



# ATTACHMENT BOOK

SPECIAL COUNCIL MEETING  
TO BE HELD ON  
MONDAY  
5 FEBRUARY 2024



WILDFLOWER COUNTRY



## **CONTENTS OF ATTACHMENTS SPECIAL COUNCIL MEETING 5 FEBRUARY 2024**

|         | <b>Special Council Agenda - Attachments</b> | <b>Pages</b> |
|---------|---------------------------------------------|--------------|
| 10..1.1 | Application extracts                        | 003 - 076    |
| 10.1.2  | Received submissions                        | 077 - 110    |
| 10.1.3  | Schedule of Submissions                     | 111 - 127    |



**WILDFLOWER COUNTRY**



# **WHEATBELT SOLAR**

## **376 MW (DC) SOLAR FARM**

### **APPLICATION FOR DEVELOPMENT APPROVAL SHIRE OF THREE SPRINGS SUPPORTING REPORT**

Proponent

**PILOT ENERGY LIMITED**  
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Prepared by

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27 OCTOBER 2023

# EXECUTIVE SUMMARY

## INTRODUCTION

Pilot Energy Limited (**the Proponent/Pilot Energy**) proposes to construct a 376 MW (DC) solar farm known as ‘Wheatbelt Solar’ (**Proposal**), within the Shire of Three Springs (**Shire**). Logie Legal has been engaged by Pilot Energy to assist with the approvals process for the Proposal and has prepared this report to accompany the application, under the *Shire of Three Spring Local Planning Scheme No. 2 (LPS 2)*, for approval to develop the solar farm. As the estimated construction value is above \$5 million, the application for development is will be, as at the date of this document, determined by the Regional Joint Development Assessment Panel (**JDAP**), in accordance with the *Planning and Development (Development Assessment Panels) Regulations 2011*.

This report explains the Proposal, describes the existing site and environment and high level matters and potential impacts that may require management in association with the Proposal, including access, stormwater, bushfire, vegetation clearing and infrastructure servicing. It outlines the legislative and policy context governing the proposed development. The structure of the report reflects the requirements set out in the Shire’s ‘Planning Application Form’ and the Department of Planning’s ‘Responsible Authority Report’ template.

A similar proposal on the same site has been previously assessed in detail and approved by the Shire and Mid West Development Assessment Panel. Relevant technical studies which accompanied those decisions have appropriately identified all relevant planning issues. There is no discretion or departure being requested from any applicable State or local planning requirement.

The estimated capital investment value of the project is \$440,000,000 and it will create approximately 30-60 construction and technical jobs, and up to 6 FTE ongoing operations and maintenance jobs. A number of these jobs will be sourced locally, and most will be accommodated in the town and Shire of Three Springs during construction.

The life of the solar farm asset is approximately 25 years, after which time the plant is able to continue production at 90% of original capacity. It could be de-commissioned by relatively simple processes and would leave the Land in a condition close to that prior to development.

The Proponent is confident, as demonstrated in this report, that the development would achieve acceptable amenity, health and environmental standards through its proposed siting, design, management and mitigation measures. Moreover, it is considered that the Proposal offers a net benefit to the community and a meaningful contribution to renewable energy production. It would contribute to achieving Western

Australian and Commonwealth emission reduction and renewable energy targets, is strongly aligned with the current State and local strategic framework, and would help meet the demand for electricity within Western Australia. The Proposal promotes the objects of the *Planning and Development Act 2005 (PD Act)*, including that of ecologically sustainable development, and is consistent with the requirements and objectives of the *Shire of Three Spring Local Planning Scheme No. 2 (LPS 2)*.

## THE PROPONENT

Pilot Energy is a junior oil and gas exploration and production company that is pursuing the diversification and transition to the development of carbon management projects, production of hydrogen and clean ammonia for export to emerging APAC Clean Energy markets and integrated renewable energy. Pilot intends to leverage its existing oil and gas operations and infrastructure to cornerstone these developments. Pilot Energy is proposing to develop Australia's first offshore Carbon Capture and Storage (CCS) Project through the conversion of the Cliff Head Oil field and associated infrastructure from oil production to CCS as part of the Mid West Clean Energy Project (MWCEP).

Pilot Energy holds a 21.25% interest in the Cliff Head Oil field and Cliff Head Infrastructure, and a 100% working interest in WA-481-P exploration permit, located offshore Western Australia.

The Proposal is a key component of Pilot Energy's plan to develop the MWCEP that is targeting, from 2027, the production and sale of 1.2 million tonnes per annum of clean ammonia into international and domestic markets. The MWCEP project is the first of its kind in Australia and plans to combine the region's CO<sub>2</sub> storage resources, existing infrastructure and world class renewable energy to produce and export ammonia. The MWCEP requires renewable energy generation supplied from a combination of wind assets and solar from the Proposal. Electricity from the proposal would be transported via a grid connection infrastructure delivered by the Proponent to the specifications defined by the TSO (Western Power). The Proposal will connect to the MWCEP ammonia production facility approximately 100km west with a private mid-voltage transmission network. The project may also supply energy to external customers. This will follow the current utility easements in place in a relatively direct line west to the coast. The pathway has been identified and it is anticipated there will be a relatively smooth process to finalise the easements. The transmission infrastructure is currently expected to include above and below ground cables.

Pilot Energy is in the process of securing partners and financing to support its business plans to become a leading energy developer and provider of clean energy projects in WA. The estimated capital investment value of the Proposal is \$440,000,000.

|                                                                                     |                                                                        |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------|
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## PROPOSAL OVERVIEW

The development site (**Land/Site**) is located on the corner of Wilson (Weir) Road and Simpson (Young) Road, in the Shire of Three Springs. It is approximately 330km North-East of Perth and 138km South-East of Geraldton. Figure 4 shows the location of the Land. The Land is currently used for mixed crop and livestock farm. Adjacent land surrounding the development site is predominately rural in nature, containing a number of farm and rural residential properties, as well as agricultural structures, local roads and access tracks. The region's population density is low.

A summary of the key project components is set out in Figure 1 below.

**FIGURE 1 SUMMARY OF PROPOSAL COMPONENTS**

|                                                                                                                                                                                                                                                                                                                            |                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Solar panel array: <ul style="list-style-type: none"> <li>approximately 626'688 solar PV panels on a single axis tracking system mounted on aluminium or steel piles with an installed capacity of up to 376 MW (DC) (<b>see Annexures H and I</b>);</li> <li>covering approximately 530 ha out of 850 ha site.</li> </ul> | Approximately 50 PCUs housing inverter, medium voltage transformer and switchgear on hard standings. |
| Direct current (DC) and alternate current (AC) cabling for electrical reticulation.                                                                                                                                                                                                                                        | Substation transformer and substation transformers.                                                  |
| Operations and Maintenance (O&M) facility area, including two shipping containers for storage and administration.                                                                                                                                                                                                          | Security fence and security cameras.                                                                 |
| Business identification and safety signage (to be designed to the satisfaction of the Shire).                                                                                                                                                                                                                              | Local road upgrades to accommodate construction vehicles.                                            |
| Internal all-weather access roads, track and carpark.                                                                                                                                                                                                                                                                      | Landscaping.                                                                                         |
| Tourist area: boardwalk, toilets, interpretative signs.                                                                                                                                                                                                                                                                    | Removal of some vegetation.                                                                          |

More detailed descriptions of these project components are provided in this report.

## PROPOSAL BENEFITS

Numerous sources have identified that the Mid West region has access to abundant energy resources such as solar, wind and geothermal, which also have the potential to reduce carbon emissions. A summary of the benefits of the proposal are set out in Figure 2.

**FIGURE 2 SUMMARY OF PROPOSAL BENEFITS**

|                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Creates 30-60 full-time equivalent ( <b>FTE</b> ) construction and technical jobs, and up to 6 FTE ongoing operational jobs, some sourced locally and many accommodated in the town of Three Springs.                                                                                                                                                                              | Helps meet Western Australia's demand for electricity.                                                                                                                                                      |
| Brings custom to local businesses in the town and Shire during the development, construction and operational stages, including: <ul style="list-style-type: none"> <li>• accommodation;</li> <li>• eateries;</li> <li>• grocery stores;</li> <li>• petrol stations;</li> <li>• tools and equipment;</li> <li>• vehicle service stations; and</li> <li>• transportation.</li> </ul> | Contributes to achieving the Australian Government's emission reduction targets, renewable energy targets and <i>National Hydrogen Strategy</i> objectives.                                                 |
| Creates a potential tourist attraction in the Shire, with associated benefits, for researchers, environmentalists, and educational groups visiting the solar farm.                                                                                                                                                                                                                 | Supports the WA strategic framework, including <i>State Planning Strategy</i> , <i>Climate Policy</i> , <i>Energy Transformation Strategy</i> , <i>Reviewable Hydrogen Strategy</i> , <i>Diversify WA</i> . |
| Supports the objects of the <i>Planning and Development Act 2005 (PD Act)</i> , including that of ecologically sustainable development.                                                                                                                                                                                                                                            | Supports the objectives of the <i>Shire of Three Spring Local Planning Scheme No. 2 (LPS 2)</i> .                                                                                                           |

## POTENTIAL IMPACTS

Given the site's remoteness from the townsite and other sensitive uses, and the nature of a solar farm, there are no significant noise, visual or other amenity impacts. The greatest amenity impacts will be during the temporary construction phase of approximately 12-18 months (of which 5 months will be peak period), relating to noise, increased vehicular movement on local roads and visual impact on local passers-by along Simpson and Wilson Roads. As the majority of the site is already cleared, the Proposal does not require extensive clearing and decommissioning would return the site to its present condition.

Key issues considered in the Proponent's impact assessment stage have been bushfire planning and management, water supply, and road and traffic access and impacts. A summary of the potential impacts is set out in Figure 3.

**FIGURE 3 SUMMARY OF PROPOSAL IMPACTS**

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Visual impact</b>          | Negligible; no unreasonable impacts. Not visible from townsite, recreational facilities, or Three Springs-Perenjori Road. Security fence and infrastructure intermittently visible from Simpson, Wilson and Hunt Roads by small number of local road users. View could be considered positive or negative. Visibility via Eastern lot boundary softened by retention of patch of trees on that boundary.<br>Any visual impact consistent with existing amenity, which contains other similar infrastructure along Three Springs Road.                                                                                                                                                                                                                                                                                                                                        |
| <b>Glare</b>                  | Negligible; no unreasonable impacts. . "the panel design includes an absorbent surface material, and not glass, which materially reduces glare. Design is upward facing, with an East-West rotation, so there would be no glare to Simpson Road, and minimal if any, glare impacts on passing motorists along Wilson Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Traffic</b>                | Negligible, no unreasonable impacts. Construction involves delivery of plant and materials over 5-10 months period, using articulated heavy vehicles (19 m semi-trailers) and oversize vehicles. An estimated 1200 truck movements (in and out) and 3000-5000 vehicle movements in total (on some sections). Charter buses and shuttle buses to transport workers. Traffic impacts are manageable due to existing capacity of Great Northern Highway.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Clearing of vegetation</b> | No unreasonable impact. Majority of site is cleared and maintained to suit the existing agricultural activities; Proposal will not require extensive clearing or earthworks, and decommissioning would return the site to its present form and potential.<br>Main tree patches retained. Proposal includes the clearing: <ul style="list-style-type: none"> <li>• trees along North and South of existing main access road;</li> <li>• scattered York Gum and Wandoo trees in existing paddocks (poor-condition);</li> <li>• trees along access way and fence line (low ecological value) - these will be replaced with newly planted trees;</li> <li>• patch of York Gum/Salmon Gum in the East of the site;</li> </ul> A clearing permit, if required, will be sought from DWER. Proposal will be referred to EPA but it is not expected that assessment will be required. |
| <b>Bushfire</b>               | No unreasonable risk; adequately managed by maintaining (a) 20m Asset Protection Zone around development components; and (b) adequate water supply on site for fire-fighting purposes<br>Compliant with <i>SPP 3.7- Planning in Bushfire Prone Areas</i> and the Guidelines.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Water</b>                  | Negligible impact. Sourced from daily water usage allowance, externally supplied water for construction and workforce requirements, and installed tanks for fire-fighting purposes. Existing dams on site used as backup sources only. Development designed around, and to retain, existing water sources so that agricultural use can potentially co-exist with solar farm use.<br>No impact on minor drainage line running from South-East Corner to Western boundary.No impact on minor drainage line running from South-East Corner to Western boundary.                                                                                                                                                                                                                                                                                                                 |
| <b>Aboriginal heritage</b>    | No registered Aboriginal heritage sites identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Noise</b>                  | Negligible; no unreasonable impacts during operation and maintenance.<br>During construction phase for a duration of approximately 12-18 months. Nearest receiver approximately 1 km away, Predicted noise levels indicate compliance with <i>Noise Regulations</i> at all receivers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

The Proponent has considered these potential impacts and proposed appropriate measures to meet development requirements and mitigate adverse outcomes.

## TABLE OF CONTENTS

|                                                                                  |    |
|----------------------------------------------------------------------------------|----|
| EXECUTIVE SUMMARY                                                                | 2  |
| Introduction                                                                     | 2  |
| The Proponent                                                                    | 3  |
| Proposal Overview                                                                | 4  |
| <i>Figure 1 Summary of Proposal Components</i>                                   | 4  |
| <i>Figure 2 Summary of Proposal Benefits</i>                                     | 5  |
| <i>Figure 3 Summary of Proposal Impacts</i>                                      | 6  |
| 1. BACKGROUND                                                                    | 11 |
| 2. OUTLINE OF PROPOSAL                                                           | 11 |
| 2.1 Land and Locality                                                            | 11 |
| <i>Figure 4 Locality Map</i>                                                     | 12 |
| <i>Figure 5 Geotechnical and Geological Consultants Gravel Pit Location Plan</i> | 12 |
| 2.2 Land Features                                                                | 13 |
| 2.3 Existing Land Use                                                            | 15 |
| <i>Figure 6 Existing Land Uses and Environmental Features</i>                    | 15 |
| <i>Figure 7 Existing Land Use Features (North)</i>                               | 16 |
| <i>Figure 8 Existing Land Use Features (South)</i>                               | 17 |
| 2.4 Proposed Development                                                         | 17 |
| <i>Figure 9 Key Proposal Components</i>                                          | 18 |
| <i>Figure 10 Site Layout</i>                                                     | 20 |
| 2.4.1 Solar Panel Array                                                          | 20 |
| <i>Figure 11 Examples Photon Energy Solar PV Panels</i>                          | 21 |
| <i>Figure 12 Example Ground-Mounting Arrangement</i>                             | 22 |
| 2.4.2 Grid connection and Substation                                             | 22 |
| <i>Figure 13 Example Substation</i>                                              | 23 |
| 2.4.3 Transmission                                                               | 23 |
| <i>Figure 14 South-West Interconnected System (section)</i>                      | 24 |
| 2.4.4 Tourist Area                                                               | 25 |
| <i>Figure 15 Tourist Area Layout</i>                                             | 25 |
| <i>Figure 16 Example Tourist Area, Architectural Design</i>                      | 25 |
| <i>Figure 17 Examples Tourist Signage</i>                                        | 26 |
| 2.4.5 Workforce Accommodation                                                    | 27 |
| <i>Figure 18 Solar Crew Workforce (accommodated in town)</i>                     | 27 |
| 2.4.6 Shipping Containers                                                        | 28 |
| <i>Figure 19 Shipping Container Rooms</i>                                        | 28 |

|                                                                                                           |    |
|-----------------------------------------------------------------------------------------------------------|----|
| 2.4.7 Roads and Access                                                                                    | 29 |
| <i>Figure 20 Roads and Fence Layout</i>                                                                   | 30 |
| <i>Figure 21 Truck Path</i>                                                                               | 30 |
| <i>Figure 22 Roads Civil Design</i>                                                                       | 31 |
| <i>Figure 23 Local Road Upgrade Plan</i>                                                                  | 31 |
| <i>Figure 24 View From Main Gate</i>                                                                      | 32 |
| 2.4.8 Fences and Security                                                                                 | 32 |
| <i>Figure 25 Example Security Fencing</i>                                                                 | 32 |
| 2.4.9 Earthworks                                                                                          | 33 |
| 2.4.10 Wastewater and Stormwater                                                                          | 33 |
| 2.4.11 Water Supply                                                                                       | 34 |
| 2.4.12 Power Supply                                                                                       | 35 |
| 3. DEVELOPMENT BENEFITS & JUSTIFICATION                                                                   | 35 |
| 4. STRATEGIC AND REGULATORY FRAMEWORK                                                                     | 36 |
| 4.1 State Planning Strategy 2050                                                                          | 36 |
| 4.2 Western Australian Climate Policy 2020                                                                | 36 |
| 4.3 Leading Western Australia's Brighter Energy Future: Energy Transformation Strategy State 2: 2021-2025 | 37 |
| 4.4 Renewable Hydrogen Strategy 2021                                                                      | 37 |
| 4.5 Future State: Accelerating Diversify WA 2023                                                          | 38 |
| 4.6 WAPC Position Statement: Renewable Energy Facilities 2021                                             | 38 |
| 4.7 Mid West Regional Planning and Infrastructure Framework 2015                                          | 39 |
| 4.8 Shire of Three Springs Strategic Community Plan 2018-2028                                             | 39 |
| 4.9 Shire of Three Springs Corporate Business Plan 2020-2024                                              | 39 |
| 4.10 Governing Legislation                                                                                | 40 |
| 4.11 Permissibility and Approvals Pathway                                                                 | 40 |
| 4.12 Development Standards                                                                                | 42 |
| <i>Figure 26 Development Compliance Table</i>                                                             | 42 |
| 5. POTENTIAL IMPACTS                                                                                      | 46 |
| 5.1 Environmental Impacts                                                                                 | 46 |
| 5.2 Noise Impact                                                                                          | 47 |
| 5.3 Visual Impact                                                                                         | 48 |
| 5.4 Traffic and Transport                                                                                 | 48 |
| 5.5 Socio-Economic                                                                                        | 50 |
| 5.6 Aboriginal Heritage                                                                                   | 50 |
| 5.7 Land Use Impacts                                                                                      | 51 |
| 5.8 Bushfire                                                                                              | 52 |
| 5.9 Air Quality / Dust Management                                                                         | 55 |
| 5.10 Water Supply                                                                                         | 55 |

|                                                                                                 |     |
|-------------------------------------------------------------------------------------------------|-----|
| 5.11 Sewage                                                                                     | 56  |
| 5.12 Electricity/Gas                                                                            | 57  |
| 5.13 Telecommunications                                                                         | 57  |
| 5.14 Electric and Magnetic Fields                                                               | 57  |
| 5.15 Flooding                                                                                   | 60  |
| 6. CONSULTATION                                                                                 | 61  |
| 6.1 Advertising requirements                                                                    | 61  |
| 6.2 Shire and Public Authorities                                                                | 61  |
| 6.3 Community                                                                                   | 62  |
| 7. CONCLUSION                                                                                   | 63  |
| ANNEXURE A - Shire of Three Springs Application For Planning Consent                            | 64  |
| ANNEXURE B - Development Assessment Panel Notice of Development Application                     | 69  |
| ANNEXURE C - Certificate of Title                                                               | 72  |
| ANNEXURE D - Environmental Survey Assessment                                                    | 74  |
| ANNEXURE E - Geotechnical Preliminary Report                                                    | 96  |
| ANNEXURE F - Bushfire Assessment & Bushfire Management Plan                                     | 207 |
| ANNEXURE G - Aboriginal Heritage Assessment                                                     | 261 |
| ANNEXURE H - Example Solar Panel Tracking System Sunpower Oasis 3.0 'P' Series Tracker Overview | 280 |
| ANNEXURE I - Example Wiring System Solar Steel, Single Axis tracker, tracksmart 3.0             | 371 |
| ANNEXURE J - Development Plans and Drawings                                                     | 380 |

## ABBREVIATIONS

| <b>BAL</b>                  | Bushfire Attack Level                                                           |
|-----------------------------|---------------------------------------------------------------------------------|
| <b>DAP/JDAP</b>             | Development Assessment Panel/Joint Development Assessment Panel                 |
| <b>DAP Regulations</b>      | <i>Planning and Development (Development Assessment Panel) Regulations 2011</i> |
| <b>DPLH</b>                 | Department of Planning Lands and Heritage                                       |
| <b>DWER</b>                 | Department of Water and Environmental Regulation                                |
| <b>EP Act</b>               | <i>Environmental Protection Act 1986 (WA)</i>                                   |
| <b>EPBC Act</b>             | <i>Environment Protection and Biodiversity Conservation Act 2000</i>            |
| <b>ha</b>                   | hectares                                                                        |
| <b>km</b>                   | kilometres                                                                      |
| <b>LPS 2</b>                | <i>Shire of Three Springs Local Planning Scheme No. 2</i>                       |
| <b>m</b>                    | metres                                                                          |
| <b>Noise Regulations</b>    | <i>Environmental Protection (Noise) Regulations 1997 (WA)</i>                   |
| <b>PD Act</b>               | <i>Planning and Development Act 2005 (WA)</i>                                   |
| <b>Planning Regulations</b> | <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>       |
| <b>Shire</b>                | Shire of Three Springs                                                          |

# 1. BACKGROUND

This document has been prepared in accordance with the Shire of Three Springs' LPS 2 and the Planning Regulations to support the application for planning consent for the Wheatbelt Solar large-scale solar farm (**Proposal**). The purpose of this document is to:

- describe the existing environment;
- detail the proposed development, including the key components, facilities and activities for construction, operation and decommissioning;
- identify the statutory and policy context governing the Proposal for planning and environmental assessment and approval;
- assess high level matters and potential planning and environmental impacts associated with the works and operation; and
- identify suitable management and mitigation measures to address potential impacts.

The structure and contents of this document support the requirements set out in the Shire's Planning Application Form and the Department of Planning, Lands and Heritage's Assessment Report Guidelines.

# 2. OUTLINE OF PROPOSAL

## 2.1 LAND AND LOCALITY

The Proposal is to be located on Lot 1366 on Diagram 5876, a rectangular lot with an area of 850ha, within the Shire of Three Springs. It is approximately 28 km East of Three Springs townsite, 35km West of Perenjori, 330km North-East of Perth and 138km South-East of Geraldton. The location is shown in Figure 4, and is at the corner of Wilson Road (Weir) and Simpson (Young) Road.

The Land is owned by Bestry Farms Pty Ltd, which has entered into an option agreement with the Proponent, that provides the Proponent with a call option over the entry into an agreed contract of sale to transfer the Land to the Proponent. Landowner consent is provided in the accompanying Form of Application for Planning Approval (**Annexure A**) and Development Assessment Panel Notice (**Annexure B**). The Land is subject to two easements, one to the State Energy Commission of WA (now Western Power) and one to Karara Power Pty Ltd, both associated with access to the overhead power lines traversing the Land. These consist of a high voltage power transmission line across the South-Eastern corner of the site (Southwest-Northeast alignment) and power distribution lines in the Southern and Eastern portions of the site. A Main Roads' reserve runs along a section of the Western boundary of the Land.

The Land is accessible from the Southern end of Wilson Road from a network of about 13km of unsealed roads (Broad Road, Hunt Road and Wilson Road) from the Perenjori - Three Springs sealed road. The unsealed roads are in good condition and currently trafficable by light vehicles.

The Land is currently used as a mixed crop and sheep farming and includes a homestead and farm workshop buildings located in the centre of site, accessed by a gravel track. Surrounding land is predominantly rural in nature, containing a number of farm and rural residential properties, as well as agricultural structures, local roads and access tracks. The population density is low. The nearest residences outside the land, as calculated from the proposed substation at the South-Eastern corner of the solar panel array, are approximately:

- North-West - 1.3km
- North-East - 1.28km
- South-West - 1.77km
- South-East - 1.67km

**FIGURE 4 LOCALITY MAP**



**FIGURE 5 GEOTECHNICAL AND GEOLOGICAL CONSULTANTS GRAVEL PIT LOCATION PLAN**



NOTE: LOCATIONS OF POTENTIAL SOURCES OF BORROW MATERIAL ARE APPROXIMATE.

## 2.2 LAND FEATURES

The site is gently undulating with an overall fall from the South-East down to the North-West. The highest point on the site is around 288m AHD in the South-East corner. The lowest point on the site is around 255m AHD near the North-West corner. Geotechnical and Geological Consultants Pty Ltd prepared a Geotechnical Investigation Report in March 2022 (**GGC Report**) (**Annexure E**) which assessed the existing rock, soil and groundwater conditions of the site and access roads, suitability of the site for the Proposal and recommendations for implementation. They also assessed potential borrow material sources, finding two potential sources along Simpson Road.

The GGC Report recommended the following further investigations in order to develop and refine the geotechnical foundation design, and to support the design of other site infrastructure required for the Proposal:

- detailed geotechnical investigations in accordance with AS 1726-1993 “Geotechnical Site Investigations” as required to support detailed design development;
- investigations as required to provide information on existing subgrades for internal road design (within the site) and existing subgrade and pavement conditions for external access roads (leading to the site);
- pile driving trials and pile capacity testing on test piles to confirm the suitability of the pile driving equipment, pile types and assumed preliminary pile design parameters; and
- dynamic pile testing on production piles to verify achieved pile capacities for foundation piles during construction.

These investigations would be commissioned by the Proponent to confirm the detailed design.

### *Vegetation*

The Land is largely cleared with four small remnant patches of degraded native vegetation, mostly on rocky ground, and scattered trees, as shown in Figure 6. Three of the areas of remnant vegetation contain York Gum (*Eucalyptus loxophleba*) and Wandoo (*Eucalyptus wandoo*) and occur in the Eastern side of the site. The trees are quite scattered and many are in poor condition which may have occurred due to fire. Some planting of York Gum seedlings has occurred in the central stand.

The patches of remnant vegetation are not fenced internally and are therefore open to stock grazing. As a result, the understorey is almost completely bare of native vegetation. Some Bluebush (*Maireana* spp.) occurs in these stands.

Several isolated stands of native York Gum and/or Wandoo trees occur around the property. Most of the trees in these stands are in poor condition. A few semi-mature Wandoo trees occur close to the drainage line in the South-West part of the site (Plate 6). While the trees are not all in good health they provide some habitat for native birds.

The access driveway to the farm house and sheds has been planted with Wandoo with the trees ranging in health from healthy to poor. York Gums have been planted on a fence line running Eastwards from the main access gate. The trees are in good health but are quite young, around 4-5m high. Several healthy River Red Gums (*Eucalyptus camaldulensis*), not native to the site, occur near the sheds and around the house.

No Declared Plants (weeds) for the Shire of Three Springs or Perenjori were found within the site. However, one Declared Plant for the Southern Western Australian shires - Common Heliotrope (*Heliotropium europaeum*) - was observed near the head of the small tributary to the drainage line close to the Southern boundary and the power line.

#### *Protected Flora and Fauna*

PGV Environmental advised upon survey that the site is highly unlikely to contain any Rare or Priority flora species (**Annexure D**). One Endangered and three Priority species could possibly occur on the granite ridges, however, given the highly degraded nature of the vegetation the likelihood that they occur is very low.

Fauna habitat on the site is restricted mainly to bird habitat, as vegetation is minimal and restricted to York Gum and Wandoo in remnant patches, tall shrublands on outcropping granite ridges and planted trees on the access way and on fence lines.

The site is within the breeding range of Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*) which is listed as 'Threatened' under the EPBC Act. Carnaby's Black Cockatoo are known to breed in the hollows of Wandoo and York Gum trees. However, the PGV Environmental report concludes that the trees on the site are mostly too young to form hollows large enough for Carnaby's Black Cockatoos to breed in.

A small flock of Red-tailed Black Cockatoos (*Calyptorhynchus banksii samueli*) was observed in the remnant patch of woodland at the South-Eastern end containing the dam. The subspecies 'samueli' is not listed under State or Commonwealth environmental legislation.

#### *Hydrology*

There are a number of small farm dams for stock drinking water. However, no natural wetlands occur on the site.

A drainage line runs through the site entering at the South-East corner and running in a West-North-West direction towards the Western boundary. The drainage line is narrow, with banks of 0.5m - 5m wide. It becomes diffuse towards the centre of the site and fans out into a delta-shaped series of indistinct surface flows at the Western boundary. A tributary to the main drainage line enters the property from the mid-Southern boundary and flows towards the main line about 750m to the North, however the tributary peters out and does not physically connect to the main line by an incised channel.

The drainage lines were dry at the time of a March site inspection by PGV Environmental. The drainage lines do not appear to carry very much water when they flow.

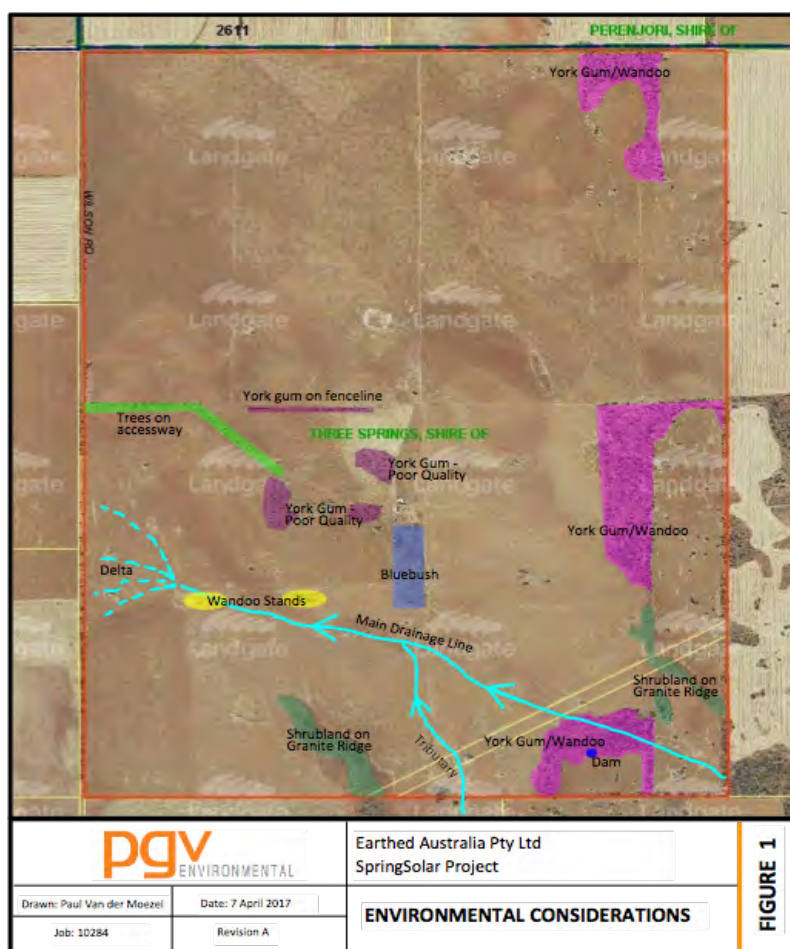
The site is within 2km of the massive chain of salt lakes that extend from further inland to the Yarra Yarra Lakes near Carnamah. No surface soil salinity is evident on the site.

### 2.3 EXISTING LAND USE

The site is currently, and has for many years, been used for cropping and cattle and sheep grazing.

The main entrance to the Land is from Wilson Road on the West, and the main access driveway runs West-East from that entrance to the existing homestead. The homestead, farm sheds and yards are centrally located on the site. These are proposed to be demolished and those areas covered by solar array.

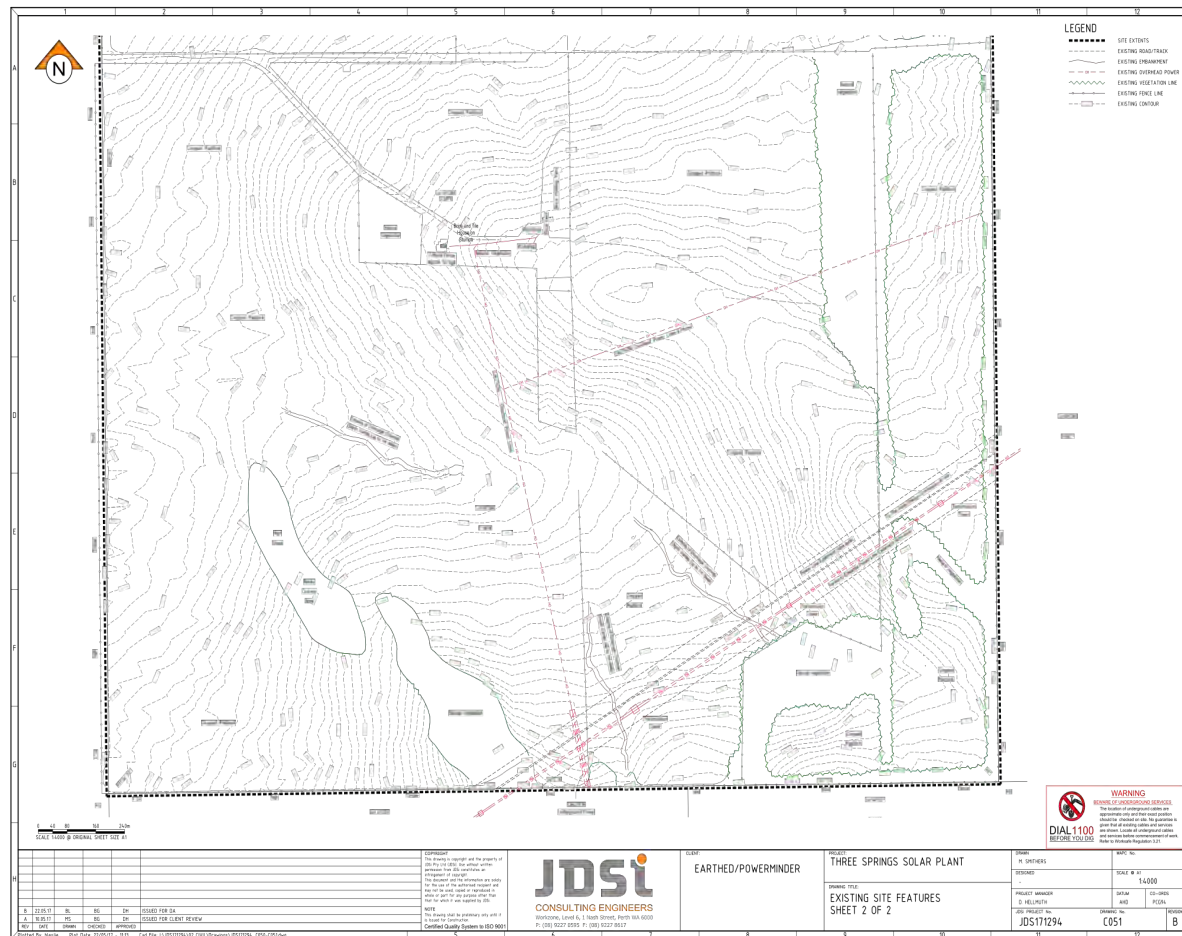
**FIGURE 6 EXISTING LAND USES AND ENVIRONMENTAL FEATURES**



Aerial sourced from Landgate



**FIGURE 8**    **EXISTING LAND USE FEATURES (SOUTH)**



## 2.4 PROPOSED DEVELOPMENT

Pilot Energy proposes to construct and operate a solar plant and associated electrical infrastructure with a maximum generating capacity of up to 376 MW, to be known as ‘Wheatbelt Solar’. The key components of the development are summarised in the table in Figure 9. The proposed layout of the development is shown in Figure 10 with individual component layouts in Figures 11 - 13. Component specifications are subject to detailed design and product selection.

**FIGURE 9 KEY PROPOSAL COMPONENTS**

| Component                                                        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Construction Activity                                                                                                                                                                                             |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development Summary</b>                                       | <p>The construction and operation of a 376 MW (DC) photovoltaic array, new substation transformer, underground electrical connections, inverters and overhead transmission line (to connect with the existing 350 kV transmission line (or alternatively a purpose built transmission line, not part of this application).</p> <p>The Proposal also includes access roads, carpark, fencing, security cameras, local road upgrades, and a visitor's area.</p> <p>The photovoltaic panel array will cover approximately 530ha of the 850ha site.</p> | As stated.                                                                                                                                                                                                        |
| <b>PV Panels</b>                                                 | Approximately 626,688 PV modules arranged in a fixed tilt from horizontal of 25 degree North azimuth. Modules measure 1200mm x 600mm x 6.8mm. Support structures for the PV panels will stand 2-3 m high with steel posts as foundations.                                                                                                                                                                                                                                                                                                           | Excavate and install posts (pile driven). Attach support structures to posts, Mount panels on support structure (crane mounted).                                                                                  |
| <b>Substation</b>                                                | Approximate area of 250m x 100m x 4m. Proposed design consists of 2 x 160MVA from AAB, consisting of a busbar, circuit breakers, current transformers, transformers. Located at the South-East corner of the solar panel array.                                                                                                                                                                                                                                                                                                                     | Proponent to construct.                                                                                                                                                                                           |
| <b>Electrical connections, inverters and collection circuits</b> | <p>Electrical cabling connecting the PV modules to the central inverters and transformers.</p> <p>Copper and aluminium interconnection cabling for the collection circuits.</p> <p>An underground transmission line over approximately 300m connecting the solar panels to the new substation at the South-Eastern corner of the panel array, then a 132kw overhead transmission line South connecting to the existing high-voltage connection point.</p>                                                                                           | <p>Install/connect electrical wiring.</p> <p>Trenching, cable laying and backfill.</p> <p>Footings installed for inverters and transformers, mount inverters and transformers on footings. Connect inverters.</p> |

| Component                                  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Construction Activity                                                                                                                                                                                                               |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Access tracks and parking</b>           | <p>Site Access - a new 6m-wide gravel (or equivalent material) access road entering the site from Wilson Road on the West, would service construction, operational and visitor traffic to the site. To be located a little South of the existing main access road.</p> <p>Solar Panel Roads - internal 6m-wide gravel road encircling the solar panel array, for heavy and light vehicle access; natural turning circle. Compacted earth roads within the solar array, around each block of panels. East-West roads will be for light vehicles only; would not require heavy vehicle turning movements.</p> <p>Substation Road - running from just West of the existing homestead diagonally South-East to the substation.</p> <p>Carparks and letdown areas - Gravel (or equivalent) parking provided for the Tourist Area with signage directing vehicles where to park. This will accommodate light and heavy vehicles.</p> <p>Tracks - light vehicle access tracks required for operations will be on undisturbed ground remaining between panel installations.</p> <p>Local Road Upgrades - upgrades to Simpson Rd, Hunt Rd and/or Broad Rd, as needed.</p> <p>A sealed car park consisting of approximately 50 spaces located in the North-Western corner of the site.</p> | Civil works for construction of access roads, carport and upgrade to local roads.                                                                                                                                                   |
| <b>Fencing and landscaping</b>             | <p>Fencing is to be approximately 2 - 3m high, located around the perimeter of the solar panel array, and around the substation. Vegetation planted for future screening, to the Shire's satisfaction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Excavate, form footings (concrete) and construct fence.                                                                                                                                                                             |
| <b>Operation and Maintenance Buildings</b> | Two shipping containers would be installed, just inside the entry to the solar array area. These would be utilised for: power plant controller, security camera equipment, electrical board, office furniture, computer and internet connection, kitchen; and toilet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Transport, delivery and installation of shipping containers.                                                                                                                                                                        |
| <b>Tourist area</b>                        | Picnic and interpretive area, boardwalk and viewing platform, toilet facilities and a carpark.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Various.                                                                                                                                                                                                                            |
| <b>Earthworks</b>                          | Generally limited to road and carpark formation, stormwater cut-off drains, retention basin and building locations including tourist area, storage area and substation site. Some smoothing of occasional steep undulations in areas of the solar panel array area may be needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Various.                                                                                                                                                                                                                            |
| <b>Stormwater Drainage</b>                 | <p>Stormwater drainage strategy will be to direct overland flows prior to roadways and away from buildings via cut-off drains.</p> <p>Soakwells systems and / or swales will be utilised for building roof runoff as required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The cut-off drains will be constructed adjacent to the roads which will direct overland flow into the retention basin at the lowest part of the site. Culverts will be utilised to convey stormwater under roadways where required. |

| Component                 | Description                                                                                                                                                                                                                                         | Construction Activity                                                                                              |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Decomissioning</b>     | The depreciable life of the asset is 25 years, after which time the solar plant would continue to operate with small incremental reductions in capacity for a further 20 years or more, or alternatively replaced by state-of-the-art solar panels. | When eventually decommissioned, the above-ground infrastructure would be removed, with negligible land use impact. |
| <b>Construction phase</b> | Estimated 12-18 months.                                                                                                                                                                                                                             |                                                                                                                    |
| <b>Jobs</b>               | 30-60 FTE construction jobs and up to 6 FTE operations and maintenance positions.                                                                                                                                                                   |                                                                                                                    |
| <b>CIV</b>                | 440,000,000 A\$                                                                                                                                                                                                                                     |                                                                                                                    |

**FIGURE 10 SITE LAYOUT**



### 2.4.1 SOLAR PANEL ARRAY

Photovoltaic infrastructure on the site will comprise groups of panels located 2-3m above ground with a 10m - 40m setback from the Northern site boundary and 114m setback from the Western boundary. The PV infrastructure will be mounted on a tracking system comprising galvanised steel H-Section piles, of either 120mm x 120mm or 140mm x 140mm, embedded to approximately 4m below ground using a pile driver.

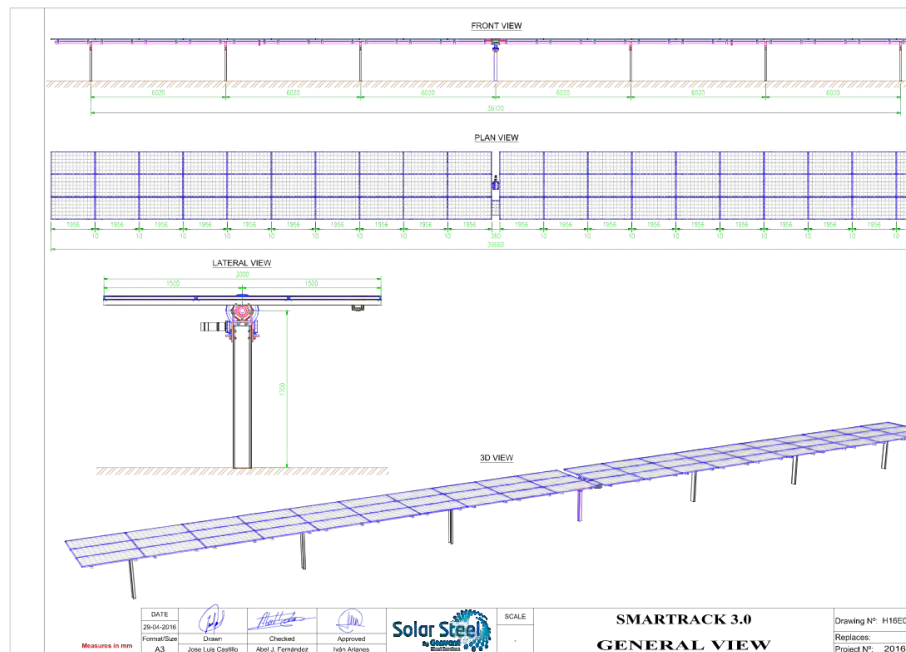
Support structures would be joined to the steel posts and the modules would be fixed to the support structures. The PV modules will face upwards, tilting in an East-West rotation. They can be tilted to 90° if required (for example in a hail storm).

Individual PV modules would be connected in a series. Cables underneath the PV modules would connect to each other to create a string of 32 panels. The different strings would then be connected together in parallel to inverters. The inverters would convert DC output from the PV modules into AC output. The onsite transformer within the solar array would increase the low voltage of the AC output from the inverters to 33kV, and then the power would be transmitted to the proposed onsite substation via a new underground 33kV line of approximately 300m length.

The exact final infrastructure layout is yet to be finalised however, will be contained solely within the Site which includes the access road as well as areas required for stockpiling and materials laydown during construction.

**FIGURE 11** EXAMPLES PHOTON ENERGY SOLAR PV PANELS



**FIGURE 12 EXAMPLE GROUND-MOUNTING ARRANGEMENT**

## 2.4.2 GRID CONNECTION AND SUBSTATION

The Proponent would build a grid connection to allow the generated electricity to flow onto the grid. The Proponent intends to deliver this infrastructure itself to the specifications defined by the TSO (Western Power). The project will connect to the MWCEP ammonia production facility located approximately 100km west of the project with a private midvoltage network. This will follow the current utility easements in place in a relatively direct line west to the coast. The pathway has been identified and it is anticipated there will be a relatively smooth process to finalise the easements. The transmission infrastructure is currently expected to include above and below ground cables.

The substation is to be located approximately in the centre of the site. This Land was selected in part due to its proximity to existing power lines, in order to most easily and efficiently facilitate the substation process. Relevant approvals will be obtained from Western Power for the substation design and connection or, alternatively, private power supply infrastructure will be constructed. Development of the substation forms part of the development application, however, the electricity connection and supply aspects are outside of the scope of the current application.

**FIGURE 13 EXAMPLE SUBSTATION**

### 2.4.3 TRANSMISSION

Western Australia's physical electricity system, the South West Interconnected System (**SWIS**), incorporates over 7,800km of transmission lines and supplies around 18 terawatt hours each year.

The increase in demand for energy in the Mid West is anticipated to be substantial. In addition to energy intensive resource projects such as magnetite processing, new demand is expected to be driven by the development of the 'Mid West Hydrogen Hub'. The State government committed \$5.5 million to new planning works and studies for the hub in October 2022. This builds on the \$7.5 million commitment for an access road into the Oakajee Strategic Industrial Area and approval by the Industrial Lands Panel for allocation of land in the SIA to six companies for the development of hydrogen-related projects.

To alleviate systems constraints, the State government completed, in 2016, Stage 1 of its Mid West Energy Project, providing a new 330kv transmission line from Three Springs to Neerabup, with the section between Eneabba and Karara mine site already having been constructed by Karara Mining Ltd and operated by Western Power under an agreement. Stage 2, which is proposed to deliver an improved transmission network from Three Springs to Geraldton, is subject to further funding. The Proposal is not reliant on pending stages of the MidWest Clean Energy Project, as it will connect to the existing high voltage transmission line (part of the Eneabba-Karara line) or construct its own transmission line.

As stated in the previous section, while the connection and transmission options are outside the scope of this application, the cable infrastructure, which is unlikely to change notwithstanding which connection options is pursued, does form part of the Proposal.

Two existing power lines pass directly above or nearby the Land;

- 330kv high voltage power line, running from Three Springs Terminal to Karara Mine, transversing the South-Eastern corner of the Land;
- 132kv power line runs from a different, smaller Three Springs 132kva terminal to Karara Mine, merging with the 330kv high voltage power line just North-East of the two terminals, and about 15km from the Land.

The proposed solar farm would most likely connect to the SWIS via the existing power lines. Cabling will be required to connect the solar panels to the existing power line. These comprise:

- a low-voltage underground transmission line from the solar panel array to the new substation; and
- a 132kV overhead transmission line from the new substation South to the existing high voltage power line.

The new transmission lines would utilise the standard low-voltage procedure. All underground cabling would be installed in trenches with a sand bed placed under the cabling contained in a nylon jacket for termite protection. Once the cables are installed, the cables would be covered by a layer of sand and the trench backfilled with existing fill. Cables would be mechanically protected in accordance with *AS 3000:2016 Electrical Installations*.

A cleared footprint of 100mx100m under the high voltage line in the South-East of the Land may be required if circuit breakers are required. This has been provided for in the enclosed plans.

**FIGURE 14 SOUTH-WEST INTERCONNECTED SYSTEM (SECTION)**



## 2.4.4 TOURIST AREA

A Tourist/Interpretation Area would be created, not far inside the main entry. A boardwalk would be constructed running parallel to, and set back from, the East-West solar panel perimeter fence for about 50m in length. In addition to the boardwalk, the area would contain a picnic area, children's nature playground, toilets and carpark. A preliminary architectural design being considered by the Proponent is shown in Figure 16 as an example.

**FIGURE 15 TOURIST AREA LAYOUT**

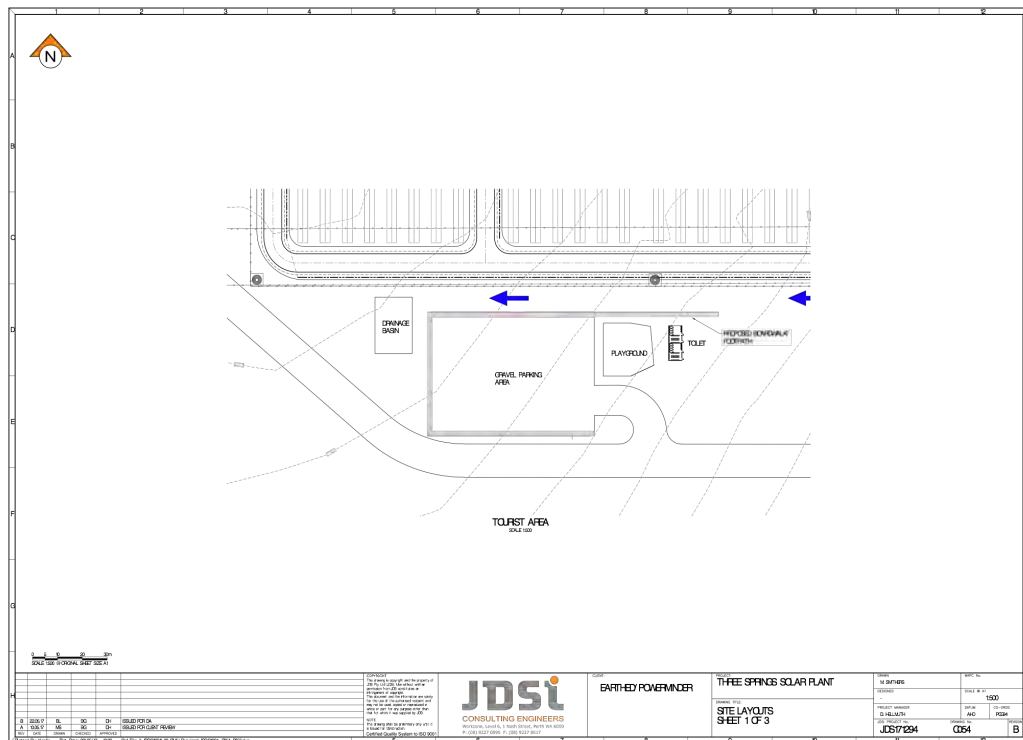
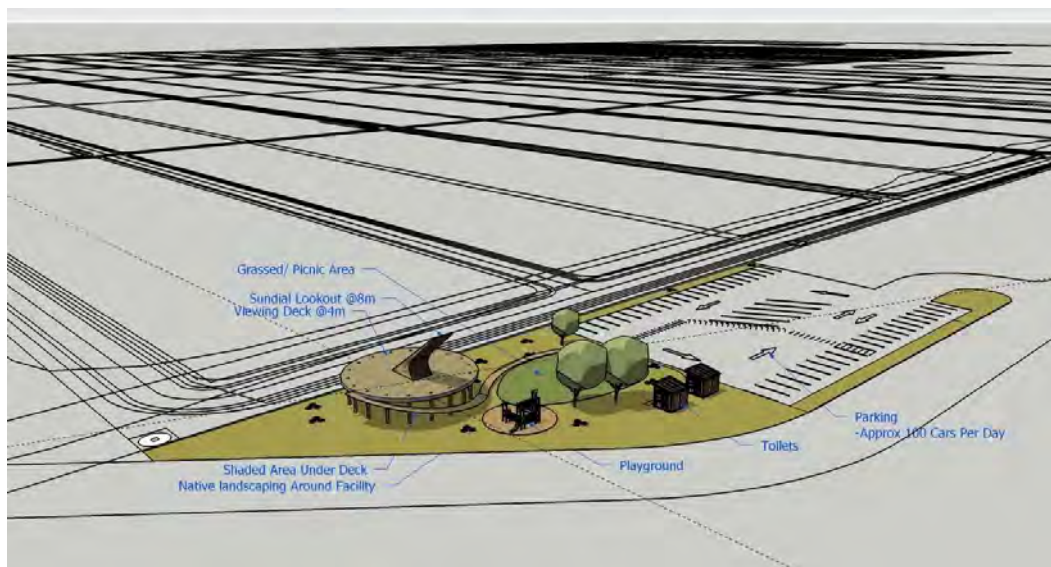


**FIGURE 16 EXAMPLE TOURIST AREA, ARCHITECTURAL DESIGN**



In addition to the onsite Tourist Area, and in response to consultation with Shire councillors in relation to a previous similar proposal, the Proponent proposes to install an interpretive sign in town, informing locals and tourists about the solar farm and operations. The location and design of the sign will be finalised in consultation with the Shire. A good example of tourist signage, interpretative and website information is that hosted by the Alice Springs Desert Knowledge Solar Centre: <http://dkasolarcentre.com.au/locations/alice-springs>. Some examples of the types of interpretative signs being considered by the Proponent follow in Figure 17.

**FIGURE 17** EXAMPLES TOURIST SIGNAGE





#### 2.4.5 WORKFORCE ACCOMMODATION

The construction phase would generate a requirement for accommodation of 30-60 personnel, varying with workforce requirements across 12-18 months, with the majority of those being during a 5-month peak period. The largest workforce component would be the solar crew, during the first 5 months of the construction phase. In addition to the solar crew, there will be a smaller civil crew for the substation, which will overlap with the solar crew for 2-3 weeks, as well as a cook, a medic and security.

**FIGURE 18 SOLAR CREW WORKFORCE (ACCOMMODATED IN TOWN)**



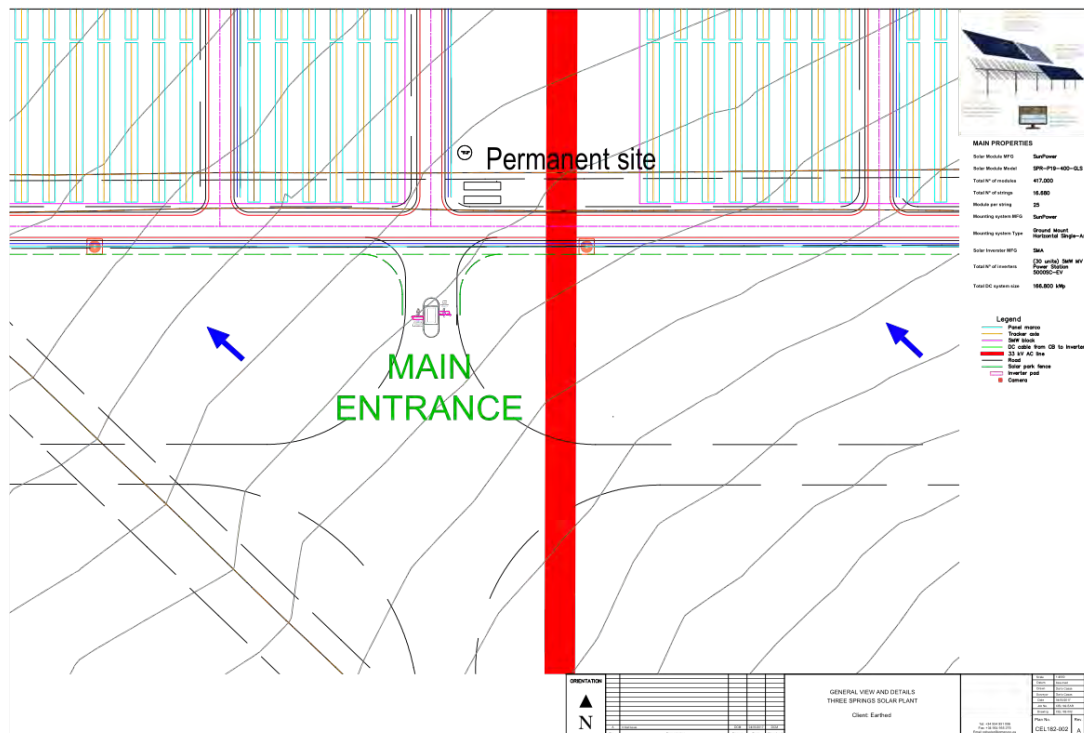
Accommodation would be sourced from (a) local rooms, chiefly the Commercial Hotel, which has a capacity of 80 rooms and/or (b) construction of temporary or permanent accommodation within the townsite, in consultation with the Shire. No onsite workers' accommodation is proposed.

## 2.4.6 SHIPPING CONTAINERS

Two permanent shipping containers are proposed to be installed inside the solar panel array area, just inside the entry to the solar panel array. These would be used to house:

- power plant controller;
- security camera equipment;
- electrical board;
- office furniture;
- computer and internet connection;
- kitchen; and
- toilet.

**FIGURE 19 SHIPPING CONTAINER ROOMS**



#### 2.4.7 ROADS AND ACCESS

The roads and parking will be constructed from locally sourced gravel or equivalent material and compaction of the existing ground. Sealing of the road may be considered in specific locations to minimise the generation of dust which may impact the solar panels.

##### *Main Access Road and Substation Road*

The main site access road would utilise the existing main entrance of Wilson Road, and run South-East for about 50m before heading directly East until an intersection level with the existing homestead. This road would run a little South of, and parallel to, the existing driveway between the site entrance and homestead. The trees along the existing driveway would need to be cleared for the solar panel array.

From the central intersection, the road would provide access (continuing East) to the substation and the Eastern solar PV array, (heading North) around the perimeter of the Northern PV array, and (heading South) through and around the Southern PV array. This strategy minimises the road required, follows the natural drainage path, and separates three solar blocks.

##### *Solar Panel Road(s)*

A gravel road would encircle each solar panel array, for heavy and light vehicle access and provide a natural turning circle. Within the solar array, compacted earth roads around each block of panels would provide light vehicle access for maintenance; these would not require heavy vehicle turning movements.

##### *Parking*

Parking would be provided for the Tourist Area with signage directing vehicles where to park. This carpark would accommodate light vehicles and tourist buses. Prior to COD, during construction, this could also be used for overflow parking of other vehicles as needed.

##### *External Road Upgrades*

The Proposal is likely to require upgrades surrounding roads to accommodate delivery of components from port. Upgrades would be needed to sections of Broad Road, Hunt Road, and a small section of Weir (Wilson) Road. In addition, where this route intersects with the Perenjori-Three Springs Road and Bateman Road, those intersections will need upgrading. These upgrades would be undertaken by the Proponent, in consultation with the Shire.

FIGURE 20 ROADS AND FENCE LAYOUT

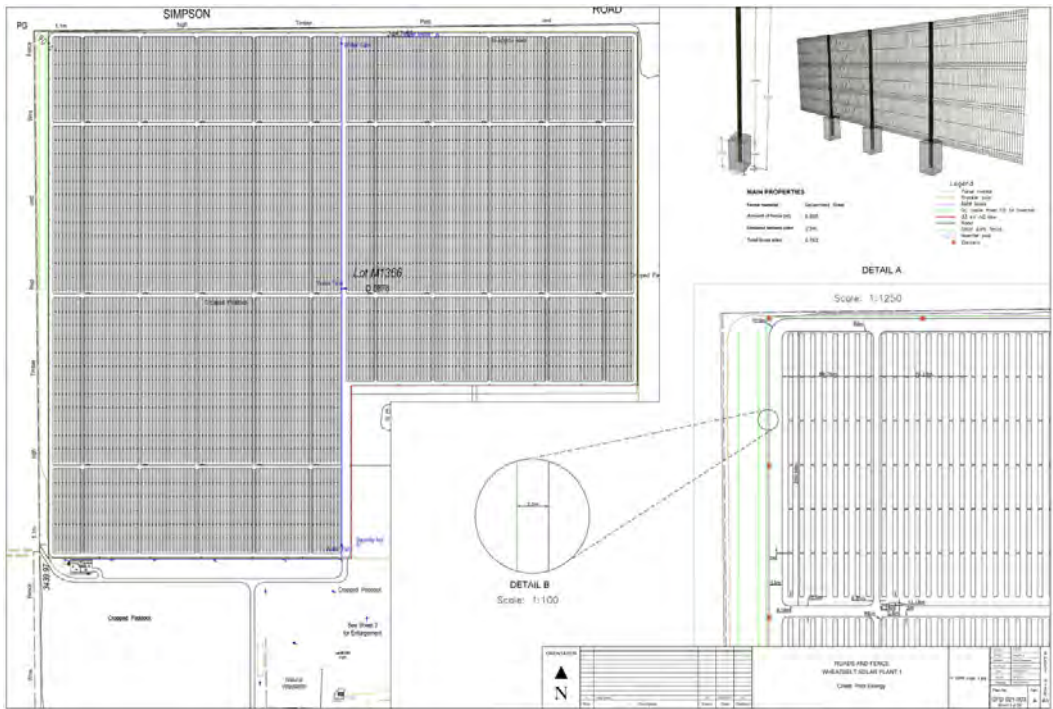


FIGURE 21 TRUCK PATH

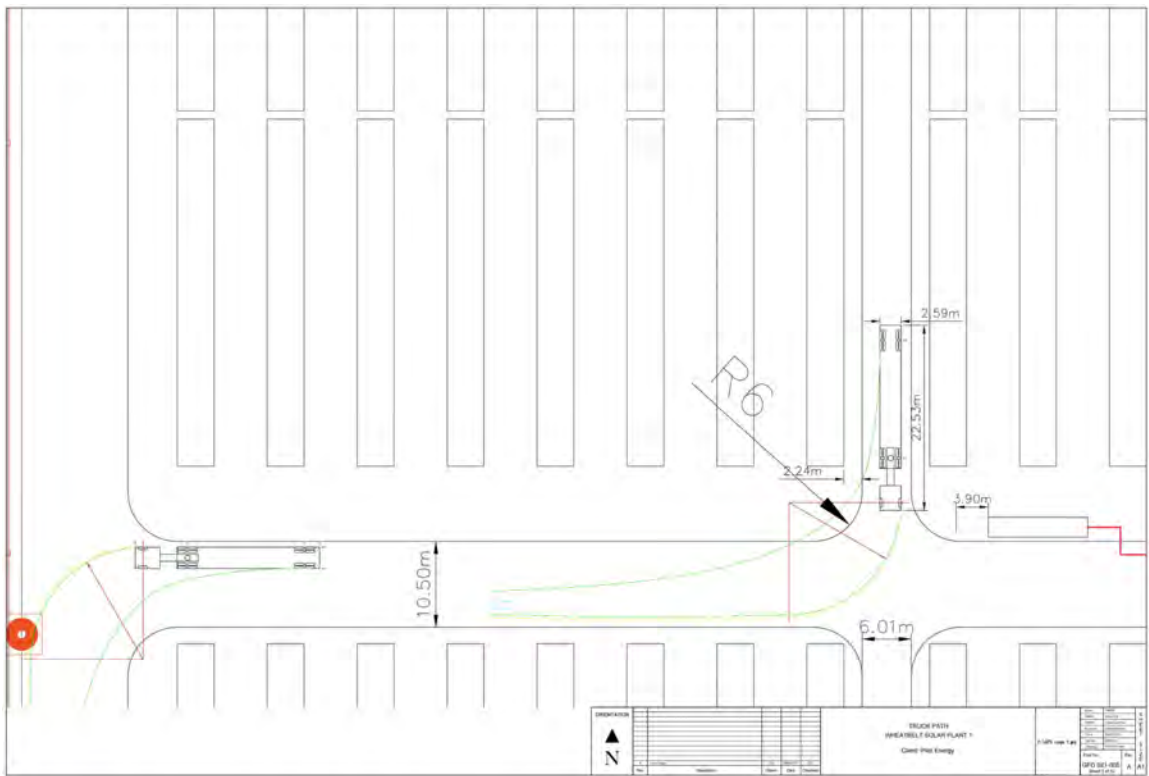


FIGURE 22 ROADS CIVIL DESIGN

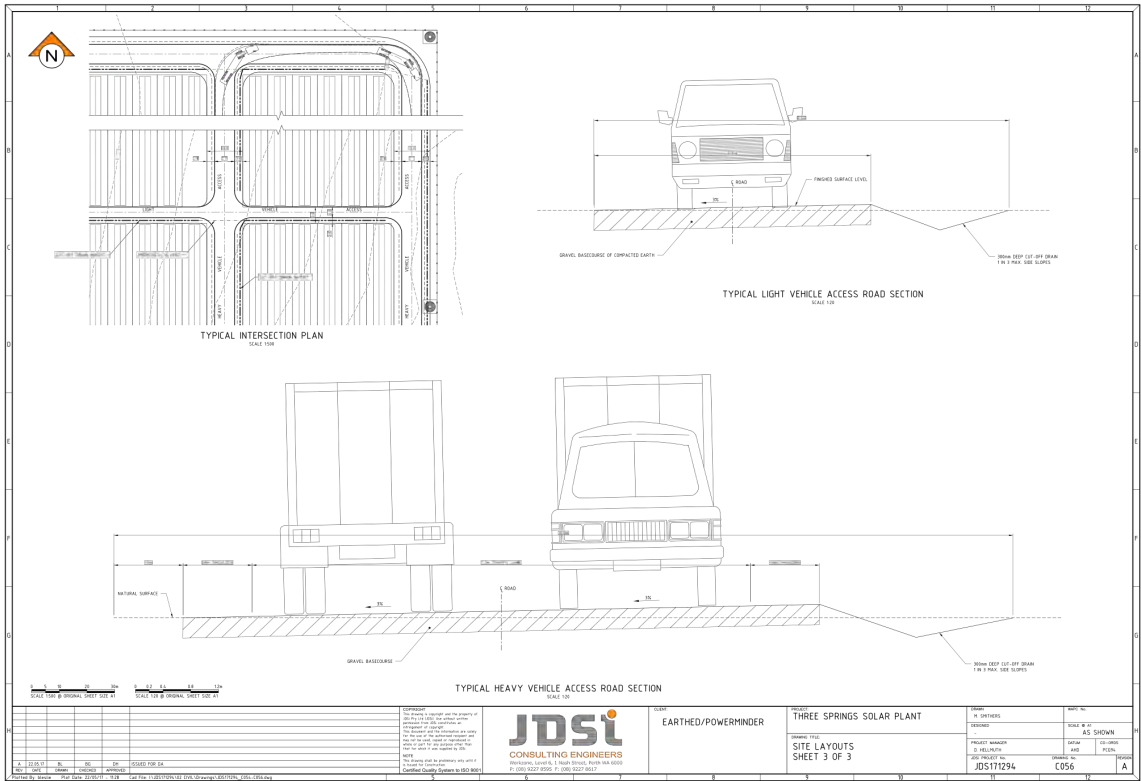


FIGURE 23 LOCAL ROAD UPGRADE PLAN



**FIGURE 24 VIEW FROM MAIN GATE**

*Inside Main Gate Looking South (note Main Roads Easement inside property):*



*Inside Main Gate Looking North (note the Southern end of the section of trees inside property):*



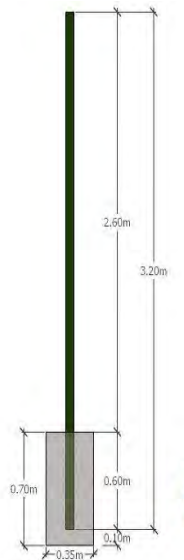
#### 2.4.8 FENCES AND SECURITY

As valuable equipment and operations will be brought onto and remain on site, together with potential construction hazards, security measures will be utilised to ensure safety and security on the site.

A single continuous 2-3m-high wire mesh fence is proposed around the perimeter of the solar panel array and substation. Drones and cameras will be utilised, and there will be security presence on-site 24 hours/day, during both construction and operations. Signage will be placed on the fencing alerting people to the presence of electrical infrastructure and potential dangers.

**FIGURE 25 EXAMPLE SECURITY FENCING**





#### 2.4.9 EARTHWORKS

The site is relatively flat with slopes generally less than 3%. The earthworks will generally be limited to road and carpark formation, stormwater cut-off drains, retention basin and building locations including tourist area, storage area and substation site. Significant earthworks are not expected to be required for the solar panel array, as undulations in the land are not problematic for those structures. There may be some minor smoothing of occasional steep undulations within the solar array. The intent of the earthworks will be to minimise the impact to the existing topography and vegetation whilst also achieving a cut to fill balance within the site.

#### 2.4.10 WASTEWATER AND STORMWATER

Wastewater generated by the proposal includes worker amenities required during construction only and stormwater runoff.

Ancillary worker facilities including toilets and kitchen area would be provided during construction. Wastewater would be stored onsite in aboveground tanks that would be periodically emptied and disposed of at an appropriately licensed facility.

The stormwater drainage strategy will be to direct overland flows prior to roadways and away from buildings via cut-off drains. The cut-off drains will be constructed adjacent to the roads which will direct overland flow into the retention basin downstream of development areas and the lowest part of the site. Culverts will be utilised to convey stormwater under roadways where required. Soakwells systems and/or swales will be utilised for building roof runoff as required.

Water from the existing developed area and immediately West of that area flows towards the main entrance. The existing central road acts as a water run-off course. This course will be retained and refined, with water

channelled towards the proposed Tourist Area where a natural drainage area will support local vegetation combined and wildflowers.

The drainage line further South is understood at times to reach a 2.5m depth. This would be maintained and channelled towards the entrance in support of planted wildflowers or trees immediately South of the entrance and entrance road.

#### 2.4.11 WATER SUPPLY

The Proposal is estimated to require the following water supplies:

##### *Construction Phase*

- construction (mainly dust suppression) - variable daily requirement of 2,000 - 10,000L.

##### *Operation and maintenance*

- solar panel cleaning - 50,000L per clean, 2-3 times per year; allow 150,000L per year;
- tourist area toilets - 400,000L per year;
- general maintenance - additional maximum 100,000L per year.

##### *Fire-fighting*

- ongoing high pressure supply available for bushfire response, of 2bar, 3,000L/20minutes;

It is proposed to fulfil the above requirements from a combination of the following solutions:

- existing daily supply of 2.3L/minute, which provides allowance of 1.2 millionL per year;
- external supply and delivery of water for construction requirements;
- installed tanks with combined capacity of 250,000L, as dedicated fire-fighting supply, with hydrant and pressure of 2bar (3000L/minute), to be kept supplied by external water supply and stored daily allowance.

The Proponent has identified a number of options for external water supply. These include:

- a standpipe 15 km from the Land on Morowa Road, halfway between Perenjori and Morawa. The Proponent intends to seek permission from the Shire of Morawa to utilise and to purchase water for construction purposes;
- a privately owned water source of 50 million litres, located 50km from property, which the Proponent has confirmed would be available for purchase; and

- supply delivered from Perth.

Water resources and supply are discussed further below under Part 5.

#### 2.4.12 POWER SUPPLY

There is an existing 10kva, single-phase transformer on the Land. The Proponent intends to apply to Western Power to upgrade to a 150kva transformer with three phase power on site. If this option is not feasible, generators could potentially be rented or purchased in order to supply power during the construction phase.

Once the construction phase is complete and the project is operational, the solar farm will utilise either mains power or power from its own operation for any maintenance requirements.

### 3. DEVELOPMENT BENEFITS & JUSTIFICATION

While justification of the Proposal is not required in Western Australia for a development application or approval, it is noted that there are considerable commercial, strategic and climate-related benefits associated with the project. The proposed development is strongly supported by Federal, State and local strategic and policy frameworks, (outlined in the next section) and would provide the following benefits:

- produce renewable energy that does not produce greenhouse gases;
- provide a significant contribution to Western Australia's move towards green energy and target of net zero by 2050;
- develop the solar power industry and supply chain in Australia;
- develop Australian intellectual property and know-how in solar power;
- assist with Australia's commitments under national and international agreements;
- generate local economic benefits by generating jobs (approximately 30-60 temporary FTE jobs during the construction period and up to 6 FTE permanent maintenance jobs during operation), encouraging regional development and maximising the use of local contractors and equipment hire; and utilising some general supplies; and
- source construction materials and supplies locally through liaison with local industry representatives.

The Wheatbelt Solar farm would contribute to meeting the energy requirements and strategic objectives of government, as well as having benefits for the local industry, community and environment.

## 4. STRATEGIC AND REGULATORY FRAMEWORK

This section addresses the framework of policy, strategy and legislation applicable to the Proposal.

The Australian and Western Australian governments have both developed emission reduction targets and strategies to meet those targets, fulfil Australia's international commitments, and provide reliable energy to the public. The Commonwealth regulatory framework includes the safeguard mechanism, the mandatory renewable energy target, renewable energy certificates and the *National Hydrogen Strategy*. The Western Australian government has set an aspirational target of zero emissions by 2050 and a number of organisations, such as Infrastructure WA, are calling for that to be strengthened to a firm commitment. A raft of strategic documents now support the accelerated development of renewable energy, clean hydrogen and carbon capture utilisation and storage (CCUS).

Relevant State and local policy and legal documents are set out below.

### 4.1 STATE PLANNING STRATEGY 2050

This strategy provides a set of state planning principles, strategic goals and objectives. A key 'Energy Objective' is to:

*Enable secure, reliable, competitive and clean energy that meets the State's growing demand.*

Part 2 of the strategy contains a vision statement for the Mid West Region as follows:

*In the next three decades the Mid West region will continue to diversify its economic base in the areas in agriculture, minerals development, downstream processing of commodities and tourism. Geraldton will continue development as the largest regional centre north of Perth, offering a wide range of facilities and attractions.*

The Proposal corresponds with these objectives for clean energy production and diversification of the Mid West economy.

### 4.2 WESTERN AUSTRALIAN CLIMATE POLICY 2020

The Climate Policy was introduced to manage the State's aspiration of 'net zero by 2050'. The policy provides for new proposals undergoing environmental impact assessment to set interim and long-term emission reduction targets consistent with the State's net zero aspiration,. The proposed solar farm does not create emissions or require emission reductions. It does, however, contribute to the following outcomes specified in the Climate Policy:

- new jobs in clean industries in Western Australia;
- greater adoption of low-carbon technologies in the resource and primary industry sectors;

- global decarbonisation through export of renewable energy and reduced supply chain emissions; and
- enhanced economic diversification and resilience.

The policy incorporates, and is supported by, a number of other related strategies, including: *Renewable Hydrogen Strategy 2019*, *Future Battery Industry Strategy 2019*, *Greenhouse Gas Emissions Policy for Major Projects 2019*, *Distributed Energy Resources Roadmap 2020*, *Clean Energy Future Fund 2020*, *Renewable Energy Investment 2020* (\$44.5m in the renewable energy infrastructure in the North-West), *Energy Transformation Strategy 2019-2021*, *Carbon Farming for Pastoralists 2019*, *Carbon for Conservation 2020*, *Investment in Renewable Hydrogen 2020* (\$22m), and *Electric vehicle Strategy 2019*.

The Proposal supports key objectives and actions of this package of strategies that was developed in 2019-2020.

#### **4.3 LEADING WESTERN AUSTRALIA'S BRIGHTER ENERGY FUTURE: ENERGY TRANSFORMATION STRATEGY STATE 2: 2021-2025**

The *Energy Transformation Strategy Stage 2* focuses, amongst other things, on integrating new technology into the power system, supported by the following statements in the strategy:

*Supporting local renewable energy suppliers to assist the mining sector's transition to lower-emissions energy, and planning for the SWIS to transition to a more 'modular' grid over the long term, including SPS [stand alone power systems] and microgrids.*

*Work with local manufactures and mining industry to increase uptake in locally-supplied renewable energy.*

*Identify new technology and supply arrangements, evaluate accelerating AMI roll out.*

*Remove barriers to access and investment.*

#### **4.4 RENEWABLE HYDROGEN STRATEGY 2021**

The Renewable Hydrogen Strategy forecasts that the value of Australia's potential low-emission hydrogen exports could reach \$2.2 billion by 2030 and \$5.7 billion by 2040. The Oakajee Strategic Industrial Area is being developed with infrastructure to support its potential as a world-class multi-product renewable hydrogen precinct.

A key attribute of Western Australia, in addition to its natural renewable energy resources, is the availability of land (such as the proposed Site) and existing infrastructure:

*With an area of 2.5 million km<sup>2</sup> (one third of the Australian continent), low intensity land use combined with low population density, Western Australia is well placed to develop large-scale renewable energy generation.*

*Western Australia has world-class industrial and export infrastructure that can accommodate the development of the hydrogen industry.*

The strategy states that:

*The Western Australian Government will ensure all relevant State Government agencies support the renewable hydrogen vision to assist proponents in seeking approvals and permits.*

These commitments support approval of the Proposal.

#### **4.5 FUTURE STATE: ACCELERATING DIVERSIFY WA 2023**

This strategy builds on the *Diversify WA 2020* strategy, updating the State government's priority sectors for development in the post-Covid economy. The Proposal, with its positioning within Pilot Energy's MWCEP, falls clearly within the targeted sectors of:

- renewable hydrogen - produce and scale; and
- carbon capture utilisation and storage technology - develop and commercialise.

It also supports the cross-sector enablers for acceleration by providing (amongst others):

- key infrastructure and project ready-land; and
- skilled and productive workforce.

#### **4.6 WAPC POSITION STATEMENT: RENEWABLE ENERGY FACILITIES 2021**

The position statement outlines the WAPC requirements to support the consistent consideration and provision of renewable energy within Western Australia. The key objectives of this position statement are:

- guide the establishment of renewable energy facilities to support the *State Energy Transformation Strategy*;
- outline key planning and environmental considerations for the location, siting and design of renewable energy facilities;
- promote the consistent consideration and assessment of renewable energy facilities;
- facilitate appropriate development of renewable energy facilities, while minimising any impact on the environmental, natural landscape and urban areas;
- encourage informed public engagement early in the renewable energy planning processes.

The proposal fulfils, and aligns with, these objectives.

#### **4.7 MID WEST REGIONAL PLANNING AND INFRASTRUCTURE FRAMEWORK 2015**

This Framework identified the primary challenge for the North Midlands as being ‘to retain and grow its population share, whilst both servicing and benefiting from the economic growth that is expected to be generated from nearby iron ore projects’. Whilst now eight years old, the Framework still reflects relevant economic and employment challenges and opportunities:

*Increasing power transmission capability for the Mid West region including support for energy production and supply.*

*The increase in demand for energy in the Mid West is anticipated to be substantial. This is expected to be driven largely by proposed resource projects, particularly those involving energy intensive magnetite processing.*

*The further development of energy technologies and innovative solutions to natural resource management also present additional opportunities.*

*The Mid West region has access to abundant energy resources such as solar, wind and geothermal, which also have the benefit of potentially reducing carbon emissions.*

#### **4.8 SHIRE OF THREE SPRINGS STRATEGIC COMMUNITY PLAN 2018-2028**

The Strategic Community Plan identifies tourism, energy and light industry as drivers for the Three Springs economy over the relevant decade. The Proposal is aligned with this plan.

#### **4.9 SHIRE OF THREE SPRINGS CORPORATE BUSINESS PLAN 2020-2024**

The Corporate Business Plan provides the following relevant strategies and actions, supporting approval of the Proposal:

- promote existing and new industry opportunities to increase employment;
- enable suitable land availability for commercial/industrial development;
- support sustainable farming and other industry development;
- support the provision of power, water and gas services in to the region;
- leverage opportunities in regards to substation;
- investigate and develop the long-term use of the Three Springs Mining Camp;
- develop natural resource projects; and
- provide and maintain good quality tourism infrastructure and facilities.

#### 4.10 GOVERNING LEGISLATION

The following legislation governs the planning and environmental assessment of the Proposal:

- *Planning and Development Act 2005 (PD Act)*;
- *Planning and Development (Development Assessment Panels) Regulations 2011 (DAP Regulations)*;
- *Planning and Development (Local Planning Schemes) Regulations 2015 (Planning Regulations)*;
- *State Planning Policy 3.7 - Planning in Bushfire Prone Areas*;
- *Shire of Three Springs Local Planning Scheme No.2 (LPS 2)*;
- *Environmental Protection Act 1986 (EP Act)*;
- *Environmental Protection (Clearing of Native Vegetation) Regulations 2012; (Clearing Regulations)*
- *Biodiversity Conservation Act 2016*;
- *Aboriginal Cultural Heritage Act 2021 (ACH Act)*; and
- *Environmental Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act)*.

Requirements of, and compliance with, the above legislation are considered in relevant parts throughout this application.

#### 4.11 PERMISSIBILITY AND APPROVALS PATHWAY

The application for development approval, although lodged with, advertised and assessed by the Shire, will be finally determined by the Regional Joint Development Assessment Panel (JDAP), as the capital value of the proposal is greater than \$5 million.

LPS 2 provides a zoning table, which sets out the permissible uses within each zone identified on the scheme map. The use definitions are contained (partly) in LPS 2 and (partly) in the Model Scheme Text, in the Planning Regulations.

The development site is located within the 'Rural Zone'. The objective of the zone is:

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

With the gazettal of LPS 2 on 27 January 2017, a new use classification of ‘Renewable Energy Facility’ was introduced into the Zoning Table, and defined as follows:

***renewable energy facility** means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or in connection with, the generation of energy by a renewable resource. It does not include solar panels or a wind turbine located on a lot with a single house where the energy produced only supplies that house or private rural use or anemometers.*

The Proposal falls within the above definition and use classification. Notably, the components of the development, such as the substation, and shipping containers, fall within ‘any building or other structure used in, or in connection with, the generation of energy by a renewable resource’.

This use is identified as an ‘A’ use in the ‘Rural Zone’, which means that it is not permitted unless the JDAP (in this case) has exercised its discretion by granting development approval after notice has been given in accordance with clause 64 of the Deemed Provisions of the Planning Regulations. A minimum advertising period of 14 days is required by those provisions.

The Proposal includes a Tourist Area comprising of an interpretive display, a 50m boardwalk with viewing platform, a picnic area, toilet block and carpark. No tourist accommodation is proposed. LPS 2 defines ‘tourist development’ as follows:

***tourist development** means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide —*  
*(a) short-term accommodation for guests; and*  
*(b) onsite facilities for the use of guests; and*  
*(c) facilities for the management of the development;*

Clause 32, Table 7 of LPS 2 also permits incidental tourist uses within the ‘Rural Zone’, as follows:

*Within the Rural or Rural Smallholdings zones, the local government may allow a range of accommodation and other tourist related uses subject to the zoning table, provided these are incidental to the rural use of the land and impacts associated with the tourist use are contained on-site.*

The proposed Tourist Area would fall within the incidental tourism-related uses referred to in Table 7.

All components of the development are therefore permissible within the existing zoning, and consistent with the objective of the zone.

#### 4.12 DEVELOPMENT STANDARDS

The Proposal has been considered and designed in light of the ‘Additional Site and Development Requirements’ set out in Table 7, Schedule 1 and Schedule 2 of LPS 2, as well as requirements and preferences contained in other legislation and policies described above. These are summarised in Figure 26 below.

While not considered necessary in this case, the Shire or JDAP may, under clause 34 of LPS 2, approve an application that does not comply with of LPS 2, either with or without conditions. However, such an application can only be approved if they have advertised the Proposal and had regard to any expressed views and, if the Shire or JDAP are satisfied that approval would:

- be appropriate having regard to the assessment considerations in clause 67 of the Deemed Provisions; and
- not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

**FIGURE 26 DEVELOPMENT COMPLIANCE TABLE**

| Item            | Requirement                                                                           | Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Requirement                                                                                                                                                                                                                                                                                                                |
|-----------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Setbacks</b> | Front - 20m (Simpson Road)<br>Side - 10m (Wilson Road)<br>Rear - 20m (Adjoining lots) | Setback from the lot boundary/<br>road reserve to the development/<br>buildings are:<br><br><b>Front (Simpson Rd)</b><br>• Western portion of the frontage<br>as follows:<br>- 21- 40m to solar panels, from<br>narrowest to widest setback;<br>- 3.43m to solar panel fence;<br>- 5m from solar panel fence to<br>solar panel road.<br><br><b>Side (Wilson Rd) :</b><br>- 114m to solar panels;<br>- 2-3m to solar panel road.<br><br><b>Side (Eastern adjoining lot)</b><br>• Northern section ~ 500 m to<br>solar panel array.<br><br><b>Rear (Southern adjoining lots)</b><br>• 65m to nearest solar panel array. | Complies with all<br>setback requirements<br>from road reserves/lot<br>boundaries to building<br>frontages.<br><br>It is noted that the<br>positioning of the<br>solar panel array, with<br>accompanying<br>perimeter road, has<br>been selected to avoid<br>and minimise impact<br>on remnant vegetation<br>and drainage. |

| Item                                         | Requirement                                                                                                                                                                                                                                                                                                                                                                                                   | Item                                                                                            | Requirement                                                               |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Open Space/<br/>Landscaping</b>           | N/A<br>in 'Rural Zone' (Schedule 2)                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                 | Complies.                                                                 |
| <b>Use of Setback<br/>Land</b>               | May only use for:<br>a) gardens/landscaping;<br>b) access driveways; and<br>c) vehicle parking to the<br>satisfaction of the Shire                                                                                                                                                                                                                                                                            |                                                                                                 |                                                                           |
| <b>Additional<br/>Dwellings on<br/>Farms</b> | Maximum 3 dwellings (inc.<br>ancillary dwellings).                                                                                                                                                                                                                                                                                                                                                            | One existing dwellings which will<br>be demolished. No new permanent<br>dwellings are proposed. | Complies.                                                                 |
| <b>Watercourses<br/>and Wetlands</b>         | Not permitted to:<br>a) erect any habitable building<br>within 30m of the nearest<br>definable bank of any<br>watercourse; or<br>b) install effluent disposal<br>system on any land within<br>100m of the nearest definable<br>bank of any watercourse.                                                                                                                                                       | No new permanent habitable<br>buildings are proposed.                                           | Complies.                                                                 |
| <b>Flood Risk</b>                            | Devt in on land prone to<br>flooding/inundation must be<br>referred to DWER prior to<br>determination.<br>Devt in or adjacent to flood<br>prone areas must demonstrate<br>adequate flood protection from<br>100-year ARI flood event is in<br>place, including having a<br>finished floor level a minimum<br>of 0.5m above the level of<br>inundation for a 100-year ARI<br>event as provided by the<br>DWER. | The Land is not prone to flooding<br>or inundation.                                             | Complies.<br><br>Should not require<br>referral to DWER on<br>this issue. |

| Item                                                    | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Item                                                                                                                                                                                                                                                                                                                      | Requirement                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development on Land Abutting Unconstructed Roads</b> | Where development is on Land abutting an unconstructed, or not having access to a constructed road, Shire/JDAP may either:<br>(a) refuse the application until the road has been constructed or access by means of a constructed road provided; or<br>(b) grant the application approval subject to a condition requiring the applicant to pay a sum of money towards payment of the cost or estimated cost of the road or part thereof;<br>(c) or require other legal arrangements to be made for permanent access, to the satisfaction of the Shire. | Existing access to constructed road at North (Simpson Road).<br>Proposed new access to constructed road at west (Wilson Road). The Southern boundary is directly adjacent neighbouring lots (lots 1329 and 1527) and the western boundary is directly adjacent Lot 1369 with no constructed roads along these boundaries. | Complies.<br><br>The Land has existing permanent access to the Simpson Road. The Proposal will create a second permanent access to Wilson Road.<br><br>The Southern and Eastern boundaries abut adjoining lots, and there is no apparent need to construct additional roads between those lots. |
| <b>Domestic Water Supply</b>                            | Where a reticulated water supply is not available, the Shire will require the provision of a potable water supply for domestic use of such quality as specified in the Australian Drinking Water Quality Guidelines (2004) and the provision of a separate water supply for land management and fire fighting purposes of combined minimum capacity as determined by the Shire.                                                                                                                                                                        | The site is connected to reticulated water supply.<br><br>Two existing dams on site, with water available much of the year.<br><br>Additional water supplies are proposed, as outlined in the Application.                                                                                                                | Complies.                                                                                                                                                                                                                                                                                       |
| <b>Effluent Disposal</b>                                | Any onsite effluent disposal system to be referred to Department of Health for advice. Separate approval from Department of Health if required.                                                                                                                                                                                                                                                                                                                                                                                                        | Existing effluent disposal on site, associated with existing rural dwelling.<br>No new onsite effluent disposal system proposed.<br>Temporary effluent associated with construction personnel will be transported off site by civil contractor.                                                                           | Complies.<br><br>No apparent need to refer application to, or seek approval from, Department of Health                                                                                                                                                                                          |

| Item                                                                   | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Item                                                                                                                                                                                                                                                                                                                                                                  | Requirement                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Remnant Vegetation, Environmentally Significant Flora and Fauna</b> | <p>Devt. on land containing significant flora, fauna and / or remnant vegetation shall be referred to the DBCA and/or DWER for advice.</p> <p>Proponent will be required to identify, assess, and put in place measures to protect significant remnant vegetation, flora and/or fauna prior to determination.</p>                                                                                                                                                    | <p>Majority of the Land is cleared, with no overstory remaining.</p> <p>Environmental survey &amp; assessment has been conducted. Land contains no environmentally significant flora or fauna. Land contains some remnant vegetation.</p> <p>Mitigation measure adopted include:<br/>-Site design to avoid and minimise clearing of stands of remnant vegetation.</p> | <p>Complies.</p> <p>Does not appear to be a need for referral to DBCA or DWER.</p> <p>Proponent intends to refer the Proposal itself to the EPA. It is expected that the EPA will decide that formal assessment is not required.</p>                                                                         |
| <b>Outdoor Storage</b>                                                 | <p>All outdoor areas used for the storage of motor vehicle bodies, timber, steel products or any other materials in connection with a commercial or industrial use, shall be screened from view from any public place by such means as determined by, and to the satisfaction of, the Shire.</p>                                                                                                                                                                     | <p>Existing farm sheds are located in the centre of the Land, will be removed in any event.</p> <p>New perimeter fence, with vegetation planting for future screening, will partly screen the solar farm structures from public view.</p>                                                                                                                             | <p>Complies (to the extent that this requirement applies at all. ie, unclear whether this applies to farm sheds and renewable energy facility outbuildings).</p> <p>Should the Shire or JDAP consider that this standard is not complied with, the Proponent is willing to provide additional screening.</p> |
| <b>Carparking</b>                                                      | <p>Determined by the local government.</p>                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>As outlined in the Application.</p>                                                                                                                                                                                                                                                                                                                                | <p>Complies.</p>                                                                                                                                                                                                                                                                                             |
| <b>Notes - Schedule 1, LPS 2</b>                                       | <p>In addition to car parking spaces, the local government may require tourist bus and coach parking.</p> <p>Shire shall determine number of car parking spaces to be provided having regard to:</p> <ul style="list-style-type: none"> <li>the nature of the proposed development;</li> <li>number of employees and visitors likely to be on the site;</li> <li>need to keep roads and streets free of obstructions and the amenity of Land in the area.</li> </ul> | <p>Tourist bus and coach parking are accommodated in the carpark proposed.</p>                                                                                                                                                                                                                                                                                        | <p>Further details may be addressed by condition of approval if necessary.</p>                                                                                                                                                                                                                               |

## 5. POTENTIAL IMPACTS

### 5.1 ENVIRONMENTAL IMPACTS

Consideration has been given to configuring the solar farm to retain as much of the existing vegetation as possible. The Proponent will continue to give priority to avoiding or minimising vegetation clearing and impact during construction and operation.

The location of the array, sub-station and building will impact mostly cleared areas and degraded woodland or shrubland vegetation on the site., Installation of the solar arrays would require removal of:

- one stand of York Gums/Salmon Gums in the Eastern part of the site would need to be removed to allow for the solar array in that section. and
- trees along the North and South of the existing main access road from the entry gate to the homestead
- scattered York Gum and Wandoo trees in poor condition in paddocks as well as the planted trees along the access way and fence line. These trees are considered to have low ecological value.

The clearing of semi-mature Wandoo trees will be minimised. Future tree-planting is proposed for the site but are part of this application.

None of the trees likely to be cleared have any habitat values for conservation significant fauna species, largely due to the sizes, ages and condition of the remaining trees.

The Declared Plant, Common Heliotrope, will need to be controlled. If the species remains on the site, the Proponent proposes to eradicate its presence prior to construction or alternatively to identify in detail the weed affected area and avoid or manage all traffic through the area.

The location of the substation and the solar array will not impact on the minor drainage line that runs from the South-East corner of the site to the western boundary.

The Proponent considers that the Proposal is not likely to have a significant impact on the environment, and the potential lesser impacts can be managed as discussed.

It is expected that formal environmental impact assessment and referral will not be required. Nevertheless, it is intended to submit the Proposal to the Environmental Protection Authority for advice and confirmation. As the proposed use is not a 'prescribed premises' under the *Environmental Protection Regulations 1987*, it is unlikely that a works approval will be required for the construction phase. If a vegetation clearing permit under Part V of the EP Act is required in relation to the trees that require clearing, the Proponent will apply

for one. Referral to the Commonwealth Minister for Environment under the EPBC Act is not required as no matters of national environmental significance have been identified in the environmental survey.

## 5.2 NOISE IMPACT

Little or no audible noise impact will occur from operations, while some temporary noise associated with heavy vehicle movements and construction activities will occur during the construction phase.

### *Noise Generated During Construction*

The construction of the solar plant will occur over a period of approximately 12-18 months, with the main sources of noise occurring from the use of site machinery and construction vehicle movements.

As the nearest sensitive receiver (rural residence) is approximately 1.3km away, preliminary consideration of predicted noise levels indicate that compliance will be achieved at all receivers (with ground and atmospheric absorption effects accounted for).

Noise mitigation measures are proposed by the Applicant to further reduce any potential noise impacts. These include undertaking community consultation to determine the least sensitive time periods for noisy works to occur within, the preparation of a Construction Noise Management Plan (CNMP) including provisions for noise monitoring, reducing traffic noise (such as minimising the use of engine brakes and engine idling), and the positioning of noisy equipment within the site to provide the greatest acoustic shielding to sensitive receivers.

### *Noise Generated During Operation*

During operation, the sources of noise associated with the proposal are attributed to the electrical substation, maintenance activities and transmission line.

With regards to the substation, the predicted noise level at the closest receiver is predicted to be well below the existing background level, and the recommended day-time acceptable amenity noise criteria, Noise from the substation is considered by the Proponent to be inaudible.

With regards to the maintenance activities, any noise will be intermittent, and only occur during the day.

With regards to the transmission line, the aeolian noise would occur as wind passes over the transmission line poles and wires, however it is considered to be infrequent, and given the distance to the nearest non-involved receiver, aeolian noise impacts is considered to be negligible. Corona noise (hissing/crackling sound more commonly heard in wet/high humidity conditions) which consists of low frequency and broadband noise, has also been given consideration with compliance apparent at all receivers.

The noise levels generated by the proposal would not have unreasonable impacts on the amenity of the surrounding receivers nor propose a constraint to approval of the development.

### 5.3 VISUAL IMPACT

The development will not be visible from Three Springs or any fringe townsite areas, local tourist and recreational facilities or the Three Springs - Perenjori Road. From Simpson Road and Wilson Road and Hunt Road, the security fence and solar farm would be visible from the very small number of local users of those roads. From the Eastern lot boundary, any visual impact of the substation on the adjoining owner would be softened by the remaining patch of trees along the Eastern boundary.

Given the remoteness of the site from any townsite or urban fringe, the flat terrain, and the relative low level of the infrastructure, it is not considered that visual impact will be a significant issue. Further, the visual landscape already contains other similar infrastructure along the Three Springs - Perenjori Road.

Sunlight and glare were also considered. The panels are designed to absorb sunlight and convert it into electricity. So minimising the light reflected is a key design goal with reflection expected to be minimal and comparable to glass facades. As the panels would be upward facing, with an East-West rotation, there would be no glare to Simpson Road, and minimal if any, glare impacts on passing motorists along Wilson Road.

The transmission line will be travelling underground, hence no visual impact is associated with that. Views of the infrastructure by passing motorists from Wilson Road will only be intermittent, and given the nearest residence is more than 1km away, visual impacts are considered low by the Proponent. The light colour and narrow width of the poles is also expected to help in minimising any visual impacts.

### 5.4 TRAFFIC AND TRANSPORT

#### *Road Network*

Roads in the Mid West region currently carry a large number of freight vehicles, with these outnumbering cars in some instances. The *Mid West Regional Planning and Infrastructure Framework 2015* recognises that that ‘in the short-term, the volume of freight vehicles on the road is likely to increase as there will be a need to carry out extensive construction work on mine sites and other infrastructure projects’.

The main access route within the Shire of Three Springs is the Midlands Road which is a State-controlled road and serves as the main route between the Great Northern Highway and Brand Highway linking Bindoon, Moora, Carnamah, Three Springs and Mingenew. Significant local roads include the Eneabba-Three Springs Road which provides access from Three Springs townsite to the Brand Highway to the west, and the Morawa-Three Springs Road which provides access from the Three Springs townsite East to the Great Northern Highway.

The main road through the Three Springs townsite and the main commercial street is the Midlands Road which also attracts high volumes of heavy vehicle traffic as a result of mining and agricultural activities. The Midlands Road is designated suitable for road trains with a maximum length of 27.5m. This standard also applies to Glyde Street and the Perenjori-Three Springs Road, which means that heavy vehicle traffic is able to pass through an established residential area on its way North. There is only one road within the Shire of Three Springs that is designated suitable for road trains with a maximum length of 36.5m, being the Eneabba-Three Springs Road.

#### *Three Springs-Perenjori Road*

*Roads 2040* (WALGA, Amended 2021) outlines the development strategy for the Three Springs-Perenjori Road, which is a RAV Network 5 road (conditional).

The first seven kilometres is the principal access road to the talc mine located North-East of Three Springs. This is a long life mineral resource development and a contributor to the value of mineral production from the Mid West Region and to the local economy in general. A number of mine workers use this route as a commuter link from Perenjori to the mine site.

The mine haulage requirements generate a significant number of RAV combination trips on this road, particularly since 2003 when the decision to utilise road, rather than rail as the transport medium to cart the product to Geraldton and other ports was introduced. In addition, the road carries seasonally high grain and fertiliser traffic, general freight and tourist traffic.

The road is the primary Eastern link from Three Springs providing access to the town and the surrounding areas. There is an increasing use of this road by heavy traffic delivering, or moving grain, to and from East/West CBH receival points.

The Three Springs Shire has upgraded the section of Perenjori Road from SLK 0.00 to 9.10 to a Type 5 standard, to facilitate better access to the talc mine.

The section from the talc mine East to the Perenjori Shire boundary (16 km) has been widened to a width suitable for a mix of medium/ long vehicles and passenger vehicles to adequately ensure the safety of the road user. This is relevant to the Proposal, as it will support traffic to and from the site.

The Local Planning Strategy includes a map identifying the heavy vehicle road networks within the Shire.

#### *Proposed Traffic Access and Impact*

Construction of the solar plant would involve the delivery of plant and materials over a 5-10 month period. This would involve the use of articulated heavy vehicles (19m semi-trailers) to transport 2 shipping containers, and oversize/overmass vehicles to deliver components such as the substation transformer. It is estimated that 1200 truck movements (in and out) and 3000-5000 vehicle movements in total (on some sections) will need to be accommodated.

Access to the site is via the Great Northern Highway, with the development components coming most likely from Fremantle (or possibly Geraldton). The Great Northern Highway has regularly been used for intensive construction periods for mining operations in the region, and it is considered that it is well capable of handling the required movements during the Proposal's construction phase. The Proponent would use a charter bus service from Perth to the site and smaller shuttle buses to transport workers locally. This is designed to limit vehicle movements and to limit the project impact of the project on existing roads. The Proponent's assessment concludes that the impact of the additional construction traffic will be manageable due to the existing capacity of the road network.

The Proponent has identified that sections of the Perenjori-Three Springs Road, Hunt Road and Broad Road, and possibly Simpson Road, would need to be upgraded to accommodate heavy vehicle usage during construction of the Proposal.

A new access road is proposed to enter the site from Wilson Road on the West, just South of the existing main entrance.

The Proponent will liaise with Shire officers and Main Roads as needed, to ensure that all new grading and road construction is completed to the satisfaction of the Shire.

## **5.5 SOCIO-ECONOMIC**

There will be a number of positive socio-economic outcomes. The Proposal supports State and local strategic objectives of encouraging regional development. More specifically, an estimated 30-60 FTE jobs would be generated across the 12-18 months of construction and commissioning, with up to 6 FTE associated with the ongoing operations. The peak period would be approximately 5 months of that time. Some of these jobs would be sourced locally and regionally, with some sourced out of Perth. The Proponent intends to use some local contractors, services and materials supply during construction. The Proponent ongoing infrastructure and support for local tourism in relation to the solar farm, with both an onsite and townsite tourism presence. This will be developed in consultation with the Shire and relevant community organisations.

In terms of worker accommodation, rental accommodation in Three Springs and surrounds would be utilised.

## **5.6 ABORIGINAL HERITAGE**

The Land is within the combined Yamatji Native Title Determination area, incorporating the former claims of the Amangu People, and the Widi Mob, both of whom maintain traditional interests and practices in the broader area. An Indigenous Land Use Agreement was reached with the State government for the Yamatji

determination area in October 2020. Bundi Yamatji Aboriginal Corporation (BYAC) is the Prescribed Body Corporate for the Yamatji Nation.

Numerous sites of Aboriginal significance are listed within the region. An Aboriginal Heritage Impact and Risk Assessment in respect of the site and the Proposal has been conducted by Terra Rosa (**Annexure G**), who found that:

- there are no registered Aboriginal sites in the project area;
- the works are defined as having significant disturbance to land which has been significantly altered through both pastoral activities and infrastructure projects; and
- as per the Due Diligence Guidelines, they have a ‘medium risk’ of impacting unknown sites in the project area.

There are two registered sites of Aboriginal heritage significance located within the Shire. These include the Yarra Yarra Lakes and Bimara. Both these sites are natural sites which have significant mythological value. The Yarra Yarra Lakes site area is extensive and encompasses the Three Springs townsite.

The Proponent recognises the importance of Aboriginal heritage, and is interested in supporting the understanding and recognition of Aboriginal sites within the Shire. The Proponent proposes to consult with the traditional owners to determine whether any unregistered sites of significance are present on the development land, and comply with the any applicable requirements of the *Aboriginal Cultural Heritage Act 2021*.

## 5.7 LAND USE IMPACTS

The proposed site is currently utilised for the purposes of agriculture, mainly sheep grazing. Following construction, the site of the solar plant will no longer be used for grazing, however grazing and cropping would be possible in conjunction with the solar farm.

The Proponent acknowledges that there would be a small reduction in land available for agriculture, however considers this reduction to be negligible and therefore unlikely to significantly impact on the agricultural production capacity of the Three Springs Shire area.

Risks to surrounding agriculture lands through the spreading of weed species and introduction of pest animals would be managed through the development of a weed management plan.

The solar plant asset has a life of 25 years, after which it can continue to operate at 90% for additional years. There is no plan to decommission it, and no reason to plan the decommissioning, as the plant can continue to operate or be upgraded. However, when it is decommissioned, it will enable the entire site to be

returned to grazing, if required. In this respect, all above-ground infrastructure will be removed, with the site left in as good or better condition, in terms of vegetation cover after decommissioning. This would ensure that land will not be lost to agricultural activities permanently, and should be suitable for agricultural use in the future, if required.

## 5.8 BUSHFIRE

Because the development involves the construction and operation of an electricity-generating facility which includes a series of photovoltaic cells, substation transformer, and connection to the existing transmission line, this has been assessed as being a ‘high risk development’ for the purposes of bushfire risk assessment and planning and a risk exists that the infrastructure components of the development may exacerbate or cause fire if not managed appropriately.

In this respect, site maintenance activities, welding/soldering activities and the operation of powered motor vehicles or plant fitted with power hydraulics on land containing combustible material, are all activities that can cause or increase the risk of bush fire.

However, given the site is largely cleared of overstorey vegetation, any risk of bushfire through the above activities would be minimised through the development of a Bush Fire Management Plan. This would include management measures for all activities with a risk of fire ignition, onsite fuel loads, the storage and maintenance of firefighting equipment and operational and post-fire clean up procedures.

The substation transformer would also contain oil that could cause or exacerbate fire. The facility, however, would be bunded with a capacity exceeding the volume of the oil, to contain the oil in the event of a major leak or fire.

A ‘Bushfire Attack Level’ assessment and ‘Bushfire Management Plan’ have been prepared by Bushfire Prone for the Proposal in compliance with SPP 3.7 and the related Guidelines (**Annexure F**). That assessment found that the Proposal ‘achieves an appropriate balance between bushfire risk management measures; biodiversity conservation values; environmental protection and biodiversity management; and landscape amenity, with consideration of climate change’.

Key findings and recommendations from the assessment were:

- the proposed development is located within a designated bushfire prone area;
- by implementing the positioning and vegetation management measures identified in this Plan the proposed development can meet the acceptable solution of being subject to BAL-29 or below and result in the bushfire risk being able to be managed. It does not require the use of BAL-40 or BAL-FZ construction standards;
- the Proposal is of a nature and size as to be is classified as a high risk land use;

- the potential risk of a bushfire starting from the operating PV panels is low and with the development to be manned 24 hours a day during operation. The risk of a bushfire starting and spreading from the site is minimised by the managed low threat areas surrounding the infrastructure including the PV panels;
- the risk of a bushfire impacting on the development will be restricted if the appropriate APZ and low threat vegetation is maintained during operation of the site. The BAL rating of BAL-12.5 can be achieved by surrounding all proposed infrastructure with the implementation of a 20m APZ incorporating the access roads and low fuel zones;

#### *Location of Buildings and Applicable BAL*

- the proposed location of the solar array and other proposed infrastructure will result in it being subject to BAL-12.5. As such it is located appropriately but the required separation distances from the classified vegetation will need to be maintained.
- the development of internal roads, infrastructure and surrounding areas will allow for applicable APZ's to be developed and maintained to protect the development from the impact of a bushfire. As the majority of the site is comprised of cropped pasture and degraded open woodlands the establishment of the separation distances to reduce the radiant heat impact on the infrastructure can be achieved as demonstrated by the BAL contour map and the mitigation measures outlined in the following sections of this Plan including vegetation management, access ways and emergency water supply.

#### *Vehicular Access*

- Simpson Road and Hunt Road provide safe access and egress to two different destinations. As public roads, they are available to all residents and the public at all times and under all weather conditions;
- access to Simpson Road and Hunt Road is via Wilson Road at a distance of approximately 450 metres from the proposed development and it is considered that this route has an associated low bushfire risk as the roads pass through cropped and over grazed paddocks. Minor tree lined road verges will not impact greatly on the bushfire behaviour and any grass fires that may be in the area will allow people to travel along the roads relatively safely if required;
- the development is proposing to update several public roads to allow the increased traffic movement from Three Springs, see Figure 23 for possible road upgrades to assist access and egress to the site. It should be noted that the figure indicates the road may be sealed but may be left as an all-weather gravel road like the majority of the regional roads in the area;

- all internal roads are currently gravel roads suitable for 3.4 fire appliances with width and turn around possible in multiple areas. The proposed development allows for semi-trailer vehicles to access the site and will allow the vehicles to pass on the majority of the internal roads with turn around areas at the main infrastructure areas;
- all internal roads are currently gravel roads suitable for 3.4 fire appliances with width and turn around possible in multiple areas. The proposed development allows for semi-trailer vehicles to access the site and will allow the vehicles to pass on the majority of the internal roads with turn around areas at the main infrastructure areas;

#### *Firefighting Water Supply*

- reticulated water supply does exist for the proposed development site but is only for domestic water supply, there are no reticulated hydrants in the area, the closest hydrant is in the townsite of Three Springs ~28km West;
- it is proposed to install 100,000L combined capacity of emergency water tanks (probably in the form of 2x 50,000L) within the development site. These water tanks will be fitted with the appropriate Camlok fittings (75mm & 50mm adaptor) as approved by the Department of Fire and Emergency Services and the local government with appropriate hardstand access for 3.4 fire appliances;
- the main bushfire risk to the site is grass fires travelling through the paddocks that may impact on the infrastructure with emergency services providing asset protection of the development to restrict flame contact on the infrastructure. With the implementation of the appropriate APZ's only limited water will be required to protect the infrastructure;

#### *Building Construction Standards*

The existing homestead and buildings would be removed and are therefore not the subject the bushfire construction requirements.

At future planning stages an overall risk management plan will be developed for the construction and operation stages of the development. This overall risk management plan will address bushfire risk and implement mitigation and response procedures for bushfire-related incidents.

The development will be designed, constructed and operated to minimise and manage fire risks in consultation with the local Rural Fire Service.

The Proponent considers that, subject to the mitigation measures and recommended conditions being implemented, the development will not propose an unacceptable level of risk and impact to bushfire.

## 5.9 AIR QUALITY / DUST MANAGEMENT

During construction of the development, dust generation may occur as a result of excavation, earthworks and the movement of traffic along any unsealed roads. However, any impacts to surrounding receivers is considered to be minimal given the distance to the closest non associated receiver is approximately 1000m.

Protocols will be developed to minimise emissions from vehicle and construction equipment and for the suppression of dust such as via the use of water carts.

The development is constructed and operated in a manner that minimises dust generation from the site, including wind-blown and traffic generated dust. The solar farm would not emit any emissions during operation.

## 5.10 WATER SUPPLY

### *Water Sources and Management*

The Mid West water supply is drawn from groundwater sources with Water Corporation operating water schemes at regional centres, including one at Three Springs (Department of Local Government and Regional Development, 2006). Broadly, water use is assessed under the *Rights in Water and Irrigation Act 1914*.

The Shire is generally located within the Arrowsmith groundwater area which extends from Geraldton South to Green Head and East to Coorow. In 2010 the (then) Department of Water released the Arrowsmith Groundwater Allocation Plan, to manage the allocation of groundwater resources across the region. The Allocation Plan stated that, out of a potential 184.9 gigalitres of groundwater to be allocated, and in addition to the current volume of 53.9 gigalitres for general supply and 14.6 gigalitres for public water supply, the Department of Water had reserved an additional 18.5 gigalitres for public water supply to meet demand until 2040. Therefore it is considered that there are sufficient water resources available to cater for an increase in demand.

The Water Corporation draws 240,000 kilolitres per annum from the Dookanooka Water Reserve for public water supply purposes. At the time the Drinking Water Source Protection Plan was prepared in 2007 (it has not been updated since), approximately 69% of the licence amount was being abstracted. As development in Three Springs has not significantly changed since the time, it is assumed that the current allocation is sufficient in the short to medium term.

Water for the townsite of Three Springs, surrounding farms and the nearby talc mine is supplied from two Water Corporation bores, located within the Dookanooka Water Reserve.

A Recycled Water Supply Scheme for the townsite of Three Springs was approved by the Department of Water in November 2011 with the recycled water to be utilised for the irrigation of recreational facilities.

This scheme is consistent with the principles of water sensitive urban design (WSUD), which include waste water re-use and achieving the highest value use of fit-for-purpose water.

#### *Proposal - Water Supply*

The Land is connected to the Water Corporation main pipeline. Being centrally located in the North Midlands region, Three Springs hosts Water Authority and Western Power depots.

The Land is supplied by a Water Corporation mains pipeline along Simpson/Young Road on the North of the property. There is a water metre in the centre of the Northern lot boundary. Two existing onsite tanks, of 50000L and 25000L, support farm operations.

The Proposal would require water supply for construction, ongoing operation, and ongoing bushfire management. During construction water supply, mainly for dust suppression, would be a variable daily requirement of between 2,000L-10,000L, fluctuating across a 10 to 12-month period. Potable water for the temporary workforce would be approximately 30,000L per day or 150L/person/day. This would be transported to site and stored in two new tanks of 50,000L each.

Once operational, the solar plant requires little water and the daily supply limit would be sufficient for ongoing maintenance. Supply would largely be for use in the amenities building for up to 6 FTE permanent staff. Water for bushfire management would comprise an ongoing requirement for high pressure water supply.

It is proposed to fulfil the above supply requirements from a combination of the following solutions:

- installation of a standpipe or hydrant at the property boundary for utilisation during construction; this will also be available on an ongoing basis for bushfire response. The standpipe would be made available for Shire/DFES/Water Corporation use in perpetuity; and
- new water storage tanks with a combined capacity of 250,000L, to be supplied by water delivered to site, as well storing unused daily allowance;
- existing on-site dams as additional backup supply.

It is considered that the development will not pose an unacceptable level of impact on the local water supply. Sufficient water will be kept on site to supply construction, operational and bushfire protection requirements.

#### **5.11 SEWAGE**

The townsite of Three Springs is connected to reticulated sewerage. The rural hinterland has no reticulated sewerage service and effluent waste must be disposed of through on-site systems.

On-site effluent disposal systems associated with the existing homestead will be removed, Sewage associated with the construction workforce present during working hours would be dealt with by the turnkey campsite provider, who is obliged to meet any standards specified by the Department of Health and the Department of Water and Environmental Regulation.

#### 5.12 ELECTRICITY/GAS

The site is connected to mains power and this will be utilised for the shipping containers and any temporary requirements during construction.

Ongoing operation of the solar farm requires very little power supply; requirements are easily supplied from the operation itself.

No reticulated gas is supplied within the Three Springs townsite. The Proponent will rely upon delivered bottled gas if it is needed.

It is considered that the Proposal will not place undue pressure on the local electricity or gas supplies.

#### 5.13 TELECOMMUNICATIONS

The Shire is serviced by a number of telecommunications providers in the form of land lines and mobile phone towers. The mobile network does not cover the whole of the Shire, primarily due to the large size, distance from densely populated areas and low population along particular transport routes.

There is some mobile coverage at the site.

#### 5.14 ELECTRIC AND MAGNETIC FIELDS

Electromagnetic fields (**EMFs**) consist of electric and magnetic fields and are produced whenever electricity is used. EMFs also occur naturally in the environment, e.g., from a buildup of electric charge in thunderstorms and Earth's magnetic field (WHO 2012).

Electric fields are produced by voltage whereas magnetic fields are produced by current. When electricity flows, EMFs exist close to the wires that carry electricity and close to electrical devices and appliances while operational (WHO 2007). Electric and magnetic field strengths reduce rapidly with distance from the source, and while electric fields are insulated by air and insulation material, magnetic fields are not.

Fields of different frequencies interact with the body in different ways. EMF field sources to which people may be exposed are predominately in three frequency ranges. The Extremely Low Frequency (ELF) range of 0-300 Hz incorporates the 50 and 60 Hz frequencies of the electric power supply and of electric and magnetic fields generated by transmission lines and other electrical devices and infrastructure (Repacholi 2003).

Over decades of EMF research, no major public health risks have emerged but uncertainties remain (WHO undated). While it is accepted that short term exposure to very high levels of electromagnetic fields can be harmful to health, the International EMF Project, established by the World Health Organisation, has thus far concluded that there are no substantive health consequences from exposure to ELF electric fields at the low levels generally encountered by the public (WHO 2007), such as those that would be produced by electricity generation at the WRSF.

Exposure to ELF magnetic fields is mostly considered to be harmless, however a policy of prudent avoidance has been taken as a result of any doubt. The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA 2015) advises that ‘the scientific evidence does not establish that exposure to ELF EMF found near power lines is a hazard to human health’.

The International Commission on Non-Ionizing Radiation Protection (**ICNIRP**) published Guidelines for limiting exposure to time varying electric, magnetic and electromagnetic fields (up to 300GHz) in 1998. The guidelines were updated in 2010. The objective of the paper was to establish guidelines for limiting EMF exposure that will provide protection against known adverse health effects. To prevent health relevant interactions with Low Frequency fields, ICNIRP recommends limiting exposure to these fields so that the threshold at which the interactions between the body and the external electric and magnetic field causes adverse effects inside the body is never reached. The exposure limits, called basic restrictions, are related to the threshold showing adverse effects, with an additional reduction factor to consider scientific uncertainties pertaining to the determination of the threshold. They are expressed in terms of the induced internal electric field strength in V/m. The exposure limits outside the body, called reference levels, are derived from the basic restrictions using worst case exposure assumptions, in such a way that remaining below the reference levels (in the air) implies that the basic restrictions will also be met (in the body) (ICNIRP 2016).

Research into electric and magnetic fields undertaken at utility scale photovoltaic installations in California by Chang and Jennings (1994), indicated that magnetic fields were significantly less for solar arrays than for household applications. Chang and Jennings (1994) found magnetic fields from solar arrays were not distinguishable from background levels at the site boundary, suggesting the health risk of EMFs from solar arrays is minimal.

#### *Potential impacts*

Potential for EMF impacts occurs only during the operational phase of the solar farm when electrical infrastructure is capable of generating EMFs. Due to the type and configuration of the solar farm infrastructure proposed, the electromagnetic fields would vary in different locations onsite, as discussed below.

### *Underground 33 kV cable*

The Proposal would require the installation of an underground 33 kV cable to link the solar farm output to the collections circuits.

Cables used in the 33 kV onsite reticulation cabling would contain three core conductors in trefoil (three lobed) arrangements to reduce the effects of magnetic fields from adjacent conductors.

Results of an electromagnetic field assessment undertaken for a cable, considered to be indicative of what would be used at the solar farm, indicate the electric and magnetic fields produced by the cable are much lower than the ICNIRP reference levels. The magnetic field on the surface of the ground directly above the cable is expected to be approximately 4.7 $\mu$ T, which is significantly less than the ICNIRP 200 $\mu$ T exposure limit for the general public. The magnetic field strength is inversely proportional to the distance from the conductor squared and as such the magnetic field is expected to decay to zero with increased distance from the conductor (UGL 2016). The electric field produced is contained in the cable between the core and the metallic screen and does not affect the surrounding environment.

Based on these results, the electromagnetic interference as a result of the 33 kV underground cable are considered to be negligible and well within the ICNIRP reference levels.

### *Solar panels and inverters*

Each solar panel will have a 52.3V in open circuit and 9.12A of rated current. Each string of 25 panels have a voltage to 1307.5V in open circuit with 9.12A current. As the trackers are grouped together in parallel there would be 500 panels on the same DC bus which would represent 1307.5V and 182.4A in standard condition and 193.4A in short circuit.

Installation of DC wiring between panels and the PCBs would be required. This underground cabling would conduct about 6.85A at between 30 and 50 V. Electromagnetic interference as a result of the underground cable are considered to be negligible.

The inverters fall into the Extremely Low Frequency (ELF) range of 0-300 Hz. Within this range, the EMFs are not considered to be a hazard to human health. In addition, the PCBs would be located within the fenced solar farm site with no public access and would operate only during the day time reducing the total time that EMFs are generated by the infrastructure.

### *Substation*

The new substation and connection of the solar farm to the substation would increase the electromagnetic effect somewhat over background levels. However, the fenced exclusion area around the substation components is sufficient to reduce the EMF to negligible levels.

### *Receptors – public safety*

The closest residence is located over 1 km from the solar farm site. The areas proposed for installation of the solar farm infrastructure would have no public access other than the proposed tourist area. Access to the area outside of the tourist area would be restricted to appropriately trained and qualified maintenance staff.

Tourists or visitors accessing the sites would have no reason to spend extended periods near the infrastructure.

### *Receptors – electrical devices*

The PCB's to be used for the Proposal would be similar to other typical electrical and household devices. Additionally, they are designed to reduce all possible interference emissions via the circuit's technical avoidance of high frequency currents, the deployment of filters and the use of grounded metal housings.

### *Summary of impacts*

Acute impacts are not anticipated as a consequence of the low exposure rates in combination with the low likelihood that people or stock would be within range of high exposure levels for extended periods.

Onsite, underground cabling with conductors in a trefoil (three lobed) arrangement would be used where practicable which would assist in shielding EMFs. The EMF exposure to receptors including the public, property owners and workers are well below the 200µT levels considered prudent for public health.

Overall research has not shown to date that long-term low-level low frequency exposure has detrimental effects on health. Applying the precautionary principle to design and site this infrastructure, exposure to EMFs and potential for adverse health impacts can be avoided or reduced. Adverse health impacts from EMFs are therefore unlikely as a result of the proposal.

### *Environmental safeguards*

All electrical equipment would be designed in accordance with relevant codes and industry best practice standards in Australia.

The Proponent is confident that the levels of MF (even for the worst case scenario being directly under/ beside the source of MF) are significantly lower than the ARPANSA levels, and so impact on human health would not occur.

## **5.15 FLOODING**

Consideration has been given to the potential impact flooding could have on the proposed solar plant and associated infrastructure.

As there are few watercourses within the Shire of Three Springs, the risk of flooding over the majority of the Shire is minimal (within the 0-20% range). There are isolated pockets of inundation risk, however these are not in the vicinity of the development site. The development site is not within any identified risk areas.

According to the Environmental Assessment by PGV, none of the soil types on the site have any flood risk according to the DAFWA mapping (DAFWA, 2017).

It is noted that the modules will be mounted 2-3 metres above the ground (and above the height of the 1:100 year ARI flood event) on posts that are pile-driven to the ground.

The Proponent considers that the development will not be subjected to an unacceptable level of impact due to any flood event.

## 6. CONSULTATION

### 6.1 ADVERTISING REQUIREMENTS

As a discretionary use in the 'Rural Zone', in accordance with LPS 2 and the Planning Regulations, the Application and Proposal details are required to be advertised for a minimum of 14 days. During that time, representatives of the Proponent will be available to answer questions and consider submissions from interested parties.

### 6.2 SHIRE AND PUBLIC AUTHORITIES

Representatives of the Proponent and Logie Legal visited the Shire on 17 March 2023 to meet with, and present the Proposal to the Mid West Development Commission, Shire Councillors and staff. Feedback was positive and a number of opportunities were identified in relation to the Proposal, which were noted for future discussions.

It is expected that the Shire may refer the Application to the following government authorities and regulatory agencies during the referral period of the planning assessment:

- Water Corporation;
- Department of Fire and Emergency Services; and
- Western Power.

The environmental survey and assessment have identified no significant environmental impacts associated with the Proposal so referral to the Environmental Protection Authority is not required.

### 6.3 COMMUNITY

Representatives of the Proponent have visited Three Springs a number of times in relation to a similar but separate proposal on the same site and met with Shire councillors and officers. They talked to approximately 15 community members in relation to that former proposal, including the current landowners of the Land, owners of the hotel, the hardware store and local earthmoving company. The same representatives conducted a community information event at the Three Springs hotel. with members of the public. The feedback from all groups was very supportive of that proposal.

#### *Property Owners*

The proposed development is to be located on private land that is being purchased from Bestry Farms Pty Ltd by the Proponent. An option agreement provides the Proponent with a call option over the entry into an agreed contract of sale to transfer the Land to the Proponent. There has been ongoing conferral with the current landowners in relation to the existing site features and proposed land use.

#### *Other stakeholders*

A number of community members and groups have been identified with the potential to have an interest in the proposal based on:

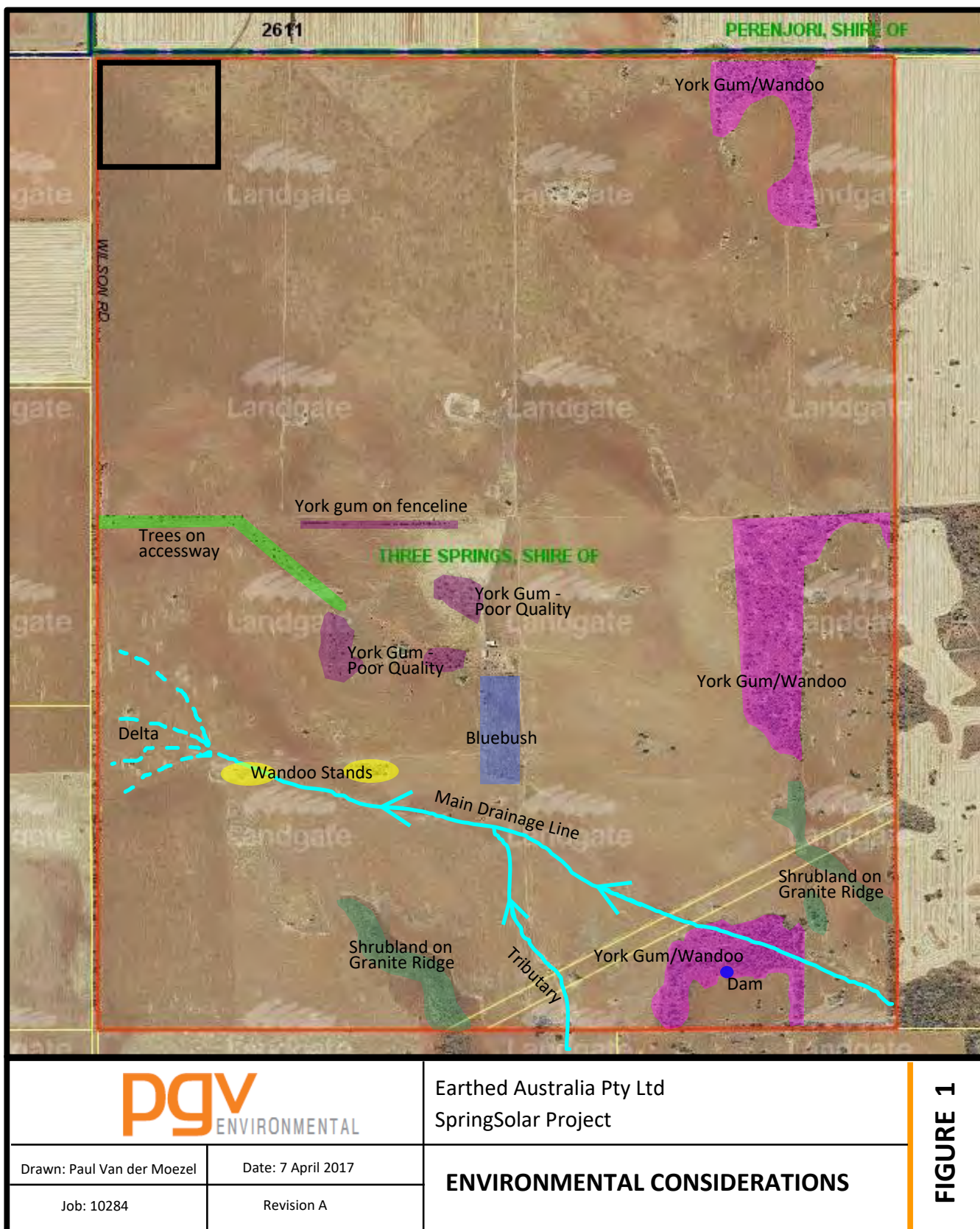
- proximity to the Site;
- potential for views/visual impact of the Proposal;
- tourism benefits associated with the Proposal;
- local employment and business opportunities associated with the Proposal.

Key community stakeholders are identified as including:

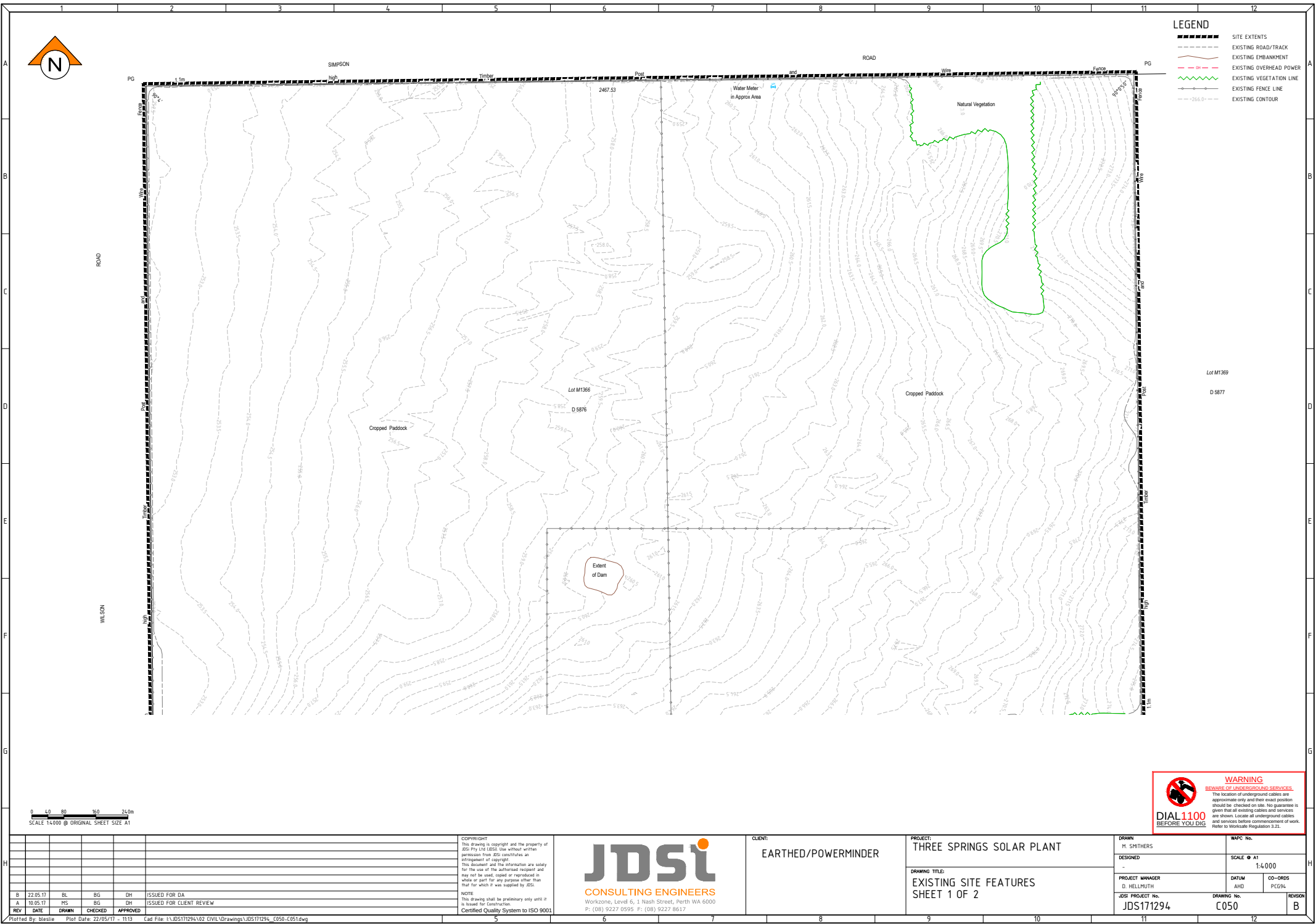
- rural residents within a 2km radius of the site;
- Three Springs and Perenjori Community;
- Three Springs Land Conservation;
- Three Springs Wildflower Country Visitors' Centre.

## 7. CONCLUSION

The Wheatbelt Solar Farm represents a positive project for the local community and the State, strongly aligning with all strategic documents, with negligible and manageable amenity impacts. Pilot Energy seeks support for the Proposal from the Shire and the JDAP, with a view to progressing the project and commencing construction in 2025 or 2026.



Aerial sourced from Landgate



- LEGEND**
- SITE EXTENTS
  - EXISTING ROAD/TRACK
  - EXISTING EMBANKMENT
  - EXISTING OVERHEAD POWER
  - EXISTING VEGETATION LINE
  - EXISTING FENCE LINE
  - EXISTING CONTOUR

Lot M1366  
D 5877

**WARNING**  
**BEWARE OF UNDERGROUND SERVICES**  
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.22.

**DIAL 1100**  
BEFORE YOU DIG

0 40 80 160 240m  
SCALE 1:4000 @ ORIGINAL SHEET SIZE A1

| REV | DATE     | DRAWN | CHECKED | APPROVED |                          |
|-----|----------|-------|---------|----------|--------------------------|
| B   | 22/05/17 | BL    | BG      | DH       | ISSUED FOR DA            |
| A   | 10/05/17 | MS    | BG      | DH       | ISSUED FOR CLIENT REVIEW |

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**JDSI**  
CONSULTING ENGINEERS  
Workzone, Level 6, 1 Nash Street, Perth WA 6000  
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CLIENT:  
EARTHED/POWERMINDER

PROJECT:  
THREE SPRINGS SOLAR PLANT

DRAWING TITLE:  
EXISTING SITE FEATURES  
SHEET 1 OF 2

|                                |                     |
|--------------------------------|---------------------|
| DRAWN<br>H. SMITHERS           | SCALE<br>1:4000     |
| DESIGNED<br>-                  | DATUM<br>AHD        |
| PROJECT MANAGER<br>D. HELLRUTH | CO-ORDS<br>PCG94    |
| JDSI PROJECT No.<br>JDS171294  | DRAWING No.<br>C050 |
|                                | REVISION<br>B       |





#### MAIN PROPERTIES

|                       |                                                  |
|-----------------------|--------------------------------------------------|
| Solar Module MFG      | Rizen                                            |
| Solar Module Model    | RSM120-8-600BMDG                                 |
| Total N° of modules   | 626,688                                          |
| Total N° of strings   | 19,584                                           |
| Module per string     | 32                                               |
| Mounting system MFG   | Sortec                                           |
| Mounting system Type  | SF7 Bifacial Ground Mount Horizontal Single-Axis |
| Solar Inverter MFG    | SunGrow                                          |
| Total N° of inverters | (56 units) 6.8MW MV Power Station 6800HV-MV      |
| Total DC system size  | 376,012.8 kWp                                    |

#### Legend

|                              |   |
|------------------------------|---|
| Panel marco                  | — |
| Tracker axis                 | — |
| SMW block                    | — |
| DC cable from CB to inverter | — |
| 33 kV AC line                | — |
| Road                         | — |
| Solar park fence             | — |
| Inverter pad                 | — |
| Camera                       | — |

#### ORIENTATION



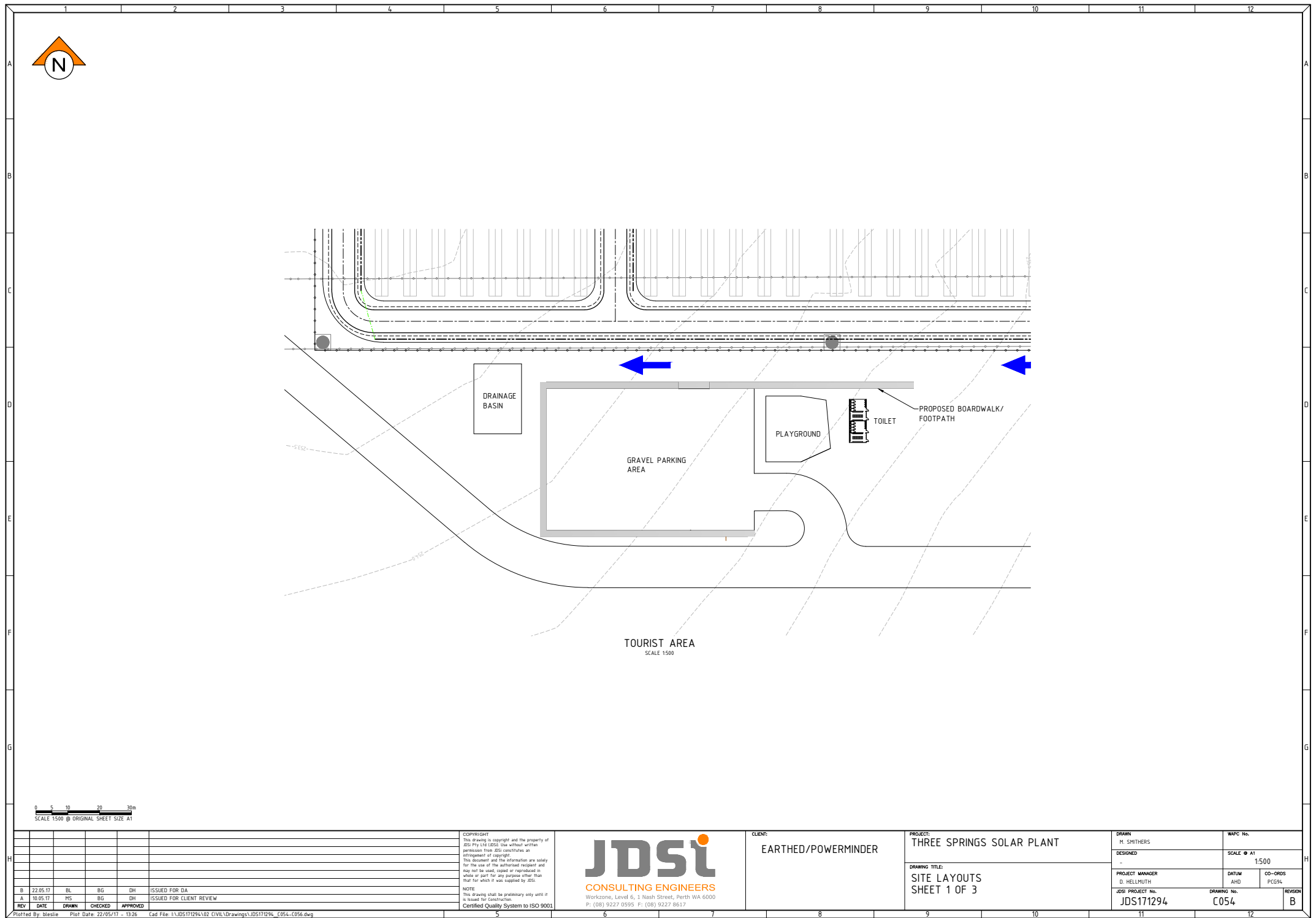
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|------|---------------|-------|------------|---------|
| A    | Initial Issue | GD    | 02/02/2021 | GD      |

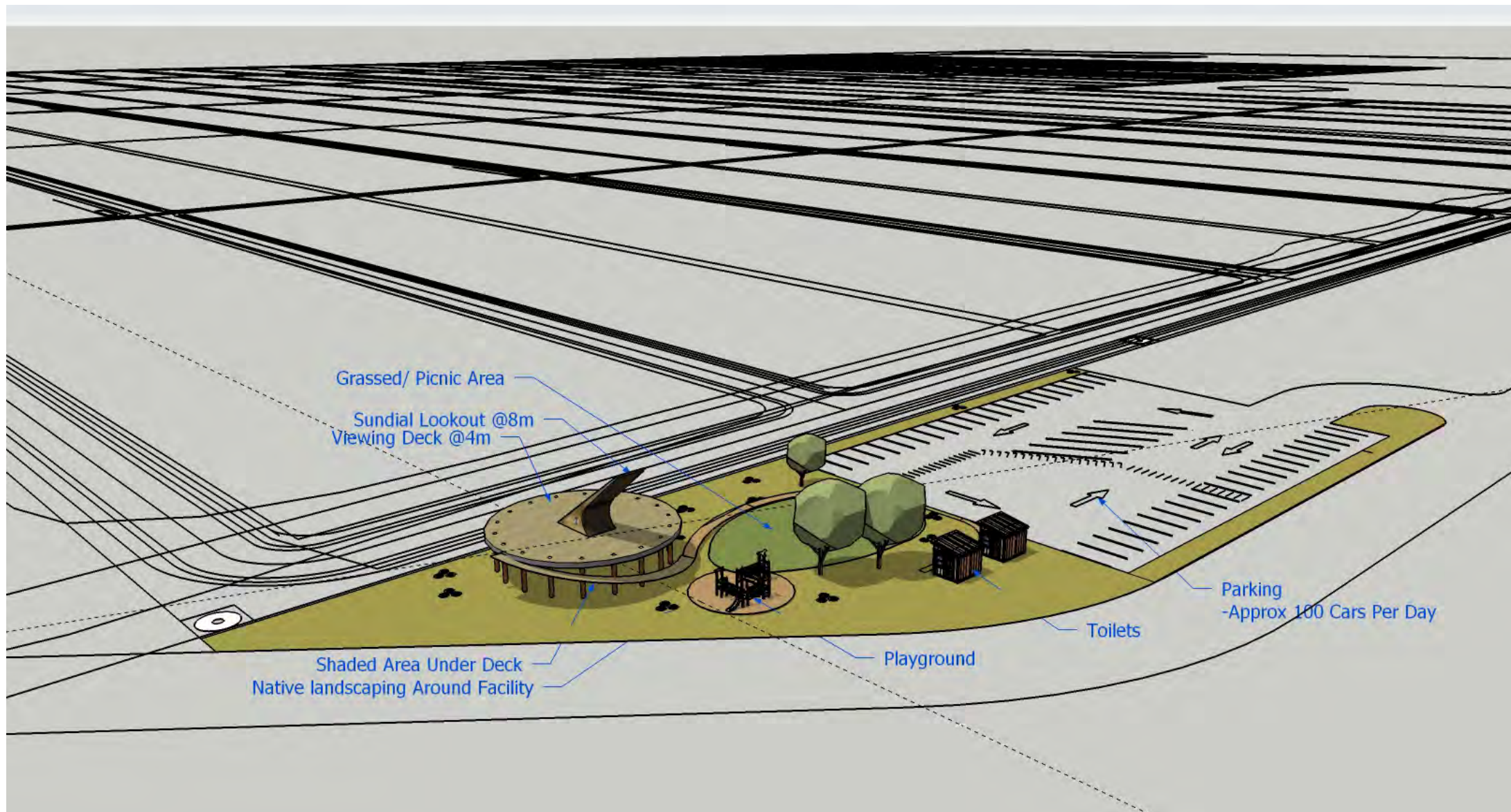
#### GENERAL VIEW WHEATBELT SOLAR PLANT 1

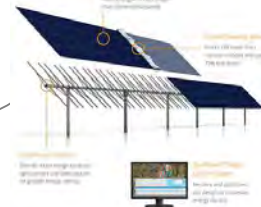
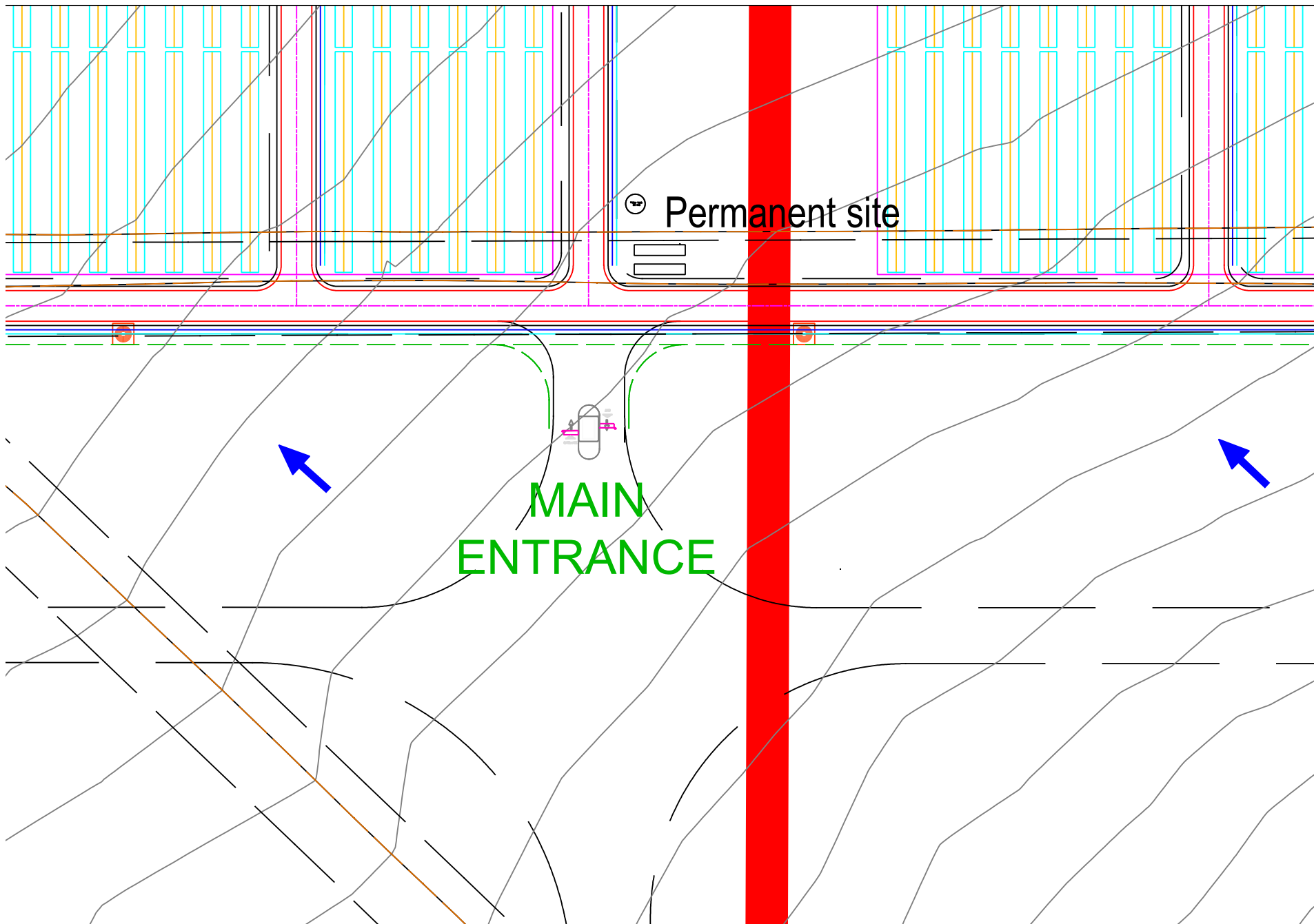
Client: Pilot Energy



|          |                 |
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| Scale    | 1:1000          |
| Drawn    | Author          |
| Checked  | Client/Designer |
| Reviewed | Client/Designer |
| Drawn    | Author          |
| Checked  | Client/Designer |
| Reviewed | Client/Designer |
| Scale    | 1:1000          |
| Sheet    | 1 of 50         |
| Rev.     | A               |
| Size     | A1              |







#### MAIN PROPERTIES

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| Solar Module MFG      | SunPower                                        |
| Solar Module Model    | SPR-P19-400-GLS                                 |
| Total N° of modules   | 417,000                                         |
| Total N° of strings   | 16,680                                          |
| Module per string     | 25                                              |
| Mounting system MFG   | SunPower                                        |
| Mounting system Type  | Ground Mount<br>Horizontal Single-Axis          |
| Solar Inverter MFG    | SMA                                             |
| Total N° of inverters | (30 units) SMW MV<br>Power Station<br>5000SC-EV |
| Total DC system size  | 166,800 kWp                                     |

#### Legend

- Panel marco
- Tracker axis
- SMW block
- DC cable from CB to Inverter
- 33 kV AC line
- Road
- Solar park fence
- Inverter pad
- Camera



| Rev. | Description   | Drawn | Date       | Checked |
|------|---------------|-------|------------|---------|
| A    | Initial issue | DCM   | 04/03/2017 | DCM     |

GENERAL VIEW AND DETAILS  
THREE SPRINGS SOLAR PLANT

Client: Earthed

Tel: +34 954 961 008  
Fax: +34 954 960 275  
Email: celluxar@gonggopro.es  
www.gonggopro.es

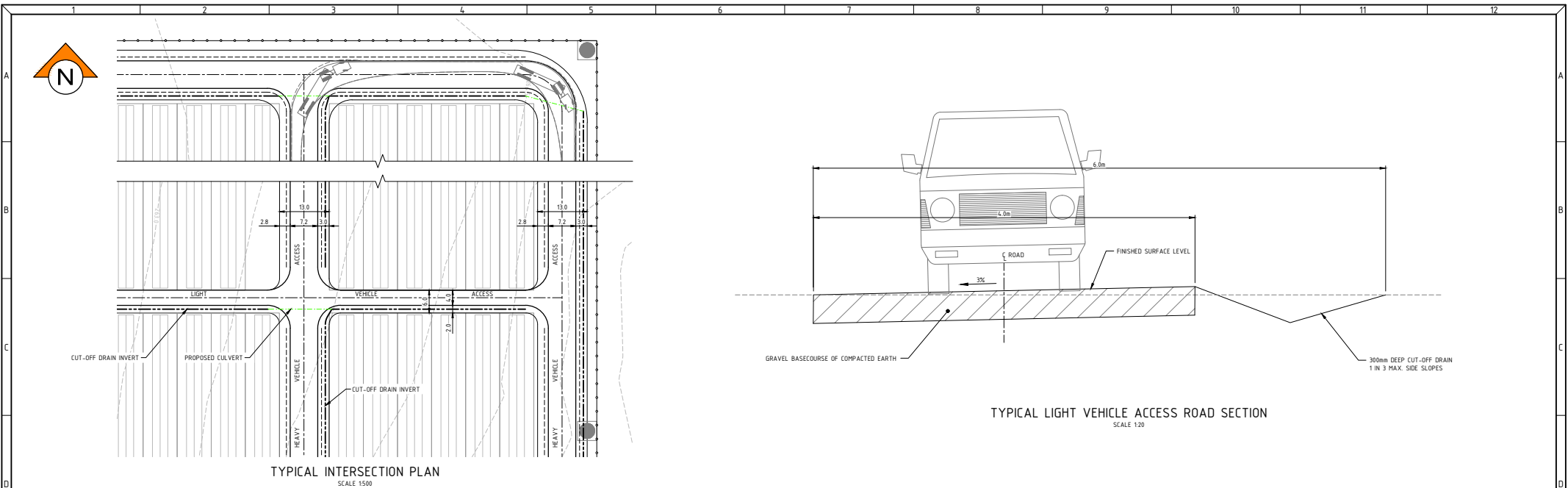
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| Scale     | 1:4000      |
| Drawn     | David Casas |
| Checked   | David Casas |
| Surveyed  | David Casas |
| Date      | 04/03/2017  |
| Proj. No. | CEL 182-002 |
| Drawing   | CEL 182-002 |

|          |             |
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| Plan No. | CEL 182-002 |
| Rev.     | A           |
| Sheet    | 1 of 6      |

SHEET  
SIZE  
A1

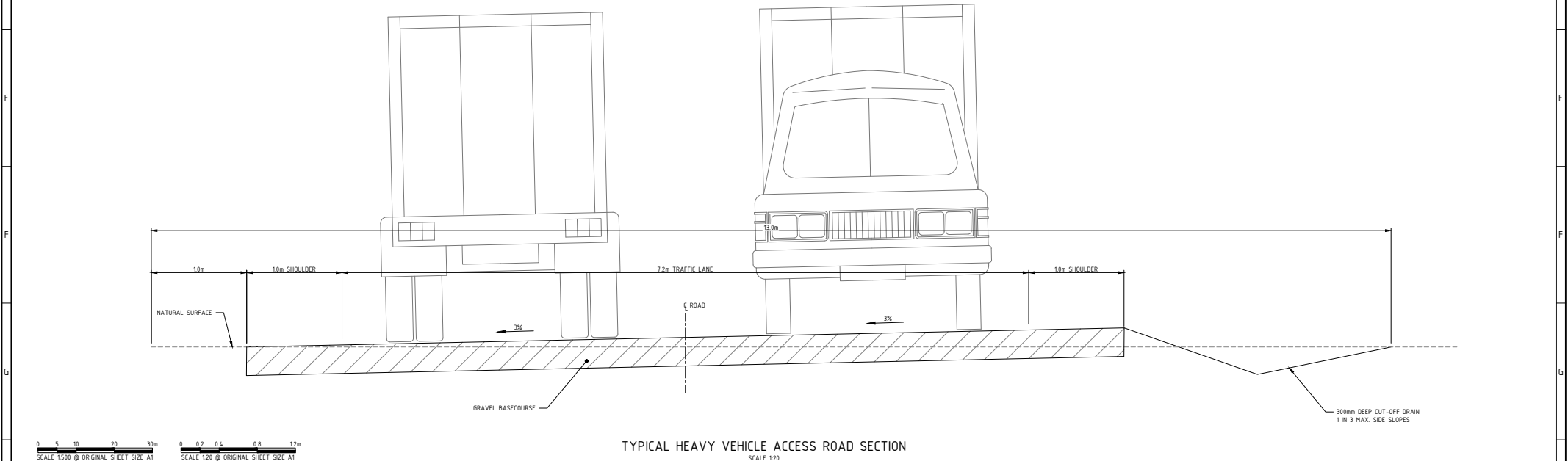






TYPICAL INTERSECTION PLAN  
SCALE 1500

TYPICAL LIGHT VEHICLE ACCESS ROAD SECTION  
SCALE 120



TYPICAL HEAVY VEHICLE ACCESS ROAD SECTION  
SCALE 120

|                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |                                                                                                                             |  |  |  |
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| 0 5 10 20 30m<br>SCALE 1500 @ ORIGINAL SHEET SIZE A1                                                                                                                                                                                                                                                                                                                                 |  |  |  | 0 0.2 0.4 0.8 1.2m<br>SCALE 120 @ ORIGINAL SHEET SIZE A1                                                                    |  |  |  |
| A 22.05.17                                                                                                                                                                                                                                                                                                                                                                           |  |  |  | BL BG DH                                                                                                                    |  |  |  |
| REV DATE DRAWN CHECKED APPROVED                                                                                                                                                                                                                                                                                                                                                      |  |  |  | ISSUED FOR DA                                                                                                               |  |  |  |
| Plotted By: blasie Plot Date: 22/05/17 - 11:28                                                                                                                                                                                                                                                                                                                                       |  |  |  | Cad File: I:\JDS171294\02 CIVIL\Drawings\JDS171294_C054-C056.dwg                                                            |  |  |  |
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| JDS CONSULTING ENGINEERS<br>Workzone, Level 6, 1 Nash Street, Perth WA 6000<br>P: (08) 9227 0595 F: (08) 9227 8617                                                                                                                                                                                                                                                                   |  |  |  | CLIENT:<br>EARTHED/POWERMINDER                                                                                              |  |  |  |
| PROJECT:<br>THREE SPRINGS SOLAR PLANT                                                                                                                                                                                                                                                                                                                                                |  |  |  | DRAWN:<br>H. SMITHERS                                                                                                       |  |  |  |
| DRAWING TITLE:<br>SITE LAYOUTS<br>SHEET 3 OF 3                                                                                                                                                                                                                                                                                                                                       |  |  |  | DESIGNED:<br>-                                                                                                              |  |  |  |
| PROJECT MANAGER:<br>D. HELLMUTH                                                                                                                                                                                                                                                                                                                                                      |  |  |  | SCALE: AS SHOWN                                                                                                             |  |  |  |
| JDS PROJECT No:<br>JDS171294                                                                                                                                                                                                                                                                                                                                                         |  |  |  | DATING<br>AHD                                                                                                               |  |  |  |
| DRAWING No:<br>C056                                                                                                                                                                                                                                                                                                                                                                  |  |  |  | CO-ORDS<br>PC094                                                                                                            |  |  |  |
| REVISION<br>A                                                                                                                                                                                                                                                                                                                                                                        |  |  |  | WAPC No.                                                                                                                    |  |  |  |



**From:** Planning and Land Development Referrals  
[<planning.land.development.referrals@westernpower.com.au>](mailto:planning.land.development.referrals@westernpower.com.au)  
**Sent:** Tuesday, December 5, 2023 1:37 PM  
**To:** General [<general@threesprings.wa.gov.au>](mailto:general@threesprings.wa.gov.au)  
**Subject:** Proposed Renewable Energy Facility (solar farm) 163 Wilson Road, Womarden

To whom it may concern

Thank you for your submission to Western Power for Ref: **OCR236049**

Unfortunately requests for general comments, feedback and approval for proposals can't be provided for without a formal application and the investigation by Western Power that follows. We suggest:

- Reviewing your query against the processes referred to in our [Strategic Planning](#) web page
- Using our provided mapping tools and [Before You Dig Australia](#) to locate any assets that may be affected by any proposed change or development,
- If there are transmission assets (66,000VOLTS-330,000 VOLTS) in proximity to your work, applying via our [move or remove transmission and communication assets](#) form,
- Ensuring any developers involved are aware that they will need to make an application to deal with any assets that are in the development area as well as for the power requirements for the development.

Thank you and we look forward to receiving your information/applications through the correct channels.

Kind Regards

**Steph**

**Customer Service Officer - Planning and Land Development**  
**Customer Experience**

**A** 363 Wellington St. Perth 6000 | **T** 13 10 87

**E** [planning.land.development.referrals@westernpower.com.au](mailto:planning.land.development.referrals@westernpower.com.au)

| Typical Working Location                                                            |                                                                                     |                                                                                     |                                                                                     |     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|
| Mon                                                                                 | Tue                                                                                 | Wed                                                                                 | Thur                                                                                | Fri |
|  |  |  |  |     |
| Office                                                                              | WFH                                                                                 | Office                                                                              | Office                                                                              |     |



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



**Ngala kaaditj Noongar moort keyen kaadak nidja boodja.**

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

**Electricity Networks Corporation, trading as Western Power**

ABN: 18 540 492 861

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VIRUSES - Western Power scans all outgoing emails and attachments for viruses, however it is the recipient's responsibility to ensure this email is free of viruses.

**From:** Crowson, Chris <[Chris.Crowson@atco.com](mailto:Chris.Crowson@atco.com)>  
**Sent:** Friday, December 8, 2023 1:09 PM  
**To:** General <[general@threesprings.wa.gov.au](mailto:general@threesprings.wa.gov.au)>  
**Subject:** ATCO Response - LM231025 - Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

Good afternoon

**Re: Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden**  
**ATCO Reference: LM231025**

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

Advice notes:

- Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' ([www.byda.com.au](http://www.byda.com.au)) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- *Additional Information for Working Around Gas Infrastructure* <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
- Proposed construction and excavation works need to be managed in accordance with the ATCO document *Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24* <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
- If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal found [here](#).

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or [eservices@atco.com](mailto:eservices@atco.com).

Kind Regards

**Chris Crowson**  
Land Management Coordinator  
Gas Division

E. [chris.crowson@atco.com](mailto:chris.crowson@atco.com)

A. 81 Prinsep Road, Jandakot, Western Australia 6164



[ATCO.com.au](http://ATCO.com.au)   [LinkedIn](#)   [Facebook](#)   [Twitter](#)

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

The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you receive this in error, please contact the sender and delete or destroy this message and any copies.

**From:** Karen McKeough <[karen.mckeough@dwer.wa.gov.au](mailto:karen.mckeough@dwer.wa.gov.au)>  
**Sent:** Tuesday, December 12, 2023 3:39 PM  
**To:** General <[general@threesprings.wa.gov.au](mailto:general@threesprings.wa.gov.au)>  
**Subject:** Proposed renewable energy facility (solar farm) - 163 Wilson Rd, Womarden

Our ref: PA 60565

Dear Sir/Madam

Thank you for referring the proposed solar farm at 163 Wilson Rd, Womarden to the Department of Water and Environmental Regulation (DWER) to consider.  
The Department has identified that the proposal has the potential for impact on environment values.

***Native vegetation regulation***

Although the site for the solar farm is largely cleared of native vegetation, the planning report indicates that some clearing will be required to facilitate the construction of the solar farm.

Under section 51C of the *Environmental Protection Act 1986* (EP Act), clearing of native vegetation is an offence unless:

- it is undertaken under the authority of a clearing permit,
- it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required,
- the clearing is subject to an exemption.

Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (the Clearing Regulations).

Information on exempt activities and application forms are available here [Native vegetation clearing permit forms | Western Australian Government \(www.wa.gov.au\)](#)

If further clarification is required, please contact the Department's Native Vegetation Regulation section by email [admin.nvp@dwer.wa.gov.au](mailto:admin.nvp@dwer.wa.gov.au) or by telephone 6364 7098.

Where the Department has a statutory role, planning applications should be considered prior to the Department issuing any relevant permits, licenses and/or approvals.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Regards,  
[Karen McKeough](#)  
A/Program Manager  
Mid-West Gascoyne Region  
Department of Water and Environmental Regulation  
T: 9841 0128 (Mon-Thurs)  
E: [karen.mckeough@dwer.wa.gov.au](mailto:karen.mckeough@dwer.wa.gov.au) | [www.dwer.wa.gov.au](http://www.dwer.wa.gov.au)



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

Development  
Services

629 Newcastle Street  
Leederville WA 6007

PO Box 100  
Leederville WA 6902

T (08) 9420 2099  
F (08) 9420 3193



Your Ref: OCR236048  
Our Ref: 164529754 - DAP405213  
Enquiries: Kevin Purcher  
Direct Tel: 9420 2385  
Email: land.planning@watercorporation.com.au

12 December 2023

Chief Executive Officer  
Shire Of Three Springs  
PO Box 117  
THREE SPRINGS WA 6519

Attention of: Keith Woodward

**Re: Proposed Renewable Energy Facility (Solar Farm) –  
163 Lot M1366 Wilson Road, Womarden**

Thank you for your letter dated 05/12/2023. We offer the following comments regarding this proposal.

Reticulated water is currently available in the subject area. But due to the change in land use, upgrading of the current system is most likely required to prevent existing customers being affected by the proposed development.

The Water Corporation will need to review the current water scheme before we can determine if we can supply water to the proposed development and what upgrades to our system are required.

If the Water Corporation can provide the required service to the proposed development the developer is expected to provide all water reticulation. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works.

If the Solar Farm proceeds it will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.

For further information about building applications, the developer should follow this link:  
<https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application>

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact us.

A handwritten signature in black ink, appearing to read "K Purcher".

Kevin Purcher  
Senior Planner  
Development Services

**From:** Kevin Purcher <[Kevin.Purcher@watercorporation.com.au](mailto:Kevin.Purcher@watercorporation.com.au)>  
**Sent:** Wednesday, January 17, 2024 10:48 AM  
**To:** General <[general@threesprings.wa.gov.au](mailto:general@threesprings.wa.gov.au)>; [merindalogie@logielegal.com](mailto:merindalogie@logielegal.com);  
[bling@pilotenergy.com.au](mailto:bling@pilotenergy.com.au)  
**Subject:** FW: Proposed Renewable Energy Facility (Solar Farm) 163 Lot M1366 Wilson Road, Womarden

Hi all

Please note that we previously provided comments regarding the proposed Solar Farm. (attached)

The Water Corporation has now had an opportunity to review the water scheme. Please note the following –

The current service is a farmlands service which is for drought proofing purposes. It is not a standard retic service.

The current service is restricted to 2.3 litres per minute.

There is a current agreement the land holder has with the Water Corporation (see attached) that mentions the conditions of the service that includes water quality.

The service can not be upgraded and should remain at being restricted to 2.3 litres per minute.

If you have any questions please ask.

Regards

**Kevin Purcher**

Snr Plnr - Land Use Planning  
Development Services

E [Kevin.Purcher@watercorporation.com.au](mailto:Kevin.Purcher@watercorporation.com.au)

T (08) 9420 2385



Water Corporation acknowledges the Traditional Owners throughout Western Australia and their continuing connection to the land, water and community. We pay our respects to all members of the Aboriginal communities and their cultures and to Elders past, present and emerging.

10



| Office Use Only |            |
|-----------------|------------|
| Account N°      | 9011360600 |

# WEST BOWGADA RURAL WATER SUPPLY AGREEMENT FOR WATER SUPPLY SERVICE(S)

An agreement dated this 22 day of NOVEMBER 2001.

between

LOT M1366 BESTRY FARMS WILSON RD.....(Owner) of  
THREE SPRINGS 6519.....(address)

and

WATER CORPORATION of 629 Newcastle Street Leederville, WA, 6007 (Corporation)

for a water supply service to the property detailed in **Schedule 1** that may comply with the Drinking Water System Standards as specified in the Corporation's Operating Licence.

## 1. DEFINITIONS

**Corporation** means the statutory body corporate known as the Water Corporation established under the Water Corporation Act 1995.

**Drinking Water Quality Standards** means the guidelines for drinking water quality as determined by the National Health and Medical Research Council of Australia.

**Service Pipework** means all pipework and associated fittings and appliances for conveying water from the mains connection onto or within the Property boundary.

**Mains Connection** means any arrangement of fittings, valves, flow meter and associated items which the Corporation sees as appropriate for the withdrawal and measurement of water from the main conduit which supplies water into the Service Pipework.

**Operating Licence** means the Operating Licence granted to the Corporation under the Water Services Coordination Act 1995 as it exists at the time this agreement is made.

**Property** means the real property of the owner intended to be supplied with water under this agreement.

**Service** means the water supply service to be provided by the Corporation to the Owner on the terms and conditions set out in this agreement.

## 2. OBLIGATIONS

2.1 The Owner:

- a) will not take any action to require the Corporation to change or alter the Service;
- b) must pay to the Corporation:
  - (i) the amounts set out in **Schedule 3** prior to the connection, and
  - (ii) annual charges in respect of the Service and quantity charges for all water withdrawn from the Mains Connection as set out in and in accordance with, all relevant statutes, bylaws and other subsidiary legislation. Quantity charges will be based on the charges ruling at the time for the usage category specified in **Schedule 1**
- c) agrees that no allowance will be made in respect of the amounts payable by the Owner under this agreement for water that is lost through leaks or bursts in the Service Pipework;
- d) must comply with all relevant statutes, by-laws and other subsidiary legislation relating to the supply of water under this agreement; and
- e) where, in Schedule 2, a box is marked, the Water Supply Service relating to the box so marked is the water supply applying to this agreement.
- f) agrees, where under **Schedule 2** it is agreed that the Service provided does not comply with Drinking Water Quality Standards, to ensure that the water is adequately treated at the point of use if required for human consumption.

- 9
- g) the Owner must ensure that if the property is sold, all prospective purchasers are to be advised that the water service is non standard and that the prospective purchasers must enter into an agreement with the Corporation on terms and conditions similar to those set out in this agreement before the prospective purchasers are permitted to avail themselves of the water supply service. The Owner must arrange for a notification under Section 70A of the Transfer of Land Act to be served on the prospective purchasers to the effect that special conditions apply to the water service.

2.2 The Corporation:

- a) subject to paragraph 2.2(c), clauses 5.1 and 6, will use its reasonable endeavours to supply water at the Mains Connection which meets the standards applying as set out in **Schedule 2**.
- b) may from time to time modify or amend the standards applying as set out in **Schedule 2** and must give at least thirty days notice to the Owner of the intention to change those standards together with details of the proposed changes; and
- c) does not accept any liability for loss, damage or inconvenience suffered as a consequence of the provision of the Service including, without limitation, loss, damage or inconvenience which results from discontinuation of supply, the effects of air entrainment, or variation in pressure, flow or water quality.

3. **CONNECTION CONDITIONS**

- 3.1 Prior to the erection of any building, a submission with plans is to be made to the Corporation for assessment and payment of current charges.
- 3.2 The Owner must comply with the Corporation's service conditions and arrange access to the route for his service pipe where necessary.
- 3.3 The Corporation will provide a connection point and commence provision of the Service within 30 working days of receipt, to the satisfaction of the Corporation, of:
  - a) evidence that any land access necessary has been arranged; and
  - b) amounts payable to the Corporation under Schedule 3 of this agreement
  - c) receipt by the Water Corporation of this agreement signed by the owner and witness.
- 3.4 The Owner accepts responsibility for all costs associated with installation and maintenance of the private main and internal plumbing. The private main and internal plumbing shall conform to the Corporation's by-laws and shall have no direct connection to any existing or future private water supply systems such as rainwater tanks or bore water. The Owner shall provide either a break tank with an approved air gap at any termination of internal mains which are connected to the service or alternatively an approved reduced pressure zone device shall be fitted to the service at the point of connection. The approved reduced pressure zone device shall be installed and maintained on an annual basis by a licensed plumber. Valves to reduce the pressure from the mains supply (if required) shall be the responsibility of the Owner.
- 3.5 The Owner will obtain, either the written approval of the appropriate controlling Authority (i.e. Local Authority, Main Roads Department) where the private main is along a road reserve, or procure an easement at least 1metre wide where the private main is across the property of other owners. Should such permission be withdrawn, the Corporation gives no undertaking to provide an alternative supply.

4. **CONDITIONS TO RETAIN THE SERVICE**

- 4.1 The Owner must:
  - a) immediately notify the Corporation should an approval or permission be withdrawn for the continued access to the route of the service pipe; and
  - b) only use the water provided under the Service for the use specified in **Schedule 1** of this Agreement unless otherwise approved in writing by the Corporation.

5. **DISCONNECTION CONDITIONS**

- 5.1 The Corporation may disconnect the Service under any of the following conditions:
  - a) if the approval or permission for continued access to the Service Pipe route along a reserve or on another lot is withdrawn;

- b) if the Owner breaches this Agreement, any statute, bylaw or other subsidiary legislation relating to the provision of water and fails to remedy that breach within 7 days of the date of a notice from the Corporation to the Owner requesting that the breach be remedied to the satisfaction of the Corporation;
- c) immediately if, in the opinion of the Corporation, wastage of water and/or backflow is causing risk to the reticulation system;
- d) if the main supplying the Service is withdrawn from operation or an alternative service is to be provided from another main. In either case the Corporation must provide the Owner with not less than 3 months notice in writing of the Corporation's intention to disconnect the service.

5.2 The Owner agrees:

- a) to pay the fee determined by the Corporation for disconnecting the Service; and
- b) that the Corporation does not give any undertaking to provide access to an alternative water supply on disconnection of the Service.

## 6. SPECIAL CONDITIONS

The following additional special conditions apply to this Service:

## 7. ATTACHMENTS

The following attachments form part of this agreement:

Signed by the parties as an agreement

Dated this 22 day of NOVEMBER 2001.

|                                                                                                                                                                     |                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <p>For and on behalf of the Water Corporation:<br/> Name: <u>P. McALICEE</u><br/> Position: <u>BUSINESS DEVELOPMENT MANAGER</u><br/> Signed: <u>P. McAliece</u></p> | <p>Owner <u>BESTRY FARMS PTY LTD</u><br/> Name:<br/> Signed: <u>Robestry (Secretary/Director)</u></p>    |
| <p>In the presence of (witness):<br/> Name: <u>Charmaine Ormerod</u><br/> Position: <u>D.C.D.O.</u><br/> Signed: <u>C Ormerod</u></p>                               | <p>In the presence of (witness):<br/> Name: <u>ELIZABETH WEST</u><br/> Signed: <u>Elizabeth West</u></p> |

## 7

### SCHEDULE 1

#### PROPERTY DETAILS

| Property Details  |               | Category                | (✓) |
|-------------------|---------------|-------------------------|-----|
| Lot No.           |               | Residential             |     |
| House No.         |               | Commercial / Industrial |     |
| Unit No.          |               | Government              |     |
| Location No.      | M1366         | Institute/Public        |     |
| Street Name       | Wilson Rd     | Standpipe               |     |
| Town / Suburb     | THREE SPRINGS | Other                   | ✓   |
| Postcode          | 6519          |                         |     |
| Sub Billing Group |               |                         |     |

### SCHEDULE 2

#### WATER SERVICE STANDARDS

| System Standards                | Comments                                                                                                                                                                                                                                                      |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Water Quality</b>            | The water quality may not meet Drinking Water Quality Standards in relation to:<br><input checked="" type="checkbox"/> Microbiological Quality<br><input type="checkbox"/> Chemical Health Quality<br><input checked="" type="checkbox"/> Aesthetic Qualities |
| <b>Pressure Range (maximum)</b> | <input type="checkbox"/> The pressure may exceed 200 metres head of water<br><input type="checkbox"/> The pressure may exceed 100 metres head of water                                                                                                        |
| <b>Pressure Range (minimum)</b> | <input type="checkbox"/> The pressure may be below 15 metres head of water<br><input checked="" type="checkbox"/> The pressure may be below 13 metres head of water                                                                                           |
| <b>Flow Rate</b>                | <input checked="" type="checkbox"/> A minimum flow rate 5.6l/ha per day (within 2.5km from water main) + 1.8kl per dwelling per day will be provided, subject to continuity and drought response clauses below.                                               |
| <b>Continuity</b>               | <input checked="" type="checkbox"/> The flow at this service could be interrupted without notice. Onsite storage of ..... days is recommended.                                                                                                                |
| <b>Drought Response</b>         | <input checked="" type="checkbox"/> During times that necessitate restrictions on water use, sufficient water <u>may not</u> be available for essential in-house use.                                                                                         |
| <b>Served by main</b>           | <input type="checkbox"/> Property may not be adjacent to a supply main and require owner's pipework to link the property to the point of connection                                                                                                           |
| <b>Other</b>                    | <input type="checkbox"/> .....<br>.....<br>.....                                                                                                                                                                                                              |

### SCHEDULE 3

#### FEES AND CHARGES PAYABLE TO THE CORPORATION

| ITEM                                         | DESCRIPTION OF FEE OR CHARGE             | AMOUNT |
|----------------------------------------------|------------------------------------------|--------|
| 1.                                           | Building Application Fee (if applicable) | \$ Nil |
| 2.                                           | Headworks contribution                   | \$ Nil |
| 3.                                           | Connection Fee                           | \$ Nil |
| 4.                                           | Other                                    | \$ Nil |
| Total payable to Corporation for connection: |                                          | \$ Nil |

GP00489  
Mike Greenlees  
08 9923 4947

November 6, 2001

Bestry Farms P/L  
PO Box 57  
PERENJORI WA 6620

**RE: West Bowgada Rural Water Supply Scheme**

I am pleased to confirm that connection to the above scheme is now available subject to fitting of the meter by the Water Corporation, which should occur within the next three weeks and on receipt by the Water Corporation of the attached "Agreement for Water Supply Service(s)".

Please complete the Agreement and return to:

Water Corporation  
PO Box 43  
GERALDTON WA 6531

Your property has 1 service located on Lot M1366 Wilson Rd with an expected approximate pressure of 31m head at the service point.

Please read the "Agreement for Water Supply Service(s)" carefully and take particular note of clause 3.4, which outlines the physical conditions for connection.

Please note that the minimum pressure rating of internal pipework to be used shall be Class 12. Please also note that you may install a pressure reducing valve after the service meter if required. All pipework and fittings beyond the meter are the owner's responsibility and the Water Corporation takes no responsibility for the design or performance of internal pipework beyond the service point.

When installing internal pipework you may have to cross the new water main. Care should be taken to avoid damage to it.

If you have any queries concerning the agreement please contact Charmaine Ormerod (Senior Customer Services Officer ) on 131395

Yours sincerely

Michael Greenlees  
Project Leader

| Office Use Only |            |
|-----------------|------------|
| Account N°      | 9011360600 |

## WEST BOWGADA RURAL WATER SUPPLY AGREEMENT FOR WATER SUPPLY SERVICE(S)

An agreement dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_\_.

between

.....(Owner) of

.....(address)

and

WATER CORPORATION of 629 Newcastle Street Leederville, WA, 6007 (**Corporation**)

for a water supply service to the property detailed in **Schedule 1** that may comply with the Drinking Water System Standards as specified in the Corporation's Operating Licence.

### 1. DEFINITIONS

**Corporation** means the statutory body corporate known as the Water Corporation established under the Water Corporation Act 1995.

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**Service Pipework** means all pipework and associated fittings and appliances for conveying water from the mains connection onto or within the Property boundary.

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**Operating Licence** means the Operating Licence granted to the Corporation under the Water Services Coordination Act 1995 as it exists at the time this agreement is made.

**Property** means the real property of the owner intended to be supplied with water under this agreement.

**Service** means the water supply service to be provided by the Corporation to the Owner on the terms and conditions set out in this agreement.

### 2. OBLIGATIONS

#### 2.1 The Owner:

- a) will not take any action to require the Corporation to change or alter the Service;
- b) must pay to the Corporation:
  - (i) the amounts set out in **Schedule 3** prior to the connection, and
  - (ii) annual charges in respect of the Service and quantity charges for all water withdrawn from the Mains Connection as set out in and in accordance with, all relevant statutes, bylaws and other subsidiary legislation. Quantity charges will be based on the charges ruling at the time for the usage category specified in **Schedule 1**
- c) agrees that no allowance will be made in respect of the amounts payable by the Owner under this agreement for water that is lost through leaks or bursts in the Service Pipework;
- d) must comply with all relevant statutes, by-laws and other subsidiary legislation relating to the supply of water under this agreement; and
- e) where, in Schedule 2, a box is marked, the Water Supply Service relating to the box so marked is the water supply applying to this agreement.
- f) agrees, where under **Schedule 2** it is agreed that the Service provided does not comply with Drinking Water Quality Standards, to ensure that the water is adequately treated at the point of use if required for human consumption.

- 4
- g) the Owner must ensure that if the property is sold, all prospective purchasers are to be advised that the water service is non standard and that the prospective purchasers must enter into an agreement with the Corporation on terms and conditions similar to those set out in this agreement before the prospective purchasers are permitted to avail themselves of the water supply service. The Owner must arrange for a notification under Section 70A of the Transfer of Land Act to be served on the prospective purchasers to the effect that special conditions apply to the water service.

2.2 The Corporation:

- a) subject to paragraph 2.2(c), clauses 5.1 and 6, will use its reasonable endeavours to supply water at the Mains Connection which meets the standards applying as set out in **Schedule 2**.
- b) may from time to time modify or amend the standards applying as set out in **Schedule 2** and must give at least thirty days notice to the Owner of the intention to change those standards together with details of the proposed changes; and
- c) does not accept any liability for loss, damage or inconvenience suffered as a consequence of the provision of the Service including, without limitation, loss, damage or inconvenience which results from discontinuation of supply, the effects of air entrainment, or variation in pressure, flow or water quality.

**3. CONNECTION CONDITIONS**

- 3.1 Prior to the erection of any building, a submission with plans is to be made to the Corporation for assessment and payment of current charges.
- 3.2 The Owner must comply with the Corporation's service conditions and arrange access to the route for his service pipe where necessary.
- 3.3 The Corporation will provide a connection point and commence provision of the Service within 30 working days of receipt, to the satisfaction of the Corporation, of:
  - a) evidence that any land access necessary has been arranged; and
  - b) amounts payable to the Corporation under Schedule 3 of this agreement
  - c) receipt by the Water Corporation of this agreement signed by the owner and witness.
- 3.4 The Owner accepts responsibility for all costs associated with installation and maintenance of the private main and internal plumbing. The private main and internal plumbing shall conform to the Corporation's by-laws and shall have no direct connection to any existing or future private water supply systems such as rainwater tanks or bore water. The Owner shall provide either a break tank with an approved air gap at any termination of internal mains which are connected to the service or alternatively an approved reduced pressure zone device shall be fitted to the service at the point of connection. The approved reduced pressure zone device shall be installed and maintained on an annual basis by a licensed plumber. Valves to reduce the pressure from the mains supply (if required) shall be the responsibility of the Owner.
- 3.5 The Owner will obtain, either the written approval of the appropriate controlling Authority (i.e. Local Authority, Main Roads Department) where the private main is along a road reserve, or procure an easement at least 1metre wide where the private main is across the property of other owners. Should such permission be withdrawn, the Corporation gives no undertaking to provide an alternative supply.

**4. CONDITIONS TO RETAIN THE SERVICE**

- 4.1 The Owner must:
  - a) immediately notify the Corporation should an approval or permission be withdrawn for the continued access to the route of the service pipe; and
  - b) only use the water provided under the Service for the use specified in **Schedule 1** of this Agreement unless otherwise approved in writing by the Corporation.

**5. DISCONNECTION CONDITIONS**

- 5.1 The Corporation may disconnect the Service under any of the following conditions:
  - a) if the approval or permission for continued access to the Service Pipe route along a reserve or on another lot is withdrawn;

- b) if the Owner breaches this Agreement, any statute, bylaw or other subsidiary legislation relating to the provision of water and fails to remedy that breach within 7 days of the date of a notice from the Corporation to the Owner requesting that the breach be remedied to the satisfaction of the Corporation;
- c) immediately if, in the opinion of the Corporation, wastage of water and/or backflow is causing risk to the reticulation system;
- d) if the main supplying the Service is withdrawn from operation or an alternative service is to be provided from another main. In either case the Corporation must provide the Owner with not less than 3 months notice in writing of the Corporation's intention to disconnect the service.

5.2 The Owner agrees:

- a) to pay the fee determined by the Corporation for disconnecting the Service; and
- b) that the Corporation does not give any undertaking to provide access to an alternative water supply on disconnection of the Service.

## 6. SPECIAL CONDITIONS

The following additional special conditions apply to this Service:

## 7. ATTACHMENTS

The following attachments form part of this agreement:

Signed by the parties as an agreement

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_ .

|                                                                              |                                                      |
|------------------------------------------------------------------------------|------------------------------------------------------|
| For and on behalf of the Water Corporation:<br>Name:<br>Position:<br>Signed: | Owner<br>Name:<br><br>Signed:                        |
| In the presence of (witness):<br>Name:<br>Position:<br>Signed:               | In the presence of (witness):<br>Name:<br><br>Signed |

### SCHEDULE 1

#### PROPERTY DETAILS

| Property Details  |               | Category                | (✓) |
|-------------------|---------------|-------------------------|-----|
| Lot No.           |               | Residential             |     |
| House No.         |               | Commercial / Industrial |     |
| Unit No.          |               | Government              |     |
| Location No.      | M1366         | Institute/Public        |     |
| Street Name       | Wilson Rd     | Standpipe               |     |
| Town / Suburb     | THREE SPRINGS | Other                   | ✓   |
| Postcode          | 6519          |                         |     |
| Sub Billing Group |               |                         |     |

### SCHEDULE 2

#### WATER SERVICE STANDARDS

| System Standards                | Comments                                                                                                                                                                                                                                                      |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Water Quality</b>            | The water quality may not meet Drinking Water Quality Standards in relation to:<br><input checked="" type="checkbox"/> Microbiological Quality<br><input type="checkbox"/> Chemical Health Quality<br><input checked="" type="checkbox"/> Aesthetic Qualities |
| <b>Pressure Range (maximum)</b> | <input type="checkbox"/> The pressure may exceed 200 metres head of water<br><input type="checkbox"/> The pressure may exceed 100 metres head of water                                                                                                        |
| <b>Pressure Range (minimum)</b> | <input type="checkbox"/> The pressure may be below 15 metres head of water<br><input checked="" type="checkbox"/> The pressure may be below 13 metres head of water                                                                                           |
| <b>Flow Rate</b>                | <input checked="" type="checkbox"/> A minimum flow rate 5.6l/ha per day (within 2.5km from water main) + 1.8kl per dwelling per day will be provided, subject to continuity and drought response clauses below.                                               |
| <b>Continuity</b>               | <input checked="" type="checkbox"/> The flow at this service could be interrupted without notice. Onsite storage of ..... days is recommended.                                                                                                                |
| <b>Drought Response</b>         | <input checked="" type="checkbox"/> During times that necessitate restrictions on water use, sufficient water <u>may not</u> be available for essential in-house use.                                                                                         |
| <b>Served by main</b>           | <input type="checkbox"/> Property may not be adjacent to a supply main and require owner's pipework to link the property to the point of connection                                                                                                           |
| <b>Other</b>                    | <input type="checkbox"/> .....<br>.....<br>.....                                                                                                                                                                                                              |

### SCHEDULE 3

#### FEES AND CHARGES PAYABLE TO THE CORPORATION

| ITEM                                         | DESCRIPTION OF FEE OR CHARGE             | AMOUNT |
|----------------------------------------------|------------------------------------------|--------|
| 1.                                           | Building Application Fee (if applicable) | \$ Nil |
| 2.                                           | Headworks contribution                   | \$ Nil |
| 3.                                           | Connection Fee                           | \$ Nil |
| 4.                                           | Other                                    | \$ Nil |
| Total payable to Corporation for connection: |                                          | \$ Nil |

## File Creation Request

### 1. Requestor's Details

|                               |                                |                    |
|-------------------------------|--------------------------------|--------------------|
| Name <u>Charmaine CRMEROD</u> |                                | Phone <u>4923</u>  |
| Branch <u>GERRILTON</u>       | Section <u>Retail Services</u> |                    |
| Signature <u>[Signature]</u>  |                                | Date <u>8/1/02</u> |

### 2. Action Requested

|                                                                                                                                                                  |                                            |                                                |                                     |                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------|-------------------------------------|----------------------------------------------------------------|
| Create new file <input checked="" type="checkbox"/>                                                                                                              | Create new volume <input type="checkbox"/> | Create paper document <input type="checkbox"/> | Close file <input type="checkbox"/> | Advise when ready <input type="checkbox"/>                     |
| Existing file number <input type="text"/>                                                                                                                        |                                            |                                                |                                     | Deliver through mail round <input checked="" type="checkbox"/> |
|                                                                                                                                                                  |                                            |                                                |                                     | File in Records <input type="checkbox"/>                       |
| Hard Copy File <input type="checkbox"/> Electronic File Only <input type="checkbox"/> Hard Copy File with Electronic Documents attached <input type="checkbox"/> |                                            |                                                |                                     |                                                                |

### 3. File Title The file title must comply with the requirements of the Corporate KEYDEX. Refer Records Indexing Officer.

|          |                                       |
|----------|---------------------------------------|
| KEYWORD: | <u>WATER Supply</u>                   |
| Term 1:  | <u>Reticulation &amp; Connection</u>  |
| Term 2:  | <u>SERVICES Provided by Agreement</u> |
| Term 3:  | <u>Not P West Bawgada Scheme</u>      |

### 4. Additional Terms

|                              |
|------------------------------|
| <u>BESTLY Farms</u>          |
| <u>Loc m1366 Wilson Road</u> |
| <u>9011360600</u>            |

### 5. Additional Information Provide any information, which describes the file's contents, which will assist with file creation.

|                                            |
|--------------------------------------------|
| <u>QNI 2001 00161 VO1 (Please link in)</u> |
|--------------------------------------------|

### 6. Class Code

|  |
|--|
|  |
|--|

### 7. Priority One No

|  |
|--|
|  |
|--|

### 8. Grange A/C No

|  |
|--|
|  |
|--|

### 9. Grange Contact No

|  |
|--|
|  |
|--|

### 10. Vital Record? ☐

### 11. Confidential Record? ☐

Security Group (if known)

### 12. Location Code

(If not held in Central Storage)

### 13. Workgroup (IDS users only)

|  |
|--|
|  |
|--|

### 14. Add to Group Favorites ☐ (IDS users only)

|  |
|--|
|  |
|--|

### 15. Linked File No(s) (Files which are related to this file)

|                           |
|---------------------------|
| <u>QNI 2001 00161 VO1</u> |
|---------------------------|

### 16. Transfer document(s) (CDMS Document No/s) from Workgroup Holding File ☐ (IDS users only)

|  |
|--|
|  |
|--|

### Contacts

The Records Indexing Officer may be consulted with respect to the assignment of file titles and classification. For assistance call (08) 9420 2822 or e-mail: [corporate.records@watercorporation.com.au](mailto:corporate.records@watercorporation.com.au).

The Records Indexing Officer may be required to edit file titles in accordance with the Water Corporation KEYDEX.

Corporate KEYDEX: <http://waternet.watercorporation.com.au/corporate/thesaurus/index.html>



Department of Energy, Mines,  
Industry Regulation and Safety  
Resource and Environmental Regulation

Your ref A546 - OCR236041  
Our ref DMS14032/2023  
Enquiries Steven Batty — 9222 3104  
Steven.BATTY@dmirs.wa.gov.au

Keith Woodward  
Chief Executive Officer  
Shire of Three Springs  
Sent by Email — [general@threesprings.wa.gov.au](mailto:general@threesprings.wa.gov.au)  
PO Box 117 Three Springs WA 6519

Dear Keith Woodward

**SHIRE OF THREE SPRINGS - PROPOSED RENEWABLE ENERGY FACILITY  
SOLAR FARM - NO 163 (LOT M1366) WILSON ROAD WOMARDEN - OCR236041**

Thank you for your letter dated 05/12/2023 inviting comment on the proposed Renewable Energy Facility Solar Farm (Pilot Energy Ltd) at No 163, Lot M1366 (850ha) Wilson Road, Womarden.

The Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) has assessed this proposal with respect to mineral and petroleum resources, geothermal energy, and basic raw materials and makes the following comments.

From a resource access perspective, DEMIRS lodges no objections to the proposed Renewable Energy Facility, however we note:

- 400m of the southern boundary of Lot M1366 is overlapped by granted exploration licence E 70/5502 held by Dalaroo Metals Ltd. The overlap constitutes a 1.18% encroachment on the exploration licence.  
C/- Austwide Mining Title Management Pty Ltd, PO Box 1434, Wangara, 6947.  
E: [reception@austwidemining.com.au](mailto:reception@austwidemining.com.au), T: 08 9309 0400.  
While most of the solar arrays are located outside of this area, there is overlap in the SW corner of the Lot. Liaison with the tenement holder is recommended to evaluate whether this is an issue, or whether a different configuration of the solar arrays could be determined.

In line with the State Government's commitment to a prosperous and resilient low-carbon future for our State and the preference for land use co-existence wherever possible, DEMIRS is committed to working with the resources industry and other proponents to explore mutually beneficial, long-term outcomes for the State and the Western Australian community. Accordingly, we welcome early engagement from local government authorities and renewable industry proponents regarding any proposed land use/tenure changes.

Once again, thank you for the opportunity to provide comments and please do not hesitate to contact our office if we can be of further assistance.

Yours sincerely



---

**Steven Batty** | Senior Geologist  
Mineral and Energy Resources Directorate  
13 December 2023

-----Original Message-----

From: Katrin Wilson <[REDACTED]>

Sent: Monday, December 18, 2023 10:24 AM

To: General <[general@threesprings.wa.gov.au](mailto:general@threesprings.wa.gov.au)>

Subject: Proposed renewable energy facility(solar farm) lot M1366 Wilson Road womarden

Dear sir,

This seems like an excellent suggestion.

My question is 'is there any possibility of extending it to M 1369?'

Regards

Kartrin Wilson

For: Nereno Hill( lot M1369)

Sent from my iPad



Enquiries: Mark Willson (08) 9956 1234  
Our Ref: 002-369  
Your Ref: OCR236045

20 December 2023

Keith Woodward  
132 Railway Road, Three Springs WA 6519  
via email: [gernal@threesprings.wa.gov.au](mailto:gernal@threesprings.wa.gov.au)

Dear Keith,

**PROPOSED Renewable Energy Facility (Solar Farm) – 163 (Lot M1366) Wilson Road**

Thank you for consulting Main Roads on the proposed Solar Farm.

The proposed Solar Farm is not located within or adjacent to a road reserve under Main Roads jurisdiction. Additionally, Main Roads has no current plans in the area that would affect Lot.

Accordingly, Main Roads does not object to the proposal and has no further comments.

If you have any queries please do not hesitate to contact Mark Willson on 08 9956 1234.

Yours sincerely

Louise Adamson  
**NETWORK MANAGER**  
**MID WEST-GASCOYNE REGION**

RECEIVED

21 DEC 2023

20-12-2023

Shure Clerk. Mr Keith ~~Edwards~~ Woodward

W M M.

Dear Sir I am not in favour  
of the new scheme for wind turbines.

W M McKay



Your reference: A546 –  
OCR236042  
Our reference: LUP 1751  
Enquiries: Greg Doncon

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

Email: [general@threesprings.wa.gov.au](mailto:general@threesprings.wa.gov.au)

Date: 22 December 2023

Dear Keith

**Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road Womarden**

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

DPIRD does not object to the proposal on the condition that this activity will not impact future rural uses of this land and offers the following comments:

Decommissioning

The application propose that this solar farm is expected to have a lifespan of 45 years or more, utilising either the initial panels or via a future replacement of state-of-the-art solar panels (p 20). Eventually, this facility will be decommissioned, and the site returned to a rural, food production purpose. While it is difficult to predict the future use of an area of rural land, it is possible to determine the likely impacts of a proposed activity and plan to minimise or mitigate any negative impacts.

For example, many of the soils of the landscape where these facilities are to be located have a moderate to high risk of soil compaction. Consequently, over a 50-year period, the movement of water tankers to clean the panels and other activities involving vehicles / equipment will likely result in subsoil compaction; it is also likely that surface compaction / depressions from farm roads / tracks will form. Once the infrastructure is removed, to restore this landscape to its current or improved condition deep ripping and some earthworks would be required.

The proponent only commits to “the site left in as good or better condition, in terms of vegetation cover after decommissioning” (p 52). This suggests that any water or soil resources will not be in a better condition after this facility is decommissioned. Given the land is zoned rural, not industrial, it should be used in a way that ensures it is fit for purpose (safe food production) into the future.

DPIRD requests the proponent:

- outlines what components would be left in the landscape, once the future decommissioning process is completed?
- outlines what are the risks to agriculture and food production if those components are disturbed?
- prepare a decommissioning plan to ensure that the landscape can be restored to its current or improved condition. This will ensure that land will not be lost permanently to agricultural activities and will be suitable for an agricultural use in the future.

### General comments

DPIRD expects that the proponent and its subcontractors will:

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

Under provisions of the Environmental Protection Act 1986, clearing native vegetation to complete the construction of these facilities will likely require a clearing permit from the Department of Water and Environmental Regulation, who may seek advice from the Commissioner of Soil and Land Conservation about the degradation risks of clearing.

For more information, please contact Greg Doncon on 90813117 or [greg.doncon@dpird.wa.gov.au](mailto:greg.doncon@dpird.wa.gov.au)

Yours sincerely

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



Your Ref: A546  
Our Ref: F-AA-90523-1/ D-AA-23/439978  
Contact: Vic Andrich/ Yashvee Manrakhan-Field 9222 2000

Mr Keith Woodward  
Chief Executive Officer  
Shire of Three Springs  
132 Railway Road  
THREE SPRINGS WA 6519

Via email: [es@threesprings.wa.gov.au](mailto:es@threesprings.wa.gov.au); [general@threesprings.wa.gov.au](mailto:general@threesprings.wa.gov.au)

Dear Mr Woodward

**PROPOSED RENEWABLE ENERGY FACILITY (SOLAR FARM) - 163 (LOT M1366)  
WILSON ROAD, WOMARDEN**

Thank you for your letter dated 4 December 2023, requesting comment from the Department of Health (DoH) on the above proposal.

The DoH provides the following comment:

**Wastewater Management**

The proposal is required to comply with all of the requirements of the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations, 1974 (the Regulations).

Please note that approval for the wastewater holding tanks is required by the DoH and they must also be certified for use. Regarding this proposal, the DoH has no objection subject to receiving the following required information:

1. Wastewater holding tanks will require an ongoing maintenance program and include visual and audible alarms to warn when the tanks require emptying.
2. The size of the holding tanks must be appropriate for the proposed loadings, with adoption of adequate retention times for unexpected delays in pump outs.
3. The approval for holding tanks is normally for a maximum period of 12 months, yet may be negotiated for longer periods during the application process.
4. Provision of details of service provider/s designated and licensed to cart sewage by the Department of Water and Environmental Regulation (DWER).
5. Details and certification from the proposed DWER licensed septage disposal point/s to ensure the ponds/treatment capacity can accommodate the additional volumes or loadings.
6. A permanent onsite wastewater treatment system and disposal area will be required for permanent staff once the construction work has been completed.

In accordance with the Regulations an 'Application to Construct or Install an Apparatus for the Treatment of Sewage' should be submitted to the local government for each wastewater system. As this proposal is viewed as commercial/industrial, applications are required to be forwarded to the DoH for assessment and approval.

### **Drinking Water Management**

All drinking water provided on site must meet the health-related requirements and risk management framework set out in version 3.7 of the Australian Drinking Water Quality Guidelines 2011. These are highlighted in principle in the following link:

[Reticulated drinking water scheme providers \(health.wa.gov.au\)](https://www.health.wa.gov.au/reticulated-drinking-water-scheme-providers)

Any non-drinking water (i.e., water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with, or contaminate, the drinking water supply. This requires satisfactory labelling of non-drinking water taps and depending on system configuration and suitable backflow prevention arrangements.

Should you have any queries or require further information please contact Vic Andrich or Yashvee Manrakhan-Field on 9222 2000 or [eh.eSubmissions@health.wa.gov.au](mailto:eh.eSubmissions@health.wa.gov.au).

Yours sincerely



Lindy Nield  
**A/EXECUTIVE DIRECTOR  
ENVIRONMENTAL HEALTH DIRECTORATE**

2 January 2024



Department of Biodiversity,  
Conservation and Attractions



Your ref: OCR236036  
Our ref: PRS 51528  
Enquiries: Jess Gillespie  
Phone: 9964 0901  
Email: [jess.gillespie@dbca.wa.gov.au](mailto:jess.gillespie@dbca.wa.gov.au)

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

Email: [general@threesprings.wa.gov.au](mailto:general@threesprings.wa.gov.au)

Dear Mr Woodward

### **PROPOSED RENEWABLE ENERGY FACILITY (SOLAR FARM) – 163 (LOT M1366) WILSON ROAD, WOMARDEN**

Thank you for your letter of 4<sup>TH</sup> December 2023 regarding the proposed renewable energy facility upon 163 (Lot M1366) Wilson Road, Womarden.

The methodology and timing of the survey is not clear from the information provided in the Report by PVG Environmental (July, 2022). In the absence of adequate flora and vegetation survey, it is recommended that disturbance to remnant vegetation is avoided. If clearing of vegetation cannot be avoided, DBCA recommends that a suitably timed targeted flora and vegetation survey be carried out in accordance with the Environmental Protection Authority's Guidance Statement 51 'Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia', prior to disturbance to identify occurrences of Threatened Ecological Communities (TEC) and Threatened flora species.

The Report by PVG Environmental (July, 2022) did not identify occurrences of Threatened and Priority Ecological Communities on the site. Desktop information shows that the proposal intersects a record of the *Eucalypt woodlands of the Western Australian Wheatbelt* Threatened Ecological Community, listed as Critically Endangered under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* and a Priority three in Western Australia. Based on the information provided, it appears that the proposal intersects the buffer of the record of this TEC in the northeast of the property; however, it is not clear if the proposal intersects the TEC. It is recommended that the proponent confirms if the proposal intersects the area of remnant vegetation in the northeast of the property.

The area of remnant vegetation located on the eastern side of the site in the central stand proposed to be cleared, appears to contain similar vegetation to the occurrences of remnant vegetation on the site that have been recorded as the *Eucalypt woodlands of the Western Australian Wheatbelt* Threatened Ecological Community. It should be considered that there is potential that this site represents an occurrence of the TEC. DBCA recommends avoidance of

disturbance to the TEC. If the proposal requires disturbance to remnant vegetation, the proponent will need to ensure compliance with relevant legislation.

The *Eucalypt woodlands of the Western Australian Wheatbelt* Threatened ecological community is likely to provide habitat for native fauna, including *Zanda latirostris* (Carnaby's Cockatoo). Carnaby's Cockatoos are listed as Endangered under the EPBC Act and the *Biodiversity Conservation Act 2016 (BC Act)*. If there is potential that the proposed activities may impact this species a section 40 authorisation to take threatened fauna is required under the *BC Act*.

Whilst the Report by PVG Environmental (July, 2022) stated that “No trees were observed with hollows large enough for Carnaby's Black Cockatoo to breed in” were present within the proposed solar project layout, several potential habitat trees are proposed to be cleared. Hollow succession planning for the birds is essential, as existing hollows will be lost over time due natural attrition. Trees may take more than 120 years to develop hollows that are of a suitable size. Tree hollow creation is complex and not all trees form hollows, therefore retention of all habitat trees (regardless of age or size) and revegetation is vital to ensure preservation of the species. Where possible the clearing of large trees should be avoided. DBCA supports the recommendation by PVG Environmental (July, 2022) to plant *Eucalyptus loxophleba* (York Gum) and (*Eucalyptus salmonophloia*) Salmon Gums in areas outside of the solar farm to replace trees proposed to be cleared.

Due to the surface hydrology in this area, it is recommended that where possible drainage lines are avoided, and the management of current surface water flows is maintained. DBCA supports the recommendation by PVG Environmental (July, 2022) that appropriate stormwater management controls will be required if there is proposed ground disturbance within the natural drainage lines on the site.

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

Yours sincerely



Allison Donovan  
REGIONAL MANAGER  
Midwest Region

3 January 2024



Our Ref: D03477  
Your Ref: OCR236037

Keith Woodward  
Shire of Three Springs  
[general@threesprings.wa.gov.au](mailto:general@threesprings.wa.gov.au)

Dear Mr Woodward

**RE: HIGH RISK LAND USE - LOT M1366 (163) WILSON ROAD, WOMARDEN – PROPOSED RENEWABLE ENERGY FACILITY (SOLAR FARM) – DEVELOPMENT APPLICATION**

I refer to your letter dated 4 December 2023 regarding the submission of a Bushfire Management Plan (BMP) (Version 1.4), prepared by Bushfire Prone Planning and dated 10 November 2021, for the above development application. The BMP forms part of the development application Report 'Wheatbelt Solar' from the proponent dated 16 November 2023 for the above development application (DA).

This advice relates to *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7), the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines) and the *CFA Design Guidelines and Model Requirements - Renewable Energy Facilities (REF) v4 (August 2023)*. It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.

**Assessment**

- It is noted that the aerial maps (Vegetation Classification and BAL Contour Maps) have an area shaded as a 'tourism area'. There is no information within the BMP other than the legends of the aerial maps which provides any details on the tourism area. The BMP should address the proposed tourism use outlined in the development application report.
- DFES has also assessed the proposal against the *CFA Design Guidelines and Model Requirements - Renewable Energy Facilities (REF) v4 (August 2023)*, considered best practice for the assessment of renewable energy facilities. It is noted that some standards set out within the REF exceed those required by the Guidelines. DFES considers that compliance with these standards is warranted to address safety considerations associated with the proposed development from bushfire, structural fire and emergency response perspectives in line with our role as Hazard Management Agency for fire in WA.
- Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below.

**1. Policy Measure 6.5 a) (ii) Preparation of a BAL contour map**

| Issue                            | Assessment                                                                                                  | Action                              |
|----------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Vegetation classification</b> | Vegetation Area 3 cannot be substantiated as Class B Woodland with the limited information and photographic | Modification to the BMP is required |

|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|                                                          | <p>evidence available. The foliage cover appears to exceed 30%.</p> <p>The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |
| <b>Administrative Error</b>                              | <p>Area 7 on the Vegetation Classification Map is labelled as Class B Woodland, however, Table 3.2.2 of the BMP list Area 7 as Class G Grassland with the grassland separation distances. Photo 7a is also described as Class G Grassland. Either table 3.2.2 or the Vegetation Classification Map should be amended accordingly.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Modification to the BMP is required |
| <b>State of Victoria CFA Renewable Energy Guidelines</b> | <p>The <i>CFA Design Guidelines and Model Requirements - Renewable Energy Facilities (REF) v4 (August 2023)</i> are considered best practice for the assessment of renewable energy facilities. There are a number of requirements that should be considered in this application and referenced in the BMP where they align to the bushfire protection criteria:</p> <ul style="list-style-type: none"> <li>• A Risk Management Plan (RMP) that describes the infrastructure and risk and hazards on site has not been provided. The application report states an RMP is proposed to be undertaken during the construction phase. An RMP is a critical requirement of planning to inform fire risk management in the design and operation of facilities. An RMP is also required as per policy measure 6.6 of SPP 3.7.</li> <li>• A minimum 10m firebreak on the lot perimeter is required.</li> <li>• A perimeter road/driveway, which meets the technical requirements of Table 6 column 4, with passing bays around the outside of the solar array and infrastructure to allow full emergency vehicle access is required. Although a perimeter driveway appears to be present on the development plan it is difficult to see. The BMP should make a statement regarding the inclusion of a perimeter road as well as how it meets technical requirements.</li> <li>• Multiple access points from the public road network to the facility should be provided. It appears that there is only one public road access point to Wilson Road.</li> <li>• Static water tanks should be located a minimum 10m away from infrastructure and capable of being refilled either automatically or manually within 24 hours. The BMP does not provide any</li> </ul> | Modification to the BMP is required |

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |
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|                     | <p>detail on separation distances of the water tanks, or how they would be refilled.</p> <ul style="list-style-type: none"> <li>• One static water tank is required to be located at the entrance to the facility, with a minimum capacity of 45,000L, with an additional tank per 100 hectare of the facility.</li> <li>• There needs to be a minimum 6m separation between solar panel banks, or no unbroken area of solar panels greater than 25h. The BMP should provide information on solar bank size and the separation distance between them.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               |
| <b>Consultation</b> | <p>DFES Land Use Planning have referred this application to DFES Built Environment Branch, Special Operations Unit and the Regional Office for advice. Due to short turnaround timeframes this advice has not yet been received. Any advice received will be forwarded to the Shire as an addendum to this letter in early 2024.</p> <p>The DFES District Officer responsible for this region and the local fire and emergency services should be consulted during the development, construction and leading up to the commissioning of the facility.</p> <p>It is critical for the local fire and emergency services to understand the hazards present in the facility and the measures required to ensure the safety of fire-fighting crews when working in or around different parts of the facility.</p> <p>This may impact on how the crews respond to a fire in the facility, which may in turn have ramifications in regard to the optimal number and location of water supplies.</p> <p>It should be noted that all responding units in the area are volunteer fire and emergency services.</p> | Comment only. |

## 2. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria

| Element                               | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action                               |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>Location and Siting and Design</b> | <p><b>A1.1 and A2.1 – not demonstrated</b></p> <p>Given the size of the facility with over 600,000 solar panels and an onsite substation, with a combined vulnerable land use (tourism), it is considered that further work to meet the requirements of the CFA Guidelines should be undertaken to ensure that the facility has a well designed and best practice fire protection system. In particular, the proponent should demonstrate that achieving BAL-29 does indeed meet the Intent of SPP 3.7 and Elements 1 and 2.</p> <p>Evidence is required that the proposal meets the separation distance requirements (whichever is greater) to ensure: a) that radiant heat from a nearby bushfire will not trigger a failure in the infrastructure (whatever the</p> | Modification to the BMP is required. |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                      |
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|                         | most susceptible component is); and b) that radiant heat emitted from a failure in infrastructure will not trigger a bushfire. The technical specification of the infrastructure should be used to inform the minimum separation distance required (i.e. radiant heat level that the weakest component can withstand) and provided to demonstrate compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                      |
| <b>Vehicular Access</b> | <p><b>A3.2a – not demonstrated</b></p> <p>It is difficult to determine if the development complies with access to multiple destinations. Some roads in the nearby vicinity appear to be dead ends on some mapping layers but through roads on others.</p> <p>Decision maker to be satisfied that the development exits onto a public road that provides access to two different suitable destination in two different directions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Decision maker to be satisfied.      |
| <b>Water</b>            | <p><b>Intent – not demonstrated</b></p> <p>SPP 3.7 is aligned primarily with the planning and development of habitable buildings. With the evolution of new technologies, the provisions of SPP 3.7 and the Guidelines are not considered sufficient when considering some high risk, vulnerable, and/or large-scale land uses and DFES considers that additional verified evidence should be provided to demonstrate compliance with the intent of SPP 3.7 and the Bushfire Protection Criteria beyond that covered by the Acceptable Solutions.</p> <p>DFES notes that the acceptable solutions for water and Schedule 2 of the Guidelines is insufficient for a large-scale renewable energy facility and accordingly recommend that requirements are aligned with the REF Guidelines which would be considered to meet the intent of Element 4. On this basis the following comments are provided:</p> <ul style="list-style-type: none"> <li>• Static water tanks should be located a minimum 10m away from infrastructure and capable of being refilled either automatically or manually within 24 hours. The BMP does not provide any detail on separation distances of the water tanks, or how they would be refilled.</li> <li>• One static water tank is required to be located at the entrance to the facility, with a minimum capacity of 45,000L, with an additional tank per 100 hectares of the facility.</li> <li>• It has not been demonstrated that the proposed 50,000 litre water tanks dedicated for fire-fighting purposes and adjacent hard-standing is accessible to a type 3.4 appliance with the appropriate hard stand.</li> </ul> | Modification to the BMP is required. |

|                  |                                                                                                                                                                                                                                                                                                                                                                                                     |                                       |
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| <b>Element 5</b> | <b>A5.13 – A5.15 – not addressed</b><br><br>The proposal incorporates a tourism day use which includes an interpretive display, boardwalk, viewing platform, picnic area and toilets. Although the BMP has addressed Elements 1 – 4, given the tourism use Element 5 should also be addressed and a statement made how compliance with Elements 1-4 meets or exceeds the requirements of Element 5. | Modifications to the BMP is required. |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|

### 3. Policy Measure 6.6.1 Vulnerable and High-Risk land uses

| <b>Issue</b>                                     | <b>Assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Action</b> |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Bushfire Emergency Evacuation Plan (BEEP)</b> | Given the vulnerable tourism land use and the large scale nature of the development, it is considered appropriate that the referral should include a ' <i>Bushfire Emergency Evacuation Plan</i> ' for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.4 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the Shire. | Comment only. |

#### **Recommendation – compliance with intent and/or acceptable solutions not demonstrated – modifications required**

It is critical the bushfire management measures within the BMP are refined to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire. The proposed development has not demonstrated compliance to the following:

1. Element 1: Location,  
Element 2: Siting and Design,  
Element 3: Vehicular Access, and  
Element 4: Water.  
Element 5: Vulnerable Tourism Land Uses

DFES comments are made in consideration of the large-scale and high-risk nature of the development. Given that SPP 3.7 is aligned with the planning and development of habitable buildings the provisions of SPP 3.7 and the Guidelines are not considered sufficient when considering some high risk, vulnerable, and/or large-scale land uses. DFES notes that the acceptable solutions of the bushfire protection criteria may be insufficient for large-scale renewable energy facilities and have provided an assessment against SPP 3.7 and the Renewable Energy Facilities Guidelines.

If you require further information, please contact Sasha De Brito – Senior Land Use Planning Officer on telephone number 9395 9703.

Yours sincerely



**Naomi Mynott**  
**DIRECTOR LAND USE PLANNING**  
8 January 2023

**From:** Lebessis, Anthony <[Anthony.Lebessis@team.telstra.com](mailto:Anthony.Lebessis@team.telstra.com)>  
**Sent:** Monday, January 15, 2024 9:04 AM  
**To:** Patricia Mckeen <[es@threesprings.wa.gov.au](mailto:es@threesprings.wa.gov.au)>  
**Subject:** ICR2420184 - Re: Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366)  
Wilson Road, Womarden

Good morning,

Please be advised that there are assets in the area of concern so please note:

**We suggest that you contact Before You Dig Australia for a detailed site plan (if you haven't already) and engage a Certified Locating Organisation (CLO) to determine the exact location of the assets. To obtain a list of Certified Locating Organisations (CLO) please visit [www.BYDA.com.au](http://www.BYDA.com.au).**

Once the precise location of the Telstra assets has been established you can either arrange for the Telstra assets to be relocated **or** re-align your proposal to ensure they are no longer impacted.

**In the event Telstra's assets require relocation**, please engage **Telstra's Asset Relocation** team to obtain a quote to relocate the assets from the location in question. The relocation of the assets would be carried out at your cost, however the relocation would ensure that the land/s and its projected use would not be hindered or restricted by easements.  
**The existing network on this road cannot be built over.**

Alternatively, once your proposal has been re-aligned to eliminate any impact to Telstra's assets, please contact [F0501488@team.telstra.com](mailto:F0501488@team.telstra.com) for a re-evaluation of your proposal so that Telstra can be assured that its assets will not be affected by your development.

As these assets comprise an essential component of the Telstra network, we take this opportunity to highlight Telstra's rights and requirements to ensure that they are understood. The following is stated for your information:

- (1) Telstra's existing facilities are grandfathered under the 1997 Telecommunications Act. This enables such facilities to legally occupy land in perpetuity for the duration of that facilities use.
- (2) Part 1 of Schedule 3 of the Telecommunications Act 1997 authorises a carrier to enter land and exercise any of the following powers:
  - inspect the land
  - install a facility
  - maintain a facility

**In the case of installation and planned maintenance a notification will be afforded and such work will generally proceed during business hours. However, from time to time, certain activities need to be carried out without delay in order to protect the integrity of the network. Such activities may require vehicular access without notice and at any time of the day or night. 24/7 access for maintenance must be maintained.**

- (3) If at any time in the future it becomes necessary, in the opinion of the carrier because of a subdivision of any land to remove, or alter the position of a facility, the carrier may enter the land and do anything necessary or desirable for that purpose. The person who proposes to subdivide the land is liable to pay the carrier the reasonable cost of anything reasonably done by the carrier in this regard.

- (4) If at any time in the future it becomes necessary, in the opinion of the carrier or the land owner to remove, or alter the position of any Telstra assets, the carrier may enter the land and do anything necessary or desirable for that purpose. If the land owner is contemplating carrier relocation of these assets, then the land owner is liable to pay the carrier the reasonable cost of anything done in this regard.
- (5) All individuals have a legal "Duty of Care" that must be observed when working in the vicinity of Telstra's communication plant. It is the constructors/land owner's responsibility to anticipate and request the nominal location of Telstra plant in advance of any construction activities in the vicinity of Telstra's assets. **All enquires for plant locations should be made through Before You Dig Australia (visit [www.BYDA.com.au](http://www.BYDA.com.au)). On receipt of plans, notwithstanding the recorded location of Telstra's plant, the constructor/land owner is responsible for potholing and physical exposure to confirm the actual plant location before site civil work begins.** Telstra reserves all rights to recover compensation for loss or damage caused by interference to its cable network or other property.

Regards

**Anthony Lebessis**  
**Planned Services-Consultant**  
**Network Technical-Specialist**  
**Road Closures/Openings, Tenures & Reticulations**  
**Planned Services**  
**Field Services Group**  
**Brisbane QLD 4001**  
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**W [www.telstra.com](http://www.telstra.com)**

This email may contain confidential information.  
If I've sent it to you by accident, please reply to this email to notify the sender of its incorrect delivery and then delete both it and your reply.

**PLEASE NOTE:**

**Please email your future requests to [F0501488@team.telstra.com](mailto:F0501488@team.telstra.com) \*\*\* DO NOT POST \*\*\*. Also ensure that clear and legible plans or maps are provided in order to avoid delays in processing your request .**



## Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent    | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Recommendation                                                          |
|----------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 1<br>(5/12/23)             | Western Power | <p>Requests for general comments, feedback and approval for proposals can't be provided for without application and the investigation and dialogue that allows. We suggest:</p> <ul style="list-style-type: none"> <li>• reviewing your query against the processes referred to in our strategic planning web page</li> <li>• using provided mapping tools and Before You Dig Australia to locate and assets that may be affected by any proposed change or development</li> <li>• if there are transmission assets (66,000VOLTS-330,000 VOLTS) in proximity to your work, applying via our move or remove transmission and communication assets form</li> <li>• ensuring any developers involved are aware that they will need to make an application to deal with any assets that are in the development area as well as for the power requirements for the development.</li> </ul> | <p>Western Power were written to directly and provided sufficient information to be able to make comment on this matter.</p> <p>The applicant was provided with the opportunity to respond to the issues raised in the submission period and has advised as follows in relation to this submission:</p> <p><i>“The applicant has considered the suggestions raised by this submission and considers that the development application sufficiently addresses these points.”</i></p> <p>In the event that the application is approved it is recommended that the following advice note be included with the determination:</p> <p><i>“The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due diligence, which may be required under separate legislation. This including, but not limited to, the obtaining of any required approvals from the Department of Health, the Department of Energy, Mines, Industry Regulation &amp; Safety, the Department of Water &amp; Environment Regulation and Main Roads WA and consulting of Before You Dig Australia . It is the applicant’s responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences.”</i></p> | Note submission and include advice note as outlined in comment section. |
| 2<br>(8/12/23)             | ATCO Gas      | <p>ATCO has no objection to the proposed application based on the information and plan provided.</p> <p>Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' to determine the location of buried gas infrastructure.</p> <p>Proposed construction and excavation works need to be managed in accordance with the ATCO document <i>Additional Information for Working Around Gas Infrastructure - AGA-O&amp;M-PR24</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Copy of ATCO submission has been provided to applicant to ensure they are aware of their Before Your Dig requirements prior to commencement.</p> <p>The applicant has advised as follows in relation to this submission:</p> <p><i>“The applicant has considered the suggestions raised by this submission and considers that the development application sufficiently addresses these points.”</i></p> <p>In the event that the application is approved it is recommended that the following advice note be included with the determination:</p> <p><i>“The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Note submission and include advice note as outlined in comment section. |

### Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent                                              | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Recommendation                                                          |
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|                            |                                                         | If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <i>diligence, which may be required under separate legislation. This including, but not limited to, the obtaining of any required approvals from the Department of Health, the Department of Energy, Mines, Industry Regulation &amp; Safety, the Department of Water &amp; Environment Regulation and Main Roads WA and consulting of Before You Dig Australia . It is the applicant's responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences."</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                         |
| 3<br>(12/12/23)            | Department of Water and Environmental Regulation (DWER) | <p>DWER has identified that the proposal has the potential for impact on environmental values.</p> <p>Although the site identified is largely cleared of native vegetation, the planning report indicates that some clearing will be required to facilitate the construction of solar farm.</p> <p>Under section 51C of the <i>Environmental Protection Act 1986</i> (EP Act), clearing of native vegetation is an offence unless:</p> <ul style="list-style-type: none"> <li>• it is undertaken under the authority of a clearing permit,</li> <li>• it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required,</li> <li>• the clearing is subject to an exemption.</li> </ul> <p>Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the <i>Environmental Protection (Clearing of Native Vegetation) Regulations 2004</i> (the Clearing Regulations).</p> <p>Where DWER has a statutory role, planning applications should be considered prior to DWER issuing any relevant permits, licenses and/or approvals.</p> <p>In event there are modifications to the proposal that may have implications to environment or water management DWER should be notified to enable implications to be assessed.</p> | <p>Copy of DWER submission was provided to applicant to ensure they are aware of EP Act and requirements in relation to clearing of native vegetation as part of the development and their obligations should any modifications be required that may have environment or water implications.</p> <p>The applicant has advised as follows in relation to this submission:</p> <p><i>"PGV Environmental's Environmental Assessment report deals with the issue of clearing permits and exemptions in the fourth bullet point of the Conclusion. Regulation 5, Item 1 of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 allows the clearing of up to 5ha per calendar year for the construction of a building or structure. DWER confirmed that solar panels bolted to the ground are considered a structure under this Item. Item 1 does not apply if the vegetation is riparian or is in an Environmentally Sensitive Area (ESA). The vegetation to be cleared on site is neither riparian nor in an ESA. The amount of clearing of native vegetation is likely to be less than 5ha if measured using the canopy of the Gum trees. The Applicant therefore considers the clearing of up to 5ha per calendar as exempt from the requirement of a native vegetation clearing permit due to Regulation 5, Item 1."</i></p> <p><i>If, however, a clearing permit is required, the Applicant will make an application under Part V of the EP Act."</i></p> <p>In the event that the application is approved it is recommended that the following advice note be included with the determination:</p> <p><i>"The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due</i></p> | Note submission and include advice note as outlined in comment section. |

### Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received        | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Recommendation  |
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|                                   |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <i>diligence, which may be required under separate legislation. This including, but not limited to, the obtaining of any required approvals from the Department of Health, the Department of Energy, Mines, Industry Regulation &amp; Safety, the Department of Water &amp; Environment Regulation and Main Roads WA and consulting of Before You Dig Australia . It is the applicant's responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences."</i> |                 |
| 4<br>(12/12/23)<br>&<br>(17/1/24) | Water Corp | <p>Reticulated water is currently available in the subject area. But due to the change in land use, upgrading of the current system is most likely required to prevent existing customers being affected by the proposed development.</p> <p>Water Corp will need to review the current water scheme before we can determine if we can supply water to the proposed development and what upgrades to our system are required.</p> <p>If Water Corp can provide the required service to the development the developer is expected to provide all water reticulation. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works.</p> <p>If the solar farm proceeds it will require approval by their building services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.</p> <p>Information provided is subject to review and may change. If the proposal has not proceeded within the next 6 months please contact to ensure information is still valid.</p> <p><i>Further information was received from Water Corp on 17/1/24 advising:</i></p> <p>Please note that we previously provided comments regarding the proposed Solar Farm.</p> | <p>Copy of submission has been provided to the applicant so they are aware of their obligations with regards to reticulated water.</p> <p>The applicant has advised as follows in relation to this submission:</p> <p><i>"The applicant accepts and understands the points raised by the submission. The applicant affirms its intention (as expressed in the development application) to arrange its own water supply as needed."</i></p>                                                                                                | Note submission |

# Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent                                                          | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Recommendation  |
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|                            |                                                                     | <p>Water Corp has now had an opportunity to review the water scheme.</p> <p>The current service is a farmlands service which is for drought proofing purposes. It is not a standard retic service.</p> <p>The current service is restricted to 2.3 litres per minute.</p> <p>There is a current agreement the land holder has with Water Corp that mentions the conditions of the service that includes water quality.</p> <p>The service cannot be upgraded and should remain at being restricted to 2.3 litres per minute.</p>                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |
| 5<br>(13/12/23)            | Department of Energy, Mines Industry Regulation and Safety (DEMIRS) | <p>DEMIRS from a resources access perspective lodges no objections however note:</p> <p>400m of the southern boundary of Lot M1366 is overlapped by granted exploration licence E 70/5502 held by Dalaroo Metals Ltd. The overlap constitutes a 1.18% encroachment on the exploration licence.</p> <p>C/- Austwide Mining Title Management Pty Ltd, PO Box 1434, Wangara, 6947. E: <a href="mailto:reception@austwidemining.com.au">reception@austwidemining.com.au</a>, T: 08 9309 0400.</p> <p>While most of the solar arrays are located outside of this area, there is overlap in the SW corner of the Lot. Liaison with the tenement holder is recommended to evaluate whether this is an issue, or whether a different configuration of the solar arrays could be determined.</p> | <p>Copy of DEMIRS submission has been provided to applicant to ensure they are aware of received comments.</p> <p>DEMIRS should give due consideration in its assessment of tenement applications to third parties over privately owned land freehold land, and subsequent management thereof, to the freehold landowner's existing and available development and land use.</p> <p>The applicant was provided with the opportunity to respond to the issues raised in the submission period and has advised as follows in relation to this submission:</p> <p><i>"The applicant does not consider that the consent of Darloo Metals Ltd is required in respect of the tenement overlap. The applicant has written to Darloo Metals Ltd informing them of the proposed development and requesting confirmation of no objection."</i></p> | Note submission |
| 6<br>(18/12/23)            | Katrin Wilson                                                       | <p>This seems like an excellent suggestion.</p> <p>Is there any possibility of extending it to M 1369?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Respondent adjoins development site to the east.</p> <p>It would be reasonable to speculate that in the event that the solar farm development was successful that the applicant, or another commercial party, may seek to make contact with the respondent to explore opportunities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Note submission |

| Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden |               |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                |
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| Submission & Date Received                                                                                        | Respondent    | Nature of Submission                                                                                                                                                                                                                              | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Recommendation                                                                                 |
|                                                                                                                   |               |                                                                                                                                                                                                                                                   | <p>The applicant was provided with the opportunity to respond to the issues raised in the submission period and has advised as follows in relation to this submission:</p> <p><i>“The applicant notes Ms Wilson’s comments for consideration and does not consider that a further response is required to this submission due to the current specifications for the project.”</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                |
| 7<br>(20/12/23)                                                                                                   | Main Roads WA | <p>The proposal is not located within or adjacent to a road reserve under MRWA jurisdiction.</p> <p>MRWA has no current plans in the area that would affect the lot.</p> <p>MRWA does not object to the proposal and has no further comments.</p> | <p>Copy of MRWA submission has been provided to applicant and has advised as follows in relation to this submission:</p> <p><i>“The applicant notes Main Roads’ comments and does not consider that further response is required to this submission.”</i></p> <p>It is noted that when a Solar Farm upon Lot M1366 Wilson Road was previously approved by JDAP on 14/12/17 that the following conditions were applied:</p> <p><i>“6. A Construction Management Plan shall be submitted by the landowner to the local government for approval and approved prior to commencement of works. The Construction Management Plan should address noise, traffic and vehicle movements and parking (including the movements of construction personnel during the construction phase), road upgrades, storage of materials, dust, removal of temporary workforce accommodation buildings and structures associated with the construction of the development or any other matters considered relevant by the local government.</i></p> <p><i>7. The development shall be completed in accordance with the approved Construction Management Plan to the satisfaction of the local government.”</i></p> <p>It might be considered appropriate to again apply similar conditions (with removal of reference to workforce accommodation as this aspect has now been removed from the 2023 application) to address matters relating to road usage and traffic.</p> | Note submission and approve application subject to conditions as outlined in comments section. |
| 8<br>(20/12/23)                                                                                                   | W M McKay     | Not in favour of the new scheme for wind turbines.                                                                                                                                                                                                | <p>Respondent adjoins development site to the west and south.</p> <p>The proposed development is for a solar farm rather than a wind farm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Note submission and approve application with                                                   |

### Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent                                                      | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Recommendation                                                                                 |
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|                            |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>To address the raised issue the approval could be worded to specifically identify the approved development type/land use as being 'Renewable Energy Facility (Solar Farm)'</p> <p>The applicant was provided with the opportunity to respond to the issues raised in the submission period and has advised as follows in relation to this submission:</p> <p><i>"The applicant notes the submitter's comment and does not consider that further response is required to this submission."</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | specific reference to development type/land use as outlined in comments section.               |
| 9<br>(20/12/23)            | Department of Primary Industries & Regional Development (DPIRD) | <p>DPIRD does not object to the proposal on the condition that this activity will not impact future rural land uses of this land and offers the following comments.</p> <p>Solar farm expected to have a 45 year or more lifespan of 45 years or more. After decommissioning the site returned to rural, food production purposes.</p> <p>Many of the soils have a moderate to high risk of soil compaction. Over a 50 year period, the movement of water tankers to clean the panels and other activities involving vehicles/equipment will likely result in subsoil compaction, also likely that surface compaction/depressions from farm roads/tracks will form.</p> <p>Once the infrastructure is removed, to restore this landscape to its current or improved condition deep ripping and some earthworks would be required.</p> <p>The proponent only commits to leaving the site in as good or better condition, in terms of vegetation cover after decommissioning. This suggests that any water or soil resources will not be in a better condition after this facility is decommissioned. Given the land is zoned rural, not industrial, it should be used in a way that ensures it is fit for purpose (safe food production) into the future.</p> | <p>The applicant was provided with the opportunity to respond to the issues raised in the submission period and has advised as follows in relation to this submission:</p> <p><i>"The solar photovoltaic plant is a facility that will be completely dismantled at the end of its operational life. All the elements can be partially or completely recycled into new products. The main element disturbing the land are the piles holding the structures of the solar panels. These piles will be removed from the ground and the holes will be refilled with sand to guarantee that the land can be used for agricultural or other rural purposes again. The same thing will be done with trenches for both AC and DC cabling. All cables will be removed and the holes will be refilled with sand. Finally, fences cameras and poles will also be removed."</i></p> <p><i>Other land works involved with the installation are essentially flattening certain areas that will hold solar inverters and transformers inside containers. These containers will be removed at the end of the solar plant life, causing no disturbance for future activities. Concrete used for the water systems or other activities will also be managed so that it does not affect future agricultural use."</i></p> <p><i>Once the detailed engineering is finished and before the construction of the plant starts, a detailed decommissioning plan will be prepared with information on how each component will be dismantled, transported, and managed into a recycling or reutilising process. The decommissioning plant will also cover the readaptation into agricultural land of those areas affected by the mentioned piles and trenches."</i></p> | Note submission and approve application subject to conditions as outlined in comments section. |

### Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent                 | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Recommendation                                                                                 |
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|                            |                            | <p>DPIRD requests the proponent as part of decommissioning:</p> <ul style="list-style-type: none"> <li>outlines what components would be left in the landscape, once the future decommissioning process is completed?</li> <li>outlines what are the risks to agricultural and food production if those components are disturbed?</li> <li>prepare a decommissioning plan to ensure tha the landscape can be restored to its current or improved condition. This will ensure that the land will not be lost permanently to agricultural activities and will be suitable for an agricultural use in the future.</li> </ul> <p>DPIRD also made general comments as per they expect that the proponent and subcontractors will:</p> <ul style="list-style-type: none"> <li>observe biosecurity hygiene protocols to ensure they do not introduce or spread pests, weeds or diseases onto or around the Lot.</li> <li>minimise land clearing and soil disturbance to avoid land degradation, such as erosion, and rehabilitate land disturbed during their activities.</li> <li>follow best practices in construction of infrastructure, including roads and access tracks to minimise erosion.</li> </ul> <p>DPIRD also made reference to <i>Environmental Protection Act 1986</i> with regard to clearing of native vegetation and that it would be likely that a clearing permit would be required.</p> | <p><i>The solar plant will be built with the principle to minimise vegetation clearing and environmental disturbance. Those areas that require clearing will indeed be described in a permit application.</i></p> <p><i>We also refer to the response at item 3 above regarding vegetation clearing."</i></p> <p>It is noted that when a Solar Farm upon Lot M1366 Wilson Road was previously approved by JDAP on 14/12/17 that the following condition was applied:</p> <p><i>"15 The Applicant is required to give at least 3 months notice to the local government if the proposed development is to cease operations and all solar panels and ancillary structures and infrastructure must be decommissioned and removed within two years of giving this notice, unless the local government agrees otherwise."</i></p> <p>It is suggested that this condition might be expanded upon as part of any approval of this new (larger) Solar Farm application to address the decommissioning issues raised by DPIRD as follows:</p> <p><i>"The Applicant is required to give at least 3 months notice to the local government if the proposed development is to cease operations and all solar panels and ancillary structures and infrastructure must be decommissioned and removed from the site, and the site rehabilitated through deep ripping/earthworks, to the satisfaction of the local government, within 2 years of giving this notice, unless the local government agrees otherwise."</i></p> |                                                                                                |
| 10<br>(2/1/24)             | Department of Health (DoH) | <p>Wastewater Management</p> <p>The proposal is required to comply with all of the requirements of the <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974</i> (the regulations)</p> <p>Approval of wastewater tanks is required by DoH and must be certified for use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The applicant was provided with the opportunity to respond to the issues raised in the submission period and has advised as follows in relation to this submission:</p> <p><i>"The Applicant accepts and understands the points raised by the submission and considers that no further response is required."</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Note submission and approve application subject to conditions as outlined in comments section. |

# **Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden**

| Submission & Date Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Recommendation |
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|                            |            | <p>DoH has no objection to this proposal subject to receiving the following information:</p> <ol style="list-style-type: none"> <li>1. Wastewater holding tanks will require an ongoing maintenance program and include visual and audible alarms to warn when the tanks require emptying.</li> <li>2. The size of the holding tanks must be appropriate for the proposed loadings, with adoption of adequate retention times for unexpected delays in pump outs.</li> <li>3. The approval for holding tanks is normally for a maximum period of 12 months, yet may be negotiated for longer periods during the application process.</li> <li>4. Provision of details of service provider/s designated and licensed to cart sewage by DWER.</li> <li>5. Details and certification from the proposed DWER licensed septage disposal point/s to ensure the ponds/treatment capacity can accommodate the additional volumes or loadings.</li> <li>6. A permanent onsite wastewater treatment system and disposal area will be required for permanent staff once the construction work has been completed.</li> </ol> <p>In accordance with the Regulations an 'Application to Construct or Install an Apparatus for the Treatment of Sewage' should be submitted to the local government for each wastewater system. As this proposal is viewed as commercial/industrial, applications are required to be forwarded to the DoH for assessment and approval.</p> <p>Drinking Water Management</p> <p>All drinking water provided on site must meet the health-related requirements and risk management framework set out in version 3.7 of the Australian Drinking Water Quality Guidelines 2011.</p> <p>Any non-drinking water (i.e. water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with, or contaminate, the drinking water supply. This</p> | <p>It is noted that when a Solar Farm upon Lot M1366 Wilson Road was previously approved by JDAP on 14/12/17 that the following condition was applied:</p> <p><i>"11. The design and location of on-site effluent systems is to be in accordance with Council requirements and any requirements of Local Planning Scheme No.2."</i></p> <p>It is suggested that this condition might be accompanied by the following advice note to address the issues raised by DoH as follows:</p> <p><i>"In relation to condition 11 the applicant is advised that approval from the Department of Health is required for any on-site wastewater/effluent treatment processes."</i></p> |                |

# Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent                                            | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Recommendation                                                                        |
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|                            |                                                       | requires satisfactory labelling of non-drinking water taps and depending on system configuration and suitable backflow prevention arrangements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                       |
| 11<br>(3/1/24)             | Department of Biodiversity Conservation & Attractions | <p>The methodology and timing of the survey is not clear from the information provided in the report by PVG Environmental (July 2022).</p> <p>In the absence of adequate flora and vegetation survey, it is recommended that disturbance of remnant vegetation is avoided.</p> <p>If clearing cannot be avoided, DCBA recommends a suitably targeted flora and fauna survey be carried out in accordance with the Environmental Protection Authority's Guidance Statement 51 'Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia', prior to disturbance identify occurrences of Threatened Ecological Communities (TEC) and Threatened flora species.</p> <p>The Report by PVG Environmental (July, 2022) did not identify occurrences of Threatened and Priority Ecological Communities on the site. Desktop information shows that the proposal intersects a record of the Eucalypt woodlands of the WA Wheatbelt Threatened Ecological Community, listed as Critically Endangered under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) and a Priority 3 in WA. Based on the information provided, it appears that the proposal intersects the buffer of the record of this TEC in the northeast of the property; however, it is not clear if the proposal intersects the TEC.</p> <p>It is recommended that the proponent confirms if the proposal intersects the area of remnant vegetation in the northeast of the property.</p> <p>The area of remnant vegetation located on the eastern side of the site in the central stand proposed to be cleared, appears to contain similar vegetation to the occurrences of remnant</p> | <p>The applicant was provided with the opportunity to respond to the issues raised in the submission period and has advised as follows in relation to this submission:</p> <p><i>"A desktop assessment by DBCA indicates that there is a Threatened Ecological Community (TEC) recorded in the northeast of the property and that the proposed solar farm intersects the buffer of this record.</i></p> <p><i>The TEC in question is the Eucalypt woodlands of the Western Australian Wheatbelt community.</i></p> <p><i>PGV Environmental cannot confirm the record of the TEC at this location as the TEC mapping is not freely available on-line and in the short time allowed for this response we have not had time to request a database search of TECs from DBCA.</i></p> <p><i>There is a patch of York Gum/Salmon Gum trees in the north-east corner of the lot which has potential to be the Eucalypt woodlands of the Western Australian Wheatbelt community. According to the Eucalypt woodlands of the Western Australian Wheatbelt Conservation Advice a Woodland patch needs to remain reasonably intact with vegetation condition rated at least Good. The understorey in the north-east patch of York Gum/Salmon Gum trees was assessed by us in 2017 as predominantly pasture grasses and highly likely to be too degraded for the patch of trees to be considered the Eucalypt woodlands of the Western Australian Wheatbelt ecological community. In any case, the footprint of the solar array avoids the north-east patch of York Gum/Salmon Gum trees (see Annexure A).</i></p> <p><i>DBCA raises the potential for the 'remnant vegetation' located on the eastern side of the site in the central stand proposed to be cleared could also be the Eucalypt woodlands of the Western Australian Wheatbelt community. We described the vegetation in this stand in 2017 as being "almost completely bare of native vegetation" due to stock grazing of the unfenced stand of trees and is in a Degraded condition (see photo</i></p> | Note submission and include condition and advice note as outlined in comment section. |

# Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Recommendation |
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|                            |            | <p>vegetation on the site that have been recorded as the Eucalypt woodlands of the WA Wheatbelt Threatened Ecological Community. It should be considered that there is potential that this site represents an occurrence of the TEC. DBCA recommends avoidance of disturbance to the TEC.</p> <p>If the proposal requires disturbance of remnant vegetation, the proponent will need to ensure compliance with relevant legislation.</p> <p>The Eucalypt woodlands of the WA Wheatbelt Threatened ecological community is likely to provide habitat for native fauna, including <i>Zanda latirostris</i> (Carnaby's Cockatoo) which are listed as endangered under the EPBC Act and the <i>Biodiversity Conservation Act 2016</i> (BC Act).</p> <p>If there is potential that the proposed activities may impact this species a section 40 authorisation to take threatened fauna is required under the BC Act.</p> <p>Whilst the Report by PVG Environmental (July 2022) stated that "No trees were observed with hollows large enough for Carnaby's Black Cockatoo to breed in" were present within the proposed solar project layout, several potential habitat trees are proposed to be cleared. Hollow succession planning for the birds is essential, as existing hollows will be lost over time due to natural attrition. Trees may take more than 120 years to develop hollows that are of a suitable size.</p> <p>Tree hollow creation is complex and not all trees form hollows, therefore retention of all habitat trees (regardless of age or size) and revegetation is vital to ensure preservation of the species. Where possible the clearing of large trees should be avoided.</p> <p>DBCA supports the recommendation by PVG Environmental (July, 2022) to plant <i>Eucalyptus ioxophieba</i> (York Gum) and</p> | <p><i>attached). As stated above, a patch of woodland needs to be in at least Good condition and have a reasonably intact understorey to meet the criteria of the TEC. PGV Environmental considers the eastern stand to be too degraded to be the Eucalypt woodlands of the Western Australian Wheatbelt community.</i></p> <p><i>As a result of the above assessment we do not see the need to revise our Environmental Assessment report."</i></p> <p>It is noted that when a Solar Farm upon Lot M1366 Wilson Road was previously approved by JDAP on 14/12/17 that the following condition was applied:</p> <p><i>"8. The development shall be completed in accordance with the Stormwater Management Plans prepared by Calibre dated 1 September (Drawing No. COPS17054-SKT-G-005 and COPS17054-SKT-G-006) and 12 September 2017 (Drawing No. COPS17054-SKT-G-003). The construction drawings of the Stormwater Management Plan shall be submitted for the approval of the local government prior to the issue of a building permit.</i></p> <p>It is suggested that this condition might be modified to address the issues raised by DBCA as follows:</p> <p><i>"7. Prior to commencement of the development a Stormwater Management Plan shall be submitted to the local government for approval.</i></p> <p><i>8. Prior to the commencement of the use the landowner shall implement and thereafter maintain for the lifetime of the development the recommendations of the approved Stormwater Management Plan to the satisfaction of the local government."</i></p> <p>In the event that the application is approved it is also recommended that the following advice note be included with the determination:</p> <p><i>"The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due diligence, which may be required under separate legislation. This</i></p> |                |

# **Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden**

| Submission & Date Received | Respondent                                     | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Recommendation                                                        |
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|                            |                                                | <p>(<i>Eucalyptus salmonophloia</i>) Salmon Gums in areas outside of the solar farm to replace trees proposed to be cleared.</p> <p>Due to the surface hydrology in this area, it is recommended that where possible drainage lines are avoided, and the management of current surface area flows is maintained. DBCA supports the recommendation by PVG Environmental (July 2022) that appropriate storm water management controls will be required if there is proposed ground disturbance within the natural drainage lines.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>including, but not limited to, the obtaining of any required approvals from the Department of Health, the Department of Energy, Mines, Industry Regulation &amp; Safety, the Department of Water &amp; Environment Regulation and Main Roads WA and consulting of Before You Dig Australia . It is the applicant's responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences."</p>                                                                                                                                                                                                                                                                                                                     |                                                                       |
| 12<br>(8/1/2024)           | Department of Fire & Emergency Services (DFES) | <p>Comments provided including recommendations/actions required to Bushfire Management Plan (BMP).</p> <p>This advice relates to <i>State Planning Policy 3.7: Planning in Bushfire Prone Areas</i> (SPP3.7), the <i>Guidelines for Planning in Bushfire Prone Areas</i> (Guidelines) and the <i>CFA Design Guidelines and Model Requirements - Renewable Energy Facilities (REF) v4 (August 2023)</i>. It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.</p> <p>Noted that the aerial maps (Vegetation Classification &amp; BAL Contour Maps) have an area shaded as a 'tourism area'. There is no information within the BMP other than the legends of the aerial maps which provides any details on the tourism area. The BMP should address the proposed tourism use outlined in the development application report.</p> <p>DFES has also assessed the proposal against the <i>CFA Design Guidelines and Model Requirements - Renewable Energy Facilities (REF) v4 (August 2023)</i>, considered best practice for the assessment of renewable energy facilities. It is noted that some standards set out within the REF exceed those required by the Guidelines. DFES considers that compliance with these</p> | <p>The applicant was provided with the opportunity to respond to the issues raised in the submission period and has advised as follows in relation to the DFES submission (applicant comments are provided opposite to relevant DFES comments):</p> <p>"An updated version of the BMP will be produced to address the element of tourism land use in accordance with Version 1.4 of the Guidelines for Planning in Bushfire Prone Areas.</p> <ul style="list-style-type: none"> <li>- A Bushfire Risk Management Report will be produced to support the updated Bushfire Management Plan. This will consider the relevant CFA requirements for renewable energies.</li> <li>- An updated version of the BMP will be produced to address SPP 3.7 and the Guidelines version 1.4."</li> </ul> | Note submission and include condition as outlined in comment section. |

## Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Recommendation |
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|                            |            | <p>standards is warranted to address safety considerations associated with the proposed development from bushfire, structural fire and emergency response perspectives in line with our role as Hazard Management Agency for fire in WA.</p> <p>Further clarification is required within the BMP of the requirements of SPP3.7, and the supporting guidelines as outlined in our assessment as per below;</p> <p><b>Policy Measures 6.5a (ii) preparation of a BAL contour map</b></p> <p><b>Issue - Vegetation Classification</b><br/> <b>Assessment</b><br/> Vegetation Area 3 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%. The BMP should detail specifically how the Class B Woodland Classification was derived as opposed to Class A Forest. If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate.<br/> <b>Action –</b> Modification to the BMP is required</p> <p><b>Issue – Administrative Error</b><br/> <b>Assessment</b><br/> Area 7 on the Vegetation Classification Map is labelled as Class B Woodland, however, Table 3.2.2 of the BMP list Area 7 as Class G Grassland with the grassland separation distances. Photo 7a is also described as Class G Grassland. Either table 3.2.2 or the Vegetation Classification Map should be amended accordingly.<br/> <b>Action –</b> Modification to the BMP is required</p> <p><b>Issue - State of Victoria CFA Renewable Energy Guidelines</b><br/> <b>Assessment</b><br/> The CFA Design Guidelines and Model Requirements- Renewable Energy Facilities (REF) v4 (August 2023) are</p> | <p><i>The area is composed of trees and grassland with limited understorey or elevated fuels. Canopy cover does not exceed 30% over the whole area though some trees can be within close proximity of one another. It is difficult to show canopy density with ground level photos, particularly from a distance. Areal imagery may not be representative of vegetation structure.</i></p> <p><b>Other Action Taken</b><br/> None required.</p> <p><i>Modification of the revised BMP will update table 3.2.2 and the photo ID to reflect Area 7 as Class B Woodland.</i></p> <p><b>Other Action Taken</b><br/> Update BMP.</p> <p><i>A Bushfire Risk Management Plan will be produced to support the updated BMP. The Risk Management Plan will consider the CFA Design Guidelines and Model Requirements - Renewable Energy Facilities (REF) v4 (August 2023). The additional protection measures that are</i></p> |                |

# **Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden**

| Submission & Date Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Recommendation |
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|                            |            | <p>considered best practice for the assessment of renewable energy facilities. There are a number of requirements that should be considered in this application and referenced in the BMP where they align to the bushfire protection criteria:</p> <ul style="list-style-type: none"> <li>• Risk Management Plan (RMP) that describes the infrastructure and risk and hazards on site has not been provided. The application report states a RMP is proposed to be undertaken during the construction phase. RMP is a critical requirement of planning to inform fire risk management in the design and operation of facilities. RMP is also required as per policy measure 6.6 of SPP3.7.</li> <li>• minimum 10m firebreak on the lot perimeter is required.</li> <li>• perimeter road/driveway, which meets the technical requirements of Table 6 column 4, with passing bays around the outside of the solar array and infrastructure to allow full emergency vehicle access is required. Although a perimeter driveway appears to be present on the development plan it is difficult to see. The BMP should make a statement regarding the inclusion of a perimeter road as well as how it meets technical requirements.</li> <li>• Multiple access points from the public road network to the facility should be provided. It appears that there is only one public road access point to Wilson Road.</li> <li>• Static water tanks should be located a minimum 10m away from infrastructure and capable of being refilled either automatically or manually within 24 hours. The BMP does provide any detail on separation distances of the water tanks, or how they would be refilled.</li> <li>• One static water tank is required to be located at the entrance to the facility, with a minimum capacity of 45,000L, with an additional tank per 100 hectare of the facility.</li> <li>• There needs to be a minimum 6m separation between solar panel banks, or no unbroken area of solar panels greater than 25h. The BMP should provide information on solar bank size and the separation distance between them.</li> </ul> <p><b>Action –</b> Modification to the BMP is required</p> | <p><i>identified in the Bushfire Risk Management Plan will inform the protection measures outlined in the updated BMP.</i></p> <p><i>The protection measures outlined in the Bushfire Risk Management Plan will address the appropriate APZ requirements, internal access, firebreaks, access roads, operating procedures and water supply necessary for a high-risk development. These additional measures will be included in the updated BMP.</i></p> <p><b>Other Action Taken</b></p> <p><i>Bushfire Risk Management Plan will be produced, and BMP will be updated to incorporate the protection measures from the BRMP.</i></p> |                |

## Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                             | Recommendation |
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|                            |            | <p><b>Issue – Consultation Assessment</b></p> <p>DFES Land Use Planning have referred this application to DFES Built Environment Branch, Special Operations Unit and the Regional Office for advice. Due to short turnaround timeframes this advice has not yet been received. Any advice received will be forwarded to the Shire as an addendum to this letter in early 2024.</p> <p>The DFES District Officer responsible for this region and the local fire and emergency services should be consulted during the development, construction and leading up to the commissioning of the facility.</p> <p>It is critical for the local fire and emergency services to understand the hazards present in the facility and the measures required to ensure the safety of fire-fighting crews when working in or around different parts of the facility.</p> <p>This may impact on how the crews respond to a fire in the facility, which may in turn have ramifications in regard to the optimal number and location of water supplies.</p> <p>It should be noted that all responding units in the area are volunteer fire and emergency services.</p> <p><b>Action – Comment only</b></p> <p><b>Policy Measure 6.5 c) compliance with the Bushfire Protection Criteria</b></p> <p><b>Element – Location and Siting and Design Assessment</b></p> <p><i>A1.1 and A2.1 – not demonstrated</i></p> <p>Given the size of the facility with over 600,000 solar panels and an onsite substation, with a combined vulnerable land use (tourism), it is considered that further work to meet the requirements of the CFA Guidelines should be undertaken to ensure that the facility has a well designed and best practice fire protection system. In particular, the proponent should demonstrate that achieving BAL-29 does indeed meet the Intent of SPP3.7 and Elements 1 and 2.</p> | <p><i>The protection measures outlined in the Bushfire Risk Management Plan will address the appropriate APZ requirements, internal access, firebreaks, access roads, operating procedures and water supply necessary for a high-risk development. These additional measures will be included in the updated BMP.</i></p> <p><b>Other Action Taken</b></p> <p><i>A Bushfire Risk Management Plan will be produced, and BMP will be updated.</i></p> |                |

## Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Recommendation |
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|                            |            | <p>Evidence is required that the proposal meets the separation distance requirements (whichever is greater) to ensure: a) that radiant heat from a nearby bushfire will not trigger a failure in the infrastructure (whatever the Evidence is required that the proposal meets the separation distance requirements (whichever is greater) to ensure a) that radiant heat from a nearby bushfire will not trigger a failure in the infrastructure (whatever the most susceptible component is); and b) that radiant heat emitted from a failure in infrastructure will not trigger a bushfire. The technical specification of the infrastructure should be used to inform the minimum separation distance required (i.e. radiant heat level that the weakest component can withstand) and provided to demonstrate compliance.</p> <p><b>Action –</b> Modification of the BMP is required</p> <p><b>Element –</b> Vehicle Access<br/> <b>Assessment</b><br/> <b>A3.2a – not demonstrated</b><br/>                     It is difficult to determine if the development complies with access to multiple destinations. Some roads in the nearby vicinity appear to be dead ends on some mapping layers but through roads on others.<br/>                     Decision maker to be satisfied that the development exits onto a public road that provides access to two different suitable destination in two different directions.<br/> <b>Action – Decision maker to be satisfied</b></p> <p><b>Element –</b> Water<br/> <b>Assessment</b><br/> <i>Intent – not demonstrated</i><br/>                     SPP 3.7 is aligned primarily with the planning and development of habitable buildings. With the evolution of new technologies, the provisions of SPP 3.7 and the Guidelines are not considered sufficient when considering some high risk, vulnerable, and/or large-scale land uses and DFES considers that additional verified evidence should be provided to demonstrate compliance with the intent of SPP 3.7 and the</p> | <p><i>This will be addressed in the updated BMP.</i></p> <p><b>Other Action Taken</b><br/> <i>BMP will be updated.</i></p> <p><i>The protection measures outlined in the Bushfire Risk Management Plan will address the appropriate APZ requirements, internal access, firebreaks, access roads, operating procedures and water supply necessary for a high-risk development. These additional measures will be included in the updated BMP.</i></p> <p><b>Other Action Taken</b><br/> <i>Bushfire Risk Management Plan will be produced, and BMP will be updated.</i></p> |                |

## Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Recommendation |
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|                            |            | <p>Bushfire Protection Criteria beyond that covered by the Acceptable Solutions.</p> <p>DFES notes that the acceptable solutions for water and Schedule 2 of the Guidelines is insufficient for a large-scale renewable energy facility and accordingly recommend that requirements are aligned with the REF Guidelines which would be considered to meet the intent of Element 4. On this basis the following comments are provided:</p> <ul style="list-style-type: none"> <li>• Static water tanks should be located a minimum 10m away from infrastructure and capable of being refilled either automatically or manually within 24 hours. The BMP does not provide any detail on separation distances of the water tanks, or how they would be refilled.</li> <li>• One static water tank is required to be located at the entrance to the facility, with a minimum capacity of 45,000L, with an additional tank per 100 hectares of the facility.</li> <li>• It has not been demonstrated that the proposed 50,000 litre water tanks dedicated for fire-fighting purposes and adjacent hard-standing is accessible to a type 3.4 appliance with the appropriate hard stand.</li> </ul> <p><b>Action –</b> Modification of BMP is required</p> <p><b>Element –</b> Element 5</p> <p><b>Assessment</b><br/>A5.13 – A5.15 – <i>not addressed</i></p> <p>The proposal incorporates a tourism day use which includes an interpretive display, boardwalk, viewing platform, picnic area &amp; toilets. Although the BMP has addressed Elements 1–4, given the tourism use Element 5 should also be addressed and a statement made how compliance with Elements 1-4 meets or exceeds the requirements of Element 5.</p> <p><b>Action –</b> Modifications to the BMP is required</p> <p><b>Issue -</b> Bushfire Emergency Evacuation Plan (BEEP)</p> <p><b>Assessment</b><br/>Given the vulnerable tourism land use and the large scale nature of the development, it is considered appropriate that the</p> | <p><i>The updated BMP will assess the development in accordance with Guidelines v1.4, which will address Element 5.</i></p> <p><b>Other Action Taken</b><br/><i>BMP will be updated.</i></p> <p><i>As the development has been designated to include a tourism land use, in accordance with the new Guidelines v1.4, a Bushfire Emergency Plan will be produced by Bushfire Prone Planning along with the updated BMP and BRMP.</i></p> <p><b>Other Action Taken</b></p> |                |

# Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Recommendation |
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|                            |            | <p>referral should include a <i>‘Bushfire Emergency Evacuation Plan’</i> for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.4 <i>‘Developing a Bushfire Emergency Evacuation Plan’</i>. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the Shire.</p> <p><b>Action</b> – Comment only</p> <p><b>Recommendation – compliance with intent and/or acceptable solutions not demonstrated – modifications required</b></p> <p>It is critical the bushfire management measures within the BMP are refined to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire.</p> <p>The proposed development has not demonstrated compliance to the following:</p> <p>Element 1: Location,<br/>         Element 2: Siting and Design,<br/>         Element 3: Vehicular Access, and<br/>         Element 4: Water<br/>         Element 5: Vulnerable Tourism Land Uses</p> <p>DFES comments are made in consideration of the large-scale and high-risk nature of the development. Given that SPP3.7 is aligned with the planning and development of habitable buildings the provisions of SPP3.7 and the Guidelines are not considered sufficient when considering some high risk, vulnerable, and/or large-scale land uses. DFES notes that the acceptable solutions of the bushfire protection criteria may be insufficient for large-scale renewable energy facilities and have provided an assessment against SPP3.7 and the Renewable Energy Facilities Guidelines.</p> | <p><i>The BEP will be produced.</i></p> <p><i>Based on the previous assessment of the proposed development, its nature, and the comments of DFES, the applicant considers that the issues in relation to bushfire can be approached by way of approval conditions.”</i></p> <p>In relation to the comments received from DFES the following further comments are made:</p> <ul style="list-style-type: none"> <li>- BMP should be updated to more clearly demonstrate the tourism area elements and the proposed APZ (element 2) to protect this area.</li> <li>- Gravel access ways to surround all elements of the proposal to the requirements of A3.5 of Guidelines BMP could be amended to achieve BAL 12.5 ratings for all buildings and infrastructure</li> <li>- Area 3 is considered woodland given the fuel profile onsite, no change may be considered required for this plot.</li> <li>- Area 7 is to be removed during construction so the classification can change or remain (applicant’s bushfire consultant to justify) but it will not affect the outcome of the BMP report and the required APZ distances to be established around completed built form</li> <li>- A Risk Management Plan should be conditioned as part of the planning approval conditions.</li> </ul> <p>It is noted that when a Solar Farm upon Lot M1366 Wilson Road was previously approved by JDAP on 14/12/17 that the following condition was applied:</p> <p><i>“9. Prior to the commencement of use the recommendations of the Bushfire Management Plan prepared by Bushfire Prone Planning dated 24 May 2017 shall be implemented and thereafter maintained for the lifetime of the development to the satisfaction of the local government..”</i></p> |                |

# Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Recommendation                                                          |
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|                            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>It is suggested that this condition might be modified to address the issues raised by DFES as follows:</p> <p><i>“9. Prior to commencement of the development a Bushfire Management Plan shall be submitted to the local government for approval.</i></p> <p><i>10. Prior to the commencement of the use the landowner shall implement and thereafter maintain for the lifetime of the development the recommendations of the approved Bushfire Management Plan to the satisfaction of the local government.”</i></p> <p>It is suggested that these conditions might be accompanied by the following advice note to address the issues raised by DFES as follows:</p> <p><i>“In relation to conditions 9 &amp; 10 the Bushfire Management Plan shall address the issues raised by the Department of Fire &amp; Emergency Services and any other matters considered relevant by the local government.”</i></p>                                                                                                                                                                   |                                                                         |
| 13<br>(15/1/2024)          | Telstra    | <p>There are assets in the area of concern so please note:</p> <p>Suggest that you contact Before You Dig Australia for a detailed site plan (if you haven't already) and engage a Certified Locating Organisation (CLO) to determine the exact location of the assets. To obtain a list of Certified Locating Organisations (CLO) please visit <a href="http://www.BYDA.com.au">www.BYDA.com.au</a>.</p> <p>Once the precise location of the Telstra assets has been established you can either arrange for the Telstra assets to be relocated or re-align your proposal to ensure they are no longer impacted.</p> <p>In the event Telstra's assets require relocation, please engage Telstra's Asset Relocation team to obtain a quote to relocate the assets from the location in question. The relocation of the assets would be carried out at your cost, however the relocation would ensure that the land/s and its projected use would not be hindered or restricted by easements.</p> <p>The existing network on this road cannot be built over.</p> | <p>The applicant was provided with the opportunity to respond to the issues raised in the submission period and has advised as follows in relation to this submission:</p> <p><i>“The applicant notes this comment and accepts the recommended actions, and considers that no further response is needed to this submission.”</i></p> <p>In the event that the application is approved it is recommended that the following advice note be included with the determination:</p> <p><i>“The applicant is advised that this planning approval does not negate the requirement for any additional approvals, and adherence to due diligence, which may be required under separate legislation. This including, but not limited to, the obtaining of any required approvals from the Department of Health, the Department of Energy, Mines, Industry Regulation &amp; Safety, the Department of Water &amp; Environment Regulation and Main Roads WA and consulting of Before You Dig Australia . It is the applicant's responsibility to obtain any additional approvals, and</i></p> | Note submission and include advice note as outlined in comment section. |

# Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden

| Submission & Date Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Comment                                                                                              | Recommendation |
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|                            |            | <p>Alternatively, once your proposal has been re-aligned to eliminate any impact to Telstra's assets, please contact F0501488@team.telstra.com for a re-evaluation of your proposal so that Telstra can be assured that its assets will not be affected by your development.</p> <p>As these assets comprise an essential component of the Telstra network, we take this opportunity to highlight Telstra's rights and requirements to ensure that they are understood. The following is stated for your information:</p> <p>(1) Telstra's existing facilities are grandfathered under the <i>Telecommunications Act 1997</i>. This enables such facilities to legally occupy land in perpetuity for the duration of that facilities use.</p> <p>(2) Part 1 of Schedule 3 of the <i>Telecommunications Act 1997</i> authorises a carrier to enter land and exercise any of the following powers:</p> <ul style="list-style-type: none"> <li>- inspect the land</li> <li>- install a facility</li> <li>- maintain a facility</li> </ul> <p>In the case of installation and planned maintenance a notification will be afforded and such work will generally proceed during business hours. However, from time to time, certain activities need to be carried out without delay in order to protect the integrity of the network. Such activities may require vehicular access without notice and at any time of the day or night. 24/7 access for maintenance must be maintained.</p> <p>(3) If at any time in the future it becomes necessary, in the opinion of the carrier because of a subdivision of any land to remove, or alter the position of a facility, the carrier may enter the land and do anything necessary or desirable for that purpose. The person who proposes to subdivide the</p> | <p><i>undertaking of due diligence, required before the development/use lawfully commences."</i></p> |                |

# **Schedule of Submissions – Proposed Renewable Energy Facility (Solar Farm) - 163 (Lot M1366) Wilson Road, Womarden**

| Submission<br>& Date<br>Received | Respondent | Nature of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Comment | Recommendation |
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|                                  |            | <p>land is liable to pay the carrier the reasonable cost of anything reasonably done by the carrier in this regard.</p> <p>(4) If at any time in the future it becomes necessary, in the opinion of the carrier or the land owner to remove, or alter the position of any Telstra assets, the carrier may enter the land and do anything necessary or desirable for that purpose. If the land owner is contemplating carrier relocation of these assets, then the land owner is liable to pay the carrier the reasonable cost of anything done in this regard.</p> <p>(5) All individuals have a legal "Duty of Care" that must be observed when working in the vicinity of Telstra's communication plant. It is the constructors/landowner's responsibility to anticipate and request the nominal location of Telstra plant in advance of any construction activities in the vicinity of Telstra's assets. All enquires for plant locations should be made through Before You Dig Australia. On receipt of plans, notwithstanding the recorded location of Telstra's plant, the constructor/landowner is responsible for potholing and physical exposure to confirm the actual plant location before site civil work begins. Telstra reserves all rights to recover compensation for loss or damage caused by interference to its cable network or other property.</p> |         |                |