



Regional Development Assessment Panel Minutes

Meeting Date and Time: Tuesday, 16 September 2025; 9.30am
Meeting Number: RDAP/54
Meeting Venue: 140 William Street, Perth

A recording of the meeting is available via the following link:
[RDAP/54 - 16 September 2025 - Shire of Three Springs](#)

PART A – INTRODUCTION

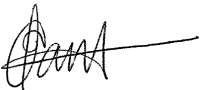
1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – SHIRE OF THREE SPRINGS

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 10896 Turkey Flat Road, Kadathinni – Proposed renewable energy facility (solar farm, battery energy storage system & substation – DAP/25/02930)
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

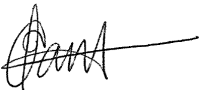
PART C – OTHER BUSINESS

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


Francesca Lefante
Presiding Member, Regional DAP



ATTENDANCE	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Francesca Lefante (Presiding Member) Eugene Koltasz (Deputy Presiding Member) Neema Premji	Ashlee Kelly Kristen Parker
<i>Part B – Shire of Three Springs</i>	
<i>Local Government DAP Members</i>	<i>Officers/Technical Advisors in Attendance</i>
Cr Chris Connaughton	Simon Lancaster


Francesca Lefante
Presiding Member, Regional DAP



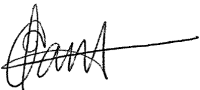
Applicant and Submitters
<i>Part B – Shire of Three Springs</i>
Renee Young (element advisory) Xiao Zheng Wang (Trina Solar)

Members of the Public / Media

Nil

Observers via livestream

There were 6 persons observing the meeting via the livestream.


Francesca Lefante
Presiding Member, Regional DAP



PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.30am on 16 September 2025 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

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

1.1 Announcements by Presiding Member

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

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

2. Apologies

Cr Jenny Mutter (Local Government Member, Shire of Three Springs)

3. Members on Leave of Absence

Nil

4. Noting of Minutes

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

Francesca Lefante
Presiding Member, Regional DAP



PART B – SHIRE OF THREE SPRINGS

1. Declaration of Due Consideration

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

2. Disclosure of Interests

In accordance with section 2.4.9 of the DAP Code of Conduct 2024, DAP Member, Cr Chris Connaughton, declared that they had participated in a prior Council briefing in relation to the application at item 3.1. However, under section 2.1.2 of the DAP Code of Conduct 2024, Cr Connaughton acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

In accordance with section 3.3 of the DAP Code of Conduct 2024, the Presiding Member determined that the member listed above, who had disclosed an impartiality interest, was permitted to participate in the discussion and voting on the item.

3. Form 1 DAP Applications

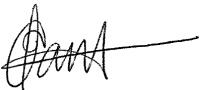
3.1 Lot 10896 Turkey Flat Road, Kadathinni – Proposed renewable energy facility (solar farm, battery energy storage system & substation – DAP/25/02930

Deputations

Renee Young (Element Advisory) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Xiao Zheng Wang (Trina Solar) and responded to questions from the panel in relation to Item 3.1.

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


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PRIMARY MOTION

Moved by: Eugene Koltasz

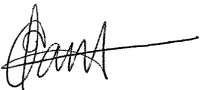
Seconded by: Neema Premji

That the Regional DAP resolve to:

Approve DAP Application reference DAP/25/02930 and accompanying plans (as contained in Attachment 1 - Application Report dated 4 June 2025) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the Shire of Three Springs Local Planning Scheme No.2 subject to the following:

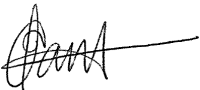
Conditions

1. This decision constitutes planning approval only and is valid for a period of 5 years from the date of approval. If the subject development is not substantially commenced within the 5 year period, the approval shall lapse and be of no further effect.
2. The development shall be undertaken in accordance with the stamped approved plans and supporting documents (Noise Assessment prepared by SLR dated 7/8/25, Traffic Impact Assessment prepared by SLR dated 1/4/25, Visual Impact Assessment prepared by SLR dated 11/4/25, Flora & Fauna Assessment prepared by SLR dated 1/4/25, Bushfire Management Plan prepared by Linfire dated 27/3/25, Bushfire Risk Management Plan prepared by Linfire dated 27/3/25) including any amendments and additional plans and information arising from the approval conditions.
3. Prior to the commencement of development, a Landscape Plan shall be submitted to the local government for approval.
4. 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 Landscape Plan to the satisfaction of the local government.
5. Prior to the commencement of the development a Construction Management Plan shall be submitted to the local government for approval and approved prior to commencement of works.
6. The development shall be completed in accordance with the approved Construction Management Plan to the satisfaction of the local government.
7. Prior to commencement of the development a Stormwater Management Plan shall be submitted to the local government for approval.
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.


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Presiding Member, Regional DAP



9. Prior to commencement of the development an updated Bushfire Management Plan and Bushfire Risk Management Plan shall be submitted to the local government for approval on advice of the Department of Fire and Emergency Services.
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.
11. The design, location, installation and maintenance of on-site wastewater/effluent systems is to be to the approval of the local government and in accordance with relevant legislative requirements.
12. The upgrading of the Eneabba-Three Springs Road and Turkey Flat Road intersection to the satisfaction of the local government.
13. Prior to the commencement of the use all vehicle access point(s) onto the local road network, car parking areas and internal vehicle accessways shall be constructed to the satisfaction of the local government.
14. The installation of any directional/traffic/warning/safety signage in the vicinity of the development's access point onto the road network, and relating to the development, shall be to the satisfaction of the local government.
15. All parking of vehicles associated with the development shall be provided for within the property boundary and not the road reserve.
16. The applicant shall be responsible for the upgrade, repair, reinstatement or replacement of any road infrastructure that is damaged, becomes unsafe or fails to meet appropriate engineering standards where the damage to the road network is caused by reason of use of the road in connection with the approved development, to the satisfaction of the local government (or where agreed to by the local government the applicant may instead arrange payment to the local government for such repair, reinstatement or replacement works to be undertaken).
17. Prior to the commencement of operations, an Operational Management Plan shall be submitted to the local government for approval, which includes the establishment of a complaints register to record any complaints that may be received and process for undertaking any mitigating actions that may be required.
18. The measures included in the approved Operational Management Plan shall be implemented to the satisfaction of the local government.
19. Prior to the commencement of works associated with the approved development or the issue of a Building Permit (whichever occurs first), the Noise Assessment shall be reviewed and submitted to, and approved by the Shire of Three Springs, in consultation with the Department of Water and Environmental Regulation.
20. Prior to commencement of operations a Preliminary Decommissioning Plan shall be submitted to the local government for approval.

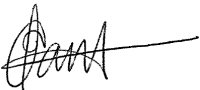

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Presiding Member, Regional DAP



21. 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 infrastructure must be decommissioned and removed from the site. The site must be demonstrated to be free of contaminants and the site rehabilitated through deep ripping/earthworks, and other measures as included in the approved Final Decommissioning Plan to the satisfaction of the local government, within 2 years of giving this notice, unless the local government agrees otherwise.

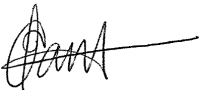
Advice Notes

- (a) The applicant is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the local government and be approved before any work requiring a building permit can commence on site.
- (b) The applicant is advised that the proposed works are near an area of high risk. It is recommended that persons planning to build or undertake works in high risk areas near transmission or communication assets act in a safe manner at all times and in accordance with all applicable legal and safety requirements (including the 'duty of care' under the laws of negligence, Worksafe requirements and guidelines, Australian Standards and Western Power policies and procedures).
- (c) Prior to any ground disturbance of the site, all contractors and operators should be made aware of the obligations under the *Aboriginal Heritage Act 1972* relating to site discovery and reporting protocols. This includes stopping work and seeking the advice of both the Registrar of Aboriginal Sites and Yamatji South Regional Corporation (YSRC) in the event that materials of Aboriginal heritage value are discovered during construction activities.
- (d) 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 Mines, Petroleum & Exploration, the Department of Local Government, Industry Regulation & Safety, the Department of Water & Environment Regulation and Main Roads WA and consulting of Before You Dig Australia. It is the applicant's responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences.
- (e) The applicant will need to consult with the Main Roads WA Heavy Vehicle Services branch to ascertain any approval requirements that may be required for their proposed heavy vehicle combinations, transport routes and operations.
- (f) In relation to conditions 3 & 4 the Landscape Plan shall address the mitigation measures as outlined in the Visual Impact Assessment.


Francesca Lefante
Presiding Member, Regional DAP



- (g) In relation to conditions 5 & 6 the Construction Management Plan shall address the following associated with the construction of the development or any other matters considered relevant by the local government.
- i) hours of construction;
 - ii) heritage management protocols to mitigate potential risks linked to the exposure of Aboriginal artefacts during ground-disturbing activities;
 - iii) temporary fencing, hoardings, gantries, and signage;
 - iv) site access and egress;
 - v) construction vehicle route and traffic management;
 - vi) size and frequency of construction vehicles;
 - vii) road upgrades/repairs and timing of works associated with the construction of the development;
 - viii) parking arrangements for staff and contractors;
 - ix) deliveries and storage of construction materials and machinery;
 - x) management of vibration, dust, wind, and erosion;
 - xi) management of any stormwater discharge;
 - xii) management of construction noise and other site generated noise;
 - xiii) demolition and construction waste management, recycling, and removal;
 - xiv) protection of any public realm infrastructure;
 - xv) public communication and complaint handling procedures;
 - xvi) biosecurity protocols.
- (h) The Shire is unable to provide guarantee of all-weather access on its unsealed road network, and in the event that the applicant requires all-weather access to its site, the applicant is required to seal the road network to the local government's satisfaction to connect into the existing sealed road network.
- (i) In relation to conditions 9 & 10 the Bushfire Management Plan and Bushfire Risk Management Plan shall address the issues raised by the Department of Fire & Emergency Services and any other matters considered relevant by the local government.
- (j) 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.
- (k) In relation to condition 12 the Eneabba-Three Springs Road/Turkey Flat Road intersection shall be upgraded with Basic Right Turn (BAR) and Basic Left Turn (BAL) treatments to improve road safety, and Turkey Flat Road is to be sealed for a distance of 50m south of the Eneabba-Three Springs Road intersection to minimise the migration of gravel from Turkey Flat Road onto Eneabba-Three Springs Road.
- (l) The applicant is responsible to ensure that biosecurity protocols are maintained for the site to minimise biosecurity risks for the landowner, adjoining farms and along the transport route and should further information be required on appropriate practices the applicant should contact the Department of Primary Industries & Regional Development in this regard.


Francesca Lefante
Presiding Member, Regional DAP



- (m) The applicant shall enter into a contribution agreement towards community, social or other infrastructure/programs that will benefit the local community. The agreement should establish the process by which the contributions should be directed to the Shire of Three Springs Medical Community Benefit Scheme or other local groups/ventures deemed appropriate. The agreement should give due regard for best available practice including the Draft Western Australia Guidelines on Community Benefits for Renewable Energy Projects and the contribution value per megawatt (\$/MW) formula benchmark of the New South Wales Benefit Sharing Guideline.
- (n) In relation to condition 19 the reviewed Environmental Noise Assessment shall include:
- (i) Assessed noise levels for all nearby sensitive receivers.
 - (ii) Background noise levels.
 - (iii) Operating noise levels of equipment selected for installation.
 - (iv) Assessment of noise levels for worst-case scenario of night-time at 100% capacity operation.
 - (v) Recommended measures to reduce noise level exceedances.
- Any recommended measures to reduce noise level exceedances identified in the approved reviewed Noise Assessment shall be implemented to the satisfaction of the Shire of Three Springs, in consultation with the Department of Water and Environmental Regulation, prior to the operation of the approved development.
- (o) Should the applicant be aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

AMENDING MOTION 1

Moved by: Neema Premji

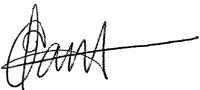
Seconded by: Eugene Koltasz

That Condition No. 21 be amended to read as follows:

The applicant is required to give at least 3 12 months' notice to the local government if the proposed development is to cease operations and all infrastructure must be decommissioned and removed from the site. The site must be demonstrated to be free of contaminants and the site rehabilitated through deep ripping/earthworks, and other measures as included in the approved Final Decommissioning Plan to the satisfaction of the local government, within 2 years of giving this notice, unless the local government agrees otherwise.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide sufficient timeframe to prepare and implement the Decommissioning Plan.


Francesca Lefante
Presiding Member, Regional DAP



AMENDING MOTION 2

Moved by: Francesca Lefante

Seconded by: Cr Chris Connaughton

The following amendments were made en bloc:

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

Prior to the commencement of the use the landowner/applicant shall implement and thereafter maintain for the lifetime of the development the recommendations of the approved Landscape Plan to the satisfaction of the local government.

- (ii) That Condition No. 8 be amended to read as follows:

Prior to the commencement of the use the landowner/applicant 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.

- (iii) That Condition No. 10 be amended to read as follows:

Prior to the commencement of the use the landowner/applicant 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.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To ensure the development obligations associated with the work include and reflect the applicant and leasing arrangements on the site.

PRIMARY MOTION (AS AMENDED)

That the Regional DAP resolve to:

Approve DAP Application reference DAP/25/02930 and accompanying plans (as contained in Attachment 1 - Application Report dated 4 June 2025) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the Shire of Three Springs Local Planning Scheme No.2 subject to the following:

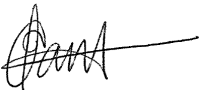
Conditions

1. This decision constitutes planning approval only and is valid for a period of 5 years from the date of approval. If the subject development is not substantially commenced within the 5 year period, the approval shall lapse and be of no further effect.

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2. The development shall be undertaken in accordance with the stamped approved plans and supporting documents (Noise Assessment prepared by SLR dated 7/8/25, Traffic Impact Assessment prepared by SLR dated 1/4/25, Visual Impact Assessment prepared by SLR dated 11/4/25, Flora & Fauna Assessment prepared by SLR dated 1/4/25, Bushfire Management Plan prepared by Linfire dated 27/3/25, Bushfire Risk Management Plan prepared by Linfire dated 27/3/25) including any amendments and additional plans and information arising from the approval conditions.
3. Prior to the commencement of development, a Landscape Plan shall be submitted to the local government for approval.
4. Prior to the commencement of the use the landowner/applicant shall implement and thereafter maintain for the lifetime of the development the recommendations of the approved Landscape Plan to the satisfaction of the local government.
5. Prior to the commencement of the development a Construction Management Plan shall be submitted to the local government for approval and approved prior to commencement of works.
6. The development shall be completed in accordance with the approved Construction Management Plan to the satisfaction of the local government.
7. Prior to commencement of the development a Stormwater Management Plan shall be submitted to the local government for approval.
8. Prior to the commencement of the use the landowner/applicant 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.
9. Prior to commencement of the development an updated Bushfire Management Plan and Bushfire Risk Management Plan shall be submitted to the local government for approval on advice of the Department of Fire and Emergency Services.
10. Prior to the commencement of the use the landowner/applicant 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.
11. The design, location, installation and maintenance of on-site wastewater/effluent systems is to be to the approval of the local government and in accordance with relevant legislative requirements.
12. The upgrading of the Eneabba-Three Springs Road and Turkey Flat Road intersection to the satisfaction of the local government.
13. Prior to the commencement of the use all vehicle access point(s) onto the local road network, car parking areas and internal vehicle accessways shall be constructed to the satisfaction of the local government.

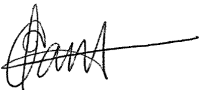

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Presiding Member, Regional DAP



14. The installation of any directional/traffic/warning/safety signage in the vicinity of the development's access point onto the road network, and relating to the development, shall be to the satisfaction of the local government.
15. All parking of vehicles associated with the development shall be provided for within the property boundary and not the road reserve.
16. The applicant shall be responsible for the upgrade, repair, reinstatement or replacement of any road infrastructure that is damaged, becomes unsafe or fails to meet appropriate engineering standards where the damage to the road network is caused by reason of use of the road in connection with the approved development, to the satisfaction of the local government (or where agreed to by the local government the applicant may instead arrange payment to the local government for such repair, reinstatement or replacement works to be undertaken).
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19. Prior to the commencement of works associated with the approved development or the issue of a Building Permit (whichever occurs first), the Noise Assessment shall be reviewed and submitted to, and approved by the Shire of Three Springs, in consultation with the Department of Water and Environmental Regulation.
20. Prior to commencement of operations a Preliminary Decommissioning Plan shall be submitted to the local government for approval.
21. The applicant is required to give at least 12 months' notice to the local government if the proposed development is to cease operations and all infrastructure must be decommissioned and removed from the site. The site must be demonstrated to be free of contaminants and the site rehabilitated through deep ripping/earthworks, and other measures as included in the approved Final Decommissioning Plan to the satisfaction of the local government, within 2 years of giving this notice, unless the local government agrees otherwise.

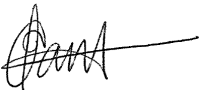
Advice Notes

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


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- (b) The applicant is advised that the proposed works are near an area of high risk. It is recommended that persons planning to build or undertake works in high risk areas near transmission or communication assets act in a safe manner at all times and in accordance with all applicable legal and safety requirements (including the 'duty of care' under the laws of negligence, Worksafe requirements and guidelines, Australian Standards and Western Power policies and procedures).
- (c) Prior to any ground disturbance of the site, all contractors and operators should be made aware of the obligations under the *Aboriginal Heritage Act 1972* relating to site discovery and reporting protocols. This includes stopping work and seeking the advice of both the Registrar of Aboriginal Sites and Yamatji South Regional Corporation (YSRC) in the event that materials of Aboriginal heritage value are discovered during construction activities.
- (d) 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 Mines, Petroleum & Exploration, the Department of Local Government, Industry Regulation & Safety, the Department of Water & Environment Regulation and Main Roads WA and consulting of Before You Dig Australia. It is the applicant's responsibility to obtain any additional approvals, and undertaking of due diligence, required before the development/use lawfully commences.
- (e) The applicant will need to consult with the Main Roads WA Heavy Vehicle Services branch to ascertain any approval requirements that may be required for their proposed heavy vehicle combinations, transport routes and operations.
- (f) In relation to conditions 3 & 4 the Landscape Plan shall address the mitigation measures as outlined in the Visual Impact Assessment.
- (g) In relation to conditions 5 & 6 the Construction Management Plan shall address the following associated with the construction of the development or any other matters considered relevant by the local government.
 - i) hours of construction;
 - ii) heritage management protocols to mitigate potential risks linked to the exposure of Aboriginal artefacts during ground-disturbing activities;
 - iii) temporary fencing, hoardings, gantries, and signage;
 - iv) site access and egress;
 - v) construction vehicle route and traffic management;
 - vi) size and frequency of construction vehicles;
 - vii) road upgrades/repairs and timing of works associated with the construction of the development;
 - viii) parking arrangements for staff and contractors;
 - ix) deliveries and storage of construction materials and machinery;
 - x) management of vibration, dust, wind, and erosion;
 - xi) management of any stormwater discharge;
 - xii) management of construction noise and other site generated noise;
 - xiii) demolition and construction waste management, recycling, and removal;
 - xiv) protection of any public realm infrastructure;


Francesca Lefante
Presiding Member, Regional DAP



- xv) public communication and complaint handling procedures;
 - xvi) biosecurity protocols.
- (h) The Shire is unable to provide guarantee of all-weather access on its unsealed road network, and in the event that the applicant requires all-weather access to its site, the applicant is required to seal the road network to the local government's satisfaction to connect into the existing sealed road network.
- (i) In relation to conditions 9 & 10 the Bushfire Management Plan and Bushfire Risk Management Plan shall address the issues raised by the Department of Fire & Emergency Services and any other matters considered relevant by the local government.
- (j) 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.
- (k) In relation to condition 12 the Eneabba-Three Springs Road/Turkey Flat Road intersection shall be upgraded with Basic Right Turn (BAR) and Basic Left Turn (BAL) treatments to improve road safety, and Turkey Flat Road is to be sealed for a distance of 50m south of the Eneabba-Three Springs Road intersection to minimise the migration of gravel from Turkey Flat Road onto Eneabba-Three Springs Road.
- (l) The applicant is responsible to ensure that biosecurity protocols are maintained for the site to minimise biosecurity risks for the landowner, adjoining farms and along the transport route and should further information be required on appropriate practices the applicant should contact the Department of Primary Industries & Regional Development in this regard.
- (m) The applicant shall enter into a contribution agreement towards community, social or other infrastructure/programs that will benefit the local community. The agreement should establish the process by which the contributions should be directed to the Shire of Three Springs Medical Community Benefit Scheme or other local groups/ventures deemed appropriate. The agreement should give due regard for best available practice including the Draft Western Australia Guidelines on Community Benefits for Renewable Energy Projects and the contribution value per megawatt (\$/MW) formula benchmark of the New South Wales Benefit Sharing Guideline.



- (n) In relation to condition 19 the reviewed Environmental Noise Assessment shall include:
- (i) Assessed noise levels for all nearby sensitive receivers.
 - (ii) Background noise levels.
 - (iii) Operating noise levels of equipment selected for installation.
 - (iv) Assessment of noise levels for worst-case scenario of night-time at 100% capacity operation.
 - (v) Recommended measures to reduce noise level exceedances.
- Any recommended measures to reduce noise level exceedances identified in the approved reviewed Noise Assessment shall be implemented to the satisfaction of the Shire of Three Springs, in consultation with the Department of Water and Environmental Regulation, prior to the operation of the approved development.
- (o) Should the applicant be aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

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

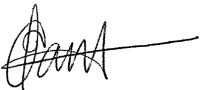
REASON: Panel members were satisfied the proposed discretionary use is consistent with the planning framework, with the RAR demonstrating that the proposal meets the objectives of the Rural zone as evident by the community engagement response. The construction traffic and access issues have been assessed, with members concurring the road and intersection upgrades improve road capacity and function during construction stage. The panel noted that amenity impacts of noise, have been assessed as compliant with legislative provision, with the closest sensitive site being 1.4km from the site. The Visual Impact Assessment indicates any visual impact can be mitigated through the retention and enhancement of existing vegetation and proposed landscaping, The Bushfire Management investigations have incorporated mitigation actions with relevant conditions requiring compliance with ongoing obligations. The proposal aligns with State objectives to provide important renewable energy infrastructure. The panel unanimously supported the proposal consistent with the RAR, inclusive of minor condition changes.

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil


Francesca Lefante
Presiding Member, Regional DAP



PART C – OTHER BUSINESS

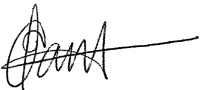
1. State Administrative Tribunal Applications and Supreme Court Appeals

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

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DP/14/00039 DR65/2020	Shire of York	Lots 4869 (2256), 5931, 9926 (2948) and 26934 Great Southern Highway, St Ronans	Construction and Use of Allawuna Farm for the purposes of a Class II Landfill	28 July 2020
DAP/24/02737 DR190/2024	Town of Port Hedland	Lot 601, Portion of Lot 604, Lot 300 and Portion of Road Reserve Parola Court, South Hedland	Mixed-Use Development	13 December 2024
DAP/25/02861 DR97/2025	Shire of Narrogin	Lots 21, 22, 7067, 1189 Contine and Parks Road, Lots 3014, 3015, 3017, 2922, 2921, 1976 Great Southern Highway and Lots 1195, 29, 27, 7207, 6349 Wanerie Road, Narrogin	Proposed Solar and Battery Hybrid Project	9 July 2025
DAP/25/02899 DR121/2025	Town of Port Hedland	Lot 51 Kennedy Street, South Hedland	Proposed Workforce Accommodation and Dwelling (Grouped) Uses	19 August 2025

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 10.13am.


Francesca Lefante
Presiding Member, Regional DAP