Government of **Western Australia**
Development Assessment Panels

LG Ref: PA16/01
DoP Ref: DAP/16/01067

Mr Dermot Costello
WestGen Pty Ltd
Suite 7, 56 Kings Park Road,
West Perth WA 6005

Dear Mr Costello

Metro East JDAP – Shire of Serpentine Jarrahdale – DAP Application PA16/01 Determination
Lot 1001 (25) Peverett Lane and Lots 200 (1674) and 210 Thomas Road, Oakford
Development of a 29.7MW Solar Farm

Thank you for your application and plans submitted to the Shire of Serpentine Jarrahdale on 28 June 2016 for the above development at the abovementioned site.

This application was considered by the Metro East Joint Development Assessment Panel at its meeting held on 7 December 2016, where in accordance with the provisions of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Marcel Bridge on behalf of the Shire of Serpentine Jarrahdale on (08) 9526 1318.

Yours sincerely,

Michelle Tan

DAP Secretariat

13/12/2016

Encl. DAP Determination Notice
Approved plans

Cc: Mr Marcel Bridge
Shire of Serpentine Jarrahdale
6 Paterson Street,
MUNDIJONG WA 6123

wa.gov.au
Postal address: Locked Bag 2506 Perth WA Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 9919 Fax: (08) 6551 9961 TTY: 6551 9007 Infoline: 1800 626 477
daps@planning.wa.gov.au www.planning.wa.gov.au
ABN 35 482 341 493

Government of **Western Australia**
Development Assessment Panels

Planning and Development Act 2005

Shire of Serpentine Jarrahdale Town Planning Scheme No. 2

Metro East Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Location: Lot 1001 (25) Peverett Lane and Lots 200 (1674) and 210 Thomas Road, Oakford
Description of Proposed Development: Development of a 29.7MW Solar Farm

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 7 December 2016, subject to the following:

Approve the proposed Use Not Listed (Solar Farm) and Incidental Tourist Facility, Office and Site Facilities application reference DAP/16/01067 at Lots 1001 Peverett Lane, Lot 210 Abernethy Road and Lot 200 Thomas Road, Oakford and amended plans dated 21 August 2016, subject to the following planning conditions:

Conditions

Local Government:

1. Lots 1001 Preverett Lane, Lot 210 Abernethy Road and Lot 200 Thomas Road, Oakford are to be amalgamated into a single lot prior to the submission of a building permit application. Alternatively the owner may enter into a legal agreement with the Shire of Serpentine Jarrahdale, prepared by the Shire's solicitors at the expense of the owner.

   The legal agreement will allow the owner 12 months to amalgamate the lots. The agreement is required to be executed by all parties concerned prior to the commencement of the works hereby permitted.

2. Prior to the submission of a building permit a site plan illustrating any existing vegetation to be retained (specifically relating to black cockatoo feeding habitat) shall be submitted and approved to the satisfaction of the Shire of Serpentine Jarrahdale.

3. Prior to the submission of a building permit amended plans shall be submitted illustrating setbacks of 12 metres from all side and rear boundaries to any proposed development to the satisfaction of the Shire of Serpentine Jarrahdale.

4. Prior to the submission of a building permit a noise impact statement shall be submitted and approved to the satisfaction of the Shire of Serpentine Jarrahdale.

5. Prior to the submission of a building permit a drainage management plan shall be submitted, approved and thereafter implemented to the satisfaction of the Shire of Serpentine Jarrahdale.

Government of **Western Australia**
Development Assessment Panels

6. Prior to the submission of a building permit a construction management plan shall be submitted, approved and thereafter implemented to the satisfaction of the Shire of Serpentine Jarrahdale.

7. Prior to the commencement of works a Traffic Management Plan shall be submitted, approved and thereafter implemented to the satisfaction of the Shire of Serpentine Jarrahdale. The Traffic Management Plan shall ensure there is an adequate and safe turning circle along Rice Road adjoining Lot 200 Thomas Road. This is to allow traffic entering Rice Road, outside of the operating hours of the facility, to be able to conduct a safe u-turn to exit Rice Road onto Thomas Road.

8. Prior to the commencement of works a Bushfire and Emergency Management Plan, shall be submitted, approved and thereafter implemented to the satisfaction of the Shire of Serpentine Jarrahdale.

9. Prior to the commencement of works a landscaping/revegetation plan which includes mature vegetation along the perimeter of the development site for the purposes of screening and privacy of nearby affected residences shall be submitted and approved by the Shire of Serpentine Jarrahdale.

10. Prior to the commencement of the use the approved landscape/revegetation plan shall be implemented and thereafter maintained to the satisfaction of the Shire of Serpentine Jarrahdale.

11. Prior to the commencement of the use all proposed crossovers shall be designed and constructed to the satisfaction of the Shire of Serpentine Jarrahdale.

12. Prior to the commencement of the use, a tourist facility management plan shall be submitted, approved and thereafter implemented to the satisfaction of the Shire of Serpentine Jarrahdale. The Tourist Facility Management Plan shall include suitable operating hours.

13. A monetary contribution of $500,000 being paid to Council for the establishment of public art within the Oakford area in accordance with Council's Local Planning Policy No. 59 - Public Art Policy for Major Developments to the satisfaction of the Shire prior to occupation of the development.

14. A minimum of two (2) car parking bays are required to be provided within the office and switch room compound to the satisfaction of the Shire of Serpentine Jarrahdale.

15. Rice Road pavement shall be widened to a minimum width of 6 meters up to the turning circle referred to in condition 7 and it shall be sealed to the specification and satisfaction of the Shire of Serpentine Jarrahdale at the landowner/applicant’s cost.

16. An interpretive information panel is to be provided at the tourist area to the satisfaction of the Shire of Serpentine Jarrahdale.

17. The applicant(s) / land owner(s) shall advise the Shire of Serpentine Jarrahdale in writing the solar farm facility has completed construction.

Government of **Western Australia**
Development Assessment Panels

18. Prior to the commencement of works a plan outlining the conceptual decommissioning and rehabilitation of the site will be required to be submitted.

    Within two years of the facility being decommissioned, a final decommissioning rehabilitation plan shall be submitted, approved and thereafter implemented to the satisfaction of Shire of Serpentine Jarrahdale.

19. Prior to the submission of a building permit a fauna and flora study shall be undertaken, submitted and approved by the Shire of Serpentine Jarrahdale. This study shall inform the landscaping plan to ensure significant flora is retained for its conservation value or habitat value with respect to fauna.

20. No herbicides shall be used for the maintenance of the height of the ground cover, only mowing or grazing shall be permitted.

21. The solar farm shall be fully constructed in accordance with the approved plans within two years from the date of this approval.

22. The applicants/operators of the solar farm shall prepare an ongoing air quality and/or erosion management plan to the satisfaction and approval of the Shire of Serpentine Jarrahdale and shall be implemented for the life of the project.

Main Roads:

23. No vehicle access shall be permitted onto the Thomas Road reserve and all vehicle access shall be restricted to the Local Road network.

24. As the Planning Report indicates that significant traffic will be entering into and out of the site during construction phase, a Transport Statement or Transport Assessment for this stage of the project will be required. In this regard, please refer to the WAPC's Part 4 "Transport Assessments Guidelines for Individual Developments for further information.

25. No development or car parking, other than landscaping shall be permitted on the land as shown required for future road purposes on the enclosed WAPC Drawing 1.3229/2.

26. No earthworks shall encroach onto the Thomas Road reserve.

27. No stormwater drainage shall be discharged onto the Thomas Road reserve.

28. The applicant shall make good any damage to the existing verge vegetation within the Thomas Road reservation.

Advice Notes:

1. The applicant is required to obtain a clearing permit for the removal of existing vegetation from the Department of Environment and Regulation prior to commencement of works. (DER)

2. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not

substantially commenced within the two year period, the approval shall lapse and be of no further effect.

3. This property is affected by land reserved in the Metropolitan Region Scheme as shown on the enclosed extract of WAPC drawing 1.3229/2 and will be required for the road purposes at some time in the future. (Main Roads)

4. The project for the upgrading/widening of Thomas Road is not in Main Roads current 4-year forward estimated construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability whatsoever for the information provided. (Main Roads)

5. A Danger Zone, Registered Easement, Restriction Zone or Minimum approach distance represent areas of high risk when building or working near the Western Power network. Before commencing any work it is essential that you complete a Dial Before You Dig enquiry to obtain the location and voltage of the Western Power network.

6. In relation to condition 9, mature vegetation means initial tree plantings shall have a height of two (2) metres and shall grow to a full height of no less than 5 metres. The trees shall not be pruned to a height less than five (5) metres.

7. Operating hours of the Tourist Facility should consider when the facility is manned.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

DEVELOPMENT ASSESSMENT PANELS APPROVED 7 DECEMBER 2016

DRAFT - NOT FOR CONSTRUCTION - SUBJECT TO SITE SURVEY

Proposed Deer Fence

Western Power line and access track

Western Power access gate

Property boundary/ Existing Fence

PV Panels Setback

AHD20.00

AHD21.00

D1

391.84

734.16

212.27

Peverett Lane

165.184

256.7

Thomas Rd

873.78

142.08

121.08– new setback

Access track

271.88

451.26

New Setback

Perimeter Fire break and Access track

873.78

344.22

Spears Dr

456.55

Property boundary

100 m

AHD22.00

50 m

Vehicle Gate

Vehicle Gate

Vehicle Gate

Vehicle Gate

Vehicle Gate

Vehicle Gate

Vehicle Gate

Vehicle Gate

Vehicle Gate

Vehicle Gate

Vehicle Gate

Vehicle Gate

487.53 after new setback

508.53

Rice Rd

Thomas Rd

Borello Cheese Factory

D1

Western Power access gate

LEGEND:

PROPERTY BOUNDARY:	
GRAVEL PATH/FIRE BREAK LINE:	
PROPOSED DEER FENCE:	
VEHICLE GATE:	
CUSTOMER MAIN SWITCHBOARDS:	
SOLAR INVERTERS:	

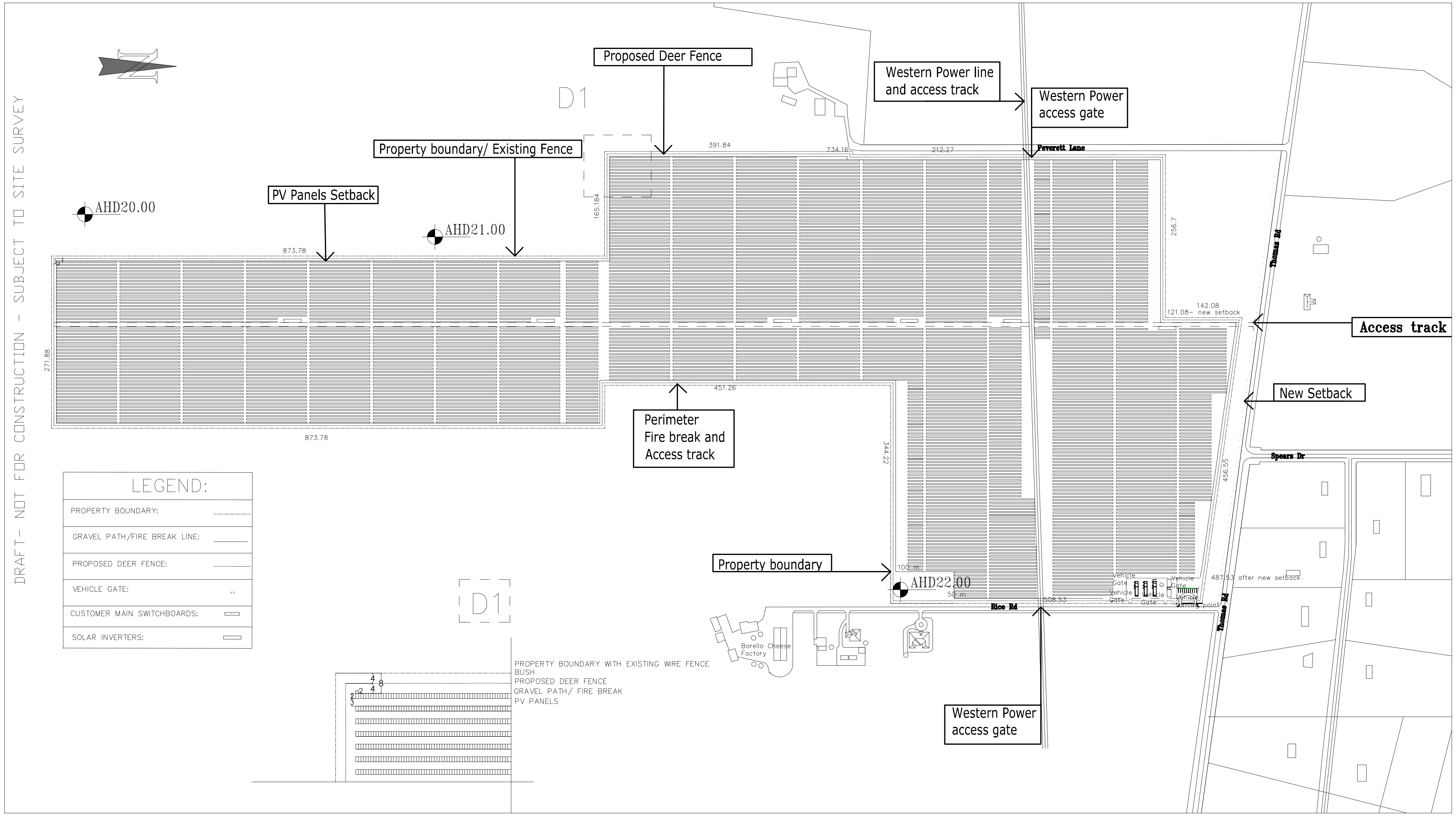
PROPERTY BOUNDARY WITH EXISTING WIRE FENCE
BUSH
PROPOSED DEER FENCE
GRAVEL PATH/ FIRE BREAK
PV PANELS

METRES
0 10 20 30 40 50 60 70 80 90 100 150 200 250
SCALE

SITE PLAN

Version: 10 Rev 3	Project Name: BYFORD SOLAR FARM	Company: WestGen
Date: 21.11.2016 Scale 1: 2000 @ A0	Lot/Address: Lot 1001 on plan 62901 / 25 Peverett Lane, Oakford, WA Lot 200 on plan 152817 /1674 Thomas Road Oakford, WA Lot 210 on plan 152817	westgen

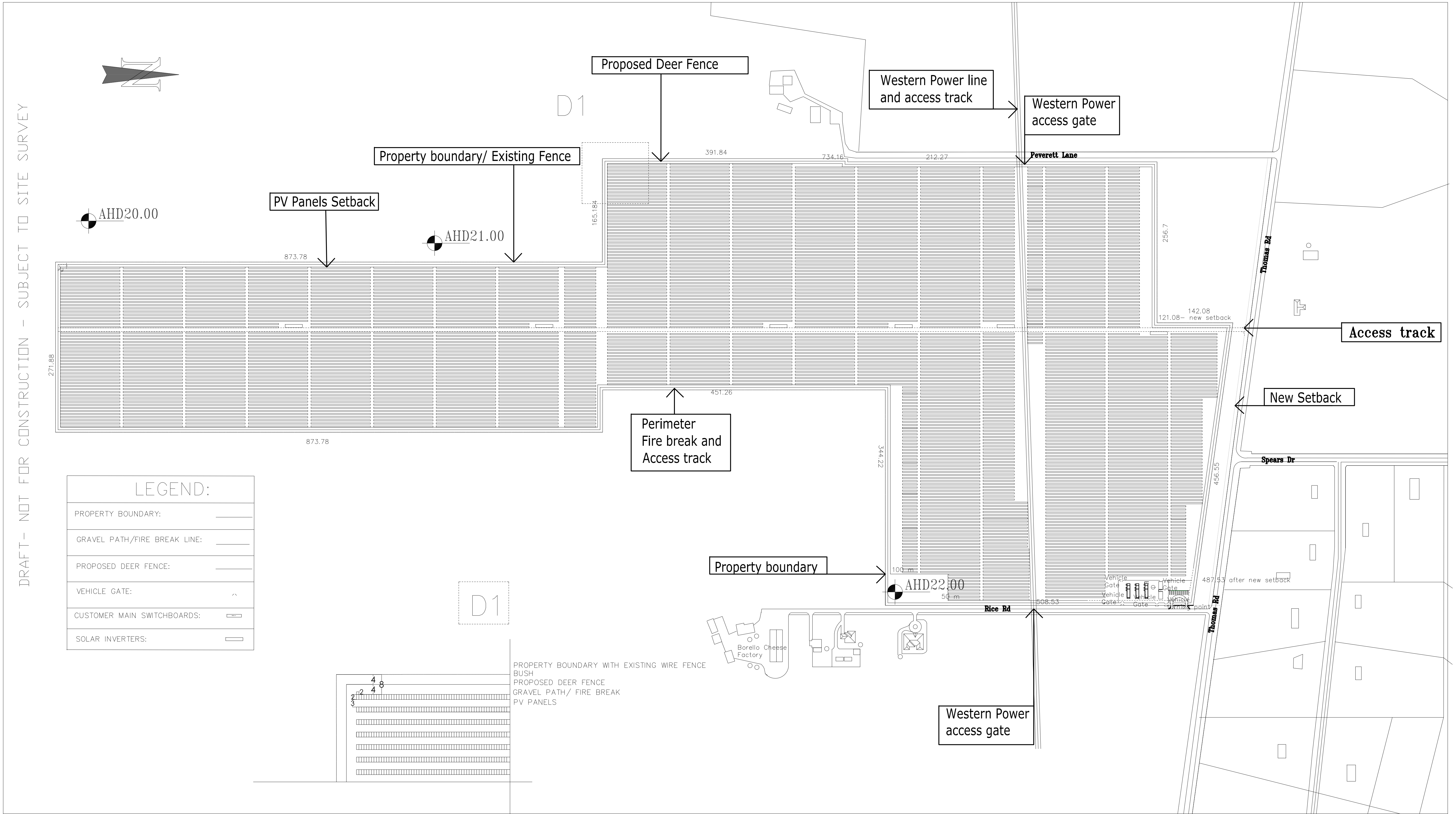
DEVELOPMENT ASSESSMENT PANELS APPROVED 7 DECEMBER 2016



SITE PLAN

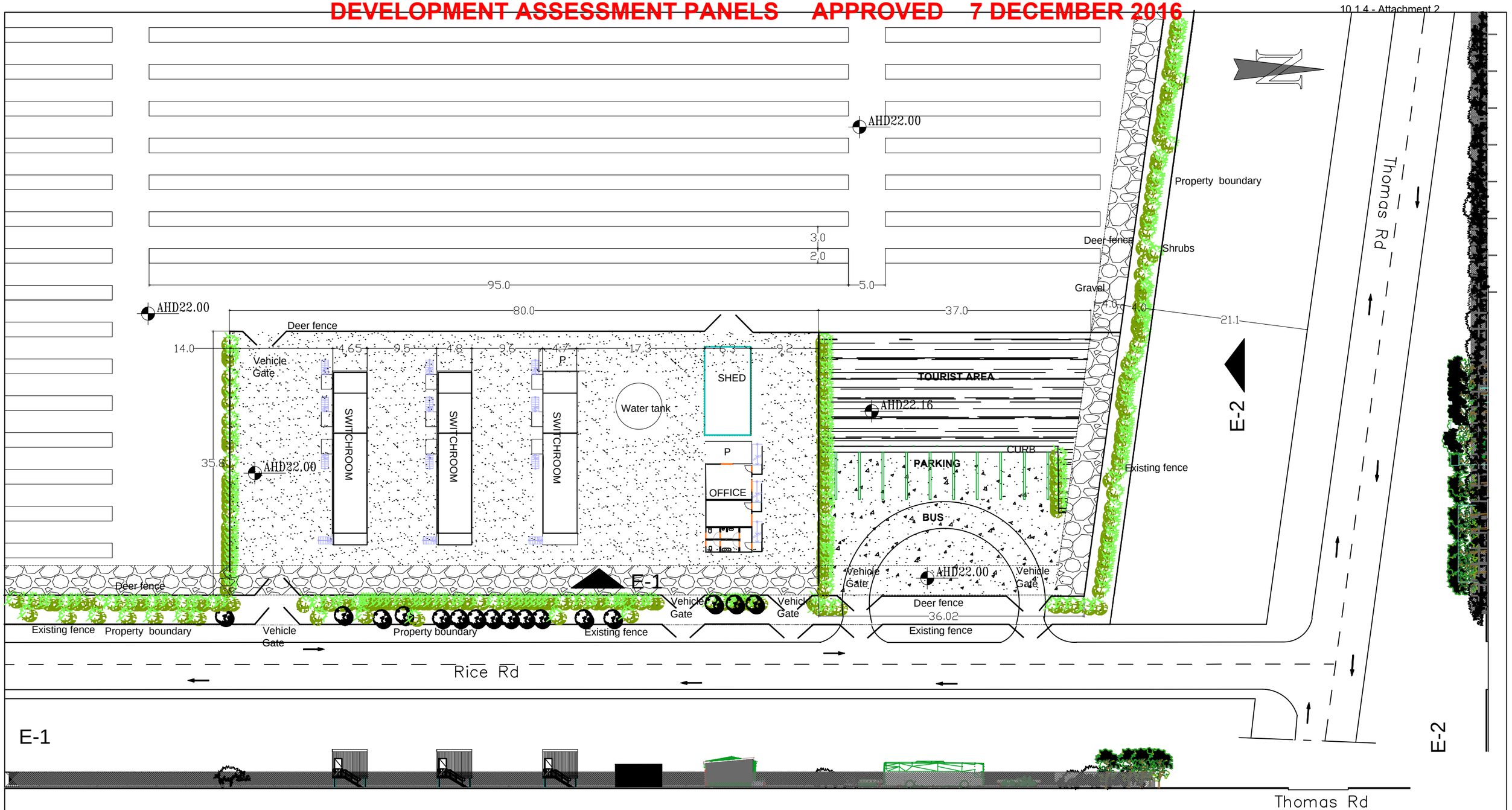
Rev: 9	Project Name: BYFORD SOLAR FARM	Company: WestGen
Date: 21.11.2016 Scale 1: 7500 @ A3	Lot/Address: Lot 1001 on plan 62901 / 25 Peverett Lane, Oakford, WA Lot 200 on plan 152817 /1674 Thomas Road Oakford, WA Lot 201 on plan 152817	westgen

DEVELOPMENT ASSESSMENT PANELS APPROVED 7 DECEMBER 2016



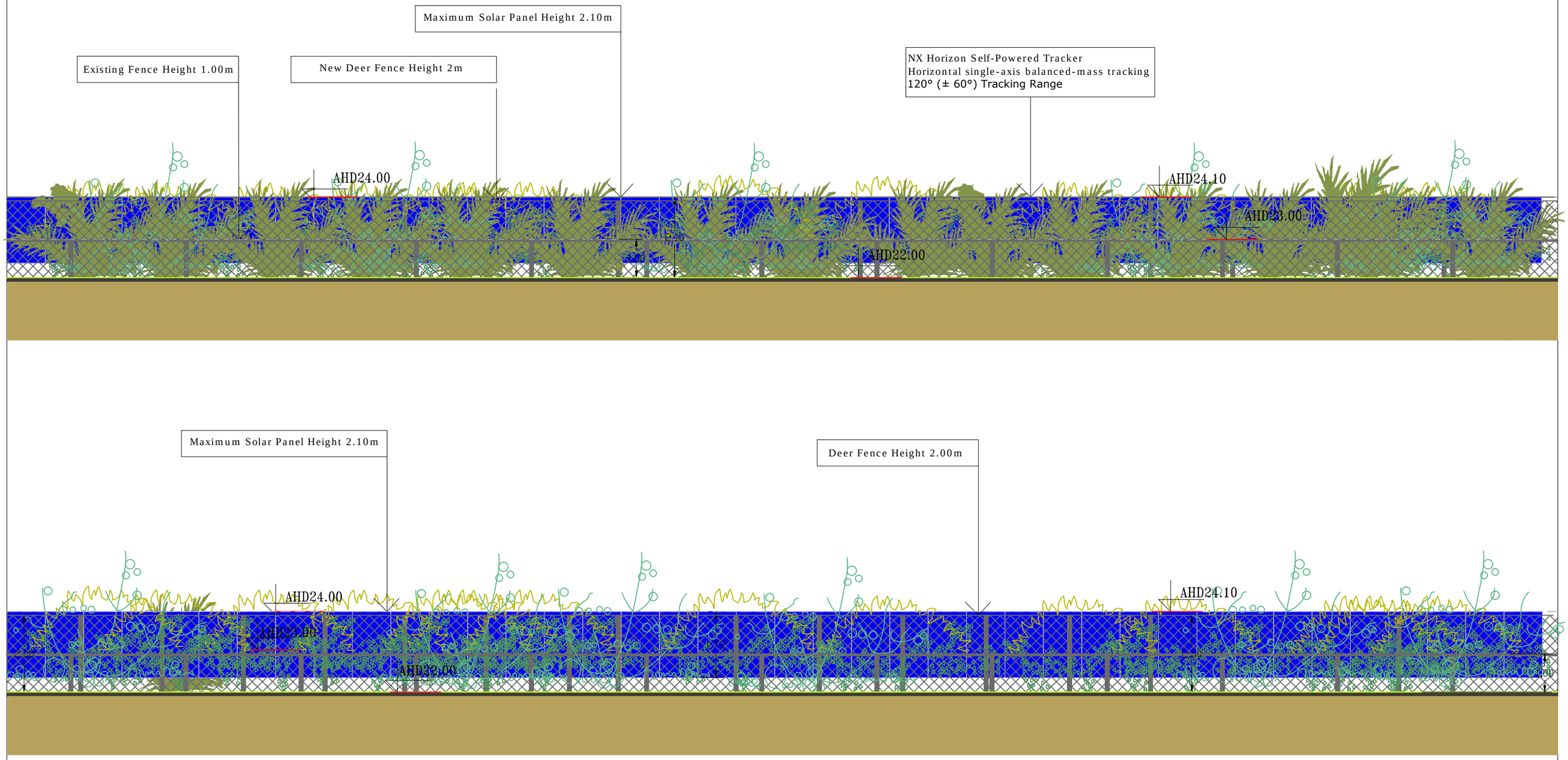
SITE PLAN

Version: 10	Rev 3	Project Name: BYFORD SOLAR FARM	Company: WestGen
Date: 21.11.2016 Scale 1: 2000 @ A0		Lot/Address: Lot 1001 on plan 62901 / 25 Peverett Lane, Oakford, WA Lot 200 on plan 152817 /1674 Thomas Road Oakford, WA Lot 210 on plan 152817	westgen

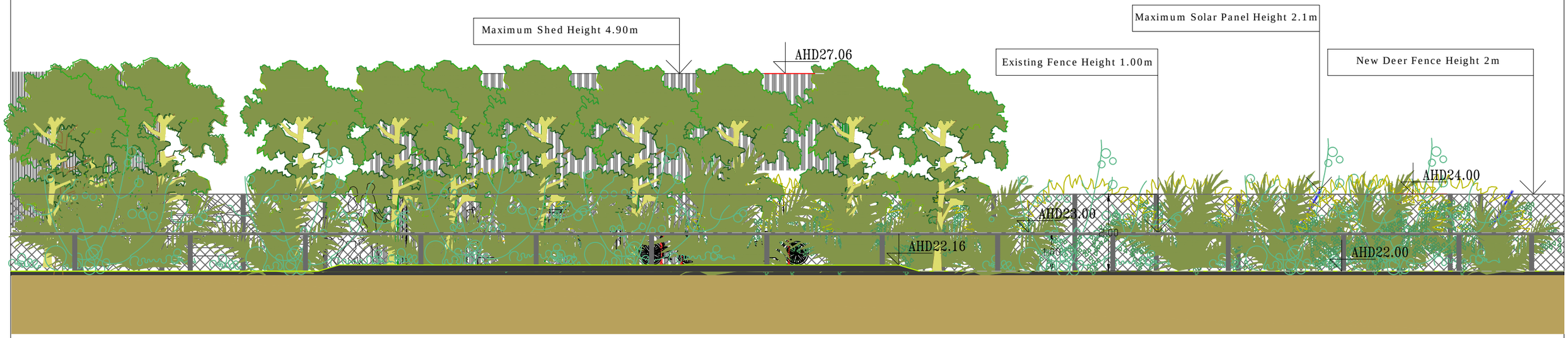


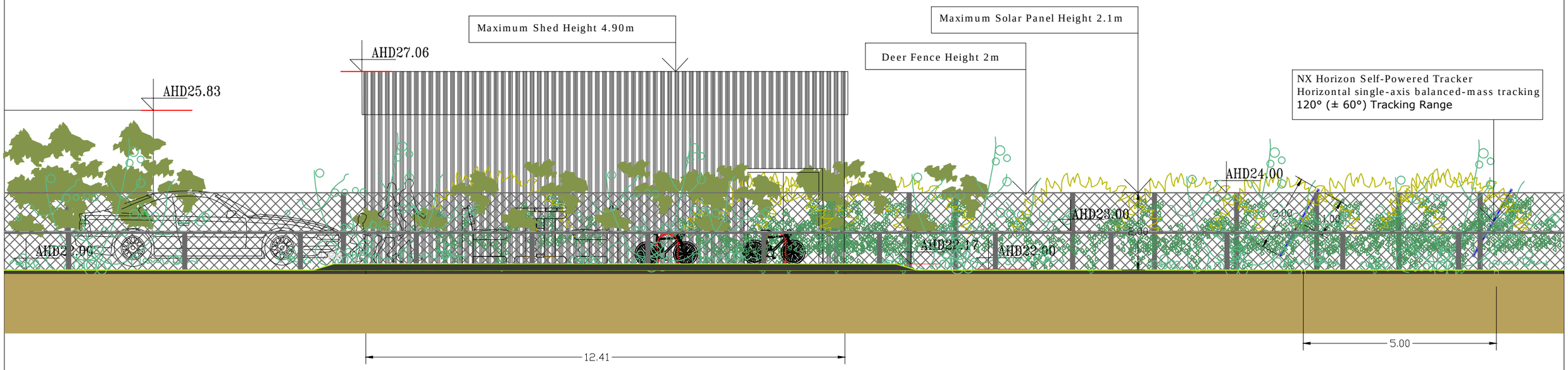
Company: westgen	Project Name: BYFORD SOLAR FARM	LEGEND:
	Drawing Name: SWITCHYARD AREA SITE PLAN	PROPERTY BOUNDARY: / PROPOSED GRAVEL:
Date: 28.11.2016.	Lot/ Street:	EXISTING FENCE: / CRUSHED LIMESTONE:
Drawing Number: 2	Lot 1001 on plan 62901 /25 Peverett Lane, Oakford, WA Lot 200 on plan 152817 /1674 Thomas Road Oakford, WA	PROPOSED DEER FENCE: / RED ASPHALT:
Version: 10	Lot 210 on plan 152817	PROPOSED SHRUBS: / BLACK ASPHALT:

0 10 20 30 40 50

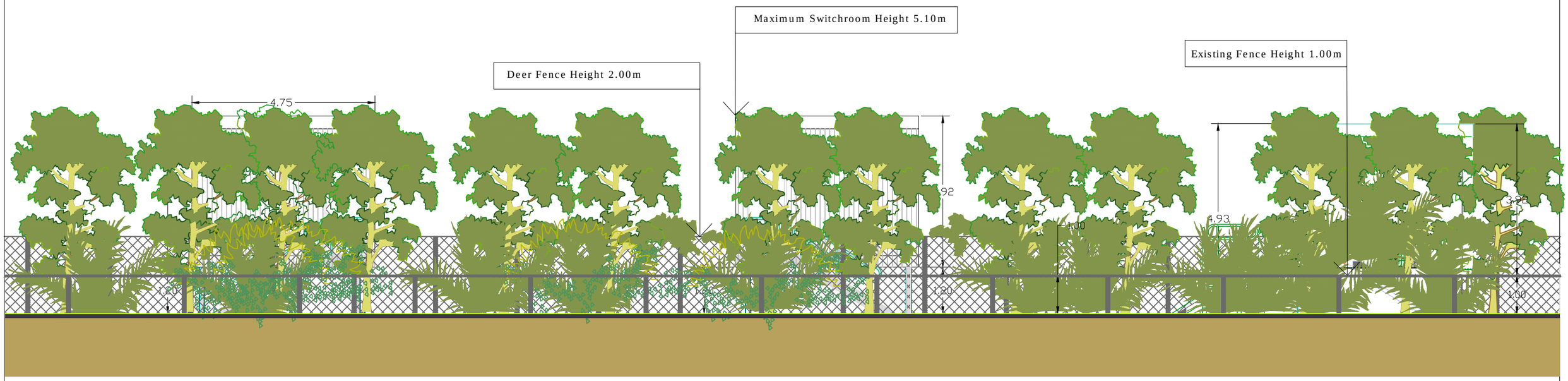


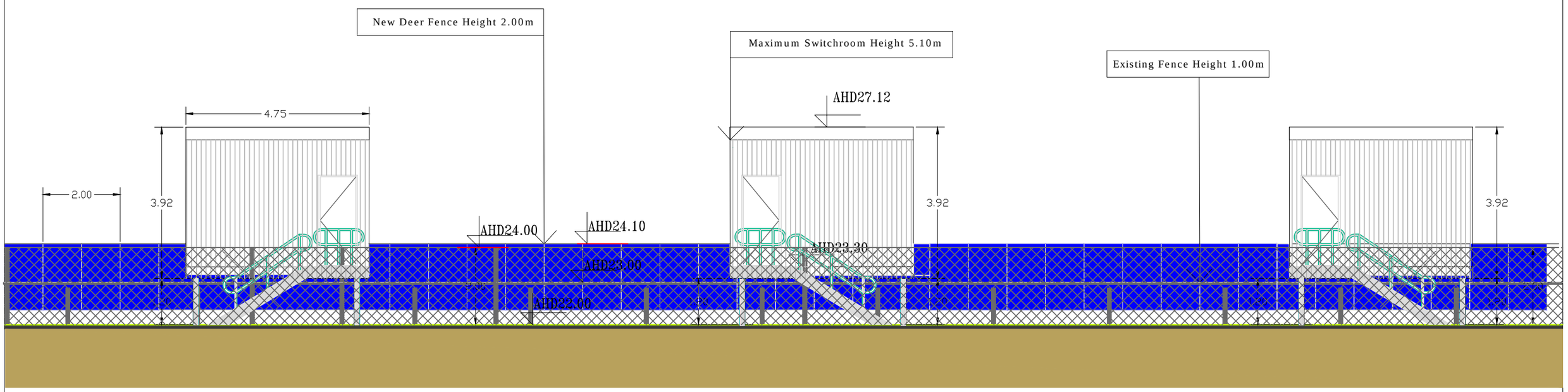
Company: westgen	Project Name: BYFORD SOLAR FARM	Date: 28. 11. 2016	Version: 10	Drawing Number: 3
	Drawing Name: SOLAR FARM TYPICAL ELEVATION	Lot/ Street: Lot 1001 on plan 62901 /25 Peverett Lane, Oakford, WA Lot 200 on plan 152817 /1674 Thomas Road Oakford, WA Lot 210 on plan 152817		



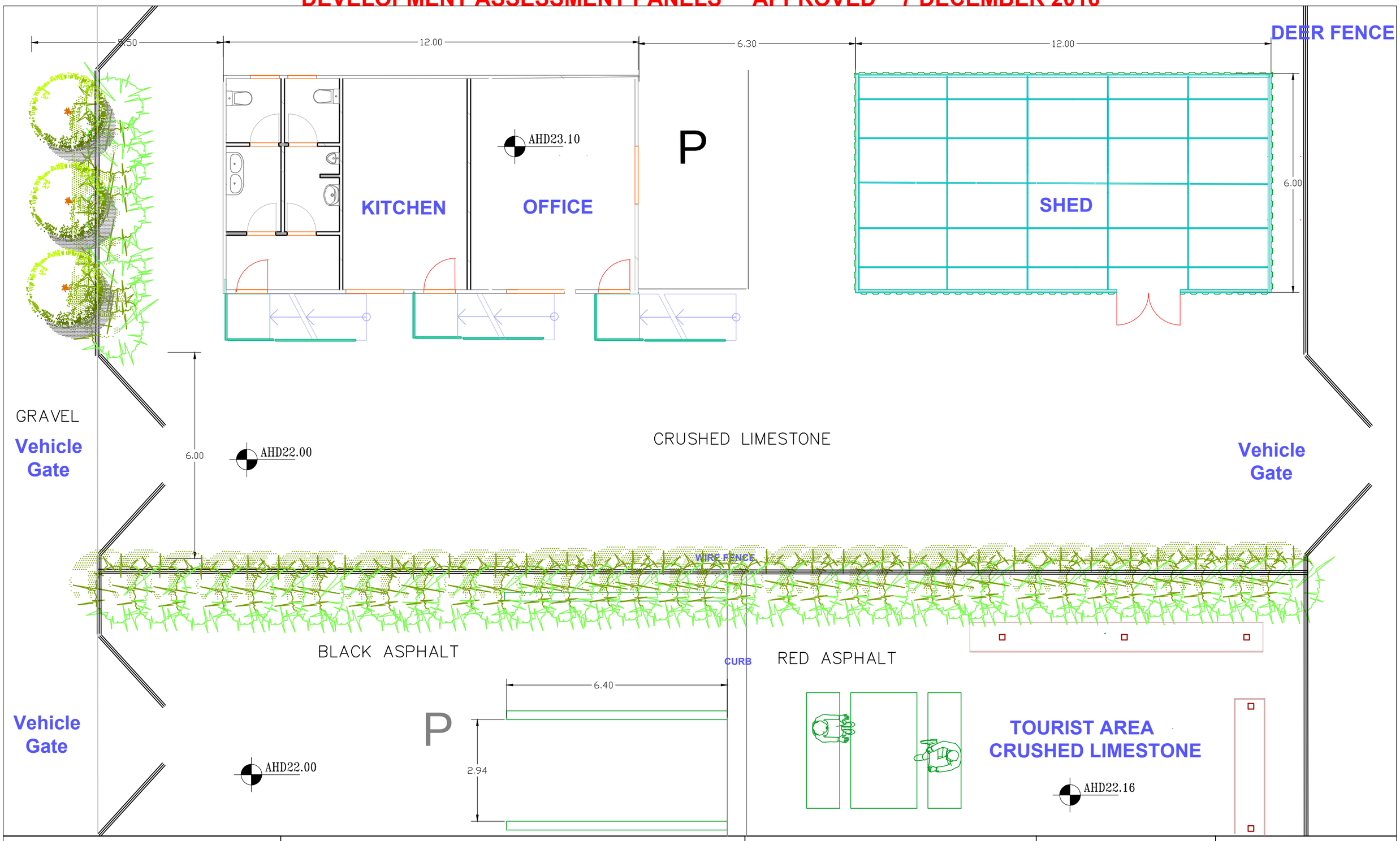


Company: westgen	Project Name: BYFORD SOLAR FARM	Date: 28.11. 2016	Version: 10	Drawing Number: 4
	Drawing Name: THOMAS ROAD ELEVATION	Lot/ Street: Lot 1001 on plan 62901 /25 Peverett Lane, Oakford, WA Lot 200 on plan 152817 /1674 Thomas Road Oakford, WA Lot 210 on plan 152817		





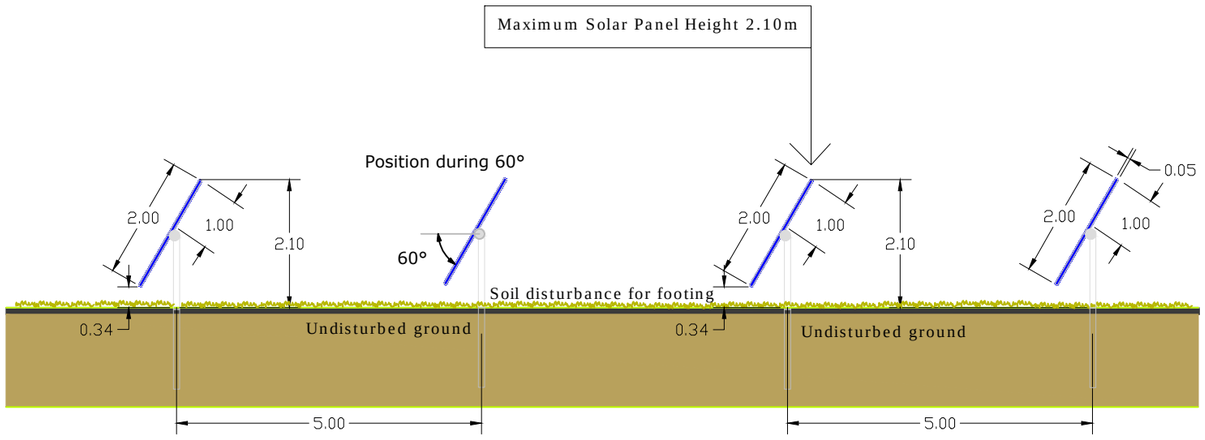
Company: westgen	Project Name: BYFORD SOLAR FARM	Date: 28. 11. 2016	Version: 10	Drawing Number: 5
	Drawing Name: RICE ROAD ELEVATION	Lot/ Street: Lot 199 on plan 152817 / 52 Peverett Lane, Oakford, WA Lot 210 on plan 152817 / 210 Abernethy Road Oakford, WA Lot 200 on plan 152817 / 1674 Thomas Road Oakford, WA		



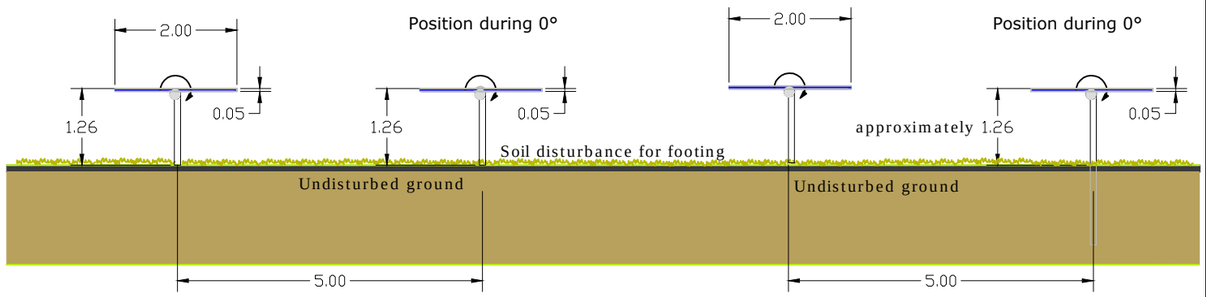
Company: westgen	Project Name: BYFORD SOLAR FARM	Date: 28. 11. 2016	Version: 10	Drawing Number: 6
	Drawing Name: OFFICE AND SHED FLOOR PLAN	Lot/ Street: Lot 1001 on plan 62901 /25 Peverett Lane, Oakford, WA Lot 200 on plan 152817 /1674 Thomas Road Oakford, WA Lot 210 on plan 152817		

TYPICAL SECTION (60° POSITION)

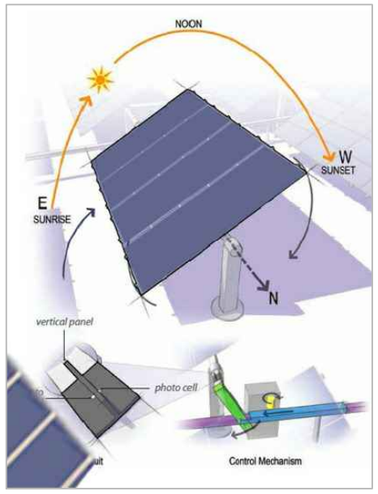
NX Horizon Self-Powered Tracker
Horizontal single-axis balanced-mass tracking
120° (± 60°) Tracking Range



TYPICAL SECTION (0° POSITION)



SCHEMATIC VIEW



EAST FACING VIEW

Company: westgen	Project Name: BYFORD SOLAR FARM	Date: 28. 11. 2016	Version: 10	Drawing Number: 7
	Drawing Name: TYPICAL SECTION	Lot/ Street: Lot 1001 on plan 62901 /25 Peverett Lane, Oakford, WA Lot 200 on plan 152817 /1674 Thomas Road Oakford, WA Lot 210 on plan 152817		