



West Arthur Energy Pty Ltd
West Arthur Wind Farm

Preliminary Decommissioning Management Plan

Document Holder:	Environmental Approvals Manager
Date:	3 September 2026
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ABBREVIATIONS

Abbreviation	Description
DPLH	Department of Planning, Lands and Heritage
LPP 5	Local Planning Policy No. 5 (Shire of West Arthur)
MW	Megawatts
PDMP	Preliminary Decommissioning Management Plan
SWIS	South-West Interconnected System
WAE	West Arthur Energy Pty Ltd
WAWF	West Arthur Wind Farm
WTG	Wind Turbine Generator

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1 INTRODUCTION

1.1 Overview

West Arthur Energy Pty Ltd (WAE) is proposing to develop the West Arthur Wind Farm (WAWF) (the 'Proposal') approximately 3.5 km south of Darkan, Western Australia. The Proposal is located on various lots within the Shire of West Arthur, on freehold agricultural land currently used for pastoral grazing and cropping. A plan showing the location and extent of the Proposal is provided in Figure 1.

The Proposal consists of up to 92 Wind Turbine Generators (WTG) each generating between 6 and 8 megawatts (MW), a 500 MW / 4000 MWh Battery Energy Storage System (BESS) and associated infrastructure. WTG will be connected to an onsite substation. The Proposal will connect into Western Power's Southwest Interconnected System (SWIS) via the proposed Cordering Terminal Substation.

The Proposal and surrounding areas are primarily utilised for agricultural uses and is largely already cleared of native vegetation. The Proposal has been intentionally designed to avoid and minimise disturbance to intact remnant native vegetation.

The WAWF is currently in the feasibility stage of project design with the final location and design of the turbines and infrastructure to be confirmed during the detailed design process.

This Preliminary Decommissioning Management Plan (PDMP) has been developed to outline the Proponent's approach to managing the wind farm and associated infrastructure at the end of life.

1.2 Purpose

The purpose of this management plan is to outline:

- The Proponent's commitment to decommissioning and rehabilitation.
- Decommissioning methodologies for turbines and turbine infrastructure, removal of concrete footings, removal of site services including power, water and any supporting pipelines/infrastructure not proposed to be retained as part of the final land use for the site.
- Environmental impact management including management of traffic throughout the decommissioning process.
- Predicted waste streams and appropriate management measures.
- Establishing rehabilitation objectives related to landform, soil quality and biodiversity.

This PDMP assumes that the proposal will be decommissioned at the end of its anticipated operational timeframe (approximately 30 years). If repowering the wind farm is not viable, the Proposal will be decommissioned in accordance with future revisions of this plan.

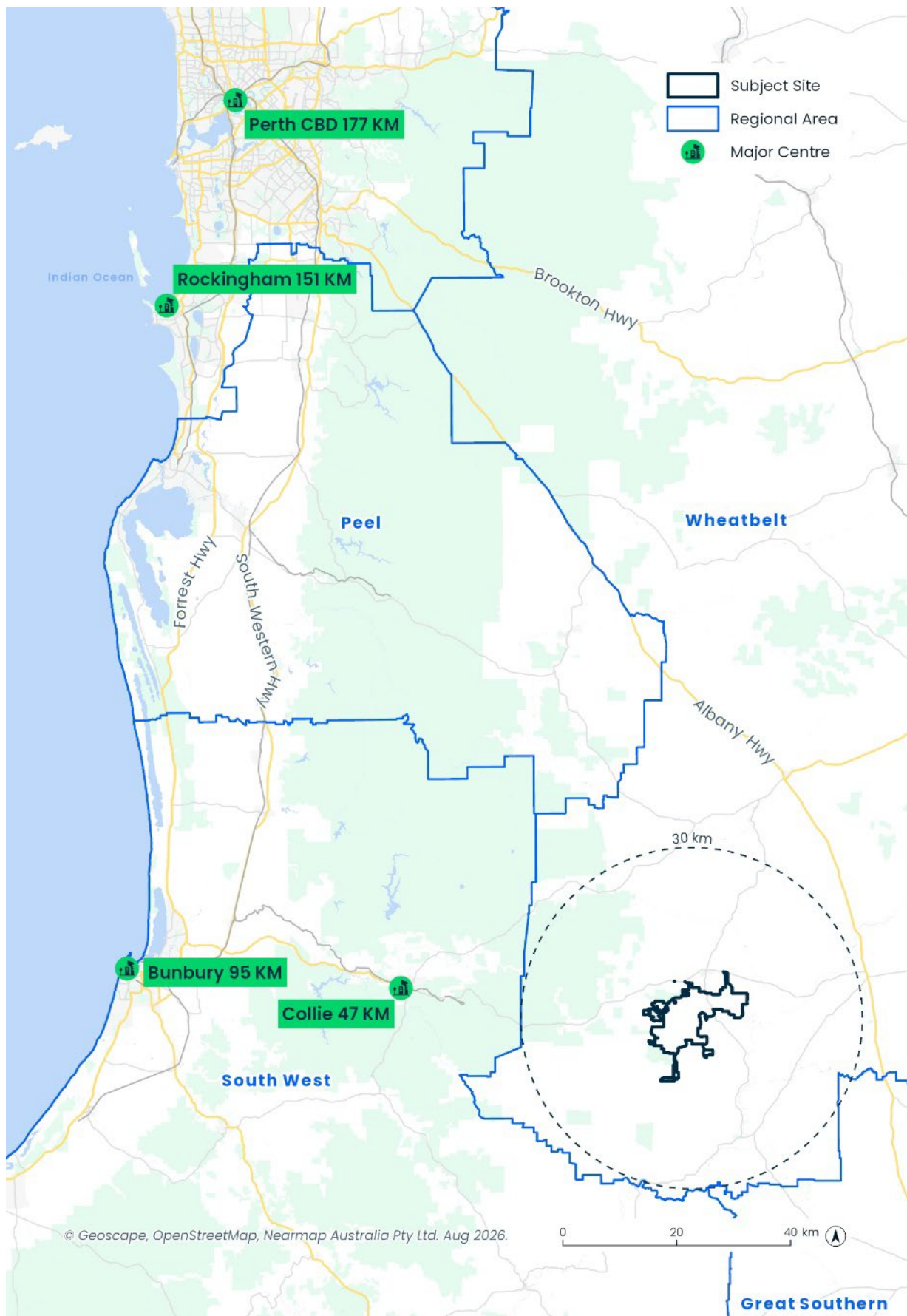


Figure 1 – Proposal Location

1.3 Relevant Legislation, Guidelines and Agreements

1.3.1 Legislation

Key legislation considered in the PDMP include:

- *Contaminated Sites Act 2003 (WA)*
- *Contaminated Sites Regulations 2006 (WA)*
- *Environmental Protection Act 1986 (WA)*
- *Environmental Protection Regulations 1987 (WA)*
- *Waste Avoidance and Resource Recovery Act 2007 (WA)*
- *Waste Avoidance and Resource Recovery Regulations 2008 (WA)*
- *Work Health and Safety Act 2020 (WA)*

Table 1 outlines other potentially relevant legislation to decommissioning activities.

Table 1: Applicable Legislation

Type	Name
Environment	<i>Agriculture and Related Resources Protection Act 1976</i>
	<i>Biodiversity and Conservation Act 2016 (WA)</i>
	<i>Biosecurity and Agriculture Management Act 2007</i>
	<i>Environmental Protection (Noise) Regulations 1997</i>
	<i>Environmental Protection (Controlled Waste) Regulations 2004</i>
	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
	<i>Environment and Biodiversity Conservation Regulations 2000 (Cth)</i>
	<i>Soil and Land Conservation Act 1945 (WA)</i> <i>Soil and Land Conservation Regulations 1992 (WA)</i>
Water	<i>Rights in Water Irrigation Act 1914 (WA)</i>
Heritage	<i>Aboriginal Heritage Act 1972 (WA)</i> <i>Aboriginal Heritage Regulations 1974 (WA)</i>
	<i>Heritage Act 2018 / Heritage of Western Australia Act 1990 (WA)</i> <i>Heritage of Western Australia Regulations 1991</i>
	<i>Native Title Act 1993 (Cth)</i>
	<i>Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Cth)</i>

Type	Name
Land Use	Land Administration Act 1997 (WA)
	Land Administration Regulations 1998 (WA)
	Land Administration (Land Management) Regulations 2006 (WA)
	Planning and Development Act 2005 (WA)
	Planning and Development (various) Regulations (WA)

1.3.2 Local Shire Wind Farm Policy

The Shire of West Arthur has developed the Local Planning Policy No.5 – Wind Farms (LPP 5). The policy indicates that a decommissioning and rehabilitation plan will be required to be provided as a condition of approval for the removal of the facility and any rehabilitation requirements. This has been addressed by this PDMP.

1.3.3 Renewable Energy Facilities Position Statement

The Department of Planning, Lands and Heritage (DPLH) published the position statement: Renewable energy facilities (DPLH, 2020). The position statement states “a decommissioning program should be separately developed in relation to removal of the facility and any rehabilitation requirements”. This has been addressed by this PDMP.

1.3.4 Landowner Agreements

The WAWF is located on multiple private freehold properties, with landowner agreements in place with the respective landowners included in the WAWF. These agreements contain terms returning the land to the same condition prior to the disturbance or agreed otherwise.

1.4 Document Review

This management plan shall be reviewed every 10 years following the commencement of construction and then in year 25 and every 3 years until decommissioning or repowering.

The review shall consider:

- technology evolution for the recycling and reuse of equipment and material.
- markets for used and scrap materials.
- costs of contractors, plant and equipment to be used during decommissioning.
- changes in environmental conditions.
- changes in legislation and guidelines,
- lessons learnt from similar projects, and
- any project approvals required to undertake decommissioning and rehabilitation.

2 SITE DESCRIPTION

The WAWF is located approximately 185 km south, south of Perth and approximately 10 km south of Darkan in Western Australia. The WAWF area has primarily been developed for agricultural uses including broad acre cropping and livestock consistent with agrarian character of the Wheatbelt region. The WAWF infrastructure will be located entirely within the Shire of West Arthur and will be located across numerous freehold properties that are primarily cleared of native vegetation and used for agriculture.

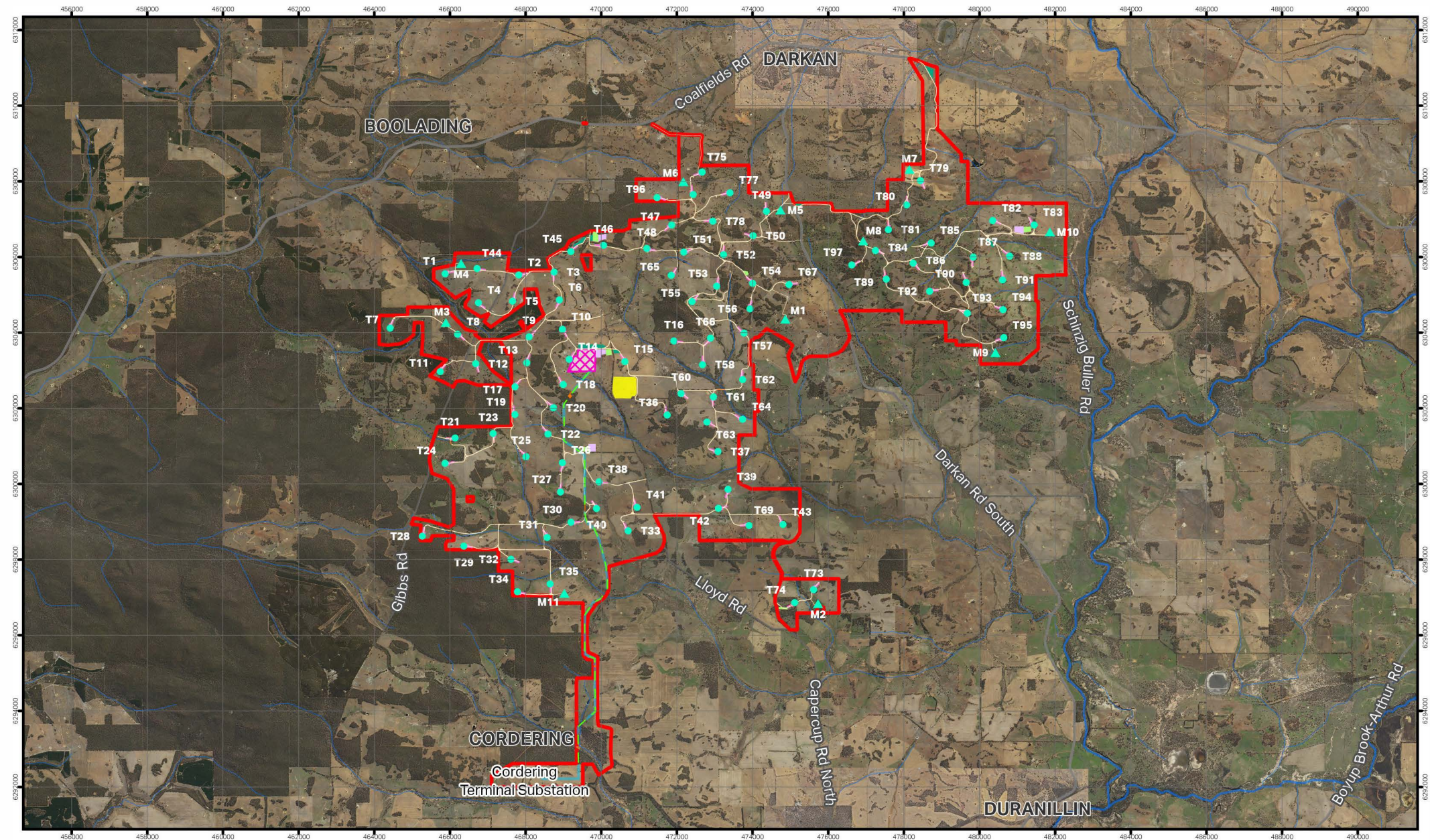
The underlying land zoning is classed as rural. Most of the proposed disturbances are located within areas used for broad hectare agriculture, typically dry land cropping or grazing. Small areas of remnant native vegetation are present in the Proposed Development Envelope (PDE) (shown in Figure 2) and will be avoided by the proposed disturbance, where possible.

2.1 Site Infrastructure

Site equipment and associated infrastructure for WAWF is broken down into three main categories which are:

- Wind turbine generators (up to 92)
- Container batteries, storing up to 500 MW / 4000 MWh.
- Supporting infrastructure

Items considered as supporting infrastructure include power transmission network (buried or overhead powerlines and substations), gravel roads, communication towers, meteorological masts, operational and maintenance buildings, hardstands, water abstraction and storage network, gravel borrow pit and topsoil stockpiles.



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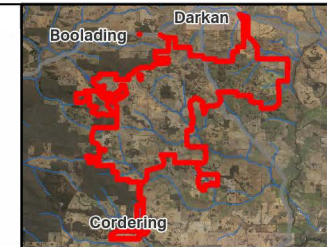
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LEGEND

- Wind Turbine
- ▲ Wind Turbine Hardstand
- ▲ Meteorological Mast
- Access Roads
- Transmission Overhead
- ▨ Substation, BESS and O&M Building
- Temporary Laydown Area
- Temporary Construction Compound
- Temporary Concrete Batch Plant
- Temporary Crane and Wind Turbine Assembly Area
- Overnight Temporary Accommodation Area
- Transmission Line Disturbance Area
- Proposed Clearing Area
- Proposed Development Envelope
- Major Watercourse
- Minor Watercourse
- Minor Road



Proposed Development Envelope

LACOUR ENERGY

PROPOSED WEST ARTHUR WIND FARM SITE PLAN

Figure
2

A4 size

3 PROPONENT COMMITMENTS

3.1 Decommissioning Principle

The expected operational life of the wind farm will likely be 30 years. At the end of the operational life the wind farm will be decommissioned and removed from service in accordance with this plan. The decommissioning and rehabilitation of the WAWF site at the end of its commercial life is at the proponent's obligation and cost.

3.2 Financial assurance

WAE commits to ensuring an appropriate financial instrument is in place to manage the costs associated with decommissioning and rehabilitation (and closure of other legal obligations) are adequately budgeted and fully funded. This may include a decommissioning bond WAE would pay to host landowners prior to the end of life for the assets. The underlying landowners are not responsible for the costs and activities of decommissioning.

3.3 Funding

It is possible that the sale value of recovered turbine materials and other equipment exceed the costs of their dismantling and site rehabilitation. Should this positive cost / sale be less than the cost of decommissioning WAE has agreed to ensure an appropriate financial instrument is put in place to ensure the works can be funded. As part of the periodic review of this document the costs of decommissioning will be evaluated and the value of the financial security adjusted to ensure it is sufficiently funded.

3.4 Post closure land use and decommissioning outcomes

At decommissioning, WAE commits to returning the land to a condition acceptable to underlying landowners. The land will align proposed post closure land use; i.e. broad-hectare agriculture, unless agreed otherwise with landowners.

WAE acknowledges alternative land uses or retention of infrastructure may be considered and captured within future decommissioning management plan revisions; however, at present the WAE commits to:

- Remove all above-ground infrastructure, except where landowners request gravel roads and hardstand to remain
- Remove part of the concrete foundation and other buried services to a depth of at least 500mm below surface or a greater depth agreed with landowners
- Backfilling voids with appropriate fill
- Rehabilitating disturbed land (including progressively), which may include regrading, gravel removal, topsoil replacement, establishment of appropriate vegetation and ripping.

3.5 Monitoring

WAE commits to undertaking post-decommissioning monitoring to measure and verify performance of outcomes relative to the agreed post closure land use of broad-hectare agriculture. Further details regarding the indicative monitoring program are outlined in Section 6.

4 CONSULTATION

4.1 Wind farm landowners' consultation

Discussions will be held with each of the landowners regarding the decommissioning and rehabilitation process. Landowners may prefer some components of the wind farm infrastructure to remain on their land after the decommissioning process to assist with farming practices and to add commercial value to their properties. This includes infrastructure such as roads, fences and storage facilities.

It is recognised that landowner requirements may change over time or land ownership may change during the operation life of the wind farm. Consultation with landowners will be undertaken again at the final stages of the decommissioning and rehabilitation process to ascertain their requirements.

4.2 Community consultation

Consultation with the local community will be carried out by WAE in advance of the wind farm decommissioning and rehabilitation works. The objectives of the consultation process will be to:

- Ensure the local community and stakeholders are provided with appropriate information about the planned decommissioning.
- Allow the amendment of plans to accommodate community or stakeholder feedback where possible.
- Ensure an open forum for communication between community and stakeholders to resolve any issues or concerns.

Key issues to be addressed during the community consultation will include:

- Timing and phases of the decommissioning project to minimise impacts on agriculture and farming areas.
- Maximise local employment and contractor involvement in the decommissioning and rehabilitation where possible.
- Management and coordination of traffic on rural and main roads to minimise impacts on local traffic.
- Management and coordination of logistics to ensure the availability of accommodation and local services (i.e. food, fuel, supplies) during decommissioning and rehabilitation works phases.

5 DECOMMISSIONING PROCESS

The following section summarises the decommissioning of each component of the wind farm. WAE will engage the appropriate contractors to undertake the dismantling, transportation and land rehabilitation works. The dismantling, removal and land rehabilitation works are expected to take approximately 12 months from commencement.

5.1 Wind turbine infrastructure

The anticipated process to remove wind turbine infrastructure is as follows:

- Wind turbines are electrically disconnected from the grid and wind turbine rotors locked.
- Wind farm liquids, including but not limited to lubricants, coolants and oils are drained prior to dismantling the turbines.
- Transformers are made-safe, drained and liquids removed from site.
- The blades, nacelle, rotors and towers are removed by a crane.
- Components are placed within a hard stand, ready for dispatch offsite.
- Other components such as transformers and inverters are safely disconnected, removed and placed on a hardstand for recycling, sale or disposal.

5.2 Foundations

The foundation will not be removed, in its entirety, during decommissioning. The underground foundation is not likely to cause any environmental harm by remaining in situ. Any producing components (cables, concrete, conduit etc.) will be removed. The top 500 mm of the foundation will be removed. The surface of the remaining foundation will be roughened using a jack hammer / rock breaker to create a cracked and rough surface. A layer of subgrade material (approximately 400 mm) and then a 100-200 mm layer of topsoil will be installed over the remaining foundation. Rehabilitation will allow the area where the foundations are present to be used for agriculture (the land use prior to the wind turbines being constructed) or an alternative land use if required in consultation with the landowner. In some locations, foundations will be removed to a greater depth to suit landowner agreements.

5.3 Access roads

It is likely that the landowners will seek to retain some of the access tracks at the time of decommissioning. If the removal of access tracks is required, the gravel topping and road base layer will be removed from site and transported to a licensed disposal location or suitable backfill location. The cleared access road areas will be rehabilitated back to the original land use (grazing or cropping land).

5.4 Crane hardstands and laydown areas

It is possible that the landowners will seek to retain some of the hardstand and laydown areas at the time of decommissioning. Removal of all hardstands and laydown areas will be completed as per the access tracks. The cleared hardstand areas will be rehabilitated.

5.5 Underground electrical cabling and overhead powerlines

Underground cabling will not be removed during decommissioning. Cables are not considered to be harmful to the environment and the process of digging the cabling up will cause more damage to the environment than leaving them in situ.

5.6 Overhead powerlines

All overhead electrical cabling and powerlines will be dismantled, removed and materials reused or sold as scrap, where possible. Any footings associated with the removed powerlines will be cut off at a minimum of 500 mm below ground level and the areas rehabilitated, as per turbine foundation decommissioning. In some locations, foundations will be removed to a greater depth to suit landowner agreements.

5.7 Substation and BESS

The substation and BESS and all related infrastructure will be dismantled and removed from site during decommissioning. All footings and concrete will be removed and the area rehabilitated.

5.8 Operation and maintenance facilities

Operation and maintenance facilities are likely to include offices, amenities, storage, control rooms, workshops and car parks. It is expected that some of these facilities may be retained by the landowners. These requests will be considered by the proponent during the consultation period of the decommissioning program.

Any facilities requiring removal will be dismantled and re-used, sold as scrap material or disposed of at an authorised waste facility. The car park(s) will be rehabilitated as per the access tracks.

5.9 Meteorological towers and wind monitoring masts

The meteorological towers and masts will be dismantled and removed from site during the decommissioning period. Any footings associated with the removed towers and masts will be cut off at a minimum of 500 mm below ground level and the areas rehabilitated.

5.10 Fencing

The fencing from the substation, meteorological towers and wind monitoring masts and operational and maintenance facilities will be dismantled and removed from site. The material will be either on sold or sold as scrap material. Any concrete footings associated with the fencing will be removed and disposed of at an authorised waste facility.

6 LAND REHABILITATION

6.1 Objectives

The general objective of the rehabilitation stage is to return the disturbed areas at the site to preconstruction conditions. Any land disturbed during the construction, operation or decommissioning of the wind farm will be rehabilitated.

6.2 Extent of rehabilitation works

Once all the infrastructure has been removed as per Section 5, rehabilitation activities will involve the following:

- Placement of clean and suitable topsoil.
- Ripping areas to promote resource and seed traps.
- Placement of rocks and vegetative material to reduce erosion and promote resource and seed traps.
- Where required, direct seeding, hand seeding or tube stock revegetation using local species in areas of native vegetation.
- Returning areas to pasture.
- Ongoing vertebrate pest and weed control.
- Monitoring progress of the rehabilitation.

6.3 On-going monitoring

The planned rehabilitation activities are designed to reintegrate any disturbed area with the surrounding land and existing vegetation similar to the condition prior to construction. It is possible initial rehabilitation works may be ineffective in some areas due to erosion, farming intrusion or topographical effects impacting the rehabilitated area.

Similarly, it is possible initial reseeding, re-grassing or vegetative replanting activities may be unsuccessful due to inappropriate coverage or weather effects. To ensure the rehabilitation program is successful in the longer term, periodical site monitoring will be undertaken for up to 2 years following decommissioning. It is likely the monitoring will be undertaken by the host landowners in the first instance and any remediation works carried out by WAE as required.

Rehabilitation remediation works may include;

- Application of additional water to newly planted vegetation,
- Remedy of poor drainage areas where runoff is insufficient or to prevent erosion,
- Aeration or fertilisation of topsoil to enhance vegetation growth,
- Replanting of any dead vegetation,
- Applying additional backfill material or topsoil, and
- Fencing to keep farming practises and livestock away from rehabilitated areas until established.