorporates appropriate landscaping and screening measures, building materials and colour treatments, and the management of lighting to minimise visual impacts, to the satisfaction of the local government.

- vii) That Condition No.14 be amended to read as follows:

Prior to construction commencement, the preparation of an operational Biosecurity Management Plan (BMP) to the satisfaction of the local government.

- viii) That Condition No.3 be amended to read as follows:

Prior to operation commencement, the revision of Bushfire Management Plan (BMP) dated 19 December 2025 to meet the recommendations according to DFES referral dated 27 March 2026.

Francesca Lefante
Presiding Member, Regional DAP



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

Prior to operation commencement, the preparation and lodgement of an Emergency Management Plan (EMP) to the satisfaction of the local government.

x) That Condition No.5 be amended to read as follows:

Prior to operation commencement, the preparation and lodgement of a Risk Management Plan (RMP) in compliance with the REF Guidelines to the satisfaction of the local government.

xi) That Condition No.6 be amended to read as follows:

Prior to operation commencement, any new crossover to Robartson Road shall be located and constructed to the satisfaction of the local government.

xii) That Condition No.7 be amended to read as follows:

Prio to operation commencement, the preparation and lodgement of a Decommissioning Plan to the satisfaction of the local government.

xiii) That Condition No.8 be amended to read as follows:

Prior to operation commencement, the preparation and lodgement of a Rehabilitation Plan after the decommissioning of the facility at the end of its operational lifespan to the satisfaction of the local government.

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

Prior to operation commencement, the preparation and lodgement of E-Waste Management and Rehabilitation plan with appropriate measures to mitigate environmental impact to the satisfaction of the local government.

xv) That Condition No.15 be amended to read as follows:

Prior to operation commencement, the preparation of revised Flora and Vegetation Survey incorporating pastures coverage requirement to meet the recommendations according to DPIRD's comments dated 27 March 2026.

xvi) That Condition No.16 be amended to read as follows:

Prior to operation commencement, the community benefits should be ensured by the compliance with Capacity Investment Scheme funding or Shire of Merredin Policy Manual Policy 8.27 - Community Enhancement Fund Policy.

Francesca Lefante
Presiding Member, Regional DAP



The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To clarify the relevant timeframes for implementation and compliance of conditions.

AMENDING MOTION 3

Moved by: Karen Hyde

Seconded by: Rob Karelse

That Condition No.3 be amended to read as follows:

Prior to operation commencement the revision of Bushfire Management Plan (BMP) dated 19 December 2025 to meet the recommendations according to DFES referral dated 27 March 2026 to the satisfaction of the local government.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To clarify the relevant clearing agency.

AMENDING MOTION 4

Moved by: Karen Hyde

Seconded by: Cr Paul Boehme

The following amendments were made en bloc:

- i) That Condition No. 11 be deleted and the remaining conditions be renumbered accordingly.
- ii) That Condition No. 2 be amended to read as follows:

Prior to construction commencement the preparation and lodgement of a Drainage Management Plan (DMP) that demonstrates the project will capture and retain stormwater onsite from rainfall events in the majority of cases, and not adversely affect existing drainage patterns, flood behaviour or adjoining land, to the satisfaction of the local government.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The drainage details, including mitigation action relating to impacts on adjoining site to be addressed in the management plan.

Francesca Lefante
Presiding Member, Regional DAP



AMENDING MOTION 5

Moved by: Karen Hyde

Seconded by: Francesca Lefante

The following amendments were made en bloc:

- i) That Condition No.8 be deleted and the remaining conditions be renumbered accordingly.
- ii) That Condition No. 10 be deleted and the remaining conditions be renumbered accordingly.
- iii) That Condition No.7 be amended to read as follows:

*Prior to operation commencement the preparation and lodgement of a **Preliminary Decommissioning and Rehabilitation Plan to outline the planned works after decommissioning and disposal (including e-waste) of the facility at the end of its operational lifespan, with a Final Decommissioning and Rehabilitation Plan to be prepared and lodged no less than 5 years prior to the anticipated decommissioning date. Both the preliminary and the final decommissioning and rehabilitation plans are to be to the satisfaction of the local government.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide clarity on the details and timeframes for the preparation and lodgement of the decommissioning and rehabilitation plans.

AMENDING MOTION 6

Moved by: Karen Hyde

Seconded by: Rob Karelse

That Condition No.9 be amended to read as follows:

*Prior to construction commencement , the preparation **and lodgement of a Noise Management Plan incorporating appropriate measures, if required, to reduce noise impact of the facility in accordance with the Environmental Protection (Noise) Regulations 1997, to the satisfaction of the local government.***

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To reference the legislation applicable for noise measures and controls to be meet in the operational plans.

Francesca Lefante
Presiding Member, Regional DAP



AMENDING MOTION 7

Moved by: Karen Hyde

Seconded by: Robert Karelse

The following amendments were made en bloc:

- i) That Condition No.12 be amended to read as follows:

Prior to construction commencing, all potential Black Cockatoo Habitat trees listed in the Flora and Vegetation Survey ~~dated 30 January~~ June 2024 shall be retained and weed management practice should be implemented to the satisfaction of the local government

- ii) That a new Condition No.17 be added to read as follows:

Prior to construction commencing a Biosecurity Management Plan (incorporating weed management) shall be prepared and implemented to the satisfaction of the local government.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To reflect the matters covered in separate reports relating to Black Cockatoo habitat and Biosecurity matters associated with land management.

AMENDING MOTION 8

Moved by: Karen Hyde

Seconded by: Rob Karelse

That Condition No.15 be amended to read as follows:

~~*The preparation of revised Flora and Vegetation Survey incorporating pastures coverage requirement to meet the recommendations according to DPIRD's comments dated 27 March 2026.*~~

Prior to commencement of operation, an Erosion and Groundcover Management Plan shall be prepared and lodged to the satisfaction of the local government. The plan shall outline measures to manage wind erosion and dust risk, including groundcover management and grazing where appropriate. The plan shall have regard to DPIRD's recommended pasture coverage rates, except where reduced vegetation, non-vegetated surfaces, access roads, firebreaks, switchyard areas, asset protection zones or other fuel-reduction measures are required by the approved Bushfire Management Plan, Bushfire Risk Report and CFA assessment to the satisfaction of the Shire.

The Amending Motion was put and CARRIED UNANIMOUSLY.

Francesca Lefante
Presiding Member, Regional DAP



REASON: The management of erosion and pasture coverage rate to reflect the application details and extent of site cover by the proposal.

AMENDING MOTION 9

Moved by: Karen Hyde

Seconded by: Francesca Lefante

That Advice Note No.1 be amended to read as follows:

This decision constitutes planning approval only and is valid for a period of 2 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect. For the purposes of this condition, the term “substantially commenced” has the meaning given to it in the Planning and Development (Local Planning Schemes) Regulations 2015 as amended from time to time.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To align the development commencement period with the DAP provisions.

AMENDING MOTION 10

Moved by: Rob Karelse

Seconded by: Karen Hyde

That a new Advice Note No.5 be added to read as follows:

The applicant is advised to work with the local government to manage potential local accommodation and community impacts arising from the construction workforce required for the project.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure that short-term accommodation associated with the construction stages, is managed in the context of the limitations relating to availability of suitable accommodation in the Shire.

AMENDING MOTION 11

Moved by: Rob Karelse

Seconded by: Karen Hyde

The following amendments were made en bloc:

- i) That Condition No. 16 be deleted and the remaining conditions be renumbered accordingly.

Francesca Lefante
Presiding Member, Regional DAP



- ii) That a new Advice Note No.6 be added to read as follows:

The applicant is strongly encouraged to work with the local government to establish a Community Benefits Fund in consideration of the Shire of Merredin Policy Manual Policy 8.27 and the WA Government Community Benefits Guideline for Large-scale Renewable Energy Projects in the South West Interconnected System.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To reflect the applicant commitment to continue discussions with the Shire associated with their contribution to a community enhancement fund, consistent with the provisions set out in the Shire of Merredin policy.

AMENDING MOTION 12

Moved by: Francesca Lefante

Seconded by: Karen Hyde

The following amendments were made en bloc:

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

Prior to commencement of operation the preparation and lodgement of an Emergency Management Plan (EMP) in compliance with the Bushfire Emergency Plan Manual as published by the Western Australian Planning Commission to the satisfaction of the local government.

- ii) That Condition No.5 be amended to read as follows:

Prior to commencement of operation the preparation and lodgement of a Risk Management Plan (RMP) in consultation with DFES and as amended, to the satisfaction of the local government.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To reflect the emergency management requirements that existing within WA, in consultation with relevant agencies

SUBSTANTIVE MOTION (AS AMENDED)

That the Regional Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/26/03058 is appropriate for consideration as a "Use not listed" land use and compatible with the objectives of the zoning table in accordance with Clause 3.4.2 (b) of the Shire of Merredin Local Planning Scheme No. 6;

Francesca Lefante
Presiding Member, Regional DAP



2. **Approve** DAP Application reference DAP/26/03058 and accompanying plans; Attachment 1 – Development Plans – prepared by Land Insight, dated 30/1/2026, Attachment 7 – Ngaangk Boodja Battery & Solar Farm (BMP) v1.1 – prepared by Bushfire Prone Planning, dated 17/02/2026, Attachment 8 - Ngaangk Boodja Battery & Solar Farm (BMP) v1.0– prepared by Bushfire Prone Planning, dated 17/02/2026 and Attachment 9 - Ngaangk Boodja Battery & Solar Farm (CFA) v1.0 – prepared by Bushfire Pron Planning, dated 17/02/2026 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 3.4.2(b) of the Shire of Merredin Local Planning Scheme No. 6, subject to the following conditions:

Conditions

1. Prior to construction commencement, the preparation and lodgement of a dedicated Construction Management Plan (CMP), including a transport impact assessment, details showing the proposed interim and longer-term facilities including building/structure setbacks, carparking facility and landscaping/screening etc, to the satisfaction of the local government.
2. Prior to construction commencement the preparation and lodgement of a Drainage Management Plan (DMP) that demonstrates the project will capture and retain stormwater onsite from rainfall events in the majority of cases, and not adversely affect existing drainage patterns, flood behaviour or adjoining land, to the satisfaction of the local government.
3. Prior to operation commencement, the revision of Bushfire Management Plan (BMP) dated 19 December 2025 to meet the recommendations according to DFES referral dated 27 March 2026 to the satisfaction of the local government.
4. Prior to operation commencement, the preparation and lodgement of an Emergency Management Plan (EMP) to the satisfaction of the local government.
5. Prior to operation commencement, the preparation and lodgement of a Risk Management Plan (RMP) in compliance with the REF Guidelines to the satisfaction of the local government.
6. Prior to operation commencement, any new crossover to Robartson Road shall be located and constructed to the satisfaction of the local government.
7. Prior to operation commencement the preparation and lodgement of a Preliminary Decommissioning and Rehabilitation Plan to outline the planned works after decommissioning and disposal (including e-waste) of the facility at the end of its operational lifespan, with a Final Decommissioning and Rehabilitation Plan to be prepared and lodged no less than 5 years prior to the anticipated decommissioning date. Both the preliminary and the final decommissioning and rehabilitation plans are to be to the satisfaction of the local government.

Francesca Lefante
Presiding Member, Regional DAP



8. Prior to construction commencement, the preparation and lodgement of a Noise Management Plan incorporating appropriate measures, if required, to reduce noise impact of the facility in accordance with the Environmental Protection (Noise) Regulations 1997, to the satisfaction of the local government.
9. Prior to construction commencement, all potential Black Cockatoo Habitat trees listed in the Flora and Vegetation Survey submitted on dated June 2024 shall be retained to the satisfaction of the local government.
10. Prior to construction commencement, the preparation and lodgement of an appropriate Visual Impact Management Plan which incorporates appropriate landscaping and screening measures, building materials and colour treatments, and the management of lighting to minimise visual impacts, to the satisfaction of the local government.
11. Prior to construction commencement, the preparation of an operational Biosecurity Management Plan (BMP) to the satisfaction of the local government.
12. Prior to commencement of operation, an Erosion and Groundcover Management Plan shall be prepared and lodged to the satisfaction of the local government. The plan shall outline measures to manage wind erosion and dust risk, including groundcover management and grazing where appropriate. The plan shall have regard to DPIRD's recommended pasture coverage rates, except where reduced vegetation, non-vegetated surfaces, access roads, firebreaks, switchyard areas, asset protection zones or other fuel-reduction measures are required by the approved Bushfire Management Plan, Bushfire Risk Report and CFA assessment to the satisfaction of the Shire.
13. Prior to construction commencing a Biosecurity Management Plan (incorporating weed management) shall be prepared and implemented to the satisfaction of the local government.

Advice Notes

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect. For the purposes of this condition, the term "substantially commenced" has the meaning given to it in the *Planning and Development (Local Planning Schemes) Regulations 2015* as amended from time to time.
2. 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.

Francesca Lefante
Presiding Member, Regional DAP



3. 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 Shire of Merredin and be approved before any work requiring a building permit can commence on site.
4. The applicant is advised that meaningful engagement and partnership is needed to ensure the transparency and long-term benefits.
5. The applicant is advised to work with the local government to manage potential local accommodation and community impacts arising from the construction workforce required for the project.
6. The applicant is strongly encouraged to work with the local government to establish a Community Benefits Fund in consideration of the Shire of Merredin Policy Manual Policy 8.27 and the WA Government Community Benefits Guideline for Large-scale Renewable Energy Projects in the South West Interconnected System.

The Substantive Motion (as amended) was put and CARRIED UNANIMOUSLY.

REASON: Panel members considered the solar farmland “use not listed” under the planning framework and agreed that the proposal is suitable on the site, with the Merredin LPS 6 and meets the objectives of the General Farming zone, noting that the site is cleared, and is not agricultural significance nor Priority agriculture. Due regard was given to submissions received with members satisfied the issues relating to impacts on agricultural land, flora, fauna, and bushfire management have been appropriately considered and included in conditions. The visual impacts of the solar panels and supporting structures from roads are mitigated through existing vegetation and additional landscaping.

The panel noted that amenity impacts of noise, have been assessed as compliant with legislative provision with the closest sensitive land use a distance 2km from the solar infrastructure. The bushfire mitigation actions meet the compliance obligations, and align with the limited bushfire classification on the site. The panel included Advice Notes that reinforces the applicant’s intention to liaise with the Shire on the Community Benefits Fund and Workforce accommodation. The panel unanimously supported the proposal consistent with the RAR, inclusive of minor condition changes.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Francesca Lefante
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/25/03017 DR53/2026	Shire of Kojonup	Various Lots, Jingalup	Windfarm and Transmission Line	2 April 2026

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 2:42pm.

Francesca Lefante
Presiding Member, Regional DAP