



Western
Australian
Planning
Commission

Planning and Development Act 2005

Section 171P(1)

Approval of Form 11B-1 Significant Development Application

WAPC Ref: SD-055-25

Property Location: 1906 Yandanooka West Road, Milo

Application Details: Gas Processing Plant and Workforce Accommodation

Determination Date: 19 August 2026

Determination Notice Issue Date: 31 August 2026

Under delegation of the Western Australian Planning Commission, the Statutory Planning Committee resolved:

- A. to note this application is not capable of being determined under the applicable planning instrument, being the Shire of Mingenew Local Planning Scheme No. 4, and is seeking discretion under s.171R(1)(a) of the *Planning and Development Act 2005* and it has been considered and determined accordingly; and
- B. under Section 171P(1) of the *Planning and Development Act 2005*, to **APPROVE** the above application and accompanying plans (date-stamped 9 December 2025), subject to the following:

Conditions

Approval Timeframe

1. This decision constitutes development approval only and is valid for a period of 4 years from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The use of this site for a gas processing plant and associated workforce accommodation and facilities (including ancillary and incidental uses) is temporary and will expire on 19 August 2056, which includes the construction and decommissioning phases of the development.

Conformity with Plans

3. The development is to be undertaken in accordance with the approved plans (date-stamped 9 December 2025) attached to this approval, subject to modifications required by

any condition of this approval, final details of which are to be submitted at working drawings stage (condition clearance stage), to the satisfaction of the Western Australian Planning Commission, on advice from the Shire of Mingenew.

4. A copy of the final working drawings (prepared for submission of a building permit application) and all associated plans, reports and information that addresses the conditions of approval are to be submitted to, and cleared by, the Western Australian Planning Commission. The final working drawings and associated documents are to comply with all conditions of development approval, as confirmed by the Western Australian Planning Commission, and any variations from the approved development plans are required to be clearly identified.

Workforce Accommodation

5. The proposed workforce accommodation is to accommodate personnel associated with the operation of the gas processing plant the subject of this determination only.

Construction Management

6. (a) Prior to the commencement of the relevant stage/s of development, a Construction Management Plan is to be submitted to, and approved by the Western Australian Planning Commission, on advice from the Shire of Mingenew and Main Roads WA. The plan is to address the following, but not limited to:
 - (i) Heritage management protocols to mitigate against risks linked to the exposure of Aboriginal artefacts during ground-disturbing activities;
 - (ii) Hours of construction;
 - (iii) Temporary fencing, hoardings, gantries, and signage;
 - (iv) Site access and egress;
 - (v) Construction vehicle route and traffic management;
 - (vi) Biosecurity measures;
 - (vii) Parking arrangements for staff and contractors;
 - (viii) Deliveries and storage of construction materials and machinery;
 - (ix) Management of vibration, dust and erosion;
 - (x) Management of any stormwater discharge;
 - (xi) Management of construction noise and other site-generated noise;
 - (xii) Management, removal and recycling of construction waste;
 - (xiii) Maintenance and repair of any local roads;
 - (xiv) Handling of matters relating to unexploded ordnance; and
 - (xv) Public communication and complaint handling procedures.

(b) The approved Construction Management Plan/s are to be implemented, to the satisfaction of the Western Australian Planning Commission, on advice from the Shire of Mingenew.

Traffic and Road Safety

7. (a) Prior to the commencement of the relevant stage of development, preliminary road upgrade plans (15% concept) for the intersection upgrade works for Midlands Road and Mooriary Road in accordance with the final approved Transport Impact Statement are to be submitted to, and approved by, the Western Australian Planning Commission, on advice from Main Roads WA.

(b) Prior to commencement of operations, suitable arrangements are to be made for the implementation of the approved intersection upgrade works for Midlands Road and Mooriary Road at the full expense of the applicant/landowner, to the satisfaction of the Western Australian Planning Commission, on advice from Main Roads WA.

8. (a) Prior to the commencement of operations, a Road Use Agreement is to be submitted for approval to the Western Australian Planning Commission, on advice from the Shire of Mingenew, detailing the upgrading to an all-weather bitumen sealed road and maintenance of the approved transport route, being Mooriary Road and Yandanooka West Road, or the relevant alternative roads in the event the applicant seeks an alternative transport alignment.

(b) The approved Road Use Agreement is to be implemented for the duration of the development.

9. (a) Prior to commencement of the relevant stage of development, a Construction Traffic Management Plan is to be submitted to, and approved by, the Western Australian Planning Commission, on advice from Main Roads WA and the Shire of Mingenew.

(b) The approved Construction Traffic Management Plan is to be implemented to the satisfaction of the Western Australian Planning Commission.

10. Within 12 months of the commencement of operations, land tenure arrangements are to be resolved so that the road carriageway of Yandanooka West Road is located within a gazetted public road reserve.

11. Prior to the commencement of operations, all vehicle access point(s) onto the local road network, car parking areas and internal vehicle accessways shall be constructed to the satisfaction of the Western Australian Planning Commission, on advice from the Shire of Mingenew.

Landscaping and Visual Impact

12. (a) Prior to commencement of the relevant stage of development, an updated Landscaping Strategy, that includes large tree plantings to mitigate visual impacts when viewed from Yandanooka West Road and nearby dwellings, is to be submitted to, and approved by the Western Australian Planning Commission, on advice from the Shire of Mingenew.

(b) Prior to commencement of operations, certification that all landscaping and reticulation has been established in accordance with the approved Landscaping Strategy, is to be submitted to the satisfaction of the Western Australian Planning Commission, on advice from the Shire of Mingenew.

Bushfire and Hazard Management

13. (a) Prior to commencement of the relevant stage of development, the Bushfire Management Plan (dated 19 May 2026, Rev. 1.2) is to be updated to:
- (i) reflect the approved development, inclusive of all conditions of development approval;
 - (ii) include a dedicated firefighting water supply of 250,000 litres; and
 - (iii) confirm both primary and secondary driveways will be constructed and maintained to meet the technical requirements of Table 10 of the Planning for Bushfire Guidelines.

The updated Bushfire Management Plan is to be submitted to, and approved by, the Western Australian Planning Commission, on advice from the Department of Fire and Emergency Services.

(b) Prior to commencement of operations, certification by an accredited bushfire consultant is to be provided certifying that all relevant provisions of the approved Bushfire Management Plan have been implemented, to the satisfaction of the Western Australian Planning Commission.

(c) The approved Bushfire Management Plan is to be implemented to the satisfaction of the Western Australian Planning Commission.

14. (a) Prior to commencement of the relevant stage of development, an Emergency Response Plan is to be prepared by a suitably qualified person detailing the risks and associated emergency responses. The Plan is to be submitted to, and approved by, the Western Australian Planning Commission.

(b) The approved Emergency Response Plan is to be implemented to the satisfaction of the Western Australian Planning Commission.

Water Management

15. (a) Prior to commencement of the relevant stage of development, a final Water Management Plan, demonstrating that stormwater discharge will not impact the existing river system and downstream environment, is to be submitted to, and approved, by the Western Australian Planning Commission, on advice from the Department of Water and Environmental Regulation.

(b) The approved Water Management Plan is to be implemented to the satisfaction of the Western Australian Planning Commission.

Operational Management

16. (a) Prior to the commencement of operations, an Operational Management Plan is to be submitted to, and approved by, the Western Australian Planning Commission on advice from the Shire of Mingenew, which includes, but is not limited to, the establishment of a complaints register to record any complaints that may be received and the process for undertaking any mitigating actions that may be required.

(b) The measures included in the approved Operational Management Plan are to be implemented, to the satisfaction of the Western Australian Planning Commission.

17. (a) Within 60 days of commencement of operations, a Noise Assessment and Compliance Report, certified by a qualified acoustic consultant, is to be submitted to the satisfaction of the Western Australian Planning Commission on advice from the Department of Water and Environmental Regulation. The Report is to include:

- (i) confirmation that all relevant provisions of the approved Environmental Noise Assessment have been implemented in the construction of the development;
- (ii) day and night-time noise assessment undertaken inside the proposed workforce accommodation;
- (iii) any remedial action/s to be undertaken to address any non-compliance with the approved Environmental Noise Assessment and/or the *Environmental Protection*

- (*Noise Regulations 1997*, and the date by which the action/s will be completed;
and
(iv) ongoing noise management and monitoring protocols, to ensure ongoing compliance.
18. (a) Prior to commencement of operations, a Biosecurity Management Plan for the effective management of the ongoing operations and decommissioning of the plant, is to be submitted to, and approved by, the Western Australian Planning Commission.
- (b) The approved Biosecurity Management Plan is to be implemented to the satisfaction of the Western Australian Planning Commission.
19. (a) Prior to commencement of operations, an updated Waste Management Plan addressing the location for the disposal of waste during the operational and decommissioning phases of the development is to be submitted to and approved by the Western Australian Planning Commission, on advice from the Shire of Mingenew, Shire of Irwin and/or City of Greater Geraldton.
- (b) The approved Waste Management Plan shall be implemented to the satisfaction of the Western Australian Planning Commission.
20. (a) Prior to commencement of the relevant stage of development, a Lighting Strategy which details the design of external illumination of the development to prevent any increase in light spill on the adjacent rural landscape, is to be submitted to the satisfaction of the Western Australian Planning Commission, on advice from the Shire of Mingenew.
- (b) Prior to commencement of operations, certification is to be provided from a suitably qualified person demonstrating the lighting has been installed in accordance with the approved Lighting Strategy, to the satisfaction of the Western Australian Planning Commission.

Decommissioning and Rehabilitation

21. (a) The applicant is required to give at least 12 months' notice to the Western Australian Planning Commission if the proposed development is to permanently cease operations.
- (b) Within 2 years of the date of permanently ceasing operations, certification shall be submitted to the satisfaction of the Western Australian Planning Commission that all infrastructure has been decommissioned and removed from the site.
22. Prior to commencement of the relevant stage of development, a Rehabilitation Strategy detailing how the site will be rehabilitated to its pre-development condition, is to be submitted to the satisfaction of the Western Australian Planning Commission, on advice from the Shire of Mingenew. The Rehabilitation Strategy shall include but not limited to the following:
- (i) The rehabilitation of the development site with native vegetation or the restoration of the development site to its previous agricultural state;
 - (ii) Deep ripping of any compacted soil areas; and
 - (iii) A program for the timing and implementation of any remediation activities.

Advice

- (a) This is a development approval only. The applicant/developer is advised that granting of development approval does not constitute a building permit and that an application for

relevant building permits may be required to be submitted to the local government and be approved before any work requiring a building permit can commence on site.

The applicant/developer is advised of its responsibility to ensure the proposed development complies with all other applicable legislation, local laws and/or licence/permit requirements that may relate to the approved development. This includes the *Biodiversity Conservation Act 2016*, *Environmental Protection (Noise) Regulations 1997*, *Environmental Protection Act 1986*, *Petroleum and Geothermal Energy Resources Act 1967*, *Petroleum Pipeline Act 1969*, *Rights in Water and Irrigation Act 1914*, *Aboriginal Heritage Act 1972*, *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*, *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007* and *Mines Safety and Inspection Act 1994*, amongst others.

- (b) With regard to Condition 1, the term 'substantially commenced' has the meaning as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* as amended from time to time. The substantial commencement date is calculated from the date the applicant receives the determination notice.
- (c) With regard to Conditions 3 and 4, the final working drawings are to comply with all of the relevant conditions of development approval, as confirmed by the Western Australian Planning Commission (WAPC), and any variations from the approved plans are required to be clearly identified. Once the WAPC is satisfied that the working drawings are consistent the approved development plans and any reports and information submitted have adequately addressed the conditions of approval, the WAPC will provide a clearance letter and copies of the working drawings to the Shire of Mingenew to assist in issuing a building permit.
- (d) With regard to Condition 5, the applicant/developer is encouraged to discuss housing of some of its workers in the Mingenew townsite, recognising that whilst there is a need for some of the workers to be housed on-site for safety/operational reasons there is not such a need for all workers to be housed onsite.
- (e) With regard to Condition 6,
 - (i) the Construction Management Plan is to include a detailed Traffic Management Plan that includes the size and frequency of construction vehicles, parking and manoeuvring, road upgrades/repairs and timing of works associated with the construction of the development, or any other matters considered relevant by Main Roads WA or the local governments; and
 - (ii) The Department of Fire and Emergency Services advises that the site is located in an area categorised as Unexploded Ordnance (UXO) 'Slight'. Mitigations identified in an unexploded ordnance (UXO) Risk Assessment could typically include the following:
 - (a) Field investigations to refine hazard areas.
 - (b) Remediation to remove or neutralise hazards (remediation provides the highest level of confidence that potential risks have been reduced to tolerable levels); and/or
 - (c) A formal UXO Management Plan and/or UXO risks addressed in the construction site safety management plans.
 - (d) The Department of Defence has established the Defence Infrastructure Panel – Environment, Heritage and Estate Engineering Services, which includes suitably qualified and specialist consultants/contractors that conduct unexploded ordnance (UXO) related work. The panel can be found at this link: <https://www.defence.gov.au/business-industry/procurement/panel-arrangements/dipehee>.

- (f) With regard to Condition 7, Main Roads WA (Main Roads) advise that:
- (i) The intersection of Midlands Road and Moorriary Road is to be upgraded to Main Roads requirements to safely accommodate the proposed development and associated heavy vehicles.
 - (ii) If any traffic related to the proposed development is proposed to also use Brand Highway and Mount Adams Road, then the intersection must be upgraded to Main Roads requirements to safely accommodate the proposed development and associated heavy vehicles.
 - (iii) The Main Roads' design process includes concept 15% design review, 85% design review, 100% design review and Issued for Construction final drawing as well as a Design Report.
 - (iv) Application forms and supporting information about the procedure to undertake works within the Midlands Road Reserve can be found at [Working on roads](#).
- (g) With regard to Condition 8, the Road Use Agreement shall specify:
- (i) the maintenance obligations of the applicant/developer in relation to Moorriary Road and Yandanooka West Road (or the relevant alternative roads in the event the applicant selects an alternative transport alignment) and also the applicant's annual staged upgrading bitumen sealing program for these roads, between the Midlands Road and the entrance to the site at Lot M441 at the applicant's expense; and
 - (ii) that the applicant/developer shall be responsible for the upgrade, repair, reinstatement or replacement of any road infrastructure that is damaged, becomes unsafe or fails to meet appropriate engineering standards where the damage to the road network is caused by reason of use of the road in connection with the approved development (or where agreed to by the local government the applicant may instead arrange payment to the local government for such repair, reinstatement or replacement works to be undertaken).
- (h) Main Roads WA advise that any change in the type of Restricted Access Vehicle (RAV) to service the development may be subject to future approval from the Local Government and Main Roads WA. Such an approval may be subject to necessary intersection upgrades being undertaken at the applicant's expense to the satisfaction of Main Roads WA.
- (i) The Shire of Mingenew is unable to provide guarantee of all-weather access on its unsealed road network, and in the event that the applicant requires all-weather access to its site, the applicant is required to seal the road network to the local government's satisfaction to connect into the existing sealed road network.
- (j) With regard to Conditions 13 and 14, the Department of Fire and Emergency Services advise the applicant/developer should consult with the Department of Fire and Emergency Services (Built Environment, Regional Operations and Special Operations branches) being the Hazard Management Agency for Fire in Western Australia, in relation to the detailed design of:
- (i) The on-site firefighting systems;
 - (ii) The firefighting water supply for the central processing plant, the Bellissima Village and the temporary construction camp; and
 - (iii) The storage and handling of the liquid hydrocarbons.
- (k) The Department of Fire and Emergency Services advise the DFES District Officer responsible for the region and the local fire and emergency services should be consulted during the development, construction, and leading up to the commissioning of the plant.
- (l) With regard to Condition 17, the final Acoustic Report should address:
- (i) noise generated from visitors, staff and occupants.

- (ii) Australian Standard 2017 “Acoustics” - Recommended Design Sound Levels and Reverberation Times for Building Interiors”.
 - (iii) Building Code of Australia (BCA), Part F5 - Sound Transmission and Insulation.
- (m) With regard to Condition 20, the Lighting Strategy is to address Australian Standard 4282:2019 - Control of the obtrusive effects of lighting and the principles of the Western Australian Planning Commission Position Statement: Dark Sky Astrotourism.
- (n) With regard to Conditions 21 and 22, upon the closure of the plant, the operator of the gas processing plant is referred to its obligations to decommission the plant and undertake the rehabilitation of the site in accordance with any approvals or licences granted by the Department of Mines, Petroleum and Exploration and in accordance with the provisions of the *Petroleum and Geothermal Energy Resources Act 1967* and any other relevant legislation that may apply at the time of decommissioning.
- (o) Water supply and wastewater disposal is required to comply with the following requirements:
 - (i) Wastewater disposal is required to comply with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*;
 - (ii) All drinking water provided on site, especially relating to a food premises or food production, must meet the health-related requirements the Australian Drinking Water Quality Guidelines 2011; and
 - (iii) Any non-drinking water (i.e., water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with or contaminate the drinking water supply. This requires satisfactory labelling of non-drinking water taps and, depending on system configuration and suitable backflow prevention arrangements in accordance with Australian/New Zealand Standards AS3500 - Plumbing and Drainage.
- (p) Western Power advise that:
 - (i) The development should be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.
 - (ii) No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or restriction zones without the prior written approval of Western Power.
 - (iii) Should it be required, the applicant should formally progress the Western Power network connection and substation arrangements with Western Power.
- (q) The applicant/developer is encouraged to engage with the Shire of Mingenew to voluntarily establish a mutually acceptable contribution towards community, social or other infrastructure that will benefit the respective communities. An agreement should establish the process by which the contributions would be distributed to the local community, sporting and other local groups/ventures deemed appropriate by each of the parties.
- (r) If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 11B of the *Planning and Development Act 2005*.

Reasons for Decision

Extract from the Minutes of the Statutory Planning Committee meeting of 19 August 2026:

Members agreed to endorse a modified recommendation of the Department of Planning, Lands and Heritage with further revisions to Condition 23, for the reasons discussed and outlined in the Department's report, noting the following:

- *The proposal is a major piece of economic infrastructure with significant economic impact.*
- *The proposal is not a permitted land use in the Rural zone under the Shire of Mingenew Local Planning Scheme 4, however additional discretion was warranted under s.171R of the PD Act having regard to the proposal's State and regional significance and public interest outcomes.*
- *The proponents engaged effectively with all relevant stakeholders and made a commitment to undertake road upgrades beyond the site boundary, and had broad support from the Shire of Mingenew and the Shire of Irwin.*
- *The proponent's intent to not act upon the existing development approval for the Lockyer gas processing plant approximately 20km north of the site, should this proposal be approved.*