

Development Application Report

Lockyer Gas Project

Shire of Irwin and Shire of Mingenew

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING

PS



Prepared for
Energy Resources Limited and
Westranch Holdings Pty Ltd
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1 PRELIMINARY

1.1 Introduction

Planning Solutions acts on behalf of Energy Resources Limited and Westranch Holdings Pty Ltd, collectively the proponent of the Lockyer Gas Project, comprising new gas extraction wells, well heads and a gas processing facility in the localities of Mount Horner, Lockier and Mooriary, in the Mid-west region of Western Australia.

Planning Solutions has prepared this report in support of an Application for Development Approval for the proposed development.

This application is made pursuant to the significant development pathway under Part 17 of the *Planning and Development Act 2005 (PD Act)* and requires determination by the Western Australian Planning Commission (WAPC).

This report will discuss various elements pertinent to the proposal, including:

- Site details.
- Proposed development.
- Strategic planning framework.
- Statutory planning framework.

1.2 Proponent

Energy Resources Limited and Westranch Holdings Pty Ltd (collectively, the **Proponent**) are wholly owned subsidiaries of Mineral Resources Limited (**MinRes**), an innovative and leading mining services company, with a growing world-class portfolio of mining operations across multiple commodities, including iron ore and lithium. The vision of MinRes is:

To be recognised as a great Australian company and a leading provider of innovative and sustainable mining services and mining operations.

MinRes has a diversified portfolio with operations in lithium, iron ore, energy and mining services, employing 5,600 people across Western Australia. It was founded 31 years ago and today is an ASX listed company with a market capitalisation of approximately \$13 billion. It is the largest acreage holder in the onshore northern Perth and Carnarvon gas basins.

The Lockyer gas field was discovered in October 2021 through the drilling of the Lockyer Deep-1 exploration well within petroleum exploration permit EP-368 (**the Title**) granted under the Petroleum and Geothermal Energy Resources Act 1967 (**PGER Act**), held by the Proponent. Subsequent well testing at Lockyer Deep-1 and appraisal drilling at Lockyer-2 and Lockyer-3 indicated that the field holds economic volumes of prospective conventional natural gas resources.

Exploration drilling at North Erregulla Deep-1, adjacent to the Lockyer structure, resulted in the discovery of additional prospective conventional gas resources, which are likely to be tied back to the Lockyer Gas Project.

1.3 Engagement

MinRes recognises the importance of building positive relationships with key stakeholders and the communities in which it operates, and seeks to build sustainable partnerships with business, government, and community partners, leading to mutually beneficial outcomes. MinRes strives to engage pre-emptively, transparently, and regularly with stakeholders associated with projects and operations. MinRes' engagement strategies are developed, providing insights across the political and social landscapes of the region, identifying all critical stakeholders, and recommending engagement methods to ensure all stakeholders are informed and consulted across the life of the project, ensuring they are partners in, and benefit from the project.

Ongoing engagement and consultation is being undertaken with several key stakeholders identified within the Lockyer Project footprint. MinRes has a dedicated community engagement department, ensuring ongoing engagement is conducted with the broader community with a particular focus on relevant landholders, community groups, local government and Native Title group.

The key objective of the stakeholder engagement process across the Lockyer Project is managing and maintaining positive relationships with the major stakeholders including the Shire of Mingenew, the Shire of Irwin, the Southern Yamatji people (traditional landowners), landholders, and major regulatory agencies. All of these relationships are well progressed, with project updates provided with all publicly available information, and negotiation of key approvals and agreements underway.

MinRes utilises its stakeholder engagement register to track actions against delivery and resolution of issues, commitments or identified grievances. Under this approach, accountability is assigned to internal MinRes owners who are responsible for addressing actions outlined under the consultation record. This generates traceability and ensures MinRes remains responsive to the requests of their stakeholders. MinRes is also able to track trends that may occur with stakeholder issues, enabling the company to proactively identify issues and work towards a solution with affected parties.

Refer **Appendix 3**, Communication Summary.

An intent to lodge meeting was held with officers of the State Development Assessment Unit, Chair of the WAPC, senior Department of Planning Lands and Heritage staff for the Chief Planning Advisor, and the Government Architect on 21 November 2023. The proposed development concept was presented and discussion on consideration via the Part 17 significant development approval pathway was considered. It confirmed the project was of a scope able to be considered through the approval pathway under Part 17 of the PD Act.

2 SITE DETAILS

2.1 Land Description

The proposed development occurs on land within the Title. The individual components of the proposed development are identified in the following figure:

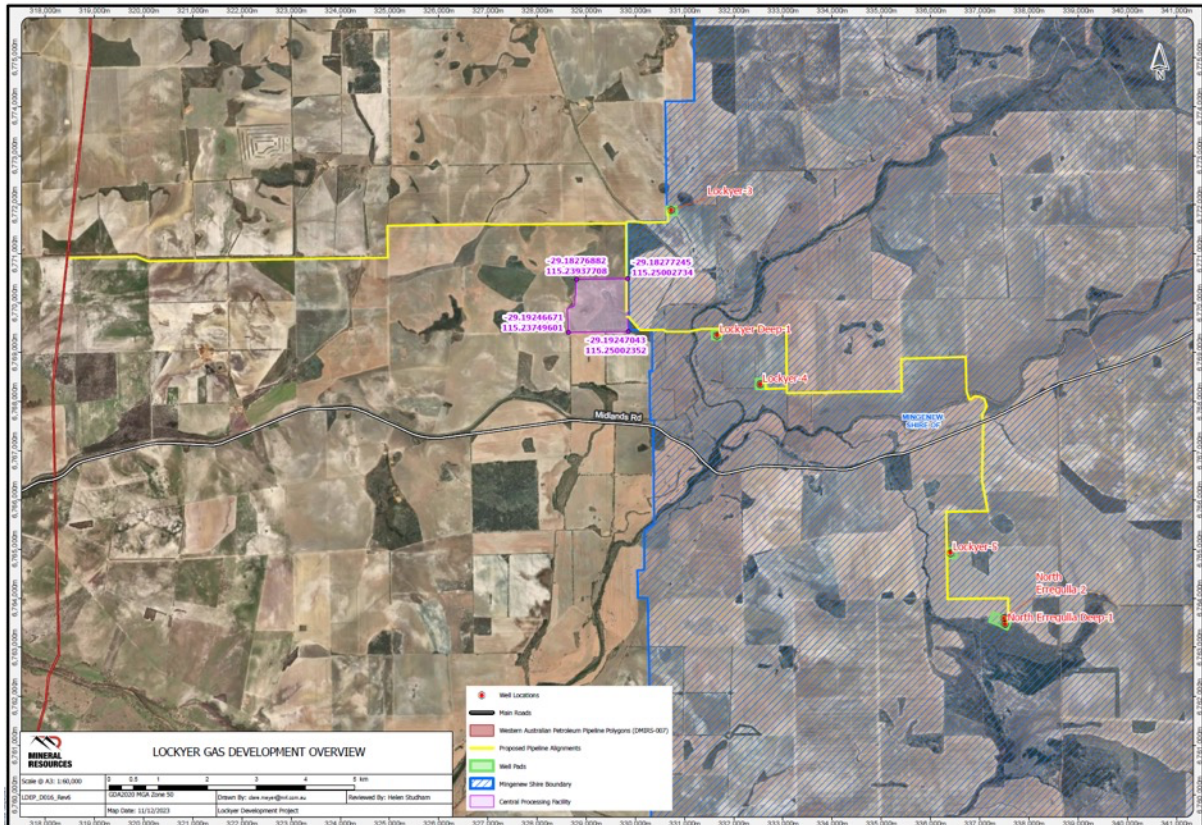


Figure 1: Outline map of the Proposal

The certificates of title for development components shown on **Figure 1** is described in the **Table 1** below.

Table 1 – Lot details

Lot	Plan	Volume/Folio	Street address	Registered proprietor
Central processing facility				
3558	DP232347	1871/791	25116 Midlands Road, Mount Horner	Dhungarra Pty Ltd
3561	DP232348	943/130	N/A	Dhungarra Pty Ltd
Lockyer Deep 1				
686	DP231557	1416/162	N/A	BF Kelly & Sons Pty Ltd
Lockyer 3				
2385	DP108088	259/101A	N/A	BF Kelly & Sons Pty Ltd
Lockyer 4				
100	DP46035	75/56A	N/A	BF Kelly & Sons Pty Ltd

Lot	Plan	Volume/Folio	Street address	Registered proprietor
Lockyer 5, North Erregula Deep 1 and North Erregula 2				
Lot M 433	P2984	1122/362	N/A	Perpetual Corporate Trust Limited

Refer **Appendix 1** for a copy of the certificates of title.

Pursuant to section 15(1) of the PGER Act, the exploration permit holders can exercise their right to enter on and develop land, whether Crown land or freehold. Accordingly, this development application is made by Energy Resources Limited and Westranch Holdings Pty Ltd, exercising their rights as holders of the Title under the PGER Act.

2.2 Site and Contextual Analysis

2.2.1 Context

The proposed development is located in the Mid-West region of Western Australia, approximately 312km north of Perth, 25km east of Dongara, and 15km west of Mingenew. The towns of Dongara and Port Denison are well known for their coastal communities, sand dunes and the towns are a gateway to the Mid-West wildflower country.

The locality of the development can be described as broadscale agriculture pasture lands interspersed with areas of scrubland. The land is open and gently undulating.

The central processing facility is located within 1.9km of Midlands Road, being the main arterial road linking the rural communities of Dongara and Mingenew and providing road access to the broader region. The facility is accessed via Strawberry North-East Road – an unsealed local road servicing the local agricultural area.

The Midland Railway runs adjacent to Midlands Road and is used by freight traffic primarily accessing Geraldton port.

Refer **Figure 2** for a plan showing the location of the proposed development.





2.2.2 Site Conditions

The development site comprises a combination of cleared, agricultural and pastoral land with remnant native vegetation found throughout.

In terms of topography, the development site undulates from approximately 100m AHD to 190m AHD. The central processing facility site slopes to the south east from approximately 165m AHD to 135m AHD. The surrounding land is agricultural, with the central processing facility's operations village located on a small ridge with views to small parcels of bush scrub, rocky outcrops and long views to the Irwin River.

Refer the development plans at **Appendix 2** which includes topographic details of the development site.

LEGEND

-  Central Processing Facility
-  Proposed Well Sites
-  Existing Well Sites
-  Dampier to Bunbury Natural Gas Pipeline

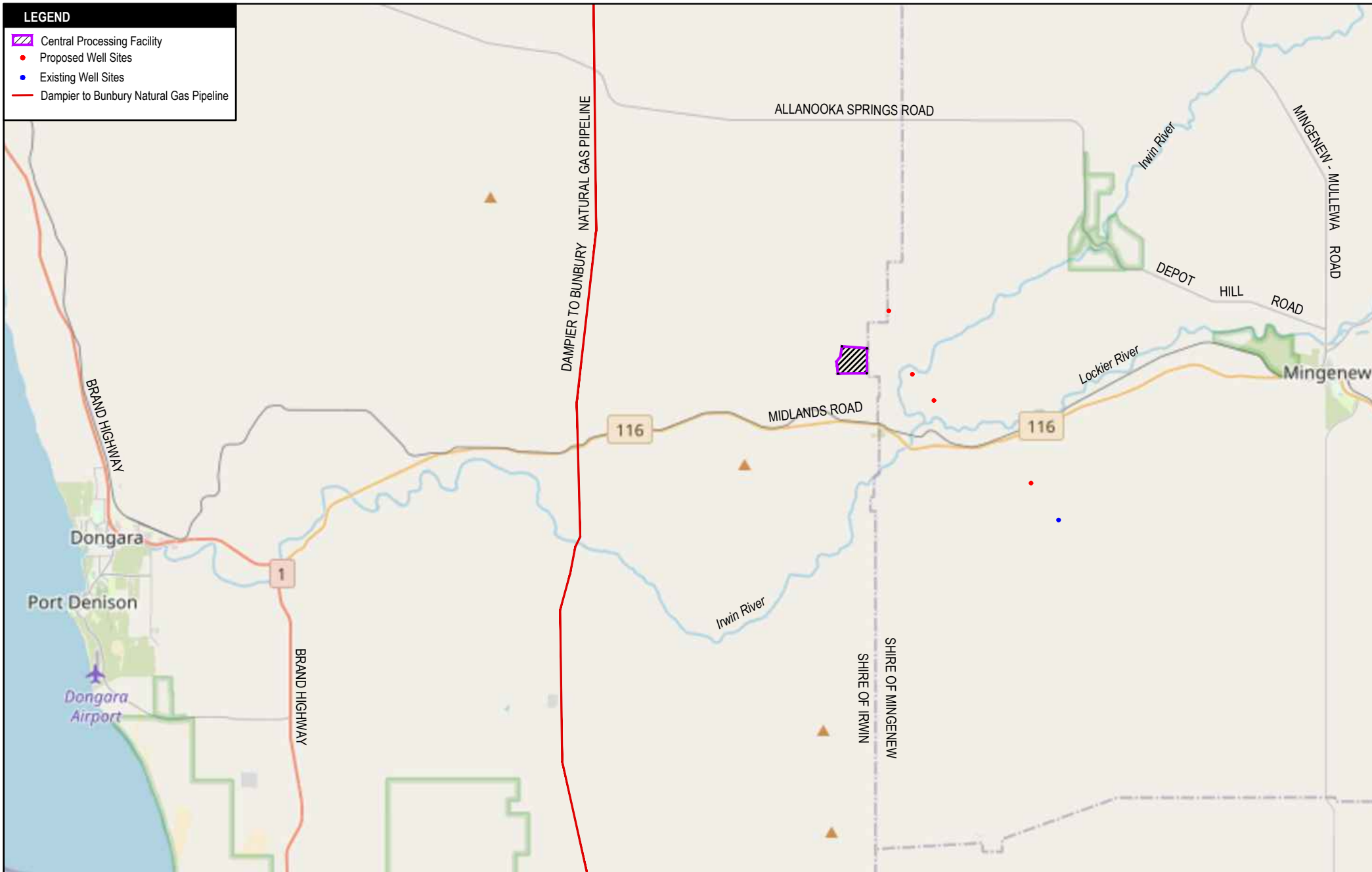


Figure 2: Locality Plan

SHIRE OF IRWIN & SHIRE OF MINGENEW

3 PROPOSED DEVELOPMENT

3.1 Introduction

The Lockyer Gas Project (**Lockyer Gas Project**) proposes the extraction and processing of gas from a field within the Title held by the Proponent.

The field was discovered by the Proponent in September 2021 (via Lockyer Deep-1) and hosts economic volumes of prospective and contingent gas resources across the Title and the adjacent petroleum exploration permit EP 426, also held by the Proponent.

Refer **Figure 3** for a plan showing the location of the Lockyer gas fields in Western Australia.

The Lockyer Gas Project will collect natural gas from conventional gas wells and direct the gas via a pipeline to a central processing facility where the gas will be treated. The product gas will be routed via an export pipeline to the Dampier to Bunbury Natural Gas Pipeline (**DBNGP**) for sale.

The condensate by-product will be treated on site and transferred off site via B-double road trains to a site suitable for marine export.

The central processing facility is designed to produce up to 250 TJ/day of sale quality gas, with associated liquids estimated at up to 1500 barrels (~240m³) per day.

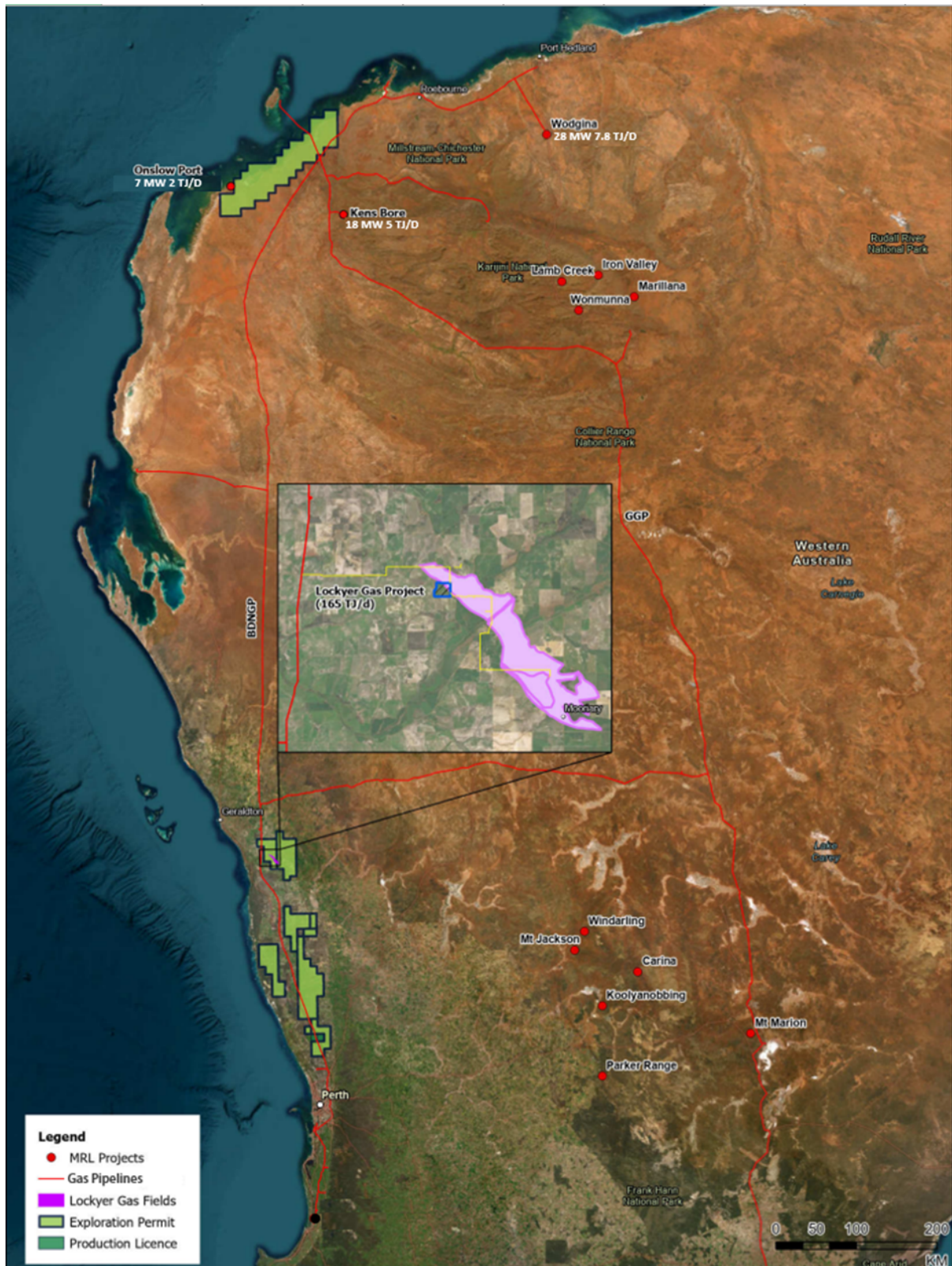
3.2 Project location

The Lockyer Gas Project is located north of Midlands Road, the main road between Dongara and Mingenew, and towards the north of the permit area. The DBNGP is located to the west of the project area.

The development comprises an upstream gas gathering network connecting extraction wells in a hub-and-spoke arrangement. Flow from the individual wells (via flowlines) will be aggregated at hubs prior to being directed into larger infield flowline connecting to a central processing facility. A gas export pipeline transfers treated gas to the DBNGP. The central processing facility is connected to the road network for sale of condensate off site.

Refer **Figure 1** for a plan showing the location of the central processing facility, gas extraction wells, and pipelines, and

Figure 4 for a plan showing the general arrangement of the various components of the Lockyer Gas Project.



	Mineral Resources - Energy		Coordinate System: GDA2020 MGA Zone 50
			Map Date: 13/07/2023
			Scale: 1:4,250,000

Figure 3: Lockyer Gas Fields, Western Australia

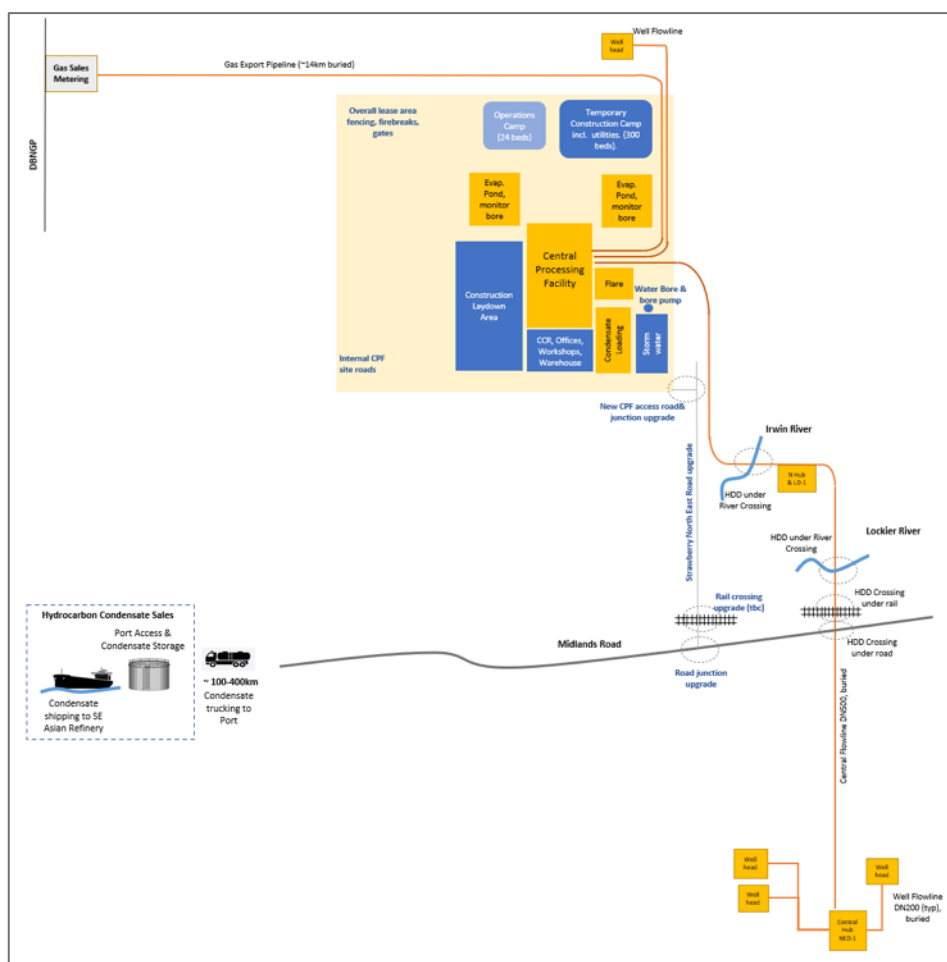


Figure 4: Lockyer Gas Project Arrangement

3.3 Development Summary

The development will consist of:

- Production wells – multiple conventional gas wells are envisaged as part of the initial development, with successful exploration and appraisal wells completed to enable their use as producers.
- An upstream gas gathering network connecting the wells to hubs via flowlines in a hub-and-spoke arrangement. Flow from the individual wells (via flowlines) will be aggregated at hubs prior to being directed into larger infield flowlines. In the initial phase the Central and Northern hubs will be developed,
- A central processing facility to treat the raw gas to the specification required for export to the DBNGP, inclusive of all utilities to support the field operations,
- A gas export pipeline connecting the central processing facility to the DBNGP,
- A condensate stabilisation, storage, and offloading system to support road transport of liquid product, and
- On-site infrastructure to support the operations phase including power generation, warehousing and workshops, control, equipment and switch room infrastructure and accommodation.
- Utilities infrastructure including telecoms, water bore and monitoring bores and sewage,

- Permanent operations village (within the central processing facility land area),
- Long term storage for operational and insurance spares

Near-site infrastructure will also be developed, secured, or upgraded to support the project execution and operations phases. This will include:

- Existing road access upgrades (between Midlands Road and the central processing facility),
- Connection to existing fibre optic communications network

3.4 Upstream Gathering System

The upstream gathering system comprises wells, wellhead facilities, hubs and (buried) pipelines. Pipelines do not fall within the development approval scope.

Gas and condensate will be recovered initially from up to 6 wells that are routed back to hubs and directed via underground flowlines to the central processing facility for processing.

3.4.1 Wellhead Facilities

Wellhead facilities are installed at each well site to manage safe well operations and support flow of the well stream fluids to the central processing facility. The wellhead facilities include safety critical equipment to isolate the well and reservoir fluids from the surface equipment in the event of issues potentially impacting safety or the environment.

A wellhead choke valve is used to control the rate of flow from each well. Each well is provided with a clamp on ultrasonic flowmeter to provide remote flow monitoring from the central processing facility.

Chemical injection is installed to ensure pipeline/flowline integrity. Corrosion inhibitor is injected from a dedicated pump skid connected to a corrosion inhibitor storage tank provided at each well site. Additionally, a methanol injection point is provided downstream of the wellhead shutdown valve for hydrate inhibition during well start-up.

Locally compressed air will be used to power valves and the chemical injection pumps.

All well flowlines will be designed for internal integrity monitoring using pipeline inspection gauges. A temporary pipeline inspection gauge launcher is shared between all remote well sites with flowlines of the same size.

Each wellhead site is enclosed with fencing and equipped with a solar array with batteries that provide power.

3.5 Central Processing Facility

3.5.1 Gas Processing Infrastructure

The central processing facility comprises a complex assembly of specialised equipment. The gas processing infrastructure is designed to produce gas and condensate from the extracted wellstream fluids. Refer **Figure 5** below which provides an indication of how the infrastructure sits together.



Figure 5: 3D Model of the Gas Processing Infrastructure

The central processing facility gas processing infrastructure is positioned within a 54,000m² footprint, 200m x 270m, exclusive of the flare.

The following is a simplified description of the processes being undertaken in the central processing facility.

Inlet receipt

Fluids from the gathering flowlines are directed to a slug catcher, where bulk vapour-liquid separation occurs. Liquid from the slug catcher are then directed to a liquid/liquid (inlet) separator, whilst vapour is directed via a gas-gas heat exchanger (used to optimise energy efficiency) to the inlet cooler. Condensed liquids are separated from the gas stream in the inlet separator downstream of the inlet cooler.

Gas conditioning

Gas from the inlet separator is superheated before being routed to a mercury guard bed which removes mercury, if mercury is present. Process gas from the mercury guard bed is then routed to fixed beds for H₂S removal via absorption, and then to the amine acid gas removal unit for CO₂ removal. The amine train will have a bypass stream capable of directing all flow around the package to limit the reservoir CO₂ being removed from the gas and released as greenhouse gas emissions. Flow through the amine system will be controlled to maintain the pipeline CO₂ specification. Together these acid gas removal systems will achieve the DBNGP gas specification for contaminants content.

Treated gas is then dew-pointed via JT cooling to meet the DBNGP hydrocarbon and water content specifications. A closed loop mono-ethylene glycol system is used to manage hydrate formation risk in the gas conditioning system.

Sales gas compression and export

Sales quality gas from the gas conditioning system is directed to the sales gas compressor for compression to a pressure suitable for discharge into the DBNGP via the Lockyer gas export pipeline.

A plant recycle is installed which provides the ability to return gas from the sales gas compression discharge manifold to upstream of the inlet cooler, to avoid flaring off-specification gas during facility start up or during process upsets.

Condensate stabilisation, storage and load out

Liquid hydrocarbons from the treated gas stream are processed in the condensate stabilisation system to meet the vapour quality specification required to allow the condensate to be transported off site by road.

Treated condensate from the column stabiliser is cooled then stored in condensate storage tanks at near atmospheric pressure until it is ready to be loaded out to B-double road trains (maximum length 27.5m).

Produced water treatment

Produced water (originating from the reservoir) is separated as part of the gas inlet and conditioning systems and treated prior to disposal via evaporation. Entrained liquid hydrocarbons are recovered using specialised oily water treatment equipment and recovered back to the condensate system, whilst the treated water is routed to the evaporation ponds. The ponds are designed to accommodate all expected produced water, as well as brine from the potable water system, oily water from the drains system and direct precipitation from annual rainfall.

Incinerator Package

An incinerator package is provided to ensure all acid waste gas is completely combusted to minimise environmental air quality impacts.

Utilities

Utility systems such as fuel gas, heating medium, instrument air, nitrogen, flare, bore water, firewater system, potable water, demineralised water, chemical injection, closed drains, open drains, and power generation are provided to support the operations of Lockyer Gas Plant

3.5.2 Condensate Pad

A 9,000m² hardstand area 60m x 150m is provided for the loading of condensate onto B-double trucks. The condensate loading pad is linked to the facility's entry road, positioned to minimise the interactions of the condensate road trains with the remainder of the site operations.

3.5.3 Administration Facilities

The major administrative components of the central processing facility are:

- 1,005m² administration building
- 796m² warehouse building
- 400m² workshop
- Lay-down area
- Car parking and vehicle circulation areas

The administration facilities are located on the south side of the gas processing facilities, placed considering the prevailing wind directions, and are linked to the facility's main access road.

3.5.4 Sedimentation Pond

A sedimentation pond is located to the east of the condensate pad and will be used for disposing stormwater. The sedimentation pond will catch stormwater runoff only, with a separate, segregated drains system installed to capture potentially contaminated oily water (oily water will be treated and then routed to the evaporation pond).

3.5.5 Construction Laydown

A 34,020m² hardstand construction laydown area is proposed to the west of the gas processing infrastructure. It will be used for the storing of materials and equipment used during construction of the facility. It is linked to the facility's main access road via a driveway.

3.5.6 Operations Village

The development includes a 24-bed operations workforce accommodation village (Lockyer Village) located to the north of the gas processing infrastructure. It will occupy a footprint of 10,000m² (excluding spray field) and include:

- 24 x 1-bed accommodation units on the north side of the village
- Club lounge, including meal preparation and serving areas and village administration facilities
- Recreation building
- Gym building
- Vegetable garden
- Outdoor gym/playing field
- Service / loading zone
- 12 car parking bays and mini bus drop off/pick up zone

A service track allows vehicle access around the perimeter of the village. Pedestrian paths are provided for movements within the village.

A water treatment facility and a 32,300m² spray field is located to the southeast of the village for the treatment and disposal of wastewater from the village.

Refer **Appendix 2** for architectural drawings and landscape design for the operations village.

Design statement

The proposed operations village is located on a small ridge with views to small parcels of bush scrub, rocky outcrops and long views to the Irwin River. The surrounding land is characterised as agricultural. The nearby coastal towns of Dongara and Port Denison are well known for their coastal communities, sand dunes and the towns are a gateway to the Mid-West wildflower country.

The village will provide accommodation to support the Lockyer gas operations plant. While only a small part of the overall project, the village is key to the success of the project, with a focus on providing a significant improvement in amenity for workers in the sector.

While this proposal has been designed to serve its primary purpose as a ‘workers accommodation’ village, the intent for the project is to maintain a new industry benchmark for this development typology. This project continues MinRes’ commitment to providing excellent accommodation, outstanding food and beverage offerings and access to leisure and recreation facilities with a quality to rival inner-city corporate headquarters.



Figure 6: Perspective drawing of proposed operations village

The project proposes a restaurant lounge, café area, wellness facilities, activated outdoor landscaped space, recreation facilities, and a gym. Facility buildings are designed as high-quality modular construction to allow for reuse elsewhere and easy removal at the anticipated end of mining operations, allowing the site to be easily returned to its previous state and revegetated with local endemic plant species.

Climatic conditions and a regional location demand that buildings be constructed using robust, low maintenance, prefinished and readily available materials.

The proposed material palette is considered and restrained has been applied methodically all buildings and landscape to deliver a consistent, legible, and rational architectural response. The buildings are read as parts of a single, identifiable whole rather than a series of separate entities.

The proposed building arrangement has created a series of landscaped zones that allow for engagement, reflection, activity. The design team is conscious that occupancy levels on site will fluctuate depending on operations and maintenance, and it is important that the village feels open, welcome, safe and connected. The project gathers together amenity into functional clear zones – including public activity and service (main facility buildings), landscape (outdoor space) and sleeping and rest (accommodation pods).

The accommodation pods have similarly been designed with increased functionality and material quality. Equipped with a kitchenette, lounge room, queen sized beds and inbuilt laundry, each accommodation pod provides a level of comfort and amenity not seen in the mining industry. Internal materials have been selected to appear lighter and brighter but remain robust enough to withstand the harsh environmental conditions and the rough and tumble of everyday use.

Accommodation pods are fully transportable steel framed units, installed onto stumps and footings on site and linked back into the pedestrian network via by raised walkways.

Considerable effort has been made to ensure that this development exceeds minimum level requirements in relation to sustainability. To be further tested and verified during design development, the project considers and values energy efficiency, water efficiency, material use, indoor environment quality, and urban water management.

The project design team previously worked with MinRes on a similar project typology (Onslow and Kens Bore Mining Resorts). When undertaking that work, the project team sought to better understand why developments of this typology often fail to provide users with an environment that fosters productivity, engagement and good mental health outcomes. They looked at existing transient workers accommodation villages in contrast to wellness retreat style getaways – interrogating the masterplans and accommodation offerings to establish a way forward for this proposal. The ambition for this project was to provide ‘resort style’ accommodation and facilities, planned in a way that was site specific, and operated in a way that was inclusive and welcoming.

The project recognises that users are likely to spend a significant portion of time at this site and, as such, the intent is to build community, ownership, and a sense of belonging. This is achieved through distinct accommodation zones, shared gathering spaces, connected landscape responses and the inclusion of site-wide recreation opportunities that promote health and well-being.

The development proposal also acknowledges that regional mining villages can be unsafe for workers. Recent publicised events on other sites are at the forefront of design considerations to ensure a safe environment for workers, guests and staff. To address this, the project aims to promote safety and security through clear visual connections throughout site and well defined, easily recognisable, well-lit entry points to all buildings. All pathways have at least two access routes, with no dead ends or blind spots.

From an aesthetic perspective, the project demonstrates a considered and logical response to site that is realised through a constrained use of material and form to ensure design clarity. Aply supported by a rigorous landscape design proposal, the development reinforces the unique natural environment by integrating materials, forms, and colours from the existing local context.

Landscaping

A landscaping plan has been prepared by Aspect Studios. The landscaping plan sets out the approach, materiality and planting proposed at the Operations Village. Proposed is an appropriate and restorative approach that considers the context of the development whilst being appreciative of the site. The proposed landscaping comprises the three main areas:

- Main Facilities
- Village Green
- Accommodation

Refer **Appendix 2**, Development Plans for a copy of the Landscaping Plan.

3.5.7 Temporary Construction Village

Provision is made for a temporary construction workforce accommodation facility to be located to the east of the operations village. It is not proposed as part of this development application and separate approval will be required.

3.5.8 Central Processing Facility – Access Roads

The central processing facility includes two access roads:

- A facility access road along the southern edge of the central processing facility site, linking Strawberry North-East Road to the east of the facility, and to internal existing farm tracks to the west of the facility.
- An access road linking the operations village (and temporary construction village) to the facility access road, along the western side of the central processing facility site.

The internal roads will provide all-weather access to the facility.

3.6 Operational aspects

3.6.1 Operations

The central processing facility will operate 24 hours a day, 7 days a week. Up to 20 permanent staff will be stationed at the facility as per operational requirements.

3.6.2 Health and Safety

Health and safety management, including process safety management is of paramount importance, given the hazards associated with the high pressure and combustible fluids being processed. An 'inherently safer' approach to hazard management is one that actively eliminates the hazards, or reduces their magnitude, severity, or likelihood of occurrence by careful attention to the fundamental design and layout of the facility. Adoption of safety in design and human factors principles to the design of plant and equipment, processes, interfaces, and tasks has been and will continue to be used to support achievement of the objectives of reducing risk to personnel (and the environment) at the Lockyer Gas Project.

The following hierarchy of risk management controls will be adopted, in order of preference, when selecting options to reduce risks:

- Elimination of risk by removing the hazard
- Substitution of a hazard with a less hazardous one
- Prevention of potential events
- Separation of people from the consequences of potential events
- Control of the magnitude and frequency of an event
- Mitigation of the impact of an event on people and the environment
- Emergency response and contingency planning.

Where required to mitigate risk, add-on safeguards shall be considered with an order of preference as follows:

- Passive safeguards, then active safeguards, then procedural controls.

3.7 Supporting information

3.7.1 Environment

The Lockyer Gas Project will be subject to environmental impact assessment and regulation under various environmental legislation, primarily the *Environmental Protection Act 1986*, *Petroleum and Geothermal Energy Resources (Environment) Regulations 2023* and *Petroleum Pipelines (Environment) Regulations 2023*.

Environmental Plans will be developed to ensure construction, commissioning and operations are compliant with environmental legislative requirements and all other applicable regulatory approvals and permits.

Control measures for managing wastes, emissions, discharges, hazardous materials and clearing of native vegetation will be identified and management to ensure compliance with legislative requirements. Management controls will consider the following in order of priorities (either individually or in combination, where applicable):

1. Elimination

2. Reduction
3. Reuse/recycle
4. Treatment
5. Disposal

Refer **Appendix 9**, Environmental Report Summary.

3.7.2 Noise Attenuation

An Environmental Noise Assessment (**ENA**) was prepared in accordance with the *Environmental Protection (Noise) Regulations 1997*. The ENA notes the proposed development is only at the development application stage and much of the detailed design is yet to occur, however preliminary equipment sizing is completed and representative noise characteristics for major equipment, based on vendor provided information, was included. The ENA addresses the acoustic considerations in relation to noise emissions, noise separation, and noise intrusion.

The ENA assesses potential noise sources from the proposed development, and the assessment undertaken demonstrates that the predicted noise emitted from the proposal with recommended mitigation measures where required, will comply with the assigned levels determined in accordance with the *Environmental Protection (Noise) Regulations 1997*. Noise attenuation will be included on selected equipment, consistent with the assumptions in the ENA. Following commissioning of the facility a noise survey will be completed to ensure compliance with environmental regulations. Additional noise control can be installed to address any issues identified. It is noted that all equipment proposed for use at the Lockyer Gas Facility is industry standard design, and the noise characteristics (used as input to the modelling) are well understood.

Refer **Appendix 7**, Environmental Noise Assessment.

3.7.3 Transport and Access

The Proponent has undertaken a detailed analysis of the access to the central processing facility as well as the surrounding road network. In accordance with the Main Roads WA (**MRWA**) Restricted Access Vehicles (**RAV**) Assessment Guidelines, the surrounding road network will be upgraded to cater for the additional traffic generated by the development.

Access to the central processing facility is subject to road upgrades that the Proponent is committed to. An approximate 470m long access road will be constructed between the central processing facility and Strawberry North-East Road within the existing unconstructed road reserve. Strawberry North-East Road, between the newly constructed access way and the Midland Road intersection (approximately 2km) will be sealed and widened to an 8m wide two-lane single carriageway. The Strawberry North-East Road / Midlands Road intersection will be upgraded to a simple right turn and basic left turn treatment. The intersection will also be widened to cater for RAV7 (20m) vehicles for the left in and left out movements.

Access to the wellhead sites will be via existing access points in a standard C-class vehicle.

Refer **Appendix 5** and **Appendix 6** for an Access Memorandum & Transport Impact Analysis demonstrating the proposed access arrangements will meet applicable design requirements and warrants.

3.7.4 Waste Management

A Waste Management Plan (**WMP**) has been prepared in support of the proposed development by Talis Consultants. The WMP considers estimation of general waste volumes and recommendations for appropriate collection, storage, handling and management of waste and recycling for the development. Further details regarding the storage and collection of waste will be provided during the assessment process.

Refer **Appendix 8**, Waste Management Plan.

3.7.5 Heritage

The Proponent has engaged with the Yamatji Southern Regional Corporation Ltd (**YSRC**) who act on behalf of the native title holders to implement appropriate cultural heritage management measures pursuant to the *Aboriginal Cultural Heritage Act 1972 (WA)*.

Refer **Appendix 10**, Heritage Report Summary.

3.7.6 Visual Impact

A Visual Impact Assessment (**VIA**) has been prepared by prepared by Ecological Australia. The assessment comprises a view shed analysis and site assessment to determine the visual impact of the proposed development on the existing views from the surrounding landscape with particular consideration of sensitive receptors identified through stakeholder consultation and a desktop assessment.

The preliminary viewshed analysis indicates that while the proposed development may be visible at distance from a number of locations, the existing vegetation and topography largely shields the view of the bulk of the development.

Refer **Appendix 11**, Visual Impact Assessment Summary.

3.7.7 Bushfire

A portion of the central processing facility is located within a designated bushfire prone area in accordance with the Department of Fire and Emergency Services (**DFES**) Map of Bushfire Prone Areas.

Accordingly, a Bushfire Management Plan (**BMP**) has been prepared by Barrons Building Surveying to demonstrate appropriate bushfire risk management for the proposed central processing facility.

A BAL-LOW rating was identified for the majority of assets at the central processing facility, with the exception of northwest portion of the operations village with a BAL rating of BAL-12. The BMP therefore includes management measures for the operations village.

Refer **Appendix 12**, Bushfire Management Plan.

4 STRATEGIC PLANNING FRAMEWORK

4.1 State Planning Strategy 2050

State Planning Strategy 2050 is the highest-level strategic planning document for Western Australia. The State Planning Strategy provides a framework of planning principles, strategic goals and directions in response to anticipated planning and growth challenges.

Table 2 below provides comment on the applicable objectives and aspirations of the Strategy.

Table 2 - Applicable objectives of the State Planning Strategy 2050

Objective	Aspiration	Comment
<i>Section 1.1 The Resources Economy</i>		
<i>To maintain and grow Western Australia as the destination of choice for responsible exploration of development resources.</i>	<i>The State maintains support for exploration activity and resource development through informed land-use and policy decisions.</i>	MinRes is an ASX listed company with A\$13 billion market capitalisation and a demonstrated world leader in the responsible exploration of development resources.
<i>Section 2.3 Energy</i>		
<i>To enable secure, reliable, competitive and clean energy that meets the State's growing demand</i>	<i>The use of offshore and onshore gas fields continues to reduce carbon emissions</i>	The proposed development will supply gas to meet the predicted shortfall in the domestic gas market, creating energy security, supporting decarbonisation, and reducing the cost of energy to consumers.

The proposed development is entirely consistent with the relevant objectives and aspirations of State Planning Strategy 2050.

4.2 Shire of Irwin Local Planning Strategy (2017)

The Shire's Local Planning Strategy was endorsed by WAPC in August 2017. The Strategy acts as a guide for the progressive development of the Shire.

Section 3.5 (Oil and Gas) of Part 1 of the Strategy states:

Onshore oil and gas opportunities exist within the Waitsia field of the Perth Basin and this source is located east of the Dongara townsite.

Employment opportunities may be generated from the oil and gas industry in the longer term. While onshore oil and gas projects are yet to receive the necessary approvals, the Shire may need to consider if petroleum exploration and operations should be formalised in LPS No. 5 in terms of definitions, scheme provisions and associated guidance material. If required, the Shire can undertake a scheme amendment to update to incorporate these considerations.

Similarly, section 2.5 (Economy) of Part 2 of the Strategy states:

Oil and gas exploration is also an emerging industry in the Shire of Irwin and broader region. There have been several major discoveries of recoverable quantities of oil and gas reserves in the local government area and surrounds over the past 10 years. One of these discoveries includes the Hovea Field (onshore) located 15kms south of Dongara. It is anticipated this field may have the potential to produce up to 5% of WA's total fuel needs over the coming years. There have also been offshore discoveries and confirmation of resources in the Perth Basin (south of Dongara).

As the industry moves from exploration to production there will be many business and employment opportunities that will arise from these resource sector developments, particularly in the construction sector.

Section 6.4 (Mining and Petroleum) of Part 2 of the Strategy states:

Mining and petroleum industries play an important economic role in the Mid West region and it is therefore necessary to adequately plan for and protect these industries where appropriate. There are a number of mining and petroleum operators that have an impact on the local economy, including basic raw material extraction operations such as Cockburn Cement to iron ore operations in the wider region.

Mining operations provide for local employment and it is understood that a portion of the local workforce is employed by the local extraction industries. Travel access options to remote operations in the mid-west region are limited and could be improved to increase the accessibility for the local workforce.

Section 6.4.1 of Part 2 of the Strategy relates to the extraction of gas, including by means of fracking – it is important to note the Lockyer Gas Project uses conventional extraction methods and fracking is not proposed:

Activities that operate under the Petroleum and Geothermal Resources Act 1967 (including fracking) need to comply with the regulatory requirements under the Planning and Development Act 2005, including local government planning administration powers under local planning schemes. Under the Planning and Development Act 2005, development approval is required for anything classified as 'development'. Therefore an application for planning (development) approval is required for petroleum exploration and operations activities.

As there is no standard definition for petroleum activities or land uses (including fracking) within Shire's LPS No. 5, the Model Scheme Text nor the draft Planning and Development (Local Planning Schemes) Regulations 2014, these matters are dealt with as 'uses not listed' in LPS No. 5. This requires a planning application to be submitted to the local government following which the application would be required to be advertised in accordance with the requirements of LPS No. 5.

The Shire needs to consider if petroleum exploration and operations should be formalised in LPS No. 5 in terms of definitions, scheme provisions and associated guidance material. If required, the Shire can undertake a scheme amendment to update to incorporate these considerations.

The proposed development is clearly contemplated by the Strategy. Notwithstanding, petroleum activities and land uses are still not defined by the scheme, highlighting the disconnect between the vision for the Shire and the applicable statutory planning framework. Relatedly, the employment opportunities the proposed development will generate in construction and operation are consistent with the Strategy. The proposed development is estimated to create ~350 jobs during the construction phase from ~July 2024 and ~40 full-time site based staff once operational, with a preference for local residents.

Evidently, the proposed development is consistent with Shire's Local Planning Strategy and warrants approval accordingly.

4.3 Shire of Mingenew Local Planning Strategy (2006)

The Shire’s Local Planning Strategy was endorsed in September 2006. The Strategy provides strategic guidance for the future development of the Shire.

The Strategy provides the following statements in part 4.1.1:

“The GSWA [Geological Survey of Western Australia] also advises that:

1. *The western part of the Shire ... [is] highly prospective for petroleum. ...*
3. *There has been no reported mineral or petroleum production from the Shire in recent years.*
6. *Exploration for petroleum ... in the Shire is currently at a high level and should be encouraged on account of its economic and social benefits.”*

Further, Section 8.15 of the Strategy notes the Department of Minerals and Energy had identified a mineral or gas discovery could mean new employment and infrastructure opportunities which should be factored into the Scheme review.

The Strategy not only identifies the development site as highly prospective for petroleum exploration but encourages its exploration noting the economic and social benefits. The proposed development is estimated to create up to 350 jobs during the construction phase from ~July 2024 and employ approximately 40 full-time site-based staff once operational, with a focus on local employment and skills.

5 STATUTORY PLANNING FRAMEWORK

5.1 Planning and Development Act 2005

The PD Act is the overarching legislation providing a system of land use planning and development in Western Australia and for related purposes. It provides for the making of planning instruments including state planning policies, region planning schemes, and local planning schemes, as well as establishing the WAPC with broad functions directed at regulating the State’s planning system.

This development application is made under the special development application provisions for the COVID-19 pandemic in Part 17 of the PD Act. Pursuant to section 277(2) of the PD Act, an application determined by the WAPC under Part 17 has effect as if it had been made by a normal decision-maker under a planning scheme. This has the practical effect of negating the need to apply for and obtain development approval under a region or local planning scheme.

Section 275(6) of the PD Act sets out the matters the WAPC must have due regard to in considering and determining an application made under Part 17. Refer to **Table 3** for consideration of these matters.

Table 3 - Matters to be considered for an application made under Part 17 of the PD Act

Matters to be considered	Response
(a) <i>the purpose and intent of any planning scheme that has effect in the locality to which the development application relates; and</i>	Refer sections 5.5, 5.6, and 5.7 of this report for consideration of the purpose and intent of the relevant planning schemes.
(b) <i>the need to ensure the orderly and proper planning, and the preservation of amenity, of that locality; and</i>	<p>This report considers the strategic and statutory planning framework as a whole. On balance, the proposal to extract gas in this location has been recognised and supported by the State Planning Strategy 2050 and the local planning strategies that have been prepared by both local governments and adopted by the WAPC; refer section 4 for consideration of the strategic planning framework.</p> <p>An orderly and proper planning assessment has been undertaken against the applicable planning framework as demonstrated in this report.</p> <p>The development preserves the amenity of the locality as is demonstrated throughout this report and the supporting technical appendices.</p>
(c) <i>the need to facilitate development in response to the economic effects of the COVID-19 pandemic; and</i>	<p>The economic benefit of the proposed development is multifaceted. Fundamentally, the project will help meet the predicted gas supply shortage forecast beyond 2029. It is helpful to consider the economic benefits of the project over two stages.</p> <p>The project has undergone significant research and development over the last year, requiring the contribution of hundreds of people. During construction, the development will employ up to 350 people during the construction phase from ~July 2024. Net spending over this period in WA is expected to total \$465 million.</p> <p>The project has an operational lifespan of 20 years. The project will employ approximately 40 full-time staff with a focus on local labour and skills. Net spending over this period is expected to total \$26.5 million with \$5.8 million spent in the Mid-West Region alone. This excludes the estimated \$820 million to be paid in royalties.</p> <p>Refer Appendix 4 for the Economic Benefit Summary prepared in support of this application.</p>

Matters to be considered	Response
(d) any relevant State planning policies and any other relevant policies of the Commission.	Refer section 5.4 and section 5.5 for consideration of the relevant State planning policies and other WAPC policies.

The requirement for development approval does not apply to the construction and upgrade of public roads, being works which are exempt from requiring approval pursuant to section 6(1) of the Act.

5.2 Petroleum and Geothermal Energy Resources Act 1967

The development is of a type that falls within the ambit of the PGER Act. This Act does not contain any provisions relating to a development application, other than section 15(1) which provides that the rights under the exploration licence may be exercised on any land in the licence area “notwithstanding the provisions of any other Act or law”. However, section 15(1) is not being relied upon by the Proponent as amounting to an exemption from the need to obtain development approval under a planning scheme made under the PD Act.

5.3 State Planning Policies

The following State Planning Policies have been prepared under Part 3 of the PD Act and apply to the proposed development as documents for which due regard is to be given, except for those State Planning Policies that are to be read as part of the *Shire of Mingenew Scheme No. 4 (Mingenew Scheme)* pursuant to section 77(2) of the PD Act thereby elevating those policy provisions to statute.

5.3.0 State Planning Policy 2.0 – Environment and Natural Resources

State Planning Policy 2.0 Environment and Natural Resources (SPP 2.0) applies State-wide; it has the following objectives:

- to integrate environment and natural resource management with broader land use planning and decision-making;
- to protect, conserve and enhance the natural environment; and
- to promote and assist in the wise and sustainable use and management of natural resources.

A Briefing Paper – Environmental Impact Assessment Overview provides an overview of the environmental impact assessment approach being undertaken by MinRes to facilitate the Project. MinRes anticipates referring the Project to the Environmental Protection Authority under Part IV of the *Environmental Protection Act 1986*, and it is expected environmental issues will be comprehensively addressed through that independent process. The Briefing Note provides a summary of the key environmental factors including water resources, air quality, soil and land quality, and biodiversity, and demonstrates the SPP 2.0 objective of protecting, conserving, and enhancing the natural environment is met.

Refer **Appendix 7** for the Environmental Impact Assessment Overview.

Section 5.7 of SPP 2.0 provides assessment criteria for petroleum resources:

Mineral resources, petroleum resources and basic raw materials are important natural resource assets and are a vital part of the economy, contributing 30% to Western Australia's gross domestic product. ...

The Western Australian Petroleum Industry accounts for a substantial portion of the State's earnings from resources development. Onshore gas fields and pipelines carrying gas to domestic markets, processing plants and other industrial sites, require protection in the form of setback distances and dedicated easements, that safeguard the infrastructure and the safety of local communities. The activities of the oil and gas industries are administered by the Department of Mineral and Petroleum Resources, using petroleum legislation and regulations.

...

Planning strategies, schemes and decision-making should:

- (i) Identify and protect important and economic mineral resources to enable mineral exploration and mining in accordance with acceptable environmental standards.*
- (ii) Identify and protect important basic raw material resources and provide for their extraction and use in accordance with Statement of Planning Policy No. 10: Basic Raw Materials.*
- (iii) Support sequencing of uses where appropriate to maximise options and resultant benefits to community and the environment.*
- (iv) Have regard to the State Gravel Supply Strategy (1998), the draft Towards a State Lime Strategy (2001) and any other Government adopted basic raw material or mineral strategy, in considering proposals for the extraction of basic raw materials and mineral resources.*
- (v) Support, where possible, improved efficiencies in the production and consumption of mineral and basic raw material resources to ensure their availability for future environmental and human uses.*

Per the above provisions, the applicable local planning strategies identify the gas fields and recognise their economic importance to the State.

Section 5.10 of SPP 2.0 relates to greenhouse gas emissions. It states:

There is widespread awareness of the need to increase the efficiency with which energy is used in Western Australia, including the need to reduce our reliance on energy produced from non-renewable resources such as fossil fuels. The primary objective is to reduce greenhouse gas emissions by means including (but not limited to) increasing energy efficiency, decreasing reliance on non-renewable fuels, and increasing usage of renewable energy sources.

The most recent National State of the Environment report recognises that Australians have a high per capita level of greenhouse emissions by world standards, increasing by 16.9% between 1990 and 1998.

Guided by the National Greenhouse Strategy (1998), the draft State Sustainability Strategy (2002), and the State greenhouse strategy currently being developed, planning can contribute to reducing the use of energy by the community through the design of urban settlements, promoting the use of alternative fuels and encouraging landscaping to provide energy efficient microclimates. Planning can also contribute to reductions in greenhouse gas emissions by reducing car dependency and encouraging the retention of vegetation and promoting revegetation in land use and development proposals.

Planning strategies, schemes and decision making should:

...

- (iii) Support the use of alternative energy generation, including renewable energy, where appropriate.*

The State's planning framework recognises gas as an alternative energy source to other sources with higher emissions such as coal. For instance, Section 2.3 Energy of the State Planning Strategy 2050 includes under the heading 'State challenges' "Further development of offshore and onshore gas reserves can also provide a transition away from fossil fuels that have higher emissions, such as coal." This is included as an aspiration in Table 11 of the State Planning Strategy 2050.

5.3.1 State Planning Policy 2.5 – Rural Planning

State Planning Policy 2.5 – Rural Planning (SPP 2.5) applies to all rural zoned land in Western Australia. The intent of SPP2.5 is to protect and preserve Rural zoned land, to ensure its economic, natural resource, food production, environmental and landscape values are maintained.

Pursuant to the Mingenew Scheme, SPP 2.5 is read as part of that Scheme.

Protection of rural land and land uses

Section 5.1 of SPP 2.5 provides measures for the protection of rural land and land uses. **Table 4** below provides an assessment of the proposal against the relevant provisions of SPP 2.5.

Table 4 - Assessment against Section 5.1 of SPP 2.5

Policy measure	Proposal
<i>Requiring that land use change from rural to all other uses be planned and provided for in a planning strategy or scheme.</i>	Both Shire's local planning strategies provide for the nature of the proposed development (onshore gas). There are also numerous state and local strategic planning documents which encourage the development of clean energy. The proposed development will not impact on the surrounding agricultural uses and the impact of the proposed development on the rural setting is considered negligible. The proposal is therefore appropriate for consideration and warrants approval.
<i>Retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose.</i>	The development site is not identified for 'priority agricultural land'.
<i>Ensuring retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views.</i>	The proposed development is supported by visual and environmental assessments which demonstrate that no areas for biodiversity protection will be adversely impacted, and that negligible visual impact is experienced. Refer Appendix 9 and Appendix 11 , Environmental Impact Assessment Overview & Visual Impact Report Summary. This reporting will be expanded upon as the Project progresses.
<i>Protecting land, resources and/or primary production activities through the State's land use planning framework.</i>	The subject site is not identified for any particular resources or primary production activities under the planning framework.
<i>Creating new rural lots only in accordance with the circumstances under which rural subdivision is intended in Development Control Policy 3.4: Subdivision of rural land.</i>	No new rural lots or fragmentation of land will be created as a result of the proposed development.
<i>Preventing the creation of new or smaller rural lots on an unplanned or ad-hoc basis, particularly for intensive or emerging primary production land uses.</i>	

Policy measure	Proposal
<i>Comprehensively planning for the introduction of sensitive land uses that may compromise existing, future and potential primary production on rural land.</i>	The operations village relates wholly to the proposed development. No sensitive land uses are proposed as part of this application.
<i>Accepting the impacts of well-managed primary production on rural amenity.</i>	The proposed development does not negatively impact on the capability of primary production of any neighbouring rural lots.

Regional variation, economic opportunities and regional development

Section 5.5 of SPP 2.5 provides:

Western Australia is a large and diverse State with regional variations of climate, economic activity, cultural values, demographic characteristics and environmental conditions. The WAPC's decisions will be guided by the need to provide economic opportunities for rural communities and to protect the State's primary production and natural resource assets. WAPC policy is to:

...

- (d) *recognise the differing needs of the various regions, and consider regional variations where they meet the stated objectives of this policy and are supported in strategies and schemes.*

As identified in section 4 of this report, the State Planning Strategy 2050 and the relevant local planning strategies identify the locality's prospective onshore gas exploration and production capabilities, and the extraction and processing of gas is therefore a suitable use under section 5.5 of SPP 2.5.

Managing and improving environmental and landscape attributes

Section 5.10 of SPP2.5 relates to environmental and landscape attributes. A Visual Impact Assessment has been prepared in support of this application and details the proposed development is largely obscured from view by vegetation and due to the topography of the landscape.

Refer **Appendix 11** for the Visual Impact Assessment prepared in support of the development application.

Preventing and managing impacts in land use planning

Section 5.12 of SPP 2.5 relates to managing land use impacts. Clause 5.12.1(b) states:

where a development is proposed for a land use that may generate off-site impacts, there should be application of the separation distances used in environmental policy and health guidance, prescribed standards, accepted industry standards and/or Codes of Practice, followed by considering –

- (i) *whether the site is capable of accommodating the land use; and/or*
- (ii) *whether surrounding rural land is suitable, and can be used to meet the separation distances between the nearest sensitive land use and/or zone, and would not limit future rural land uses; and*
- (iii) *whether if clauses (i) and/or (ii) are met, a statutory buffer is not required;*

Per section 3.4(f) of SPP 2.5, the applicable environmental policy guidance is the Environmental Protection Authority's (EPA) Environmental Protection Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses (GS3) which provides guidance on recommended separation distances between many rural land uses and sensitive land uses. GS3 assists in the determination of land use buffers and planning decision-making.

Appendix 1 of GS3 provides generic separation distances between industrial and sensitive land uses, beyond which site-specific technical analysis is not required. The closest industry in Appendix 1 of GS3 to match the Lockyer Gas Project is the following:

Industry	Description of industry	DoE Licence or Registration category (*)	Key Government agencies for advice or approvals	Code of Practice (CoP) environmental requirements	Impacts					Buffer distance in metres and qualifying notes
					Gaseous	Noise	Dust	Odour	Risk	
Oil or gas extraction from land or offshore	production from wells involving primary separation or treatment	√ (10)	DoIR, DPI		√	√		√	√	2000
Oil or gas production (other)	production of oil or gas, including gas reforming	√ (11)	DoIR		√	√		√	√	2000

The wells do not involve any primary separation or treatment of extracted gas. Accordingly, they are not subject to generic separation distances under GS3.

The central processing facility is approximately 1,700m northeast of an existing residence at 25116 Midlands Road, Mount Horner. Accordingly, consideration and of the identified risk and their management is given below.

Notwithstanding, having regard for the assessment provided in **Table 4**, the proposed amendment is consistent with SPP2.5 and accordingly warrants approval.

Gas Releases

The main risk introduced by the Lockyer gas facilities is a loss of containment of the processed hydrocarbons resulting in a gas release.

The Lockyer facilities will be designed to comply with Australian Standards, or where Australian Standards are unavailable, international standards widely in use within the oil and gas industry. All equipment and processes used within the facility are industry standard, and no new or novel technology is proposed.

As part of the licensing and regulation of the facility, MinRes is required to develop the Lockyer Gas Facility Safety Case, which will be approved by the regulator, the WA Department of Energy, Mines, Industry Regulation and Safety.

A formal safety assessment will be completed by MinRes to support the safety case. The safety assessment will look at all major accident (hydrocarbon release) scenarios and will include potential events that originate within the site that could have an impact beyond the site boundaries. The formal safety assessment will include a gas release and dispersion analysis which will model credible gas releases from the site (based on industry accepted modelling) and define the extent of any gas clouds that may form in the event of a release.

Systematic risk analysis has not identified any scenarios that are expected to impact stakeholders or the environment external to the sites. The facilities design and location of the central processing facility within the overall site will ensure that any potentially released gas cloud is fully contained within the immediate vicinity of the plant, and wholly within the site, prior to being naturally dispersed to below flammability or toxicity limits. The gas processed at the Lockyer Gas Project is less dense than air and will not settle at ground level. There are no toxic or noxious gases normally released from the facilities.

The Lockyer facilities will include gas detection to provide early notification of any leaks, and trigger activation of the automated safety system responses, including shutdown of all production and blowdown of the facilities (via the emergency flare system) to remove pressurised hydrocarbons from equipment.

The Lockyer Gas Project facilities are designed to meet industry best practice. All hydrocarbon streams are fully contained within suitably pressure rated piping and equipment, and there are no continuously vented hydrocarbon gas streams associated with the Lockyer facilities. All waste gas streams are incinerated or flared to ensure that hydrocarbons are fully combusted and present no flammable, air quality or health risks.

Air Quality / Air Emissions

Air dispersion modelling from the proposed operations was undertaken to assess the potential air quality impacts of atmospheric emissions from the Project. This considered expected pollutants from the Lockyer facilities based on the equipment types and sizes specified for the central processing facility, in conjunction with other regional emission sources.

The air dispersion modelling compared the predicted total ground level concentrations of pollutants at sensitive receptor locations against the relevant ambient air quality criteria defined by the WA Department of Water and Environmental Regulation, supplemented by the National Environment Protection Ambient Air Quality Measure 2016, including revised limits for NO₂ introduced in 2021.

The air dispersion modelling predicted cumulative ground level concentrations for all air pollutants will be below the corresponding ambient air quality and workplace exposure standard criteria at all sensitive receptor locations. The pollutant that most closely approached the guideline was the annual average for PM_{2.5}, however this was a function of the assumed regional background concentrations, and the contribution from the Lockyer plant to the predicted concentrations was considered negligible.

The house at 25116 Midlands Road is the closest sensitive receptor to the Lockyer gas facilities.

Noise

The Lockyer Gas Project facilities will be designed to meet occupational health noise exposure limits as well as environmental external receptor noise emission limits. Noise studies have been conducted for the central processing facility, specific to the location of the gas plant and considering the location of noise generating equipment, noise emissions from individual equipment, and the location of sensitive receptors in the surrounding environment.

The predicted noise levels at all sensitive receptors comply with regulatory limits.

Noise emissions at 25116 Midlands Road, an occupied property within the same landholding as the central processing facility facilities, are predicted to be 35 dB(A), consistent with the overnight allowable limit for the 10%-time exceedance level. Noise levels at this location for the 1% exceedance level are predicted to be 39dB(A), which is 4dB(A) below the allowable limit. It should be noted the modelled noise predictions are considered conservative, having used worst case meteorological and ground absorption conditions, as well as assuming all equipment in the facility is operating simultaneously.

Following commencement of operations, a noise survey will be conducted to demonstrate the facility equipment meets the noise limits guaranteed by equipment vendors and noise emissions are consistent with the modelled predictions. Engineering controls (e.g., insulation or enclosures) will be used to treat selected equipment if required.

Refer **Appendix 7** for the Environmental Noise Assessment prepared for this application.

Odour

Odours from the Lockyer facilities are considered highly unlikely to impact areas outside the sites.

Hydrocarbon gas and liquids processed by the Lockyer central processing facility facilities are fully contained within enclosed piping and vessels. The drainage system is designed to contain any spills in the immediate vicinity to allow immediate clean up. Segregated drains will be installed to ensure there is no potential cross contamination from the facility drains to the stormwater runoff, which will be allowed to flow as unimpeded as possible. Chemicals, greases, and other lubricants required to support operations will be stored in closed containers.

Wastewater from the facility (excluding black and grey water) will be routed to evaporation ponds for disposal. Some local odours may be experienced occasionally from the evaporation ponds, however the process wastewater will be highly treated to remove hydrocarbons (to less than ~15 mg/L) prior to discharge, minimising this risk. The evaporation ponds are designed to allow clean out of any solid materials that may accumulate.

Sewage and grey water will be treated in a health department approved sewage treatment system. Any solid wastes associated with this system will be periodically removed off site by a licensed specialist contractor, for disposal in a licensed facility. Treated liquids from the sewage treatment system will be dispersed on-site using a dedicated spray field area. The proposed system is consistent with MinRes' designs for other facilities in operation.

At the wellheads, all gas and chemical injection systems are fully enclosed in suitably rated piping or vessels, and there are no continuous releases to the environment. Wellhead facilities are powered via a combination of solar with batteries and pressurised air.

In light of the above, the existing house at 25116 Midlands Road will not be impacted by off-site emissions or risk from the central processing facility and the proposal therefore meets the requirements for managing land use impacts under SPP 2.5.

5.3.2 State Planning Policy 2.7 - Public Drinking Water Source

One of the objectives of State Planning Policy 2.7 – Public Drinking Water (SPP2.7) is to *"ensure that land use and development within public drinking water source areas is compatible with the protection and long-term management of water resources for public water supply."*

Pursuant to the Mingenew Scheme, SPP 2.7 is read as part of that Scheme.

The proposed development is not in or near any public drinking water source areas.

5.3.3 Draft State Planning Policy 2.9 - Water, and Government Sewerage Policy (2019)

Draft State Planning Policy 2.9 Water (SPP2.9) and the Government Sewerage Policy (2019) both intend to preserve and protect water resources as well as public health and amenity.

Whilst SPP2.9 provides guidance to the decision making of development applications that affect water bodies and sources, the Government Sewerage Policy (2019) details the minimum requirements for on-site sewerage disposal. It is intended the proposed development will utilise potable ground water and provide an on-site sewerage treatment system. Before proceeding with either, the Proponent will obtain the relevant permits required and in strict accordance with the relevant policies.

5.3.4 State Planning Policy 3.6 – Infrastructure Contributions

State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6) provides that a decision maker can impose infrastructure contributions as part of the development application process if they can demonstrate there is both a need and nexus, and other principles of SPP 3.6 are met. Pursuant to the Mingenew Scheme, SPP 3.6 is read as part of that Scheme.

The Proponent is committed to upgrades on both Strawberry North-East Road and Midland Road following consultation with the Shire of Irwin and Main Roads.

Strawberry North East Road Upgrades

Proposed is the construction of an approximately 400m long and 8m wide access road, connecting the central processing facility to Strawberry North-East Road within an existing 20m wide road reserve. Similarly, proposed is upgrading Strawberry North-East Road between the aforementioned access road and Midland Road to a sealed 8m wide road, consistent with MRWA RAV Guidelines.

Refer **Appendix 5**, Access Memorandum.

Midlands Road

Proposed is to upgrade the existing Strawberry North-East Road / Midlands Road intersection to a simple right turn and basic left turn treatment. The intersection will also be widened to cater for RAV7 (20m) vehicles for the left in and left out movements.

Refer **Appendix 6**, Transport Impact Assessment.

5.3.5 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (**SPP 3.7**) seeks to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfires on property and infrastructure.

Sections of the central processing facility site are identified as being 'bushfire prone' by DFES. Accordingly, the proposed development is required to comply with the relevant policy measures of SPP3.7 and associated documents.

To this end, a Bushfire Attack Level (**BAL**) assessment has been undertaken to determine the potential bushfire risk on the proposed development.

The BAL assessment evaluates vegetation within 150m of the subject site and determines a BAL rating for the central processing facility. All of the specialised equipment as well as the administrative buildings are located within areas determined to be BAL-LOW. The operations village has been partially determined to have a BAL rating of BAL-12.5 in the northwest corner. Due to the BAL rating and in applying the precautionary principle, a BMP has been prepared in support of this application.

The assessment considers the bushfire impacts associated with the proposed redevelopment and demonstrates the proposal will comply with the SPP3.7, subject to the implementations outlined within the BMP and summarised below as:

- Asset protection zone to be placed and maintained on the western and northern side of the internal access roadways to the operations village to no less than 25m off the centre line of the roadway.
- Dedicated fire services system to be provided for the proposed development on Lot 3558 or Lot 3561, accessed for fire-fighting purposes only and constructed in agreement with DFES operation requirements guidelines and local government.

Refer to **Appendix 12**, Bushfire Management Plan.

5.3.6 State Planning Policy 7.0 - Design of the Built Environment

State Planning Policy No.7.0 – Design of the Built Environment (**SPP 7.0**) is the lead policy that elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP 7.0 establishes a set of ten ‘design principles’, providing a consistent framework to guide the design, review and decision-making process for planning proposals.

A design statement has been provided for the operations village addressing the ten design principles. Refer section 3.5.6.

Consistent with WAPC decisions on similar proposals, an independent design review of the proposed development is not necessary given the site’s isolation and that its industrial design was appropriate for its intended function.

5.4 Other WAPC policies

5.4.1 Position Statement: Workforce Accommodation

The WAPC’s Position Statement: Workforce Accommodation (**PSWA**) has been prepared by the WAPC to assist users of the planning system in understanding the land use planning considerations for workforce accommodation. One of its purposes is to outline the development requirements for workforce accommodation under the PD Act and associated regulation. The PSWA’s position statement is:

Where practicable, workforce accommodation should be provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability. Planning and development of workforce accommodation should be consistent with local planning strategies and schemes, except where the Mining Act 1978 and State Agreement Acts prevail.

In this regard, it is critical that the operational village is located at the central processing facility site, given the relatively small number of staff compared to the scale of the facilities operation. Having staff located at the central processing facility manages risk in the facilities operation and in the event of an incident.

Notably, the Shire of Irwin Local Planning Strategy and Irwin Scheme do not have specific provisions on the location or design of workforce accommodation facilities.

The PSWA includes a table summarising parameters that planning decision-makers can and cannot have regard to when considering proposals for workforce accommodation:

Table 5 - Extract from WAPC’s Position Statement: Workforce Accommodation - planning decision-makers can:

Control	Not control
<ol style="list-style-type: none"> 1. Where a planning application is required, the terms of an approval related to: <ol style="list-style-type: none"> (a) timeframe (b) setbacks (c) landscaping (d) parking and access (e) location and appearance of buildings (f) integration with surrounding areas any other land use planning matters relevant to the site. (2) Where a planning application is required, the ability to approve/refuse a proposal considering local planning scheme requirements. 	<ol style="list-style-type: none"> 1. Any matters specified by a State Agreement Act. 2. The issuing of a mining tenement made under the Mining Act 1978 – which can include a general purpose lease for ‘any other purpose directly connected with mining operations’ (may be located in a townsite). 3. That workforce accommodation needs to be met by permanent accommodation rather than ‘villages’. 4. That workforce accommodation be located in a town rather than a mine-site. 5. Whether the land for workforce accommodation is owned by the Crown or held in fee simple. 6. Requirements for ‘community contributions’ by workforce accommodation proponents.

Control	Not control
	7. Requirements for workforce accommodation to achieve 'legacy benefits'.

The proposed operational workforce accommodation facility has been designed to a high standard, consistent with contemporary facilities and in line with other MinRes accommodation facilities. It therefore warrants approval.

5.5 Shire of Irwin Local Planning Scheme No. 5

The *Shire of Irwin Scheme No. 5 (Irwin Scheme)* is a local planning scheme prepared under the PD Act which applies to the local government district of the Shire of Irwin as shown on the Scheme map, and which therefore applies to the proposed central processing facility.

The provisions of the Irwin Scheme are supplemented by the deemed provisions contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Refer **section 5.7** for the applicable deemed provisions. Where a deemed provision is inconsistent with a provision of the Irwin Scheme, the deemed provision prevails to the extent of the inconsistency.

5.5.1 Aims

Aims of the Irwin Scheme include:

- d) *to assist employment and economic growth by facilitating the timely provision of suitable land for retail, commercial, industrial, entertainment and tourist developments as well as providing opportunities for home based employment;*
- f) *to promote the sustainable use of rural land for agricultural purposes whilst accommodating other rural activities;*
- g) *to protect and enhance the environmental values and natural inland and coastal resources of the Scheme area and to promote ecologically sustainable land use and development; and*
- h) *to safeguard and enhance the character and amenity of the built and natural environment of the Scheme area.*

The proposed development is estimated to create up to 350 jobs during the construction phase from ~July 2024 and approximately 40 permanent staff once operational, with a focus on local employment and skills. It is expected the proposed development will have a negligible impact on rural activities occurring in the area both during construction and operation. A detailed operational management plan will be prepared during the detailed design stage to ensure this. Further, technical reporting completed in support of the proposal includes environmental and visual impact reporting detailed in **section 3.9** and **3.11**, respectively.

Ultimately, the proposed development is considered generally consistent with the aims of LPS5 and warrants approval accordingly.

5.5.2 Zoning

The land upon which the central processing facility is proposed is zoned General Farming. An assessment of the proposed development against the objectives for the General Farming zone is provided in **Table 6**.

Table 6 - Objectives of the General Farming zone

Objective	Comment
<i>a) To provide for rights of vehicular access, unfettered as to time, location and circumstance, to any land subject of a planning approval.</i>	Refer section 3.6 for consideration of access and servicing. The Proponent has committed to road upgrades as part of the proposed development.
<i>b) To ensure the preservation of the rural character and rural appearance of land within the zone.</i>	Refer section 3.11 for consideration of the visual impact of the proposed development. A Visual Impact Assessment has been completed demonstrating a negligible impact on the appearance of the land by the proposed development. Operational management plans developed as part of the detailed design stage will ensure the operations of the proposed development do not impact the rural character of the area.
<i>c) To protect the economic viability of agricultural production via support only for subdivision or boundary relocation which retains or results in lot or location sizes which facilitate ongoing agricultural activity.</i>	No subdivision is proposed as part of this application.
<i>d) To preserve and protect the natural undeveloped land areas throughout the zone and to provide for the planting of trees and other suitable vegetation via the imposition of conditions on any planning approval issued, in order to assist in balancing the greenhouse effect, provide shade, prevent erosion, reduce salinity and provide habitats for native fauna.</i>	Refer to section 3.9 for consideration of the environment. It should be noted that all environmental risks will be assessed and managed pursuant to the <i>Environmental Protection Act 1986</i> . A formal Environmental Impact Assessment will be submitted via Part IV Section 38 referral to the EPA. Formal submission is planned for January 2024. The majority of the subject site is already cleared. Minimal clearing of native vegetation is proposed. Any clearing will be subject to clearing permits, separate to this application. Refer to section 3.5 for consideration of the landscaping proposed at the Operational Village.
<i>e) To ensure that natural drainage patterns/catchments throughout the Shire are paid regard to, via the appropriate location of man-made drainage networks.</i>	A Stormwater Management Plan (SWMP) will be prepared as part of the detailed design stage. The SWMP will consider natural drainage patterns and catchments appropriately locate any man-made drainage systems required.
<i>f) To limit the number of dwellings to one per lot, unless for specific farm operation purposes, to discourage fragmentation or rural living use of agricultural land.</i>	There are no existing dwellings on Lot 3561. The Operational Village is the only habitable compound located on Lot 3561.

The proposed development is consistent with the objectives of the General Farming zone and warrants approval accordingly.

5.5.3 Land Use Permissibility

Land use permissibility is set out in the Zoning Table of the Irwin Scheme. Clause 4.4.1 provides that where a specific use is defined, it is excluded from general terms used to describe other uses. And clause 4.4.2 provides for the circumstances where a use does not fall under any of the defined use classes listed in the Zoning Table.

While the Shire of Irwin Local Planning Strategy provided that onshore gas extraction should be formalised in the Irwin Scheme in terms of definitions, Scheme provisions and associated guidance material, it appears that has not happened and there is no specific use class listed in the Zoning Table relevant to the processing of gas and incidental accommodation of the operational workforce. It is likely, therefore, the processing of gas falls under the use class of 'industry – general, defined as:

Industry-general: means an industry other than a cottage, extractive, light, mining, rural, or service industry.

The Scheme definition of 'industry' is:

Industry: means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes premises on the same land used for:-

- a) the storage of goods;
- b) the work of administration or accounting;
- c) the selling of goods by wholesale or retail; or
- d) the provision of amenities for employees,

incidental to any of those industrial operations.

Industry – general is an 'X' prohibited use in the General Farming zone. Accordingly, approval relies on discretion being exercised under Part 17 of the PD Act. In this regard, it is considered the proposed use is appropriate having regard to the strategic planning framework and the provisions of SPP 2.0 which identify and promote the protection of onshore gas extraction and processing in the locality.

5.5.4 Development Standards and Requirements

The following development standards apply to the central processing facility under the Irwin Scheme.

Table 7 - Irwin Scheme development standards

Clause	Provided / Comment	Compliance
5.8 Car parking standards		
5.8.1 The number of onsite car parking bays to be provided for specified developments shall be in accordance with clause 5.24. Where a car parking requirement is not specified for a particular development in clause 5.24 the local government shall determine the parking standard. The local government may also determine that a general car parking standard shall apply to a particular site or area irrespective of the development proposed in cases where it considers this to be appropriate.	There is no applicable minimum car parking rate for industry – general under clause 5.24.	✓
5.8.2 The design of off-street parking areas including parking for disabled shall be in accordance with Australian Standards Act AS 2890.1 or AS 2890.2 as amended from time to time. Car parking areas shall be constructed, marked, drained and thereafter maintained to the satisfaction of the local government.	Car parking bays will meet or exceed the minimum standard.	✓

Clause	Provided / Comment	Compliance
5.12 Waste disposal		
<i>Land within the Scheme Area shall not be used for the purpose of storage or disposal of vehicle bodies, rubbish or industrial wastes (whether liquid or solid) without the written approval of the local government.</i>	The Proponent will obtain all the necessary approvals prior to operation of the facility.	✓
5.14 Screening of development storage areas		
<i>The owner of land on which there is stored, stacked or allowed to remain any materials which in the local governments opinion detract from the amenity of the area shall completely screen the said materials from adjoining properties and from streets in a manner specified by and to the satisfaction of the local government, by means of walls, fences, hedges or shrubs.</i>	The subject site is remote and located approximately 1km from Strawberry North East Road, 2km from Midlands Road and 3km from Burma Road. As required, storage areas can be screened from view.	✓
5.15 Development of land without constructed road frontage		
<i>Notwithstanding any other provisions of the Scheme, the local government's Planning Approval is required for the development of land abutting an unconstructed Crown road reserve or a lot which does not have frontage to a Crown road reserve. In considering such an application, the local government may:-</i> a) <i>refuse the application until the road has been constructed or access by means of a constructed road is provided; or</i> b) <i>grant approval to the application subject to a condition requiring the applicant to pay a sum of money in or towards the cost of constructing the road or part thereof and any other condition it considers fit to impose; or</i> c) <i>require other legal arrangements are made for permanent access, to the satisfaction of the local government.</i>	Refer to section 3.6 for consideration of access and servicing. The Proponent has agreed to upgrade the existing road network as part of the proposed development. This includes construction of an access road within an existing 20m wide Road Reserve (Land ID Number 3727386).	✓
5.20 Building height		
<i>Except within the Residential zone, the maximum permissible height of any building shall be 10m, measured from natural (existing) ground level immediately below that point.</i>	The central processing facility comprises a combination of highly specialised equipment and structures that are designed as per operational requirements. Infrastructure proposed to be constructed within the central processing facility include: <ul style="list-style-type: none"> • Amine regeneration system (18 m high) • Amine contractor tower (18 m high) • Still column tank (18 m high) • Thermal oxidiser (39.6 m high) • HP/LP flare (69.7 m high) • Other infrastructure (average 5 m high). Refer Appendix 11 for consideration of the visual impact of the development which has been determined to be negligible.	VARIATION

Clause	Provided / Comment	Compliance
5.21 Flora preservation and planting		
5.23.1 <i>No natural vegetation shall be cleared from any crown reservation or removed from any road reservation in the Shire whether or not such reservation has been developed with a constructed roadway, without the written approval of local government and/or any other responsible authority.</i>	The relevant clearing permits will be obtained prior to any clearing of native vegetation.	✓
5.23.2 <i>In considering any rezoning or development proposal in any zone specified on the Scheme Map, local government may at its discretion unless otherwise specified in the provisions of the Scheme, require the preservation and or planting of flora as a condition of rezoning and or planning approval.</i>	Noted. Refer section 3.5 for consideration of the landscaping proposed in association with the Operational Village.	✓
5.23.3 <i>Areas of flora preservation and planting required by Clauses 5.23.1 and 5.23.2 may constitute all or part of the minimum landscaping requirement where such a requirement applies under the Scheme. Required areas of flora preservation and planting may exceed the minimum landscaping requirement.</i>	Noted. Refer above.	✓
5.23.4 <i>Within any area approved for flora preservation purposes as a condition of planning approval, no indigenous flora may be felled without the approval of local government, except:</i> a) <i>where the flora is dead, diseased or dangerous; and</i> b) <i>for the purpose of a firebreak required by a Regulation or By-Law except that in order to preserve the amenity of the area local government may at its discretion vary the position of any required firebreak to avoid destruction of vegetation or due to the physical features of the subject land.</i>	Noted.	✓
5.23.5 <i>The local government may, by notice served upon individual landowners or developers of land, require the preservation of groups and/or corridors of flora and thereafter no landowner shall cut, remove or otherwise destroy any such flora unless the local government rescinds the notice or orders.</i>	Noted.	✓
5.23.6 <i>Where any particular land is affected by the provisions of this Clause, the local government may impose a condition on a planning approval, or request a condition of subdivision approval, requiring a written undertaking that prospective purchasers will be advised of the provisions of the Scheme relating to flora preservation or planting.</i>	Noted.	✓
5.24 Zone/use development table		
<i>Min front boundary setback – 15m</i>	>15m	✓
<i>Min rear boundary setback – 15m</i>	>15m	✓
<i>Min side boundary setback – 5m</i>	>5m	✓
<i>Min car parking spaces – not specified</i>	N/A	N/A
<i>Min Landscaping % of site. -not specified</i>	N/A	N/A

The proposed development is generally consistent with the development requirements of the General Farming zone. Where variation is sought, it is minor and supported by technical reporting that demonstrates there is no substantive impact created by the variation. The proposed development therefore warrants approval accordingly.

5.6 Shire of Mingenew Local Planning Scheme No. 4

The Mingenew Scheme is a local planning scheme prepared under the PD Act which applies to the local government district of the Shire of Mingenew as shown on the Scheme map, and which therefore applies to the proposed gas extraction wells.

The provisions of the Mingenew Scheme are supplemented by the deemed provisions contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Refer **section 5.7** for the applicable deemed provisions. Where a deemed provision is inconsistent with a provision of the Mingenew Scheme, the deemed provision prevails to the extent of the inconsistency.

5.6.1 Aims

Aims of the Mingenew Scheme include:

- (e) *to ensure the protection of agricultural land by discouraging land uses and developments that may detract from the principle function of the land while maintaining opportunities for innovations in agriculture to establish within the Shire; and*
- (f) *to facilitate and promote mining, including any subsequent and related land uses and developments that are required as a result;*

The proposed development will be supported by operational management plans and practises that ensure the protection of the surrounding the agricultural land from the facilities operation. The wellheads are essential to the extraction and export of natural gas in the Shire.

5.6.2 Zoning

The land upon which the wellheads are proposed is zoned General Farming. An assessment of the proposed development against the objectives for the General Farming zone is provided in **Table 8**.

Table 8 - Objectives of the Rural zone

Objective	Comment
To provide for the maintenance or enhancement of specific local rural character.	A Visual Impact Assessment has been completed demonstrating a negligible impact on the appearance of the land by the proposed development. Operational management plans developed as part of the detailed design stage will ensure the operations of the proposed development do not impact the rural character of the area. Refer Appendix 11 for the Visual Impact Assessment Summary.
To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.	The proposed central processing facility occupies but a fraction of the area to which the exploration permit applies. The central processing facility will be supported by operational management plans and practices that ensure there is no substantive impact to broadacre agricultural uses by the facilities operation. The proposed development is considered compatible.

Objective	Comment
To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.	Refer to section 3.9 for consideration of the environment. It should be noted that all environmental risks will be assessed and managed pursuant to the <i>Environmental Protection Act 1986</i> . A formal Environmental Impact Assessment will be submitted via Part IV Section 38 referral to the EPA. Formal submission is planned for January 2024. Any clearing will be subject to clearing permits, separate to this application.
To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.	No sensitive land uses are proposed.
To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.	Refer to section 3.3 for consideration of the economic benefit of the proposed development. The central processing facility is demonstrated to be compatible with the surrounding rural land uses throughout this report. Further, several technical reports have been prepared in support of this application demonstrating that related impacts such as waste, traffic, environmental and visual can be effectively managed.

The proposed development is consistent with the objectives of the Rural zone and warrants approval accordingly.

5.6.3 Land Use Permissibility

Land use permissibility is set out in the Zoning Table of the Mingenew Scheme. Clause 18(3) provides that where a specific use is defined, it is excluded from general terms used to describe other uses.

The Zoning Table does not contain a use class specific to the extraction of gas. It lists 'industry' as a use class, defined by the Scheme as:

***industry** means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes –*

- (a) *the storage of goods;*
- (b) *the work of administration or accounting;*
- (c) *the selling of goods by wholesale or retail;*
- (d) *the provision of amenities for employees;*
- (e) *incidental purposes;*

The gas extraction wells extract gas from subsurface resources and transfers the extracted gas into pipelines which are fed into the central processing facility. The wells do not manufacture, dismantle, process, assemble, treat, test, service, maintain or repair the extracted gas. Accordingly, the gas extraction wells are not an 'industry' use under the Mingenew Scheme.

Clause 18(4) provides for the circumstances where a use does not fall under any of the defined use classes listed in the Zoning Table. It states:

The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table -

- (a) *determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*
- (b) *determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*
- (c) *determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.*

The gas extraction is a use consistent with the Rural zone objective, being a non-rural land use with a demonstrated economic benefit and being compatible with surrounding rural uses. It is therefore a permitted use per clause 18(4)(a) of the Mingenew Scheme.

5.6.4 Development Standards and Requirements

The following development standards apply to the wellheads under the Mingenew Scheme.

Table 9 - Mingenew Scheme development standards

Clause	Provided / Comment	Compliance
3. Rural zone		
<i>2. In considering an application for development approval in the Rural zone, in addition to the matters outlined in Clause 67 of the deemed provisions the local government will have due regard for the following:</i>	Refer to section 5.7.2 for consideration of the matters outlined in clause 67 of the deemed provisions.	✓
<i>(a) any sensitive or incompatible uses and how the application has addressed minimisation of potential environmental and health impacts through separation distances and other measures;</i>	Refer section 5.3.1 for consideration of managing land use impacts under SPP 2.5.	✓
<i>(b) any wetland or remnant vegetation or other sensitive feature, and how the application has addressed the protection of the feature;</i>	The wellheads are not located in proximity to any sensitive features and do not require the clearing of any native vegetation.	✓
<i>(c) evidence of a sustainable water supply that does not rely on catchment outside the lot, or damming of a stream that will impact on the water availability for another lot or lots;</i>	The wellheads do not require a water supply.	N/A
<i>(d) soil conditions, slope, soil type, rock, potential for water logging, foundation stability, and how the application has addressed these site characteristics; and</i>	The Proponent has undertaken detailed site analysis pursuant to the relevant legislation.	✓
<i>(e) proposals for treatment and disposal of waste products.</i>	No waste treatment is proposed.	N/A

Clause	Provided / Comment	Compliance
5. Site development requirements		
1. Unless otherwise provided by the Scheme, development on all lots is subject to the setbacks, plot ratio and site coverage as outlined in Schedule 2:		
Min front setback – 30m	>30m	✓
Min rear setback – 20m	>20m	✓
Min side setback – 20m	>20m	✓
Landscaping % - N/A		N/A
6. Landscaping		
1. The landscaping requirement referred to in Schedule 2 means an open area designed, developed and maintained as garden planting and areas for pedestrian use. At the discretion of the local government, natural bushland, swimming pools and areas under covered ways may be included within the landscaped area.	N/A	N/A
7. Building height		
<p>1. The maximum height limit for buildings and structures above natural ground level irrespective of whether or not development approval is required is 10m.</p> <p>2. Notwithstanding clause 7.1, the local government may, after following the advertising procedures set out at clause 64 of the deemed provisions, permit the construction of buildings or structures in excess of the height limit specified where it is satisfied:</p> <ul style="list-style-type: none"> (a) site constraints are such as to prevent the construction of a building or structure within height limits; or (b) additional height is critical to the function and operation of the proposed building or structure; and (c) the building or structure will be in harmony with the general character of buildings in the locality; and (d) the building or structure will not adversely affect the beauty, character, quality of environment or the townscape generally; and (e) the building or structure will maintain a satisfactory relationship to the boundaries of the lot on which it is to be constructed and relates generally to the siting, design and aspect of buildings on other nearby lots; (f) the building or structure will not impair the amenity or development of adjoining lots. <p>3. For the purpose of clause 7.1, a building or structure does not include reference to a chimney, mast, satellite dish (not exceeding a diameter of 4 metres), pole, wind turbine or signal receiving or transmitting tower provided that the structure or facility is designed, sited and/or treated so as not to detract from the visual amenity of the locality.</p>	The tallest wellhead structure is 6.728m in height.	✓

Clause	Provided / Comment	Compliance
8. Car parking and servicing		
<p>2. Where land is proposed to be developed as a use not listed in Schedule 3, the number of parking spaces required is to be determined by the local government having due regard to:</p> <p>(a) the nature of the proposed development;</p> <p>(b) the number of employees or others likely to be employed or engaged in the use of the land;</p> <p>(c) the anticipated demand for visitor parking; and</p> <p>(d) the orderly, proper and sustainable planning of the area.</p>	No parking is proposed at wellhead sites. Visits to the wellheads will be infrequent as they are monitored remotely. It is reasonable for vehicles to park alongside the wellheads, given they are located on land that has already been cleared.	✓
13. Amenity		
<p>1. No lot, building or appliance shall be used in such a manner as to permit the escape of smoke, dust, fumes, odour, noise, vibration or waste products in such quantity or extend in such manner as to create or to be a nuisance to any inhabitant of the surrounding neighbourhood or to traffic or persons using roads in the vicinity.</p>	The wellheads do not emit any pollutants.	✓
15. Development of land abutting an unconstructed road		
<p>1. In considering any development application for the development of land abutting an unconstructed road reserve, the local government shall either:</p> <p>(a) refuse the application until the road has been constructed or direct access to a constructed road is provided; or</p> <p>(b) grant approval subject to a condition requiring the applicant to contribute to the full or partial cost of constructing the road as determined by the local government and impose any other conditions it considers necessary; or</p> <p>(c) require other legal arrangements to be made for permanent legal access to the satisfaction of the local government.</p>	All wellheads are accessible from constructed roads.	✓

The proposed wellheads are entirely consistent with the development requirements of the Rural zone. The proposed development therefore warrants approval accordingly.

5.7 Deemed Provisions

The deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* apply as if they are incorporated into both the Irwin Scheme and Mingeneew Scheme.

5.7.1 Bushfire Risk Management

Part 10A of the deemed provisions applies to proposals for habitable buildings in a bushfire prone area.

Refer **Appendix 12** for the BMP providing a BAL contour map as required by Part 10A.

5.7.2 Matters to be Considered

Clause 67(2) of the Deemed Provisions sets out the matters for which due regard is to be given when considering a development application. Refer **Table 10** below for an assessment of the relevant matters.

Table 10 - Matters to be considered

Matter to be considered	Provided
(a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	Refer section 5.5 and 5.6 for consideration of the applicable Schemes.
(b) <i>the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	No planning instruments relevant to the proposal are being seriously considered.
(c) <i>any approved State planning policy</i>	Refer section 5.3 for consideration of the applicable State Planning Policies
(d) <i>any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)</i>	Refer section 5.3.1 for consideration of the EPA's Environmental Protection Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses.
(e) <i>any policy of the Commission</i>	Refer section 5.4.1 for consideration of The WAPC's Position Statement: Workforce Accommodation.
(f) <i>any policy of the State</i>	Refer section 5.3.3 for consideration of the Government Sewerage Policy (2019).
(fa) <i>any local planning strategy for this Scheme endorsed by the Commission</i>	Refer section 4.2 and 4.3 for consideration of the applicable local planning strategies.
(g) <i>any local planning policy for the Scheme area;</i>	Refer section 5.8 for consideration of applicable local planning policies.
(h) <i>any structure plan or local development plan that relates to the development</i>	N/A
(i) <i>any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015</i>	N/A
(j) <i>in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve</i>	An access route is proposed in a road reserve that is not yet constructed.
(k) <i>the built heritage conservation of any place that is of cultural significance</i>	No built heritage of any significance is located in proximity to the proposed development.
(l) <i>the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	The Proponent has undergone extensive consultation with key stakeholders, including the local community and traditional owners. Refer section 1.3 which details the consultation completed and planned.
(m) <i>the compatibility of the development with its setting, including –</i> (i) <i>the compatibility of the development with the desired future character of its setting; and</i> (ii) <i>the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	The compatibility of the proposed development with its setting is detailed throughout this report. As discussed, the proposed development is consistent with the relevant planning strategies that allude to and envision natural gas exploration, production and export in the region. Further extensive technical reporting has been undertaken demonstrating the proposed developments has no substantive impact on the current landscape.

Matter to be considered	Provided
<p>(n) <i>the amenity of the locality including the following –</i></p> <ul style="list-style-type: none"> (i) <i>environmental impacts of the development;</i> (ii) <i>the character of the locality;</i> (iii) <i>social impacts of the development;</i> 	<p>Refer section 3.9 for consideration of environmental impacts.</p> <p>As discussed, the proposed development is consistent with the relevant planning strategies that allude and envision the proposed development in the region. Relatedly, the Proponent has undertaken extensive stakeholder consultation to ensure the character of the region and locality is respected (refer section 1.3). The proposed development is expected to generate up to 350 jobs during construction and employ approximately 40 full-time site based staff once operational with a focus on local skills and employment (refer section 3.3).</p>
<p>(o) <i>the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource</i></p>	<p>Refer section 3.9 for consideration of environmental impacts.</p>
<p>(p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i></p>	<p>Refer section 3.5 which details the proposed landscaping associated with the Operational Village.</p>
<p>(q) <i>the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk</i></p>	<p>The Proponent has undertaken an extensive site analysis as per their own due diligence and pursuant to the relevant legislation.</p>
<p>(r) <i>the suitability of the land for the development taking into account the possible risk to human health or safety</i></p>	<p>Refer section 3.9 for consideration of environmental impacts. Operational management plans and practices will further ensure there is no risk to human health or safety.</p>
<p>(s) <i>the adequacy of –</i></p> <ul style="list-style-type: none"> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i> 	<p>Refer section 3.6 for consideration of access and servicing.</p>
<p>(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i></p>	<p>Refer section 3.6 for consideration of access and servicing.</p>
<p>(u) <i>the availability and adequacy for the development of the following –</i></p> <ul style="list-style-type: none"> (i) <i>public transport services;</i> (ii) <i>public utility services;</i> (iii) <i>storage, management and collection of waste;</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> (v) <i>access by older people and people with disability;</i> 	<p>Refer section 3.8 for consideration of waste management.</p>
<p>(v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i></p>	<p>The proposed development will not negate any community service whilst creating employment opportunities.</p>

Matter to be considered	Provided
(w) <i>the history of the site where the development is to be located;</i>	The Yamatji people are the traditional owners of the subject site. Since colonisation, and particularly following the land grant scheme of 1886 to the Midland Railway Company of Western Australia and construction of the nearby portion of the Midland railway in August 1891 (with a siding at Strawberry), the locality has been developed for broadacre agriculture and pastoral grazing. The Proponent has engaged with both the traditional owners and business located in the region (refer section 1.3).
(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	The proposed development will create employment opportunities for the local and broader community.
(y) <i>any submissions received on the application;</i>	Any submissions received during advertising will be considered.
(za) <i>the comments or submissions received from any authority consulted under clause 66;</i>	Any submissions received pursuant to clause 66 will be considered.
(zb) <i>any other planning consideration the local government considers appropriate.</i>	Refer Table 9 for additional considerations of the Mingenew Scheme for the Rural zone that are in addition to clause 67(2).

5.8 Local Planning Policies

5.8.1 Shire of Irwin Local Planning Policy for Developer Contributions for Upgrades to Roads and Footpaths

The purpose of the Shire of Irwin’s Local Planning Policy: Developer Contributions for Upgrades to Roads and Footpaths (**Developer Contributions LPP**) is to provide clear and consistent advice on the local government’s expectations for road and footpath upgrading. It provides that where there is an identified nexus between the requirements for a road and/or footpath upgrade and the proposal, all applications for development approval made will be subject to the provisions of this policy. Relevant policy provisions include:

5. *When determining a development application, if in the opinion of the local government the development generates the requirement for a road and/or footpath upgrade, a financial contribution must be made by the developer towards the upgrading of the road and/or footpath network.*
6. *Contributions towards the upgrading of the road and footpath network will be based on the standards contained in Schedule 1 of this Policy. The standards and costs will be reviewed periodically in the local government’s Schedule of Fees and Charges. Where a secondary street exists, the local government reserves the right to seek a contribution for the secondary street in addition to the primary street frontage, where it is considered that the traffic movements and existing rights of entry warrant such a contribution.*

Schedule 1 of the Developer Contributions LPP provides a formula for the development contribution rate for roads.

The proposed central processing facility requires the upgrading of Strawberry North-East Road between Midlands Road and the facility’s entrance road – a distance of approximately 1,980m, and the construction of a new entrance road within an unconstructed road reserve – a distance of approximately 470m, and the upgrades of intersections to facilitate turning movements for vehicles accessing the facility. The Proponent intends to upgrade and construct the roads at their cost.

6 CONCLUSION

This application seeks approval for the development of a conventional gas processing facility and associated wellheads.

In summary, the proposal warrants approval for the following reasons:

- The proposed facility will supply gas to meet the critical shortfall forecast in the domestic gas market.
- The proposed development will deliver a use which is entirely suitable within the context of the region and permits held by the Proponent.
- The proposed development will generate substantial wealth for the State and create hundreds of jobs during conception, construction, and operation.
- The proposed development is designed to a high standard and will have a negligible impact on the local landscape and environment.

Having regard to the above, the proposal clearly demonstrates the suitability of the proposed development for the development site. Accordingly, it is appropriate for the WAPC to grant approval to the proposed development.

**Appendix 1:
Certificates of Title**

Appendix 2: Development Plans

Appendix 3: Communication Summary

Appendix 4: Economic Benefit Statement

Appendix 5: Access Memorandum

Appendix 6: Transport Impact Assessment

Appendix 7: Environmental Noise Assessment

Appendix 8: Waste Management Plan

Appendix 9: Environmental Impact Assessment Overview

Appendix 10: Heritage Report Summary

**Appendix 11:
Visual Impact Report Summary**

Appendix 12: Bushfire Management Plan