

Proposed Wind Farm in Scott River

Development Application Report

October 2025
Prepared for: SynergyRED



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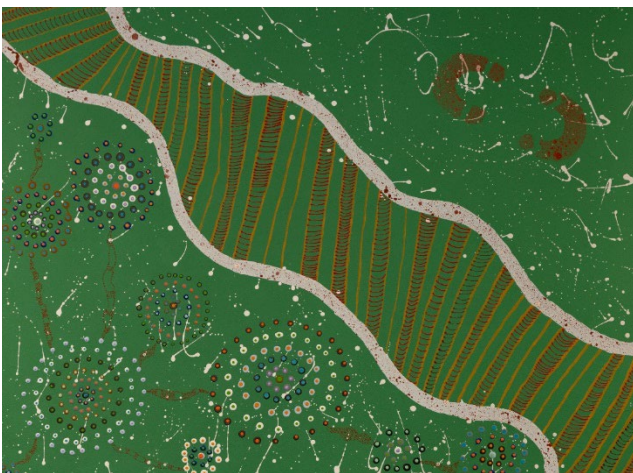
Acknowledgment of Country

Urbis acknowledges the Whadjuk Noongar People as the Traditional Custodians of Boorloo/Perth.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Contents

1	Introduction	1	3.10	Acid Sulfate Soil Assessment	35
1.1	SynergyRED	2	3.11	Aviation Impact Assessment	37
1.2	Regional Context	2	3.12	Hydrology & Surface Water Assessment	37
1.3	Local Context	3			
1.4	Site Suitability	5	4	Planning Framework	39
1.5	Project Summary	5	4.1	Federal Framework	39
1.6	Stakeholder and Community Engagement	7	4.2	State Planning Framework and Relevant Legislation	40
1.7	Project Site	8	4.3	Local Planning Framework	50
2	Proposed Development	11	5	Implementation	65
2.1	Overview of Project	11	6	Conclusion	68
2.2	Project Description	13			
2.3	Construction Process and Impacts	20		Disclaimer	69
2.4	Community Information and Safety	25			
3	Technical Considerations	26		Attachments	
3.1	Environmental Referral	26		Attachment 1 Record of Stakeholder Engagement	
3.2	Archaeological and Ethnographic Heritage Survey	28		Attachment 2 Certificates of Title & Deposited Plans	
3.3	European Heritage	29		Attachment 3 Development Plans	
3.4	Bushfire Management Plan & Bushfire Risk Management Plan	29		Attachment 4 Referral Supporting Document and Associated Appendices	
3.5	Landscape and Visual Assessment	30		Attachment 5 Bushfire Management Plan	
3.6	Noise Impact Assessment	33		Attachment 6 Bushfire and Risk Management Plan	
3.7	Transport Impact Statement	33		Attachment 7 Transport Impact Statement	
3.8	Electromagnetic Interference Assessment	34			
3.9	Shadow Flicker Assessment	35			

Figures

Figure 1 Regional Context Plan.....	3
Figure 2 Site Aerial and Development Envelope.....	4
Figure 3 Land Tenure Plan.....	10
Figure 4 Indicative Development Envelope and Layout.....	12
Figure 5 WTG Specifications.....	14
Figure 6 WTG Foundation Options.....	16
Figure 7 Indicative O&M building Floor Plan.....	17
Figure 8 Typical Substation Layout.....	18
Figure 9 Proposed Construction Transport Route.....	24
Figure 10 Example WTG Blade Delivery.....	25
Figure 11 Simulation of Project from Scott River Road (based on Maximum Project Specifications) Viewpoint 5.....	31
Figure 12 Simulation of Project from Brockman Highway Residential Road (based on Maximum Project Specifications) Viewpoint 7	32
Figure 13 Simulation of Project from 829 Albany Terrace, Augusta (based on Maximum Project Specifications) Viewpoint 10.....	32
Figure 14 Local Planning Scheme No.1 Map.....	55

Tables

Table 1 Key Project Details.....	6
Table 2 Lot Details	9
Table 3 LVIA Assessment	31
Table 4 Position Statement Assessment – Renewable Energy Facilities.....	46
Table 5 Local Planning Scheme No.1 Assessment	50
Table 6 Compliance with Purpose of the Scheme	55
Table 7 General Agriculture Zone Objective Assessment.....	57
Table 8 Local Planning Policy No.23 Objectives Assessment	61
Table 9 Local Planning Policy No.23 – Measures relevant to Large Renewable Energy Systems Assessment	61
Table 10 Issues and Options Paper Analysis.....	63
Table 11 Management Plans	65

1 Introduction

Synergy Renewable Energy Developments Pty Ltd (**SynergyRED; ‘the Proponent’**) is proposing to develop an onshore Wind Farm up to 100 Megawatt (**MW**) in the Scott River area, approximately 15 km north-east of Augusta, and 15km east of the Karridale townsite, located within the Shire of Augusta–Margaret River (**‘Shire AMR’**), in the South West Region of Western Australia (**WA**) (**‘the Project’**).

The Project will include the construction and operation of up to 20 wind turbines, and forms part of an initiative by the Proponent to explore, scope and develop a range of renewable energy assets across WA, to meet the WA State Government’s 2030 decarbonisation targets.

This Development Application Report (**‘this Report’**) has been prepared by Urbis on behalf of the Proponent, to address all relevant planning and technical requirements in support of the Project.

Detail on the Project Site is included in **Section 1.7** of this Report.

Once operational, the Project will generate up to 100MW which could power up to 100,000 average WA homes per year. This would save up to 200,000t of carbon emissions per year, contributing to the State’s renewable energy future.

This Report provides a detailed overview of the Project and presents key technical details relevant to the application, including:

Attachments:

- Attachment 1: Record of Stakeholder Engagement
- Attachment 2: Certificates of Title & Deposited Plans
- Attachment 3: Development Plans
- Attachment 4: Referral Supporting Document
(refer individual Appendices outlined in the following section)
- Attachment 5: Bushfire Management Plan
- Attachment 6: Bushfire and Risk Management Plan
- Attachment 7: Transport Impact Statement

Referral Supporting Document (RSD) Appendices:

- Appendix A: Surface Water and Hydrogeological Assessment
- Appendix B: Preliminary Acid Sulfate Soils and Dewatering Management Plan
- Appendix C: Preliminary Decommissioning Plan
- Appendix D: Preliminary OSOM Route Study
- Appendix E: Desktop Assessment of Subterranean Fauna
- Appendix F: Greenhouse Gas Assessment Summary Report
- Appendix G: Preliminary Geotech and Baseline Contamination Report
- Appendix H: Preliminary Construction Environmental Management Plan
- Appendix I: Detailed Flora and Vegetation Survey
- Appendix J: Ecological Gap Survey
- Appendix K: Basic and Targeted Vertebrate Fauna Survey
- Appendix L: Bird and Bat Risk Assessment – Level Two

Appendix M:	Desktop Assessment of Short Range Endemic Fauna
Appendix N:	Preliminary Bird and Bat Adaptive Management Plan
Appendix O:	Shadow Flicker and Blade Glint Assessment
Appendix P:	EMI Assessment
Appendix Q:	Aviation Impact Assessment
Appendix R:	Social Values Assessment
Appendix S:	Noise Impact Assessment
Appendix T:	Landscape and Visual Impact Assessment

Given the estimated development value of the Project (exceeding \$2 million), this Development Application will be determined by the Regional Joint Development Assessment Panel (**RDAP**) following preparation of a Responsible Authority Report (**RAR**) by the Shire AMR, advice from relevant Government agencies, and the outcomes of community engagement.

1.1 SynergyRED

The Project is being developed by Synergy Renewable Energy Developments Pty Ltd (**SynergyRED; 'the Proponent'**), a wholly owned subsidiary of Synergy. Its purpose is to *'explore and develop renewable energy solutions for our intelligent energy future'*.

WA is undergoing an energy transformation – the Proponent is developing a portfolio of renewable energy assets such as wind, solar and large-scale battery storage to contribute positively towards the renewable energy sector. The Proponent, and its predecessors, have previously developed some of WA's most notable renewable Projects including:

- Albany Grasmere Wind Farm
- Bremer Bay Wind-Diesel System
- Coral Bay Wind-Diesel System
- Esperance Wind Farm
- Hopetoun Wind-Diesel System
- Kalbarri Wind Farm
- Warradarge Wind Farm
- King Rocks Wind Farm

This Project will be part of the ongoing development of renewable energy assets within the State.

1.2 Regional Context

The Project is located within the South West Region of Western Australia, as shown in **Figure 1** and within the Leeuwin-Naturaliste Sub-region.

The Project Site is located approximately 256km south of the Perth Central Business District (**CBD**), and is located within the Shire AMR, which comprises various towns typically situated along, or set back from, the Leeuwin Naturaliste Ridge landform.

The Shire AMR comprises large agricultural animal pasturing areas, wineries, extensive nature reserves, and various natural features of both individual and landscape significance. The Shire AMR is located in one of 36 recognised biodiversity hot spots globally, known for its unique plant and animal species endemic to the Region.

From a demand and growth perspective, the Leeuwin-Naturaliste Sub-region has experienced strong and ongoing growth demand, which is required to be balanced with the environmental values of the Region.

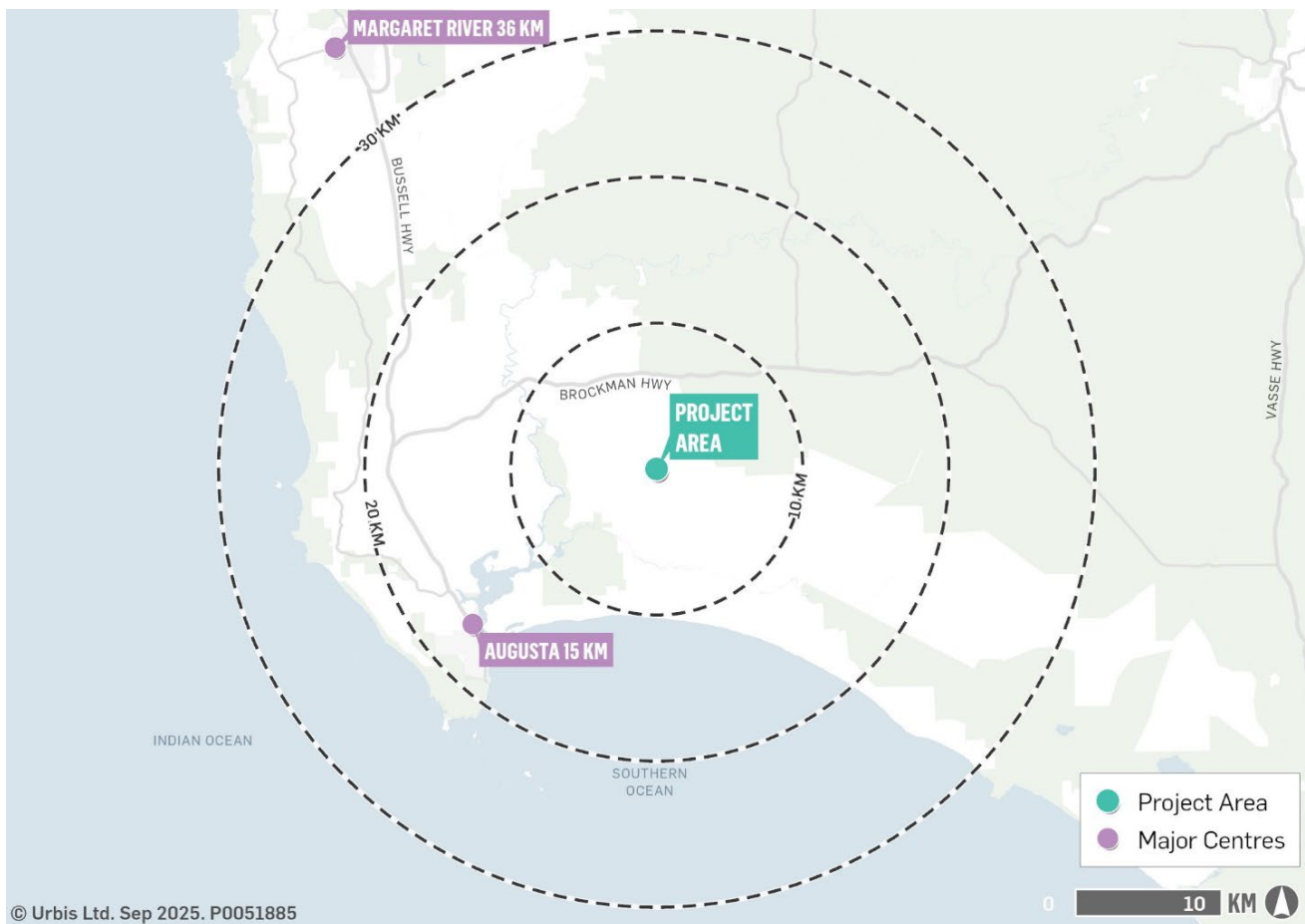


Figure 1 Regional Context Plan

1.3 Local Context

The Project Site is located approximately 15km north-east of Augusta, and 16km east of Karridale, and bound by Dennis Road to the east, Scott River Road to the west, and Coostien Road (including land south of Governor Broome Road) to the south. These roads are all local roads controlled by the Shire AMR.

The context immediately surrounding the site comprises State Forest (South Blackwood) to the north-east, Chester and Pagett Nature Reserves to the east, and Scott National Park to the south-west. The Project Site is also largely comprised of, and surrounded by, low intensity general agricultural farmlands.

Whilst the Project Site comprising the Development Envelope is entirely contained within the Shire AMR, the border with the Shire of Nannup is approximately 1.2km east of the Development Envelope.

An Aerial Plan of the Development Envelope is provided at **Figure 2**.

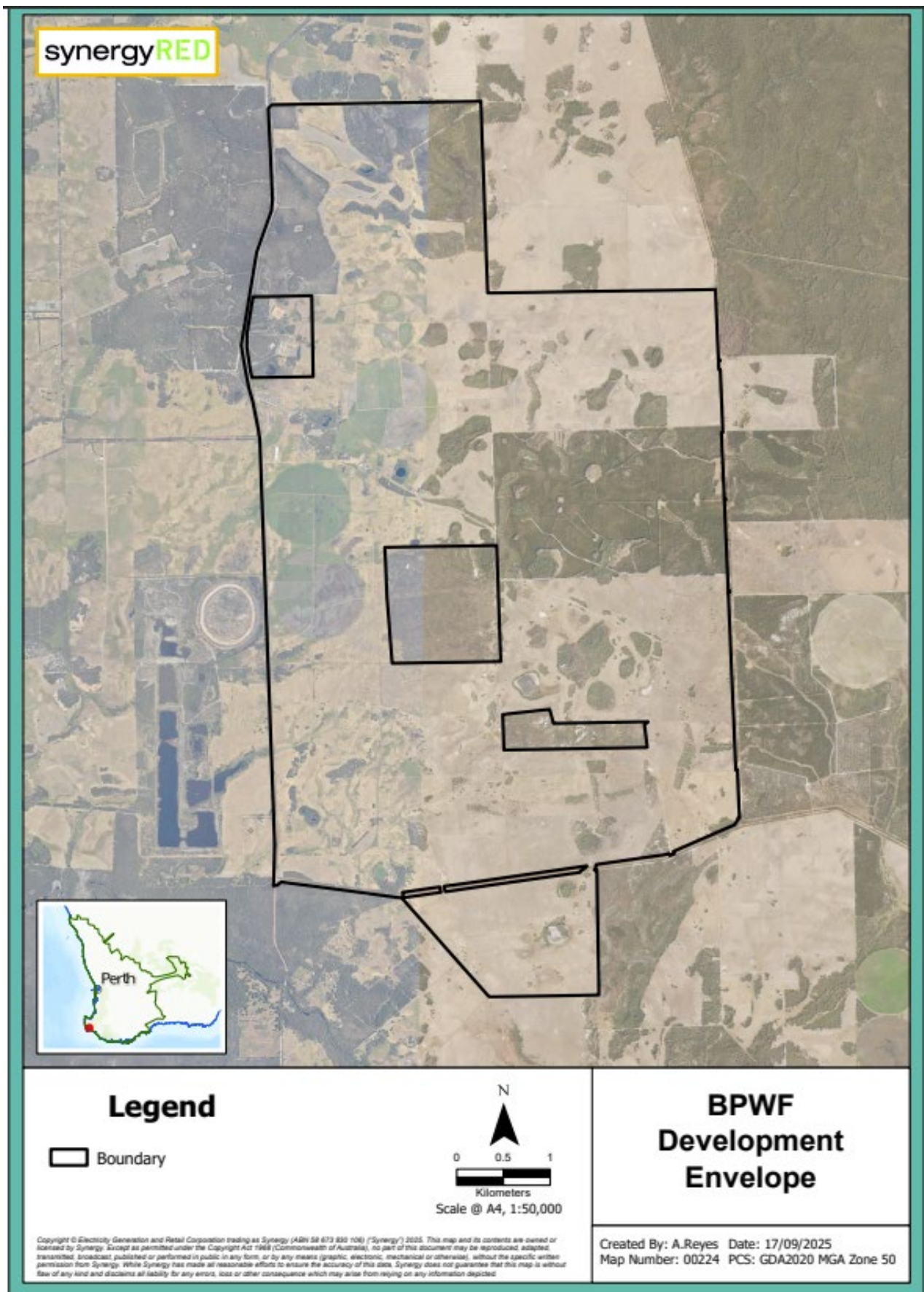


Figure 2 Site Aerial and Development Envelope

1.4 Site Suitability

The Project Site has been selected by the Proponent based on detailed investigations which determined its suitability for a proposed renewable energy project.

In summary, these suitable characteristics include:

- The strong wind resource and diurnal wind profile that compliments the electricity demand profile
- Proximity to the existing 132kV transmission line that traverses the site, being the Western Power Beenup to Manjimup transmission line
- The topography of the project area is within a low relief landscape with elevation gradually increasing from the south-west (approximately 9 m AHD) to the north-east (approximately 38 m AHD)
- Physical and environmental conditions, primarily that the Project Site is largely cleared and only contains small pockets of remnant, good quality vegetation (which will largely be retained by the Project)
- Proximity to existing services in the Towns of Augusta and Margaret River
- Access to the site via the Regional road network from Bunbury Port, with minimal (and only localised) upgrades required
- Consolidated land ownership, with six (6) private landowners included in the Project Site, some with multiple lots, sparsely populated surrounds, and minimal sensitive land uses

The South West Region is widely recognised as one of the country's most favourable locations for wind energy development due to its strong and consistent wind resources (Source: Energy Policy WA).

1.5 Project Summary

The Project is proposed to include up to 20 wind turbine generators (**WTGs**) (total wind capacity of up to 100MW), with supporting infrastructure.

The WTG will be installed on towers up to 164 metres tall with blades up to 90 metres long, delivering a total maximum tip-height of up to 250 metres.

The Project will connect into the South-West Interconnected System (**SWIS**) via the existing Beenup to Manjimup 132 kV transmission line which passes through the Development Envelope (refer **Figure 4** in **Section 2** of this Report).

The exact specifications of the WTGs, including the make, model and size, as well as the specific location of infrastructure, will be confirmed through a procurement process, undertaking further design, and appointing contractors.

On this basis, this Development Application seeks approval for the 'maximum case scenario' in terms of level of impact.

The relevant technical studies that have informed this Project, appended to this report, have all been based on this 'maximum case scenario'.

The Project Site encompasses 12 freehold lots, part of a Crown Reserve and sections of road reserve with a total area of approximately 3,597 ha.

The Project Site and surrounding area is primarily utilised for low intensity agricultural uses (primarily dairy and beef farming, as well as blue gum plantations) and is mostly cleared, however there are areas of remnant native vegetation (which will largely be retained by the Project).

Importantly, agricultural activities will be able to continue around the proposed WTGs and other infrastructure both during and following construction.

The key Project details are summarised in **Table 1**. The Indicative Site Plan at **Figure 4** illustrates the proposed 'Development Envelope' including the indicative location of associated infrastructure.

Table 1 Key Project Details

Item	Summary
Location	The Project Site is located in the locality of Scott River, approximately 15km north-east of Augusta, and 16km east of Karridale, in the South West Region of WA. It is bound by Dennis Road to the east, Scott River Road to the west, and Coostien Road (including land south of Governor Broome Road) to the south. The surrounding lands are typically zoned General Agricultural, Parks and Recreation, or Conservation Reserve (Refer Figure 4 and Section 4 of this Report).
Site Area	The Development Envelope encompasses 12 freehold lots and part of a Crown reserve, with a total area of approximately 3,597ha, including various road reserves to support transport and access of components to the Site. Within this total Development Envelope, the Indicative Layout comprises a maximum of 107ha comprising WTGs, pads and associated infrastructure, and site access points (within the Shire AMR).
Existing Development	Primarily cleared agricultural land (including tree plantations) with some isolated remnant pockets of native vegetation.
Indicative Development Envelope and Layout	Exact WTG locations and numbers (up to 20 WTGs) to deliver up to 100MW of power will be determined during the Procurement/Contracting Phase (refer Figure 4).
WTG Number	Maximum of 20 WTGs
WTG Design	Three bladed, horizontal axis WTGs as illustrated in Figure 6 and Figure 7
WTG Size	- Maximum blade length: 90 m - Maximum tower height: 164 m - Maximum overall WTG tip-height: 250 m - Minimum blade ground clearance: 40 m
Power Output	Up to 100MW
Potential WTG Rotation Speed	Typical rotation speed for a modern WTG is approximately 4-12 rotations per minute (dependent upon the wind speed and WTG specifications).
WTG Colour	The WTGs will have non-reflective paint to prevent glint, reduce contrast with background sky and minimise reflection, but remain visible for aircraft. The WTG will be uniform in colour and will not contain any prominent company logo or branding.
Access Roads & Site Entrances	Two (2) main site entrances via Scott River Road on the western boundary of the Development Envelope. A third site entrance will also be installed across Governor Broome Road to facilitate transport of turbine components south of Governor Broome Road. Wherever practical, existing tracks within the Project Site will be used.

Ancillary Features	The Project Includes: ▪ Concrete foundations installed up to maximum depth of 5.0m below ground in existing cleared farmland ▪ Up to two (2) permanent and four (4) temporary wind monitoring (met mast) towers up to 164m tall ▪ Up to two (2) communications towers up to 100m tall ▪ One (1) new 132kV electrical substation and switchyard ▪ One (1) permanent site office, workshop and maintenance building/warehouse with associated lunchroom, amenities and bathrooms including septic systems (Operations and Maintenance building) (O&M building) ▪ Approximately 30km of gravel capped access road ▪ Installation and/or upgrade of gates and fences, as required ▪ A 4.3km transmission line connecting the Wind Farm substation to the existing Beenup to Manjimup 132kV transmission line via a local tee connection ▪ Approximately 30km of 33kV cables connecting the substation to each WTG, with underground cables preferred unless ground conditions require overhead conductors ▪ Temporary laydown and stockpile areas ▪ Temporary construction compounds ▪ Temporary concrete batching plants and storage facility ▪ Water storage tanks and dams ▪ Borrow pits
Extent of Clearing	Minor clearing (maximum 1 ha) of native vegetation required.
Project Timeframes	▪ Construction phase – approximately 18-24 months ▪ Operations phase – approximately 30 to 60 years ▪ Decommissioning phase – approximately 24 months
Expected Number of Employees	Up to 150 Employees during peak Construction Phase, and up to five (5) Employees (Operational Staff) following construction and commissioning.

1.6 Stakeholder and Community Engagement

The Scott River area has been the subject of interest for Wind Farm development for several decades, by multiple proponents.

For this Project, the Proponent commenced early discussions and negotiations with key landowners and stakeholders in late 2022.

In the lead up to the lodgement of this Development Application, the Proponent and its Project Team have conducted various engagement activities with relevant stakeholders, including host landowners, local businesses, community groups, local and State government representatives, Aboriginal organisations, industry groups and various government agencies.

Engagement with the wider community has been ongoing since February 2024. This has involved an ongoing presence in the community through a community drop-in office space in Augusta, monthly updates in the local newsletter, letter box drops, targeted social media and radio advertising.

Fifteen drop-in consultation sessions were hosted in various locations throughout the Shire AMR area in March 2024, December 2024, and September 2025. A phone number and email address that is staffed by the Project Community Engagement Office has been widely promoted.

A record of this engagement is provided at **Attachment 1** and in the Social Values Assessment at **Appendix R of Attachment 4**).

1.6.1 Social License and Community Benefit Fund

The Proponent is committed to being an active and contributing member of the communities in which it operates its renewable energy infrastructure. If the Project proceeds, it will establish a Community Benefit Fund which aligns with Powering WA's *Draft Guideline on Community Benefits for Renewable Energy Projects* (June 2025) (**Draft Guideline**).

The Draft Guideline provides an overview of community benefits for renewable energy projects across the State and responds to requests from communities and renewable energy developers to establish a framework for community benefits arrangements.

For the first year of construction, the Fund will be \$100,000 per year and then adjusted in line with the Consumer Price Index (**CPI**) for future years throughout the life of the asset.

The Fund aims to contribute to social value by prioritising:

- Building resilient, prosperous communities
- Creating or supporting sustainable social and economic outcomes with Aboriginal peoples
- Environmental stewardship
- Long-term community benefits

The Project will work closely with the Shire AMR and local community to create a Community Benefit Fund Implementation Plan to deliver the funds, ensuring the unique needs of the surrounding communities are met.

Eligible funding recipients could include not-for-profits, registered charities, community organisations, local emergency services, educational facilities, and social enterprises.

In certain circumstances, depending on the community's needs and capacity, funds may also be allocated to the Shire AMR or small businesses.

1.7 Project Site

As noted in **Table 1**, the Project Site will be established across 12 freehold lots, part of a Crown Reserve and adjacent public road reserves (Crown Land), with a Development Envelope of 3,597 ha. Of this total Development Envelope, the indicative disturbance footprint is approximately 107ha.

The Project Site is primarily used for agricultural uses (including tree plantations) and is mostly cleared, however there are pockets of good quality vegetation which are proposed to be retained. The Beenup to Manjimup 132kV transmission line currently bisects the site on an east-west axis.

The topography of the Project Site is gently undulating with elevations ranging from 9m to 38m Australian Height Datum (**AHD**).

1.7.1 Lot Details

Table 2 highlights the specific lot details, with cadastral boundaries illustrated at **Figure 3**.

Copies of Certificates of Title and Deposited Plans are provided at **Attachment 2**.

Table 2 Lot Details

Lot number	Plan/ Diagram	Volume/ Folio	Land tenure type	Registered proprietor
1	69685	1924/610	Freehold	T.J.M. Nominees Pty Ltd
6	33923	2543/911	Freehold	Boley's Pastoral Holdings Pty Ltd
100	38071	2555/699	Freehold	Boley's Pastoral Holdings Pty Ltd
101	38071	2555/700	Freehold	State of Western Australia
4152	207770	2027/165	Freehold	Boley's Pastoral Holdings Pty Ltd
4154	207769	1930/228	Freehold	Ross Kingsley Woodhouse
4260	208478	1824/96	Freehold	Ross Kingsley Woodhouse
4261	208478	1726/538	Freehold	Ross Kingsley Woodhouse
4263	208478	1930/516	Freehold	Boley's Pastoral Holdings Pty Ltd
4265	208480	1581/567	Freehold	The Trust Company (Australia) Ltd
4266	208480	1818/129	Freehold	John Pentland Hick
4269	209300	1981/387	Freehold	Graeme Ernest Payne
4924	217962	LR3089/693	Crown	State of Western Australia <i>Note: Crown Reserve 42377, managed by the Department of Biodiversity Conservation & Attractions (DBCA).</i>
5200	20935	LR3112/932	Crown	State of Western Australia <i>Note: Titled Crown land dedicated as road reserve and managed by the Shire AMR</i>
N/A	N/A	N/A	Crown	State of Western Australia <i>Note: Untitled Crown land dedicated as road reserve and managed by the Shire AMR:</i> <i>-Landgate Land ID 3635213 (Scott River Road)</i> <i>-Landgate Land ID 3629782 (Coostien Road)</i> <i>-Landgate Land ID 3629783 (Governor Broome Road)</i> <i>-Landgate Land ID 3612400 (Dennis Road)</i>

Refer **Attachment 2** (Certificate of Title and Deposited Plans) and **Attachment 3** (Development Plans) for detailed information regarding affected easements.

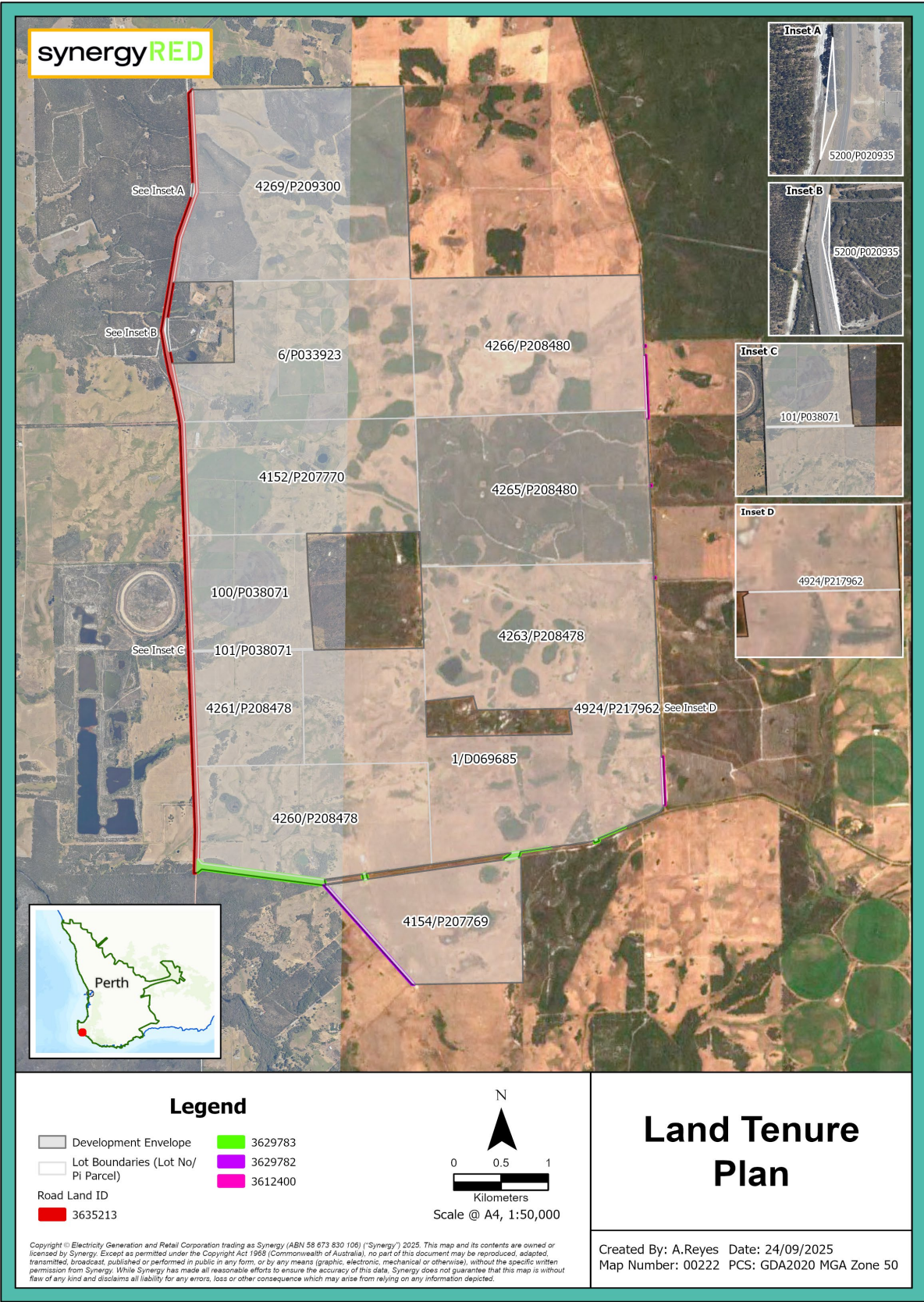


Figure 3 Land Tenure Plan

Note: Easements and public roads are not indicated on **Figure 3**.

2 Proposed Development

The Proponent proposes to develop the Project Site for the purposes of a Wind Farm. This section provides an overview of the Project, in terms of the proposed WTGs and associated infrastructure, Project Site access and construction details.

2.1 Overview of Project

2.1.1 Development Envelope and Indicative Layout

Figure 4 depicts the proposed Development Envelope, including the Indicative Project Layout of WTGs, associated infrastructure, and site and transport access points (refer **Attachment 3**).

Approval for a 'Development Envelope' is being sought to enable flexibility for the proposed infrastructure location, to be confirmed through the Procurement/Contracting Phase.

The final layout of the Wind Farm will be informed by a comprehensive procurement process where WTG contractors/manufacturers will be selected by the Proponent. This process will confirm the WTG, specifications (make, model etc.) as well as the layout based on more detailed technical studies to ensure compliance with all relevant international and national standards, guidelines and requirements.

Whilst the specific design is yet to be finalised, the Indicative Project Layout shown at **Figure 4** has been developed through an iterative process, informed by extensive technical investigations, including environmental and other technical inputs, landowner and neighbour consultation, and constraints identification.

As identified in **Section 1.5**, this Development Application seeks approval for the 'maximum case scenario' in terms of level of impact.

This approach, which is typical for Wind Farm Development Applications within WA, will then enable any 'lesser' outcome to be acceptable 'as-of-right' given the level of impact would be lower.

Understanding the potential environmental impacts forms an important part of determining the indicative layout and location of the WTGs. As a result, the indicative layout is considered a balance of optimisation from an energy generation perspective, as well as considering the outcomes of all technical studies, particularly environmental impacts.

The Indicative Project Layout demonstrates that a realistic WTG layout can comply with required environmental and other technical outcomes of the relevant frameworks and guidelines.

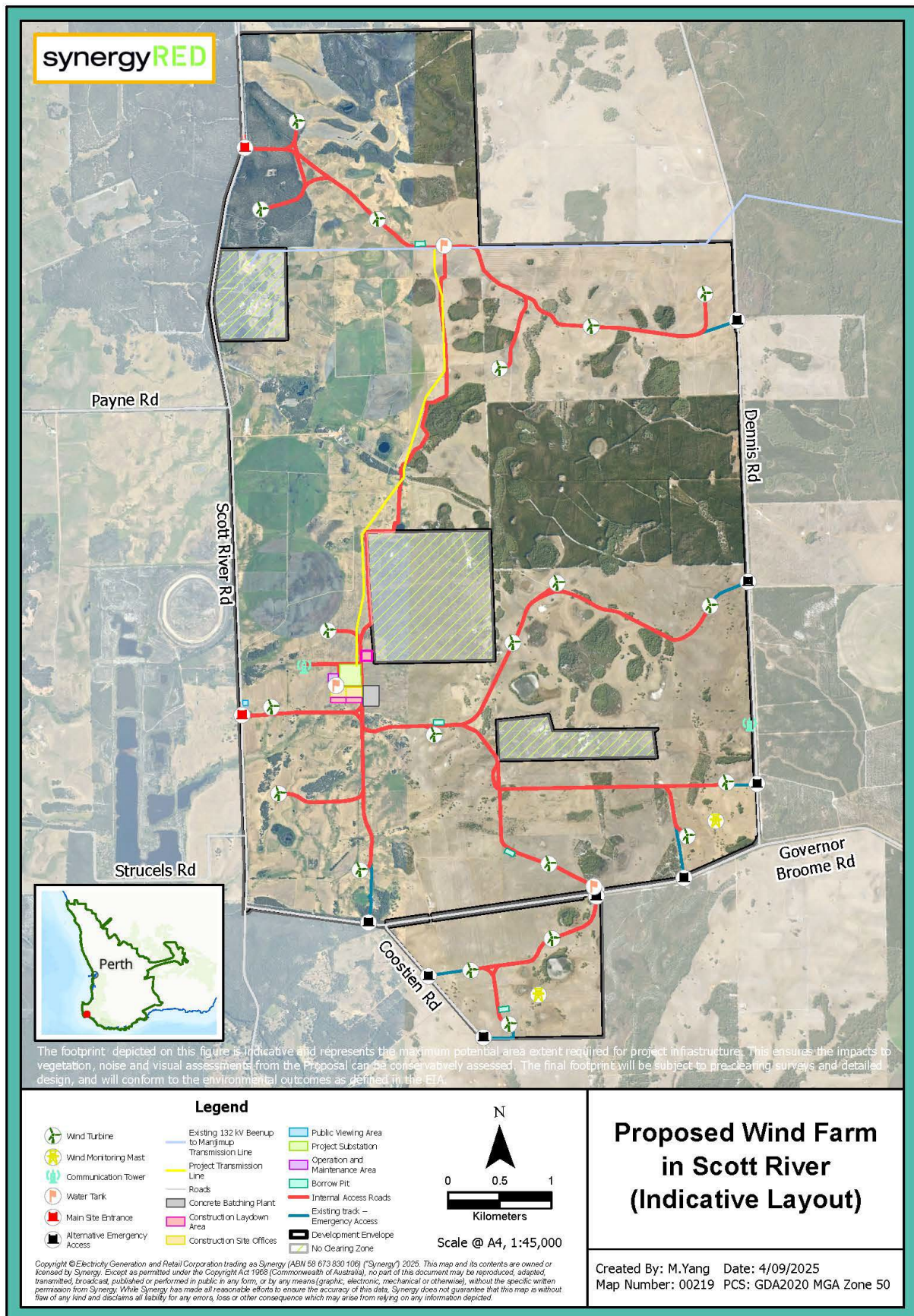


Figure 4 Indicative Development Envelope and Layout

2.2 Project Description

2.2.1 WTG Infrastructure

As described in **Section 1.5**, the exact number, specification and model of the WTGs will be determined through the Procurement/Contracting Phase following Development Approval and further detailed site investigations.

The Project has been designed to accommodate up to 20 WTGs to the general parameters illustrated in **Figure 5**, to ensure that assessments of any potential impacts can be adequately considered.

The Wind Farm is anticipated to generate 100MW of power at peak. Power output will, however, vary with wind speeds, weather and grid conditions.

Each WTG will have a transformer located internally or externally near the tower.

Power and communication cables will be installed underground (wherever practical) between the WTGs and connect to the proposed substation, as well as the existing high voltage 132kV overhead powerlines.

The proposed WTG are expected to be connected together in a 'daisy-chain' arrangement via underground cables.

The final number and specification of the WTGs will be selected after a detailed procurement process, and will be broadly based on the following criteria:

- Maximum power and energy output based on wind resource occurring at the Project Site
- Suitability of the WTG to operate for the design life of the Project
- Availability of the WTG components and estimated delivery time to the Project Site
- WTG capable of providing optimum financial outcome over the design life
- Track record of WTG manufacturer and current industry presence in Australia

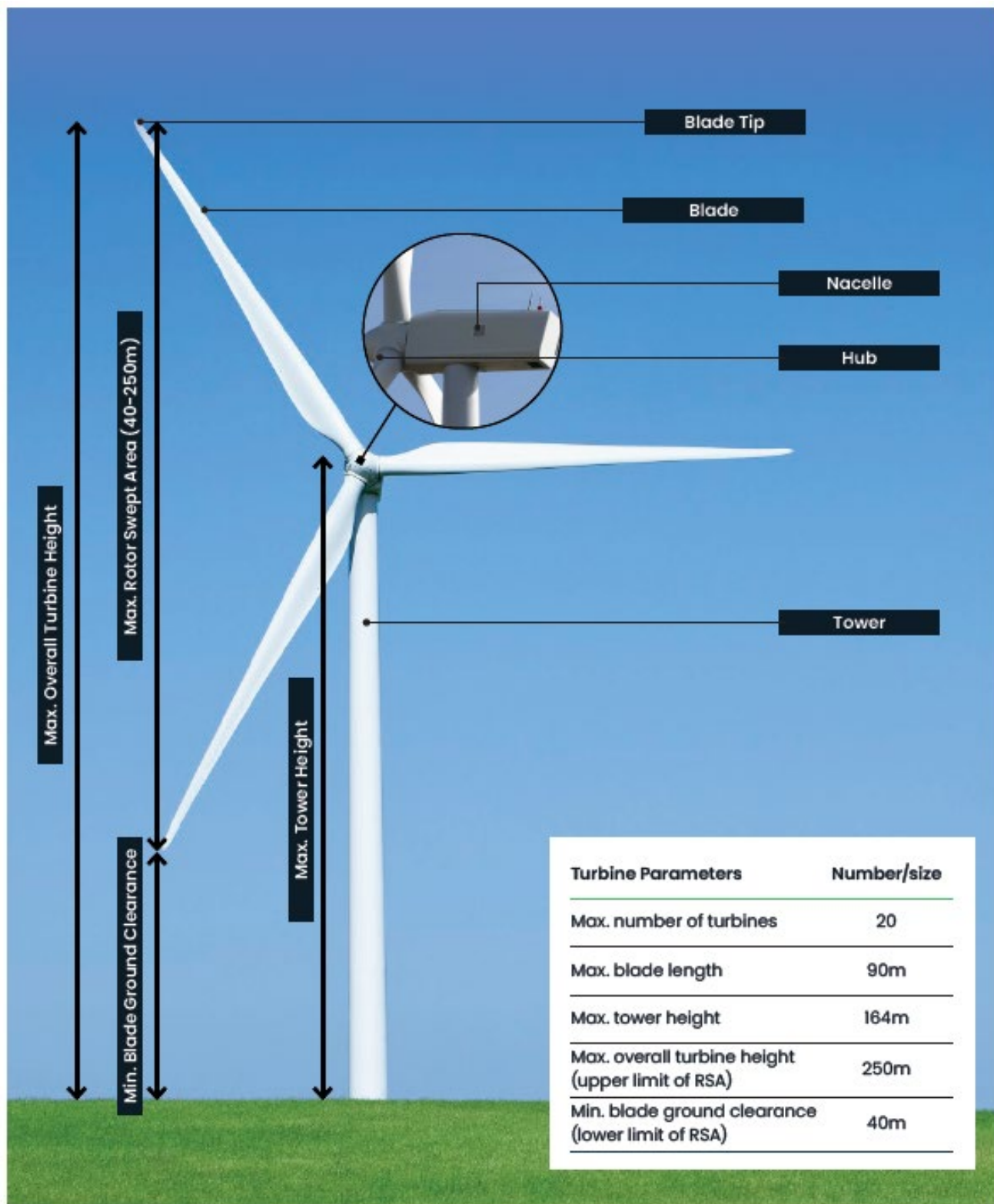


Figure 5 WTG Specifications

Note: The final WTG design and layout will be dependent on several factors including additional wind data, market conditions, cost of construction, availability of WTG infrastructure and the capacity of the existing 132kV power line. The cabling between the WTGs will be underground where practical, and follow the roads as much as practical, to minimise clearing, visual impact, and impacts on landowners.

2.2.2 WTG Foundations

The Project Site presents several challenges when it comes to installing turbine foundations, including the presence of significant environmental values, acid sulfate soils (**ASS**), a high-water table, and areas with unstable, loose ground. Because of this, the WTG foundations could vary in size or design across the Development Envelope depending upon the imposed loading, ground conditions, construction methodology and drainage requirements.

To provide a practical and adaptable solution that achieves the necessary mass and stability, while minimising the volume of ASS disturbed, and dewatering volume and depth, three (3) concept turbine foundation designs are proposed for the Project including:

Primary foundation options

- Typical gravitational foundation – above ground, with hillock formation (above ground foundation)
- Typical gravitational foundation – partially above ground, with hillock formation (partial above ground foundation to a depth of 0.8-1.2 metres below ground level (**mbgl**))

Secondary foundation option

- Typical gravitational foundation – below ground foundation

Conceptual wind turbine foundation designs are shown in **Figure 6**.

As an indication, a typical below ground foundation requires approximately 600 – 850m³ of buried reinforced concrete, extending to a depth of up to 5m. The exact foundation design for each WTG location will be confirmed during the Procurement/Contracting Phase, following comprehensive geotechnical and ASS investigations at each proposed location.

The below ground foundation would typically require dewatering to 5.5 mbgl, however, this option will only be used where it is confirmed, prior to construction through detailed site investigation and further modelling, that no dewatering would be required.

Ground improvement may also be required at each WTG foundation, dependent on the results of detailed geotechnical investigations. Ground modification can include soil stabilisation, compaction, the use of geosynthetics or series of concrete piles (refer **Figure 6**). Concrete piles involve concrete being injected down augers to displace, rather than excavate soils, and mitigates any further need for dewatering.

The actual depths of the concrete pillars may vary for each WTG, depending on the geotechnical conditions at the WTG location. Concrete for the foundations will be mixed at concrete batching plants, which will be situated within the Development Envelope.

Non-vegetation zones (**NVZ**) and/or asset protection zones (**APZ**) will be established around the base of turbines to manage the bushfire risk to the Project in accordance with the Bushfire Management Plan (**BMP**). The size of the NVZ and APZ will be dependent on the turbine location and its proximity to different vegetation types.

It is anticipated that any surplus or excavated material be utilised to rehabilitate surrounding areas, or elsewhere on the Project Site for access roads.

Any excavated material will be treated in accordance with an Acid Sulfate Soils and Dewatering Management Plan (**ASSDMP**) and utilised in construction (eg. formation of hillock landforms around WTG foundations, development of internal roads or hardstand) and/or in rehabilitation of temporary construction areas, where appropriate. Any excavated material that is not able to be utilised in construction may be safely disposed of offsite in accordance with the ASSDMP.

A Preliminary ASSDMP has been prepared at **Appendix B of Attachment 4**, and further discussion on ASS is provided in **Section 3.10** of this Report.



Figure 6 WTG Foundation Options

Note: This is an illustrative concept, it is not to scale and is subject to detailed design.

2.2.3 Wind Monitoring and Communication Towers

Indicative locations for the proposed permanent wind monitoring towers (meteorological masts ('**met masts**')) are shown within the Development Envelope and Indicative Layout provided at **Figure 4**.

The met masts are required to be located outside of the path of WTG influence to measure unimpeded wind from the prevailing wind directions. The met masts are expected to be permanent and will contain measurement instruments.

In addition, up to four (4) additional but temporary met masts will be constructed during the Construction Phase.

The met masts are required to be a certain distance from nearby WTGs. As such, their locations will be confirmed at the Procurement/Contracting Phase to ensure that accurate measurements can be obtained throughout the life of the Project in accordance with international standards.

To enable the Project to communicate remotely, up to two (2) microwave communication towers are proposed on the Project Site. The communication towers are proposed to be up to 100m in height and are shown on the Indicative Project Layout provided at **Figure 4**.

2.2.4 Operations and Maintenance Building

A permanent Operations and Maintenance building (**O&M building**) is proposed in the centre of the Project Site in close proximity to the substation. The proposed O&M building is likely to include an office, warehouse, kitchen/staff room, amenities, and associated carparking and laydown areas. A layout of a typical O&M building is shown in **Figure 7**.

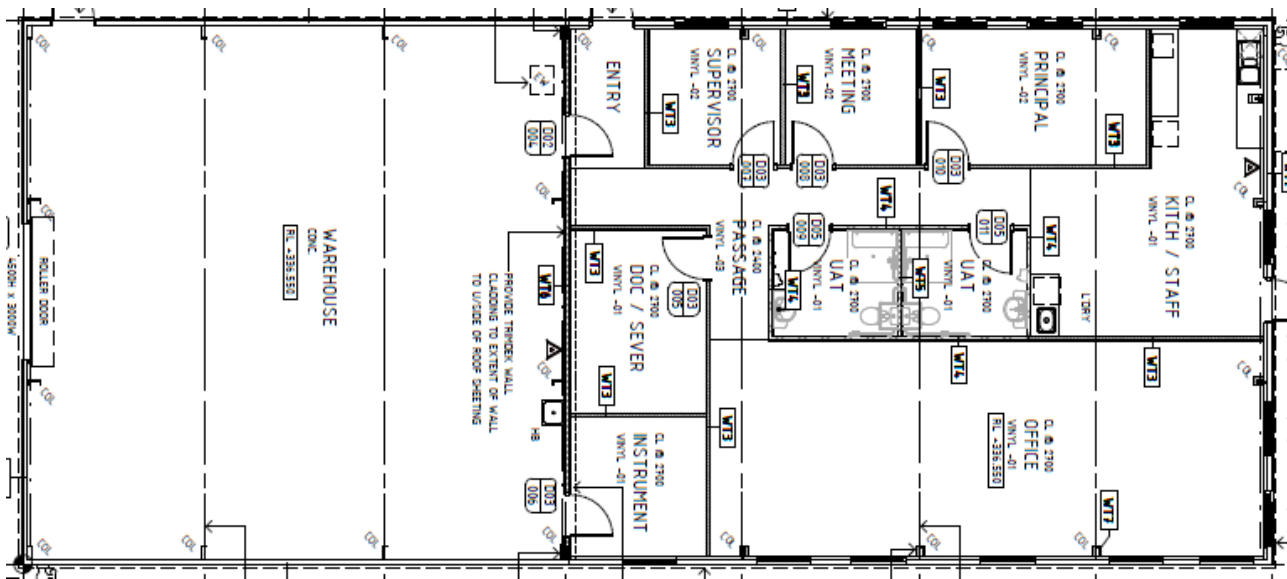


Figure 7 Indicative O&M building Floor Plan

As the Project Site does not have access to reticulated sewerage, it is expected that the O&M building will utilise an onsite septic system, which will be installed to comply with relevant Australian standards and Shire AMR approvals (following Development Approval to the Wind Farm).

2.2.5 Substation Infrastructure

A 132 kV substation is required for the Project adjacent to the O&M building, to connect the Project to the SWIS via the existing Beenup to Manjimup 132 kV transmission line. The proposed substation infrastructure will include the following:

- Cabling between the wind turbines and the substation
- Electrical protection infrastructure
- A connecting transmission line via a local tee connection from the substation to the existing Beenup to Manjimup 132 kV transmission line
- Communications equipment, including Supervisory control and data acquisition (**SCADA**)
- Metering
- Transformers
- Static Synchronous Compensators (**STATCOMS**)

An indicative layout of a typical substation is provided in **Figure 8**. The Project will also involve minor upgrades of the existing Beenup substation, with minimal new ground disturbance required (0.02ha).



Figure 8 Typical Substation Layout

The cabling between the wind turbines and the substation that connects the Project with the 132 kV transmission line will be underground (where practical) and aim to follow existing roads (where practical) to minimise disturbance. Bird diverters will also be installed during construction along the connecting transmission line.

2.2.6 Site Access

Two (2) main site entrance points are proposed from Scott River Road to ensure safe access to the site and to minimise community disruption during the construction stage, as well as reducing the extent of local roads required for delivery of WTG and other Project components (refer **Attachment 3** and **Figure 4**).

A new site entrance will also be installed across Governor Broome Road to facilitate transport of turbine components south of Governor Broome Road.

As well as the proposed site entrances, emergency services will also be able to utilise other existing farm entrances to access the site.

Access may typically involve widening of the road surface area (additional hardstand), filling and/or redirection of any existing drains (and installing new drainage as required), and the removal of limited vegetation, with similar requirements for the main Project Site access points.

The Preliminary Oversize and/or Over Mass (**OSOM**) Route Study (**Appendix D** of **Attachment 4**) assessed multiple options both from a swept path and sight line assessment perspective, outlining the specific works required to facilitate large truck movements assuming maximum blade length (largest of turbine components), and these entrances were selected as they presented the least impact on environmental values.

Further investigations will be undertaken through the Procurement/Contracting Phase based on the preferred options and size of WTG blade or turbine model deliveries.

2.2.7 Internal Access Roads

The proposed layout of the on-site access roads has been designed to utilise existing roads and tracks wherever practical, and to respond to the existing topography of the land (refer **Figure 4**). The objective was to minimise disturbance to remnant native vegetation, as well as existing agricultural activities within the Project Site.

Access tracks to each of the WTG locations will generally be across open paddocks. The internal site access roads will be private roads and therefore will not impact the general public.

It is expected that there will be approximately 30km of gravel capped roads required, with the following design criteria and mitigation measures applied to the access road layout to mitigate potential impacts:

- Access road footprint will typically be approximately 10m wide to allow for road shoulders, drainage and cabling with some portions proposed to be wider to accommodate turning circles for cranes, trucks and other construction/delivery vehicle requirements. Other portions through sensitive environmental areas will be limited to maximum width of 5–6m to avoid clearing impacts along existing tracks, in accordance with environmental approvals
- Regular turning areas and passing bays will be provided as required
- Roads are not proposed to be sealed and will be constructed from locally sourced aggregate/gravel where available
- Drainage channels will be located on either side of the road as necessary
- Underground power and communications cables will typically be laid alongside internal access roads
- Dust suppression will be managed through a Construction Environmental Management Plan (**CEMP**) to be prepared at the Construction Phase. The Preliminary CEMP is provided in **Appendix H** of **Attachment 4**.

2.2.8 Ongoing Maintenance

The Proponent will be responsible (either directly or via a contractor) for the ongoing maintenance and operation of the WTG, access roads, O&M area, substation and all other associated infrastructure during construction, and throughout operations.

The WTG manufacturers (or suitably qualified contractors) will undertake routine inspections of the proposed infrastructure as part of a regular, ongoing maintenance schedule.

Ongoing maintenance of the access tracks will be required to provide safe access to the proposed infrastructure.

The Proponent will work with Western Power to determine operational boundaries and division of maintenance responsibilities at the substation, connection points and transmission line (an agreement on ownership will be confirmed through the Procurement/Contracting Phase).

2.2.9 Workforce and Accommodation

The Project construction period is estimated to be between 18 – 24 months. The workforce is expected to fluctuate in size throughout this period, with an estimated peak construction workforce of 150 personnel over a period of 3–6 months.

It is anticipated that workers throughout the Construction Phase will be accommodated in local accommodation in surrounding towns and localities, with no construction camp or temporary onsite accommodation proposed at this time.

Once fully constructed and operational, it is anticipated that approximately five (5) full time operations staff will be required throughout the Project's operational life, working typical office hours Monday to Saturday (with on call support after hours), and will reside locally. The employees will be suitably skilled in WTG maintenance activities and be trained appropriately by the O&M contractor.

Project operations which will require on-site personnel include:

- Maintenance of WTGs and associated infrastructure
- Safety management

- Environmental management
- Liaison with landowners

Operations which will likely be managed by off-site personnel include:

- Australian Energy Market Operator (**AEMO**) coordination
- WTG performance monitoring and licensing compliances
- Project reporting
- Remote monitoring

2.2.10 Decommissioning (or Repowering)

Once the operational life of the Project comes to an end, the WTG assets can be repowered by replacing the WTG (or its components), to extend the life of the Project. This may require lease agreement extensions with landowners.

If repowering the WTG assets is not viable, the Proponent commits to removing all above-ground infrastructure, including WTG, substations, and overhead powerlines, and rehabilitating the land to a state agreed upon with the landowners, and to a state suitable for the prevailing agricultural land use. This may include regrading, topsoil replacement, and revegetation.

The Proponent holds full financial liability for the decommissioning of the wind farm. The Proponent is responsible for ensuring that all decommissioning works are adequately funded. This obligation rests solely with the Proponent and does not extend to the landowner or any external stakeholders.

A Preliminary Decommissioning Plan has been prepared and provides details to guide this latter stage of the Project (refer **Appendix C** of **Attachment 4**).

2.2.11 Utilities

On-site effluent disposal will be managed by a septic system and removed by a certified contractor, or an in-ground septic system will be installed.

The O&M building will be fed by power from the Wind Farm when available, or the grid, with a local back-up generator for emergency back-up supply.

Potable water will either be delivered to the Project Site through a suitable supplier or via on-site rainwater treatment.

2.2.12 Design Certification

All proposed infrastructure and assets will be certified, constructed and installed to relevant Australian or International standards and legislation. All components will be capable of withstanding climatic, aerodynamic and electrical induced loads during the operational design life in accordance with applicable standards.

2.3 Construction Process and Impacts

2.3.1 Construction Process

During the Construction Phase the main contractor will develop and act in accordance with Good Renewables Industry Practice by developing and enacting a range of Management Plans outlined in **Section 5** of this report.

There will be certain enabling works required following Development Approval, prior to the commencement of construction including:

- Obtaining remaining environmental approvals including clearing permit

- Establishing a source of water
- Completion of offsite roadworks (for delivery of oversized components eg. WTG tower and blades)
- Detailed site investigations

It is anticipated that the following works will occur during the construction period:

- Construction site establishment (temporary site facilities, laydown areas, equipment and materials)
- Clearing of native vegetation (maximum 1 ha), earthworks, gravel cap paving and drainage for access roads and WTG hardstands
- Excavation for WTG and infrastructure foundations
- Construction of WTG foundations with reinforced concrete
- Temporary construction dewatering during the installation of below ground infrastructure, including turbine foundations, in accordance with the ASSDMP (refer **Section 2.2.2** and **2.3.4**)
- Treatment and reuse or disposal of excavated soils and dewater in accordance with ASSDMP (Preliminary ASSDMP provided in **Appendix B** of **Attachment 4**)
- Installation and/or upgrade of fencing and access gates
- Installation of water tanks and/or temporary water storage dams
- Installation and operation of concrete batching plants
- Installation of electrical substation(s) and switchyards
- Installation of transmission poles or towers and connecting power lines
- Installation of O&M building(s) and workshop(s)
- Installation of met masts
- Installation of communications towers
- Installation of all electrical and communications equipment including underground cables or overhead transmission lines to substation
- Extraction of borrow material (may include crushing and screening by mobile plant)
- Delivery and installation of all WTG transformers, towers, hubs and blades
- Commissioning and testing of WTG and all associated infrastructure
- Progressive rehabilitation and restoration, following construction and, where practical, to facilitate a simultaneous land use operation and continuation of agricultural uses on the Project Site

2.3.2 Anticipated Construction Period

The construction period is anticipated to take approximately 18–24 months and will be confirmed during the Procurement/Contracting Phase. This will be formalised in the CEMP (refer **Appendix H** of **Attachment 4**).

The construction period will be subject to change, due to a range of factors such as weather conditions, infrastructure product availability and construction speeds. Throughout the construction period of the Project, it is envisaged that works could potentially occur up to six (6) days of the week, for up to 11 hours per day, from Monday to Saturday, and generally no work on a Sunday.

It is critical for working hours to remain flexible, as factors such as weather conditions and delivery of materials can have a significant impact on timing of installation. There will likely be out-of-hours work required for some activities such as concrete pours that cannot stop/start or need to commence early when conditions are optimal, and blade/nacelle crane lifts that must be undertaken under safe wind conditions.

The CEMP will be updated to detail appropriate mitigation measures for any out of hours work in accordance with the requirements of the *Environmental Protection (Noise) Regulations 1997* (WA) (**'Noise Regulations'**).

2.3.3 Environmental Management Controls

The construction contractor(s) will be required to develop environmental management controls for inclusion in their relevant construction management documents (ie. CEMP) to ensure that any potential environmental impacts throughout the Construction Phase of the Project are well managed.

This will also ensure that strategies are implemented to protect and manage flora and fauna, waste, air quality, water quality, noise and cultural heritage. Further, the environmental controls will detail construction techniques and mitigation measures to ensure that that construction impacts are minimised.

2.3.4 Construction Dewatering

Dewatering is expected to be required for the installation of below ground infrastructure including turbine and met mast foundations, as well as other supporting infrastructure. As detailed in **Section 2.2.2**, the WTG and other foundations will be designed to minimise dewatering requirements, while achieving necessary mass and stability.

Dewatering effluent will be managed in accordance with the ASSDMP (refer **Appendix B of Attachment 4**), with recharge/infiltration basins maintained so that overflow does not occur, or have any impact, to surrounding land. A detailed ASSDMP will be prepared to specify the management framework, controls and measures to be included, prior to construction.

2.3.5 Equipment and Machinery

Construction works are anticipated to include excavation, rock hammering, drilling, grading, crushing, screening and concrete batching. Works will be undertaken in accordance with the preliminary CEMP (**Appendix H of Attachment 4**).

Typical equipment required for construction is detailed as follows:

- **Site mobilisation:** road loaders, graders, trucks, small cranes and generators
- **Access roads and hardstands:** road loaders, bulldozers, excavators, graders, crushers, screeners, scrapers, rollers, dump trucks, semi-trailers, tractors, water carts, hydromulch trucks
- **WTGs:** excavators, rock breakers, concrete trucks, component delivery trucks, crawler heavy lift cranes (small, medium and large), pumps, generators, elevated work platforms
- **Electrical infrastructure works:** trenchers, backhoes, excavators, grader, tractors, winches, laying machines, cranes, concrete trucks, flat-bed trucks
- **Concrete batching plants**

Noise will be generated by the works, excavators, bulldozers, mobile cranes and heavy vehicles. Noise emissions from construction plants, machines or equipment will be in accordance with the construction noise requirements stipulated within the Noise Regulations.

2.3.6 Construction Water Supply

Water supply is a critical component of the Construction Phase of the Project, and will be essential in completing construction activities such as:

- Bulk earthworks
- Dust suppression
- Material conditioning
- Concrete batching
- Drinking water for construction workforce
- Ablution facilities for construction workforce

Water sourcing will be carefully considered throughout the Detailed Design Phase. Construction and potable water will likely be trucked to the Project Site during construction.

Concrete production will require a medium quality water source, which is proposed to be trucked to site. A source for low quality water used for earthworks and dust suppression is to be investigated further in the Procurement/Contracting Phase.

Once the water sourcing strategy has been finalised, engagement with Department of Water and Environmental Regulation (**DWER**), Water Corporation and the Shire AMR prior to the commencement of construction will be undertaken as required.

2.3.7 Construction Transport Route

A preliminary transport route assessment was undertaken to identify whether a feasible route for the transport of large infrastructure via road from the Port of Bunbury to the Project existed (refer **Appendix D** of **Attachment 4**). The assessment considered the discharge berth, transfer to Port storage area, road transport from Port to site, and an assessment of potential site entrances for the maximum turbine blade specifications (ie. 90 m long turbine blades).

The assessment determined that transport of the over-size over-mass (**OSOM**) components (including 90m blades) from the Port of Bunbury is feasible with some minor upgrades required for sections of the road, mostly involving minor widening of the pavement at some turning points and temporary removal of some roadside signage during transport. No clearing of native vegetation is expected to be required along the route outside of the Development Envelope.

The route comprises transport to site from the Port of Bunbury, via Leschenault Drive, Estuary Drive, Koombana Drive, Robertson Drive, Bussell Highway, Sues Road, Brockman Highway, and Scott River Road (refer **Figure 9**).

Aside from the small portions of Leschenault Drive (local Port Road), Estuary Drive (Other Regional Road), Koombana Drive (Other Regional Road), and Scott River Road (local site access road), these are all Primary Regional Roads controlled by Main Roads WA (**MRWA**).

The exact transport route and intersection modifications are subject to the final selection of the WTG.

Once details of the components of the Project and the size of vehicles to be used have been determined, the Proponent will engage with MRWA to obtain an OSOM permit. This will include a detailed OSOM Haulage Route Assessment prior to major deliveries commencing.

An example of a WTG Blade delivery is shown in **Figure 10**.

Site access points are detailed in **Section 2.2.6** and **Appendix D** of **Attachment 4**.

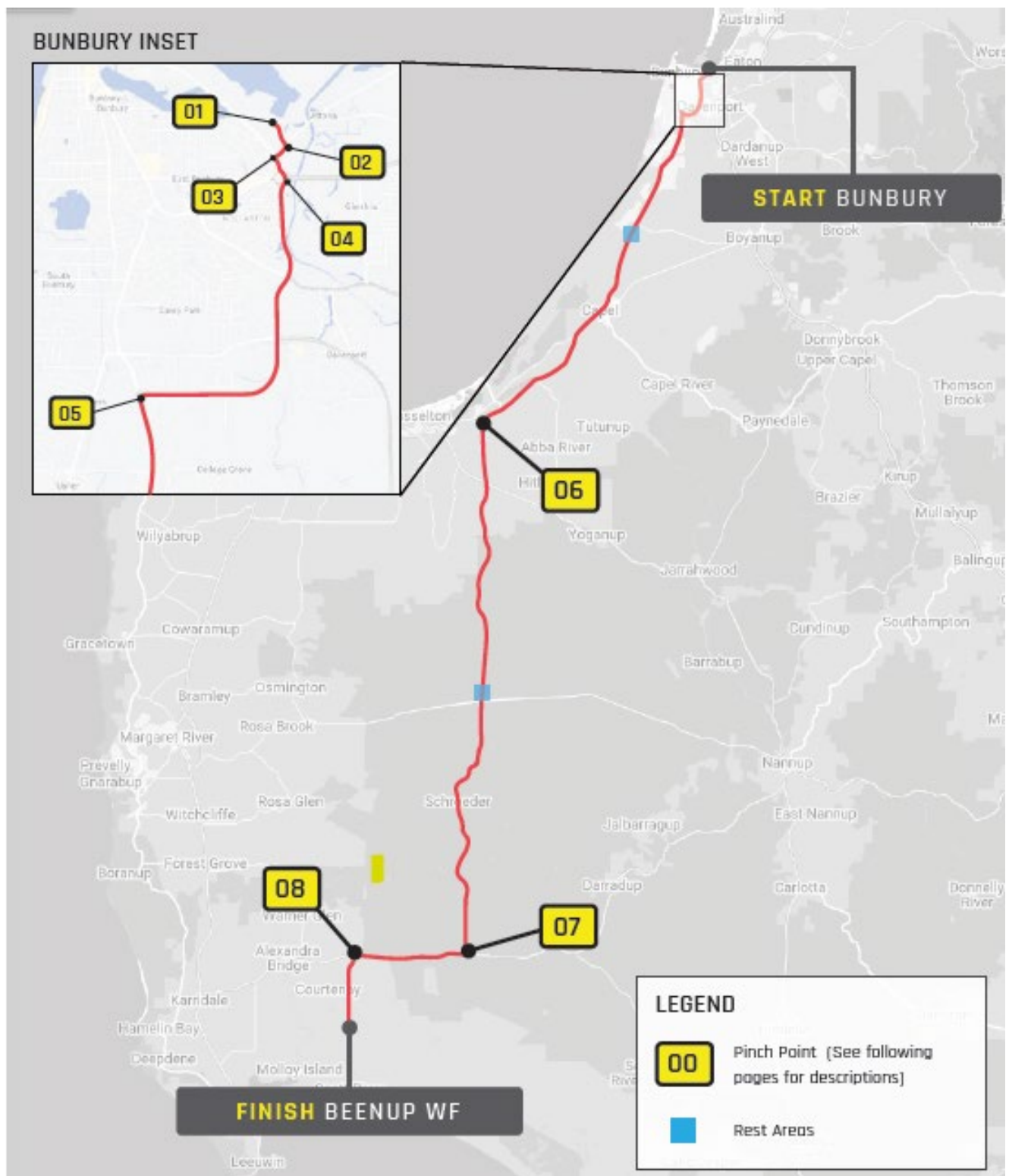


Figure 9 Proposed Construction Transport Route



Figure 10 Example WTG Blade Delivery

(Image provided by SynergyRED taken at Warradarge Wind Farm – proposed Wind Farm in Scott River WTG specifications will be dependent upon manufacturers requirements and could differ from this image)

2.4 Community Information and Safety

While there is no intent to facilitate and encourage public access to the Project Site, the Proponent acknowledges the potential community and tourist interest in Wind Farm developments in general.

The Proponent has liaised with the Margaret River Busselton Tourist Association (**MRBTA**) and the Shire AMR to determine opportunities for public interaction with the Project.

A public viewing area will be developed along Scott River Road to ensure a safe pull over area where tourists can stop and observe the Wind Farm. The viewing area will include informative sign(s) about wind as a renewable energy source and be capable of accommodating four (4) to six (6) vehicles.

Further, appropriate fencing/signage may be installed at appropriate locations surrounding the Project to notify the public of any safety risks.

3 Technical Considerations

A number of technical assessments and reports have been undertaken to inform the Project and to assess its compliance against the relevant legislative framework. These reports are summarised in this section and appended to this Report.

3.1 Environmental Referral

An Environmental Referral form and supporting documentation has been prepared, and submitted to the WA Environmental Protection Authority (**EPA**) under Part IV of the *Environmental Protection Act 1986*.

The Referral Supporting Document (**RSD**) has been prepared in support of both the Environmental Referral and this Development Application (refer **Attachment 4** and its associated appendices) to provide an overview of the key environmental values and consideration of impacts related to the Project.

The Project will also be referred to the Commonwealth Department of Climate Change Energy the Environment and Water (**DCCEEW**) under the *Environment Protection and Biodiversity Conservation Act 1999*.

The following outcomes have been identified within the RSD (refer **Section 8** and **9** of **Attachment 4**):

3.1.1 Flora and Vegetation

The majority (approximately 81% or 2,902 ha) of the Development Envelope comprises cleared areas, tree plantations and water, and was mapped as completely degraded. Sixteen native vegetation types were recorded in the Development Envelope, with Jarrah woodland vegetation type representing the largest area of intact native vegetation, covering 132.85 ha (approximately 4%) of the Development Envelope.

One (1) Threatened Ecological Community (**TEC**) listed under the EPBC Act and BC Act intersects the Development Envelope, being the Scott River Ironstone Association Community (Scott River Ironstone TEC; listed as Endangered (**EN**) under the EPBC Act and BC Act). A total of 83.58 ha of TEC has been mapped within the Development Envelope. Three (3) flora species listed as Threatened under the EPBC Act and another 12 Priority flora were also recorded in the Survey Area. Three (3) vegetation types were also identified as restricted communities, and several vegetation types were identified as known or potentially groundwater dependent.

The Project has been designed to largely avoid areas of remnant vegetation by preferentially locating the Development Envelope in a highly disturbed landscape, with much of the native vegetation having been cleared for agricultural use.

The Project is therefore unlikely to cause significant fragmentation to native vegetation within the Development Envelope, and will clear no more than 1 ha of native vegetation, including a maximum of 0.02 ha of vegetation in Very Good or better condition.

The Project will also avoid clearing all known conservation significant flora (including contiguous native vegetation within 50 m of known Threatened and Priority 1 (**P1**) species, and within 20 m of P2, P3 and P4 species) and TEC, as well as locally restricted vegetation types within the Development Envelope. A maximum of 0.01 ha of contiguous native vegetation within 50 m of the Scott River Ironstone TEC will be cleared.

There will be negligible impact to Groundwater Dependent Vegetation (**GDV**) as a result of the minor, localised and temporary construction dewatering, noting drawdown will be managed so as not to exceed the natural seasonal water table low at any GDV, and will be managed in accordance with the ASSDMP (refer **Appendix B** of **Attachment 4**).

Other indirect impacts likely to occur during construction and operation of the Project, being increased dust deposition, the introduction and/or spread of weeds and dieback, alterations to hydrological regimes and accidental bushfires, will be minimised through the implementation of the mitigation measures outlined within the CEMP (refer **Appendix H of Attachment 4**), a Dieback Management Plan (as required), Bushfire Management Plan (**BMP**) and Bushfire Risk Management Plan (**BRMP**) (refer **Attachments 5 and 6**).

3.1.2 Fauna

A total of seven (7) conservation significant terrestrial fauna species listed under the EPBC Act, BC Act or as Priority fauna by DBCA, were recorded within the Development Envelope, comprising the following:

- Western Ringtail Possum (*Pseudocheirus occidentalis*; listed as Critically Endangered (**CR**) under the EPBC Act and BC Act)
- Baudin's Cockatoo (*Zanda baudinii*; listed as EN under the EPBC Act and BC Act)
- Carnaby's Cockatoo (*Zanda latirostris*; listed as EN under the EPBC Act and BC Act)
- Forest Red-tailed Black-Cockatoo (*Calyptrorhynchus banksii naso*; listed as Vulnerable (**VU**) under the EPBC Act and BC Act)
- Wood Sandpiper (*Tringa glareola*; listed as Migratory (**MI**) under the EPBC Act and BC Act)
- Osprey (*Pandion haliaetus*; listed as MI under the EPBC Act and BC Act)
- Western False Pipistrelle (*Falsistrellus mackenziei*; listed as P4 by DBCA).

A total of seven (7) conservation significant fauna species are considered likely to occur within the Development Envelope, based on the currency and proximity of desktop records and the suitability of habitat present, including the three (3) species recorded outside the Development Envelope, being the Peregrine Falcon (*Falco peregrinus*; listed as Other Specially Protected Fauna (**OS**) under the BC Act), Quenda (*Isodon fusciventer*; listed as P4 by DBCA) and Masked Owl (southwest) (*Tyto novaehollandiae novaehollandiae* listed as P3 by DBCA).

Ten (10) broad fauna habitat types were identified within the Development Envelope, including three (3) wetland habitats, two (2) woodlands and five (5) highly modified habitats (ie. cleared, cleared-degraded sumpland, dam, Bluegum and Pine plantations). The majority (approximately 80%) of the Development Envelope comprises highly modified habitats, which cover 2,892.54 ha, and provide limited value for fauna.

A total of 91.30 ha of High quality and 26.84 ha of Moderate quality habitat for Western Ringtail Possum occurs within the Development Envelope and was solely represented by Marri-Jarrah-Peppermint woodland habitat. This High and Moderate value habitat occurs typically in the larger remnants on the extremities of the Development Envelope adjoining or near contiguous vegetation adjacent to the Development Envelope.

Foraging habitat value for each of the three (3) black cockatoo species varied within the Development Envelope ranging from approximately 28-151 ha of High quality, 201-497 ha of Moderate quality and 15-246 ha of Low-quality native foraging habitat. An additional 2,880 ha of low value non-native foraging habitat was identified for Carnaby's Cockatoo associated with cleared habitat, noting this species forages on a small variety of paddock grasses (eg. *Erodium* spp., *Arctotheca calendula*) and melons.

No known breeding or roosting sites for black cockatoos exist within the Development Envelope, and no evidence of breeding or roosting within the Development Envelope was recorded. A total of 580 potential nesting trees for black cockatoos were recorded within the Development Envelope, however none of these were known breeding trees and only four (4) were considered suitable for breeding. The remaining potential nesting trees were considered Potential breeding trees, absent of suitable hollows.

Suitable roosting habitat is present within Marri-Jarrah-Peppermint woodland, as well as Seasonally inundated shrubland wetland and seasonally inundated paperbark woodland (wetland) and Pine plantation (Carnaby's Cockatoo only) habitats.

The Project has been designed to avoid areas of high value fauna habitat by preferentially locating the Development Envelope in a highly disturbed landscape with much of the native vegetation having already been cleared for agricultural use, and so habitat fragmentation will be minimal.

The Project will clear no more than 1 ha of habitat represented by native vegetation, including the following specific habitat values:

- No more than 0.5 ha of Low to Moderate quality Western Ringtail Possum habitat, including maximum of 0.03 ha of Moderate quality habitat
- No more than 1 ha of native black cockatoo foraging habitat, including maximum of 0.5 ha of Moderate to High quality foraging habitat

The Project will avoid clearing of all wetland habitat (and any contiguous native vegetation within 50m) and all potential breeding trees for black cockatoos (including and any contiguous native vegetation within 10m).

While the risk of turbine strike and/or barotrauma on birds and bats was largely assessed as being Negligible to Low for all species, excepting Forest Red-tailed Black Cockatoo assessed as being at Moderate risk, the implementation of the adaptive management approach as detailed in the preliminary Bird and Bat Adaptive Management Plan (**BBAMP, Appendix L of Attachment 4**), will ensure the Project does not have a significant impact on any bird and bat species.

Other impacts likely to occur during construction and operation of the Project, being habitat degradation from increased dust deposition, the introduction and/or spread of weeds and dieback, alterations to hydrological regimes, temporary construction dewatering and accidental bushfires disturbance to fauna movement patterns and behaviour; increased abundance, competition or predation by feral fauna; and loss or injury to fauna individuals from interaction with machinery or equipment and/or entrapment (in excavations, borrow pits, water storage dams and basins) will be minimised through the implementation of the mitigation measures outlined within the CEMP (refer **Appendix H of Attachment 4**), a Dieback Management Plan (as required), BMP and BRMP (refer **Attachments 5 and 6**), and an ASSDMP (refer **Appendix B of Attachment 4**).

3.2 Archaeological and Ethnographic Heritage Survey

The Development Envelope is located within the South West Boojarah Indigenous Land Use Agreement Area, which includes Aboriginal people from the Wardandi and Bibulmun/Piblemen Noongar language groups, represented by the prescribed body corporate, Karri Karrak Aboriginal Corporation (**KKAC**).

The Proponent has entered into a Noongar Standard Heritage Agreement (**NSHA**) with KKAC on behalf of South West Boojarah People, which outlines the rights and responsibilities of both parties in processes for conducting Aboriginal heritage surveys and assessments.

An Ethnographic and Archaeological Site Avoidance Heritage Survey has been conducted within areas of potential disturbance. The scope of this survey was to identify and confirm the presence of any Aboriginal sites and broader cultural values, assess the potential for any harm to such sites and values as a result of the Project, and provide recommendations to avoid and minimise any impacts (refer **Section 10 of Attachment 4**).

One (1) registered site, Blackwood River (Registered site ID: 20434), and one (1) Aboriginal cultural heritage lodged place, Scott River (ACH Lodged place ID: 22928), intersect the Development Envelope, however, no new Aboriginal archaeological or ethnographic sites were recorded within the Development Envelope.

The Project has been designed to completely avoid direct impacts to the Blackwood River registered site.

The Project also currently avoids direct impacts to Scott River Aboriginal cultural heritage lodged place.

The Proponent is, however, investigating the use of an existing farm track within the Development Envelope which intersects a small tributary of the Scott River (ACH Lodged place ID: 22928) to avoid clearing native vegetation. This option will not be progressed without consultation with KKAC, and any authorisation required under the *Aboriginal Heritage Act* (**AH Act**).

3.3 European Heritage

There are a number of State Heritage places within 30km of the Development Envelope (refer **Section 10** of **Attachment 4**). These include Cape Leeuwin Water Wheel, Cape Leeuwin Lighthouse and Quarters, Memorial HMAS Nizam, Davies Park and Foundry Chimney, Margaret River Hotel, Margaret River Old Hospital Complex, Jalbarragup Bridge (ruin) and Darnell's General Store, Witchcliffe.

No State Registered Heritage places are located directly adjacent to, or intersect with, the Development Envelope.

3.4 Bushfire Management Plan & Bushfire Risk Management Plan

A BMP and accompanying BRMP (**Attachment 5** and **6**) have been prepared to address requirements under State Planning Policy 3.7 (**SPP 3.7**) and the *Planning for Bushfire Guidelines* (the WA Guidelines; WAPC 2024) (**Bushfire Guidelines**). The entire Project Area is designated as bushfire prone based on Department of Fire and Emergency Services (**DFES**) mapping.

Given the renewable energy infrastructure (WTGs and electrical infrastructure) is not considered 'habitable buildings' as defined by the *Planning and Development (Local Planning Schemes) Regulations 2015*. (**Planning Regulations**), compliance with SPP 3.7 and the Bushfire Guidelines is not triggered. The BMP however demonstrates proactive alignment with the intent and principles of these documents, applying a precautionary and best-practice approach to bushfire risk management, consistent with the relevant planning considerations under Clause 67 of the Planning Regulations.

As the proposed O&M building and substation are located within a Bushfire Prone Area and could be considered 'habitable buildings', this triggers the requirement to assess the proposal against SPP 3.7 and the Bushfire Guidelines. The BMP therefore focuses on these proposed permanent buildings, and demonstrates compliance with SPP 3.7. The assessment confirms that through implementation of 9m Asset Protection Zones (**APZ**), compliant vehicular access, and on-site bushfire water supply, all buildings can achieve BAL-29 or lower, reducing the risk of bushfire impact.

Broadly, the BMP and BRMP conclude the following:

- The BMP demonstrates compliance for the proposed permanent buildings against SPP 3.7 and the Bushfire Guidelines
- The BRMP assesses the level of compliance of the proposed renewable infrastructure, against the relevant model requirements of the Victorian Country Fire Authority (**CFA**) Guidelines, to demonstrate the bushfire risk has been appropriately managed. While the CFA guideline does not currently have formal status in WA, it provides the most applicable risk-based framework for non-habitable infrastructure
- The preparation of the BMP and BRMP is considered to satisfy the requirements of the Shire AMR LPP 23 regarding preparation of a fire management plan for renewable energy developments

The key management measures outlined in the BMP and BRMP for this Project includes:

- APZ will be established to ensure sufficient separation is maintained between proposed buildings and substation and surrounding unmanaged vegetation. This will include a 9.0m wide APZ to achieve BAL-29 or lower for:

- the O&M building envelope
- the substation envelope (with the envelope to be a non-vegetated zone)
- each firewater tank
- NVZ and/or APZs will also be established around the base of turbines based on WTG risk classifications (low, transition, high) to manage the bushfire risk to the Project in accordance with the BMP. The size of the NVZ and APZ will be dependent on the turbine location and its proximity to different vegetation types
- BAL assessments using Method 1 from AS 3959:2018 to confirm infrastructure is sited outside of BAL-FZ and within acceptable BAL limits (BAL-29 or lower)
- Vehicular access to be compliant with the CFA Design Guidelines
- Strategic placement of 45kL firewater tanks across the site with compliant hardstand and access
- Integration of fire detection, suppression, and remote shutdown systems within each WTG
- Clear emergency management procedures and Emergency Information Books at site entrances for first responders

3.5 Landscape and Visual Assessment

A Landscape and Visual Impact Assessment (**LVIA**) has been prepared to identify locations from where the Project may be visible; assess the potential impacts of from the identified locations; and identify practical solutions that may assist with mitigating impacts from the identified viewing locations (refer **Appendix T of Attachment 4**).

The LVIA has been undertaken to assess compliance with the Western Australian Planning Commission (**WAPC**) Visual Landscape Planning Manual (2007) with reference to the following:

- Best practice guidelines for implementation of wind energy projects in Australia (Auswind 2006)
- WAPC – Position Statement on Renewable Energy Facilities

The LVIA assessment was informed by a desktop review, site inspection (March and August 2024), identified Landscape Character Units (**LCUs**) and values, and a review of similar studies with similar landscape context.

Four (4) LCUs were identified in the Project Area. The significance of impact on each LCU is detailed as follows:

- **LCU 1 – Leeuwin-Naturaliste Coast:** High-Moderate, largely due to the Leeuwin-Naturaliste Ridge being a recognised landscape feature
- **LCU 2 – Scott Coastal Plain:** High-Moderate, due to scenic qualities including the Scott National Park and Gingilup Swamps Nature Reserve
- **LCU 3 – Darling Uplands:** High-Moderate, due to high sensitivity and importance of drainage features, Aboriginal heritage sites, national parks and nature reserves
- **LCU 4 – Blackwood River and Hardy Inlet Riparian Corridor:** Moderate, with the changes confined to specific locations

The LVIA includes an assessment of potential landscape and visual impacts from 12 viewpoint locations as detailed in **Table 3**. These locations were selected based on the LVIA desktop study and community feedback, as well as analysis and fieldwork conducted in March 2024.

Table 3 LVIA Assessment

Viewpoint	Location	Sensitivity to change	Magnitude of change	Significance of impact
VP01	Augusta Hotel	High	High	High
VP02	Augusta Residential	High	Moderate	High-moderate
VP03	Hillview Road Lookout	High	Low	Moderate
VP04	Adjacent to Molloy Island	High	Moderate	High-moderate
VP05	Scott River Road	High	High	High
VP06	Warner Glen Road	High	Low	Moderate
VP07	Brockman Highway	High	Moderate	High-moderate
VP08	Karridale Residential	Moderate	Negligible	Negligible
VP09	Glenarty Road	High	Moderate	High-moderate
VP10	Albany Terrace Beach Access	High	High	High
VP11	Flinders Bay Jetty	High	High	High
VP12	Colourpatch/Seine Bay	High	Moderate	High-moderate

The LVIA recommends that impact of the Project on views from key landscape features should be considered in identifying Wind Farm layout and design, having regard to other design and locational factors, including environmental impacts; and that landscape character values identified in the LVIA should be protected through appropriate siting and design.

The following **Figure 11**, **Figure 12** and **Figure 13** provide simulations of the Project from various viewpoints identified within the LVIA.

For the full list of Viewpoints, refer to **Appendix T** of **Attachment 4**.



Figure 11 Simulation of Project from Scott River Road (based on Maximum Project Specifications) Viewpoint 5



Figure 12 Simulation of Project from Brockman Highway Residential Road (based on Maximum Project Specifications) Viewpoint 7



Figure 13 Simulation of Project from 829 Albany Terrace, Augusta (based on Maximum Project Specifications) Viewpoint 10

The Proponent has carefully considered the location of turbines and other structures, having regard to a number of spatial factors including protecting environmental values, locating turbines and other infrastructure on cleared agricultural land, and providing adequate setbacks from property boundaries and sensitive receptors.

The mitigation measures that will be implemented include:

- installing cables below ground where practical
- using non-reflective coatings on blades
- maintaining access roads as unsealed tracks wherever practical
- retaining existing vegetation wherever practical (only minimal vegetation removal is anticipated, as identified in **Section 3.5** of this report)
- locating and designing ancillary infrastructure to minimise visual impact
- protecting and rehabilitating any disturbed areas during decommissioning
- ensuring no unacceptable impacts will be caused by noise, light or shadow flicker

The RSD (**Attachment 4**) identifies that perception of visual impact will change and vary depending on the individual viewer's sensitivity to acceptance of change, over different periods of time, and to WTG developments more generally.

Following suggestion by the MRBTA and Shire AMR, the Proponent will install a public viewing area to allow visitors to observe the turbines and provide information about renewable energy. The aim is to encourage similar positive outcomes as those experienced for the Albany Wind Farm, creating new experiences and a positive tourism asset.

It is acknowledged, however, that there will be visual impacts as a result of the Project, and that the outcome will require a balance between the various social, environmental and economic costs and benefits of the Project. The Proponent will continue to investigate opportunities to minimise the visual impact for neighbouring properties adjacent to the Wind Farm, and engage further with stakeholders.

3.6 Noise Impact Assessment

A Noise Impact Assessment (**NIA**) was undertaken for the Project to predict and assess the impact of noise during operations of the WTGs and associated substation at sensitive receptor locations, in accordance with the Noise Regulations and the *Wind Farms Environmental Noise Guidelines*, EPA South Australia (2021) (**SA Guidelines**) (refer **Appendix S** of **Attachment 4**).

The noise modelling results show that the predicted noise levels from the Project received at the adjacent noise sensitive receptors comply with the noise criteria under both the Noise Regulations and the SA Guidelines. For context, the NIA utilised the maximum case WTG sound power levels, assumes wind from all directions at the same time, and is therefore considered to be conservative.

Prior to construction, the Proponent will revise noise modelling for the final WTG layout, height and sound power levels, to ensure compliance at all existing sensitive receptors. The Proponent will also develop and implement an Operational Noise Management Plan (**ONMP**) which will include the requirement for noise monitoring to be undertaken to ensure that levels are not greater than those predicted. If exceedances are recorded, contingency measures will be implemented. It is anticipated this will form a condition of Development Approval.

3.7 Transport Impact Statement

A Transport Impact Statement (**TIS**) has been prepared to examine the impact of the Project on the road network from both a Regional and local perspective (refer **Attachment 7**). The TIS has been prepared on the basis of two (2) main access points into the site on Scott River Road, three (3) emergency access points on Dennis Road (utilising existing farm tracks, which will not be upgraded), and two (2) crossover points over Governor Broome Road.

Overall, the TIS assesses the impacts of traffic, both within the Construction and Operational Phases of the project.

A summary of the key conclusions of the TIS as it relates to the Construction Phase is provided as follows:

- The site will generate the most traffic during the peak construction phase which is estimated for 3-6 months. The total project construction period is anticipated to take 18-24 months
- The Construction Phase will generate traffic movements of various vehicle types (light vehicles, heavy vehicles, mini-buses and OSOM vehicles). These vehicles will be used to transport cranes, wind turbine components and transformer components, travelling under escort and requiring special permits to be assessed and approved by MRWA
- As outlined in **Section 2.3.7** of this Report, an OSOM Route Assessment has been undertaken which concludes that the transport for OSOM for the Project from the Port of Bunbury is feasible with appropriate modifications made to routes (refer **Appendix D** of **Attachment 4**).
- Assuming light vehicle traffic movements mostly occur during the peak hours (when staff are arriving and leaving for the day) and the heavy vehicles are spread out during the day, the peak hour traffic generation is estimated to be an average of 28 vehicle movements per hour, to a maximum of 53 vehicle movements per hour. This is expected to have a low to moderate impact and can be accommodated within the existing capacity of the road network
- Vehicle access to the Project will need to accommodate the turning movements of the proposed construction trucks. Swept Path analysis has been undertaken in AutoTURN using a RAV 4 road train templates for the main access on Scott River Road.

The result of the swept path has concluded that vegetation clearing is required for the main accesses on Scott River Road. This will be addressed through the CEMP anticipated as a condition of development approval

- The assessment considered a worst-case scenario where vehicles would be travelling from the Port of Bunbury to site. It is anticipated that workers will be accommodated within the Region
- Minimum sight distance requirements have been met in both directions at the site access points on Scott River Road and the crossing on Governor Broome Road
- The crash history on the adjacent network is low and does not appear to indicate any major safety issue for the road network, and the Project will not increase the risk of crashes unacceptably. The proposed development will generate a low to moderate volume of additional traffic over a limited period of time and is unlikely to increase the risk of crashes unacceptably
- For the Operational Phase of the Project, the TIS notes that the proposal will generate little to no traffic

Overall, the TIS demonstrates that the Proposal has sufficiently considered all potential transport impacts both during the Construction and Operational Phases of the Project.

Detailed traffic management will be considered prior to commencement of construction, as set out within the CEMP anticipated as a condition of Development Approval.

3.8 Electromagnetic Interference Assessment

An independent assessment of the potential electromagnetic interference (**EMI**) impacts associated with the Project was undertaken (refer **Appendix P** of **Attachment 4**). The assessment utilised a known WTG specification, and the assessment will remain valid for a WTG dimension with a rotor diameter of up to 172m, and an upper tip height of up to 250m or less. The EMI assessment investigated broadcast towers and transmission paths that surround the Project to determine if EMI would be experienced as a result of the Project.

As part of the EMI assessment, stakeholder consultation with key service providers such as Telstra, Western Power, Water Corporation, Department of Fire and Emergency Services (**DFES**), Bureau of Meteorology and Landgate was conducted to assess likelihood and gather feedback. Throughout the consultation process it has been confirmed that impacts are considered unlikely for a majority of the key service providers, with consultation still ongoing with some stakeholders.

A summary of key conclusions from the assessment include:

- Impacts to a majority of radiocommunications services are either not expected or considered unlikely
- There is low potential for impact to Telstra mobile phone signals and radio broadcasting in areas with poor or marginal signal coverage. The Proponent will continue to engage with Telstra to ensure that any impacts are mitigated
- Further assessments required for point-to-multipoint networks, emergency service communications and meteorological radar and will be further assessed through consultation with service operators once the final layout is known
- Interference to signals from satellites which transmit international programs is possible at one (1) dwelling, however, it is unlikely these residents will be receiving signals from these satellites. Interference is also possible to signals intended for Australian audiences, which will be mitigated

The Proponent commits to ensuring that the Project does not result in EMI impacts to services. Where required, mitigation measures will be implemented to prevent disruption. The Proponent will continue to engage with potentially affected radiocommunication operators and landowners throughout the Detailed Design Phase to confirm and address any mitigation needs.

3.9 Shadow Flicker Assessment

An assessment of the expected annual shadow flicker durations from the Project was undertaken (refer **Appendix O** of **Attachment 4**). The assessment used a geometric model informed by maximum turbine specifications, site topography, and sun path data. The theoretical and predicted actual shadow flicker durations at each dwelling was estimated in accordance with the methodology outlined in the *Draft National Wind Farm Development Guidelines*.

A total of 25 dwellings were assessed in detail for shadow flicker impacts. Another nine (9) dwellings were considered unlikely to be impacted by shadow flicker at intensities considered sufficient to cause annoyance, given their distance from the Proposal's turbines, and were therefore excluded from the assessment.

Of the 25 dwellings considered, six (6) are considered 'involved' receptors, with four (4) landowners which have agreed with the Proponent that the dwelling will not be used for residential or accommodation purposes on construction of the Project. These four (4) dwellings were therefore not considered sensitive receptors and were not considered further, leaving 21 receptors considered for assessment.

The assessment found that:

- Two (2) dwellings were predicted to experience theoretical shadow flicker at or above a moderate level of intensity, based on their proximity to wind turbines (ie. within 1,720m, equivalent to 10 times the rotor diameter) – although one (1) of these dwellings (R12) was subsequently determined to be a non-sensitive (commercial) premises

For the remaining dwellings:

- Twelve dwellings were predicted to experience low intensity shadow flicker, due to their distance from the turbines. As such, the duration of moderate or above intensity flicker at these locations is expected to be zero (0).
- Seven (7) dwellings were predicted to experience no shadow flicker, based on their location and orientation relative to the turbines and sun path.

In accordance with the *Draft National Wind Farm Development Guidelines*, more detailed modelling was undertaken to account for real-world conditions, given the theoretical limit of 30 hours per year was exceeded for the two (2) dwellings. This included evaluating actual exposure under realistic operating conditions by applying reductions due to cloud cover and turbine rotor orientation.

This additional modelling confirmed that the actual shadow flicker durations at all dwellings is below the recommended limit of ten (10) hours per year for actual flicker, demonstrating compliance with the Guidelines.

As the turbine blades will be coated with a non-reflective coating, blade glint is not expected to occur and is therefore not considered a risk for the Project.

3.10 Acid Sulfate Soil Assessment

An assessment of the potential impacts associated with the disturbance of ASS and Potential Acid Sulfate Soils (**PASS**) within the Development Envelope has been undertaken (refer **Section 2.2.2** of this Report, **Sections 6** and **7** of **Attachment 4**, and **Appendix B**).

The assessment investigated soil and groundwater conditions within the Development Envelope to determine the extent of PASS, the potential for oxidation during construction activities, and the likely impacts on soil and water quality.

As part of the assessment and consultation with DWER, a review of guidance documents and relevant best-practice management approaches has been undertaken to identify appropriate mitigation measures.

A summary of key conclusions from the assessment include:

- ASS are soils, sediments and peats which occur naturally and contain iron sulfides, typically in the form of pyrite materials. ASS including PASS material remains benign in natural, undisturbed, and anoxic conditions; however, excavation and dewatering during construction activities (borrow pits, turbine foundations, underground cabling) has the potential to expose PASS to oxidation, leading to acidification, mobilisation of metals (particularly iron and aluminium), and a reduction in soil fertility and stability
- ASS risk mapping and site investigations confirmed the presence of PASS across most soil types within the Development Envelope, except for shallow pale grey/white sands that occur less than 1 mbgl, with the highest risk soils identified as dark grey/brown sands and sandy clays occurring at depths greater than 2 mbgl
- Due to the presence of PASS within the Development Envelope, the Proponent commits to the preparation and implementation of an ASSDMP in accordance with relevant guidance to manage the potential risks to terrestrial environmental quality during construction of the Project. A Preliminary ASSDMP has been prepared (refer **Appendix B** of **Attachment 4**) which details the proposed management framework, controls and monitoring measures to be included in the detailed ASSDMP. This will be developed following the completion of detailed site investigations and detailed design, prior to construction of the Project. The ASSDMP is expected to be a condition of Development Approval
- Turbine and other mast/tower foundations will be designed to minimise the excavation of PASS and dewatering requirements, while achieving the necessary mass and stability. Three (3) foundation options are being considered (refer **Figure 6**). The specific foundation option chosen for each WTG/mast/tower location will be determined based on detailed site investigation and further modelling to ensure that any proposed dewatering or excavation would not result in significant impacts to the environment as a result of PASS exposure. Below ground foundations will only be used where it is confirmed that the proposed WTG/mast/tower location would not require dewatering
- Borrow material will be assessed for the presence of PASS prior to disturbance. Borrow pits will be excavated above the groundwater level, and so will not require dewatering, and will be backfilled to a level that prevents groundwater seepage and ponding during high rainfall periods
- Any PASS soils excavated will be treated with aglime in accordance with the Preliminary ASSDMP, with treated soils reused onsite where practical. Treatment will be validated through testing, and soils will be retreated and re-tested as required
- Revised modelling and design criteria will ensure that dewatering depths do not exceed 2 mbgl at the perimeter of foundations and that drawdown does not exceed 0.1 m beyond 100m of dewatering locations. Groundwater triggers will be established within the ASSDMP to ensure extraction does not result in excessive exposure of PASS or impacts to groundwater dependent ecosystems
- Dewater generated during construction will be managed in accordance with the ASSDMP. Treatment will ensure dewater is neutral to alkaline (pH 7–8.5) before reuse or infiltration onsite via strategically placed infiltration trenches or basins. No dewater will be discharged to wetlands or waterways
- Potential impacts to soil quality and groundwater are not expected to be significant, provided the ASSDMP is implemented as proposed

The Proponent will continue to manage potential PASS disturbance risks through the Detailed Design and Construction Phases.

3.11 Aviation Impact Assessment

An Aviation Impact Assessment (**AIA**) (refer **Appendix Q of Attachment 4**) was prepared to assess the potential impacts associated with the Project and provide aviation safety advice in respect of relevant requirements of air safety regulations and procedures to inform and document consultation with key aviation agencies.

From a planning perspective, findings of the assessment conclude that the Project satisfies the provisions of the Shire AMR's Planning Scheme and Strategy (refer **Section 4**).

More broadly in terms of compliance with the *Airports Act 1996* and other relevant statutory legislation, the assessment concludes:

- Whilst the Busselton Margaret River Airport (**YBLN**) (certified aerodrome) obstacle limitation surfaces (**OLS**), flight paths, and descent gradients will not be impacted, updates to the YBLN 'Procedures for Air Navigation Services – Aircraft Operations' (**PAN-OPS**) will be required
- Two uncertified aerodromes within three (3) nautical miles of the Project, including one (1) unknown aerodrome, will likely be affected by operations. These will be mitigated in further consultation with from the aerodrome's operator
- The Project will not impact the grid lowest safe altitude (**LSALT**) or any low-level air route LSALT and located within class G airspace (non-controlled airspace)
- The Project will not have any impact on surveillance or radar facilities
- The Project will be required to reported to Civil Aviation Safety Authority (**CASA**), as soon as reasonably practical, after the intent to construct is established, with construction details such as layout and turbine height provided to Airservices Australia.
- The Project will be required to notify DBCA and DFES of all turbine locations to ensure pilot safety during aerial firefighting. Whilst aerial firefighting is not prohibited in Wind Farms and will be subject to a risk assessment at the time, upon request, the wind turbines can be paused remotely to improve safety
- The finish of the WTGs will provide sufficient contrast with the surrounding environment and maintain an acceptable level of safety, whilst also minimising visual impact to neighbouring assets

The Project complies with aviation safety regulations and procedures, ensuring minimal impact on existing aerodromes and air navigation services, while adhering to the relevant statutory legislation and planning schemes.

3.12 Hydrology & Surface Water Assessment

A Surface Water and Hydrogeological Assessment (refer **Appendix A of Attachment 4**) was undertaken to investigate the hydrological and hydrogeological regimes within the Development Envelope, and to assess potential impacts to inland waters associated with the construction and implementation of the Project.

The assessment included the following key components:

- **Surface water** – flood characterisation assessment and modelling to identify inundation areas to inform the future placement of infrastructure and mitigate impacts on surface flow post-construction
- **Hydrogeological assessment** – characterisation of hydrogeology supported by modelling to predict potential changes in groundwater levels and drawdown extent associated with temporary dewatering during construction

- **Preliminary risk assessment** – to provide an understanding of key hydrogeological and hydrological risks associated with the Project and indicate preliminary mitigation measures to prevent impacts to sensitive environmental receptors.

An assessment of the potential impacts to surface water and groundwater associated with the Project, informed by the assessment and with consideration for proposed mitigation including the preliminary ASSDMP has been undertaken (refer **Section 7 of Attachment 4**).

The Assessment concluded that no significant impacts to surface water or groundwater are expected to result from the Project, with the environmental outcomes identified as:

- Minor, localised and temporary impact to groundwater levels as a result of construction dewatering, with the superficial aquifer expected to recover by the subsequent winter period following construction
- No excessive leakage of the superficial aquifer as a result of excavations penetrating an aquitard
- Minor, short term and localised acidification of groundwater as a result of construction dewatering
- Minor and localised impact to surface and groundwater flows as a result of Project infrastructure
- Minor, localised and temporary impacts to surface water and/or groundwater quality resulting from ASS disturbance and management, erosion and sedimentation, mobilisation of nutrients and/or the accidental loss or spill of hazardous materials
- No interaction with Beenup Mineral Sands acid mine plume
- No impact on surrounding bores

Key impact mitigation measures include:

- Civil construction, specifically activities that require excavation, will be scheduled to occur during the dry season, where practical
- WTG and other mast/tower foundations have been designed to minimise or avoid dewatering requirements
- Location and design of borrow pits above groundwater levels to prevent seepage and ponding
- Preparation and implementation of the ASSDMP in line with regulatory guidance (as detailed **Section 3.10 and Appendix B of Attachment 4**) including application of appropriate limits
- Maximum drawdown of 2.0 mbgl at the perimeter of each foundation
- Drawdown will not exceed 0.1 m beyond 100m from any dewatering location
- Drawdown will not exceed natural seasonal variation (ie. will remain above natural seasonal low in watertable) at locations of groundwater dependent ecosystems
- Implementation of a CEMP (**Appendix H of Attachment 4**) addressing stormwater, sediment and erosion controls, and contamination prevention

4 Planning Framework

This section outlines the Planning Framework relevant to the Project and assesses the Project against relevant Federal, State, Regional and Local planning, and other frameworks.

Overall, the Project achieves a high level of compliance and alignment with the relevant frameworks.

4.1 Federal Framework

4.1.1 Renewable Energy (Electricity) Act 2000

The *Renewable Energy (Electricity) Act* (2000) (**Renewable Energy Act**) was established to promote and accelerate the development of renewable energy resources and encourage additional electricity generation from renewable energy sources to assist in reducing Australia's greenhouse gas emissions in the electricity sector.

The Mandatory Renewable Energy Target Scheme (**MRET**) is a critical component of the Act and requires electricity wholesalers to source a portion of the electricity sold from renewable energy sources. The Project seeks to provide a new renewable energy source for the SWIS and will make an important contribution towards achieving the targets established under the MRET and the Renewable Energy Act 2000.

4.1.2 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act* (1999) (**EPBC Act**) was established to provide a framework for the protection and management of nationally and internationally important flora, fauna, ecological communities and heritage places.

The EPBC Act is administered by DCCEEW and requires referral of an Action that will have, or is likely to have, a significant impact on Matters of National Environmental Significance (**MNES**).

To inform the Project, the RSD containing a Flora and Fauna Assessment summarises key biological values of the Project (**Section 3.1** and Appendices associated with **Attachment 4**).

The following MNES have been recorded within the Development Envelope:

- One (1) TEC listed under the EPBC Act, the Scott River Ironstone Association Community (Scott River Ironstone TEC; listed as EN)
- Three (3) Threatened flora species listed as Threatened under the EPBC Act; *Lambertia orbifolia* subsp. *vespera* (listed as EN), *Grevillea brachystylis* subsp. *australis* (listed as VU) and *Darwinia ferricola* (listed as EN).
- Six (6) Threatened and/or Migratory fauna species including Western Ringtail Possum (*Pseudocheirus occidentalis*; listed as CR), Baudin's Cockatoo (*Zanda baudinii*; listed as EN), Carnaby's Cockatoo (*Zanda latirostris*; listed as EN), Forest Red-tailed Black-Cockatoo (*Calyptrorhynchus banksii naso*; listed as VU), Wood Sandpiper (*Tringa glareola*; listed as MI and Osprey (*Pandion haliaetus*; listed as MI). Several other Threatened and Migratory species are considered likely/possibly to occur.

As discussed in **Section 3.1**, the Project has been designed to largely avoid areas of remnant vegetation by preferentially locating the Development Envelope in a highly disturbed landscape, with much of the native vegetation having already been cleared for agricultural use.

The Project will avoid clearing TEC, all known Threatened flora (including contiguous native vegetation within 50m), high quality habitat for Western Ringtail Possum, all potential breeding trees for black cockatoos (including and any contiguous native vegetation within 10 m) and all wetland habitats (including contiguous native vegetation within 50m).

The Project will clear no more than 1 ha of native vegetation/habitat, including:

- No more than 0.01 ha of contiguous native vegetation within 50 m of the Scott River Ironstone TEC
- No more than 0.5 ha of Low to Moderate quality Western Ringtail Possum habitat, including maximum of 0.03 ha of Moderate quality habitat
- No more than 1 ha of native black cockatoo foraging habitat, including maximum of 0.5 ha of Moderate to High quality foraging habitat

While the risk of turbine strike and/or barotrauma on Threatened/Migratory birds was largely assessed as being Negligible to Low for all species, excepting Forest Red-tailed Black Cockatoo assessed as being at Moderate risk, the implementation of the adaptive management approach as detailed in the preliminary BBAMP (**Appendix N of Attachment 4**) will ensure that the Project does not have a significant impact on any bird and bat species.

Other impacts likely to occur during construction and operation of the Project will be minimised through the implementation of the mitigation measures outlined within the Project's CEMP (refer **Appendix H of Attachment 4**), Dieback Management Plan (as required), BMP and BRMP (**Attachments 5 and 6**) and ASSDMP (**Appendix B of Attachment 4**).

Based on the RSD, the Project is not anticipated to have a significant impact on any MNES. As previously noted, the Project will be referred to DCCEEW under the EPBC Act.

4.1.3 Airports Act 1996

The *Airports Act 1996* (**Airports Act**) establishes the regulatory arrangements which apply to the airports designated as core regulated airports, or an airport specified in the Regulations, where the site of the airport is a Commonwealth place formerly owned and operated on behalf of the Commonwealth by the Federal Airports Corporation (**FAC**).

The Department of Infrastructure, Transport, Regional Development and Communications (the Department) regulates issues of ownership and control of the Federal leased airports through restrictions provided under the Airports Act. The effect of the Airports Act and Regulations is to establish limitations on activities which result in infringements into prescribed airspace.

The AIA (**Appendix Q of Attachment 4**) considers the potential impacts associated with the Project and provides aviation safety advice in respect of relevant requirements of air safety Regulations and procedures and informs and documents consultation with key aviation agencies.

The assessment concludes that the Project will not create incompatible intrusions; or compromise the safety of existing airports and associated navigation and communication facilities.

4.2 State Planning Framework and Relevant Legislation

4.2.1 State Planning Strategy 2050

The *State Planning Strategy 2050* (**the Strategy**) provides the strategic context for future strategies, plans, policies and decisions related to the sustainable use and development of land throughout the State.

The Strategy identifies renewable energy technologies as a significant area of demand for the future of the State. It places an importance on utilising the renewable energy sources that the State must mitigate and adapt to the effects of climate change.

The Project directly aligns with the intent of the Strategy and will provide the State with a valuable renewable energy producer supplying the SWIS.

4.2.2 State Climate Action and Sustainability Strategy 2024–2027

The State Climate Action and Sustainability Strategy was established to provide background to the concept of sustainability as well as establish illustrative actions for sustainability in WA. It acknowledges the importance of sustainable energy production, developing a pathway to a more sustainable energy system and building in flexibility to account for a rapidly changing global environment and markets.

The Project is directly aligned with the Strategy's initiative of diversifying the State's energy production portfolio by developing more sustainable energy generation across the State.

4.2.3 Energy Transformation Strategy

The WA Government's Energy Transformation Strategy outlines the State's plan to shift focus towards the transition to cleaner and more renewable energy technologies. The energy sector in Western Australia is experiencing a significant transformation, with renewable technologies becoming more cost-effective, and consumers increasingly generating their own electricity through rooftop solar photo-voltaic (**PV**) systems.

This also extends into major energy producers in realising the potential for low emission energy generation methods around the State and their contribution to the SWIS. The Strategy sets out a detailed action plan across four key themes, including modernising energy systems, decarbonising energy supply, optimising energy use and empowering consumers.

The Project is directly aligned with the Strategy's initiative as it provides for a low cost decarbonised sourced energy production, and further diversifies the energy mix for the South West Region.

4.2.4 Leeuwin-Naturaliste Sub-Regional Strategy

The Leeuwin Naturaliste Ridge Sub-Regional Strategy (**LNRSS**) recognises the Region's unique landscape and environmental values, lifestyle and associated amenity. The overall aim the LNRSS is to manage land use planning, and implement the State's strategic priorities, to allow for effective decision making.

Relevant issues and priorities identified in the LNRSS include balancing increased competition and demand for coastal access for recreation, industry, and tourist uses, as well as the loss of rural and natural landscapes, and remnant vegetation.

Although the Project is not included in the LNRSS Policy Area, the Project Site can be viewed from the it – visual impact is therefore an important consideration, addressed in the LVIA contained in **Appendix T of Attachment 4** and addressed in **Section 3.5** of this Report.

While there is no specific mention on renewable energy resources in the LNRSS, the SWIS is noted as being important for WA's baseload power generation.

The Project will be compatible with existing farming practices during and following construction and operation. There will be only minimal loss of agricultural land as a result of the project, and minimal impact on remnant vegetation as outlined in **Section 3.1.1** of this Report. Benefits will include the provision of a viewing area to enable the general public to view the Wind Farm and learn about renewable energy projects. These considerations demonstrate the alignment of the Project with LNRSS.

4.2.5 Draft Guideline on Community Benefits for Renewable Energy Projects

The Department of Energy, Mines and Industry Regulation and Safety (**DEMIRS**) released the Draft Guideline on Community Benefits for Renewable Energy Projects ('**Draft Guideline**') in June 2025. The Draft Guidelines provides an overview of community benefits for renewable energy projects across the State. The guidelines aim to respond to requests from communities and renewable energy developers to provide a resource for determining appropriate community benefits arrangements for renewable energy infrastructure.

The purpose of the guidelines are as follows:

- Provide information to communities about the types of benefit sharing arrangements available for the renewable energy infrastructure they are hosting

- Provide information to Developers about State Government expectations for community benefits arrangements
- Provide a guide on appropriate value of community benefits in different contexts
- Provide suggestions for the governance and administration of community benefits funds
- Provide confidence and clarity for Proponents and investors, by setting out a clear framework for benefit-sharing arrangements across WA

The Project seeks to establish a community benefit fund (refer **Section 1.6.1**) to assist the local community during the transition period from traditional energy sources to renewable energy. This fund will support activities and initiatives that give back to the community each year, providing tangible benefits through financial support of local endeavours, educational programs, and projects. The development of the fund will be crafted collaboratively with community members to ensure it is meaningful and targeted to achieve maximum community benefit.

Preliminary community initiatives include:

- Financial support for local projects and endeavours
- Educational programs to enhance local skills and knowledge
- Community infrastructure projects to improve local amenities

The Proponent will ensure that the fund is structured to meet State Government expectations, and provide a clear, consistent approach to benefit-sharing. This alignment will help foster strong community relationships, support the success of renewable energy projects, and deliver lasting positive impacts for the local community.

4.2.6 State Planning Policies

4.2.6.1 State Planning Policy 2.0 – Environment and Natural Resources

State Planning Policy 2.0 – Environment and Natural Resources (**SPP 2**) defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy.

The objectives of the policy are to:

- Integrate environment and natural resource management with broader land use planning and decision-making
- Protect, conserve and enhance the natural environment
- Promote and assist in the wise and sustainable use and management of natural resources

In addition to the objectives of the policy, SPP 2 indicates that planning decision-making should ‘*support the use of alternative energy generation, including renewable energy, where appropriate*’.

SPP 2 details a wide range of policy measures, including both ‘general measures’ and ‘landscape measures’. This includes guidance on strategies, Schemes and decisions which potentially affect locations with visual, Aboriginal and cultural values that should be protected. As part of the consideration of landscape measures, SPP 2 recommends assessment of the landscape, cultural and visual impact for proposed developments where there is the potential to have an impact on surrounding sensitive landscapes.

In accordance with this recommendation, a LVIA has been prepared (refer **Section 3.5** and **Appendix T of Attachment 4**) to examine the landscape character of the Project Area and identify the visual impact of the proposed development on the surrounding context. The LVIA identifies locations from where the Project may be visible, assesses the proposed impacts, and recommends initiatives to ameliorate the visual impact.

It is acknowledged that the Project will result in a visual impact, however, the location of WTGs has considered a range of factors including environmental impact, locating infrastructure on cleared agricultural land, and providing adequate setbacks from property boundaries and sensitive receptors. The proposal requires a balance in the consideration of the various social, environmental and economic factors of relevance to the Project.

Further, as discussed in **Section 3.1**, the Project has been designed to largely avoid areas of remnant vegetation by preferentially locating the Development Envelope in a highly disturbed landscape, with much of the native vegetation having been cleared for agricultural use. The RSD contained in **Attachment 4** demonstrates avoidance of areas of environmental value, and a non-significant impact on the environment through careful site selection and mitigation which will ensure alignment with SPP 2.

4.2.6.2 State Planning Policy 2.5 – Rural Planning

State Planning Policy 2.5 – Rural Planning (**SPP 2.5**) is the basis for planning and decision-making for rural and rural living land across WA. The intent of the policy is to protect and preserve the State's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

Key objectives of SPP2.5 include:

- **Protect agricultural land resources wherever possible by:**
 - Discouraging land uses unrelated to agriculture from locating on agricultural land
 - Minimising the ad-hoc fragmentation of rural land
 - Improving resource and investment security for agricultural and allied industry production
- **Minimise the potential for land use conflict by:**
 - Providing adequate separation distances between potential conflicting land uses
 - Introducing management requirements that protect existing agricultural land uses
 - Identifying areas that are suitable and capable for intensive agricultural pursuits as agricultural priority areas
 - Avoiding location of new rural settlements in areas that are likely to create conflict with established or proposed agricultural priority areas
- **Carefully manage natural resources by:**
 - Discouraging development and/or subdivision that may result in land or environmental degradation
 - Integrating land, catchment and water resource management requirements with land use planning controls
 - Assisting in the wise use of resources including energy, minerals and basic raw materials
 - Preventing land and environmental degradation during the extraction of minerals and basic raw materials
 - Incorporating land management standards and sequential land use change in the land use planning and development process

The Project Site has been carefully selected to minimise the potential for land use conflict, with adequate separation distance provided between the Project and conflicting/sensitive land uses. As part of the Development Application process, sensitive land uses in proximity to the Project have been identified and an assessment of impacts undertaken (from an environmental, noise, landscape and visual amenity, electromagnetic, shadow flicker and transport perspective).

The Project is consistent with the intent of SPP 2.5 as it is compatible with the existing rural and agricultural land uses on site. It is designed in a manner which protects the rural integrity of the land with little disturbance (approximately 3% within the Development Envelope) and will facilitate agricultural operations during the life of the Project.

The location of the site and indicative layout has had regard for many factors in order to minimise disturbance to the immediate and surrounding rural area and to ensure adequate separation distances are provided to conflicting land uses.

4.2.6.3 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (**SPP 3.7**) directs how land use should address bushfire risk management in Western Australia. It applies to all land which has been designated as bushfire prone by the Fire and Emergency Services (**FES**) Commissioner (refer also **Section 3.4** of this Report).

Under SPP 3.7, Bushfire Attack Level (**BAL**) assessment is required for habitable buildings and specified buildings on lots greater than 1,100 m² for buildings which are residential in nature (Classes 1, 2, 3 and 10a). Bushfire planning protection criteria should be considered for other buildings and structures.

The entire Development Envelope is designated as Bushfire Prone on DFES mapping of Bush Fire Prone Areas, with the proposed building and substation envelopes surrounded by unmanaged grassland and remnant vegetation. The BMP and BMRP are included at **Attachments 5** and **6**.

Since the Bushfire Prone Area is located across the entire Development Envelope, it was not possible to locate the proposed WTGs and associated access tracks, underground cables, and Western Power network connections (poles and overhead conductors) outside the Bushfire Prone area.

Post-development, all proposed bushfire prone assets within the Project, as currently shown, will be subject to BAL ratings of ≤BAL29 or lower. The BMP proposes measures to mitigate bushfire risk including APZs, firefighting water supply, fire detection and suppression, and fire breaks.

4.2.6.4 State Planning Policy 6.1 – Leeuwin-Naturaliste Ridge

The objective of the Policy is to establish a strategic planning framework for the Leeuwin-Naturaliste Ridge area until 2050, providing a clear vision, guidance, and assurance for land use. Currently, SPP 6.1 is under review by DPLH and will be significantly informed by the LNRSS (refer **Section 4.2.4**).

The strategic framework of SPP 6.1 covers all land and water areas, defined by the coastal waters and lands near Cape Naturaliste and Cape Leeuwin, extending inland to the Bussell Highway. This includes the eastern edges of towns along the Highway.

Although SPP 6.1 does not include the Project Site, it has the potential to influence the visual quality of the broader landscape as seen from key travel corridors and areas of natural landscape significance. The Project is not proposing any development within the Leeuwin-Naturaliste Ridge itself.

The Project has considered the potential impact for visual impact along key transport and tourism routes, and it is acknowledged that will be an area of key public concern.

Visual impact has been addressed in **Section 3.5** and within **Appendix T** of **Attachment 4**.

4.2.7 Environmental Protection Act 1986 (State)

The *Environmental Protection Act 1986* (**EP Act**) was established to protect and improve environmental quality, control and reduce pollution as well as to conserve, preserve, protect, enhance and manage the environment.

The EPA uses environmental principles, factors and associated objectives as the basis for assessing whether a Project's impact on the environment is acceptable. The environmental principles, factors and objectives underpin the Environmental Impact Assessment (**EIA**) process.

As noted previously in this report, an Environmental Referral has been submitted to the EPA under section 38 of the EP Act. The RSD has been prepared in support of both Environmental Referral and this Development Application (refer to **Section 3.1** and **Attachment 4** and its Appendices) to provide an overview of key environmental values and consideration of impacts related to the Project.

As discussed in **Section 3.1**, the Project has been designed to largely avoid areas of remnant vegetation by preferentially locating the Development Envelope in a highly disturbed landscape, with much of the native vegetation having been cleared for agricultural use.

The Project will avoid clearing TEC, all known Threatened flora (including contiguous native vegetation within 50m), locally restricted vegetation types, wetland habitats, high quality habitat for Western Ringtail Possum and all potential breeding trees for black cockatoos (including and any contiguous native vegetation within 10m).

The Project will clear no more than 1 ha of native vegetation/habitat, including:

- No more than 0.01 ha of contiguous native vegetation within 50 m of the Scott River Ironstone TEC
- No more than 0.5 ha of Low to Moderate quality Western Ringtail Possum habitat, including maximum of 0.03 ha of Moderate quality habitat
- No more than 1 ha of native black cockatoo foraging habitat, including maximum of 0.5 ha of Moderate to High quality foraging habitat

While the risk of turbine strike and/or barotrauma on conservation significant birds was largely assessed as being Negligible to Low for all species, excepting Forest Red-tailed Black Cockatoo assessed as being at Moderate risk, the implementation of the adaptive management approach as detailed in the preliminary BBAMP (refer **Appendix L** of **Attachment 4**), will ensure that the Project does not have a significant impact on any bird and bat species.

Other impacts likely to occur during construction and operation of the Project, will be minimised through the implementation of the mitigation measures outlined within the CEMP (**Appendix H** of **Attachment 4**), Dieback Management Plan (as required), BMP and BRMP (**Attachments 5** and **6**) and AASDMP (**Appendix B** of **Attachment 4**).

4.2.8 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (**BC Act**) was introduced to provide for conservation and protection of biodiversity in Western Australia. The Project is not located within any listed conservation area.

As discussed in **Section 3.1**, the Project has been designed to largely avoid areas of remnant vegetation/habitat by preferentially locating the Development Envelope in a highly disturbed landscape, with much of the native vegetation having already been cleared for agricultural use and will clear no more than 1 ha of native vegetation/habitat.

Flora, vegetation, fauna and habitat values present within the Development Envelope, along with summary of the Projects impacts and mitigation is provided in **Section 3.1** and detailed in the RSD (**Attachment 4**).

Requirements for Section 40 and 45 Authorisation under the BC Act and appropriate mitigations will be discussed with DBCA in the context of potential indirect impacts to the TEC, Threatened and Priority flora and fauna, and potential bird collisions with turbines and vehicle movements.

4.2.9 Biosecurity and Agriculture Management Act 2007

The *Biosecurity and Agriculture Management Act 2007* (**BAM Act**) was introduced to provide for the management of the risk of animal, plant pests and diseases entering, emerging, establishing or spreading throughout Western Australia.

None of the recorded weed species within the Development Envelope are listed as a Declared Pest or Weed of National Significance (**WoNS**) under the BAM Act.

The Project does not intend to import any organisms from outside of WA. Major infrastructure imported internationally will be subject to standard quarantine requirements. Any construction materials that may be sourced from outside the Project, such as gravel, will be managed to ensure no weeds or diseases will be introduced, which will be managed through the preliminary CEMP.

4.2.10 Environmental Protection (Noise) Regulations 1997

As discussed in **Section 3.6**, the NIA was undertaken to predict and assess the impact of noise during operations of the WTGs and associated substation at sensitive receptor locations in accordance with applicable regulatory requirements set out in both the Noise Regulations and the SA Guidelines (refer **Appendix S** of **Attachment 4** and **Section 3.6**)

DWER was consulted throughout the noise assessment process and advised the Proponent on appropriate methodology and noise criteria, notably that compliance should be demonstrated with the Regulations rather than the SA Guidelines.

The noise modelling results show that the predicted noise levels from the Project received at all noise sensitive receptors complies with the Regulations.

Noise modelling will be revised prior to construction in consideration of the final WTG layout, height and sound power levels and an ONMP developed and implemented.

4.2.11 Environmental Protection Authority (South Australia) – Wind Farms – Environmental Noise Guidelines, 2009

As discussed in **Section 3.6** and **Section 4.2.10**, a NIA was undertaken for the Project to predict and assess the impact of noise during operations of the WTGs and associated substation at sensitive receptor locations in accordance with applicable regulatory requirements set out in both the Noise Regulations and SA Guidelines (refer **Appendix S** of **Attachment 4**).

While DWER advised that compliance should be demonstrated with the Regulations rather than the SA Guidelines, Synergy opted to assess the Project against the SA Guidelines, as well as the Noise Regulations, in consideration of the *WA Planning Commission Position Statement – Renewable Energy Facilities* (**Section 4.2.12**), and as established in the Proponent's commitments during early community engagement.

The noise modelling results show that the predicted noise levels from the Project received at all noise sensitive receptors comply with the SA Guideline criteria (as well as the Noise Regulations).

4.2.11 WAPC Position Statement – Renewable Energy Facilities

This Position Statement was prepared by the WA Planning Commission (**WAPC**) in March 2020 to support the consistent consideration and provision of renewable energy facilities in WA. It identifies assessment measures to facilitate appropriate development of renewable energy facilities, seeking to ensure these facilities are in areas that minimise potential impacts upon the environment, natural landscape and urban areas, while maximising energy production returns and operational efficiency.

Table 4 addresses these considerations in the context of the Project. Overall, all relevant matters have been considered and addressed as part of this Development Application.

Table 4 Position Statement Assessment – Renewable Energy Facilities

Item	Summary	Assessment
Community Consultation	Early consultation with the community and	A high level of community and stakeholder engagement has been undertaken to inform this application, including engagement with the Shire AMR, relevant Government

	stakeholders is encouraged.	agencies, landowners and the broader community (Refer Attachment 1 and Appendix R of Attachment 4).
Environmental Impact	An environmental survey should be conducted.	Several flora and vegetation, terrestrial fauna and bird and bat utilisation surveys have been undertaken in accordance with EPA and DCCEEW guidelines and advice as detailed in the RSD (Attachment 4). These studies informed this application, and the indicative location of WTG and other infrastructure. A summary of the RSD findings is included in this report (Section 3.1). The Project has been referred to the EPA under the EP Act and will also be referred to DCCEEW under the EPBC Act.
Landscape and Visual Impact	A Landscape and Visual Impact Assessment may be required which reviews the landscape significance of the site and area, likely impacts on views, the Wind Farm layout and proposed measures to minimise visual impact.	A LVIA has been prepared to support the DA (refer Section 3.5 and Appendix T of Attachment 4). The Assessment undertakes a comprehensive analysis of key identified view locations and suggests a number of mitigation measures that may be considered as part of the detailed design and construction process. Whilst it is acknowledged there will be a visual impact in some areas, the Project has already been located in cleared agricultural land to mitigate impact on areas of high landscape value. The Project will require a balance between the various social, environmental and economic considerations.
Noise Impact	Proposals within 1,500m of existing or new noise sensitive premises will require an acoustic study.	A NIA (Appendix S of Attachment 4) has been undertaken and concludes the Project will comply with the SA Guidelines and WA Noise Regulations, as detailed in Section 3.6 .
Public and Aviation Safety	Appropriate measures should be undertaken to manage public access near a renewable energy facility	The Project does not encourage or facilitate public access into the Site and is not in close proximity to any identified tourism locations (other than nearby nature reserves). A public viewing area will be installed along Scott River Road to ensure a safe pull over area where tourists can stop and observe the Wind Farm. In order to provide the community (including tourists) with information regarding the Project, the Proponent will liaise with the Shire AMR to facilitate appropriate educational/informative signage at appropriate locations.
	Wind turbines in areas subject to cyclones need to be designed and constructed to enable	The Project is not located within an area subject to cyclones.

safe stowage if high winds are forecast.

Proponents of wind turbine Proposals should refer to the National Airports Safeguarding Framework (NASF) Guideline D: Managing the Risk to Aviation Safety of Wind Turbine Installation (Wind Farms) / Wind Monitoring Towers. Any potential aviation safety risks identified require consultation with Civil Aviation Safety Authority (CASA), Air Services Australia and/or the Commonwealth Department of Defence.

The AIA (**Appendix Q** of **Attachment 4**) concludes that the project will not create incompatible intrusions or compromise the safety of existing certified airports and associated navigation and communication facilities.

Nearby unknown aerodromes will be consulted to further understand the impacts of the Wind Farm on aerodrome operations.

The Project will not impact the LSALT or any low-level air route LSALT and located within class G airspace (non-controlled airspace). No impact to radar or surveillance facilities were identified.

WTG will have non-reflective paint and be a contrasting colour to maintain an acceptable level of safety.

Wind monitoring towers will be marked in accordance with NASF Guideline D.

Wind turbines in Bushfire Prone Areas should be designed and maintained so they are not a bushfire risk to surrounding bushland.

As noted by the Australasian Fire and Emergency Services Authorities Council, the likelihood of turbine fires is considered to be low given appropriate protection measures are applied.

While the whole Project Site is declared a 'Bushfire Prone Area' a BAL assessment and associated BMP and BRMP (**Attachments 5 and 6**) determined that the risk can be reduced through the implementation of APZs and NVZs to BAL-29 or lower.

The wind turbines will also be designed with fire detection and suppression systems to further reduce any risk.

Heritage

Assessment of relevant Aboriginal heritage, natural or historical heritage significance which may impact on site suitability.

As discussed in **Section 3.2**, an Archaeological and Ethnographic Heritage Survey has been conducted, and whilst there is an existing Registered Site and an Aboriginal Cultural Heritage lodged Place within the Development Envelope, no new sites were recorded during the survey.

The Project avoids both the Registered site and the Aboriginal cultural heritage lodged place, however, the Proponent is investigating the use of an existing farm track within the Development Envelope which intersects a small tributary of the Aboriginal Cultural Heritage lodged place in order to avoid clearing native vegetation. This option will not be progressed without consultation with KKAC, and any authorisation required under the AH Act.

Construction Impact	Key matters that should be addressed during the construction phase are: A site construction management plan that identifies standards and procedures for the construction of the development Site disturbance should be minimised during construction Vehicle and machinery access and movement.	Preliminary details of the construction process, staging and impacts is discussed within this report. A preliminary CEMP is provided in Appendix H of Attachment 4. Site disturbance is limited to WTG, locations where additional infrastructure is proposed and access tracks (existing tracks and roads will be used wherever practical to minimise Site disturbance and interference with agricultural activities). It is anticipated specific construction details will be required as part of an updated CEMP, anticipated as a condition of Development Approval. The TIS is contained within Attachment 7, addressing vehicle movement and access to the Project Site with suitable compliance.
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4.2.12 Visual Landscape Planning in Western Australia

The *Visual Landscape Planning in Western Australia - A Manual for Evaluation, Assessment, Siting and Design* (the **VLP Manual**) is the primary guiding document which details a consistent approach to the consideration of visual landscape matters within the planning process. The VLP Manual aligns with Planning Bulletin No.67 in that the primary aim is to minimise potential negative impacts wherever possible, by establishing and identifying visual criteria and management objectives.

The LVIA identifies there will be visual impact as a result of this proposal, however, the Project outcome will require a balance between the various social, environmental and economic costs and benefits of the project (refer **Section 3.5** and **Appendix T** of **Attachment 4**).

The LVIA has identified High-moderate visual impact across a majority of identified viewpoints.

The Project responds to the objectives identified within the VLP Manual by:

- Locating the wind turbines in already cleared and modified areas
- Installing cables below ground wherever practical
- Using non-reflective coatings on blades
- Maintaining access roads as unsealed tracks wherever practical
- Retaining existing vegetation wherever possible (only minimal vegetation removal is anticipated as identified in **Section 3.5** of this report)

4.2.13 Southwest Regional Planning and Infrastructure Framework

The South West Regional Planning and Infrastructure Framework (the **SWRPI Framework**) is a high-level document that was established to provide an overview of regional planning issues, and to provide further basis for ongoing planning and development within the South West Region:

“For a region that generates high standards of social amenity, diverse economic activities and high-quality food, supported by effective and efficient infrastructure and at the same time preserving and enhancing the natural environment”.

The SWRPI Framework identifies the need for physical infrastructure to ensure sufficient water, power, transport, wastewater and telecommunication services to support forecast population growth throughout The South West, and to attract new economic activity for the development of the Region, whilst also ensuring adequate conservation of natural areas. This broadly aligns with the needs identified in the LNRSS.

Further, the SWRPI Framework specifically recognises the historic and strategic importance of the Region in delivering 90% of the baseload of WA's energy generation with coal since 2015. It further recognises the importance of transition and diversification of energy generation methods that reduce greenhouse gas emissions. It specifically identifies the need for energy infrastructure to be appropriately located and buffered.

The Project closely aligns with the Strategy's initiative of diversifying the region's energy production and the need to reduce greenhouse gas emissions. The Project delivers effective infrastructure that will provide a sustainable and renewable energy source for the SWIS that is capable of providing up to 100,000 homes with electricity each year.

The Project will contribute positively to the South West's economy and infrastructure security by locating new and innovative technology that diversifies the land use composition within the locality. It is anticipated that a workforce of up to 150 people in peak construction periods will increase spending within the Region.

The Project provides a unique opportunity for a simultaneous land use operation, with the Wind Farm, rural and agricultural activities co-existing.

4.3 Local Planning Framework

4.3.1 Shire of Augusta-Margaret River Local Planning Scheme No.1

The Shire AMR's Local Planning Scheme No.1 (LPS 1) provides the statutory planning framework guiding land use and development control within the Shire AMR.

An assessment of the key aims of LPS1 that are relevant to the Project is provided in **Table 5**.

Table 5 Local Planning Scheme No.1 Assessment

Scheme Aim	Assessment	Compliance
<u>Biodiversity and Environmental Values</u> To the extent possible under the Scheme, to ensure, that biodiversity values are protected and, where possible, enhanced and to arrest any further biodiversity decline by ensuring that future land use and development do not cause biodiversity loss or diminish its environmental values for present and future generations and, where there is uncertainty, to apply the precautionary principle.	As detailed in Section 4.2.7 and Attachment 4, the Project has been designed to largely avoid areas of remnant vegetation by preferentially locating the Development Envelope in a highly disturbed landscape, with much of the native vegetation having been already cleared for agricultural use. Vegetation clearing will be limited to less than 1 ha, including: - No more than 0.02 ha of native vegetation in Very Good or better condition. - No more than 0.01 ha of contiguous native vegetation within 50 m of the Scott River Ironstone TEC - No more than 0.5 ha of Low to Moderate quality Western Ringtail Possum habitat, including maximum of 0.03 ha of Moderate quality habitat - No more than 1 ha of native black cockatoo foraging habitat, including maximum of 0.5 ha of Moderate to High quality foraging habitat The Project will avoid clearing TEC, all known Threatened flora (including contiguous native vegetation within 50m), locally restricted vegetation types, wetland habitats (including contiguous native vegetation within 50m), high quality habitat for Western Ringtail Possum and all potential breeding trees for black cockatoos	

(including and any contiguous native vegetation within 10m).

Other impacts will be managed through implementation of a BBAMP, CEMP, ASSDMP, BMP and BRMP and Dieback Management Plans (where required).

Landscape and Visual Qualities

To permit development that maintains the overall rural and natural landscape and visual qualities of the Scheme Area and its visual environs.

The LVIA has identified High-moderate visual impact across a majority of identified viewpoints (refer **Appendix T** of **Attachment 4**).

To assist in mitigating impacts, the following will be implemented:

- Locating the wind turbines in already cleared and modified areas
- installing cables below ground wherever practical
- using non-reflective coatings on blades
- maintaining access roads as unsealed tracks wherever practical
- retaining existing vegetation wherever possible (only minimal vegetation removal is anticipated as identified in **Section 3.5** of this report)

The LVIA identifies there will be visual impact as a result of this proposal, however, the Project outcome will require a balance between the various social, environmental and economic costs and benefits of the project.



Lifestyle and Community Identity

To provide for the expansion of established settlements, the development and consolidation of tourism, and the preservation of prime agricultural land for a range of broad acre and intensive production purposes all within a broad objective of promoting a strong sense of community identity and sense of place

This report demonstrates that a Wind Farm can operate in the General Agriculture zone without adversely impacting agricultural uses, maintaining the functional identity of the local area.



Conservation and Heritage

To provide, where appropriate, for the preservation and protection, conservation and enhancement of areas, places and objects of cultural and natural heritage significance.

As detailed in Section 4.2.7, one (1) registered Aboriginal site, Blackwood River (Registered site ID: 20434), and one lodged Aboriginal place, Scott River (Lodged Heritage Place ID: 22928), intersect the Development Envelope. The Proponent will enter into a Noongar Standard Heritage Agreement with the KKAC through the SWALSC. The Project has been designed to avoid the Blackwood River registered site and Scott River lodged heritage place. The Proponent is, however,



investigating the use of an existing farm track within the Development Envelope which intersects a small tributary of the Scott River, to avoid clearing native vegetation. This option will not be progressed without consultation with KKAC, and any authorisation required under the AH Act.

Agriculture and Rural Land Use

To ensure the protection of Priority and General Agricultural Land as identified within the Scheme by discouraging any land uses and developments which would detract from the principal function of the land for productive agricultural purposes and ad hoc fragmentation of rural land which could lead to the establishment of non-rural uses and developments; and

The Project is compatible with existing agricultural uses. The Project has a disturbance footprint of approximately 3% within the Development Envelope, ensuring that existing agricultural land uses can continue and are compatible with the Wind Farm.

The indicative layout has been prepared in consultation with landowners to ensure avoidance of key agriculture infrastructure.

The development will not result in further land fragmentation.

The Project directly aligns with the overarching themes, visions and objectives of the relevant State and Regional Planning Strategies by making a meaningful contribution towards the renewable energy sector and sustainable energy production.

The Project will provide the locality with development that will sustainably produce energy for the entire SWIS.



Agriculture and Rural Land Use

To provide for the sustainable use of rural land for diverse agricultural production, which encourages and promotes best practice agriculture and sustainable land use change, and which accommodates ancillary and complementary rural activities.

The Project will not functionally impact agricultural uses on General Agricultural zoned land. Wind Farms are considered a complementary use to various agricultural uses, as evidenced by the Project's approximate 3% disturbance footprint within the Development Envelope.



Tourism

To provide for and foster a diverse tourist industry (which builds on the global market demand for nature based, wilderness, environmentally friendly and indigenous based learning experiences) with particular support for unique local niche products and services, which complements the natural, cultural, social and man-made environment, strengthens the local sense of place

The supply and harnessing of renewable energy are consistent with the Shire's *Eco Destination Certification* and supports the 'climate action' initiative.

Following interest expressed by the Shire and MRBTA, a public viewing area will be developed along Scott River Road to ensure a safe pull over area where tourists can stop and observe the wind farm. The viewing area will include informative signage about wind as a renewable energy source.



and promotes sustainable economic support for the Shire.

Shire Economy

To provide for an overall pattern of land use and development which will diversify and improve the Shire's economic base with an emphasis on value-adding to the Shire's agricultural production; and

The Project will diversify the Shire AMR's economic base. The Project is 'value neutral' to the Shire AMR's agricultural production.



Shire Economy

To promote and facilitate the development of the region as a centre for education, agriculture, tourism and small innovative business.

The Project will increase the overall supply of energy available within the SWIS, thereby indirectly supporting all sectors.



Residential Development and Strategic Land Supply

To provide for a variety of housing settlement options and lifestyle choices within the Shire and to provide for the expansion and consolidation of all settlements within the Scheme Area, but with emphasis on the expansion of smaller settlements to remove the pressure for development that has occurred on the principal towns.

As noted, the current residential land supply in the Sub-region is expected to be adequate until 2050, with no significant growth increase expected in Augusta. The location of the Project is not in a location identified for residential development, and therefore will have no impact on land supply or townsite expansion.



Sustainable Land Use and Development

To ensure that new land use and development are consistent with the principles of sustainability, and to approve only those development Proposals that are also consistent with those principles.

The Shire AMR's Local Planning Policy framework incorporates an overarching sustainability policy around the areas of:

- Natural environments
- Welcoming and inclusive communities
- Sustainable Development
- Vibrant and diverse economies

Sub-policies and frameworks have been considered where feasible and relevant.



Community Services and Infrastructure Provision

To provide affordable and sustainable, physical infrastructure and human social services commensurate with the needs of the local and broader community.

The Project will not have adverse impacts on the Shire's ability to deliver social services and community/physical infrastructure.



Public Works

To provide an overall planning framework whereby Proposals for land uses and developments, which are public works undertaken by State and local government or other authorised agencies, may be assessed against the provisions of the Scheme.

NA – the Project is not considered to be a Public Work.



Transport

To promote reduction in the use of fossil fuels and improvement in human health by transport strategies that, where possible, reduce reliance on motor vehicles, employ best practice parking strategies, encourage pedestrian and cycling activities, integrate public transport, encourage mixed use development and minimise the impact of trucks (and other large vehicles) on the Shire's present and future infrastructure; and the Scheme Area's local amenity.

Aside from the vehicles associated with the construction and maintenance of the Project at a community level, the Project will not induce further fossil fuel usage or further motor vehicle reliance. It is directly aimed at limiting the impact of fossil fuels on the region.



4.3.1.1 Zoning

The Development Envelope is located within the 'General Agriculture' zone under LPS 1 as shown **Figure 14**.

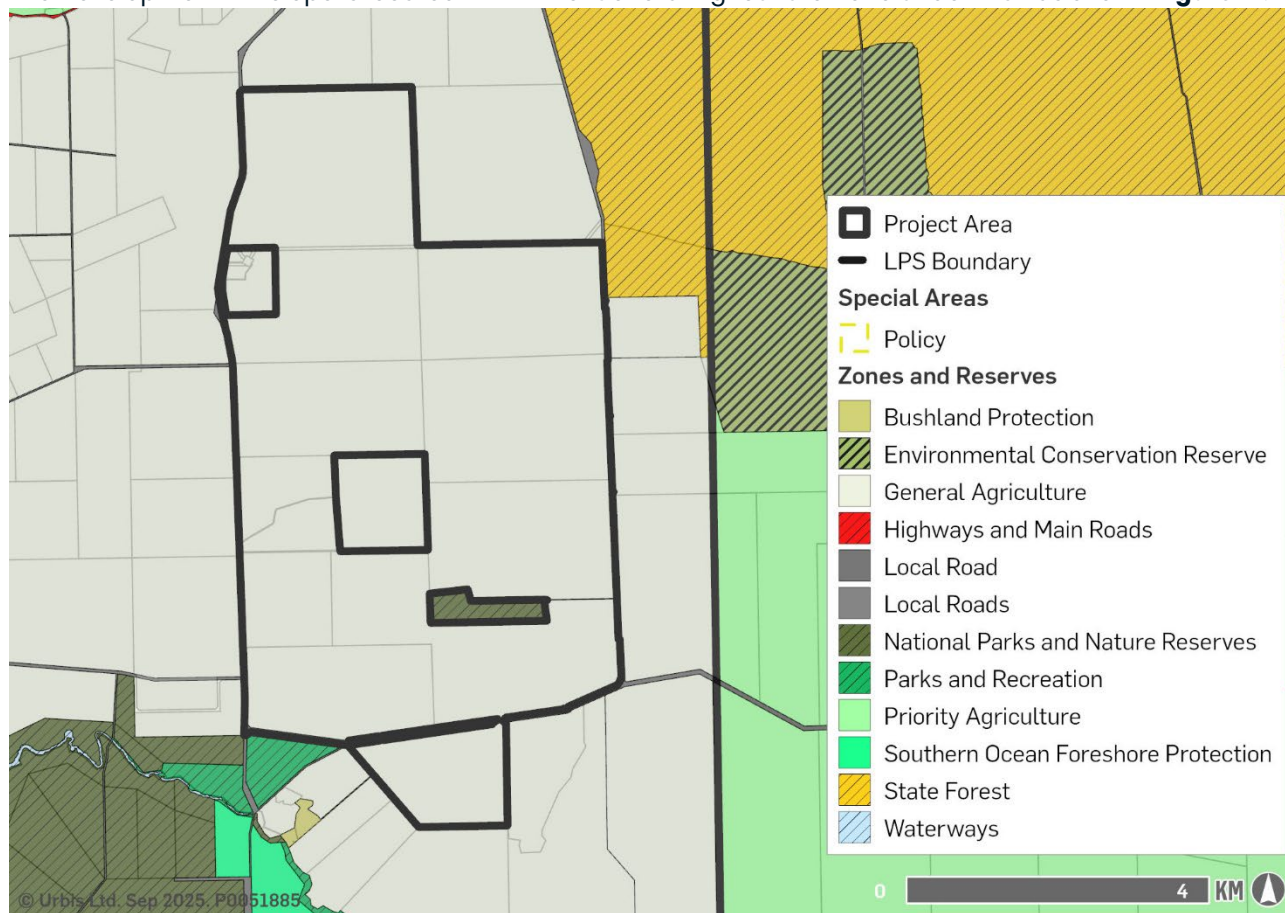
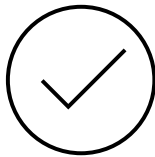
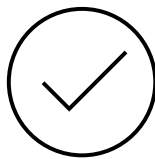


Figure 14 Local Planning Scheme No.1 Map

An assessment against the Purpose of the General Agriculture zone is provided at **Table 6**:

Table 6 Compliance with Purpose of the Scheme

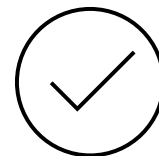
Purpose	Assessment	Compliance
<i>To provide for a more general classification of rural land, other than that identified as being of State or Regional agricultural significance as set out in Local Planning Strategy, used, or capable of being used for a range of agricultural activities complemented by other ancillary uses which do not detract from the primary use of the land for agricultural purposes</i>	The Project will allow for the primary use of the land for agricultural uses to continue during and following construction. The Project will not impact on the use or viability of rural land uses.	
<i>To provide that subdivision and development activities that generate alternative and incompatible land use proposals should not be permitted</i>	The Project will co-exist with existing agriculture use, allowing the rural character and ongoing use of the area to remain. No subdivision is proposed as part of this Project.	

Notwithstanding the zoning of land, to provide for the retention and protection of portions of land within that Zone that are not cleared and that are valuable to the high landscape values and ecological systems of the Scheme area

As detailed in **Section 3.1, Section 4.2.7** and **Attachment 4**, the Project has been designed to largely avoid areas of remnant vegetation by preferentially locating the Development Envelope in a highly disturbed landscape, with much of the native vegetation having been cleared for agricultural use. Vegetation clearing will be limited to less than 1 ha, including:

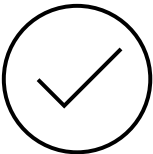
- No more than 0.02 ha of native vegetation in Very Good or better condition.
- No more than 0.01 ha of contiguous native vegetation within 50 m of the Scott River Ironstone TEC
- No more than 0.5 ha of Low to Moderate quality Western Ringtail Possum habitat, including maximum of 0.03 ha of Moderate quality habitat
- No more than 1 ha of native black cockatoo foraging habitat, including maximum of 0.5 ha of Moderate to High quality foraging habitat

The Project will avoid clearing TEC, all known Threatened flora (including contiguous native vegetation within 50 m), locally restricted vegetation types, wetland habitats (including contiguous native vegetation within 50 m), high quality habitat for Western Ringtail Possum and all potential breeding trees for black cockatoos (including and any contiguous native vegetation within 10 m).



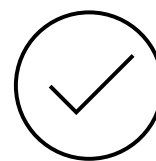
An assessment against the Objectives of the General Agriculture zone is provided in **Table 7**.

Table 7 General Agriculture Zone Objective Assessment

Objectives	Assessment	Compliance
<i>To provide for the broad range of potential extensive agricultural activities, and, where appropriate, some intensive agricultural and horticultural uses of land notwithstanding that some of the activities might also be appropriate to the Priority Agriculture Zone;</i>	As noted, the Project is compatible with existing agricultural uses and has the benefit of providing landowners with a secondary income stream. Agricultural uses can continue during construction, and this will continue post Project completion. The indicative layout has a footprint of approximately 3% within the Development Envelope (including areas of temporary construction disturbance) ensuring that existing agricultural land uses can continue and are compatible with the Wind Farm. Furthermore, the indicative layout has been prepared in consultation with landowners to ensure avoidance of key agriculture infrastructure. The Project will make a positive contribution to the renewable energy sector and can be facilitated while minimising impacts on the existing general agricultural uses.	
<i>To preserve the established rural character and amenity of the land within the Zone consistent with the ongoing use and development of that land for productive agricultural purposes</i>	The LVIA has been prepared to inform the Project and a number of mitigation measures will be implemented as detailed in Section 3.5. The Project will co-exist with existing agriculture use, and therefore the rural character and ongoing use of the Project Area will not significantly change.	

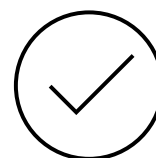
To oppose subdivision Proposals which would adversely affect the utility of agricultural land for productive purposes through specific subdivision criteria to ensure long term agricultural sustainability and appropriate lot sizes as set out at clause 4.15.5; and

No subdivision or further land fragmentation is proposed.



To allow for the provision of sustainable low-impact tourist development such as chalet development but only where an established and continued agricultural, horticultural, viticultural or other similar rural production, or significant tracts of native vegetation that can be protected on the land holding and where such uses will be incidental and complementary to that established use or protection of the significant native vegetation

The Proponent will construct a public viewing area adjacent to the Project on the suggestion of the MRBTA. The Project Area will continue to be used for productive rural purposes.



4.3.1.2 Land Use and Permissibility

LPS1 defines a 'Wind Farm' (or wind-energy facility) land use as:

'Premises used to generate electricity by wind force and includes any turbine, building or other structure used in, or in conjunction with, the generation of electricity by wind force but does not include private turbines used principally to supply electricity on a domestic property or rural use of the land or anemometers'.

A Wind Farm is an 'A' use in the General Agriculture Zone. This means that *'the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the Deemed Provisions'.*

The Project is required to be advertised in accordance with the Deemed Provisions.

4.3.1.3 Development Requirements

Development within the General Agriculture Zone

Clause 4.16 of LPS 1 sets out development requirements for land in the General Agriculture Zone. The provisions are generally irrelevant to a Wind Farm proposal, other than the requirement for a 100m setback to be applied from the edge of any permanent stream or water course, or 30m from any natural water course that flows intermittently; and the ability for revegetation to occur where other land is proposed to be cleared as part of a proposed General Agricultural land use.

While there are no permanent watercourses there are various intermittent water courses within the Development Envelope, most of which have already been cleared of native vegetation, and in some cases altered by, existing agricultural practices and many of which are intersected by existing farm infrastructure (ie. tracks).

The Project is unable to maintain 30m setback from all intermittent watercourses, but will utilise existing tracks as much as practical and will ensure drainage controls (eg. drains and culverts) are appropriately located, designed, constructed and maintained to maintain surface water flow regime.

The Project has also been designed to completely avoid direct impacts to the Blackwood River registered site. The Project currently avoids direct impacts to Scott River Aboriginal cultural heritage lodged place.

The Proponent is, however, investigating the use of an existing farm track within the Development Envelope which intersects a small tributary of the Scott River (ACH Lodged place ID: 22928) to avoid clearing native vegetation. This option will not be progressed without consultation with KKAC, and any authorisation required under the Act.

Setbacks

Schedule 9 of LPS 1 sets out development standards within the General Agriculture zone being:

- Front setback: 30m
- Rear setback: 20m
- Side setback: 20m

WTGs will be situated a minimum of 1.1 times the blade length (ie. 90m + 20m) from the turbine centre point to all the external Development Envelope boundaries, well in excess of the minimum 20m or 30m LPS 1 requirement. Proposed setbacks are therefore consistent within LPS 1 requirements.

WTGs are setback a minimum 1500m from all existing dwellings.

All other infrastructure will meet the LPS 1 required setbacks.

Building Height

Clause 5.13 does not specify a maximum height for the development of the nature proposed, however, clause 5.13.2 allows taller structures where the nature of the proposed *'structure is such that, to be functional, it must be built to a higher level'*.

Clause 5.13.3 excludes structures, including a wind turbine, from height controls, provided the structure is sited and/or treated so as not to detract from the visual amenity of the locality.

As detailed in **Section 3.5** and **Appendix T** of **Attachment 4**, a LVIA has been prepared to inform the Project. It is acknowledged that there will be visual impact as a result of the proposal, and that the Project outcome will require a balance between the various social, environmental and economic costs and benefits of the Project.

4.3.2 Local Strategic Considerations

4.3.2.1 Shire of Augusta Margaret River Local Planning Strategy 2036

The Local Planning Strategy 2036 (**LPS2036**) sets out the Shire AMR's vision over a 10-to-15 year period. The objective of the Strategy in relation to Utilities and Community Assets is to:

"Provide community infrastructure and services that meet the needs of a growing community and which embody the sustainable use of water, energy and financial resources."

A key response area of the Strategy is to 'Transition to Renewable Energy' which is guided by the following Strategic Response, supported by items to be actioned within the Shire AMR's Planning Framework:

1. *'Support appropriately located renewable energy facilities to progress towards increased percentage of Shire power supplies coming from local renewable supplies.'*
 - i. *Introduce a 'Renewable Energy Facility' use class into the scheme as well as criteria that recognises the different impacts between different types (eg. wind, solar, etc)*
 - ii. *Update Local Planning Policy 23 to clarify approval requirements, with specific criteria guiding placement of larger scale systems; and*
 - iii. *Ensure that applicable planning related outcomes from the Shire's Local Energy Action Plan (**LEAP**) (superseded by Climate Action Plan), are reflected and reinforced in the Shire's Planning Framework'*

The Project is closely aligned with the strategic initiatives outlined in LPS2036. The Project will connect to the SWIS and contribute to increasing the Shire AMR's proportion of energy coming from renewable resources.

It is understood that provisions relating to 'Renewable Energy Facility' and Policy changes are being addressed by the Shire AMR through Draft Local Planning Scheme No.2 (**LPS 2**), and other Policy approaches detailed in this Report.

4.3.2.2 Draft Shire of Augusta–Margaret River Local Planning Scheme No. 2

Draft LPS 2 has been advertised, and direction given by the Hon Minister for Planning to the Shire AMR regarding modifications required to be made to the Scheme prior to gazettal.

In the context of the advertised version of the Scheme, LPS2 proposes to rezone the subject land from 'General Agriculture' to 'Rural'. This change will largely preserve the current status and intent of the 'General Agriculture' zone, while streamlining the number of zones within the Scheme. Additionally, LPS2 aims to introduce the standard land use definition of 'Renewable Energy Facility', remaining an 'A' use, requiring public advertising.

A range of other environmental and landscape provisions are also proposed to be introduced. Whilst the Project is located in an area identified as having environmental assets (primarily wetland systems), the Project has been designed to avoid and otherwise minimise impacts on remnant native vegetation and wetland habitats, including committing to clear no more than 1 ha of native vegetation and avoid clearing of all wetland habitat (including any contiguous native vegetation within 50m). The Project is supported by extensive environmental investigations (refer **Section 3.1** and **Attachment 4**).

The Landscape Protection Map does not note the Development Envelope as being a 'visually sensitive area'.

The scope of modifications to the new Scheme are not yet known.

4.3.2.3 Shire of Augusta–Margaret River Climate Action Plan 2020–2030 Part 1

The Climate Action Plan 2020–2030 Part 1 (**CAP1**) sets out the Shire AMR's and community's vision for climate mitigation measures for the next ten (10) years until 2030. The aim of CAP1 is to reduce both industry and community carbon emissions.

The Project supports the Shire AMR's need to transition to green energy sources and further contribute to development of sustainable local industries.

4.3.3 Local Planning Policy Assessment

The following section provides an assessment against the relevant Local Planning Policies (**LPP**) which are applicable to the Project.

4.3.3.1 Local Planning Policy 23 – Renewable Energy Systems

Local Planning Policy No.23 (**LPP 23**) sets out the Shire AMR's aspirations for the design, scale, and location of renewable energy systems, including Wind Farms. Whilst the Shire AMR is willing to facilitate this type of development, there is a need to ensure that these are designed to mitigate against visual and acoustic amenity impacts to immediate and surrounding properties.

As the Project is proposed to connect into the SWIS, it is considered a 'Large Renewable System' which is able to be approved if it meets LPP 23 objectives and measures as highlighted in **Tables 8** and **9**.

Table 8 8 Local Planning Policy No.23 Objectives Assessment

Objective	Comment	Check
<i>To facilitate the introduction of renewable energy technologies on a broad scale and address planning related matters associated with their development.</i>	The Proponent is committed to developing a number of Wind Farms in the SWIS, and is committed to addressing relevant planning matters.	
<i>Provide for the protection of the quality of the streetscape, surrounding landscape, and amenity (particularly visual and acoustic amenity) of nearby properties and surrounding areas in the establishment of renewable energy systems.</i>	A NIA and LVIA have been conducted to assess the visual and noise impact on the surrounding landscape and existing dwellings.	
<i>Provide guidance for the development of renewable energy systems on land controlled under Local Planning Scheme No. 1.</i>	Both LPS 1 and the draft LPS 2 have been considered in the design of the Project and in the Development Application.	

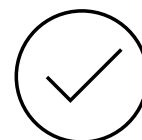
Table 9 9 Local Planning Policy No.23 – Measures relevant to Large Renewable Energy Systems Assessment

Measure	Comment	Check
<i>Renewable energy systems should be designed in a manner that does not result in adverse impacts upon flora and fauna, environmentally sensitive areas, or landscape character and amenity.</i>	The Project has been designed to largely avoid areas of remnant vegetation by preferentially locating the Development Envelope in a highly disturbed landscape, with much of the native vegetation having already been cleared for agricultural use. Vegetation clearing will be limited to less than 1 ha, and other impacts will be managed through the development and implementation of various Management Plans, as detailed in Section 4.2.7 and the RSD (Attachment 4). Notably, the Project will avoid clearing TEC, all known Threatened flora (including contiguous native vegetation within 50 m), locally restricted vegetation types, wetland habitats (including contiguous native vegetation within 50 m), high quality habitat for Western Ringtail Possum and all potential breeding trees for black cockatoos (including and any contiguous native vegetation within 10 m).	

The LVIA identifies there will be visual impact as a result of this proposal, however, the Project outcome will require a balance between the various social, environmental and economic costs and benefits of the Project (**Appendix T of Attachment 4**).

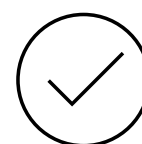
Renewable energy systems should be positioned so as not to detract from the building itself or impose on the existing streetscape, adjacent properties or the surrounding area.

The Project is appropriately set back from any significant streetscape, adjacent properties and high amenity locations as depicted in **Figure 4**. The LVIA assessed visual impacts to adjacent properties (**Appendix T of Attachment 4**).



Electrical components and wires associated with wind energy systems should not be visible from public roads or vantage points.

33kV cabling will be located underground wherever practical. Above ground components are expected to be minimal and generally be shielded from public roads and vantage points through retention of vegetation.

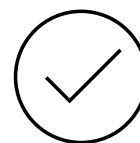


Height restrictions in the LPS1 may be varied where large wind energy systems are proposed to allow for these systems to function properly. The height and location of these systems will be determined through preparation of a detailed visual impact assessment, consultation with community and key stakeholders and compliance with relevant planning documents. Due regard will be given to LPS1, the purpose of the zone and the provision of this policy when considering any such height variation.

The Proponent has committed to following due planning process and providing effective engagement with the local community.

WTGs will be situated a minimum of 1.1 times the blade length (ie. 90m + 20m) from the turbine centre point to all the external Development Envelope boundaries, well in excess of the minimum 30m LPS 1 Scheme requirement. All other infrastructure meets the minimum LPS 1 requirement.

Heights are typically assessed in accordance with clause 5.5. For operational reasons the height of the WTG is required to exceed that set out in the Scheme, as outlined in **Section 4.3.1.3** of this report.



4.3.3.2 Renewable Energy Policy Issues and Options Paper (2025)

The Shire AMR's Renewable Energy Policy Issues and Options Paper (2025), developed to support the potential creation of a Renewable Energy Local Planning Policy, acknowledges the broader transition to renewable energy, the development of the State Code, and the current State and local planning frameworks

Key considerations are outlined in **Table 10**.

Table 10 10 Issues and Options Paper Analysis

Consideration	Details	Comment
Environmental Impact	- Current framework requires an EIA. - Option for the Shire AMR to advocate for more prescriptive requirements, such as compensating for vegetation loss or rehabilitating clearings.	Environmental Impacts of the Project have been addressed in the RSD (refer Attachment 4) and are summarised in Section 3.1 .
Landscape and Visual Impact	- Large developments are not allowed along the Leeuwin Naturaliste Ridge - LVIA to align with DPLH Visual Landscape Planning in WA. - Turbine setbacks: 1.5km from dwellings and 3x height of turbine from boundaries. - Recognises use of vegetated buffers and other mitigation measures.	The Project Site is located outside the Leeuwin Naturaliste Ridge SPP. A LVIA has been undertaken in accordance with DPLH requirements. Turbines will be set back 1.5km from existing dwellings. Landscape and Visual Impacts and proposed WTG setbacks are addressed in the RSD and LVIA (Appendix T of Attachment 4).
Noise Impact	Refers to WA Guidelines, with an option to create a new noise requirement	The NIA has been undertaken and confirms compliance at all existing dwellings in accordance with the Noise Regulations and the SA Guidelines for the operation of the WTGs (Appendix S of Attachment 4). Noise levels at sensitive receivers will meet compliance requirements.
Heritage	Acknowledges the current <i>Aboriginal Heritage Act 1972 (ACH Act)</i> requirements for engagement, with an option to create additional requirements to address heritage impact	Aboriginal heritage engagement has taken place and will continue, to ensure that impacts to known Aboriginal cultural values are considered and addressed. The Project currently avoids the registered site and lodged heritage place. The Proponent is, however, investigating the use of an existing farm track within the Development Envelope which intersects a small tributary of the Scott River to avoid clearing native vegetation. This option will not be progressed without consultation with KKAC, and any authorisation required under the AH Act.
Land Use Compatibility	Recognises that large renewable energy projects can complement existing agricultural uses, such as grazing.	The Project is compatible with existing agricultural use, with the disturbance footprint being

	Notes the potential for a minimum 2km setback to residential areas and ensuring project design supports continued agricultural use.	approximately 3% of the Development Envelope during construction, and 1-2% during operations. The Project is located greater than 2km from Residential zoned land.
Construction and Decommissioning	Requires a CEMP and a Decommissioning Plan	A Preliminary CEMP has been prepared at (Appendix H of Attachment 4) and is expected to form part of a condition of Development Approval. Further details of the CEMP are provided in Table 11 and discussed in Section 2.2 of this report. An overview of Project decommissioning is provided in Section 2.2.9 and in Appendix C of Attachment 4.
Community Benefits and Engagement	Refers to the Draft Guideline on Community Benefits Consultation Paper and supports pre-consultation with the community before lodging a Development Application.	An overview of the Community Benefit Fund for the Project is addressed at Section 1.6.1. A comprehensive record of Stakeholder Engagement has been provided at Attachment 1.

5 Implementation

As identified in this Report, a range of Management Plans and studies will be prepared following determination of the Development Application, through the Detailed Design, Construction, Operations and Decommissioning Phases.

The Management Plans will identify risks and/or significant environmental values, actions and mitigation, performance targets, monitoring processes, conditions of approval and commitments.

Each Management Plan requires the appointment of a position that is responsible for its management and implementation throughout, and following, construction.

The considerations for each Management Plan and Study are identified for each Project Phase, as detailed in **Table 11**:

Table 11 Management Plans

Project Phase	Proposed Management Plan(s), Specifications and Studies	Considerations	Responsible agency (consultation required)	Plan Provision
Detailed Design /Procurement/ Contracting Phases	Detailed Site Plan/Specifications	- Confirmation of final layout based on technical findings, detailed design and tender process - WTG make, model and size - Met masts/comms tower locations	Local government	Prior to construction
	Technical Studies	- Dieback investigation - Detailed Geotech and ASS (including revised drawdown modelling) - Updated technical studies as required, due to any material impacts or departures to technical background studies ie. based on final layout (eg. revised noise impact, EMI, Shadow Flicker, OSOM and aviation impact assessment); WTG specifications and outcomes from ongoing stakeholder engagement	Local government	Prior to construction
Construction Phase	Construction Environmental Management Plan (refer Appendix H of Attachment 4).	- Erosion and sediment control - Stormwater management - Dust management - Noise and vibration	Local Government State referral agencies (where required)	Prior to construction

		- Fauna management - Dieback management (if required) - Waste management - Fire and Emergency Response - Aboriginal heritage management - Updated technical studies - Construction timing - Final layout - Engagement with landowners to determine practical solutions to reduce farming impacts (eg. optimising construction logistics to minimise disruption to an operating dairy)		
	Traffic and Transport Management Plan	- Traffic Management - OSOM Haulage Route	MRWA Local government	Prior to construction
	Operations Phase			
	Operations Environmental Management Plan	General environmental management during operations, such as dust, stormwater and waste	Local government	Prior to operations
	Bushfire Management and Bushfire Risk Management Plans (BMP and BMP provided at Attachments 5 and 6)	- Bushfire management - Bushfire Risk Management - Final layout, selected WTG make, model and size	Local Government DWER DFES	Prior to operations
	Operational Noise Management and Monitoring Plan	Reflecting final selection of WTGs and other infrastructure, final WTG locations, and consideration of nearby sensitive receptors	DWER (where required) Local government	Prior to operations
	Bird & Bat Adaptive Management Plan (BBAMP) (Preliminary BBAMP provided as Appendix L of Attachment 4)	Final WTG specifications (including RSA) and WTG locations	Local government DWER / DCCEEW	Prior to operations

Decommissioning	Decommissioning Plan (Preliminary Decommissioning Plan provided as Appendix C of Attachment 4)	Decommissioning Plan to incorporate changes in good industry practices and technology, legislation and statutory requirements as well as discussions with landowner eg. retention of assets	Local Government State referral agencies (where required)	Prior to decommissioning
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6 Conclusion

The Project is an important renewable energy development which will make a significant contribution to the State's decarbonisation.

The Project Site has been selected based on investigations undertaken over a number of years, and was selected due to its potential wind generation profile, an existing transmission line, access to infrastructure, and available cleared land.

The Project has been comprehensively considered at a technical level, and this Report demonstrates its general compliance with relevant technical and planning legislation and frameworks.

Good industry practices have guided the Project's design since its inception, with a focus on delivering a high-quality Wind Farm capable of generating up to 100 MW of wind power for the State. The exact specifications of the WTGs, and locations for infrastructure, will be confirmed once the Proponent obtains further technical data, undertakes detailed design, and appoints contractors.

On this basis, this Development Application seeks approval for the 'maximum case scenario' in terms of level of impact.

The relevant technical studies that have informed this Project, appended to this report, have all been based on this 'maximum case scenario'.

Importantly, agricultural activities will be able to continue around the proposed WTGs and other infrastructure, both during and following construction.

From a Planning perspective, the Project demonstrates a high level of compliance and alignment with Federal, State, Regional, Local and other frameworks that are relevant in considering Wind Farm Projects.

RDAP is encouraged to approve this Development Application, subject to suitable conditions, including those identified within this Report.

Disclaimer

This report is dated 3 October 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of SynergyRED (**Instructing Party**) for the purpose of Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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Attachment 1

Record of Stakeholder Engagement

Record Of Stakeholder Engagement

Stakeholder	Engagement Format	Dates
Landowners	Engagement with landowners began in September 2022 through meetings, phone and email. Since late-2022 / early 2023 regular engagement with the six (6) involved landowners has been undertaken regarding wind monitoring, Wind Farm concept design planning, land lease discussions, as well as site surveys and studies.	2022 - ongoing and as needed to negotiate and finalise agreements, provide updates and arrange access for onsite feasibility studies.
Neighbours	Engagement with adjacent neighbours that had the potential to host WTGs commenced in February 2023 via phone and email. Face to face engagement began in May 2023. Engagements with neighbours that did not have the potential to host WTGs commenced in August 2023. Initial conversations were to introduce the Project and next steps. Two (2) neighbours took part in the Social Values Assessment. Neighbour agreements have been discussed with neighbours, where appropriate.	February 2023 - ongoing
Local community	The wider community were introduced to the Project in February 2024 through a letter box drop, newspaper advertisements, posters, and social media advertising. These were followed by drop-in community consultation sessions in various locations through the Shire AMR. Eleven additional drop-in consultation sessions were held in December 2024 and September 2025. These sessions saw approximately 372 attendees. An online Project page and engagement tool was launched to enable two-way online communication which has had 2,866 page visits since its launch. Monthly updates about the Project have been published in the Pelican Post, and ad hoc notices in the Augusta-Margaret River Times and the Margaret River Mail.	February 2024 - ongoing

Regular email updates are sent to the Project email subscribers.

A community drop in space was set up in February 2025, has been opened for the community to drop-in for 17 days during this time, and had 41 visitors. The office space will remain open in the months that follow Development Application submission.

Regular radio advertisements have promoted the Project and upcoming community consultation.

Fifty-nine meetings have been held with local community members and groups.

Shire of Augusta Margaret River	Engagement with the Shire AMR began in February 2023. The first meeting was held the next month to introduce the Project. Numerous phone calls, emails and meetings have been held with the Shire AMR CEO, Planning Officers, Sustainability Officers, emergency services, communications team and Councillors to provide Project updates, seek input on community engagement, and offer energy education.	February 2023 – ongoing
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Stakeholder	Date	Issues/Topics Raise	Applicant Response
Regulators/Government Departments			
Western Power	2022 – ongoing Fortnightly meetings since February 2025.	Grid connection and capacity. Upgrades to Beenup Substation. Building a new substation.	Ongoing discussion and regarding the connection process. Suitable capacity of the existing transmission is around 100MW.
CASA and Airservices Australia	2023 – ongoing	Introduce Project and discuss impacts of Project on nearby aircraft operations.	CASA no objections. ASA requested that the Project completes a Vertical Obstacle Notification Form so it can record the tall structures.
Global Airspace Solutions	2025	Introduce Project and discuss impacts of Project on nearby aircraft operations.	There is no impact on aircraft operations, but there is an impact on the IFP plates which can be changed at a cost.

Department of Fire and Emergency Services	2024 – ongoing	Introducing Project, seek clarity on bushfire assessment and application of CFA guidelines.	Consider separation distances to vegetation, access points, firewater, liaison with local fire brigades, recommended emergency night-time lighting.
Water Corporation	2024 – ongoing	Potential Electromagnetic Interference with equipment as well as water availability for construction works.	Margaret River has sufficient water to meet construction requirements, whereas water availability in the Augusta area is limited.
Department of Water and Environmental Regulation	2023 – ongoing	Discussion of hydrology and hydrogeology baseline studies, licencing bore requirements, noise modelling, dewatering, ASS, referral guidance.	Offered to supply existing data, recommended a review of the Hardy Inlet water quality plan, recognised that management of dewatering to minimise drawdown will be key, but acknowledged likely low risk given temporary nature of activity, noise modelling shows compliance.
Department of Biodiversity, Conservation and Attractions	2025	Land access for Lot 4924 and discussion about 101. Aerial bush firefighting.	The Proponent may progress with discussed site access requirements, and ensure that final turbine coordinates are provided for aerial operations.
Regional Service Providers			
Telstra	2025	Potential Electromagnetic Interference	No response was received from Telstra.
NBN Co	2025	Potential Electromagnetic Interference	No concerns raised.
Optus	2025	Potential Electromagnetic Interference	No concerns raised.
Bureau of Meteorology	2025	Potential Electromagnetic Interference	–
Royal Flying Doctor Service	2024	Impacts of Project on nearby aircraft operations	No response was received from the RFDS.

Department of Defence

2024

Impacts of Project on
nearby aircraft
operations

Requested that the Project
completes a Vertical Obstacle
Notification Form to Air Services
Australia.

Attachment 2

Certificates of Title & Deposited Plans

Attachment 3

Development Plans

Attachment 4

Referral Supporting Document (RSD) and Associated Appendices

Attachment 5

Bushfire Management Plan

Attachment 6

Bushfire and Risk Management Plan

Attachment 7

Transport Impact Statement



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