



Shire of Ashburton
246 Poinciana Street, Tom Price WA 6751
(08) 9188 4444
soa@ashburton.wa.gov.au
www.ashburton.wa.gov.au

Our Ref: DA 25-40 / RV32
Enquiries: Townplanning@ashburton.wa.gov.au

7 October 2025

PLANNING SOLUTIONS (AUST) PTY LTD
GPO BOX 2709
CLOISTERS SQUARE PO WA 6850

To Whom It May Concern,

**DETERMINATION NOTICE TO APPLICANT – DEVELOPMENT APPLICATION 25-40 –
Solar Farm and Battery Storage System**

I wish to advise that on 7 October 2025 the above application was resolved as outlined in the attached Notice of Determination of Application for Development Approval.

If you accept this determination, this Determination Notice is taken to have effect immediately per clause 70(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

If you are aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Should you wish to clarify any issues contained within this letter, please contact the Town Planning Department on 9188 4444 or by email at TownPlanning@ashburton.wa.gov.au.

Regards,

Joanne Sangster
Deputy Chief Executive Officer

CC: FORREST & FORREST PTY LTD
C/- WYLOO METALS PTY LTD
PO BOX 7142
CLOISTERS SQUARE WA 6850

Enc: Notice of Determination on Application for Development Approval
Endorsed Plans

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION: 25-40

PROPOSED DEVELOPMENT: Solar Farm and Battery Storage System

ADDRESS: LOT 152 MINDEROO STATION WA
ON DP 220265

RECEIVED ON: 05/09/2025

APPLICATION DATE: 05/09/2025

DETERMINATION DATE: 7 October 2025

NATURE OF DECISION

Pursuant to schedule 2, part 9, clause 68(2)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Shire of Ashburton **APPROVES** the development application 25-40 submitted by PLANNING SOLUTIONS received on 05/09/2025 for a SOLAR FARM & BATTERY ARRAY - LOT 152 MINDEROO STATION (DP: 220265) subject to the following conditions:

CONDITIONS

1. The approval only relates to the SOLAR FARM & BATTERY ARRAY, and associated facilities as indicated on the plans. It does not relate to any other development on this lot.
2. The development and/or works subject to this development approval shall be undertaken and maintained in accordance with the following schedule of plans.

Title	Author	Date Received
Site Overview	Western Environmental	05/09/25
Site Plan	Western Environmental	05/09/25
Bushfire Prone Areas	Western Environmental	05/09/25
Vegetation Classification	Western Environmental	05/09/25
Bushfire Attack Level	Western Environmental	05/09/25

3. All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the Shire of Ashburton.
4. The construction of the solar farm and associated battery storage facility shall be undertaken in accordance with the relevant Australian Standards, including fire safety provisions (AS 2067, AS 5139), and maintained thereafter for the duration of the development
5. The solar farm, battery system and associated infrastructure shall be maintained in a clean and safe condition to the satisfaction of the Shire for the duration of the development.
6. All solar panels shall be constructed with non-reflective materials to minimise glare.
7. No clearing of native vegetation shall occur outside the approved development footprint.

ADVICE NOTES

- i. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the Shire, or the requirements of any other external agency.
- ii. This is not a Building Permit or Health Approval, nor authorise such works. All separate applications and approvals must be obtained prior to the commencement of construction.
- iii. The property is not serviced by the Shire's waste services. Waste disposal and management should be established and managed internally.
- iv. Minderoo Station must make adequate provisions for emergency fire services including fire breaks, firefighting equipment and water supplies in accordance with the relevant legislation.
- v. The proponent is encouraged to liaise with Department of Water and Environmental Regulation (DWER) and Department of Biodiversity, Conservation and Attractions (DBCA) regarding environmental management during construction and operation
- vi. The Shire encourages use of local contractors, suppliers, and services where possible.
- vii. The proponent is advised that glare and reflection impacts should be monitored during operation, and mitigation measures implemented if issues are identified.

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the decision, the approval shall lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the Council having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

SIGNED:



DATED: 7 October 2025

Joanne Sangster

Deputy Chief Executive Officer

for and on behalf of the Shire of Ashburton.

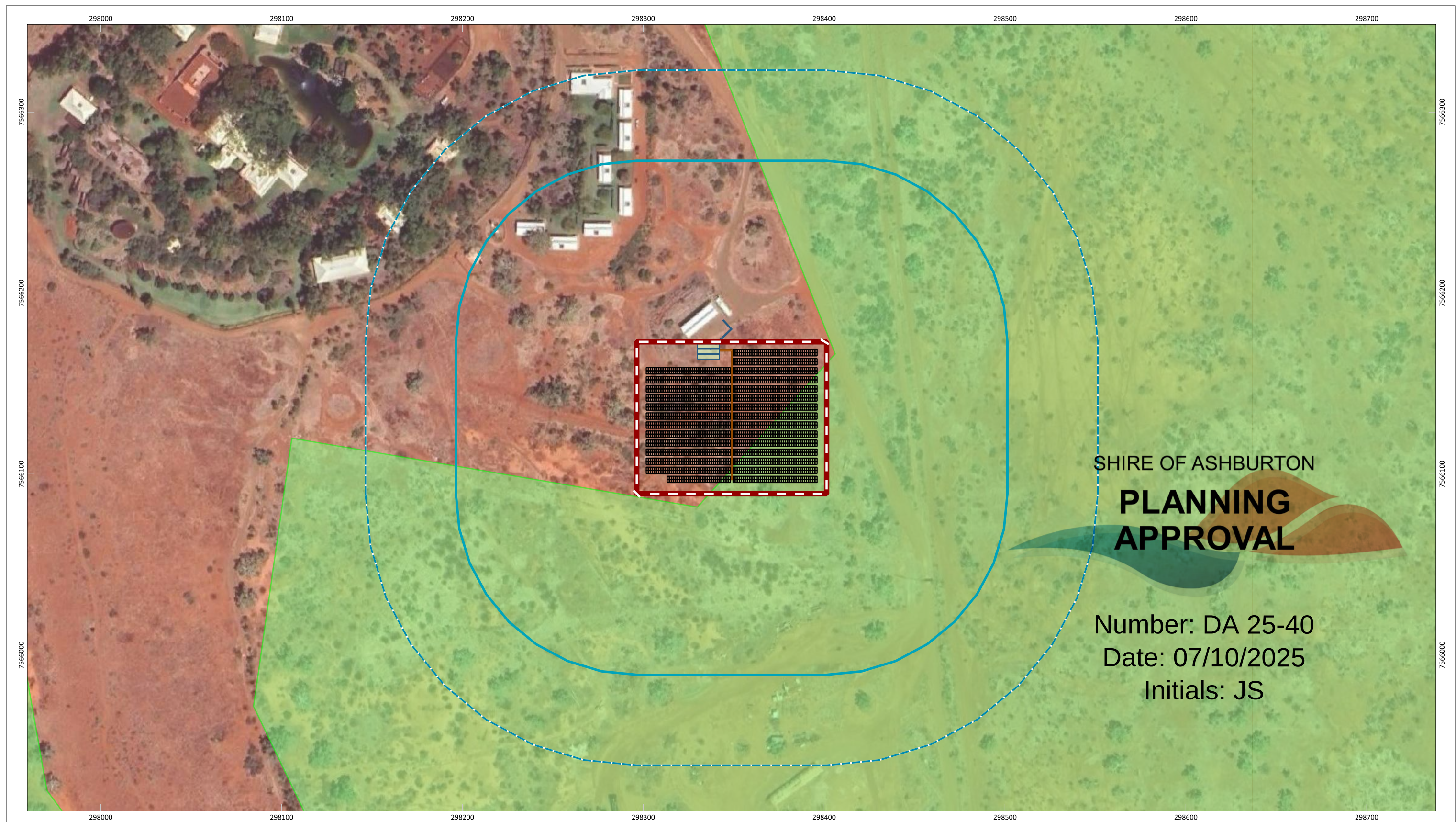
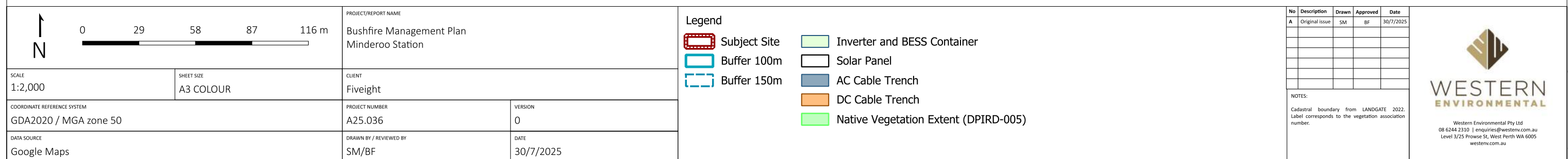


Figure 2: Site Plan



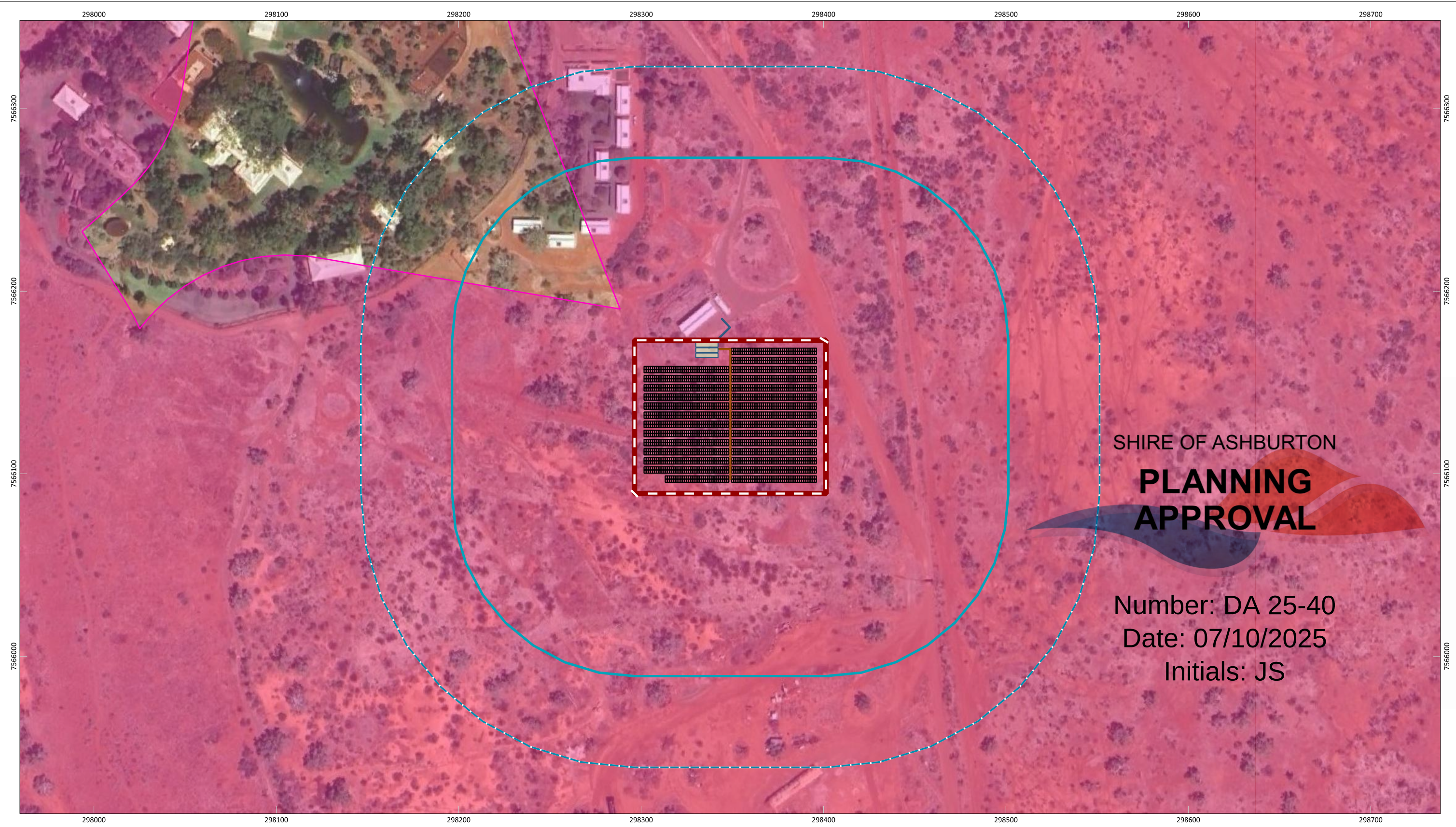


Figure 3: Bushfire Prone Areas

0295887116 m

SCALE

1:2,000

SHEET SIZE

A3 COLOUR

PROJECT/REPORT NAME

Bushfire Management Plan
Minderoo Station

CLIENT

Fiveight

COORDINATE REFERENCE SYSTEM

GDA2020 / MGA zone 50

PROJECT NUMBER

A25.036

VERSION

0

DATA SOURCE

Google Maps

DRAWN BY / REVIEWED BY

SM/BF

DATE

30/7/2025

Legend

Subject Site

Buffer 100m

Buffer 150m

Inverter and BESS Container

Solar Panel

AC Cable Trench

DC Cable Trench

Bush Fire Prone Area Planning (OBRM-023)

Bushfire Prone Area 2

No	Description	Drawn	Approved	Date
A	Original issue	SM	BF	30/7/2025

NOTES:
Cadastral boundary from LANDGATE 2022.
Label corresponds to the vegetation association number.

WESTERN ENVIRONMENTAL

Western Environmental Pty Ltd

08 6244 2310 | enquiries@western.com.au

Level 3/25 Prowse St, West Perth WA 6005

western.com.au

G:\GIS\Project Data\2025\A25.036\3.
Projects\A25.036_MinderooHomesteadRenewables\A25.036_MinderooHomesteadRenewables.qgz

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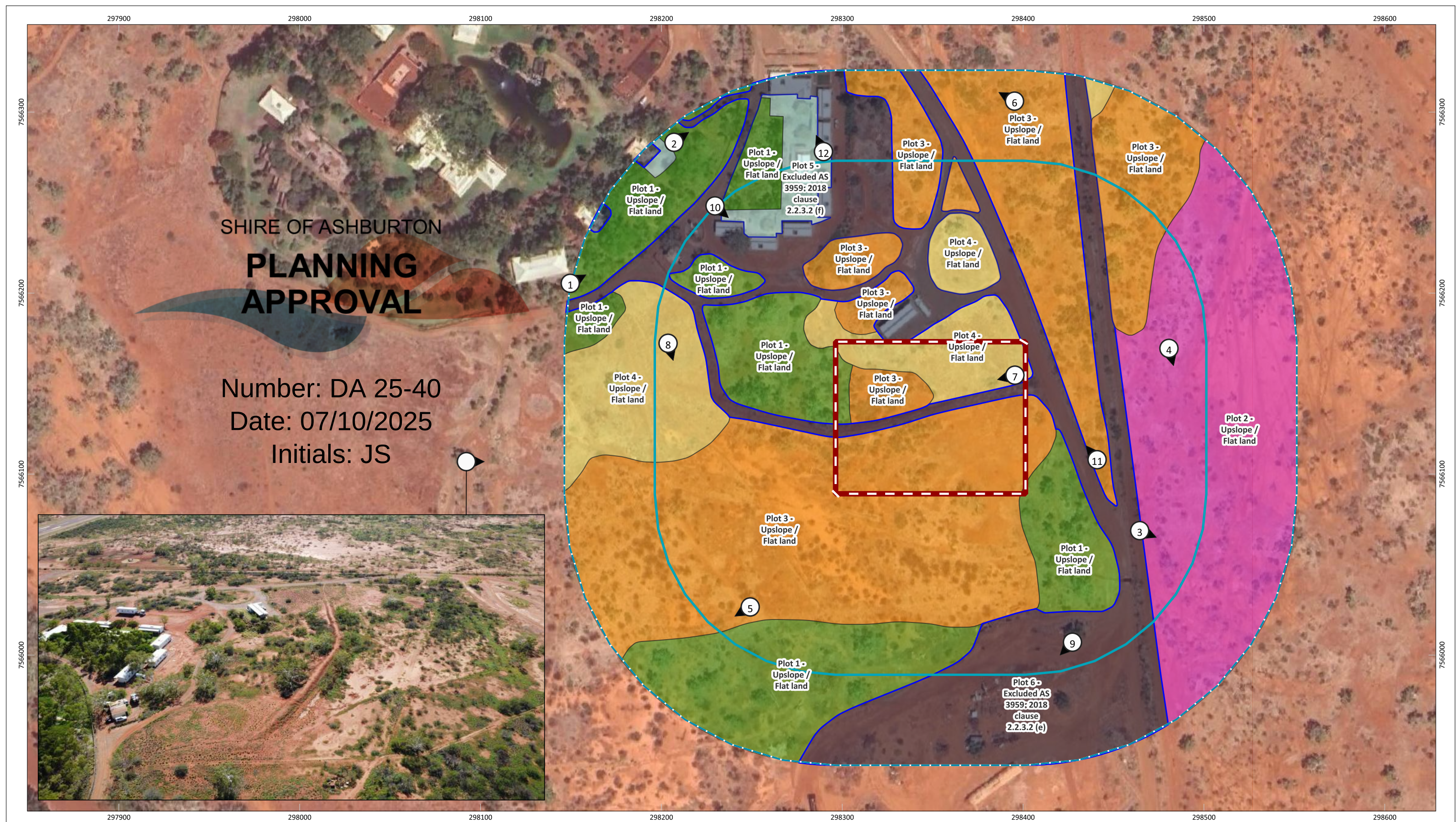
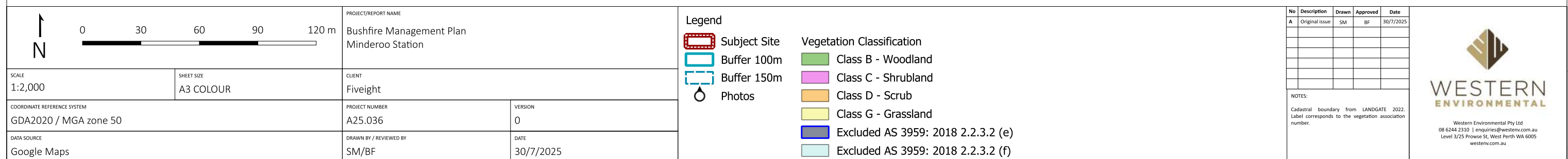


Figure 4: Vegetation Classification



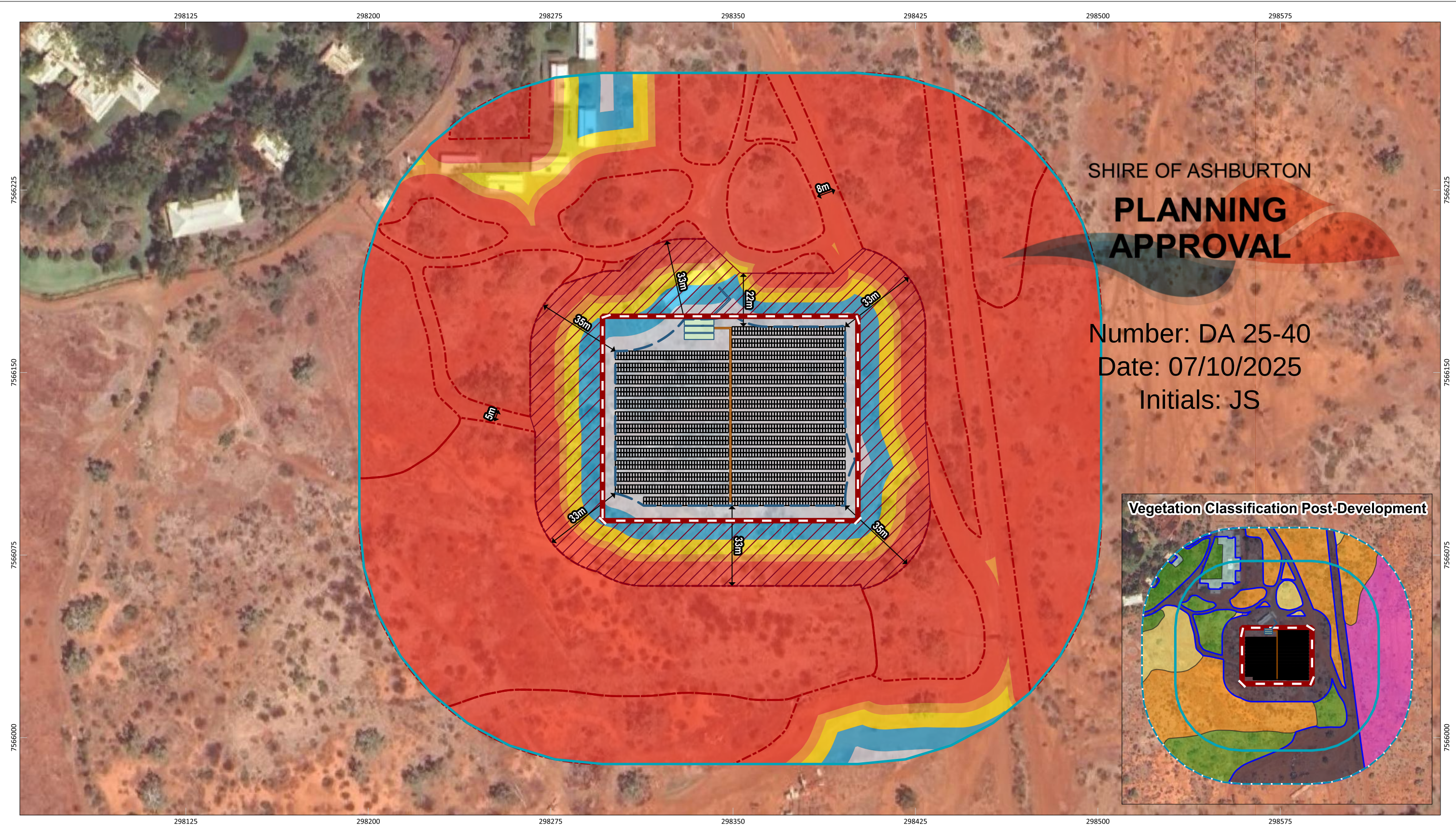


Figure 5: Bushfire Attack Level (BAL) contours

020406080 m

SCALE

1:1,500

SHEET SIZE

A3 COLOUR

PROJECT/REPORT NAME

Bushfire Management Plan
Minderoo Station

CLIENT

Fiveight

PROJECT NUMBER

A25.036

VERSION

0

COORDINATE REFERENCE SYSTEM

GDA2020 / MGA zone 50

DATA SOURCE

Google Maps

DRAWN BY / REVIEWED BY

SM/BF

DATE

30/7/2025

Legend

Subject Site

Buffer 100m

Buffer 150m

Bushfire

Hazard Interface

Asset Protection Zone (APZ)

Inverter and BESS Container

Solar Panel

AC Cable Trench

DC Cable Trench

10kW/m2 (1090K)

Bushfire Attack Level (BAL)

BAL-FZ

BAL-40

BAL-29

BAL-19

BAL-12.5

BAL-LOW

Vegetation Classification

Class B - Woodland

Class C - Shrubland

Class D - Scrub

Class G - Grassland

Excluded AS 3959: 2018 2.2.3.2 (e)

Excluded AS 3959: 2018 2.2.3.2 (f)

No	Description	Drawn	Approved	Date
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NOTES:
Cadastral boundary from LANDGATE 2022. Label corresponds to the vegetation association number.

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