



## **Notice of Application for Development Approval**

It is hereby notified for public information that the Shire of Cuballing has received an application for Development Approval for the purposes described hereunder:

Proposed Development:	<b>Solar farm power facility</b>
Applicant:	<b>Hillcroft Farms Pty Ltd</b>
Address:	<b>Lot 7740 &amp; 13054, 1395 Yornaning West Road, Yornaning</b>
Shire Reference:	<b>2025/002 A342</b>

In accordance with the Shire's Local Planning Strategy, Local Planning Scheme No. 2, and the *Planning and Development (Local Planning Schemes) Regulations 2015* a proposal for a land use that does not align with a land use class in the Scheme is required to be referred to adjoining landowners and a public notice published. This proposal is made available for inspection in order to provide an opportunity for public comment as part of the Shire's assessment process of the proposal.

Plans and summary of the proposed development are available for viewing at the Shire Administration Office, 22 Campbell St Cuballing, during business hours (8.30am – 4.30pm weekdays) or can be viewed the Shire's website – [www.cuballing.wa.gov.au](http://www.cuballing.wa.gov.au)

Comments on the proposal should be lodged with the Shire of Cuballing in writing (email submissions to [enquiries@cuballing.wa.gov.au](mailto:enquiries@cuballing.wa.gov.au) are acceptable), on or before close of business on Friday 13<sup>th</sup> June 2025. If you are considering providing comments, please indicate whether you support or object to the proposal and all of the reasons for your position.

Please note that any comments received may be referred to the applicant to provide them with an opportunity to address any issues raised in the first instance (NB: names and contact details are removed at this point in time). Once the proposal is referred to Council for determination, all comments will be made publicly available at that time and this may include submitter details.

For further information please contact the Shire on telephone (08) 98836031 or via email [enquiries@cuballing.wa.gov.au](mailto:enquiries@cuballing.wa.gov.au).

# APPLICATION FOR DEVELOPMENT APPROVAL

<b>Owner Details</b>		
Name: Dawson Stanley Bradford.		
ABN (if applicable):		
Address: Hillcroft Farms		
		Postcode: 6309
Phone:	Fax:	Email:
Work:		
Home:		
Mobile:		
Contact person for correspondence: Dawson Bradford		
Signature: [Signature]		Date:
Signature: [Signature]		Date:
The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).		

<b>Applicant Details (if different from owner)</b>		
Name: Hillcroft Farms		
Address: Hillcroft Farms		
		Postcode: 6309
Phone:	Fax:	Email:
Work:		
Home:		
Mobile:		
Contact person for correspondence: Dawson Bradford		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: [Signature]		Date: 15/4/25

Property Details		
Lot No: <del>774</del> 7740 13054	House/Street No: 1395 Yormaning Road.	Location No:
Diagram or Plan No: 129544 146817	Certificate of Title Vol. No: 1357 1222	Folio: 94 559
Title encumbrances (e.g. easements, restrictive covenants): .....		
Street name: Forestry Road - Yormaning Rd		Suburb: CUBACUNG
Nearest street intersection:		

Proposed Development	
Nature of development:	<input type="checkbox"/> Works <input checked="" type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use	
Description of proposed works and/or land use: A 600Kw solar farm is proposed on site.	
Description of exemption claimed (if relevant): /	
Nature of any existing buildings and/or land use: Power line to cross Yormaning Road to existing feed-in site.	
Approximate cost of proposed development: \$1.5m.	
Estimated time of completion: 15 months.	

Acceptance Officer's initials:	OFFICE USE ONLY Date received:
Local government reference No:	

## **Hillcroft Farms Solar Farm Application**

Attached is the proposal for a Solar Farm to be built at 1395 Yornaning Road.

The solar farm will be located on Lot 7740 with the power lines crossing under Yornaning road and hooking into the transformers on Lot 13054.

### **Details.**

600 kw approx. 1400 solar panels.

The entire solar panel project will cover approximately 1 ha.

The panels are fixed to steel posts and racking and cemented into the ground. They are fixed panels and do not oscillate tracking the sun. Layout/depth of post etc will all be engineered to spec.

A chain mesh security fence will surround it to keep animals out and satisfy any of the requirements.

Firebreaks and access roads will be inside the compound for safety.

Two access gates are in the compound as exit points in case of an emergency.

Weeds and fuel load will be controlled under panels by either grazing or spraying.

The project will be set back at least 30m from the fence line. (depending on planning regulations).

An easement is sought to enable the low voltage power lines to go under the road as shown in attached drawings.

Power lines then run to the existing transformers where it's plugged into the system after the power meter.

The project will be installed by Great Southern Electrical Services who have previously done solar farms for Gilmac Hay at Wagin and also Simon Harding at Williams.

### **Why variation sought to planning standard.**

We are seeking variation to the planning scheme so a solar farm can be built to supply power to our existing feed mill and piggery on our property. None of this power will go back into the grid for export. This proposal is to help reduce the power costs of the feed mill and piggery.

This is all part of the renewable power push by all levels of government in trying to limit climate change and reduce the carbon footprint on the environment.

We are trying to do our bit but are also under pressure by the consumer to use more renewable power. It will be one of many renewable power projects to be built in the future.

The small solar farm will have little impact on the amenity of the area as there are already numerous pig sheds adjacent and there are no neighbouring residences within 2 kilometres.

We could have done the easy option and installed the panels on the roofs of the shed. This would not need planning approval. However, we were concerned about our OH&S responsibilities of having staff on rooftops cleaning panels. It would also prove problematic when replacing shed roofs as needed.

This whole project has been assisted by Coles who have given a grant of \$500000 to help small businesses become more efficient and improve their environmental credentials.

If more details are needed, please contact me as soon as possible.

Regards

Dawson Bradford



Access Gates.

600kWdc SOLAR PV GROUND MOUNT (INDICATIVE)

INVERTER STATION

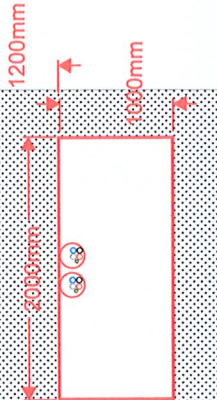
INDICATIVE FENCELINE

INDICATIVE FENCELINE

### SECTION A DETAILS

N.T.S.

EXISTING ASPHALT ROAD LEVEL



SOLAR PV LAYOUT (INDICATIVE)

N.T.S.

### NOTES:

- ALL DC CABLES SHALL BE SEGREGATED FROM AC CIRCUITS IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3000.
- FINAL DC DESIGN AND INSTALLATION OF THE PROJECT IS TO BE CERTIFIED BY A CLEAN ENERGY COUNCIL AGREED METALUX. ENGAGE THE SERVICES OF A STRUCTURAL ENGINEER FOR APPROVAL OF GROUND MOUNTING.
- SOLAR PV PANEL LAYOUT BASED ON INSTALLATION AT A 10 DEGREE TILT WITH A MINIMUM ROW SPACING PROVIDED TO PREVENT ANY SELF-SHADING ISSUES.
- PANEL LAYOUTS ARE INDICATIVE AND FINAL POSITION OF ALL EQUIPMENT TO BE DETERMINED ON SITE.
- FINAL PLACEMENT SHALL AVOID ANY SHADING FROM NEARBY STRUCTURES OR TOPOGRAPHY. WHERE THIS OCCURS, THE DESIGNER SHALL PROVIDE ADDITIONAL PANELS AND/OR DC OPTIMIZATION STRATEGIES TO PROVIDE THE SAME ENERGY YIELD AS AN UNOCCUPIED INSTALLATION.
- DESIGN BASED ON JINKO JAM300M7H400P SOLAR PANELS (580W).
- SECTION DETAILS PROPOSED HORIZONTAL BURE TRAVELLING WORKING ROAD.
- ALL DIMENSIONS ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT AND SURVEY PLAN REQUIR.

REV	DATE	ISSUE	BY	DATE	DRAWN	CHECK
1	2023/10/18	ISSUE	1	2023/10/18	1	1
2	2023/10/18	ISSUE	1	2023/10/18	1	1
3	2023/10/18	ISSUE	1	2023/10/18	1	1
4	2023/10/18	ISSUE	1	2023/10/18	1	1
5	2023/10/18	ISSUE	1	2023/10/18	1	1
6	2023/10/18	ISSUE	1	2023/10/18	1	1
7	2023/10/18	ISSUE	1	2023/10/18	1	1
8	2023/10/18	ISSUE	1	2023/10/18	1	1
9	2023/10/18	ISSUE	1	2023/10/18	1	1
10	2023/10/18	ISSUE	1	2023/10/18	1	1

FOR APPROVAL



SUMMATION

www.summation.com.au

CLIENT/CLIENT LOGO



PROJECT:

HILLCROFT FARM

SITE ADDRESS:

Yennah Rd, Lot 604 WA 6211

TITLE:

SOLAR PV LAYOUT



SCALE	DATE	DRAWN BY	CHECKED BY
N.T.S.	2023/10/18	1	1
PROJECT NO.	DRAWING NO.	REVISION	DATE
2408_01	2408_01	A	



Property Boundaries BPA (LGATE-260)

Designation: Bush Fire Prone Area  
(additional planning and  
building requirements may  
apply to development on  
this site)

Designation Date: 24/09/24 (since 08/12/15)

Local Government Authority: CUBALLING

Comments: This site has been in a  
designated bush fire prone  
area for longer than four  
months. Additional planning  
and building requirements  
may apply to development  
on this site.

Zoom to

CUBALLING, SHIRE OF

1895



## **Disposal Plan for 800 kW Ground-Mounted Solar PV System**

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**1. Overview** This disposal plan outlines the responsible decommissioning, recycling, and disposal of an 800-kW ground-mounted solar photovoltaic (PV) system at the end of its operational life (typically 25–30 years). The plan is aligned with environmental regulations and best practices to ensure minimal environmental impact.

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### **2. Decommissioning Timeline**

- **Planned start of decommissioning:** Year 25–30 from installation.
  - **Estimated duration:** 3–6 months.
  - **Decommissioning triggers:**
    - End of system life
    - Technological obsolescence
    - Site repurposing or repowering
- 

### **3. Components for Disposal**

<b>Component</b>	<b>Approximate Quantity</b>	<b>End-of-life Treatment</b>
PV modules	~1,356 panels	Reuse, recycle, or landfill (last resort)
Inverters	~5 units (100 kW each)	Recycle electronics and metals
Mounting structure	Steel/aluminium racks	Recycle metals
Cabling	Copper/aluminium wiring	Recycle metals and insulation
Concrete pads	For inverters or supports	Crush and reuse as fill material

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### **4. Decommissioning Process**

#### **A. Site Preparation**

- Notify authorities and local stakeholders.
- Disconnect system from the grid.
- Implement erosion and sediment control measures.

#### **B. Equipment Removal**

- Carefully remove PV modules to enable reuse
- Dismantle inverters and mounting structures.
- Extract and sort all cabling.
- Demolish concrete pads as needed.

#### **C. Site Restoration**

- Re-vegetate or return land to prior use (agricultural/natural)
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### **5. Recycling & Reuse Strategy**

- **PV modules:** Partner with a certified solar panel recycler (e.g., Reclaim PV Recycling)
  - **Inverters & electronics:** Send to e-waste recycling centres.
  - **Mounting structures:** Reuse or sell as scrap metal.
  - **Cables:** Recycle through certified metal recyclers
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### **6. Waste Management**

- All waste will be managed in accordance with local environmental regulations.
  - Waste classification, tracking, and disposal will follow EPA or equivalent guidelines.
  - Hazardous materials will be handled by certified contractors.
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### **7. Cost & Funding**

- **Estimated decommissioning cost:** AUD \$150,000–\$250,000.
  - A decommissioning bond or fund will be established and maintained throughout the system's operational life.
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## 8. Documentation & Recordkeeping

- Maintain inventory of components, serial numbers, and quantities.
  - Retain contracts with recyclers and waste handlers.
  - Submit a decommissioning report to the planning authority.
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## 9. Regulatory Compliance

Ensure full compliance with:

- Development consent conditions
  - Environmental Protection Authority (EPA) standards
  - Clean Energy Council (CEC) or equivalent industry guidelines
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## 10. Stakeholder Engagement

- Engage landowners, local councils, and the community during planning and decommissioning phases.
  - Provide public notice in advance of system removal.
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**Prepared for:** Development Application Submission

**Project:** 800 kW Ground-Mounted Solar PV System



Toby Beresford

**Great Southern Electrical Services**

**A:** 12 Stewart Rd, Narrogin WA 6312

**M:** [REDACTED]

[REDACTED]









