



West Arthur Wind Farm

Development Application Report

September 2026

Prepared for: West Arthur Energy Pty Ltd

Acknowledgment of Country



Urbis acknowledges the Traditional Custodians of the lands we operate on.

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.

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.

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**.

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Submission documents:

This report should be read in conjunction with the following supporting documentation submitted as part of the Development Application:

- Certificate of Title
- Proposal Plans
- Engagement Strategy and Outcomes Report
- Social Impact Assessment
- Environmental Assessment Report
- Acoustic Assessment and Background Noise Monitoring
- Transport Impact Assessment
- Visual Impact Assessment
- Heritage Due Diligence
- Bird and Bat Adaptive Management Plan
- Bushfire Management Plan, Bushfire Risk Report, and CFA Assessment
- Surface Water Assessment
- Aviation Impact Assessment
- Electromagnetic Interference Assessment
- Shadow Flicker and Blade Glint Assessment
- Water Supply Study
- Preliminary Construction Environmental Management Plan
- Preliminary Decommissioning Management Plan
- Draft Renewable Energy Planning Code Assessment

Contents

Contents	4			
1 Introduction	7			
2 Project Context	9			
2.1 About Lacour Energy	9	6.4 Visual Impact Assessment	48	
2.2 Regional Context	10	6.5 Heritage Due Diligence	48	
2.3 Local Context	11	6.6 Bird and Bat Adaptive Management Plan	49	
2.4 Site Suitability	12	6.7 Bushfire Management Plan	49	
2.5 Site Description	13	6.8 Surface Water Assessment	50	
		6.9 Aviation Impact Assessment	50	
3 Proposal	15	6.10 Electromagnetic Interference Assessment	51	
3.1 Overview of Project	15	6.11 Shadow Flicker and Blade Glint Assessment	51	
3.2 Project Description	18	6.12 Water Supply Study	52	
3.3 Design Development and Iteration	30	6.13 Preliminary Construction and Environmental Management Plan	53	
3.4 Construction Process and Impacts	38	6.14 Preliminary Decommissioning Management Plan	53	
		7 Planning Assessment	56	
4 Community and Stakeholder Engagement	41	7.1 Federal Legislative Framework	56	
4.1 Shire of West Arthur Engagement	42	7.2 Other State Legislation	57	
		7.3 State Planning Framework	57	
5 Social Impact and Community Benefits	44	7.4 Local Planning Framework	65	
		8 Implementation	77	
6 Technical Reports	46	9 Conclusion	80	
6.1 Environmental Assessment Report	46	Disclaimer	81	
6.2 Acoustic Assessment	47			Appendices
6.3 Transport Impact Assessment	47			Appendix A – Certificates of Title and Deposited Plans
				Appendix B – Development Plans
				Appendix C – Subject Site Lot Details
				Appendix D – Engagement Strategy and Outcomes Report
				Appendix E – Social Impact Assessment
				Appendix F – Environmental Assessment Report
				Appendix G – Acoustic Assessment and Background Noise Monitoring
				Appendix H – Transport Impact Assessment
				Appendix I – Visual Impact Assessment
				Appendix J – Heritage Due Diligence
				Appendix K – Bird and Bat Adaptive Management Plan
				Appendix L – Bushfire Management Plan, Bushfire Risk Report, and CFA Assessment
				Appendix M – Surface Water Assessment
				Appendix N – Aviation Impact Assessment
				Appendix O – Electromagnetic Interference Assessment
				Appendix P – Shadow Flicker and Blade Glint Assessment
				Appendix Q – Water Supply Study

Appendix R – Preliminary Construction
Environmental Management Plan

Appendix S – Preliminary Decommissioning
Management Plan

Appendix T – Draft Renewable Energy Planning
Code Assessment

Figures

Figure 1: Regional Context.....	10
Figure 2: Local Context.....	11
Figure 3: Aerial.....	12
Figure 4: Cadastre Map.....	13
Figure 5: Project Area, Development Envelope and Indicative Layout	17
Figure 6: Typical Wind Turbine Details	18
Figure 7: Foundation curing during construction, prior to backfill	19
Figure 8: Turbine Hardstand Shown Against Operation Turbine.....	19
Figure 9: Example of Underground Cabling being installed	20
Figure 10: Example of Underground Cabling being Installed	20
Figure 11: Example of Met Mast.....	21
Figure 12: Example of a Battery Energy Storage System.....	22
Figure 13: Substation.....	23
Figure 14: Example of O&M Buildings	23
Figure 15: Example of Site Entry	24

Figure 16: Example of Stock Fencing and Gates.....	24
Figure 17: Example of Proposed Access Tracks.....	25
Figure 18: Transmission Lines	26
Figure 19: Typical standard Western Power Transmission Structures (330kV double circuit options circled)	26
Figure 20: Example of Site Offices.....	27
Figure 21: Example of Laydown Areas.....	28
Figure 22: Example of Concrete Batching Plant.....	29
Figure 23: Turbine Erection Process.....	30
Figure 24: Setbacks to Dwellings.....	32
Figure 25: Setbacks	33
Figure 26: Micro-siting approach	34
Figure 27: Clean Energy Link – East Project Map. Source: Western Power.....	36
Figure 28: Lacour at the Darkan Sheepfest 2026.....	41
Figure 29: Community Information Session May 2026.....	41
Figure 30: Bushfire Prone Land.....	60
Figure 31: LPS2 Zoning Map.....	67

Tables

Table 1 – Project Overview.....	15
Table 2 – Permanent Infrastructure	18
Table 3 – Temporary Infrastructure	27
Table 4: Summary of General Construction Process	38
Table 5: WAPC Position Statement Assessment.....	61
Table 6: LPS2 Assessment	68
Table 7 – Relevant Matters to be given Due Regard	69
Table 8 – Local Planning Policy No. 5 – Wind Farms	74
Table 9 – Management Plans	77

1 Introduction

1 Introduction

This Development Application has been prepared by Urbis on behalf of West Arthur Energy Pty Ltd (the **Proponent**) in support of the proposed West Arthur Wind Farm (**the Project**). The area making up the Project (**Project Area**) is located within the Shire of West Arthur in the Wheatbelt Region of Western Australia, approximately 80 kilometres east of Bunbury and 3 kilometres south-west of Darkan.

The Project comprises the development of up to 92 Wind Turbine Generators (**WTGs**), a Battery Energy Storage System (**BESS**), and associated infrastructure across a combination of freehold land and road reserves. The Project Area is predominantly used for livestock grazing and broadacre cropping, and these agricultural activities are expected to continue across most of the site throughout the construction, operation and decommissioning phases of the Project.

The Project presents a significant opportunity to contribute to Western Australia's renewable energy transition while strengthening the reliability and resilience of the South West Interconnected System (**SWIS**) electricity network. The Wheatbelt region is well suited to wind farm development due to its strong and reliable wind resource and expansive, open landscapes, which support consistent wind conditions and efficient energy generation. The inclusion of a BESS further enhances the Project by supporting grid stability, capturing surplus renewable energy that would otherwise be curtailed, and enabling a more reliable supply of electricity during periods of peak demand. Together, the integrated WTGs and BESS have been designed to maximise the efficient use of the Project Area, reflect the outcomes of detailed technical investigations, achieve construction economies of scale, and optimise the use of existing network and asset infrastructure. This integrated approach supports the achievement of renewable energy targets while providing flexibility and stability in response to changing supply and demand conditions.

Given the estimated development value of the Project, which exceeds \$2 million, this Development Application has been nominated to be determined

by the Regional Development Assessment Panel (**RDAP**). The following documentation has been submitted in support of this application to assist the RDAP in its consideration of the Project.

- Certificates of Title and Deposited Plans (**Appendix A**)
- Development Plans (**Appendix B**)
- Subject Site Lot Details (**Appendix C**)
- Engagement Strategy and Outcomes Report (**Appendix D**)
- Social Impact Assessment (**Appendix E**)
- Environmental Assessment Report (**Appendix F**)
- Acoustic Assessment and Background Noise Monitoring (**Appendix G**)
- Transport Impact Assessment (**Appendix H**)
- Visual Impact Assessment (**Appendix I**)
- Heritage Due Diligence (**Appendix J**)
- Bird and Bat Adaptive Management Plan (**Appendix K**)
- Bushfire Management Plan, Bushfire Risk Report, CFA Assessment (Appendix L)
- Surface Water Assessment (**Appendix M**)
- Aviation Impact Assessment (**Appendix N**)
- Electromagnetic Interference Assessment (**Appendix O**)
- Shadow Flicker and Blade Glint Assessment (**Appendix P**)
- Water Supply Study (**Appendix Q**)
- Preliminary Construction Environmental Management Plan (**Appendix R**)
- Preliminary Decommissioning Management Plan (**Appendix S**)
- Draft Renewable Energy Planning Code Assessment (**Appendix T**)

2 **Project Context**

2 Project Context

2.1 About Lacour Energy

West Arthur Energy Pty Ltd is the Proponent for the Project and is operated by its parent company, Lacour Energy Developments Pty Ltd (**Lacour Energy**).

Lacour Energy is an independent renewable energy project founded, owned and operated in Western Australia. The company specialises in the identification, design and planning approval of large-scale wind and solar energy projects.

Since 2016, the team at Lacour Energy has developed a portfolio of major renewable energy projects across Australia, including the Kondinin Wind and Solar Farm in Western Australia, and the Clarke Creek Wind and Solar Farm and Banana Range Wind Farm in Queensland. Together, these projects represent more than 1,900 megawatts (**MW**) of approved electricity generation capacity. The first stage of the Clarke Creek Wind and Solar Farm comprising 100 wind turbines (450MW) became operational in 2025.

Lacour Energy places a strong emphasis on compliance with all relevant legislative and regulatory requirements, supported by proactive and transparent engagement with landowners, communities and other stakeholders. Lacour Energy is committed to delivering long-term benefits for local and regional communities while contributing to renewable energy generation and climate policy objectives at the local, State and Commonwealth levels.



2.2 Regional Context

The Project Area is located within the Wheatbelt South sub-region, a strategically important agricultural region recognised for its strong farming heritage and significant contribution to Western Australia’s grain, livestock and broad-acre cropping industries. The area forms part of the State’s productive agricultural heartland and has an established history of supporting large-scale primary production activities, underpinned by extensive rural landholdings and associated agricultural infrastructure.

Situated within the Shire of West Arthur, the Project Area extends generally from Coalfields Road to the north, Schinzig Buller Road to the east, Bowelling Duranillin Road to the south, and Rajander Road to the west. The locality benefits from strong regional transport connections, with direct access to the surrounding road network and proximity to key freight corridors, including Coalfields Highway, facilitating connectivity between the Wheatbelt, South West and Great Southern regions.

The Project Area is approximately 80 kilometres (**km**) east of Bunbury and 40km east of Collie and is located in proximity to the town of Darkan, approximately 3km south. Darkan serves as an important local service centre for the surrounding agricultural district and is strategically positioned on the Perth to Albany transport corridor.

The Project Area’s location provides access to established regional infrastructure, labour, services and freight networks, while remaining within a predominately rural landscape characterised by broad-acre farming and dispersed agricultural settlements.

The regional context map for the subject site is provided as **Figure 1**.

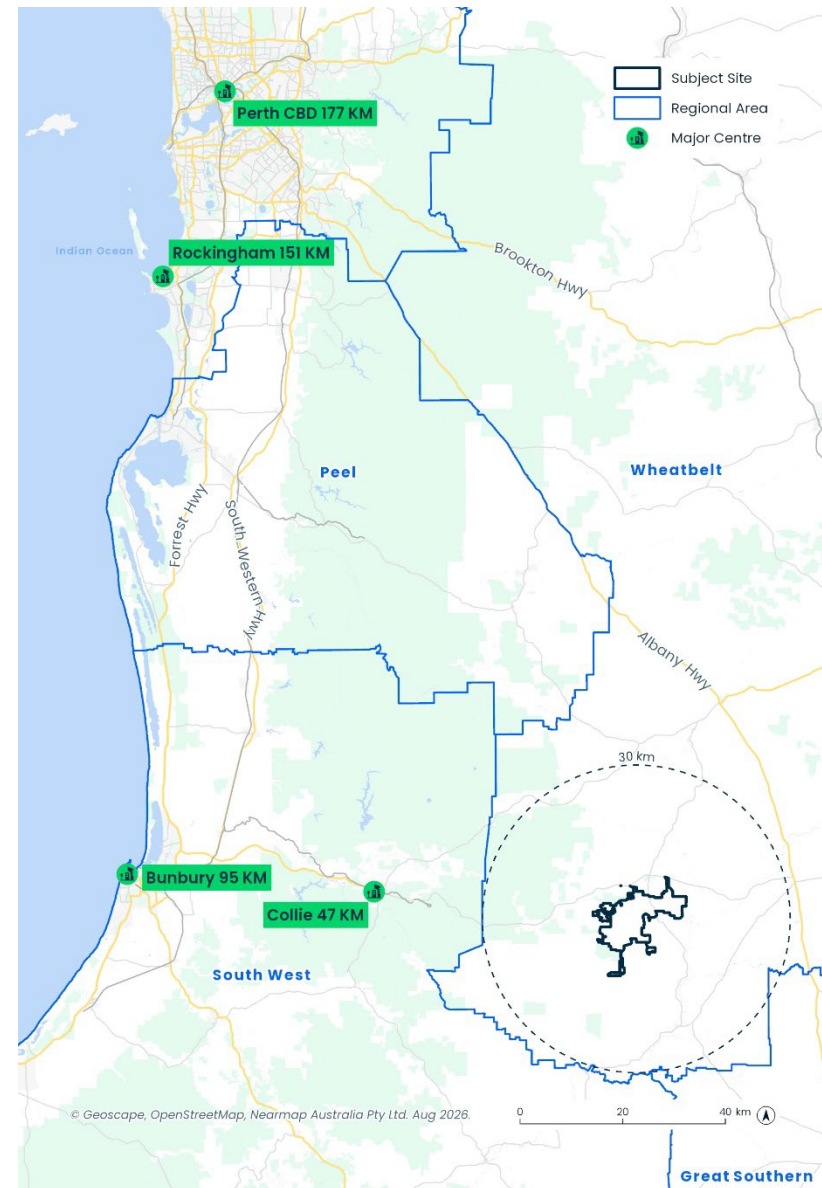


Figure 1: Regional Context

2.3 Local Context

The town of Darkan is the closest settlement to the project area being approximately 3km from the north-east boundary of the subject site. No conservation reserves are within the Project Area.

The Project Area has primarily been developed for agricultural uses including broad acre cropping and livestock consistent with agrarian character of the Wheatbelt region.

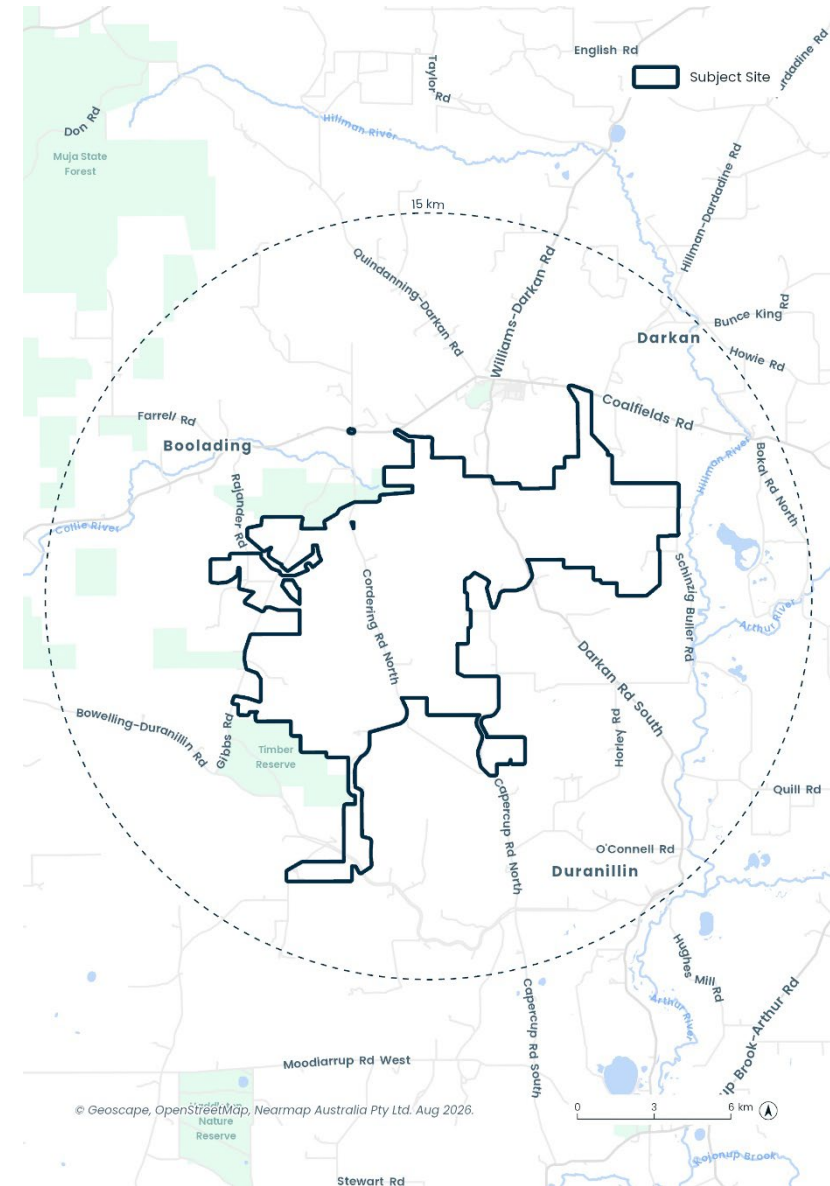
The Collie River extends to the north-west corner of the subject site. The vast majority of the wind farm will be located on cleared land currently being used for agricultural purposes. Along the eastern edge of the wind farm runs the Hillman River with runs into the Arthur River further south.

The site is adjacent to two reserve areas:

- A timber reserve located along the northern boundary,
- A timber reserve located to the southwest of the project area that is adjacent to the proposed transmission line to Western Power's proposed Cordering Terminal Substation.

Key access roads that surround the site include Coalfields Road to the north and Bowelling-Duranillin Road to the south. Key access roads that service the project area include Cordering Road North, Gibbs Road, Capercup Road North, Darkan Road South, and Bowelling-Duranillin Road.

A local context plan is provided at **Figure 2**.



2.4 Site Suitability

The Project Area has been selected by the Proponent following detailed technical, environmental and planning investigations, which collectively confirmed its suitability for a large-scale renewable energy development. Key location and site characteristics that support the project include:

- **Wind resource:** Strong wind conditions, supported by a favourable diurnal wind profile that aligns with electricity demand patterns and supports efficient, consistent energy generation. Expected wind speeds are being verified through long-term wind monitoring.
- **Network connection:** Proximity to Western Power’s proposed Cordering Terminal substation, also known as T6, which is being delivered as part of Clean Energy Link East and is located near the southern boundary of the site. Connection opportunities and constraints have been considered across potential connection points.
- **Landform and topography:** The site is largely open and gently undulating, supporting efficient turbine placement, construction access and ongoing operation.
- **Road access and construction logistics:** Established access to the regional road network supports the delivery of turbine components and construction materials from Bunbury Port, with only limited and localised road upgrades anticipated.
- **Land access:** Support from potential host landowners provides a suitable basis for progressing the Project.
- **Environmental considerations:** Potential environmental impacts have been informed by desktop assessments, field surveys and publicly available data.
- **Community considerations:** The site provides sufficient area to accommodate a wind farm with appropriate setbacks, including a 1.5-kilometre setback to non-host residences.

Based on this assessment, the Project Area was identified as the most suitable site. A site aerial plan is provided at **Figure 3**.



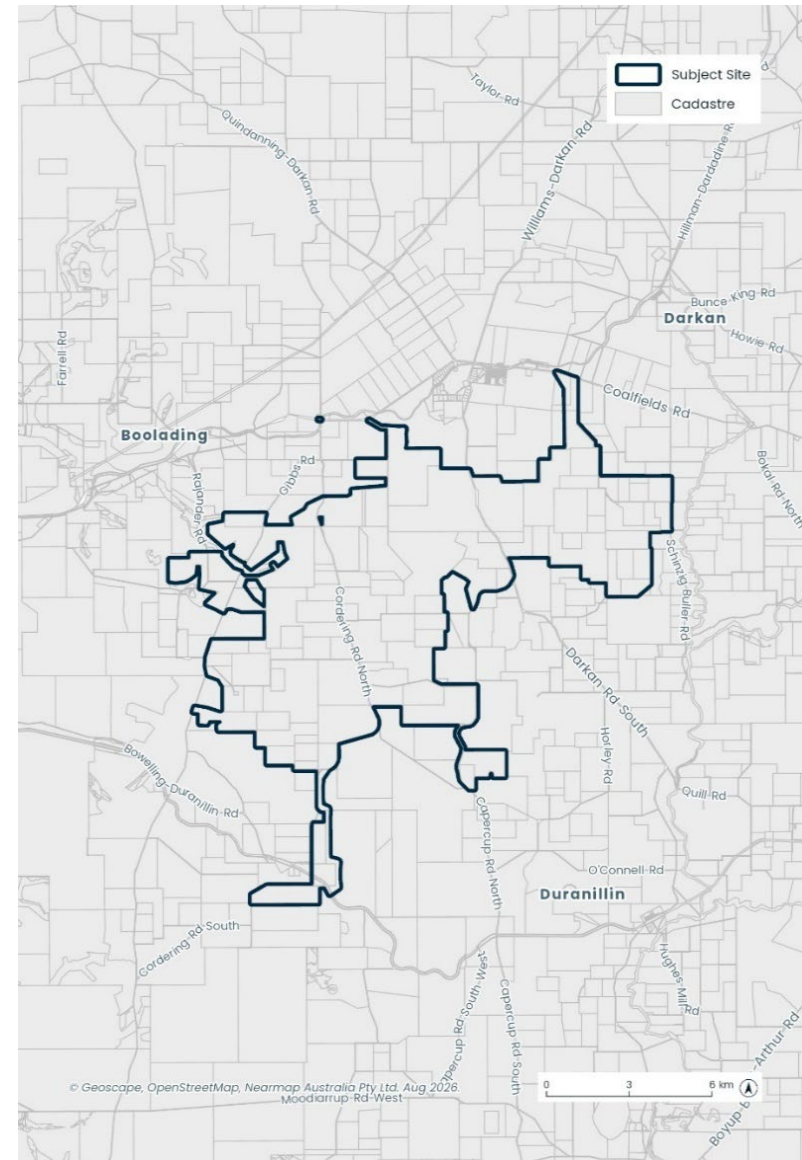
2.5 Site Description

The Project Area is comprised of 103 participating properties which are depicted on the cadastre map (**Figure 4**). All infrastructure is on freehold land, except for underground cables, which crosses road reserves, and high voltage transmission lines which cross road reserves, rail reserves and a reserve managed by the Department of Planning, Lands and Heritage. The images below show aerial photo of the existing rural land holdings on which the Project will be located.



2.5.1 Lot Details

A table providing the lot details of the subject site is provided in Appendix C.



3 Proposal

3 Proposal

3.1 Overview of Project

The Proponent is seeking development approval for an Integrated Wind Energy and BESS Facility. This section provides an overview of the key components of the proposal, including the proposed WTGs, BESS, associated electrical and support infrastructure, site access and internal road arrangements, and the key aspects of construction and establishment of the Project. A detailed description of permanent and temporary infrastructure of the Project is outlined in **Section 3.2**.

A table providing an overview of the project is provided at **Table 1** below.

Table 1 – Project Overview

Infrastructure	Proposed
Wind Turbine Generators	Up to 92 WTGs each with a likely generation capacity between 6 and 8MW. Maximum tip height of 253 metres above ground level.
Battery Energy Storage System (BESS)	There is a proposed Battery Energy Storage System (BESS) which has a capacity of up to 500 MW with 8 hours energy storage 4000 MWh and occupy an area of up to 26 hectares adjacent to the project substation.
Substation and Network connection	At the Substation the electricity voltage is transformed to a high voltage (330kV) and exported to the Western Power network via a high-capacity double circuit 330kV overhead powerline to the Clean

Energy Link Stage 1 Cordering Terminal substation.

Electrical reticulation

Medium voltage cables, that are generally underground, connecting the WTG and BESS to a substation which is located off Cordering Road North in the centre of the project site.

Permanent operation and maintenance facilities

The project will be operational for at least 30 years, with an Operations and Maintenance area has offices, stores and workshops located alongside the wind farm substation area on Cordering Road North.

Other

Up to 11 permanent meteorological masts
Underground Communication cables
Access Roads and crane hardstands
Temporary construction infrastructure
Temporary meteorological masts

All host landowners (landowners within the boundary of the Project Area) have been involved in agreeing the location of the wind turbines, access roads and powerlines to minimise impacts on farming operations. A constructability assessment has also been undertaken for all turbine positions, ensuring there is sufficient room for temporary crane and turbine assembly areas to build project.

During construction, most of the deliveries will take place via Cordering Road North and there are several Temporary Construction Compounds, Temporary Concrete Batching Plants, Temporary Laydown Areas across the site that will be used during construction and rehabilitated at the end of construction.

Once a WTG reaches the end of life, typically they are decommissioned and recycled, with site fully rehabilitated. Alternatively, the Project Area may be repowered with replacement WTGS.

3.1.1 Development Envelope and Indicative Layout

The Project Area or Development Envelope covers 10,997 hectares and includes all lots and reserves forming part of the development application. It is predominantly agricultural, with approximately 9,047 hectares used for agricultural purposes.

The Disturbance Footprint is the part of the Project Area that will accommodate the Project's physical infrastructure, including WTGs and pad sites, access tracks, transmission lines, access roads and tracks, the substation, BESS facilities, operational building and workers' accommodation. The Disturbance Footprint covers 566.13 hectares, representing approximately 5% of the agricultural land within the Project Area.

Approval is sought for the micro-siting of each WTG and meteorological mast within a radius of up to 300 metres from its indicative location, provided that the relocated infrastructure remains within the approved Development Envelope, maintains all approved dwelling, road and property-boundary setbacks, does not increase approved native vegetation clearing, and remains consistent with the assessed noise, shadow flicker, aviation, heritage, bushfire, environmental and visual-impact outcomes.

Detailed plans for the Project Area, Disturbance Footprint and indicative layout of the Project including proposed infrastructure locations, is shown on the Development Plans provided in **Appendix B** of this report.

Figure 5 illustrates the Development Envelopment, Disturbance Footprint and Indicative Layout.

3.2 Project Description

3.2.1 Permanent Infrastructure

The permanent infrastructure for the Project is designed to ensure efficient, safe, and reliable renewable energy generation, while supporting ongoing agricultural use and minimising environmental impact. A description of the key permanent infrastructure elements of the Project is summarised in **Table 2**.

Table 2 – Permanent Infrastructure

Infrastructure	Key Parameters
Wind Turbine Generators	- Quantity: Up to 92 WTGs - Maximum hub height: Up to 164 m AGL - Maximum tip height: up to 253 m AGL - Minimum tip height: 59 m AGL - Generation capacity: Each turbine between 6 and 8 MW - Final design, including hub height, blade length and maximum tip height is dependent upon outcomes of commercial tender. All turbines will be the same equipment model, size, and will spin in the same direction. The turbines will be of the horizontal axis type, with a rotor consisting of three blades with a maximum rotor so that the tip height does not exceed 253m - Power in generated in the turbine is stepped up to medium voltage via a transformer within the wind turbine, or depending on the turbine model chosen there may be a small self-contained, weatherproof electrical kiosk enclosure to house the transformer, switchgear, and control equipment needed to step up the voltage, located near the turbine tower on the hardstand.

Refer to **Figure 6** for typical WTG details.

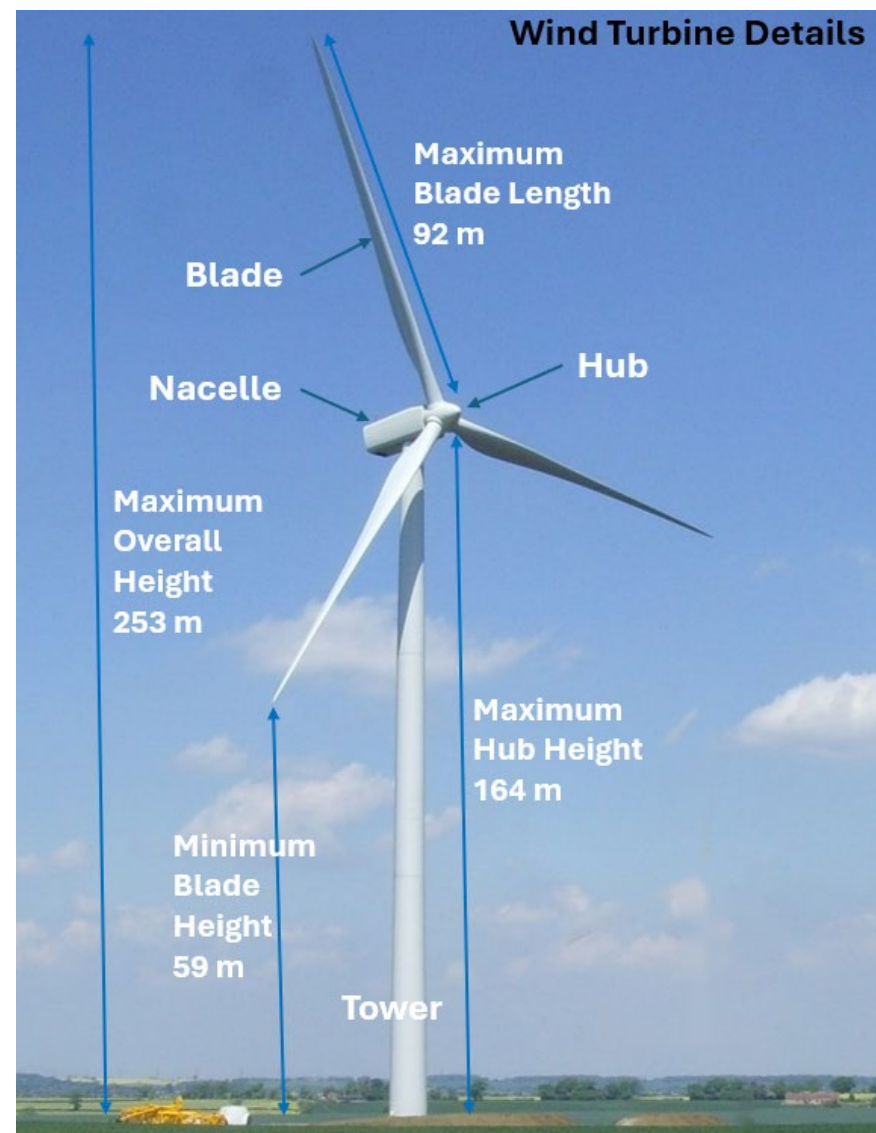


Figure 6: Typical Wind Turbine Details

**Turbine
Hardstands and
Foundation**

- Quantity: Up to 92 permanent gravel WTG hardstands (one for each WTG)
- The hardstand is required for construction and operation and extends to and partially above the turbine foundation.
- Area of hardstand: Approximately 0.65 ha
- The foundation design is subject to further investigation, but typically it approximately octagonal in shape, approximately 25m in diameter and approximately 3.5m depth.

Final design based on turbine model selected and topology at turbine location. Refer to **Figure 7 and 8** below.



Underground Cabling

- Medium and Low Voltage power cables and communication cables will be installed underground (at a depth of between 600 and 1,500 mm) between the turbines and will connect back to the substation and the O&M facility.
- The cables will be laid in cable trenches generally along access roads and buried deep enough to allow for continued agricultural activities. When ground conditions do not allow trenching, there may be situations when cables are mounted on poles to traverse a short section of very hard rock. This distribution poles would be up to 20m in height, similar to existing Western power distribution poles servicing local houses and farms.
- Collector groups of 3- 4 turbines are connected to the same cable back to the substation. Power cables will cross under local roads, in line with the Access and Crossing points. A cable is proposed to run between T43 and T74 within the road reserve of Capercup Road.

Refer to **Figure 10**.



Figure 10: Example of Underground Cabling being Installed

**Meteorological
Mast**

- Quantity: Up to 11
- Height: Up to 164 m
- Mast key features shall be
- Steel lattice guy wired tower.
- Multiple wind and climate measuring devices.
- Aviation light.
- Aviation marker balls.
- Top 1/3 of mast painted red and white in alternating bands.
- Solar panel for powering instruments.
- Stock fencing to protect base of mast and guy wires from livestock

Refer to Figure 11.

**Communication
Tower**

- Quantity: Up to 2
- Height: Up to 65 m tall
- Tower key features shall be
- Steel lattice self-supporting or guy wired tower.
- Multiple microwave transmitter/receivers between 15 m and 65 m.
- Multiple radio transmitter/receivers between 15 m and 65 m.
- Relay and instrument cabinet.



Battery Energy Storage System

The BESS will have a capacity of up to 500 MW/4000 MWh, accommodate an area of up to 26 ha, and may consist of:

- Battery containers.
- Inverters.
- MV transformers.
- Control and switchgear equipment.
- Lightning protection masts.
- Security fencing.
- The final configuration will depend on the equipment supplier selected.

Refer to **Figure 12**.

Substation

- Power and communication cables connect the turbines and BESS to the substation.
- The substation is the central place where all power cables to each string of turbines and the BESS are brought together. The substation converts power generated from the BESS and Wind Farm at medium voltage to 330 kV when is then transported via overhead 330kV transmission lines.
- The wind farm substation, O&M facility and BESS are located close together. The substation occupies an area of up to 7 hectares.
- Lightning protection masts.
- Communication tower
- Security fencing.
- The substations will include equipment for protection, Supervisory Control and Data Acquisition (SCADA), metering, transformers and communications.

Refer to **Figure 13**.



Figure 12: Example of a Battery Energy Storage System



Figure 13: Substation

O&M Buildings

- Transportable, modular or field erected office building including offices, IT servers, first aid room facilities, showers, locker room and facilities.
- Height: Up to 6 m
- Field erected portal frame stores and workshop with clad finish. Building will house spare equipment, workshop, facilities.
- Height: Up to 10 m
- Rainwater will be harvested from the roof for grey water and ablution purposes. Potable water will be either trucked in or via existing property water supply.
- Effluent will be to a septic tank, with leachate drain/soak way. Located in a fenced O&M Compound up to 5 hectares in size.

Refer to **Figure 14**.



Figure 14: Example of O&M Buildings

Site Entries

- The site access strategy will see the use of a single location off Cordering Road North for access either side by heavier vehicle movements associated with large indivisible components such as turbine blades and tower components.
- There will be a key access location off Cordering Road North for the main Operations and Maintenance compound, BESS facility and temporary Workforce Accommodation facility.
- The project will have a total of 25 proposed connections into the existing road network (Gibbs Road, Cordering North Road, Capercup Road, Darkan South Road, Schinzig Buller Rd and Beer Bottle Road) with the majority of the proposed connections being existing field access tracks or crossovers.
- There may be reduced overall impacts in accessing part of the Eastern end of Project via Beer Bottle Road, which can be considered further during the detailed design phase and outlining in the Traffic Management Plan.

Refer to **Figure 15**

Stock Fencing and Gates

Stock fencing including gates and cattle grids, may be installed, as agreed with host landowners, where paddock delineations are changed due to the presence of access roads and other wind farm infrastructure.

Refer to **Figure 16**.



Figure 15: Example of Site Entry



Access Tracks

- Access tracks around 8– 10 m wide but may be wider on bends connecting infrastructure within the Project area. Access tracks are in areas agreed by host landowners. Regular passing places and turning areas will be installed where required. Roads are not proposed to be sealed and will be constructed from locally sourced aggregate/gravel.
- Drainage channels will be located on either side of the road as necessary.
- Underground power and communications cables will typically be laid alongside access roads.

Refer to **Figure 17**.

**Remote
Firewater Tanks**

- The Project will require multiple tanks installed throughout the development area, each with a minimum capacity of 50Kl. The following requirements apply:
 - Tanks must be installed reasonably adjacent to either external access points (to public roads), or to internal access points (near gated lot boundaries).
 - Tanks should be accessible within 10 minutes from a wind turbine location.
- Tank sizing will be determined as part of final design to ensure compliance with all applicable laws and guidelines.

**Turkey Nest
Dams**

- Earth walled turkey nest dam with lining, created to provide onsite water inventory and ensure security of supply, with locations agreed with host landowners.
- The turkey nest dam will be primarily used during the construction stage however may be left in place should a permanent beneficial use be identified for it.

These permanent facilities are essential for the long-term operation and maintenance of the wind farm, ensuring reliable energy production and integration with the surrounding landscape.



Figure 17: Example of Proposed Access Tracks

Infrastructure

Key Parameters

Transmission Line and Towers

- Up to 15km of double circuit high-capacity 330 kV overhead powerline will connect the substation in the centre of the Project site to the proposed Western Power Cordoring substation located at the southern boundary of the site.
- A 70-metre-wide corridor to locate the power line and structures is required. The line design will meet Western Power requirements.
- The overhead line will typically be supported on pole tower structures between 40 metre and 60 metre tall at typical intervals between 250 and 450 metre intervals.
- Reduced spans between towers may be required near crossings of creeks and roads and where there is a change in direction.
- To minimise impacts to native vegetation, there are specific locations (road reserves, railway reserve and DPLH reserve) along route, where mature vegetation will be spanned by powerlines and the vegetation beneath will not be cleared. In these locations pole tower structures are increased in height (up to 20 metres) to allow for sufficient clearance from the lowest line conductor to the existing native vegetation. There may opportunities to span other areas of native vegetation within the route, which will be identified during detailed design.
- There may be locations that a lattice tower is required to provide for greater spans up to 650m, allow greater changes of angle in the line, or to span more significant areas vegetation. These lattice towers are typically 60 – 80 metres tall.

- Tower structures may be higher in places to clear mature vegetation in places to clear.

See **Figure 18** and **Figure 19**.



Figure 18: Transmission Lines

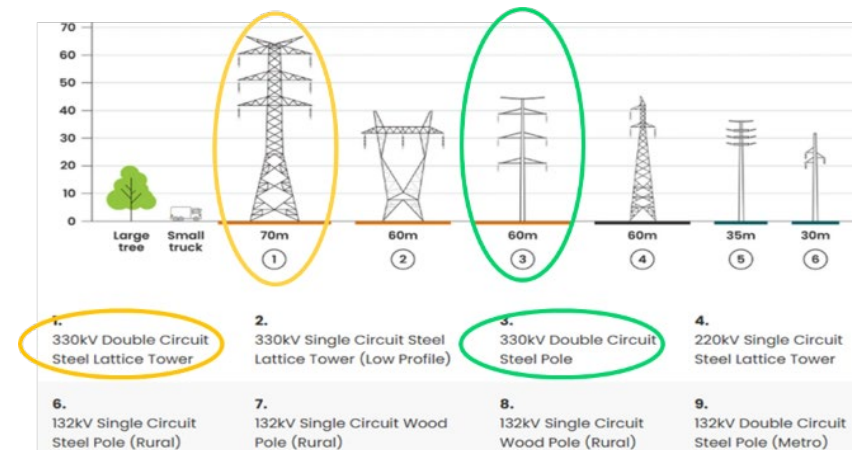


Figure 19: Typical standard Western Power Transmission Structures (330kV double circuit options circled)

3.2.2 Temporary Infrastructure

Temporary infrastructure is established during the construction phase to support the delivery, assembly, and installation of wind turbines and associated facilities. These elements are removed or reinstated upon completion of construction. A description of the key temporary infrastructure elements of the Project is summarised in **Table 3**.

Table 3 – Temporary Infrastructure

Infrastructure	Key Parameters
Contractors Compound/Site offices	• The construction contractor's compound is intended to house temporary office and stores buildings/containers (site offices, first aid facilities, canteen facilities, waste disposal and toilets). • Power will be provided by temporary generators, while water and sewage will be trucked in and out. • The compound will also include a large, graded area/hard stand with 1.8 m cyclone style fencing intended for the safe storage of tools and equipment; storage areas for plant, fuel storage, material and components; wash down facilities; and sufficient parking for the workforce, deliveries and visitors. However, it is likely that temporary office / lunchrooms and ablutions may also be established on turbine hardstands during the construction period. equipment and materials • Quantity: Up to 6 • Size: Each sized between 1-4 hectares up to a total of 12 hectares Refer to Figure 20.



Figure 20: Example of Site Offices

Laydown Area

- Graded area/hard stand intended for the safe storage of equipment and materials, including oversize items such as wind turbine blades and tower sections. Area may also include temporary transportable toilet facilities and shaded/refuge area for workers.
- Quantity: Up to 7

Size: 1 Each sized between 1-7 hectares up to a total of 17 hectares. Refer **Figure 21**.

Temporary Accommodation

The temporary accommodation camp would have a capacity of 300 persons, consisting of modular/transportable buildings and include:

- 60 x 5-person en-suite accommodation
- laundry building
- kitchen/diners
- wet mess
- sheltered dining area
- recreation facility
- medical facility
- gym
- toilet facilities
- camp management office
- Wastewater treatment facilities
- Diesel generators
- Parking
- Security for site access and egress
- Size up to 13 hectares

Refer to **Appendix B**.

Site Security and Access Areas

- Graded area/hard stand intended to house transportable security personnel hut, vehicle inspection area and washdown facilities.
- Quantity: Up to 5

Size: 25 x 25 m



Figure 21: Example of Laydown Areas

**Concrete
Batching Plants**

- Concrete batching plants will be established and disassembled at several of these compound areas as the project progresses through the construction period.
- Concrete truck loading hardstands.
- Loading bays.
- Hoppers.
- Cement and admixture silos.
- Water tank.
- Stockpiles for aggregate and sands.
- In-ground water recycling/first flush pit.
- The batching plant will comprise of mobile units, and final design and arrangement will depend upon local rental supplier availability during construction.
- Quantity: Up to 4
- Size: Each sized between 3-5 Hectares up to a total of 17 hectares

Refer to **Figure 22**.



Figure 22: Example of Concrete Batching Plant

**Temporary
Crane and Wind
Turbine
Assembly Area**

- Temporary cleared and partially graded areas will be constructed at each turbine during the construction phase to support the construction of the crane boom and for the laydown of the blades prior to lifting into place.
- Each potential turbine supplier has their bespoke arrangements. The project has been designed to accommodate all possible supplier requirements.
- Size: 2.4 ha Each area

**Wastewater
Management**

- Wastewater effluent generated during construction will either be captured in holding tanks and taken offsite for treatment and/or disposal at an appropriately licensed facility; or
- discharged to and treated in an onsite wastewater treatment system in accordance with relevant permits and licences.

**Temporary
Meteorological
Masts**

- Quantity: Up to 11
- Height: Up to 164 m
- Mast key features shall be
- Steel lattice guy wired tower.
- Multiple wind and climate measuring devices.
- Aviation light.
- Aviation marker balls.
- Top 1/3 of mast painted red and white in alternating bands.
- Solar panel for powering instruments.
- Stock fencing to protect base of mast and guy wires from livestock

These temporary facilities are critical for efficient and safe construction and are designed for removal or land reinstatement to restore the site for its intended long-term use.

3.3 Design Development and Iteration

The Development Envelope and indicative layout reflect the outcomes of a detailed siting process which balances geographic, technical, planning, environmental, social and economic considerations to define an appropriate area for the Project. This section of the report describes the design rationale for the Project and the indicative layout, including:

- Indicative WTG layout
- WTG setbacks
- Vegetation clearing
- Powerline route development
- Clean Energy Link – East
- Ongoing detailed design development

3.3.1 Indicative WTG Layout

The indicative layout of the Project (shown in **Figure 5** and **Appendix B**) including WTGs which have been positioned to take advantage of the predominant wind direction and are spaced around 5–6 rotor diameters apart in the predominant wind direction and 2.5–4 rotor diameters in the perpendicular direction.

WTGs are sufficiently spaced so they minimise turbulence and wind energy loss between turbines. For a rotor diameter of up to 184m, spacing between turbines in the predominant wind direction can be between 900m and 1,100m.

Where there are no external constraints, such as topography, boundary setbacks, separation distances to dwellings, vegetation or agricultural operations, WTGs can generally be arranged in a grid-like layout. In practice, however, turbine layout is influenced by a range of competing site-specific factors, including sheds, laneways, contour banks, dams and other land management features.

The Projects seeks to minimise disruption to existing farming operations where practicable. This includes seeking to locate turbines and associated infrastructure close to existing paddock edges where possible. However, this is

not always achievable due to factors such as paddock boundary vegetation, required turbine spacing and other technical constraints.

Each WTG requires permanent gravel access roads and hardstand areas to support construction, operation and maintenance. The access tracks must accommodate the movement of oversized turbine components, which require larger turning radii than typical agricultural machinery. For example, the swept path of a turbine blade through a 90-degree bend may require the access track to extend further into a paddock to allow the turn to be safely completed.

In addition to the permanent gravel hardstand, which is approximately 55 metres by 90 metres, each turbine location also requires a larger temporary crane pad and turbine assembly area during construction. These temporary areas are approximately 230 metres long by 90 metres wide and must be kept clear of obstacles to allow turbine components to be assembled and lifted into place (refer to **Figure 23**).



Figure 23: Turbine Erection Process

Minimising impact in vegetation from access roads, permanent crane hardstands and temporary assembly areas is a key design consideration.

Where WTG are centrally located efforts been made through landowner consultation to minimise impact on cropping operations.

3.3.2 WTG Setbacks

The WTGs are setback at least 1,500 metres from a non-host landowner residence, and at least 1,200 metres from a host landowner residence. They are at least 279 metres (Tip Height 253m + 10% of tip height) from trafficable roads and neighbouring farmland.

Reduced setbacks have been applied to some State Government-owned or managed land where that land is not used for farming or recreation. This includes reserves and land managed by the Water Resources Ministerial Body that has been replanted with native vegetation or used for plantation purposes.

Where a reduced setback applies, turbines have been positioned so that the blades do not cross the property boundary. A minimum setback of 92 metres has been applied from these State Government land parcels.

WTG positions are located at least 30m away from vegetation, to minimise bushfire risks. Setbacks to unconstructed road reserves have not been considered noting these areas are being used for farming activities however no WTG are located over any unconstructed road reserves.

Figures 24, 25 and 26 provide a detailed analysis of the setbacks and positioning of the WTGs relative to the Project Area boundary, road reserves, and host and non-host dwellings. The analysis demonstrates that the Project has been designed to minimise impacts on surrounding land uses while achieving an optimal turbine layout.

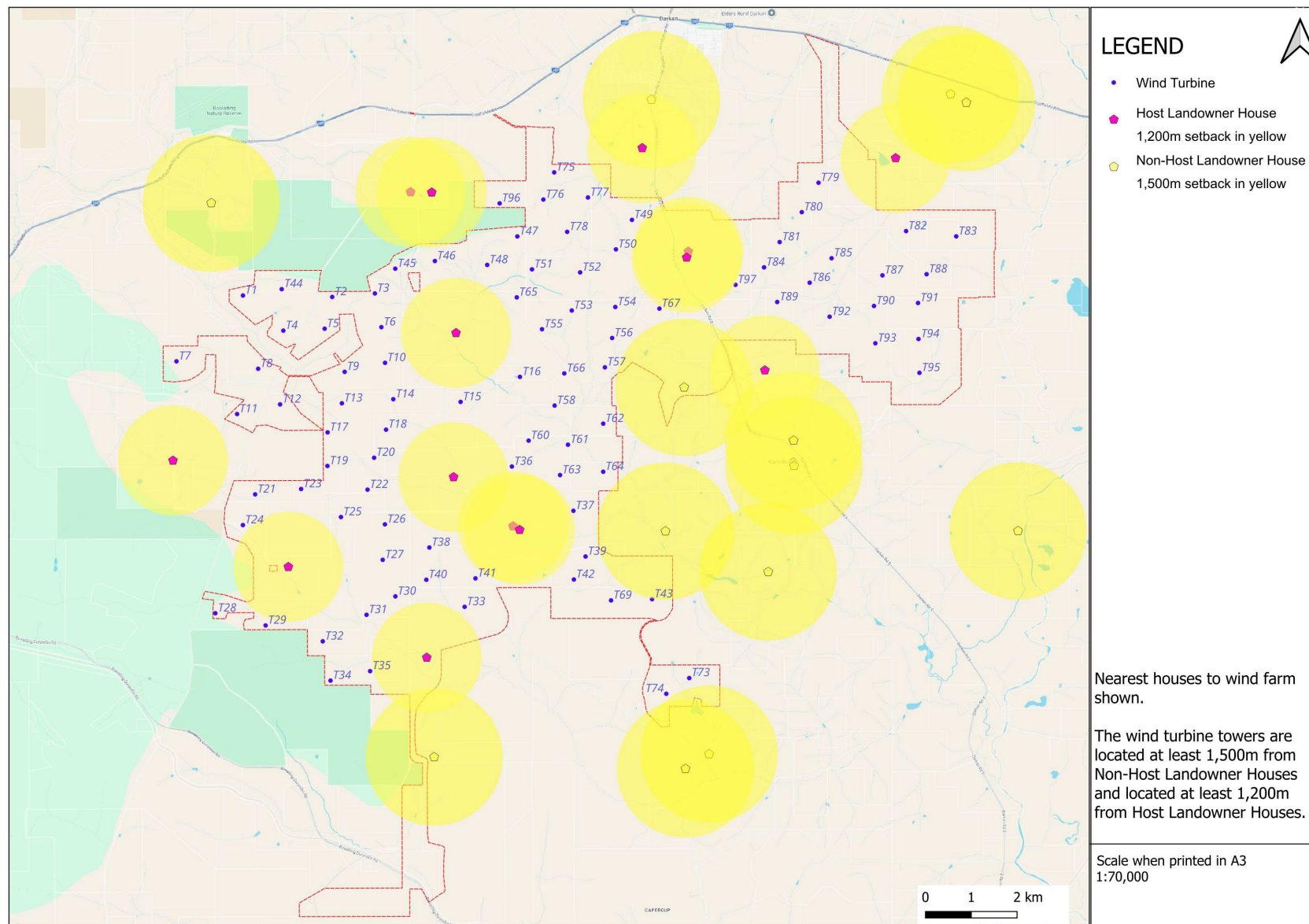


Figure 24: Setbacks to Dwellings

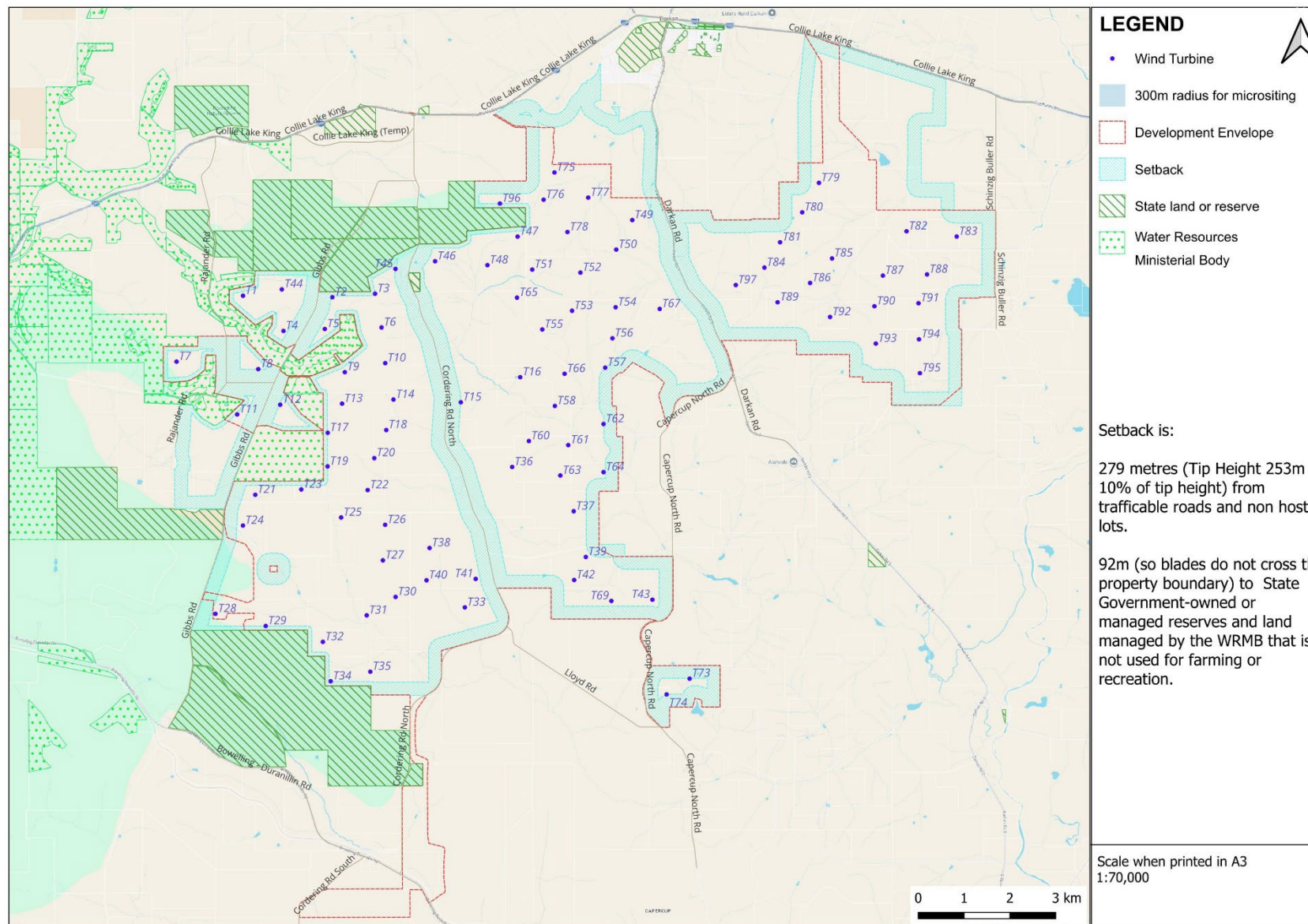


Figure 25: Setbacks

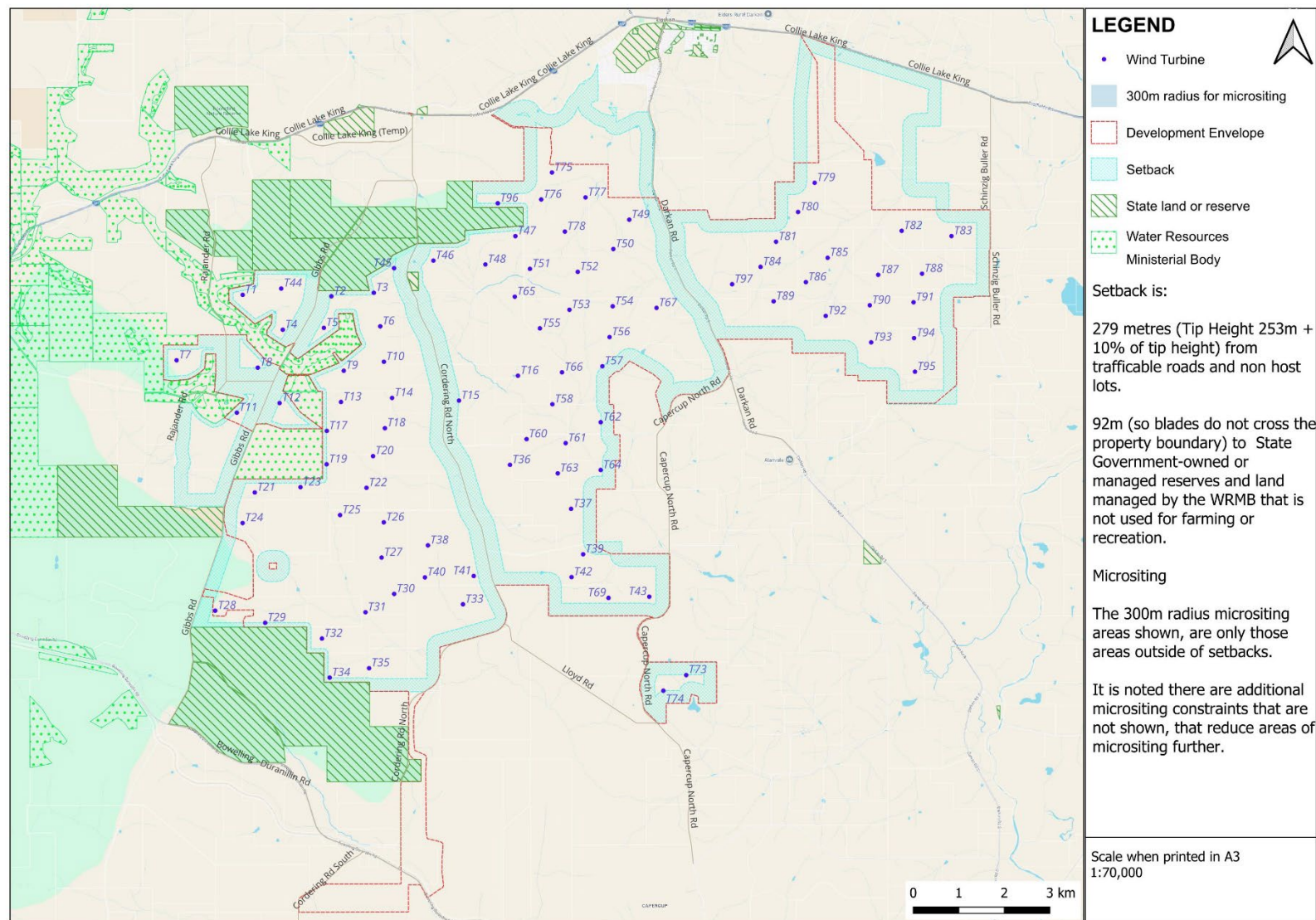


Figure 26: Micro-siting approach

3.3.3 Vegetation Clearing

WTGs have been located outside of vegetated areas; however, some infrastructure such as roads, cables and powerlines cannot always avoid vegetation.

The 70-metre-wide powerline corridor between the Project substation and Cordering Substation crosses a number of areas of mature native vegetation. Typically, powerline routes clear vegetation to ground, to ensure that powerlines have sufficient electrical clearance from vegetation. However, the Proponent has worked with Western Power on the design of the route to allow for spanning of areas of mature native vegetation, through a combination of different tower design, or positioning towers closer to vegetation to achieve the powerline clearances required.

3.3.4 Powerline Route Development

Preliminary investigation considered a number of powerline routes back to the Muja and Shotts terminals.

Muja and Shotts Terminal substations are located to the west near Collie and are surrounded by a combination of state forest, plantations, conservation areas, and farmland. Desktop due diligence has informed the powerline routes for this Project.

Consultation with managers of State Government-owned land and private landowners identified several possible transmission routes for the Project. A key theme raised through this consultation was the cumulative impact of multiple renewable energy projects in the region each developing separate transmission lines to connection points such as Muja or Shotts.

This consultation indicated that, where practicable, wind farm developments in the region should seek to share transmission infrastructure rather than develop separate powerlines for each renewable energy facility. This would reduce the overall number of transmission corridors required and assist in minimising cumulative impacts on landowners, farming operations and the broader landscape. This feedback has been provided to Western Power for

consideration as part of ongoing network connection and transmission planning discussions.

3.3.5 Clean Energy Link – East (Stage 1)

Western Power is progressing the Clean Energy Link – East Stage 1 project to expand the transmission network east of Collie and support the transition to renewable energy generation across Western Australia (refer to **Figure 27**). The project forms part of the State Government’s broader vision to position Western Australia as a leading renewable energy producer and support the achievement of net-zero emissions by 2050 and is backed by the Western Australian Government’s \$1.4 billion Clean Energy Fund.

Stage One will expand the network with:

- A new terminal south of Darkan (named Cordering Terminal) to provide a key connection point for renewable energy developments in the region
- Two new double-circuit 330kV transmission lines connecting the proposed terminal to the existing Muja and Shotts terminals

This Project is strategically positioned to connect to the proposed Cordering Terminal substation associated with Clean Energy Link – East. The timing of the wind farm aligns with the planned network expansion and would support the delivery of additional renewable energy generation into the SWIS.

Clean Energy Link East Stage 2 is intended to connect potential future projects developed by other proponents further north-east towards Williams to the Cordering Terminal via a shared transmission line. The Proponent is working with Western Power to ensure the Project’s transmission infrastructure can support this future Stage 2 connection.

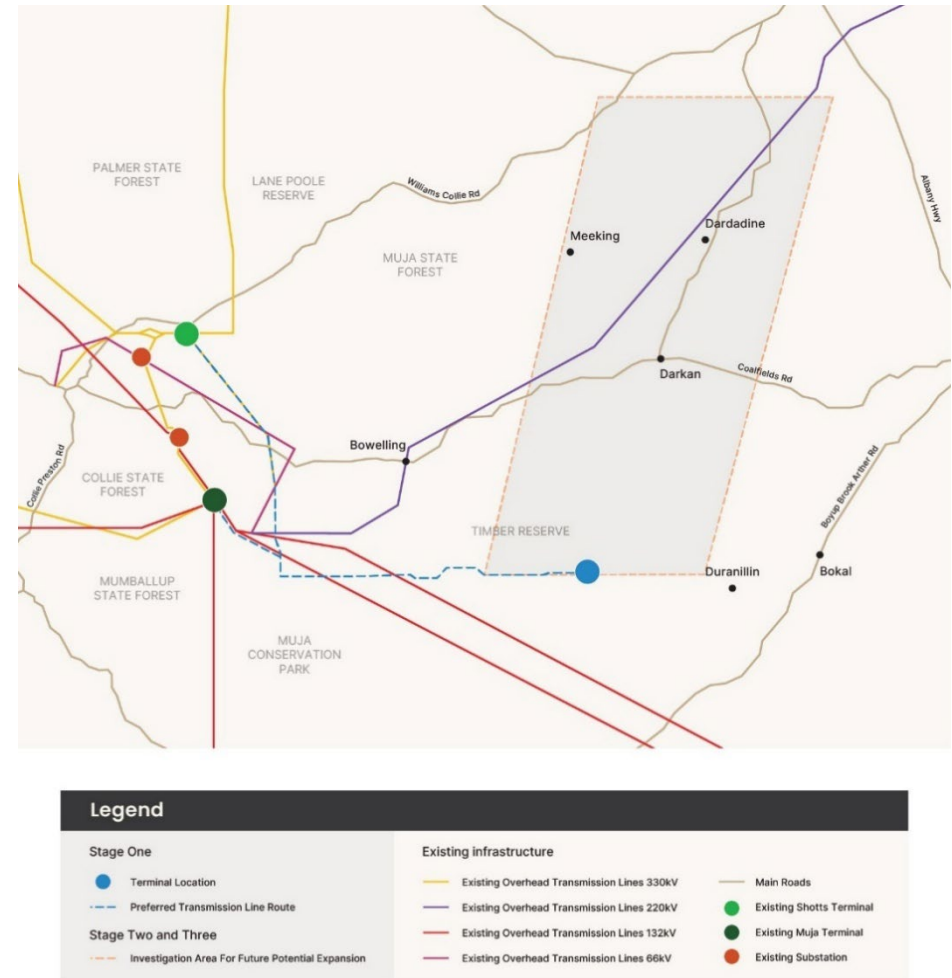


Figure 27: Clean Energy Link – East Project Map. Source: Western Power

3.3.6 Ongoing Detailed Design Development

The WTG and BESS equipment supplier, civil and electrical design-and-construct contractor, crane supplier and ancillary component suppliers have not yet been selected at the time of lodging this development application.

Further detailed design will be undertaken as the Project progresses towards construction. This will occur following completion of the relevant competitive tender processes, including selection of the wind turbine supplier and the civil and electrical contractor.

All Project infrastructure will be located within the approved Development Envelope. The final location and alignment of infrastructure, including access roads, crane hardstands and powerlines, will be confirmed through the detailed design process.

Permanent infrastructure has been positioned to avoid and minimise impacts on native vegetation and other environmental constraints, minimise impacts on waterways and sensitive environmental features.

Notwithstanding the investigations undertaken, the final positioning of infrastructure may require refinement during detailed design and construction. The discovery of previously unidentified Aboriginal heritage sites, geotechnical constraints, drainage features, environmental values or other site-specific considerations may necessitate relocation of infrastructure from its current position to a more suitable location.

It is considered that the overall location of BESS, substation and O&M compound will be unchanged, however the arrangement of these areas within the area will be subject to detailed design.

Changes to access points and egress points and road crossing points, where clearing roadside or boundary vegetation, which has been surveyed, is unlikely to occur as the impact has been assessed and therefore its position will remain fixed. Access points and egress points and crossing points that occur in unvegetated areas may move to accommodate further detailed design. Any changes to the access points will be in conjunction with a Traffic Management Plan.

Gravel access roads, and underground cabling may move within the Development Envelope, to accommodate further detailed design, subject to any agreement by the host landowners, where detailed design roads can be better designed to minimise overall environmental impacts and improve project economics.

The 92 WTG and up to 11 meteorological masts are visible above ground structures, and the turbine foundation location, permanent hardstand, temporary crane and wind turbine assembly area will be subject to further detailed design. Previous approvals in Western Australia have granted approval for a total number of turbines in the Project Area so that the final project design build can respond to changes during detailed design.

Given the size of temporary crane and wind turbine assembly area required for construction, (up to 250 m) the wind turbines require the flexibility to be moved (micro-sited) up to 300 m to provide sufficient flexibility to move the turbine. This turbine micro siting is limited to the extent that setback distance to residences (non-host 1,500m and host 1,200m) and to lot boundaries and roads continue to be met as well as no increase in native vegetation clearing and compliance in impacts on noise, shadow flicker, environmental and landscape outcomes.

3.3.7 Project Staging

The Project may be built in full or partially and in one or more stages over time. The size of each stage of the Project will be dependent on the market demand for energy supplied from wind turbines and BESS over time at an economic value to the market.

It is forecast that electrical demand is growing over time, and the capacity of the Western Power network to transport electricity is also increasing as Clean Energy Link East Stage 2 is built out in the future.

3.4 Construction Process and Impacts

The Project construction will generally occur in staged phases over an extended period and involves substantial civil, electrical and transport activities across the Project Area.

Construction impacts are temporary and capable of being appropriately managed through standard approval conditions. It is recommended that any development approval include a condition requiring the preparation and approval of a Construction Environmental Management Plan (**CEMP**), prior to commencement of works.

The CEMP will address vegetation clearing and ground disturbance, flora and fauna management, surface water management, noise and vibration management, weed, pest and disease management (including dieback, if required), aboriginal heritage management, waste management, air quality and dust management, hydrocarbon and chemical management, fire and emergency management and demobilisation and rehabilitation, to the satisfaction of the responsible authority.

Table 4 provides a summary of the construction process, works timing and environmental controls that are typically addressed through the CEMP:

Table 4: Summary of General Construction Process

Construction Element	Summary	Management Response
Site establishment	Temporary compounds, offices, fencing, laydown areas, storage, signage and services.	Managed through defined work areas, inductions, access controls and reinstatement requirements.
Civil and enabling works	Clearing within approved areas, topsoil stripping, earthworks, access tracks,	Minimise disturbance, utilise existing on-site sources and cleared areas, protect no-go

	hardstands, foundations and drainage works. Source road base/gravel for the Project from within the Project Area or from commercial sources where specifications required	areas, manage erosion and sediment, and progressively rehabilitate disturbed land.
Roads and transport	Internal access tracks, local road or intersection upgrades, heavy vehicles and oversize overmass turbine deliveries.	Implement traffic management, permitted haulage routes, road authority consultation, scheduling controls and community notification.
Electrical works	Underground cabling, overhead transmission lines substations, switching stations and grid connection works.	Use defined work corridors, service protection, spoil management, safety procedures and commissioning controls.
Turbine installation	Foundation curing, component delivery, crane assembly, turbine erection and commissioning.	Manage dust, noise, vibration, stormwater, traffic, crane safety and works near sensitive receivers.
Water and wastewater	Construction water will be required for dust suppression, concrete batching and curing, compaction works, site amenities and workforce needs. Potential sources may include licensed local extraction, commercial suppliers, existing farm dams	Confirm lawful and sustainable water sources, comply with licensing requirements, minimise potable water use, monitor volumes, reuse captured water where feasible, and manage storage, transport and

	by agreement and municipal supply where available.	wastewater disposal through the CEMP.
Environmental controls	Dust, noise, erosion, water quality, biodiversity, biosecurity, spills, heritage and waste risks.	Document controls in a CEMP, including monitoring, no-go zones, hygiene measures, spill response and unexpected finds procedures.
Equipment and machinery	Earthmoving plant, cranes, concrete trucks, oversize transport, trenchers, generators and commissioning vehicles.	Manage equipment to minimise safety, noise, dust, traffic, fuel and spill risks.
Timing and staging	Construction is expected to occur in stages over approximately 24 months, subject to final design, procurement and weather conditions.	Stage works to manage cumulative impacts, seasonal constraints, any ecological requirements and turbine delivery logistics.
Rehabilitation	Removal of temporary facilities and reinstatement of areas not required for operation.	Undertake progressive rehabilitation and stabilisation during and after construction.

4 Community and Stakeholder Engagement

4 Community and Stakeholder Engagement

Community and stakeholder engagement has been a central component of the Project since its inception, informing project planning, design development and environmental assessment.

Consistent with the Engagement Strategy and Outcomes Summary prepared for this Project (refer to **Appendix D**), engagement has focused on fostering transparent, respectful and ongoing dialogue with affected landholders, the local community, Traditional Owners, government agencies and other key stakeholders.

The engagement has been guided by the principles of early engagement, accessibility, responsiveness and relationship building, with the objective of ensuring local knowledge, opportunities and concerns are understood and considered throughout the Project's development.



Figure 28: Lacour at the Darkan Sheepfest 2026

Engagement activities commenced in 2022 and have continued throughout the feasibility and assessment phases of the Project. Key stakeholder groups include host and neighbouring landholders, the Shire of West Arthur, State and Federal government agencies, the Gnaala Karla Booja Aboriginal Corporation (**GKBAC**), local businesses, community organisations and the broader regional community.

Engagement has been undertaken through a variety of channels, including one-on-one meetings, government agency briefings, community forums, community information sessions, newsletters, website updates, attendance at local events, correspondence and ongoing project consultations.

A significant focus has been placed on community engagement. The Proponent has participated in Shire of West Arthur-led renewable energy forums, attended regional agricultural events including Sheepfest and Woolorama, established a dedicated project website, distributed regular project newsletters and held multiple community information sessions to provide project updates and opportunities for discussion. These engagement activities have enabled the Project team to share information, answer questions, understand community perspectives and provide ongoing opportunities for feedback.



Figure 29: Community Information Session May 2026

Engagement has also been undertaken with relevant local, State and Federal government agencies to identify key assessment considerations and approval requirements.

The Proponent has additionally engaged with Traditional Owners through GKBAC regarding cultural heritage matters, heritage survey requirements and broader opportunities for participation and community benefit.

Feedback received through the engagement process has informed the ongoing evolution of the Project and contributed to identifying key matters for assessment, mitigation measures and opportunities for community benefit. A detailed summary of engagement activities undertaken, stakeholders consulted and outcomes achieved is provided in the Stakeholder and Community Engagement Strategy and Outcomes Summary at **Appendix D**.

4.1 Shire of West Arthur Engagement

Engagement by the Proponent with the Shire of West Arthur has been ongoing since 2022. A summary of the key recent engagement to inform this development application is provided below:

- In mid to late-2025, engagement with held with the Shire of West Arthur with respect to an application for development approval with respect to a proposed meteorological mast, to monitor wind conditions to inform this Project. Development approval was received from the Shire of West Arthur in October 2025.
- In February 2026, a pre-lodgement meeting was held between Lacour Energy, the Shire of West Arthur and project consultants to advance the West Arthur Wind Farm into the formal planning phase. Lacour Energy outlined the investigations and stakeholder engagement undertaken since 2023 and confirmed the project layout was being finalised. Discussions focused on turbine siting, access, grid connection and the planning approval pathway, with the Shire acknowledging the proposal as a "use not listed" under the local planning scheme and noting policy support for renewable energy development alongside agricultural activities.

The meeting also considered workforce accommodation, decommissioning, community benefit contributions and project governance. Options for accommodating up to 300 construction workers were discussed, together with the preferred Development Assessment Panel pathway, Shire resourcing requirements and the need for greater certainty around community benefit arrangements. The parties agreed on the value of ongoing collaboration and a clear delivery program to support the next phase of the project.

- On 13 August 2026, a pre-lodgement meeting was held with the Shire of West Arthur to discuss the West Arthur Wind Farm planning pathway, assessment framework and application requirements. Key matters included the Development Assessment Panel pathway, policy considerations, transport and construction impacts, servicing requirements, community engagement and the scope of supporting technical assessments.

The meeting provided valuable feedback on application requirements and key assessment issues, informing the preparation of the Development Application and associated technical reports.

5 **Social Impact and Community Benefits**

5 Social Impact and Community Benefits

The Project has been developed within a policy and community context that recognises both the opportunities and responsibilities associated with large-scale renewable energy development.

Since project inception in 2022, the Proponent has undertaken extensive engagement with the Shire, local residents, businesses, community organisations, government agencies and Traditional Owners to understand local priorities, identify potential impacts and maximise community benefits. This engagement has occurred through community forums, information sessions, newsletters, local events and direct consultation, with details provided in the Stakeholder and Community Engagement Strategy and Outcomes Summary at **Appendix D**.

The Proponent acknowledges the Shire of West Arthur has taken a proactive approach to renewable energy development and was selected by the Western Australian Government as one of only four local governments to participate in the implementation of the State's Community Benefits Guidelines for Large-Scale Renewable Energy Projects. Consistent with this policy direction, community benefit sharing has been embedded into the Project from an early stage, including a publicly committed Community Benefit Fund of \$1,050 per megawatt of installed generation capacity. The fund provides an enduring mechanism to support community-led initiatives and ensure the benefits of the Project are shared locally.

Lacour Energy has also established a Pre-Construction Community Grant Program to deliver immediate benefits during the planning and approvals phase. Funding has already been directed towards initiatives that support community wellbeing, education, social connection and vulnerable community members, demonstrating an ongoing commitment to investing in the local community.

Beyond these initiatives, the Project is expected to generate broader social and economic benefits through local employment, training and contractor opportunities. Engagement with local businesses, service providers and industry groups has informed the establishment of contractor and employment registers aimed at maximising local participation throughout the life of the Project.

The extensive engagement undertaken and the benefit-sharing measures already established have provided a strong understanding of community expectations, opportunities and potential impacts. Through ongoing collaboration with the Shire, community groups, residents, businesses and Traditional Owners, matters including social licence, local workforce opportunities, infrastructure, emergency management and community priorities have informed project development and will continue to guide future decision-making. Accordingly, the proposal aligns with the Shire's community benefit objectives and the State Government's emerging framework for renewable energy community benefits.

While not a statutory requirement, a Social Impact Assessment (**SIA**) has been prepared by the Proponent and is included at **Appendix E**. The SIA concludes that:

- The Project has been informed by extensive community engagement undertaken since 2022, providing a substantial evidence base of community views, concerns and opportunities.
- The Project is expected to deliver positive social outcomes including employment, local business opportunities, economic diversification for host landowners and a significant Community Benefit Fund.
- Potential concerns relating to equity, transparency, decommissioning, housing, road impacts and cumulative effects can be effectively managed through appropriate mitigation measures and the Benefits Sharing Framework.
- Community-identified strategies to manage adverse impacts and enhance positive outcomes have been incorporated into the Project's social impact management framework.

6 Technical Reports

6 Technical Reports

A suite of technical assessments and specialist studies have been undertaken to inform the Project and to assess its consistency with the relevant legislative, policy and regulatory frameworks.

These assessments examine the potential environmental, planning and technical impacts of the proposal and identify appropriate mitigation measures where required. The key findings of these reports are summarised in the following sections, with the full technical reports provided in the appendices to this application.

6.1 Environmental Assessment Report

An Environmental Assessment Report (**EAR**) has been prepared (**Appendix F**) by AECOM to consolidate the findings of the flora, vegetation and fauna investigations and to identify the key environmental considerations relevant to the Project. The EAR will also inform future environmental approval processes under the *Environmental Protection Act 1986* and the *Environment Protection and Biodiversity Conservation Act 1999*.

The environmental assessment is consistent with the objectives of the Shire's Local Planning Policy No. 5 – Renewable Energy Facilities (**LPP5**) and the Draft Renewable Energy Planning Code (**Draft Code**) provisions relating to renewable energy development, which seek to minimise impacts on environmental values through appropriate site selection, design and management measures.

Flora and fauna surveys were undertaken by SW Environmental, Ecoedge and Nature Advisory during 2023 and 2025 to establish baseline environmental conditions and inform the Project design. The investigations confirmed that the Project Area has been substantially modified by historic agricultural activities and is predominantly comprised of cleared farmland. Native vegetation is limited, fragmented and generally associated with drainage lines, road reserves and remnant woodland patches.

No Threatened flora species listed under State or Commonwealth legislation were recorded during the flora surveys. A Commonwealth-listed Threatened Ecological Community and a Priority Ecological Community were identified within the broader survey area and have informed Project design and impact avoidance measures.

The majority (98.98%) of vegetation in the Indicative Disturbance Footprint was mapped as highly modified vegetation (including paddocks, road verges and planted trees) and is in a Completely Degraded or Cleared condition. The Project will avoid conservation significant vegetation through the strategic siting of WTGs and associated infrastructure. However, the Project will require the removal of individual paddock trees and up to 6.00 ha of native vegetation, which is mainly associated with areas required for road crossing or transmission lines, which cannot be avoided.

Fauna surveys identified a range of native species typical of the Wheatbelt and eastern Jarrah Forest interface, including the presence of Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo. Higher value habitat is generally confined to remnant woodland areas, drainage lines and mature paddock trees, while most of the Project Area provides low-value habitat. No confirmed breeding hollows for black cockatoos were identified within the Indicative Disturbance Footprint. Survey findings have informed the Project layout to avoid higher value habitat where practicable and minimise potential impacts on conservation significant fauna.

The EAR concludes that environmental impacts can be appropriately avoided, minimised and managed through Project design, construction management measures and ongoing operational management. This includes implementation of a Construction Environmental Management Plan, fauna management measures during clearing activities, and a Bird and Bat Adaptive Management Plan. Collectively, these measures demonstrate that environmental constraints have been carefully considered in the design of the Project and support the suitability of the site for the proposed renewable energy facility.

6.2 Acoustic Assessment

Marshall Day Acoustic has undertaken a detailed Acoustic Assessment in support of the application (**Appendix G**).

Noise modelling was carried out based on a candidate wind turbine model (Nordex N175 6.8MW) which has been selected by the Proponent as a typical example of the size and type of wind turbines that could be used for this Project. The results demonstrate the predicted wind turbine noise levels from the Project can achieve the Proponent's design objective and are below the base noise level component assessment criterion of 35 dB LAeq at all non-host receivers.

The assessment has also considered operational noise associated with the proposed BESS and substation. Predicted noise levels have been assessed in accordance with the WA Noise Regulations and demonstrate that the BESS and substation are predicted to comply with the most stringent assigned levels at all receivers. Noise from the BESS and substation was shown to have negligible impact on the receiver cumulative noise levels from the Project and would not affect the outcomes of the wind turbine assessment.

The findings of this noise assessment indicate that it is feasible for the Project to be designed and operated to satisfy the nominated criteria. The Acoustic Assessment and the Background Noise Monitoring Report is provided in **Appendix G**.

6.3 Transport Impact Assessment

A Transport Impact Assessment (**TIA**) has been prepared by Flyt to assess the suitability of the local and regional road network to accommodate construction and operational traffic associated with the Project. The assessment was prepared in accordance with the WA Planning Commission's Transport Impact Assessment Guidelines and specifically addresses the transport and access requirements of the LPP 5 and addresses Transport outcomes for oversize overmass (**OSOM**) vehicle movements and workforce accommodation as outlined in the Draft Code.

The TIA considered the transport of wind turbine components, BESS infrastructure, construction materials, workforce movements and ongoing operational traffic. Access to the Project Area is proposed via an established road network, including Coalfields Road and Cordering Road North, with oversized components transported from Bunbury Port using routes previously utilised for similar renewable energy projects. Swept path assessments undertaken for the largest turbine components confirmed that the preferred transport corridors can accommodate oversized loads, subject to detailed traffic management and permitting requirements.

The assessment found that while construction activities will result in increased traffic volumes on sections of the local road network, the existing network has sufficient capacity to safely accommodate the Project, and no significant congestion impacts are expected. Peak construction traffic is estimated to be approximately 350 to 400 vehicle movements per day, dispersed across a large project area and construction period. The inclusion of an on-site workforce accommodation facility will further reduce vehicle movements on the surrounding road network.

Consistent with Draft LPP No. 5 and the Draft Code provisions for renewable energy facilities, the Project incorporates measures to minimise impacts on the transport network and maintain road safety. Recommended mitigation measures include preparation of a Traffic Management Plan, obtaining relevant Main Roads WA permits and approvals, undertaking road condition surveys, implementing appropriate traffic management during oversized load movements, and upgrading key access and crossing locations where required. These measures will ensure the Project can be developed and operated without significant adverse impacts on the safety, function or efficiency of the surrounding transport network.

The TIA is provided in **Appendix H** of this application.

6.4 Visual Impact Assessment

A Visual Impact Assessment (**VIA**) has been prepared by Urbis in accordance with the WAPC Visual Landscape Planning in Western Australia Manual (2007), the Planning Position Statement: Renewable Energy Facilities (2020), and the Clean Energy Council Best Practice Guidelines for Wind Energy Projects.

The VIA concludes that the Project can be appropriately accommodated within the receiving rural landscape, with visual effects generally assessed as low to moderate and capable of mitigation. While the introduction of WTGs will result in a noticeable change, the underlying landscape character, defined by undulating agricultural land, remnant vegetation and woodland, will remain readily recognisable.

Importantly, the VIA demonstrates that the proposal is consistent with the objectives of the Planning Position Statement: Renewable Energy Facilities, which seeks to facilitate renewable energy development in landscapes capable of accommodating visual change while supporting the State's transition to a low-carbon energy future. The assessment has also been undertaken in accordance with the WAPC Visual Landscape Planning Manual, applying established visual catchment, sensitivity and impact assessment methodologies, supported by viewshed modelling and photomontages from representative public viewpoints.

Overall, the VIA concludes that the visual impacts of the Project are acceptable in the context of the receiving landscape and are outweighed by the significant environmental, social and economic benefits associated with renewable energy generation.

The VIA is provided in **Appendix I** of this application.

6.5 Heritage Due Diligence

An Aboriginal and Historical Heritage Due Diligence Assessment has been undertaken by Urbis. The assessment confirmed that the Project is located within the traditional lands of the Wilman Noongar people and identified three known Aboriginal heritage places within the broader Project Area:

- Blackwood River (ACHIS ID 20434), a Registered Aboriginal Heritage Site associated with Creation and Dreaming narratives. The Blackwood River forms part of a broader Noongar cultural landscape and is linked to the Waugal (Rainbow Serpent), a significant ancestral being responsible for creating and maintaining the river system. The site intersects the southern portion of the buffered powerline route.
- Black Wattle (ACHIS ID 4501), a Lodged Aboriginal Heritage Site located within the wind farm area and buffered powerline route. The place is recorded as an artefact scatter, reflecting evidence of past Aboriginal occupation and land use.
- Cordering (ACHIS ID 15997), a Historic Aboriginal Heritage Place recorded as a hunting place. The site is located within the buffered powerline route immediately adjacent to the proposed southern powerline alignment.

The broader cultural landscape is also strongly influenced by the Arthur River (ACHIS ID 37754) and Collie River Waugal (ACHIS ID 16713) heritage systems, which are recognised as culturally significant waterways associated with Noongar spiritual beliefs, travel routes, seasonal movement patterns and Creation narratives. Tributaries of both river systems traverse the Project Area, indicating a broader cultural connection between the landscape and surrounding registered heritage places.

The assessment found that much of the Project Area has been cleared and used for agriculture, reducing the likelihood of heritage values in many locations. However, areas associated with remnant vegetation, waterways, drainage lines and less disturbed land retain a higher potential to contain Aboriginal cultural heritage. The Blackwood River, Arthur River and Collie River

systems are recognised as culturally significant features within the broader landscape and are associated with important Noongar cultural narratives.

From a planning perspective, no State Registered Heritage Places, Local Heritage List places or Heritage Areas were identified within the Project Area. As such, there are no known statutory heritage constraints that would prevent development of the Project. The key planning consideration is ensuring Aboriginal cultural heritage is appropriately identified, avoided and managed throughout project design and implementation.

The assessment recommends further consultation with the Gnaala Karla Booja Aboriginal Corporation and completion of ethnographic and archaeological surveys to inform the final siting of project infrastructure. Where heritage values are identified, impacts can be managed through project design refinement, avoidance of sensitive areas, cultural monitoring during construction, implementation of a Heritage Management Plan, and adoption of chance finds procedures should previously unidentified heritage material be encountered.

Overall, the assessment concludes that heritage values can be appropriately managed through ongoing consultation, detailed site investigations and implementation of standard heritage management measures over the life of the Project

The Aboriginal and Historical Heritage Due Diligence Assessment is provided in **Appendix J** of this application.

6.6 Bird and Bat Adaptive Management Plan

A Bird and Bat Adaptive Management Plan (**BBAMP**) has been prepared by Nature Advisory, which assesses the potential impacts and risks from the Project on threatened and migratory bird and bat species listed under the EPBC Act and/or the BC Act, provides details an effective and efficient monitoring program for the detection of carcasses from turbine collisions including the collection and analysis of mortality data and develops effective

mitigation measures to reduce the risk of turbine collisions to birds and bats, when required.

Based on the baseline surveys conducted at the subject site, collision risks to threatened or migratory bird and bat species listed under the EPBC Act are considered low or very low. The BBAMP establishes a comprehensive adaptive management framework incorporating operational monitoring, mortality assessment, reporting and targeted mitigation measures where required. Implementation of the BBAMP ensures that the potential impacts to bird and bat are low during the operation of the Project. It is expected that undertaking the Project in the BBAMP will be conditioned as part of the Development Approval.

The BBAMP is provided in **Appendix K** of this application.

6.7 Bushfire Management Plan

A Bushfire Management Plan (**BMP**) and Bushfire Risk Report have been prepared by Bushfire Prone Planning and are provided in **Appendix L**. The assessments consider bushfire risk associated with the Project and demonstrate consistency with State Planning Policy 3.7 (SPP 3.7), the Planning for Bushfire Guidelines, LPP 5 and the Draft Code.

While the Western Australian bushfire planning framework provides guidance for development within bushfire-prone areas, it contains limited project-specific guidance for large-scale renewable energy infrastructure such as wind turbines, battery energy storage systems (BESS), substations and associated transmission infrastructure. To supplement the assessment and provide an additional level of assurance, the Project was also reviewed against the Victorian Country Fire Authority (CFA) Renewable Energy Facility Guidelines and Model Requirements (v4.4), which are widely recognised as industry best practice for renewable energy developments.

The assessments considered bushfire risks to and from the Project, including the potential for bushfire impacts on renewable energy infrastructure, emergency vehicle access, firefighting water supply, emergency management arrangements and the risk of fire ignition associated with

project infrastructure. The assessments confirmed that bushfire risk can be appropriately managed through the implementation of asset protection zones, strategic firefighting water supplies, emergency access arrangements, vegetation management, emergency response procedures and ongoing operational controls.

The BMP demonstrates that the Project can achieve the relevant Bushfire Protection Criteria through appropriate siting and design of infrastructure, provision of defensible space around key assets, emergency access, firefighting water supply and ongoing vegetation management. The accompanying Bushfire Risk Assessment concluded that residual risks to people, buildings, wind turbines, substations and battery storage infrastructure can be reduced to acceptable or as low as reasonably practicable (ALARP) levels through the recommended design, construction and operational measures.

From a planning perspective, the assessments demonstrate that bushfire risk does not represent a constraint to development of the Project and that bushfire considerations have been comprehensively addressed using both the Western Australian planning framework and recognised national best-practice guidance for renewable energy facilities. Subject to implementation of the recommended mitigation measures, the Project is capable of operating safely within the bushfire-prone landscape throughout its construction, operation and decommissioning phases.

The BMP, BRR and CFA Assessment is provided in **Appendix L** of this application.

6.8 Surface Water Assessment

A Surface Water Assessment (**SWA**) has been prepared by Water Technology in support of this application. This SWA evaluates flood risk, stormwater management, and drainage impacts for the Project. Using advanced hydrologic and hydraulic modelling (RORB and TUFLOW), the SWA concludes that a majority of the site is at low risk of significant flooding, however localised inundation may occur at road crossings and selected turbine locations during major storm events. Key mitigation strategies for these major

storm events include elevating infrastructure and installing culverts at critical access points, along with standard drainage measures such as swales, diversion drains, bunds, and floodways to manage overland flow and maintain safe access.

The SWA recommends further refinement of mitigation options during detailed design, especially where infrastructure intersects major flow paths or shallow flooding is predicted.

Overall, the SWA provides a robust foundation for planning and design, ensuring surface water risks are proactively managed throughout the Project's life.

The SWA is provided in **Appendix M** of this application

6.9 Aviation Impact Assessment

An Aviation Impact Assessment (**AIA**) has been prepared by Aviation Projects to assess the potential effects of the Project on civil and military aviation operations. The AIA concludes that the proposal is compatible with the surrounding aviation environment and will not compromise the safety or operation of airports, aviation navigation facilities, communications infrastructure or radar systems. No certified aerodromes are located within 30 nautical miles of the site, and the Project will not impact controlled airspace, air routes, aviation facilities or air traffic control systems.

Consultation was undertaken with Airservices Australia, the Department of Defence, the Royal Flying Doctor Service and DFES. Airservices Australia and the RFDS raised no objections to the proposal, while the Department of Defence identified a 7 nautical mile operational buffer associated with activities at Hillman Farm Airfield. Ongoing discussions with the Department of Defence will continue regarding a small number of turbines located within this buffer however, the AIA confirms that mitigation measures are available and do not present a fundamental constraint to development.

The AIA further concludes that aviation risks associated with aircraft operations, wake turbulence and navigational safety can be appropriately managed through standard aviation notification, charting and operational

procedures. Following implementation of the recommended mitigation measures, all residual aviation risks are considered acceptable and as low as reasonably practicable (ALARP). Obstacle lighting is not considered necessary to maintain an acceptable level of aviation safety, subject to CASA's final review.

The AIA is provided in **Appendix N** of this application.

6.10 Electromagnetic Interference Assessment

An independent Electromagnetic Interference (**EMI**) Assessment has been prepared by DNV to evaluate the potential for the Project to affect communications, telecommunications, emergency services, broadcasting and radar systems. The EMI Assessment concludes that the Project does not present any significant or unmanageable EMI constraints and that identified risks can be appropriately addressed through standard consultation and mitigation measures where required.

The EMI assessment considered a broad range of services, including mobile phone networks, fixed telecommunications links, emergency service communications, weather radar, survey infrastructure, satellite communications, radio broadcasting and television broadcasting. Most services were assessed as having a low likelihood of interference or no expected impact. Of the organisations consulted, no concerns were raised by Optus, Geoscience Australia, the Bureau of Meteorology or Western Power, while the Bureau specifically advised that any impacts to weather radar infrastructure are expected to be manageable.

The EMI Assessment considered a small number of WA Police communications links that may potentially be affected by signal reflection or scattering from a limited number of turbines. The EMI Assessment recommends further detailed assessment and consultation with WA Police to confirm impacts and, if required, identify mitigation measures. Potential mitigation options are straightforward and may include minor turbine relocation, equipment upgrades, link rerouting or alternative communications

technology solutions. Importantly, no concerns were raised regarding direct line-of-sight obstruction or diffraction impacts to these services.

The EMI Assessment also notes that interference to television broadcasts, mobile phone services or satellite communications may be possible in isolated locations where existing signal coverage is already weak or marginal. However, the likelihood of these impacts is considered low and, should they occur, established mitigation measures are readily available, including antenna adjustments, signal repeaters, equipment upgrades or alternative service provision. Only two nearby dwellings were identified as having potential exposure to interference from a geostationary satellite service, and both can be readily managed through consultation and conventional mitigation measures if required.

Overall, the EMI Assessment concludes that the Project can be developed and operated without causing unacceptable impacts to communication, telecommunications, broadcasting, navigation or emergency service infrastructure. It provides confidence that any potential impacts are localised, can be identified through ongoing stakeholder consultation, and can be effectively managed through well-established mitigation measures.

The EMI Assessment is provided in **Appendix O** of this application.

6.11 Shadow Flicker and Blade Glint Assessment

A Shadow Flicker and Blade Glint Assessment was undertaken by DNV to evaluate the potential effects of the proposed wind turbines on nearby dwellings. The assessment was completed in accordance with the Draft Code and relevant national wind farm guidance.

The assessment found that shadow flicker impacts are highly limited and largely confined to host properties. Using the shadow flicker methodology referenced in the Draft Code (265C), no dwellings are predicted to experience shadow flicker at a level considered likely to cause annoyance within 50 metres of a dwelling.

DNV also undertook a more conservative assessment using a larger 10 rotor diameter (10D) shadow flicker distance. Under this scenario, several dwellings may experience shadow flicker above guideline thresholds; however, all dwellings where exceedances are predicted are located on host properties. Importantly, the Draft Code limits are intended to apply to non-host dwellings, and no material shadow flicker constraints were identified for surrounding non-host residences.

The assessment further notes that the modelling is inherently conservative and does not account for several factors that would reduce actual shadow flicker occurrence in practice, including vegetation screening, topographic shielding, turbine downtime and periods of low wind. The predicted actual shadow flicker modelling also incorporates reductions due to cloud cover and turbine orientation, providing a more realistic representation of likely conditions.

Where shadow flicker management is required, a range of proven mitigation measures are available, including operational turbine controls, targeted vegetation planting, screening structures or minor turbine layout refinements. As such, the assessment concludes that shadow flicker effects can be effectively managed and do not represent a constraint to development.

Blade glint is not expected to be a significant issue for the Project. The assessment notes that modern wind turbines utilise low-reflectivity blade finishes and recommends the use of non-reflective coatings to minimise the potential for glare. With these standard industry measures in place, blade glint impacts are expected to be negligible.

Overall, the assessment provides confidence that shadow flicker and blade glint impacts are either avoided or can be readily mitigated through established design and operational measures, with no unmanaged impacts identified that would preclude approval of the Project.

The Shadow Flicker and Blade Glint Assessment is provided in **Appendix P** of this application.

6.12 Water Supply Study

A desktop Water Supply Study (**Study**) was prepared by AECOM to determine whether sufficient groundwater resources are available to support construction of the Project. The Study estimates peak construction water demand of approximately 470–587 kL/day and concludes that local groundwater resources are likely capable of meeting this requirement.

The Study identified multiple prospective groundwater resource areas within the project footprint, with groundwater present in both shallow weathered materials and deeper fractured rock aquifers. Existing bore data demonstrates groundwater yields ranging from tens to hundreds of kilolitres per day, with several bores recording yields suitable for construction supply.

Review of regional hydrogeology, groundwater quality and available monitoring data indicates that fresh groundwater is likely to be available across several areas of the site. While further drilling and pump testing are recommended to confirm yields and water quality, the assessment found no fundamental constraints to developing a groundwater supply for construction.

The Study also found that the project is located outside proclaimed groundwater management areas and groundwater licensing requirements are expected to be limited, subject to confirmation through detailed investigations and consultation with the Department of Water and Environmental Regulation.

Overall, the Study concludes that the construction water requirements of the Project can reasonably be met from local groundwater resources. Any remaining uncertainties relate to routine field investigations and borefield design, rather than the availability of the resource itself, providing confidence that water supply does not represent a constraint to development.

The Water Supply Study is provided in **Appendix Q** of this application.

6.13 Preliminary Construction and Environmental Management Plan

A Preliminary Construction Environmental Management Plan (CEMP) has been prepared to establish the environmental management framework that will guide the design, construction and rehabilitation phases of the Project. The document is intended to support the development application and provide the foundation for the preparation of detailed contractor-specific management plans prior to the commencement of works. The CEMP outlines the environmental governance structure, approval requirements, risk management processes, monitoring programs, reporting obligations and contractor responsibilities that will apply throughout project delivery.

The CEMP is consistent with the requirements of LPP5 which identifies the need for appropriate construction management measures to address environmental protection, construction impacts, access arrangements and ongoing compliance obligations associated with wind farm development. The document establishes a clear environmental management framework comprising project-specific objectives, performance targets, auditing procedures, incident response protocols, emergency management procedures, environmental training requirements and contractor management processes. Collectively, these measures provide an implementation framework to ensure the Project is constructed in accordance with relevant approval conditions, legislative requirements and industry best practice.

Consistent with the approach promoted by the Draft Code, the CEMP adopts a lifecycle-based management framework that integrates environmental considerations into project planning, detailed design, construction, operations and rehabilitation activities. The document identifies a series of management sub-plans covering vegetation clearing and ground disturbance, flora and fauna management, surface water management, noise and vibration, weed and pest management, Aboriginal heritage management, waste management, air quality and dust control, hydrocarbon and hazardous material management, fire management, and rehabilitation. Each management area includes defined objectives, management actions,

monitoring requirements and reporting procedures to facilitate compliance and adaptive management throughout the life of the Project.

In this regard, the CEMP demonstrates that the Project has established a comprehensive environmental management and compliance framework consistent with the expectations of LPP 5 and the Draft Code, providing confidence that construction activities can be appropriately managed through detailed design, construction, operation and rehabilitation phases.

The Preliminary CEMP is provided in **Appendix R** of this application.

6.14 Preliminary Decommissioning Management Plan

A Preliminary Decommissioning Management Plan (**Preliminary DMP**) has been prepared by Lacour which establishes the framework for the orderly decommissioning, removal and rehabilitation of the Project at the end of its operational life. The Plan responds to the requirements of LPP 5 and the WAPC Renewable Energy Facilities Position Statement by setting out a dedicated decommissioning program addressing infrastructure removal, rehabilitation of affected land, stakeholder consultation, post-decommissioning monitoring and long-term land use outcomes.

The Plan confirms that responsibility for decommissioning rests with the Proponent and not underlying landowners. It commits the Proponent to decommissioning the facility at its own cost, maintaining appropriate financial assurance arrangements, periodically reviewing decommissioning costs, and ensuring sufficient funding is available to complete required works. This provides certainty that the Project will not place an unreasonable burden on the community, landowners or local government at the end of its operational life.

Decommissioning methodologies are established for all major project components, including wind turbines, substations, battery energy storage infrastructure, overhead powerlines, meteorological masts, operation and maintenance facilities, access tracks and associated infrastructure. The Plan prioritises removal, reuse and recycling where practicable, while allowing

certain infrastructure, such as access roads or hardstands, to be retained where agreed with landowners.

Rehabilitation would focus on returning disturbed land to a condition suitable for its intended post-closure use, being broad-hectare agriculture unless otherwise agreed. This includes removal of above-ground infrastructure, treatment of foundations, replacement of topsoil, rehabilitation of disturbed areas, and monitoring and remediation measures to verify rehabilitation outcomes.

The Preliminary DMP also incorporates an adaptive management framework, requiring periodic review of decommissioning methodologies, recycling opportunities, legislative requirements, environmental considerations and financial assurance arrangements throughout the operational life of the Project. Accordingly, the Plan provides a clear and practical end-of-life management framework that is consistent with LPP 5, aligns with the intent of the Draft Code, and demonstrates that appropriate mechanisms are in place to safely remove infrastructure, rehabilitate disturbed areas and return the land to a suitable long-term use.

The Preliminary CEMP is provided in **Appendix S** of this application.

7 **Planning Assessment**

7 Planning Assessment

7.1 Federal Legislative Framework

7.1.1 Renewable Energy (Electricity) Act 2000

The *Renewable Energy (Electricity) Act 2000* was introduced to accelerate the development of renewable energy in Australia and increase electricity generation from renewable sources, helping to reduce greenhouse gas emissions from the electricity sector. A key element of the Act is the Mandatory Renewable Energy Target (**MRET**), which requires electricity wholesalers to source a set proportion of the electricity they sell from renewable sources.

This Project will add a new source of renewable energy within the Shire of West Arthur, making a meaningful contribution towards the targets established under the MRET and this Act.

7.1.2 Future Made in Australia (Guarantee of Origin) Act 2024

The Renewable Electricity Guarantee of Origin (**REGO**) is part of the Guarantee of Origin Scheme. The REGO tracks and verifies the origin of renewable electricity through digital certificates.

Electricity suppliers and consumers can use REGO certificates as evidence of renewable electricity use. Organisations can trade REGO certificates in the market or retire them when electricity is used in the supply chain. This provides transparency and confidence in the Australian renewable energy sector, both domestically and internationally.

The REGO is separate to the Renewable Energy Target (**RET**). It uses aspects of the existing large-scale generation certificate framework, but it is a distinct scheme. Eligible facilities can take part in both schemes at the same time, but they can't use the same electricity generation to create LGCs and REGO

certificates. The RET will end in December 2030, while the REGO will continue beyond 2030.

7.1.3 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* provides the framework for protecting and managing flora, fauna, ecological communities, and heritage places of national and international significance. Administered by the Commonwealth Department of Climate Change, Energy, the Environment and Water (**DCCEEW**), the Act requires that any proposed action likely to have a significant impact on a Matter of National Environmental Significance (**MNES**) be formally referred for assessment.

The Project is listed as a priority project on the DCCEEW National Renewable Energy Priority List. The National Renewable Energy Priority List supports important renewable energy projects across Australia. The Priority List helps projects move through planning and approval processes faster.

Although, based on the flora and fauna surveys and assessment, it is considered that the Project will not have a significant impact on MNES, the Project will be referred to the Commonwealth under the EPBC Act through a separate approvals process.

7.1.4 Airports Act 1996

The *Airports Act 1996* sets out the regulatory framework for airports that are designated as core regulated airports or were previously owned and operated by the Commonwealth through the Federal Airports Corporation. Under the Act, the Department of Infrastructure, Transport, Regional Development and Communications oversees ownership and control of federally leased airports and applies restrictions to protect prescribed airspace. These restrictions limit activities that could infringe on that airspace.

As summarised in **Section 6.9** and included at **Appendix N**, the AIA prepared by Aviation Projects concludes that the proposal is compatible with the surrounding aviation environment and will not compromise the safety or

operation of airports, aviation navigation facilities, communications infrastructure or radar systems.

7.2 Other State Legislation

7.2.1 Environmental Protection Act 1986

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

The EPA assesses projects using a set of environmental principles, factors and objectives to determine whether a project's environmental impact is acceptable. These principles, factors and objectives form the foundation of the environmental impact assessment process. Although, the Project is unlikely to result in a significant impact to EPA factors, the Project will be referred under Part IV of the EP Act to allow the Project to proceed with certainty.

7.2.2 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (**BC Act**) was introduced to provide for conservation and protection of biodiversity in Western Australia.

Surveys have been undertaken to assess the presence of flora, fauna and vegetation on the site which includes identification of species of conservation significance which are covered by the BC Act. The results of these surveys are discussed in the EAR (**Appendix F**)

7.2.3 Biosecurity and Agriculture Management Act 2007

The *Biosecurity and Agricultural Management Act 2007* (**BAM Act**) was established to manage the risk of animal and plant pests, as well as diseases, entering, emerging, establishing or spreading within Western Australia.

The Project will implement biosecurity management as part of the overall CEMP for the site, which will include standard measures to prevent any plant

pests, animals and diseases from spreading through any equipment, vehicles and materials which may be brought onto the Project Site. Construction materials sourced from outside the Project site, such as gravel, will be managed to prevent the introduction of weeds or diseases.

7.2.4 Environmental Protection (Noise) Regulations 1997

The *Environmental Protection (Noise) Regulations 1997* (**Noise Regulations**) operate as a prescribed standard under the EP Act and set limits on noise emissions.

An Acoustic Assessment has been undertaken by Marshall Day Acoustics (refer **Section 6.2** and **Appendix G**) which confirms that the Project can be designed and operated in compliance with the applicable noise requirements. Predicted noise levels from the wind turbines, BESS and substation satisfy the relevant assessment criteria, including the most stringent requirements of the Noise Regulations, with cumulative project noise remaining within accepted limits at all assessed receivers. The Assessment concludes that the proposal is not expected to generate unacceptable noise impacts on surrounding sensitive land uses.

7.3 State Planning Framework

7.3.1 Planning and Development Act 2005

The *Planning and Development Act 2005* (**PD Act**) is the primary legislation that governs land use planning and development in Western Australia. The PD Act establishes the framework for State and local planning policies, planning schemes, development assessment processes and the administration of the planning system.

The Project is being assessed under the provisions of the PD Act which provides the legislative framework for considering the Project against relevant State planning policies, local planning controls and other planning matters to ensure orderly and proper planning, sustainable development and the coordinated delivery of infrastructure throughout Western Australia.

7.3.2 State Planning Strategy 2050

The *State Planning Strategy 2050* (**the Strategy**) sets the long-term direction for how land across the State will be sustainably used and developed. It highlights renewable energy technologies as a key growth area and emphasises the need to harness the State's renewable resources to help mitigate and adapt to climate change.

This Project supports the Strategy's objectives by delivering a significant renewable energy facility that will supply power to the SWIS via the Clean Energy Link – East.

7.3.3 State Sustainability Strategy

The State Sustainability Strategy (**Strategy**) recognises the importance of sustainable energy production, charts a pathway towards a more sustainable energy system, and emphasises the need for flexibility in response to rapidly changing global conditions and markets.

This Project aligns with the Strategy's goal of diversifying the State's energy portfolio by developing sustainable energy projects across Western Australia. plan to transition towards cleaner, renewable energy technologies. Western Australia's energy sector is undergoing rapid change, driven by the falling cost of renewable technologies and the growth of consumer-generated electricity, particularly from rooftop solar PV systems.

This shift is also being embraced by major energy producers, who are recognising the potential of low-emission generation methods and their role in supporting the SWIS. The Strategy provides a detailed action plan built around four themes: modernising energy systems, decarbonising supply, optimising energy use, and empowering consumers.

The Project supports these objectives by delivering low-cost, low-emission energy, incorporating battery storage to optimise use, and further diversifying the energy mix in the Wheatbelt Region of WA.

7.3.4 Energy Transformation Strategy

The WA Government's Energy Transformation Strategy sets out the State's plan to transition towards cleaner, renewable energy technologies. Western Australia's energy sector is undergoing rapid change, driven by the falling cost of renewable technologies and the growth of consumer-generated electricity, particularly from rooftop solar PV systems.

This shift is also being embraced by major energy producers, who are recognising the potential of low-emission generation methods and their role in supporting the SWIS. The Strategy provides a detailed action plan built around four themes: modernising energy systems, decarbonising supply, optimising energy use, and empowering consumers.

The Project supports these objectives by delivering low-cost, low-emission energy, incorporating battery storage to optimise use, and further diversifying the energy mix in the Wheatbelt Region of WA.

7.3.5 State Planning Policies (SPP's)

7.3.5.1 SPP 2.0 – Environment and Natural Resources

State Planning Policy 2.0 – Environment and Natural Resources (**SPP 2**) seeks to integrate environmental considerations with land use planning, protect and conserve environmental values, promote the sustainable management of natural resources, and support the development of alternative energy generation, including renewable energy, where appropriate. The objectives of SPP 2 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.'

The Visual Impact Assessment prepared by Urbis (**Appendix I**) demonstrates that the Project is consistent with the objectives of SPP 2. It concludes that the Project can be accommodated within the receiving rural landscape, with visual impacts generally assessed as low to moderate and capable of mitigation. While the WTGs will introduce a new element into the landscape, the existing character, comprising undulating agricultural land, remnant vegetation and woodland, will remain readily recognisable.

Importantly, the Project will not constrain the ongoing use of the land for agricultural and rural activities and is consistent with the intent of the Rural zoning, which supports primary production while accommodating compatible land uses.

Overall, the Project appropriately balances landscape and visual considerations with the delivery of significant renewable energy and sustainability outcomes, consistent with the intent of SPP 2.

7.3.5.2 SPP 2.5 – Rural Planning

State Planning Policy 2.5 – Rural Planning (**SPP 2.5**) seeks to protect rural land and agricultural productivity while supporting compatible land uses that do not result in land use conflict, fragmentation or environmental degradation.

The proposal is considered consistent with the objectives of SPP 2.5 for the following reasons:

- The Project has been designed to coexist with ongoing agricultural activities, with most of the land remaining available for rural production.
- The development does not fragment rural land or require subdivision, and temporary construction accommodation will be removed once construction is complete.
- The Project provides a complementary income source for landowners while retaining the underlying agricultural function of the land.
- Potential land use conflicts have been considered through project design and supporting technical assessments, which demonstrate impacts can be appropriately managed.

- Appropriate setback, mitigation and management measures will ensure the Project does not unreasonably constrain surrounding rural land uses.
- Environmental and natural resource considerations have informed project design, with measures incorporated to minimise land disturbance and manage environmental impacts.
- The Project supports renewable energy generation and regional economic development while maintaining the rural character and productive capacity of the locality.

Overall, the proposal is consistent with the objectives of SPP 2.5. The Project has been planned to occur within an existing rural landscape without fragmenting rural land, displacing agricultural production across the broader site, or creating unacceptable land use conflict.

Subject to the implementation of the mitigation and management measures identified in the supporting technical reports, the proposal appropriately balances rural land protection, natural resource management, renewable energy generation and continued agricultural land use.

7.3.5.3 SPP3.7 – Bushfire

State Planning Policy 3.7 – Bushfire (**SPP 3.7**) seeks to ensure that land use planning and development appropriately manages bushfire risk, prioritising the protection of life while avoiding or minimising the clearing of native vegetation wherever possible. The Policy applies to development within designated bushfire-prone areas and requires consideration of bushfire risk through the planning and design of development. The subject land is mapped as Bushfire Prone Area 2 and the proposal represents an intensification of development and employment-generating land use, requiring due regard to the objectives and outcomes of SPP 3.7 (refer to **Figure 30**).

A Bushfire Management Plan, Bushfire Risk Report has been prepared for the proposal and assesses the development against the Bushfire Protection Criteria contained within the *Planning for Bushfire Guidelines*. Due to the lack of specific design guidelines for renewable energy facilities, a compliance assessment against the “Design Guidelines and Model Requirements for Renewable Energy Facilities v4.4” – Victorian Country Fire Authority – Specialist

Risk and Fire Safety Unit (June 2025) has also been undertaken. These documents are included at **Appendix L**.

While the Project is not strictly captured by the typical habitable building triggers of SPP 3.7, the BMP adopts a precautionary approach by assessing key infrastructure and operational facilities against the relevant bushfire planning requirements to inform the decision-making process.

The BMP identifies that the project area contains bushfire-prone vegetation, predominantly comprising remnant eucalypt forest, woodland, shrubland, isolated windbreaks and extensive grassland associated with agricultural land uses. Development areas have been strategically sited within cleared agricultural land and grassed paddocks where possible, avoiding more significant vegetation and minimising the need for vegetation clearing. Internal roads, hardstands and other non-vegetated infrastructure have also been incorporated into the design to assist in achieving required separation distances while reducing impacts on native vegetation.

The assessment demonstrates compliance with the deemed-to-comply pathway for all applicable Bushfire Protection Criteria, including:

- **Element 2 – Siting and Design**, through the provision of appropriate Asset Protection Zones (APZs), achievement of BAL-29 or equivalent radiant heat exposure thresholds, and minimisation of native vegetation clearing;
- **Element 3 – Vehicular Access**, through the provision of a compliant internal access network suitable for emergency response and evacuation;
- **Element 4 – Water Supply**, through the provision of dedicated firefighting water supplies, including strategically located static water tanks and associated firefighting infrastructure.

The BMP confirms that, subject to implementation and ongoing maintenance of the prescribed APZs, firefighting water supplies, emergency access arrangements and other bushfire protection measures, the proposal achieves

the outcomes of SPP 3.7 by managing bushfire risk to people, property and infrastructure while minimising impacts on native vegetation. Accordingly, the proposal is considered consistent with the intent and objectives of SPP 3.7 and the *Planning for Bushfire Guidelines*.

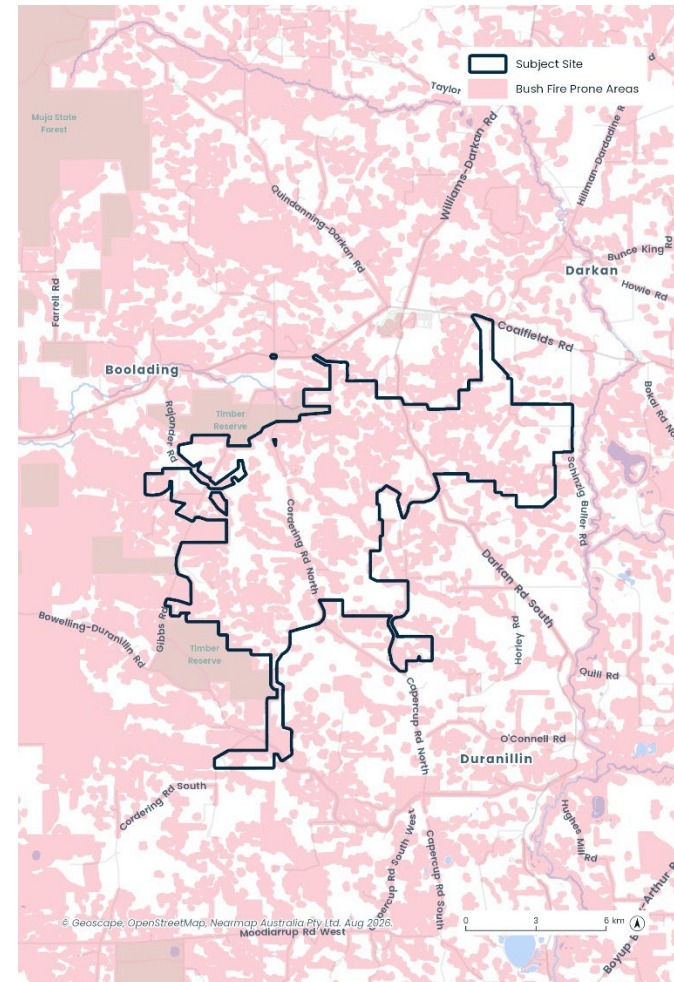


Figure 30: Bushfire Prone Land

7.3.6 WAPC Position Statement – Renewable Energy Facilities

The Renewable Energy Facilities Position Statement, released by the WAPC in March 2020, provides guidance for the consistent assessment and development of renewable energy facilities in Western Australia. It sets out measures to help ensure these facilities are in areas that minimise environmental, landscape and urban impacts, while optimising energy production and operational efficiency.

Table 5 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 5: WAPC Position Statement Assessment

Item	Summary	Assessment
Community Consultation	<i>Early consultation with the community and stakeholders is encouraged.</i>	A high level of community and stakeholder engagement has been undertaken to inform this Development Application, including engagement with the Shire of West Arthur, relevant Government agencies, landowners and the broader community (refer to Section 4 and Section 5 and Appendix D).
Environmental Impact	<i>An environmental survey should be conducted.</i>	A comprehensive Environmental Assessment Report (including flora and fauna surveys) has been conducted to inform the indicative location of WTG and other infrastructure (refer Appendix F). The EAR demonstrates that the indicative layout has been designed to avoid vegetation where possible, taking advantage of the existing cleared site conditions. Clearing of vegetation will be minimal, limited to small pockets, where required, to facilitate road and powerline access into and within the Project Area.
Landscape and Visual Impact Assessment	<i>A LVIA 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.</i>	A Visual Impact Assessment has been prepared (refer Appendix I) which concludes the visual impacts associated with the West Arthur Wind Farm are considered acceptable within the context of the receiving landscape and the significant environmental, social, and economic benefits associated with renewable energy generation.
Noise Impact	<i>Projects within 1,500m of existing or new noise sensitive premises will require an acoustic study.</i>	An Acoustic Assessment has been prepared which confirms that the Project can be designed and operated in compliance with the applicable noise requirements (refer Appendix G).

Public and Aviation Safety	<i>Appropriate measures should be undertaken to manage public access near a renewable energy facility.</i>	The Project does not encourage or facilitate public access into the Project Area, and it is not near any identified tourism locations. Suitable fencing and signage will be installed at appropriate entry locations surrounding the Project to discourage the public from trespassing on the Project Area. To provide the community (including tourists) with information regarding the Project, the Proponent will liaise with the Shire to consider appropriate educational and informative signage, as required. An Aviation Impact Assessment has been prepared
	<i>WTG in areas subject to cyclones need to be designed and constructed to enable safe stowage if high winds are forecast.</i>	The Project is not located in an area prone to cyclones.
	<i>Proponents of WTG Projects should refer to the National Airports Safeguarding Framework (NASF) Guideline D: Managing the Risk to Aviation Safety of WTG 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.</i>	An Aviation Impact Assessment has been prepared (refer Appendix N) to assess the potential effects of the Project on civil and military aviation operations. The Assessment concludes that the Project is compatible with the surrounding aviation environment and will not compromise the safety or operation of airports, aviation navigation facilities, communications infrastructure or radar systems.
Bushfire	<i>WTG in bushfire prone areas should be designed and maintained so they are not a bushfire risk to surrounding bushland. A 10m asset protection zone is recommended.</i>	A Bushfire Management Plan has been prepared to support the Project (refer Appendix L). The BMP confirms that the proposal is fully compliant with the deemed-to-comply pathways for all relevant elements of the Bushfire Protection Criteria, including siting and design, asset protection zones (APZs), vehicular access and firefighting water supply.
Heritage	<i>Assessment of relevant Aboriginal heritage, natural or historical heritage significance which may impact on Site suitability.</i>	An Aboriginal and Historical Heritage Due Diligence Assessment has been prepared (refer Appendix J). The assessment found that much of the Project Area has been cleared and used for agriculture, reducing the likelihood of heritage values in many locations. However, areas associated with remnant vegetation, waterways, drainage lines and less disturbed land retain a higher potential to contain Aboriginal cultural heritage. The Blackwood River, Arthur River and Collie River systems are

recognised as culturally significant features within the broader landscape and are associated with important Noongar cultural narratives.

The assessment recommends further consultation with the Gnaala Karla Booja Aboriginal Corporation and completion of ethnographic and archaeological surveys to inform the final siting of project infrastructure. Where heritage values are identified, impacts can be managed through project design refinement, avoidance of sensitive areas, cultural monitoring during construction, implementation of a Heritage Management Plan, and adoption of chance finds procedures should previously unidentified heritage material be encountered.

Overall, the assessment concludes that heritage values can be appropriately managed through ongoing consultation, detailed site investigations and implementation of standard heritage management measures over the life of the Project

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.*

The application includes a Preliminary CEMP at **Appendix R** which details how the Project will manage impacts on the environment during the construction phase. **Section 8** outlines the post development approval reports that are to be prepared to manage impacts during construction including impact on nearby landowners and management of vehicles and machinery movements.

7.3.7 Visual Landscape Planning in Western Australia

The WA Planning Commission Visual Landscape Planning in Western Australia – A Manual for Evaluation, Assessment, Siting and Design is the key reference for managing visual landscape considerations in the planning process. It provides a consistent approach to evaluating and addressing visual impacts and aims to minimise negative effects by setting clear visual criteria and management objectives.

A Visual Impact Assessment (**VIA**) has been prepared by Urbis in accordance with this Manual, the Planning Position Statement: Renewable Energy Facilities (2020), and the Clean Energy Council Best Practice Guidelines for Wind Energy Projects.

The VIA concludes that the Project can be appropriately accommodated within the receiving rural landscape, with visual effects generally assessed as low to moderate and capable of mitigation. While the introduction of WTGs will result in a noticeable change, the underlying landscape character, defined by undulating agricultural land, remnant vegetation and woodland, will remain readily recognisable.

Overall, the VIA concludes that the visual impacts of the Project are acceptable in the context of the receiving landscape and are outweighed by the significant environmental, social and economic benefits associated with renewable energy generation.

The key findings of the VIA are summarised at **Section 6.4** with a full copy of the VIA is provided in **Appendix I**.

7.3.8 Draft Renewable Energy Planning Code

The Department of Planning, Lands and Heritage (DPLH) has consulted on a Draft Code to expand upon the existing Position Statement and provide a clear and consistent framework for the assessment of renewable energy proposals across Western Australia. The first two parts of the Draft Code were released for public consultation between December 2025 and April 2026.

A detailed assessment of the Project against the provisions of Part 2 of the Draft Code is provided in **Appendix T**, with a justification of the proposed micro-siting approach proposed by the Project provided below.

7.3.8.1 Micro-Siting of Wind Turbines

Clause 2.1 of the Draft Code introduces provisions for the micro-siting of WTGs through the use of turbine envelopes, proposing a maximum micro-siting radius of 100 metres from each indicative turbine location.

Through the DPLH consultation process on the Draft Code, Lacour Energy has submitted that a 100-metre micro-siting allowance is insufficient for large-scale renewable energy projects. Importantly, at the time of lodging this Development Application, DPLH is continuing to refine the Draft Code, with discussions during the consultation process indicating that the proposed 100-metre micro-siting allowance remains an active area of review and will likely be revised as part of the finalisation of the Code (anticipated late-2026).

Lacour Energy's position on micro-siting reflects the established planning approach for wind farm developments, where approvals have traditionally been granted based on a development envelope rather than fixed turbine coordinates. Under this framework, development approvals establish clear parameters and constraints for the project, including:

- The maximum number of wind turbines and other infrastructure;
- The maximum size of those wind turbines (height and blade length);
- Areas within the envelope on which no development will occur such as:
 - large areas of vegetation, specific environmental sites
 - heritage sites
 - setbacks from infrastructure such as roads, etc
- The minimum setback from residences, both host and non-host; and
- What the wind farm will look like, through photomontages of an indicative layout with the turbines across the widest field of view (as a worst case).

Development approval is therefore granted based on the approved development envelope and the associated conditions of approval. This approach provides a controlled degree of flexibility during detailed design while ensuring all approved environmental, visual, heritage, noise, shadow flicker and planning outcomes continue to be achieved.

Such flexibility is particularly important given there is often a significant period between the grant of development approval and commencement of construction. During this time, detailed geotechnical investigations, Aboriginal cultural heritage surveys, biodiversity investigations, engineering design and procurement processes may identify the need for minor refinements to turbine locations. Similarly, the final turbine model and construction methodology are typically not confirmed until after approval has been obtained.

Having regard to the scale and complexity of the Project, including the substantial temporary crane and turbine assembly areas required during construction (which may extend up to 250 metres from the turbine foundation), a micro-siting allowance of up to 300 metres is considered appropriate and justified. This level of flexibility would enable refinement of turbine locations during detailed design while avoiding unnecessary development approval amendments that do not alter the overall planning, environmental or amenity outcomes of the Project.

Accordingly, approval is sought for the micro-siting of up to 92 WTGs and 11 meteorological masts within a radius of 300 metres of the indicative locations shown on the Development Plans. Any relocated turbine or meteorological mast would remain within the approved Development Envelope and continue to comply with approved setback distances, environmental constraints and the outcomes of the supporting technical assessments.

It is not anticipated that the overall location of the BESS, substation or Operations and Maintenance (O&M) facility will change. However, the detailed arrangement of infrastructure within these approved development areas will be refined during detailed design.

Similarly, access tracks and underground cabling may be subject to minor realignment within the approved Development Envelope, primarily within

cleared agricultural land. Any such refinements would occur in consultation with the relevant host landowners and would seek to optimise constructability, minimise environmental impacts and improve overall project efficiency while remaining consistent with the approved development footprint.

7.4 Local Planning Framework

7.4.1 Shires of Wagin, West Arthur and Williams Joint Local Planning Strategy

The Shires of Wagin, West Arthur and Williams Joint Local Planning Strategy (**the Strategy**) was endorsed by the WAPC on 23 October 2025. The Strategy sets out a 15-year vision for land use change to support sustainable community and economic growth, while ensuring appropriate environmental management across the Shires of Wagin, West Arthur and Williams.

The Strategy includes a range of provisions to support the development of renewable energy infrastructure, aimed at securing long-term economic growth for the region while maintaining its historic rural character and protecting key environmental assets.

A key short-term action identified in the strategy focuses on economic and employment growth. To support this, the Strategy recommends that the future planning framework will:

- Prioritise rural land for agricultural use, while providing flexibility for alternative uses which do not undermine existing primary production on surrounding land.
- Identify and enable the attraction of businesses which value add to the Strategy Area's agricultural base while ensuring a suitable supply of land for primary production is maintained.
- Support a diverse range of land uses in appropriate locations contributing to economic output.
- Encourage the accommodation of the 'permanent and temporary workforce' in the primary settlements, providing the opportunity for flow-on economic and development benefits in settlement areas.

- Enhance infrastructure and services to support the growth of the tourism economy.

The Project is consistent with the intent of the Strategy. It introduces a renewable energy land use that is well suited to a rural setting and supports diversification of the regional economy. The construction and ongoing operation of the wind farm will generate employment, stimulate local spending, and contribute to broader economic activity, while not displacing established rural land uses.

Wind turbines and associated infrastructure have a relatively small physical footprint and can be co-located with existing farming activities. This allows agricultural operations on the subject land to continue largely unchanged. Accordingly, the Project represents an alternative land use that supports economic growth without compromising primary production on the site or on surrounding rural properties.

7.4.2 Shire of West Arthur Local Planning Scheme No. 2

7.4.2.1 Zoning

The Shire of West Arthur Local Planning Scheme No. 2 (**LPS 2**) governs land use and development across the Project Area. The Project Area is zoned **Rural** under LPS 2 (refer to **Figure 31**). The objectives of the Rural zone are as follows:

- *To ensure the continuation of broad-hectare agriculture as the principal land use in the district, encouraging where appropriate the retention and expansion of agricultural activities.*
- *To provide for intensive agricultural uses and diversified farming which retain the rural character and amenity of the locality, and which are consistent with land suitability.*
- *To help protect rural land from land degradation and further loss of biodiversity by:*
 - *minimising clearing of remnant vegetation*
 - *encouraging retention and protection of remnant vegetation*
 - *encouraging development and protection of vegetation corridors*
 - *encouraging development of sustainable surface and sub-surface drainage works*

- *encouraging rehabilitation of salt-affected land*
- *encouraging soil conservation through land management measures*
- *encouraging identification and protection of wetlands –*
- *To consider non-rural uses where they can be shown to be of benefit to the district and not detrimental to the natural resources or the environment.*
- *To allow for facilities for tourists and travellers, and for recreation uses.*
- *To have regard to use of adjoining land at the interface of the rural zone with other zones to avoid adverse effects on local amenities.*

The Project is strongly aligned with the objectives of the Rural zone. Agricultural production will remain the predominant land use across the Project Area, with broad-acre cropping and grazing able to continue throughout the operational life of the wind farm. The proposal therefore supports the continuation of broad-hectare agriculture while providing a complementary and diversified income source for participating landowners.

The Project has been designed to minimise impacts on rural land, biodiversity and environmental values. Wind turbines and associated infrastructure have been located primarily within cleared agricultural land, with extensive technical investigations informing the avoidance and minimisation of impacts to remnant vegetation, waterways, wetlands and other environmental constraints. Supporting environmental assessments demonstrate that impacts on biodiversity, land capability, water resources and natural systems can be appropriately managed.

The proposal has also been planned to be compatible with surrounding land uses and rural amenity. Appropriate setbacks have been incorporated to residences and sensitive receptors, while technical assessments confirm that potential impacts relating to noise, shadow flicker, visual amenity, transport and bushfire can be satisfactorily managed. As a result, the ongoing viability of adjoining agricultural operations and the broader rural character of the locality will be maintained.

Beyond its compatibility with the Rural zone, the Project will deliver substantial benefits to the district through investment in regional infrastructure,

employment, local business opportunities and renewable energy generation. The proposal therefore represents an appropriate non-rural use that provides a clear benefit to the district without detriment to natural resources, environmental values or rural amenity.

7.4.2.2 Special Control Area

The western portion of the Project Area is affected by the Wellington Reservoir Catchment Special Control Area (**SCA**). The requirements of the SCA and Local Planning Policy No. 4 are addressed separately in **Section 7.4.4**.

7.4.2.3 Land Use Permissibility

A **Renewable Energy Facility** is not specifically defined within LPS 2. Where a land use is not listed in the Scheme's Zoning Table, the Scheme provides discretion for the decision-maker to determine whether the use is consistent with the objectives of the applicable zone.

As demonstrated above, the Project achieves the objectives of the Rural zone by:

- Maintaining broad-hectare agriculture as the dominant ongoing land use across the Project Area;
- Avoiding unnecessary land degradation and minimising impacts on biodiversity and environmental values;
- Protecting rural amenity and the productive capacity of surrounding land;
- Supporting the long-term economic resilience and diversification of the district; and
- Delivering infrastructure that is of strategic importance to the region and State while remaining compatible with the rural character of the locality.

Accordingly, the Project is considered to be consistent with the objectives of the Rural zone and is therefore a land use capable of approval under LPS 2.

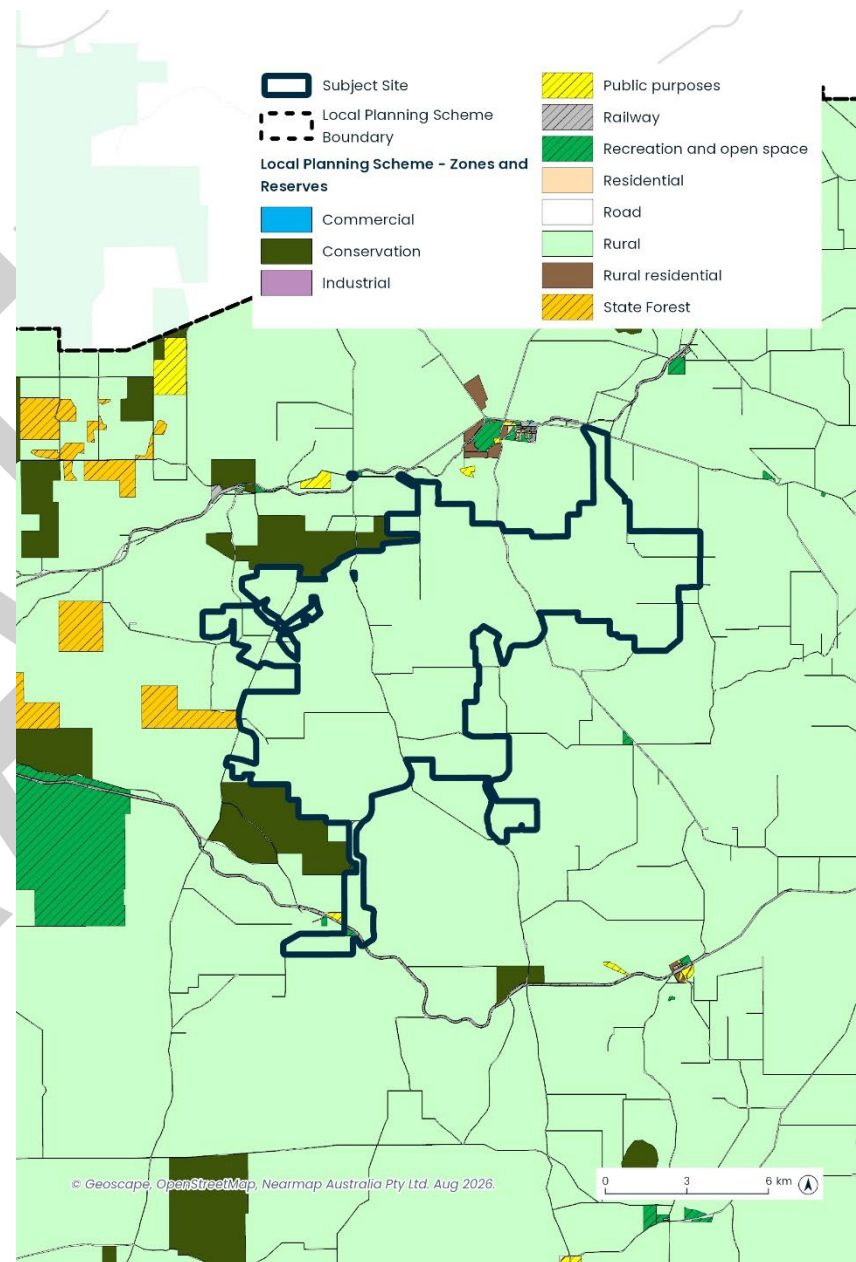


Figure 31: LPS2 Zoning Map

7.4.2.4 LPS 2 Development Requirements

Section 5.18 of LPS 2 outlines general development requirements that apply to all land zoned 'Rural.' **Table 6** below provides an assessment of the Project against these requirements.

Table 6: LPS2 Assessment

Item	Provision	Assessment	Compliance
<u>Minimum Setbacks</u> Note: these setbacks are typical for small scale development. The wind farm complies with all of the general setback requirements.	Front setback 20 m	Over 20m	All infrastructure setbacks over 20m from all road reserves
	Rear setback 20 m	Over 20m	All infrastructure setbacks over 20m from all rear boundaries.
	Side setback 10 m	Over 10m	All infrastructure setback over 10m from site boundaries.
<u>General Development Requirements</u> In considering an application for planning approval the local government will have due regard for the following, in addition to the provisions of the Scheme:	Any sensitive or incompatible uses which may require buffer separation from the proposed use.		The final development ensures a buffer separation from all sensitive uses. Refer to the Technical Appendices and Development Plans for further information.
	Evidence of a sustainable water supply that does not rely on catchment outside the lot or damming of a stream that will impact on the water availability for another lot or lots.		Refer to the Water Supply Study (Appendix Q) that explains how water will be sourced for the Project.
	Soil conditions, slope, soil type, rock, potential for water logging, foundation stability, and how the application has addressed these site characteristics.		Refer to the Environmental Assessment Report (Appendix F) for an analysis of the soil conditions of the subject site.

7.4.3 Planning and Development (Local Planning Schemes) Regulations 2015

The matters of which are to be given due regard when determining applications for development approval are set out in Clause 67(2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**Deemed Provisions**). An assessment of the proposal against the relevant matters is provided in **Table 7** below.

Table 7 – Relevant Matters to be given Due Regard

Provision	Proposal	Compliance
the aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area	The proposal is consistent with the objectives, aims, and provisions of LPS 2 as discussed further in this report. Overall, the Project is consistent with the objectives of LPS2 as it complements, rather than displaces, existing agricultural uses, allowing agriculture to remain the principal land use in the district.	
the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving	The Project is compliant with the established planning framework, including all relevant Federal, State and Local planning framework.	
any approved State planning policy	The proposal is consistent with all approved State Planning Policies as highlighted in Section 7.3.5.	
any policy of the Commission	The proposal is consistent with the provisions of Position Statement: Renewable Energy Facilities (2020) and has been assessed against the Draft Code.	
any local planning strategy for this Scheme endorsed by the Commission	The proposal is consistent with the Local and State Planning Strategy, as discussed in Section 7.4.1 of this application.	

the effect of the proposal on the cultural heritage significance of the area in which the development is located

The Aboriginal and Historical Heritage Due Diligence Assessment (refer **Appendix J**) concludes that heritage values can be appropriately managed through ongoing consultation, detailed site investigations and implementation of standard heritage management measures over the life of the Project



the compatibility of the development with its setting, including:

- **the compatibility of the development with the desired future character of its setting; and**
- **the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;**

The Project is compatible with the future character of the setting as it still enables the future use of agricultural land on the lot if the wind turbines are ever to be decommissioned and does not negatively affect the agricultural uses surrounding it.

The visual impact of the Project is considered non-intrusive and has been specifically designed to minimise the impact on the surrounding locality more generally.



the amenity of the locality including the following:

- **environmental impacts of the development;**
- **the character of the locality;**
- **social impacts of the development;**

The Project is not expected to have any significant environmental impacts as demonstrated in the Environmental Assessment Report (**Appendix F**), and Bird and Bat Management Plan (**Appendix K**).

The character of the locality will not be negatively impacted by the proposed development as it allows the continuation of surrounding agricultural land uses with minimal visual impact proposed, as demonstrated in the Visual Impact Assessment in **Appendix I**.

The proposed development is not likely to have any negative social impacts, however, will provide positive social impacts through the delivering of green energy to the surrounding locality.



the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;

The Project is not expected to have a negative impact on the existing natural environment, with minimal vegetation clearing being proposed as demonstrated in the Environmental Assessment Report (**Appendix F**), and Bird and Bat Management Plan (**Appendix K**).

The proposed development is not expected to have a negative impact on water resources, as demonstrated in the Surface Water Assessment as seen in **Appendix M**.



whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	Where possible, existing vegetation has been retained to retain the biodiversity of the subject site and ensure minimal impact on the surrounding environment. It is noted that no extensive landscaping will occur, however this is considered to the benefit of the broader ecological benefit of the site.	
the adequacy of: - the proposed means of access to and egress from the site; and - arrangements for the loading, unloading, manoeuvring and parking of vehicles;	The proposed development contains 25 access / egress points proposed as part of the development, all having been carefully considered to reduce the number of, and limit the impact of, key access points on the surrounding locality. The development will utilise Cordering North Road, via Coalfields Road, as the main access point for deliveries into the Project Area. All traffic movements over other local roads will involve limited crossing points across roads and will use access roads constructed within the Project boundaries to support vehicle movement.	
the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	The level of trip generation associated with the proposal is not expected to result in any capacity or congestion to the surrounding road network during construction or the through the operation of the wind farm as outlined in the Transport Impact Assessment included at Appendix H.	
the history of the site where the development is to be located;	The subject site has historically been used for agricultural uses and can continue its agricultural uses surrounding the turbines.	
the impact of the development on the community as a whole notwithstanding the impact of the development on individuals;	The Visual Impact of the Wind Farm is considered non-intrusive and has been specifically designed to minimise the impact on the surrounding locality as outline in the Visual Impact Assessment in included at Appendix I. The Project undertaken ongoing community consultation and engagement (refer to Appendix D) since 2022 and has developed a suite of community benefit initiatives which will be formalised through a community benefit scheme in accordance with industry best practice.	

7.4.4 Local Planning Policy No. 4 – Wellington Catchment

The subject site is located within the Wellington Reservoir Catchment Special Control Area (SCA) identified under LPS 2. The purpose of Local Planning Policy 4 (**LPP 4**) is to clarify the assessment and referral requirements for development within the catchment and to prevent pollution of water resources.

LPP 4 acknowledges that the Wellington Reservoir Catchment remains protected under the *Country Areas Water Supply Act 1947* due to water quality considerations, particularly the risk of salinisation resulting from vegetation clearing. However, the area is no longer designated as a Public Drinking Water Source Area, meaning historical restrictions relating to drinking water protection no longer apply.

LPP 4 notes that the DWER has advised there is generally no objection to development within the catchment where:

- No clearing of native vegetation is proposed; and
- Development is appropriately setback from any defined watercourse.

DWER has further advised that applications involving clearing of native vegetation and/or interference with waterways are key triggers for referral and detailed assessment. Conversely, referral of proposals such as single dwellings and farm sheds may be unnecessary where no clearing is proposed and appropriate setbacks to watercourses are maintained.

LPP 4 requires that any development approval issued within the catchment include conditions and/or advice notes reminding applicants that any clearing of native vegetation requires separate approval from DWER.

The Project has been reviewed against the provisions of LPP 4. Subject to there being no unauthorised clearing of native vegetation and appropriate setbacks being maintained from any defined watercourse, the proposal is considered consistent with the objectives and requirements of the policy. It is anticipated that the approval notice will include an advice note requiring the applicant to obtain all necessary approvals from DWER should native vegetation clearing be proposed within the area.

7.4.5 Local Planning Policy No. 5 – Wind Farms

Local Planning Policy No.5 – Wind Farms (**LPP 5**) outlines the Shire's requirements for the assessment of wind farm proposals, including advertising and referral processes, and the information required to support a development application. The policy provides guidance on the technical investigations expected to accompany an application and generally aligns with the State Planning Framework for Wind Energy Facilities by requiring consideration of matters such as noise, visual and landscape impacts, transport and access arrangements, and environmental constraints. The policy applies to all zones and reserves within the Shire of West Arthur Local Planning Scheme No. 2.

Table 8 provides an assessment of the Project against the relevant provisions of LPP 5. The assessment demonstrates that the Project is generally consistent with the objectives and requirements of the policy and is supported by the range of technical investigations envisaged by LPP 5. Where variations are proposed, these relate primarily to setbacks for a limited number of wind turbines and are discussed in the following section. Notwithstanding these variations, the Project achieves the intent of the policy and is considered to represent an appropriate planning outcome.

7.4.5.1 Setback

The location of the WTGs has been carefully considered to balance a range of development, environmental and land use considerations. This includes identifying suitable turbine locations, avoiding environmentally sensitive areas, minimising impacts on agricultural operations, and ensuring the continued viability of broad-hectare farming activities that will operate alongside the renewable energy infrastructure.

The proposal has been designed with regard to the objectives of LPP 5, which seek to promote renewable energy development while ensuring that wind farms are appropriately located and designed to avoid unacceptable impacts on agricultural land uses, environmental and cultural values, community safety, neighbouring properties and local amenity.

A deliberate siting strategy has been adopted for the placement of WTGs in relation to trafficked local roads, neighbouring property boundaries outside the development envelope, and reserved land under the care and control of the State Government. In addition to complying with the relevant provisions of LPP 5, the proposed setbacks have also been informed by the Draft Code which recommends setbacks equivalent to 1.1 times the maximum turbine tip height. Based on the proposed maximum tip height of 253 metres, this equates to a setback distance of approximately 279 metres.

All WTGs are located greater than 279 metres from local roads and non-host property boundaries that are private land, providing an additional level of conservatism and ensuring the development remains consistent with the direction of the emerging State planning framework.

Similarly, setbacks to non-host property boundaries exceed the requirements of LPP 5, with separation distances greater than 200 metres provided throughout the Project Area. These setbacks ensure the ongoing use and development of neighbouring agricultural properties is not unreasonably constrained.

The primary area where variation is sought relates to setbacks from reserved land under the care and control of the State Government. In this regard, the proposal represents a low planning risk. Unlike privately owned rural residential properties, the affected reserved land is not occupied. Reduced setbacks have been applied to State owned or managed land that is not used for farming or recreation. WTGs are located so the turbine blades do not cross the boundary of the land. The minimum setback applied in these instances is 92m.

The reduced setbacks enable a more efficient layout of renewable energy infrastructure while maintaining the productive use of agricultural land. In some locations, this approach will facilitate more efficient broad-acre cropping operations by reducing fragmentation of cultivated areas and improving access for farming activities.

Having regard to the objectives of LPP 5, the technical assessments supporting the application, and the limited planning consequences associated with the affected reserved land, the proposed reduced setbacks are considered reasonable, appropriately justified, and consistent with the intent of the policy. They strike an appropriate balance between facilitating renewable energy generation, protecting important environmental and community values, and supporting the ongoing productivity of agricultural land within the Shire of West Arthur.

Table 8 – Local Planning Policy No. 5 – Wind Farms

LPP 5 Provisions	Compliance
Sitting and Design Wind farms should be located on cleared farmland near the power grid to minimise clearing. Wind turbines should be setback: • Minimum of 1.5km to the nearest existing dwelling or approved building envelope. • min. 200m between centre of tower and neighbouring property boundary or public road.	The subject site comprises cleared agricultural farmland and was deliberately selected due to its proximity to the proposed Western Power Corndering Terminal substation located along the southern boundary. In summary: • All WTGs comply with the 200 m setback requirement under Local Planning Policy 5 (LPP 5) from public roads and neighbouring private land. • All WTGs are setback more than 279 m from trafficked roads and private non-host property boundaries, subject to confirmation of final boundary locations. • Sixteen WTGs are located within 279 m of specified government-managed reserve boundaries. • The minimum setback to a government-managed reserve boundary is 92 m. • No blade oversail occurs. • All WTGs are setback more than 1.5 km from non-host dwellings. • Setbacks from neighbouring property boundaries are generally compliant with the policy; however, 16 of the 92 proposed WTGs are setback less than the tip height plus 10% (279 m) from government-managed reserve boundaries. Details and justification for the proposed setbacks are provided in Section 7.4.5.1.
Consultation Early consultation with community and stakeholder is encouraged, an Engagement Strategy and Engagement Outcomes Report is required to accompany the application, and applications will be advertised for a minimum period 42 days.	Early engagement for the Project was undertaken by Lacour Energy in 2022. The key objectives of this engagement are to build relationships and leverage communication mechanisms, to understand the perspective of local community stakeholders and stakeholder groups, and to engage early with regulators to understand the areas of interest or potential concerns. An Engagement Strategy and Engagement Outcomes Report has been prepared by Lacour (Appendix D)

As part of the initial engagement, key stakeholder groups were identified on a Federal, State, and Local level, with significant consultation having been undertaken and considered throughout the design process.

Environmental Impact

Applications should include an environmental survey of the site addressing type, location and significance of flora and fauna, any threatened ecological communities, existing remnant vegetation proposed to be retained or removed, potential impact on birds or bats and any impact on the heritage of the site or adjoining places.

Flora and fauna, and bird and bat surveys are provided as part of the Environmental Assessment Report (**Appendix F.**)

Noise Impact

Applications should be accompanied by a Noise Impact Assessment which is to have due regard to future land uses.

An Acoustic Assessment has been prepared to support the proposal and is provided as **Appendix G.**

Visual Impact

Applications should be accompanied by a Visual and Landscape Impact Assessment which is to determine the potential impact of a wind farm on the landscape character of the area.

Refer to **Appendix I** for the Visual and Landscape Impact Assessment supporting the proposal.

Aviation

Applications should include an Aviation Impact Assessment prepared by a suitably qualified person.

An Aviation Impact Assessment has been prepared by Aviation Projects in support of the proposal. Refer to **Appendix N.**

Site Access and Traffic Management

No works can occur within a State Road Reserve controlled by MRWA without their authorisation. Applications are to identify the proposed site access with unconstructed roads for site access unlikely to be supported by the Shire. The Shire may require a Traffic Impact Assessment prepared by a suitable qualified traffic engineer. The Shire may place conditions on any development approval to ensure any costs associated with road damage, widening or upgrading are met by the developer.

No works are proposed within State road reserves without authorisation. A Transport Impact Assessment, provided as **Appendix H**, has been prepared to support the proposal and identifies the nominated site access points and associated traffic arrangements.

8 Implementation

8 Implementation

A Preliminary Construction Environmental Management Plan (CEMP) and Decommissioning Management Plan have been prepared in support of this Development Application. Additional management plans, procedures and technical studies will be prepared, refined and implemented as the Project progresses through detailed design, construction, operation and, ultimately, decommissioning. The Management Plans will identify risks and/or significant environmental aspects, 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 phase of the Project as detailed in **Table 9**.

Table 9 – Management Plans

Project Phase	Proposed Management Plan(s), Specifications and Studies	Considerations	Responsible agency/stakeholder	Plan Provision
Detailed Design Phase (tasks to be completed post determination and prior to Construction Phase)	Detailed Site Plans, specifications and details of infrastructure.	- Confirmation of infrastructure location based on technical findings and detailed design - Detailed drawings of infrastructure to be installed on site provided as part of building permit.	Local government	Post-DA prior to construction.
Construction Phase	Construction and Environmental Management Plans	<i>Vegetation Clearing and Ground Disturbance Management</i> <i>Flora and Fauna Management</i> <i>Surface Water Management</i> <i>Noise and Vibration Management</i> <i>Weed, Pest and Disease Management (including dieback)</i> <i>Aboriginal Heritage Management</i> <i>Waste Management</i> <i>Air Quality and Dust Management</i> <i>Hydrocarbon, Chemical and Hazardous Materials Management</i> <i>Fire Management</i> <i>Demobilisation and Rehabilitation</i>	<i>Local government in consultation with DWER, DBCA.</i>	Preliminary CEMP provide at Appendix R.

	Traffic and Transport Management Plan	- Traffic management plan (including OSOM Haulage Route) - Obtain required Main Roads WA permits and heavy vehicle approvals - Approval and delivery of any required road works within road reserves - Detailed design of site access, crossovers and intersection treatments - Implementation of workforce traffic and access management measures - Preparation of workforce travel and route management information	Local government in consultation MRWA.	Post-DA prior to construction.
Operations Phase	Occupational Health and Safety Management System	Operational Health and Safety Management Plan	Local government	Post-DA prior to operation.
	Operations Environmental Management Plan	General environmental management during operations, such as dust, fire, stormwater, waste	Local government	Post-DA 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	Local government in consultation with DWER	Post-DA prior to construction.
	Bird & Bat Adaptive Management Plan (BBAMP)	Final WTG specifications (including RSA) and WTG locations	Local government in consultation with DWER	Provided with DA and updated prior to construction
Decommissioning	Preliminary Decommissioning Plan	<i>Preliminary approach to be outlined and method for future finalisation detailed</i>	<i>Local government in consultation with DWER</i>	Provided with DA as Appendix S.

9 Conclusion

9 Conclusion

The Project represents a significant renewable energy development that will make a meaningful contribution to Western Australia's transition to a low-carbon energy system and the long-term reliability of the SWIS.

The Project Area has been carefully selected following several years of detailed investigation, including comprehensive wind resource modelling and assessment of environmental, technical and planning constraints. The location is well suited to renewable energy development, being relatively remote, proximate to existing transmission infrastructure, and characterised by a low level of nearby sensitive land uses.

The Project has been subject to a rigorous suite of technical assessments, the outcomes of which demonstrate that potential impacts can be effectively avoided, minimised or managed in accordance with best practice and relevant regulatory requirements. As detailed in this report, the Project complies with applicable technical standards and satisfies the intent of relevant planning, environmental and infrastructure frameworks.

Best-practice wind farm design principles have been applied throughout the development of the Project. The Project incorporates up to 92 modern, high-efficiency WTG technology capable of generating renewable wind energy, together with a 500 MW / 4000 MWh BESS. This integrated approach will enhance grid stability, reduce curtailment, and support reliable electricity supply during periods of peak demand, delivering substantial benefits to the SWIS and the broader community.

From a planning perspective, the Project demonstrates a high level of consistency with, and alignment to, relevant Commonwealth, State, regional and local strategic and statutory instruments that support renewable energy development in appropriate locations.

The Project is compatible with the existing and intended land use of the area and has been designed to allow ongoing agricultural activities to continue across a majority of the Project Area.

For reasons outlined in this report, it is concluded that the Project represents an appropriate, well-planned and sustainable form of development. Accordingly, the RDAP is respectfully encouraged to approve the Development Application, subject to fair and reasonable conditions.

Disclaimer

This report is dated 3 September 2026 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 Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Lacour (**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).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix **A**

Certificate of Titles and
Deposited Plans

Appendix B

Development Plans

Appendix **C**

Subject Site Lot Details

Appendix D

Community and
Stakeholder Engagement
Summary

Appendix *E*

Social Impact
Assessment

Appendix F

Environmental
Assessment Report

Appendix **G**

Acoustic Assessment

Appendix H

Transport Impact
Assessment

Appendix I

Visual Impact
Assessment

Appendix J

Heritage Due Diligence

Appendix *K*

Bird and Bat Adaptive Management Plan

Appendix L

Bushfire Management
Plan, Bushfire Risk Report
and CFA Assessment

Appendix *M*

Surface Water
Assessment

Appendix *N*

Aviation Impact
Assessment

Appendix *0*

Electromagnetic
Interference Assessment

Appendix *P*

Shadow Flicker and Blade Glint Assessment

Appendix *Q*

Water Supply Study

Appendix *R*

Preliminary Construction
Environmental
Management Plan

Appendix *S*

Preliminary
Decommissioning
Management Plan

Appendix T

Draft Renewable Energy
Planning Code
Assessment



Shaping cities
and communities
for a better future.