

Regional Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 17 September 2026; 9:30am
Meeting Number: RDAP/82
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:

[**RDAP/82 - 17 September 2026 - City of Kalgoorlie-Boulder - Shire of Dundas - Shire of Kojonup**](#)

PART A – INTRODUCTION

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

PART B – CITY OF KALGOORLIE-BOULDER

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot No. 3517 (No. 61) Wilson Street, Kalgoorlie – Redevelopment of Agricola Student Accommodation Shared Facility – DAP/26/03124
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – SHIRE OF DUNDAS

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lots 77 (HN 96) and 78 (HN 94) Roberts Street Norseman – Proposed Workforce Accommodation – DAP/26/03129
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



Dale Page
Presiding Member, Regional DAP

PART D – SHIRE OF KOJONUP

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lots 3194 & 8869 (No. 3680) Collie-Changerup Road, Kojonup – Kojonup Battery Energy Storage System – DAP/26/03135
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART E – OTHER BUSINESS

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



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DAP Members

Dale Page (Presiding Member)

Eugene Koltasz (Deputy Presiding Member)

Tony Arias

Cr Kirsty Dellar (Part B – City of Kalgoorlie-Boulder)

Cr Richard Halse (Part B – City of Kalgoorlie-Boulder)

Cr Sharon Warner (Part C – Shire of Dundas)

Cr Sharon Brown (Part C – Shire of Dundas)

Cr Craig Mitchell (Part D – Shire of Kojonup)

Cr Roger Bilney (Part D – Shire of Kojonup)

DAP Secretariat

Shanara Wijethunga

Ashlee Kelly



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Part B – City of Kalgoorlie-Boulder

Applicant

Belle Smithies (Rowe Group)
 Alan Tham (TRCB)
 Megan Salom (ASPECT Studios)
 Ashley Standen-Howard (Proven Project Management)
 Brigid King (Proven Project Management)
 Anna Yang (WGA)
 Jenny Campbell (Encycle)
 Fiona Hawkey (Curtin University)
 Jeremy Twigg (Curtin University)
 Donald McCosh (Curtin University)

Officers/Technical Advisors in Attendance

Kevin Tang

Part C – Shire of Dundas

Applicant

Peter Stuart (Rowe Group)

Officers/Technical Advisors in Attendance

Peter Fitchit
 Tony Dowling (DGA Planning)



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Part D – Shire of Kojonup

Submitters

Darren Schafer
Christine Mickelssen

Applicant

Kimberly Dupuy (Mint Renewables)
Marita Giles (Mint Renewables)
Matthew Glass (Mint Renewables)
Ali Whittaker (Mint Renewables)
Chris Turnbull (Sonus)
Neil Stoney (Bushfire Prone Planning)

Officers/Technical Advisors in Attendance

Estelle Lottering
Steve Thompson
Jill Johnson

Members of the Public / Media

There was 1 member of the public in attendance.

Observers via livestream

There were 5 persons observing the meeting via the livestream.



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PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:34am on 17 September 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

Cr Terrence Winner (Local Government Member, City of Kalgoorlie-Boulder)
Shire President Laurene Bonza (Local Government Member, Shire of Dundas)

3. Noting of Minutes

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



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PART B – CITY OF KALGOORLIE-BOULDER

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 No. 3517 (No. 61) Wilson Street, Kalgoorlie – Redevelopment of Agricola Student Accommodation Shared Facility – DAP/26/03124

Deputations

Belle Smithies (Rowe Group) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Alan Tham (TRCB) responded to questions from the panel in relation to the application at Item 3.1

The City of Kalgoorlie-Boulder addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

SUBSTANTIVE MOTION

Moved by: Eugene Koltasz

Seconded by: Tony Arias

That the Regional DAP resolves to **APPROVE** DAP Application reference DAP/26/03124 for the redevelopment of Agricola Student Accommodation Shared Facility at Lot 3517, No. 61 Wilson Street, Kalgoorlie, 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 City of Kalgoorlie-Boulder Local Planning Scheme No. 2, subject to the following conditions:



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- The development is to be undertaken in accordance with the approved plans and documents attached to this approval, as listed below, except where amended by subsequent conditions:

Plan/ Document Name	Reference	Date
Agricola shared facilities site plan – demolition works	03B781-A-DP001, Issue G	26/8/2026
Agricola shared facilities site plan – new works	03B781-A-SP001, Issue K	26/8/2026
Agricola shared facilities – level 1 floor plan	03B781-A-FP0101, Issue K	26/8/2026
Agricola shared facilities – social centre floor plan	03B781-A-FP0102, Issue H	26/8/2026
Agricola shared facilities – wellness centre floor plan	03B781-A-FP0103, Issue G	26/8/2026
Agricola shared facilities – roof plan	03B781-A-RP0101, Issue J	26/8/2026
Agricola shared facilities elevations – social centre	03B781-A-EL0101, Issue H	26/8/2026
Agricola shared facilities elevations – wellness centre	03B781-A-EL0102, Issue H	26/8/2026
Agricola shared facilities elevations – street elevation	03B781-A-EL0103, Issue C	26/8/2026
Agricola shared facilities room layout – bin store	03B781-I-RL0105, Issue A	26/8/2026
Agricola shared facilities room layout – multi-function room	03B781-I-RL0101, Issue C	26/8/2026
Agricola shared facilities internal elevations – kitchen	03B781-I-RL0102, Issue C	26/8/2026
Agricola shared facilities internal elevations – multi-function room	03B781-I-RL0103, Issue C	26/8/2026
Landscape Approach	Prepared by Aspect Studio	
Waste Management Plan	Prepared by Encycle, Rev 2	28 August 2026
Agricola Shared Facilities Civil Works – Schematic Design for 10.1m waste vehicles - bins	WGA250696-SK-CV-0003, Rev C	28 August 2026
Agricola Shared Facilities Civil Works – Schematic Design for 7.7m waste vehicle – grease trap	WGA250696-SK-CV-0004, Rev C	28 August 2026
Civil Schematic Design Report	WGA250696-RP-CV0001_C	28 July 2026



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2. This decision constitutes planning approval only and is valid for a period of four 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.
3. Stormwater from roofed and paved areas must be discharged and maintained in a manner so that there is no discharge onto the adjoining properties and laneway and is to be to the satisfaction of the City. Stormwater pipes and drainage pits shall be maintained in a clean and clear condition free of obstruction.
4. All piped, ducted, and wired services, air conditioners, hot water systems, water storage tanks, service meters, and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from the street.
5. The Waste Management Plan, dated 28 August 2026 prepared by Encycle, must be implemented at all times to the satisfaction of the City.
6. Any liquid waste from air conditioning, swimming pools, or other liquid generating plant or activities, shall be retained on site or connected to the City's sewer system and comply with AS/NZ3500, subject to any pre-treatment requirements prior to discharge.
7. Prior to the submission of a building permit application, stormwater disposal plans, details and calculations must be submitted to and approved by the City and thereafter implemented, constructed and maintained on-site to the satisfaction of the City.
8. Prior to the submission of a building permit application, a detailed landscaping and reticulation plan for the subject site and/or road verge(s) must be submitted to, and approved to the satisfaction of the City, and must include the following:
 - a. The location, number, size, density and species of proposed grasses, groundcovers, trees and shrubs;
 - b. Those areas to be reticulated/irrigated and mulched;
 - c. Landscaping maintenance schedule for establishment and ongoing plant maintenance;
 - d. Location and details of water retention swales;
 - e. Any existing vegetation and/or landscaped areas to be retained;
 - f. Any verge treatments;
 - g. Evidence that the proposed landscaping will not, at maturity, negatively impact the development and adjoining properties.



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Presiding Member, Regional DAP

9. A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on surrounding area must be lodged with and approved by the City prior to the submission of a building permit application (including demolition and/or forward works). The Construction Management Plan is required to address the following matters:
- pedestrian accessibility along Wearne Lane during construction;
 - building conditions on adjoining properties through a dilapidation report;
 - Public safety, amenity and site security;
 - Contact details of essential site personnel;
 - Construction operating hours;
 - Noise control and vibration management;
 - Air, sand and dust management;
 - Stormwater and sediment control;
 - Soil excavation method;
 - Waste management and materials re-use;
 - Traffic and access management;
 - Parking arrangements for contractors and subcontractors;
 - Community information, consultation and complaints management plan; and
 - Compliance with AS4970-2009 relating to the protection of trees on the development site.

The approved Construction Management Plan must be complied with for the duration of construction.

10. Prior to the submission of a building permit application, hydraulic drawings detailing how the proposed development will connect to the City's sewer main must be submitted to and approved by the City.
11. Prior to use, this development must be connected to the City's sewer system to the specifications of the City.
12. Prior to use or occupation of this development, sewer headworks charges are to be paid to the City in accordance with the City's Sewer Headworks Contribution Policy (DS-DS001) and the Fees and Charges schedule at the time of payment.
13. Prior to use or occupation of this development, landscaping areas shall be installed in accordance with the approved landscaping plan to the satisfaction of the City. All landscaping areas shall be maintained for the lifetime of the development to the satisfaction of the City.
14. Prior to use or occupation of this development, the vehicle crossover to Wearne Lane must be constructed to the specification and satisfaction of the City.
15. Prior to use or occupation of this development, redundant vehicle crossovers, as shown on the approved plans, must be removed and the verge, kerb and/or footpath (where relevant) reinstated to the specification and satisfaction of the City.



Advice Notes

1. 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.
2. This is a development approval issued by the DAP under Local Planning Scheme No. 2. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approval, consents or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. In accordance with the provisions of the *City of Kalgoorlie-Boulder Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law*, an application for a vehicle crossover must be submitted to, and approval granted by, the City, prior to the commencement of the development hereby permitted.
4. The noise generated by activities on-site, including machinery motors or vehicles is not to exceed the levels as set out under the *Environmental Protection (Noise) Regulations 1997*.

Noisy Construction Work outside the period 7.00am to 7.00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City.

5. The carrying on of the development must not cause a dust nuisance to neighbours. Where appropriate, such measures as installation of sprinklers, use of water tanks, mulching or other land management systems should be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and in the manner directed by the City's Environmental Health Services if it is considered that a dust nuisance exists.
6. Where the development is to be used as a 'Public Building' as defined by the *Health Act 1911*, the premises must first comply with the *Health (Public Building) Regulations 1992*. A Certificate of approval detailing the approved use and maximum occupancy must be obtained from the City's Environmental Health Services prior to the use of the premises as a public building.
7. Any significant events associated with this development may require prior approvals from the City. Please contact the City's Environmental Health Services for further information.
8. The City's Water Services advises that a Reflux Valve is required where connecting to the sewer. The installation of the reflux valve must meet AS/NZS 3500.



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Presiding Member, Regional DAP

9. The headworks charges are determined based on the current Financial Year's Schedule of Fees and Charges and will also be determined on building drawings and advised by the City's Water Services.
10. The hydraulic drawings must include a detailed floor plan showing all fixtures and any pre-treatment devices.
11. Any upsized or additional sewer junction(s) that may be required to service the proposed development are at no cost to the City.

Please contact Water Services on Water@ckb.wa.gov.au to request the works and arrange payment.

AMENDING MOTION 1

Moved by: Dale Page

Seconded by: Eugene Koltasz

That a new Advice Note No. 12 be added to read as follows:

This approval does not include approval for operation of any food trucks as indicated on the site plan. This would be subject to separate Council approval processes, if required.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The site plan indicates a potential location for food trucks, should they be required.



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SUBSTANTIVE MOTION (AS AMENDED)

That the Regional DAP resolves to **APPROVE** DAP Application reference DAP/26/03124 for the redevelopment of Agricola Student Accommodation Shared Facility at Lot 3517, No. 61 Wilson Street, Kalgoorlie, 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 City of Kalgoorlie-Boulder Local Planning Scheme No. 2, subject to the following conditions:

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, as listed below, except where amended by subsequent conditions:

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Agricola Shared Facilities Civil Works – Schematic Design for 7.7m waste vehicle – grease trap	WGA250696-SK-CV- 0004, Rev C	28 August 2026
Civil Schematic Design Report	WGA250696-RP- CV0001_C	28 July 2026

2. This decision constitutes planning approval only and is valid for a period of four 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.
3. Stormwater from roofed and paved areas must be discharged and maintained in a manner so that there is no discharge onto the adjoining properties and laneway and is to be to the satisfaction of the City. Stormwater pipes and drainage pits shall be maintained in a clean and clear condition free of obstruction.
4. All piped, ducted, and wired services, air conditioners, hot water systems, water storage tanks, service meters, and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from the street.
5. The Waste Management Plan, dated 28 August 2026 prepared by Encycle, must be implemented at all times to the satisfaction of the City.
6. Any liquid waste from air conditioning, swimming pools, or other liquid generating plant or activities, shall be retained on site or connected to the City's sewer system and comply with AS/NZ3500, subject to any pre-treatment requirements prior to discharge.
7. Prior to the submission of a building permit application, stormwater disposal plans, details and calculations must be submitted to and approved by the City and thereafter implemented, constructed and maintained on-site to the satisfaction of the City.
8. Prior to the submission of a building permit application, a detailed landscaping and reticulation plan for the subject site and/or road verge(s) must be submitted to, and approved to the satisfaction of the City, and must include the following:
 - a. The location, number, size, density and species of proposed grasses, groundcovers, trees and shrubs;
 - b. Those areas to be reticulated/irrigated and mulched;
 - c. Landscaping maintenance schedule for establishment and ongoing plant maintenance;
 - d. Location and details of water retention swales;
 - e. Any existing vegetation and/or landscaped areas to be retained;
 - f. Any verge treatments;



- g. Evidence that the proposed landscaping will not, at maturity, negatively impact the development and adjoining properties.
9. A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on surrounding area must be lodged with and approved by the City prior to the submission of a building permit application (including demolition and/or forward works). The Construction Management Plan is required to address the following matters:
- a. pedestrian accessibility along Wearne Lane during construction;
 - b. building conditions on adjoining properties through a dilapidation report;
 - c. Public safety, amenity and site security;
 - d. Contact details of essential site personnel;
 - e. Construction operating hours;
 - f. Noise control and vibration management;
 - g. Air, sand and dust management;
 - h. Stormwater and sediment control;
 - i. Soil excavation method;
 - j. Waste management and materials re-use;
 - k. Traffic and access management;
 - l. Parking arrangements for contractors and subcontractors;
 - m. Community information, consultation and complaints management plan; and
 - n. Compliance with AS4970-2009 relating to the protection of trees on the development site.

The approved Construction Management Plan must be complied with for the duration of construction.

10. Prior to the submission of a building permit application, hydraulic drawings detailing how the proposed development will connect to the City's sewer main must be submitted to and approved by the City.
11. Prior to use, this development must be connected to the City's sewer system to the specifications of the City.
12. Prior to use or occupation of this development, sewer headworks charges are to be paid to the City in accordance with the City's Sewer Headworks Contribution Policy (DS-DS001) and the Fees and Charges schedule at the time of payment.
13. Prior to use or occupation of this development, landscaping areas shall be installed in accordance with the approved landscaping plan to the satisfaction of the City. All landscaping areas shall be maintained for the lifetime of the development to the satisfaction of the City.
14. Prior to use or occupation of this development, the vehicle crossover to Wearne Lane must be constructed to the specification and satisfaction of the City.



15. Prior to use or occupation of this development, redundant vehicle crossovers, as shown on the approved plans, must be removed and the verge, kerb and/or footpath (where relevant) reinstated to the specification and satisfaction of the City.

Advice Notes

1. 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.
2. This is a development approval issued by the DAP under Local Planning Scheme No. 2. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approval, consents or licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. In accordance with the provisions of the *City of Kalgoorlie-Boulder Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law*, an application for a vehicle crossover must be submitted to, and approval granted by, the City, prior to the commencement of the development hereby permitted.
4. The noise generated by activities on-site, including machinery motors or vehicles is not to exceed the levels as set out under the *Environmental Protection (Noise) Regulations 1997*.

Noisy Construction Work outside the period 7.00am to 7.00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City.

5. The carrying on of the development must not cause a dust nuisance to neighbours. Where appropriate, such measures as installation of sprinklers, use of water tanks, mulching or other land management systems should be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and in the manner directed by the City's Environmental Health Services if it is considered that a dust nuisance exists.
6. Where the development is to be used as a 'Public Building' as defined by the *Health Act 1911*, the premises must first comply with the *Health (Public Building) Regulations 1992*. A Certificate of approval detailing the approved use and maximum occupancy must be obtained from the City's Environmental Health Services prior to the use of the premises as a public building.
7. Any significant events associated with this development may require prior approvals from the City. Please contact the City's Environmental Health Services for further information.



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8. The City's Water Services advises that a Reflux Valve is required where connecting to the sewer. The installation of the reflux valve must meet AS/NZS 3500.
9. The headworks charges are determined based on the current Financial Year's Schedule of Fees and Charges and will also be determined on building drawings and advised by the City's Water Services.
10. The hydraulic drawings must include a detailed floor plan showing all fixtures and any pre-treatment devices.
11. Any upsized or additional sewer junction(s) that may be required to service the proposed development are at no cost to the City.

Please contact Water Services on Water@ckb.wa.gov.au to request the works and arrange payment.

12. This approval does not include approval for operation of any food trucks as indicated on the site plan. This would be subject to separate Council approval processes, if required.

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

REASON: The new recreational and wellness facilities will support the ongoing operations of this regionally significant educational institution. The proposed buildings are exceptionally well designed, drawing clear inspiration from the Kalgoorlie landscape and complementing the existing development on the site.

The Panel also commended the proposed on-site landscaping, including the generous extent of landscaping, the significant number of new trees, the design process undertaken and the integration of cultural narratives throughout the landscape.

The Panel noted that the proposal does not include any new land uses or activities and will not result in an increase in staff or student numbers. Accordingly, no additional car or bicycle parking is required, and no additional traffic movements are anticipated.

The Panel also noted that the proposed development is located towards the rear of the site and was satisfied that it would not result in any undue amenity impacts on nearby residential properties.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Cr Kirsty Dellar and Cr Richard Halse (Local Government DAP Members, City of Kalgoorlie-Bulder) left the panel at 10:12am.



Dale Page
Presiding Member, Regional DAP

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PART C – SHIRE OF DUNDAS

Cr Sharon Warner and Cr Sharon Brown (Local Government DAP Members, Shire of Dundas) joined the panel at 10:15am.

1. Declaration of Due Consideration

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

2. Disclosure of Interests

DAP Member, Shire President Laurene Bonza, declared a proximity interest in item 3.1. Her husband owns the block on the opposite corner of to the development, directly across the road at 93 Roberts Street Norseman.

In accordance with section 3.3 of the DAP Code of Conduct 2025, the Presiding Member determined that the member listed above, who had disclosed an proximity interest, was not permitted to participate in the discussion and voting on the item.

3. Form 1 DAP Applications

3.1 Lots 77 (HN 96) and 78 (HN 94) Roberts Street Norseman – Proposed Workforce Accommodation – DAP/26/03129

Deputations

Peter Stuart (Rowe Group) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

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

SUBSTANTIVE MOTION

Moved by: Eugene Koltasz

Seconded by: Cr Sharon Warner

That the Regional DAP resolves to **APPROVE** DAP Application reference DAP/26/03129 for workforce accommodation upon lot 77 on Deposited Plan 222908 (HN 94) Roberts Street, and lot 78 on Deposited Plan 222908 (HN 96) Roberts Street Norseman, 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 numbers 18(4)(b), 32(1)(g), and 32(3)(i) and (ii) of the Shire of Dundas Local Planning Scheme No. 2, subject to the following conditions:



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Presiding Member, Regional DAP

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, as listed below, except where amended by subsequent conditions:

Plan/ Document Name	Reference	Date
CP – Site Area Plan	25-116-SK-02-C	Feb 2025
CP – Site Plan	25-116-SK-04-C	Feb 2025
CP – Site Ground Floor Plan	25-116-SK-05-C	Feb 2025
Street Elevations	25-116-SK-06-A	April 2026
1 Module Accommodation Building	25-116-SK-10-A	Feb 2026
Typical 4 Module Accommodation Building	25-116-SK-20-A	April 2026
Typical 4 Module Accommodation Building - Elevation	25-116-SK-21-	April 2026
Typical 4 Module Accommodation Building – Typical Section	25-116-SK-22-	April 2026
Laundry Building	25-116-SK-30-A	May 2025
BBQ/Shelter	25-116-SK-40-A	March 2025
Landscape Plan – Appendix 6		

2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being 17 September 2030. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. Lots 77 and 78 on Plan 222908 Roberts Street are to be legally amalgamated into a single lot and be comprised within a single Certificate of Title, prior to the use commencing;
4. The CP – Site Plan (reference 25-116-SK-04-C and dated Feb 2025) and the CP – Ground Floor Plan (reference 25-116-SK-05-C and dated Feb 2025) being suitably modified (as marked up on the CP – Site Plan copy provided at Attachment K to the Responsible Authority Report) to delineate the following:
 - (i) Provision of a bus bay within the Neville Parade reserve adjacent to the proposed access gate delineated in the fence proposed along the subject land's Neville Parade lot boundary;
 - (ii) The replacement of the 5th and 10th proposed on-street parking bays in both Roberts and Talbot Streets with landscaped nibs;
 - (iii) A minimum 6.0 metre wide landscaped garden extending across the subject land's Roberts Street front setback area (excluding the proposed feature entry);



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- (iv) A minimum 2.0 metre wide landscaped garden extending across the subject land's Talbot Street front setback area (excluding the proposed feature entry and the street setback area immediately in front of the proposed gazebo and gas bullet);
 - (v) Replacement of the proposed 1.8 metre high colorbond fence along the subject land's Talbot Street boundary (except for alongside the proposed gazebo and the gas bullet) with a 1.8 metre high pier and open powder-coated fence;
 - (vi) Increasing the height of the proposed perimeter colorbond fence alongside the proposed gazebo and gas bullet from 1.8 metres to 2.0 metres high — unless it can be demonstrated by a qualified acoustic consultant to the satisfaction of the Shire of Dundas that the 1.8 metre fence will adequately mitigate the impact of noise emissions from the adjacent Esperance – Kalgoorlie railway;
- 5. The Street Elevations (reference 25-116-SK-06-A and dated April 2026) being suitably modified as per the requirements in preceding condition nos. 4 (v) and (vi);
 - 6. The bus bay required by condition no. 4 (i) being designed, constructed, drained, and delineated on the ground to the specifications and satisfaction of the Shire of Dundas, prior to the use commencing;
 - 7. The pick up and set down of workers by bus in either Roberts Street or Talbot Street is not permitted at any time;
 - 8. The adjacent Roberts and Talbot Street reserves proposed to be utilised for on-street parking being upgraded and line marked to the satisfaction of the Shire of Dundas, prior to the use commencing;
 - 9. The on-street parking bays referenced in preceding condition no. 8 are to be freely available for public parking when not being used for vehicle parking by the proponent's workforce;
 - 10. The existing footpaths extending along the subject land's Roberts and Talbot Street frontages being upgraded to the satisfaction of the Shire of Dundas, prior to the use commencing;
 - 11. The proposed perimeter fencing, being constructed to the satisfaction of the Shire of Dundas, prior to the use commencing;



Dale Page
Presiding Member, Regional DAP

12. The landscaping plan provided in Appendix 6 to the development application, being suitably modified to the satisfaction of the Shire of Dundas to include the landscaping required in condition nos. 4 (ii), (iii) and (iv), and the landscaping of the adjoining Neville Street reserve that extends along the rear lot boundary of the subject land.

The modified landscaping plan being duly executed prior to the use commencing;

13. The proponent entering into a legal agreement with the Shire of Dundas to maintain at the proponent's expense, and at all times to the satisfaction of the Shire, the on-street parking bays to be utilised by the development, the bus bay required by condition no. 4 (i), the landscaped nibs required by condition no. 4 (ii), and the landscaping of the adjoining Neville Parade verge that extends along the rear lot boundary of the subject land.

The legal agreement is to be duly executed prior to the use commencing;

14. The development being connected to the Water Corporation's reticulated water supply network, prior to the use commencing.

The expense of any upgrades required to the network by the Water Corporation are to be fully borne by the applicant;

15. The development being connected to the wastewater treatment plant (WWTP) located upon lot 51 Richardson Street Norseman, prior to the use commencing.

The route and alignment of wastewater pipes and associated infrastructure required to connect the development to the WWTP are to be designed and installed to the specifications and satisfaction of the Shire of Dundas.

The WWTP is to be fully functional/operational to the satisfaction of the Shire of Dundas, prior to the use commencing;

The proposed private pump station being located within the subject land to the satisfaction of the Shire of Dundas, prior to the use commencing;

16. The development being satisfactorily connected to the Shire's stormwater drainage system, prior to the use commencing.

The burden and expense of any upgrading of this system required by the Shire as a consequence, is to be fully borne by the applicant;

17. The proposed bin store being designed and installed to the satisfaction of the Shire of Dundas, prior to the use commencing,



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18. Submission of a Construction Management Plan (CMP) for approval by the Shire of Dundas before construction commences.

The CMP shall detail how it is proposed to manage:

- (i) noise from carrying out work and from plant and trucks;
- (ii) hours of operation;
- (iii) light;
- (iv) dust emissions;
- (v) the delivery of materials and equipment to the site;
- (vi) protection of existing roads, footpaths and services;
- (vii) site security and the storage of materials and equipment on the site; and
- (viii) the parking arrangements for contractors and subcontractors; and

19. A maximum of (1) person occupying each accommodation unit at any time;

Advice Notes

1. This is a development approval only, and does not constitute nor is to be taken as any other approval, permit, license etc required to be obtained under other legislation.

It is the applicant's responsibility to identify and obtain any other relevant approvals, permits, licences etc required as well as any relevant due diligence to be undertaken, before the approved use commences.

2. Upon completion of the requirements prescribed in condition numbers 3, 4, 5, 6, 8, and 10–17, the Shire of Dundas is to be duly notified in order to check and confirm the conditions have been fulfilled to its satisfaction;
3. In respect to condition 2, if the approval lapses, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied for and obtained Development Assessment Panel approval to extend the approval term pursuant to regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.



Dale Page
Presiding Member, Regional DAP

AMENDING MOTION 1

Moved by: Dale Page

Seconded by: Tony Arias

The following amendments were made en bloc:

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

Prior to the application for a building permit, the CP – Site Plan (reference 25-116-SK-04-C and dated Feb 2025) and the CP – Ground Floor Plan (reference 25-116-SK-05-C and dated Feb 2025) being suitably modified (as marked up on the CP – Site Plan copy provided at Attachment K to the Responsible Authority Report) to delineate the following:

- (i) *Provision of a bus bay within the Neville Parade reserve adjacent to the proposed access gate delineated in the fence proposed along the subject land's Neville Parade lot boundary;*
- (ii) *The replacement of the 5th and 10th proposed on-street parking bays in both Roberts and Talbot Streets with landscaped nibs;*
- (iii) *A minimum 6.0 metre wide landscaped garden extending across the subject land's Roberts Street front setback area (excluding the proposed feature entry);*
- (iv) *A minimum 2.0 metre wide landscaped garden extending across the subject land's Talbot Street front setback area (excluding the proposed feature entry and the street setback area immediately in front of the proposed gazebo and gas bullet);*
- (v) *Replacement of the proposed 1.8 metre high colorbond fence along the subject land's Talbot Street boundary (except for alongside the proposed gazebo and the gas bullet) with a 1.8 metre high pier and open powder-coated fence;*
- (vi) *Increasing the height of the proposed perimeter colorbond fence alongside the proposed gazebo and gas bullet from 1.8 metres to 2.0 metres high — unless it can be demonstrated by a qualified acoustic consultant to the satisfaction of the Shire of Dundas that the 1.8 metre fence will adequately mitigate the impact of noise emissions from the adjacent Esperance – Kalgoorlie railway;*



Dale Page
Presiding Member, Regional DAP

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

Prior to the application for a building permit, the Street Elevations (reference 25-116-SK-06-A and dated April 2026) being suitably modified as per the requirements in preceding condition nos. 4 (v) and (vi);

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The conditions do not currently specify a timeframe within which the required actions must occur.

AMENDING MOTION 2

Moved by: Dale Page

Seconded by: Eugene Koltasz

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

Prior to the submission of a building permit, the landscaping plan provided in Appendix 6 to the development application, being suitably modified to the satisfaction of the Shire of Dundas to include the landscaping required in condition nos. 4 (ii), (iii) and (iv), and the landscaping of the adjoining Neville Street reserve that extends along the rear lot boundary of the subject land.

The modified landscaping plan being duly executed prior to the use commencing and thereafter maintained for the life of the development to the satisfaction of the Shire;

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The condition does not currently specify a timeframe for submitting the amended landscaping plan or require the landscaping to be maintained on an ongoing basis. The additional wording clarifies the submission requirements and strengthens the condition by requiring ongoing maintenance.



Dale Page
Presiding Member, Regional DAP

SUBSTANTIVE MOTION (AS AMENDED)

That the Regional DAP resolves to **APPROVE** DAP Application reference DAP/26/03129 for workforce accommodation upon lot 77 on Deposited Plan 222908 (HN 94) Roberts Street, and lot 78 on Deposited Plan 222908 (HN 96) Roberts Street Norseman, 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 numbers 18(4)(b), 32(1)(g), and 32(3)(i) and (ii) of the Shire of Dundas Local Planning Scheme No. 2, subject to the following conditions:

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, as listed below, except where amended by subsequent conditions:

Plan/ Document Name	Reference	Date
CP – Site Area Plan	25-116-SK-02-C	Feb 2025
CP – Site Plan	25-116-SK-04-C	Feb 2025
CP – Site Ground Floor Plan	25-116-SK-05-C	Feb 2025
Street Elevations	25-116-SK-06-A	April 2026
1 Module Accommodation Building	25-116-SK-10-A	Feb 2026
Typical 4 Module Accommodation Building	25-116-SK-20-A	April 2026
Typical 4 Module Accommodation Building - Elevation	25-116-SK-21-	April 2026
Typical 4 Module Accommodation Building – Typical Section	25-116-SK-22-	April 2026
Laundry Building	25-116-SK-30-A	May 2025
BBQ/Shelter	25-116-SK-40-A	March 2025
Landscape Plan – Appendix 6		

2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being 17 September 2030. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. Lots 77 and 78 on Plan 222908 Roberts Street are to be legally amalgamated into a single lot and be comprised within a single Certificate of Title, prior to the use commencing;
4. Prior to the application for a building permit, the CP – Site Plan (reference 25-116-SK-04-C and dated Feb 2025) and the CP – Ground Floor Plan (reference 25-116-SK-05-C and dated Feb 2025) being suitably modified (as marked up on the CP – Site Plan copy provided at Attachment K to the Responsible Authority Report) to delineate the following:



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- (i) Provision of a bus bay within the Neville Parade reserve adjacent to the proposed access gate delineated in the fence proposed along the subject land's Neville Parade lot boundary;
 - (ii) The replacement of the 5th and 10th proposed on-street parking bays in both Roberts and Talbot Streets with landscaped nibs;
 - (iii) A minimum 6.0 metre wide landscaped garden extending across the subject land's Roberts Street front setback area (excluding the proposed feature entry);
 - (iv) A minimum 2.0 metre wide landscaped garden extending across the subject land's Talbot Street front setback area (excluding the proposed feature entry and the street setback area immediately in front of the proposed gazebo and gas bullet);
 - (v) Replacement of the proposed 1.8 metre high colorbond fence along the subject land's Talbot Street boundary (except for alongside the proposed gazebo and the gas bullet) with a 1.8 metre high pier and open powder-coated fence;
 - (vi) Increasing the height of the proposed perimeter colorbond fence alongside the proposed gazebo and gas bullet from 1.8 metres to 2.0 metres high — unless it can be demonstrated by a qualified acoustic consultant to the satisfaction of the Shire of Dundas that the 1.8 metre fence will adequately mitigate the impact of noise emissions from the adjacent Esperance – Kalgoorlie railway;
- 5. Prior to the application for a building permit, the Street Elevations (reference 25-116-SK-06-A and dated April 2026) being suitably modified as per the requirements in preceding condition nos. 4 (v) and (vi);
 - 6. The bus bay required by condition no. 4 (i) being designed, constructed, drained, and delineated on the ground to the specifications and satisfaction of the Shire of Dundas, prior to the use commencing;
 - 7. The pick up and set down of workers by bus in either Roberts Street or Talbot Street is not permitted at any time;
 - 8. The adjacent Roberts and Talbot Street reserves proposed to be utilised for on-street parking being upgraded and line marked to the satisfaction of the Shire of Dundas, prior to the use commencing;
 - 9. The on-street parking bays referenced in preceding condition no. 8 are to be freely available for public parking when not being used for vehicle parking by the proponent's workforce;



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10. The existing footpaths extending along the subject land's Roberts and Talbot Street frontages being upgraded to the satisfaction of the Shire of Dundas, prior to the use commencing;
11. The proposed perimeter fencing, being constructed to the satisfaction of the Shire of Dundas, prior to the use commencing;
12. Prior to the submission of a building permit, the landscaping plan provided in Appendix 6 to the development application, being suitably modified to the satisfaction of the Shire of Dundas to include the landscaping required in condition nos. 4 (ii), (iii) and (iv), and the landscaping of the adjoining Neville Street reserve that extends along the rear lot boundary of the subject land.

The modified landscaping plan being duly executed prior to the use commencing and thereafter maintained for the life of the development to the satisfaction of the Shire;

13. The proponent entering into a legal agreement with the Shire of Dundas to maintain at the proponent's expense, and at all times to the satisfaction of the Shire, the on-street parking bays to be utilised by the development, the bus bay required by condition no. 4 (i), the landscaped nibs required by condition no. 4 (ii), and the landscaping of the adjoining Neville Parade verge that extends along the rear lot boundary of the subject land.

The legal agreement is to be duly executed prior to the use commencing;

14. The development being connected to the Water Corporation's reticulated water supply network, prior to the use commencing.

The expense of any upgrades required to the network by the Water Corporation are to be fully borne by the applicant;

15. The development being connected to the wastewater treatment plant (WWTP) located upon lot 51 Richardson Street Norseman, prior to the use commencing.

The route and alignment of wastewater pipes and associated infrastructure required to connect the development to the WWTP are to be designed and installed to the specifications and satisfaction of the Shire of Dundas.

The WWTP is to be fully functional/operational to the satisfaction of the Shire of Dundas, prior to the use commencing;

The proposed private pump station being located within the subject land to the satisfaction of the Shire of Dundas, prior to the use commencing;

16. The development being satisfactorily connected to the Shire's stormwater drainage system, prior to the use commencing.



The burden and expense of any upgrading of this system required by the Shire as a consequence, is to be fully borne by the applicant;

17. The proposed bin store being designed and installed to the satisfaction of the Shire of Dundas, prior to the use commencing, ;
18. Submission of a Construction Management Plan (CMP) for approval by the Shire of Dundas before construction commences.

The CMP shall detail how it is proposed to manage:

- (i) noise from carrying out work and from plant and trucks;
 - (ii) hours of operation;
 - (iii) light;
 - (iv) dust emissions;
 - (v) the delivery of materials and equipment to the site;
 - (vi) protection of existing roads, footpaths and services;
 - (vii) site security and the storage of materials and equipment on the site; and
 - (viii) the parking arrangements for contractors and subcontractors; and
19. A maximum of (1) person occupying each accommodation unit at any time;

Advice Notes

1. This is a development approval only, and does not constitute nor is to be taken as any other approval, permit, license etc required to be obtained under other legislation.

It is the applicant's responsibility to identify and obtain any other relevant approvals, permits, licences etc required as well as any relevant due diligence to be undertaken, before the approved use commences.

2. Upon completion of the requirements prescribed in condition numbers 3, 4, 5, 6, 8, and 10–17, the Shire of Dundas is to be duly notified in order to check and confirm the conditions have been fulfilled to its satisfaction;
3. In respect to condition 2, if the approval lapses, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied for and obtained Development Assessment Panel approval to extend the approval term pursuant to regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

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



REASON: The Panel agreed with the classification of the proposed use as “Workforce Accommodation” and as an unlisted use under the Shire’s planning scheme.

The Panel acknowledged that the proposal does not directly respond to Objective (i) of the Commercial zone, as it will not provide a range of shops, offices, restaurants or other commercial outlets. However, the Panel was satisfied that the proposal responds to Objectives (ii) and (iii), as its proposed height and scale are compatible with the existing streetscape and the nature of the use is unlikely to adversely affect the amenity of neighbouring properties or the surrounding area.

Although the Shire’s planning scheme contains a provision that generally discourages “mining camp” style workforce accommodation within the town centre, the Panel noted the Responsible Authority Report’s observation that commercial uses are difficult to sustain in Norseman because of its declining population, which has resulted in several vacant commercial tenancies. The Panel also noted that four other workforce accommodation facilities either exist or are being developed within the town. In light of these circumstances, the Panel supported the proposed land use in this location.

The Panel supported the Shire’s approach of assessing the development’s parking requirements as it would assess a residential use class, consistent with its assessment of other workforce accommodation developments in the town. While this approach results in a requirement for 48 parking bays, the Panel noted that most occupants would travel to and from the site by bus. The Panel therefore agreed with the conclusion of the applicant’s Traffic Impact Statement that all 48 bays would not be required.

The Panel also noted the Shire’s support for providing 20 parking bays and landscaped nibs within the road reserve, consistent with approvals for other workforce accommodation developments in the town. The applicant will be required to maintain these bays as a condition of approval. The Panel was therefore prepared to support the proposed number and location of parking bays, provided that they remain available to the public.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Cr Sharon Warner and Cr Sharon Brown (Local Government DAP Members, Shire of Dundas) left the panel at 10:55am.



Dale Page
Presiding Member, Regional DAP

PART D – SHIRE OF KOJONUP

Cr Craig Mitchell and Cr Roger Bilney (Local Government DAP Members, Shire of Kojonup) joined the panel at 11:00am.

1. Declaration of Due Consideration

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

2. Disclosure of Interests

DAP Member, Cr Craig Mitchell, declared an impartiality interest in item 3.1. His partner's brother is against the proposal, but believes he is not directly affected by it, and will not affect his decision made on the day.

DAP Member, Cr Rodney Bilney, declared an impartiality interest in item 3.1. He knows the owners of the project, due to Kojonup being a small community.

In accordance with section 2.4.5 of the DAP Code of Conduct 2025, DAP Members, Cr Roger Bilney and Cr Craig Mitchell, declared that they had participated in a prior Council briefing in relation to the application at item 3.1. However, under section 2.1.2 of the DAP Code of Conduct 2025, Cr Bilney and Cr Mitchell 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 Lots 3194 & 8869 (No. 3680) Collie-Changerup Road, Kojonup – Kojonup Battery Energy Storage System – DAP/26/03135

Deputations

Darren Schafer addressed the DAP against the application at Item 3.1.

Christine Mickelssen addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Kimberley Dupuy (Mint Renewables) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Marita Giles (Mint Renewables) addressed the DAP in support of the application at Item 3.1.

Ali Whittaker (Mint Renewables) responded to questions from the panel in relation to the application at Item 3.1

Neil Stoney (Bushire Prone Planning) responded to questions from the panel in relation to the application at Item 3.1

Chris Turnbull (Sonus) responded to questions from the panel in relation to the application at Item 3.1

Matthew Glass (Mint Renewables) responded to questions from the panel in relation to the application at Item 3.1

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

SUBSTANTIVE MOTION

Moved by: Cr Roger Bilney

Seconded by: Tony Arias

That the Regional Development Assessment Panel resolves to **APPROVE** DAP Application reference DAP/26/03135 for a Battery Energy Storage System at Lots 3194 and 8869 (No. 3680) Collie-Changerup Road, Kojonup 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 No. 6.3 of the *Shire of Kojonup Town Planning Scheme No. 3*, subject to the following conditions:

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, except where amended by subsequent conditions.



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Plan/ Document Name	Reference	Date
Development Application Report	Development Application - DAP/26/03135	Not stated in RAR
Conceptual Plans and Elevations	Appendix A	Not stated in RAR
Environmental Assessment Report	Appendix B	Not stated in RAR
Bushfire Risk Report	Appendix E	Not stated in RAR
Bushfire Management Plan	Appendix F	Not stated in RAR

2. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval, being 17 September 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. Prior to the commencement of development, final details of the approved development are to be submitted to the satisfaction of the Local Government, to include the following:
 - (i) The location, specifications, materials and finishes of the battery energy storage system;
 - (ii) The final location and finished floor levels of ancillary buildings and associated services, including sanitary facilities;
 - (iii) The location of construction activities, including laydown, car parking and storage locations; and
 - (iv) The colours and finishes must be non-reflective and compatible with the surroundings to minimise the visual impacts of the development.
4. Prior to commencement of development, the applicant is to prepare an Operational Management Plan to the satisfaction of the Local Government. Amongst matters it is to include a system to record, manage and report on complaints. The approved Operational Management Plan is to be implemented and maintained to the satisfaction of the Local Government.
5. Prior to commencement of development, detailed design for stormwater and drainage management must be submitted to and approved by the Local Government. The approved design must be implemented prior to occupation and suitably maintained for the duration of the development to the satisfaction of the Local Government.
6. Prior to commencement of development, a water balance/water source strategy must be submitted to and approved by the Local Government. The approved strategy must be implemented prior to occupation and suitably maintained for the duration of the development to the satisfaction of the Local Government.



7. Prior to commencement of development, the applicant shall prepare a Construction and Environmental Management Plan to the satisfaction and specification of the Local Government. The approved plan is to be implemented by the applicant to the satisfaction of the Local Government.
8. Recommendations and mitigation measures in the Environmental Assessment Report are to be implemented, during construction and for the duration of the development, to ensure the protection and management of the site and area's environmental assets, to the satisfaction of the Local Government.
9. Prior to commencement of development, detailed design for the proposed effluent disposal system is to be submitted to the specifications and satisfaction of the Local Government, based on a Site and Soil Evaluation. The effluent system design is to be implemented prior to occupation and suitably maintained for the duration of the development.
10. Prior to commencement of development, detailed design for the crossover to Collie-Changerup Road is to be prepared to the satisfaction of the Local Government. The crossover (construction, sealing and drainage) is to be implemented prior to occupation to the satisfaction of the Local Government.
11. Prior to commencement of development, the applicant is to prepare and implement a Traffic Management Plan, to the specifications and satisfaction of the Local Government.
12. Prior to commencement of development, engineering drawings and specifications for the upgrading of Tunney Road between its intersection with Collie-Changerup Road and the proposed Tunney Road crossover must be submitted to and approved by the Local Government. The drawings must address pavement construction, sealing, width, drainage, intersection treatment, signage and any other works reasonably required by the Local Government. The approved works must be completed at the applicant's cost prior to commissioning of the development, unless an alternative staging arrangement is approved in writing by the Local Government.
13. Vehicle access, internal access ways, parking, loading and manoeuvring areas shall be designed, constructed and drained prior to occupation and maintained to the satisfaction of the Local Government.
14. Prior to commencement of development, the Bushfire Management Plan is updated and submitted to the Local Government for approval upon advice from the Department of Fire and Emergency Services. Once approved, the Bushfire Management Plan to be implemented to the satisfaction of the Local Government prior to occupation and for the duration of the development.



Dale Page
Presiding Member, Regional DAP

15. Prior to occupation, certification by an accredited bushfire consultant is to be provided certifying that all relevant mitigation measures and applicant responsibilities set out in the Bushfire Management Plan have been implemented in the completed development to the satisfaction of the Local Government. Following this, all of the required Bushfire Protection Measures contained in the approved Bushfire Management Plan are maintained for the duration of the development.
16. Prior to commencement of development, the Risk Management Plan is updated and submitted to the Local Government for approval upon advice from the Department of Fire and Emergency Services. Once approved, the Risk Management Plan to be implemented to the satisfaction of the Local Government. Mitigation measures are to be implemented to the satisfaction of the Local Government prior to occupation and on an ongoing basis.
17. A Bushfire Emergency Plan, detailing appropriate response actions to address public health risks that may arise from an emergency at the BESS facility is prepared prior to occupation to the satisfaction of the Local Government. Following this, it is appropriately reviewed and implemented to the satisfaction of the Local Government.
18. A Section 70A Notification pursuant to the *Transfer of Land Act 1893* is placed on the Certificate of Title advising of the Bushfire Management Plan and Risk Management Report and advising the landowner of their obligations in respect to the use and ongoing management of the land.
19. Prior to commencement of development, a detailed Landscaping Plan is submitted to and approved by the Local Government. The Landscaping Plan to address matters including:
 - (i) The location, species and size of existing vegetation and vegetation to be removed;
 - (ii) Exact species, maturity, location and number of proposed trees, shrubs and plants; and
 - (iii) A key or legend detailing proposed species type grouped under the subheadings of tree, shrub and groundcover.

Prior to occupation, the landscaped areas are planted and established in accordance with the Landscaping Plan. The landscaping is then maintained to the satisfaction of the Local Government. The Landscaping plan must be consistent with the approved Bushfire Management Plan and must demonstrate that species selection, planting density, setbacks and ongoing maintenance will not increase bushfire risk or interfere with emergency access, firefighting infrastructure or drainage.



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20. Prior to commencement of development, plans and details of the proposed fencing are to be submitted to, and approved by, the Local Government. The fencing is to be constructed in accordance with the approved plans and thereafter maintained in a good state of repair, to the satisfaction of the Local Government.
21. Prior to commencement of development, a Lighting Strategy detailing external illumination of the development in accordance with AS4282:2023, including consideration of the dark sky principles, is to be submitted to and approved by the Local Government. Prior to occupation, the recommendations of the approved Lighting Strategy are to be implemented to the satisfaction of the Local Government.
22. Prior to commencement of development, the Environmental Noise Assessment is to be updated and approved by the Local Government.
23. Prior to commencement of development, an updated Environmental Noise Assessment based on the final equipment selection and site layout must be submitted to and approved by the Local Government. The assessment must include source sound-power and tonal data, cumulative noise from the BESS and existing substation, applicable influencing factors, relevant meteorological conditions, predicted day and night noise levels at all identified sensitive receptors, and any mitigation required to demonstrate compliance with the *Environmental Protection (Noise) Regulations 1997*.
24. Prior to commencement of development, a Noise Management Plan (focussing on construction noise) is to be prepared and approved by the Local Government. The recommendations of the plan are to be implemented to the satisfaction of the Local Government.
25. The applicant is required to undertake a noise monitoring program within the first 6 months after commissioning of the project and must be undertaken during representative operating and meteorological conditions, including operation at the highest reasonably foreseeable noise-emission mode to demonstrate compliance with acceptable criteria of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. A Noise Assessment and Compliance Report shall be prepared by a qualified acoustic consultant to the satisfaction of the Local Government on advice from the Department of Water and Environmental Regulation. The Report is to include:
 - (i) Confirmation that all relevant provisions and recommendations of the approved Environmental Noise Assessment have been suitably implemented in the construction of the development;
 - (ii) Day and night-time noise assessment undertaken at the nearest residential dwellings, or selection of at least 2 monitoring locations representative of the nearest sensitive receiver (distance from source, ground cover etc.); and



- (iii) Any remedial actions to be undertaken to address any non-compliance with the approved Environmental Noise Assessment and/or the *Environmental Protection (Noise) Regulations 1997*, and the date by which the actions will be completed.
- 26. Noise emissions shall comply with the *Environmental Protection (Noise) Regulations 1997*.
- 27. At least 12 months prior to discontinuation of the development, a Decommissioning and Rehabilitation Management Plan is to be prepared and approved to the satisfaction of the Local Government. The Plan must describe the scope and staging of decommissioning and rehabilitation works, and address matters including:
 - (i) Safety;
 - (ii) Waste management;
 - (iii) Timeframes;
 - (iv) Clarifying what infrastructure is to be retained on site and its treatment to allow for continued agricultural use; and
 - (v) Implementation of suitable mechanisms to alert prospective purchasers of retention of any below ground infrastructure which may affect future building locations or development.

Decommissioning and rehabilitation works are required to be completed within 18 months of the BESS ceasing operation to the satisfaction of the Local Government.

Advice Notes

1. This is a development approval only. The applicant is advised that it is their responsibility to ensure the proposed development also complies with all other applicable legislation, and/or licence/permit requirements that may relate to the development. This includes the *Biodiversity Conservation Act 2016*, *Environmental Protection (Noise) Regulations 1997*, *Environmental Protection Act 1986*, *Aboriginal Heritage Act 1972*, *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* and *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*.
2. A copy of the final working drawings prepared for the submission of an application for a Building Permit and all associated reports and information that address the conditions of approval are to be submitted to and cleared by the Local Government. The final working drawings and associated documents are to comply with all conditions of development approval, as confirmed by the Local Government, and any variations from the approved development plans are required to be clearly identified.



Dale Page
Presiding Member, Regional DAP

3. In relation to the Construction and Environmental Management Plan, the following information should be included:
 - (i) Hours of construction;
 - (ii) Storage of materials and other items on site;
 - (iii) Provision of parking for contractors and subcontractors;
 - (iv) Locations of temporary construction and hardstand areas;
 - (v) Vegetation clearing, ground disturbance, flora and fauna management;
 - (vi) Surface water and drainage management;
 - (vii) Noise, vibration, air quality and dust management;
 - (viii) Construction waste, hydrocarbon and chemical management;
 - (ix) Weed, biosecurity and pest management;
 - (x) Occupational health and safety, and emergency management;
 - (xi) Fire management;
 - (xii) Aboriginal heritage management;
 - (xiii) Site traffic management; and
 - (xiv) Demobilisation.
4. All drinking water must meet the health-related requirements the *Australian Drinking Water Quality Guidelines 2011*. Any non-drinking water (i.e., water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with or contaminate the drinking water supply.
5. The applicant is strongly encouraged to establish and implement a Community Benefits Fund in conjunction with the Shire of Kojonup, consistent with the WA Government '*Community Benefits Guideline for Large-Scale Renewable Energy Projects in the South-West Interconnected System*'.
6. A Clearing Permit may be required under the *Environmental Protection Act*.
7. The applicant is encouraged to work with the Local Government to dedicate the constructed section of Collie-Changerup Road as a road reserve and progress the permanent closure of the reductant section of road reserve.
8. 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.



Dale Page
Presiding Member, Regional DAP

AMENDING MOTION 1

Moved by: Dale Page

Seconded by: Eugene Koltasz

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

*Prior to commencement of ~~development~~ **operations**, the applicant is to prepare an Operational Management Plan to the satisfaction of the Local Government. Amongst matters it is to include a system to record, manage and report on complaints. The approved Operational Management Plan is to be implemented and maintained to the satisfaction of the Local Government.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The Operational Management Plan will only be required following construction. Requiring the plan to be prepared before the commencement of development is therefore unnecessary.

AMENDING MOTION 2

Moved by: Dale Page

Seconded by: Eugene Koltasz

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

*Prior to commencement of ~~development~~, **construction of the proposed effluent disposal system**, detailed design for the proposed effluent disposal system is to be submitted to the specifications and satisfaction of the Local Government, based on a Site and Soil Evaluation. The effluent system design is to be implemented prior to occupation and suitably maintained for the duration of the development.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The detailed design of the operations and management facilities will not be completed until after construction has commenced.

AMENDING MOTION 3

Moved by: Dale Page

Seconded by: Eugene Koltasz

That Condition No. 18 be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The applicant has advised that the proponent will be responsible for the ongoing implementation and management of the bushfire protection measures required by the approved Bushfire Management Plan and Risk Management Plan. These requirements are already addressed by Condition No. 14.



Dale Page
Presiding Member, Regional DAP

AMENDING MOTION 4

Moved by: Dale Page

Seconded by: Eugene Koltasz

That Condition No. 20 (now Condition No. 19) be amended to read as follows:

*Prior to commencement of development, plans and details of the proposed fencing are to be submitted to, and approved by, the Local Government. **Prior to commencement of operations**, the fencing is to be constructed in accordance with the approved plans and thereafter maintained in a good state of repair, to the satisfaction of the Local Government.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: Condition No. 20 (now Condition No. 19) specifies a timeframe for submitting the fencing details to the Shire but does not specify a timeframe for constructing the fencing.

AMENDING MOTION 5

Moved by: Dale Page

Seconded by: Tony Arias

That Condition No. 22 (now Condition No. 21) be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The intent of Condition No. 22 (now Condition No. 21) is duplicated and addressed more comprehensively by Condition No. 23 (now Condition No. 22).

AMENDING MOTION 6

Moved by: Dale Page

Seconded by: Tony Arias

That Condition No. 26 (now Condition No. 24) be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The matter is a statutory requirement under separate legislation and is already addressed in Advice Note No. 1.



Dale Page
Presiding Member, Regional DAP

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AMENDING MOTION 7

Moved by: Cr Roger Bilney

Seconded by: Eugene Koltasz

That Condition No. 17 be amended to read as follows:

*A ~~Bushfire~~ **Fire and Emergency Plan**, detailing appropriate response actions to address public health risks that may arise from an emergency at the BESS facility is prepared prior to occupation to the satisfaction of the Local Government, **in consultation with the Department of Fire and Emergency Services**. Following this, it is appropriately reviewed and implemented to the satisfaction of the Local Government.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: The amended wording ensures that the plan addresses all relevant risks and emergencies and that the Department of Fire and Emergency Services and local fire service volunteers are consulted in its preparation.

SUBSTANTIVE MOTION (AS AMENDED)

That the Regional Development Assessment Panel resolves to **APPROVE** DAP Application reference DAP/26/03135 for a Battery Energy Storage System at Lots 3194 and 8869 (No. 3680) Collie-Changerup Road, Kojonup 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 No. 6.3 of the *Shire of Kojonup Town Planning Scheme No. 3*, subject to the following conditions:

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, except where amended by subsequent conditions.

Plan/ Document Name	Reference	Date
Development Application Report	Development Application - DAP/26/03135	Not stated in RAR
Conceptual Plans and Elevations	Appendix A	Not stated in RAR
Environmental Assessment Report	Appendix B	Not stated in RAR
Bushfire Risk Report	Appendix E	Not stated in RAR
Bushfire Management Plan	Appendix F	Not stated in RAR



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2. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval, being 17 September 2026. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. Prior to the commencement of development, final details of the approved development are to be submitted to the satisfaction of the Local Government, to include the following:
 - (i) The location, specifications, materials and finishes of the battery energy storage system;
 - (ii) The final location and finished floor levels of ancillary buildings and associated services, including sanitary facilities;
 - (iii) The location of construction activities, including laydown, car parking and storage locations; and
 - (iv) The colours and finishes must be non-reflective and compatible with the surroundings to minimise the visual impacts of the development.
4. Prior to commencement of operations, the applicant is to prepare an Operational Management Plan to the satisfaction of the Local Government. Amongst matters it is to include a system to record, manage and report on complaints. The approved Operational Management Plan is to be implemented and maintained to the satisfaction of the Local Government.
5. Prior to commencement of development, detailed design for stormwater and drainage management must be submitted to and approved by the Local Government. The approved design must be implemented prior to occupation and suitably maintained for the duration of the development to the satisfaction of the Local Government.
6. Prior to commencement of development, a water balance/water source strategy must be submitted to and approved by the Local Government. The approved strategy must be implemented prior to occupation and suitably maintained for the duration of the development to the satisfaction of the Local Government.
7. Prior to commencement of development, the applicant shall prepare a Construction and Environmental Management Plan to the satisfaction and specification of the Local Government. The approved plan is to be implemented by the applicant to the satisfaction of the Local Government.
8. Recommendations and mitigation measures in the Environmental Assessment Report are to be implemented, during construction and for the duration of the development, to ensure the protection and management of the site and area's environmental assets, to the satisfaction of the Local Government.



Dale Page
Presiding Member, Regional DAP

9. Prior to commencement of construction of the proposed effluent disposal system, detailed design for the proposed effluent disposal system is to be submitted to the specifications and satisfaction of the Local Government, based on a Site and Soil Evaluation. The effluent system design is to be implemented prior to occupation and suitably maintained for the duration of the development.
10. Prior to commencement of development, detailed design for the crossover to Collie-Changerup Road is to be prepared to the satisfaction of the Local Government. The crossover (construction, sealing and drainage) is to be implemented prior to occupation to the satisfaction of the Local Government.
11. Prior to commencement of development, the applicant is to prepare and implement a Traffic Management Plan, to the specifications and satisfaction of the Local Government.
12. Prior to commencement of development, engineering drawings and specifications for the upgrading of Tunney Road between its intersection with Collie-Changerup Road and the proposed Tunney Road crossover must be submitted to and approved by the Local Government. The drawings must address pavement construction, sealing, width, drainage, intersection treatment, signage and any other works reasonably required by the Local Government. The approved works must be completed at the applicant's cost prior to commissioning of the development, unless an alternative staging arrangement is approved in writing by the Local Government.
13. Vehicle access, internal access ways, parking, loading and manoeuvring areas shall be designed, constructed and drained prior to occupation and maintained to the satisfaction of the Local Government.
14. Prior to commencement of development, the Bushfire Management Plan is updated and submitted to the Local Government for approval upon advice from the Department of Fire and Emergency Services. Once approved, the Bushfire Management Plan to be implemented to the satisfaction of the Local Government prior to occupation and for the duration of the development.
15. Prior to occupation, certification by an accredited bushfire consultant is to be provided certifying that all relevant mitigation measures and applicant responsibilities set out in the Bushfire Management Plan have been implemented in the completed development to the satisfaction of the Local Government. Following this, all of the required Bushfire Protection Measures contained in the approved Bushfire Management Plan are maintained for the duration of the development.



Dale Page
Presiding Member, Regional DAP

16. Prior to commencement of development, the Risk Management Plan is updated and submitted to the Local Government for approval upon advice from the Department of Fire and Emergency Services. Once approved, the Risk Management Plan to be implemented to the satisfaction of the Local Government. Mitigation measures are to be implemented to the satisfaction of the Local Government prior to occupation and on an ongoing basis.
17. A Fire and Emergency Plan, detailing appropriate response actions to address public health risks that may arise from an emergency at the BESS facility is prepared prior to occupation to the satisfaction of the Local Government, in consultation with the Department of Fire and Emergency Services. Following this, it is appropriately reviewed and implemented to the satisfaction of the Local Government.
18. Prior to commencement of development, a detailed Landscaping Plan is submitted to and approved by the Local Government. The Landscaping Plan to address matters including:
 - (i) The location, species and size of existing vegetation and vegetation to be removed;
 - (ii) Exact species, maturity, location and number of proposed trees, shrubs and plants; and
 - (iii) A key or legend detailing proposed species type grouped under the subheadings of tree, shrub and groundcover.

Prior to occupation, the landscaped areas are planted and established in accordance with the Landscaping Plan. The landscaping is then maintained to the satisfaction of the Local Government. The Landscaping plan must be consistent with the approved Bushfire Management Plan and must demonstrate that species selection, planting density, setbacks and ongoing maintenance will not increase bushfire risk or interfere with emergency access, firefighting infrastructure or drainage.

19. Prior to commencement of development, plans and details of the proposed fencing are to be submitted to, and approved by, the Local Government. Prior to commencement of operations, the fencing is to be constructed in accordance with the approved plans and thereafter maintained in a good state of repair, to the satisfaction of the Local Government.
20. Prior to commencement of development, a Lighting Strategy detailing external illumination of the development in accordance with AS4282:2023, including consideration of the dark sky principles, is to be submitted to and approved by the Local Government. Prior to occupation, the recommendations of the approved Lighting Strategy are to be implemented to the satisfaction of the Local Government.



21. Prior to commencement of development, an updated Environmental Noise Assessment based on the final equipment selection and site layout must be submitted to and approved by the Local Government. The assessment must include source sound-power and tonal data, cumulative noise from the BESS and existing substation, applicable influencing factors, relevant meteorological conditions, predicted day and night noise levels at all identified sensitive receptors, and any mitigation required to demonstrate compliance with the *Environmental Protection (Noise) Regulations 1997*.
22. Prior to commencement of development, a Noise Management Plan (focussing on construction noise) is to be prepared and approved by the Local Government. The recommendations of the plan are to be implemented to the satisfaction of the Local Government.
23. The applicant is required to undertake a noise monitoring program within the first 6 months after commissioning of the project and must be undertaken during representative operating and meteorological conditions, including operation at the highest reasonably foreseeable noise-emission mode to demonstrate compliance with acceptable criteria of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. A Noise Assessment and Compliance Report shall be prepared by a qualified acoustic consultant to the satisfaction of the Local Government on advice from the Department of Water and Environmental Regulation. The Report is to include:
 - (i) Confirmation that all relevant provisions and recommendations of the approved Environmental Noise Assessment have been suitably implemented in the construction of the development;
 - (ii) Day and night-time noise assessment undertaken at the nearest residential dwellings, or selection of at least 2 monitoring locations representative of the nearest sensitive receiver (distance from source, ground cover etc.); and
 - (iii) Any remedial actions to be undertaken to address any non-compliance with the approved Environmental Noise Assessment and/or the *Environmental Protection (Noise) Regulations 1997*, and the date by which the actions will be completed.



Dale Page
Presiding Member, Regional DAP

24. At least 12 months prior to discontinuation of the development, a Decommissioning and Rehabilitation Management Plan is to be prepared and approved to the satisfaction of the Local Government. The Plan must describe the scope and staging of decommissioning and rehabilitation works, and address matters including:
- (i) Safety;
 - (ii) Waste management;
 - (iii) Timeframes;
 - (iv) Clarifying what infrastructure is to be retained on site and its treatment to allow for continued agricultural use; and
 - (v) Implementation of suitable mechanisms to alert prospective purchasers of retention of any below ground infrastructure which may affect future building locations or development.

Decommissioning and rehabilitation works are required to be completed within 18 months of the BESS ceasing operation to the satisfaction of the Local Government.

Advice Notes

1. This is a development approval only. The applicant is advised that it is their responsibility to ensure the proposed development also complies with all other applicable legislation, and/or licence/permit requirements that may relate to the development. This includes the *Biodiversity Conservation Act 2016*, *Environmental Protection (Noise) Regulations 1997*, *Environmental Protection Act 1986*, *Aboriginal Heritage Act 1972*, *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* and *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*.
2. A copy of the final working drawings prepared for the submission of an application for a Building Permit and all associated reports and information that address the conditions of approval are to be submitted to and cleared by the Local Government. The final working drawings and associated documents are to comply with all conditions of development approval, as confirmed by the Local Government, and any variations from the approved development plans are required to be clearly identified.



Dale Page
Presiding Member, Regional DAP

3. In relation to the Construction and Environmental Management Plan, the following information should be included:
 - (i) Hours of construction;
 - (ii) Storage of materials and other items on site;
 - (iii) Provision of parking for contractors and subcontractors;
 - (iv) Locations of temporary construction and hardstand areas;
 - (v) Vegetation clearing, ground disturbance, flora and fauna management;
 - (vi) Surface water and drainage management;
 - (vii) Noise, vibration, air quality and dust management;
 - (viii) Construction waste, hydrocarbon and chemical management;
 - (ix) Weed, biosecurity and pest management;
 - (x) Occupational health and safety, and emergency management;
 - (xi) Fire management;
 - (xii) Aboriginal heritage management;
 - (xiii) Site traffic management; and
 - (xiv) Demobilisation.
4. All drinking water must meet the health-related requirements the *Australian Drinking Water Quality Guidelines 2011*. Any non-drinking water (i.e., water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with or contaminate the drinking water supply.
5. The applicant is strongly encouraged to establish and implement a Community Benefits Fund in conjunction with the Shire of Kojonup, consistent with the WA Government *'Community Benefits Guideline for Large-Scale Renewable Energy Projects in the South-West Interconnected System'*.
6. A Clearing Permit may be required under the *Environmental Protection Act*.
7. The applicant is encouraged to work with the Local Government to dedicate the constructed section of Collie-Changerup Road as a road reserve and progress the permanent closure of the reductant section of road reserve.
8. 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 Substantive Motion (as amended) was put and CARRIED (4/1).

For: Dale Page
Eugene Koltasz
Tony Arias
Cr Roger Bilney

Against: Cr Craig Mitchell



Dale Page
Presiding Member, Regional DAP

REASON: In considering clause 3.2.7 of the Shire's planning scheme, which sets out the objectives of the Rural zone, the Panel agreed with the Shire's conclusion that the proposal is generally consistent with those objectives and is capable of approval under the current planning framework. The proposal also supports the State's objective of encouraging renewable energy development in rural areas where environmental impacts can be minimised.

The Panel noted that most battery energy storage system developments it considers are located within the Rural zone for valid planning reasons. Rural-zoned land generally provides the large areas and access to sunlight required for this type of development. It also allows such developments to be co-located with agricultural uses without compromising the land's future use for other purposes compatible with its Rural zoning, while minimising amenity impacts on neighbouring properties.

The Panel noted that the development footprint would not affect habitat for threatened species or threatened ecological communities and would be located predominantly on cleared land used for farming. The Panel was satisfied that other environmental matters would be appropriately addressed through conditions requiring a Construction and Environmental Management Plan and an Operational Management Plan.

The Panel also noted that, although much of the site is within a designated bushfire-prone area, the development footprint itself is not. The Panel acknowledged the concerns raised by neighbouring landowners regarding the potential fire risk associated with the facility. However, it was satisfied with the assurances provided by the applicant's team and that appropriate safeguards would be implemented as conditions of approval before construction commenced and maintained for the life of the development.

In relation to potential noise impacts, the Panel noted that the Environmental Noise Assessment concluded that the proposal could comply with the assigned levels under the Environmental Protection (Noise) Regulations 1997. However, as there is little margin for variation, the Panel fully supported the Shire's recommended conditions requiring an updated Environmental Noise Assessment based on the final equipment selection and site layout. The Panel also supported the requirements for a Noise Management Plan and a noise-monitoring program to be undertaken within six months of the commencement of operations.

These measures will confirm that the recommendations of the Environmental Noise Assessment have been implemented and that the development complies with the applicable noise levels. If non-compliance is identified, the applicant will be required to undertake any necessary remedial measures.



Dale Page
Presiding Member, Regional DAP

Although the visual impact analysis submitted with the application concluded that the proposal would modify the locality's existing visual character, the anticipated impacts are expected to be low, having regard to the modified agricultural landscape, existing energy infrastructure and distance from sensitive receptors. The Panel also noted that the development exceeds the setback requirements of the Shire's planning scheme and that retaining existing vegetation and planting new landscape buffers would reduce impacts on the area's rural character and amenity.

The Panel was satisfied that the construction and operation of the battery energy storage system would not result in any undue traffic impacts, subject to the implementation of a Construction Traffic Management Plan and the upgrading of Tunney Road.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil



Dale Page
Presiding Member, Regional DAP

PART E – 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 DR165/2020	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	25 June 2020
DAP/25/03017 DR53/2026	Shire of Kojonup	Various Lots, Jungalup	Windfarm and Transmission Line	2 April 2026

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 12:34pm.



Dale Page
Presiding Member, Regional DAP