



Department of Planning,
Lands and Heritage

Draft Renewable Energy Planning Code

For Public Consultation

WALGA Member Briefing



The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

Agenda

1. Purpose
 2. Renewable Energy Planning Code
 3. Local Planning Scheme Regulation Amendments
 4. Significant Development Regulation Amendments
 5. Next Steps
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Purpose – Renewable Energy (RE) Planning Framework

1. To provide a **clear and consistent development assessment framework** for energy infrastructure that supports the generation, storage and transmission of renewable energy across Western Australia.
2. To establish **clear development provisions and application requirements**.
3. To **improve certainty in managing potential** land use, environmental and amenity **impacts**.
4. To promote **meaningful community and stakeholder engagement** through planning process.
5. To provide for **streamlined and consistent decision making**.



Renewable Energy Deliverables

RE Planning Code & Guidelines

- Sets out objectives and development provisions for energy infrastructure development
- Identifies materials required to accompany development applications

Amendments to Local Planning Scheme Regulations

- Facilitates RE Planning Code being read into local planning schemes
- Introduces development approval requirements for new noise-sensitive land uses near wind farms
- Introduces standardized energy infrastructure land use definitions

Amendments to Significant Development Regulations

- Introduces mandatory Part 11B application and decision-making pathway for significant renewable energy projects

Renewable Energy Planning Code



About the RE Planning Code

1. Purpose is to provide a **clear and consistent development assessment framework** for energy infrastructure across WA.
2. **Initial focus on wind farms**, with flexibility to expand to address other types of renewable energy infrastructure.
3. RE Planning Code has statutory provisions that can be **read into local planning schemes**. Accompanied by supporting Guidelines.
4. RE Planning Code and Guidelines will **replace WAPC Position Statement – Renewable Energy Facilities**

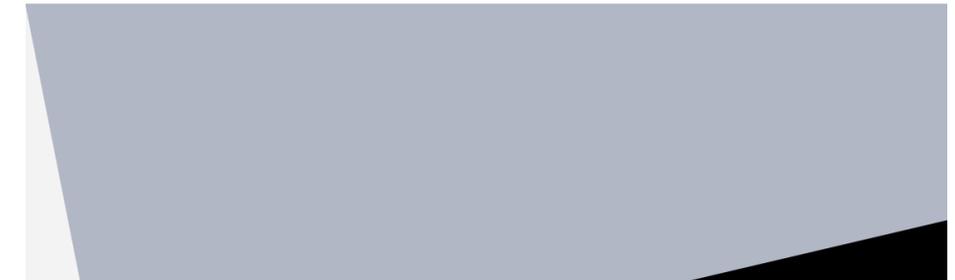


December 2025

DRAFT CODE – PUBLIC CONSULTATION

Renewable Energy Planning Code

Prepared under Part 3A of the Planning and Development Act 2005



December 2025

DRAFT CODE and GUIDELINE – PUBLIC CONSULTATION

Renewable Energy Planning Code and Guidelines

Prepared under Part 3A of the Planning and Development Act 2005

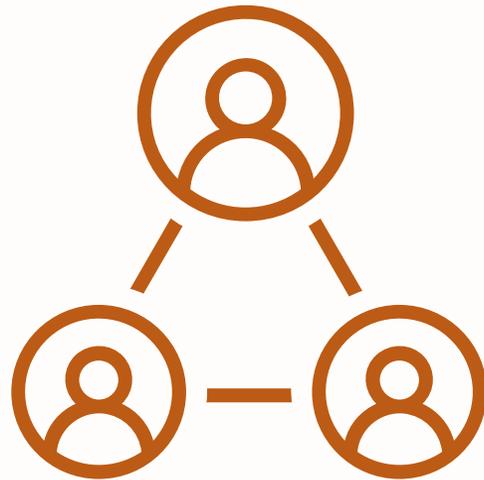


RE Planning Code Development

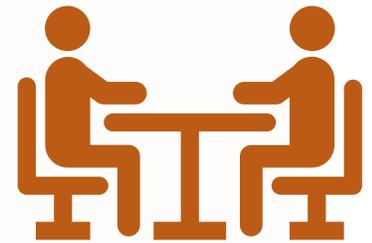
Jurisdictional Analysis



Preliminary Stakeholder Engagement



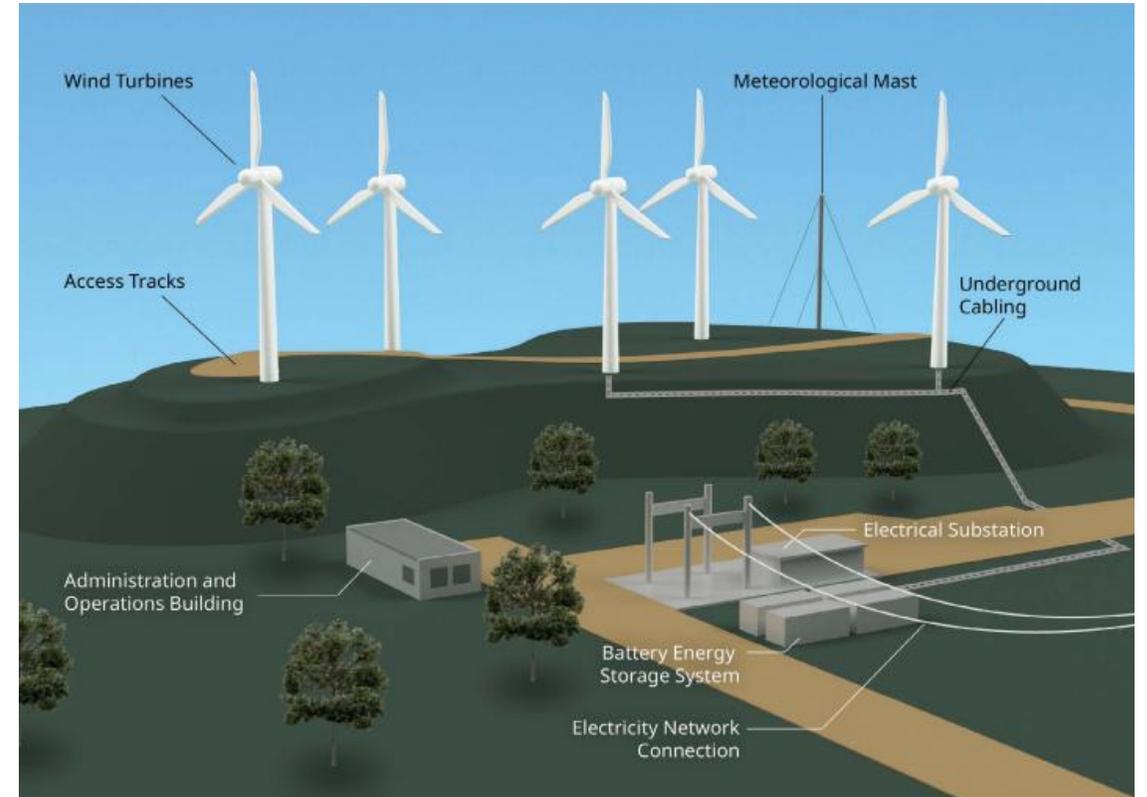
Cross-Agency Collaboration



Part 2 - Wind Farms

Elements

1. Safety
2. Noise
3. Single House Development Potential
4. Landscape
5. Shadow Flicker
6. Natural Environment
7. Natural Hazards (including Bushfire)
8. Aviation
9. Electromagnetic Interference
10. Transport
11. Construction
12. Decommissioning and Rehabilitation

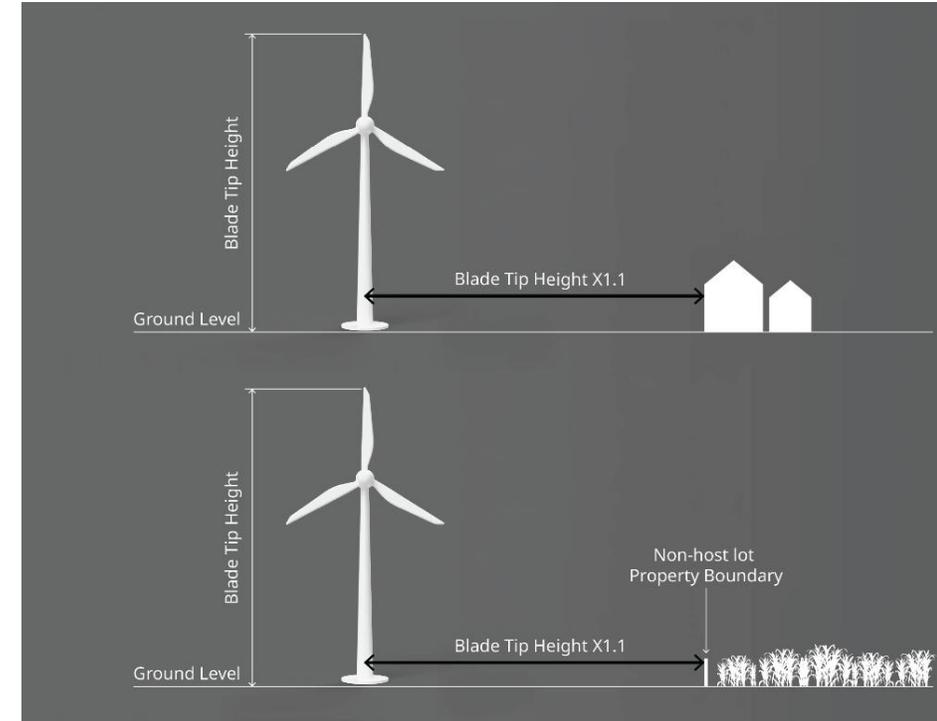


Each Element includes:

- **Context** – describes and identifies the issue
- **Objective(s)** - clear statement of what the Code aims to achieve for that element
- **Performance Outcome** and/or **Acceptable Outcome** –provisions for meeting the Element Objective

Element 1: Safety

Element Objectives	Performance Outcome	Acceptable Outcome
WF-EO1.1 Wind turbines are sited to minimise the risks to people, property and infrastructure arising from hazards such as blade throw, wind turbine collapse and other safety incidents.	<i>Not applicable – Acceptable Outcome applies.</i>	WF-AO1.1 Wind turbines are set back a minimum of 1.1 times blade tip height from non-host lots, reserves (including road reserves), and existing and approved habitable buildings on host lots and non-host lots.
WF-EO1.2 Wind turbines are designed and constructed to ensure structural integrity and operational safety over their lifecycle.	<i>Not applicable – Acceptable Outcome applies.</i>	WF-AO1.2 Wind turbines are designed and constructed in accordance with relevant Australian and international standards.



Supporting plans and Reports:

Accompany DA	Site plan showing location of turbines to demonstrate setback compliance
Condition of DA	Engineering Certification Report pre and post-construction to demonstrate turbines (including foundations) designed & built to meet relevant standards

Element 2: Noise

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO2.1 Wind farms are sited, designed and operated to avoid an unreasonable noise impact on:</p> <ul style="list-style-type: none"> a. any existing or approved noise sensitive land use; and b. areas identified for the future development of noise sensitive land uses. 	<p>WF-PO2.1 Wind turbines and other associated infrastructure are sited, designed and operated to avoid an unreasonable noise impact on any existing or approved noise sensitive land use located on a host or non-host lot.</p> <p>WF-PO2.2 Wind turbines and other associated infrastructure are sited to avoid an unreasonable noise impact on areas identified for future urban and rural residential development in WAPC endorsed State and local planning frameworks to ensure these areas can be developed without constraint from wind farm noise impacts.</p>	<p><i>Not applicable – Performance Outcome applies.</i></p>

Key term:

Unreasonable noise impact – means a level of noise impact that exceeds the lowest assigned level permitted for a “Noise sensitive premises: highly sensitive area” in Table 1 of the Environmental Protection (Noise) Regulations 1997.

Supporting plans and Reports:

Accompany DA	Noise Impact Assessment
Condition of DA	Noise Monitoring Plan Noise Monitoring Report Operational Management Plan

Element 3: Single House Development Potential

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO3.1 Wind farms are sited to ensure non-host lots without an existing or approved single house retain sufficient land outside the wind farm's noise impact area that is suitable for accommodating a future single house.</p>	<p>WF-PO3.1 A wind farm's noise impact area may extend onto a non-host lot where:</p> <ol style="list-style-type: none"> a. The non-host lot retains a suitable and sufficient area of land outside the noise impact area(s) of the wind farm and any other nearby existing or approved wind farms, for a future single house, which: <ol style="list-style-type: none"> i. is permissible under the local planning scheme; ii. is not affected by development constraints such as conservation areas or flood-prone land; and iii. can be practically serviced, including with vehicle access and utility services; or b. The non-host lot forms part of a broader contiguous landholding used for agricultural purposes, where a single house already exists on another lot within the same holding, and the non-host lot is not intended or required to accommodate a separate single house. 	<p>WF-AO3.1 The non-host lot is located entirely outside of the wind farm's noise impact area.</p>

Supporting plans and Reports:

Accompany DA

Single House Development Potential Impact Assessment

Condition of DA

Not applicable

Element 4: Landscape

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO4.1 Wind farms are sited and designed to avoid or minimise adverse impacts on significant landscapes and significant views, particularly areas of recognised State, national or international importance.</p> <p>WF-EO4.2 Wind farms are sited and designed with sensitivity to their landscape setting to minimise unnecessary visual disruption and prominence where practical opportunities exist, with the understanding that visual change to the landscape is an inevitable outcome of wind farm development.</p>	<p>WF-PO4.1 Where a wind farm may affect a significant landscape or significant view, it is sited and designed to avoid or minimise unnecessary visual disruption and prominence and adverse landscape and visual impacts.</p> <p>WF-PO4.2 In all settings, wind farms are sited and designed to utilise practical opportunities available within the landscape setting to minimise unnecessary visual disruption and the prominence of wind turbines.</p> <p>WF-PO4.3 Lighting associated with wind turbines is designed to avoid or minimise adverse impacts on views and landscapes, while ensuring compliance with aviation safety requirements.</p> <p>WF-PO4.4 Wind turbine blades are finished with a surface treatment of low reflectivity to minimise glint.</p>	<p><i>Not applicable – Performance Outcome applies.</i></p>

Key terms:

Significant landscape – means a landscape area or feature that holds special importance or value, formally recognised in international, national or state legislation or policy and which warrants consideration in planning and development decisions. May include World Heritage areas, national and state parks.

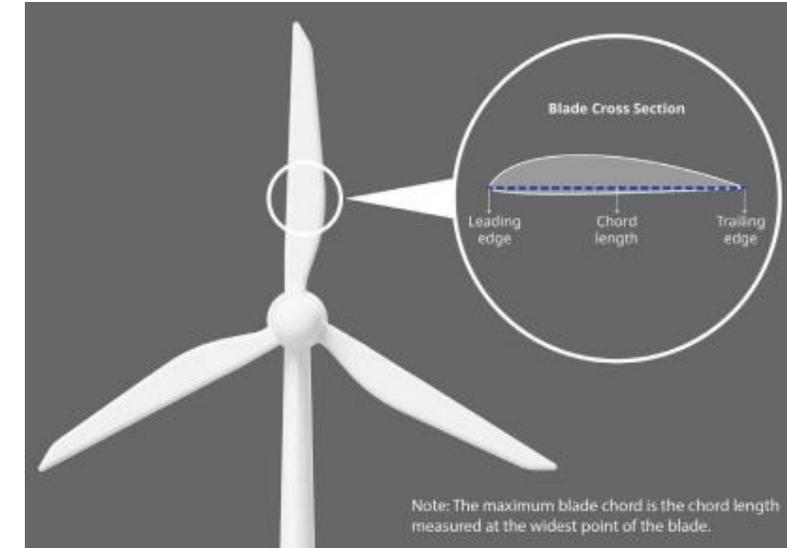
Significant view - means a public view that holds special importance or value for its visual qualities or economic or cultural significance, formally recognised in international, national or state legislation or policy which warrants consideration in planning and development decisions. May include views from iconic scenic or tourist routes, trails and lookouts.

Supporting plans and Reports:

Accompany DA	Landscape & Visual Impact Assessment (Append. 4 Methodology)
Condition of DA	<p>Landscape Plan – where tree planting recommendation to reduce impact</p> <p>Lighting Management Plan - where mitigation required for dark skies/astrotourism</p>

Element 5: Shadow Flicker

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO5.1 Wind turbines are sited, designed and operated to minimise shadow flicker impacts on any existing or approved visually sensitive land use located on a non-host lot.</p>	<p>WF-PO5.1 Wind turbines are sited and operated to ensure that shadow flicker at any visually sensitive land use on non-host lots does not exceed:</p> <ol style="list-style-type: none"> 30 hours per year and 30 minutes on any single day, based on theoretical shadow flicker modelling; or 10 hours per year, based on predicted actual shadow flicker modelling. 	<p>WF-AO5.1 Wind turbines are set back a minimum distance of 265 times the maximum blade chord length from any existing or approved visually sensitive land use on non-host lots.</p>



Supporting plans and Reports:

Accompany DA	Shadow Flicker Assessment (where applying WF-PO5.1)
Condition of DA	Operational Management Plan (if curtailment proposed)

Key term:

Visually sensitive land use—means a land use where people live or regularly spend extended periods of time, including residential dwellings, short-stay accommodation, schools, hospitals, recreation areas and generally excludes commercial or industrial premises.

Element 6: Natural Environment (Fauna, Flora)

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO6.1 Wind farms are sited, designed, constructed and operated to avoid or minimise adverse impacts on flora and fauna, in particular threatened species, migratory species and threatened ecological communities.</p>	<p>WF-PO6.1 Wind farms are sited outside and sufficiently set back from: conservation areas, threatened ecological communities, known habitats of threatened species, and migration paths.</p> <p>WF-PO6.2 Wind farms are sited to avoid or minimise native vegetation clearing where practicable.</p> <p>WF-PO6.3 Wind turbines are designed and operated to reduce adverse impacts on birds and bats, in particular threatened species and migratory species.</p> <p>WF-PO6.4 Land management practices are undertaken during the operation of the wind farm to reduce the attractiveness of the site to birds and bats and maintain biosecurity.</p>	<p><i>Not applicable – Performance Outcome applies.</i></p>

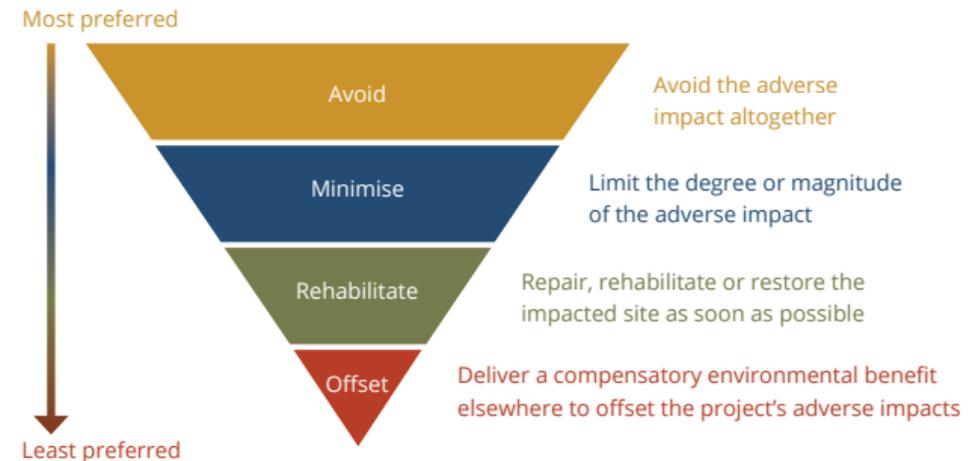
Supporting plans and Reports:

Accompany DA

**Environmental Report
Bird & Bat Management Plan**

Condition of DA

Environmental Management Plan



Element 6: Natural Environment (Water & Land)

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO6.2 Wind farms are sited, designed and constructed to avoid or minimise land degradation and adverse impacts on the quantity and quality of water resources and in particular sensitive water resources, public drinking water source areas and significant wetlands.</p>	<p>WF-PO6.1 Wind farms are sited, designed and constructed in accordance with the draft <i>Statement of Planning Policy 2.9 Planning for Water</i> (WAPC, 2021) and draft <i>Planning for Water Guidelines</i> (WAPC, 2021). This includes but is not limited to:</p> <ul style="list-style-type: none"> a. siting wind farms outside and sufficiently set back from waterways, wetlands and dams; b. siting wind turbines outside areas with high water tables or areas likely to disrupt natural drainage flows, water resources, public drinking water areas and dams; and c. designing and constructing stormwater, groundwater and sediment management systems (including rehabilitation and stabilisation of disturbed areas) to maintain water quantity and quality. <p>WF-PO6.2 Wind farms are sited and designed to avoid or minimise:</p> <ul style="list-style-type: none"> a. disturbance of contaminated land or acid sulphate soils; and b. salinity mobilisation and erosion. 	<p><i>Not applicable – Performance Outcome applies.</i></p>

Supporting plans and Reports:

Accompany DA	<p>Environmental Report Water Management Report</p>
Condition of DA	<p>Environmental Management Plan</p>

Element 7: Natural Hazards

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO7.1 Wind farms are sited, designed, constructed and operated to avoid or minimise risks to people, property and infrastructure arising from natural hazards.</p>	<p>Fire: WF-PO7.1 Wind turbines and associated infrastructure are sited:</p> <ol style="list-style-type: none"> outside bushfire prone areas where possible; or within bushfire prone areas where pre-development radiant heat impact does not exceed Bushfire Attack Level (BAL)-29 (29kW/m²); or where (a) or (b) cannot be achieved, with asset protection zones to reduce post-development radiant heat impact to BAL-29 or below <p>WF-PO7.2 Wind turbines and associated infrastructure are spaced apart (min. 300m) to reduce risk of fire spreading and enable safe aerial firefighting.</p> <p>WF-PO7.3 – WF-PO7.6 Wind farms incorporate features to minimise ignition risk and support emergency response (i.e. non-combustible materials, aviation lighting, fire detection systems, vehicle access, water supply, fire fighting infrastructure, firebreaks/APZs).</p> <p>WF-PO7.7 Habitable buildings comply with Statement Planning Policy 3.7 – Bushfire.</p> <p>Other Hazards: WF-PO7.8 Wind farms sited, designed, constructed & operated to avoid or minimise risks associated with other hazards - coastal erosion, flooding, cyclones, earthquakes, landslides / movement</p>	<p><i>Not applicable – Performance Outcome applies.</i></p>

Supporting plans and Reports:

Accompany DA	<p>BAL Contour Map - where wholly or partly within bushfire prone area.</p> <p>Bushfire Management Plan - where WF in bushfire prone area & predevelopment radiant heat impact exceeds BAL-29 or habitable buildings wholly or partly in bushfire prone area (per SPP3.7 requirements) .</p> <p>Coastal Hazard Risk Management and Adaption Plan & Geotechnical Assessment – may also be required.</p>
Condition of DA	Emergency Management Plan

Element 8: Aviation

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO8.1 Wind farms maintain the safety, efficiency and operational integrity of airports, aerodromes, aircraft landing areas and associated aviation operations and navigation, including low-flying aviation activities.</p>	<p>WF-PO8.1 Wind turbines and associated infrastructure are sited, designed, constructed and operated to:</p> <ol style="list-style-type: none"> a. avoid hazards or unacceptable risks to aircraft safety; b. avoid or minimise impacts on the safety, efficiency or operational integrity of: <ol style="list-style-type: none"> i. airports, aerodromes and aircraft landing areas and associated aviation operations and navigation; & ii. low-flying aviation operations, including aerial agricultural activities, recreational aviation, military aviation, helicopter operations and emergency air services; c. avoid or minimise adverse impacts on the development and operation of future aviation infrastructure identified in State and local planning frameworks. <p>WF-PO8.2 Where aviation risks and impacts cannot be fully avoided, they are minimised through effective mitigation measures.</p> <p>WF PO8.3 Wind turbines and associated infrastructure incorporate lighting and marking (while minimising impacts).</p>	<p><i>Not applicable – Performance Outcome applies.</i></p>

Supporting plans and Reports:

Accompany DA	Aviation Impact Assessment
Condition of DA	Operational Management Plan

Element 9: Electromagnetic Interference

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO9.1 Wind farms avoid or minimise EMI, ensuring the ongoing reliability and functionality of essential services, including communications, radar, weather monitoring, television and radio broadcasting and radio astronomy.</p>	<p>WF-PO9.1 Wind farms are sited, designed and operated to avoid EMI wherever practicable, ensuring reliable and functional essential services consistent with regulatory and operational requirements, ensuring continuity for civilian, government and commercial systems.</p> <p>WF-PO9.2 Where EMI to essential services cannot be fully avoided, it is minimised through effective mitigation measures, including adjusting wind turbine siting and design, or implementing technical solutions (for example, filters or signal boosters) to maintain service performance.</p>	<p><i>Not applicable – Performance Outcome applies.</i></p>

Supporting plans and Reports:

Accompany DA	Electromagnetic Interference Assessment
Condition of DA	Signal Strength Testing Report Operational Management Plan

Element 10: Transport

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO10.1 The movement of people, materials and equipment associated with a wind farm is managed to minimise impacts to transport networks, property, infrastructure and vegetation.</p>	<p>WF-PO10.1 Transport routes for oversize overmass (OSOM) vehicle movements are selected, and vehicle movements are scheduled to:</p> <ul style="list-style-type: none"> a. maintain road and rail user safety; b. avoid unreasonable disruption to local and regional transport networks; c. avoid or minimise the need for modifications to road / rail infrastructure and utility services or impacting vegetation impacts on adjoining properties. <p>WF-PO10.2 Workforce vehicular access points are sited to minimise disruption to local and regional transport networks.</p>	<p><i>Not applicable – Performance Outcome applies.</i></p>

Supporting plans and Reports:

Accompany DA	Transport Impact Assessment
Condition of DA	Construction Traffic Management Plan Pre & Post Construction Road Pavement Survey Railway Safety Management Plan

Element 11: Construction

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO11.1 Wind farms are constructed to:</p> <ol style="list-style-type: none"> avoid or minimise adverse impacts on the environment, amenity and safety; maintain sustainable use and management of local resources and infrastructure; and maintain safe and efficient movement of people, materials and equipment. 	<p>WF-PO11-1 – 11.6 Provisions relating to managing construction to:</p> <ul style="list-style-type: none"> Avoid/minimise environmental impacts Rehabilitation of disturbed areas Maintain safety during construction Sustainable use of local resources and infrastructure Effective waste management Minimise disruption to transport 	<p><i>Not applicable – Performance Outcome applies.</i></p>

Supporting plans and Reports:

Accompany DA	Construction Management Plan
Condition of DA	No requirement

Element 12: Decommissioning and Rehabilitation

Element Objectives	Performance Outcome	Acceptable Outcome
<p>WF-EO12.1 Wind farms are decommissioned upon ceasing operation to:</p> <ol style="list-style-type: none"> avoid or minimise adverse impacts on the environment, amenity and safety; facilitate sustainable waste management maintain safe, efficient movement of people and equipment. <p>WF-EO12.2 Wind farm host lots are rehabilitated upon decommissioning to their pre-development state or a condition compatible with intended use.</p>	<p>WF-PO12.1 Wind farms are decommissioned and rehabilitated within 18 months of ceasing operation.</p> <p>WF-PO12.2 Wind farms are decommissioned by removing: above-ground infrastructure, unless retention is agreed with the landowner for repurposing (for example, access tracks); and below-ground infrastructure to the extent necessary to support future land uses.</p> <p>WFPO-12.3 – 12.7 Provisions to ensure:</p> <ul style="list-style-type: none"> Land rehabilitated for future use Environmental impacts are avoided/minimised Site safety Waste responsibly managed Disruption to transport networks is minimised 	<p><i>Not applicable – Performance Outcome applies.</i></p>

Supporting plans and Reports:

Accompany DA	Preliminary Decommissioning & Rehabilitation Plan
Condition of DA	Detailed Decommissioning & Rehabilitation Plan.

Micro-siting

Purpose

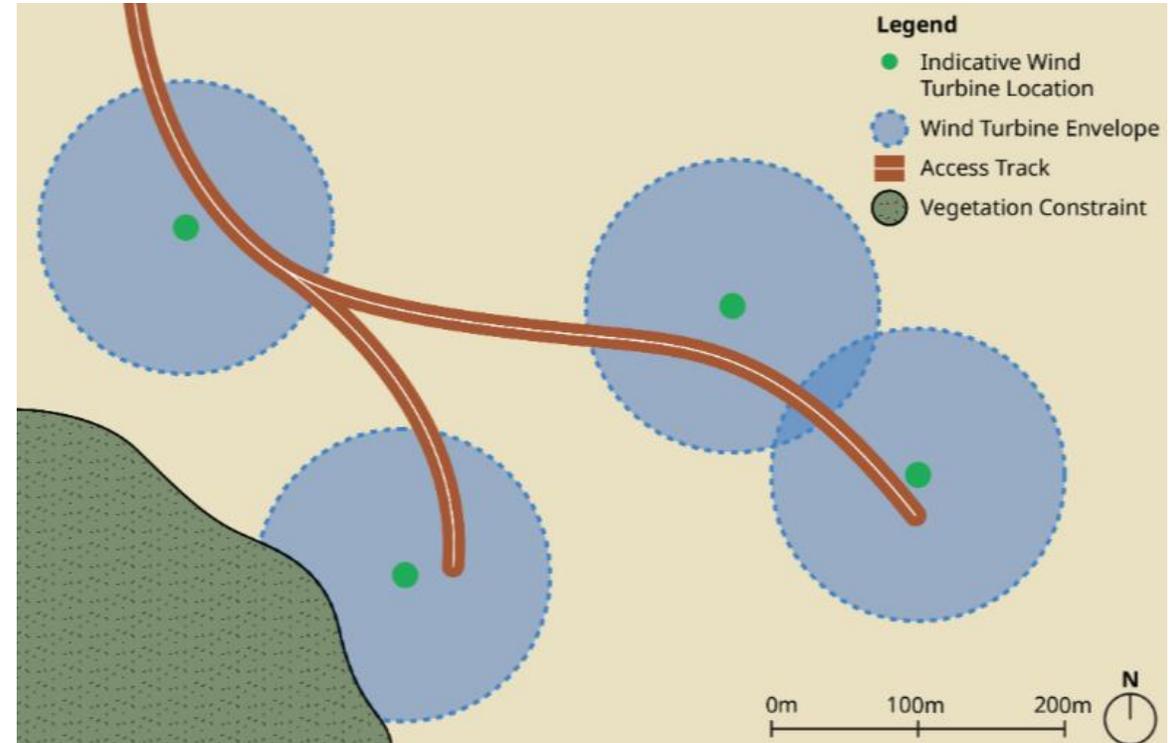
- Micro-siting – identification of wind turbine envelopes within which wind turbines will be located.
- Provides flexibility for minor adjustments to turbine locations in response to detailed site investigations post-development approval.

When it applies

- Applies only when applicant elects to use micro-siting and requires turbine envelopes to be included in development application to enable it.

Key Requirements

- Max. envelope size: 100 m radius
- Turbine, foundation and supporting structures must be fully within envelope.
- Envelopes must avoid constraints and comply with the Code
- Access tracks may be realigned provided decision-maker satisfied no additional environmental, safety or amenity impacts.
- Post-construction: provide GPS coordinates and a plan of final turbine and track locations



Example site plan showing wind turbine envelopes for micro-siting post-development approval

Engagement Guidance

- **Early engagement before lodging an**
- Engagement should be **proportionate to the scale and sensitivity** of the proposal.
- Development applications should include a **Community and Stakeholder Engagement Report**.
- **Community benefit-sharing agreements** and **private landowner agreements** may be established but sit outside the planning system and do not influence the planning decision.
- In addition, **minimum statutory advertising requirements** apply to lodged applications - administered by decision-maker.
- Decision-makers **must have regard** to any submissions received when determining an application.



Source: Clean Energy Council

Amendments - Local Planning Scheme Regulations



Amendments to LPS Regulations - Scope

1. Recognise approved Planning Code as a specific matter that local governments are to give due regard to in development assessment (even when not yet read into the local planning scheme).
2. Include a requirement that a local government must not proceed with or approve a local planning policy or local development plan that is inconsistent with an approved Planning Code.
3. Introduce development approval requirements for single houses and other noise sensitive land uses within the vicinity of wind farms, treating them as discretionary uses that will allow assessment of amenity impacts when determining development applications.
4. Introduce additional renewable energy-related land use terms and definitions.



DWER Noise Regulations Review

The DWER review aims to improve clarity, consistency, and confidence in how wind farm noise is regulated for new houses and other noise-sensitive premises that may arise near wind farms. This work seeks to ensure a consistent and transparent approach across planning and environmental regulatory frameworks.

Amendments - Significant Development Regulations



Amendments Significant Development Regulations

	EXISTING			FUTURE
	Local Gov (LG)	Development Assessment Panel (DAP)	Significant Development (opt-in)	Significant Development (mandatory)
Decision-maker	LG	DAP	WAPC	WAPC
Thresholds/ Eligibility	Nil	\$2 million	\$20M - Perth & Peel \$5M - elsewhere	\$20M
Exclusions	Nil	Public works by public authorities and GTEs	Public works by public authorities and GTEs	Public Works by public authorities and GTEs ¹ .

- Mandatory WAPC determination under Part 11B - Significant Development pathway for significant renewable energy development.
- Minimum value threshold – \$20 million
- Applies to renewable energy facilities, hydrogen and ammonia production, battery storage, transmission infrastructure

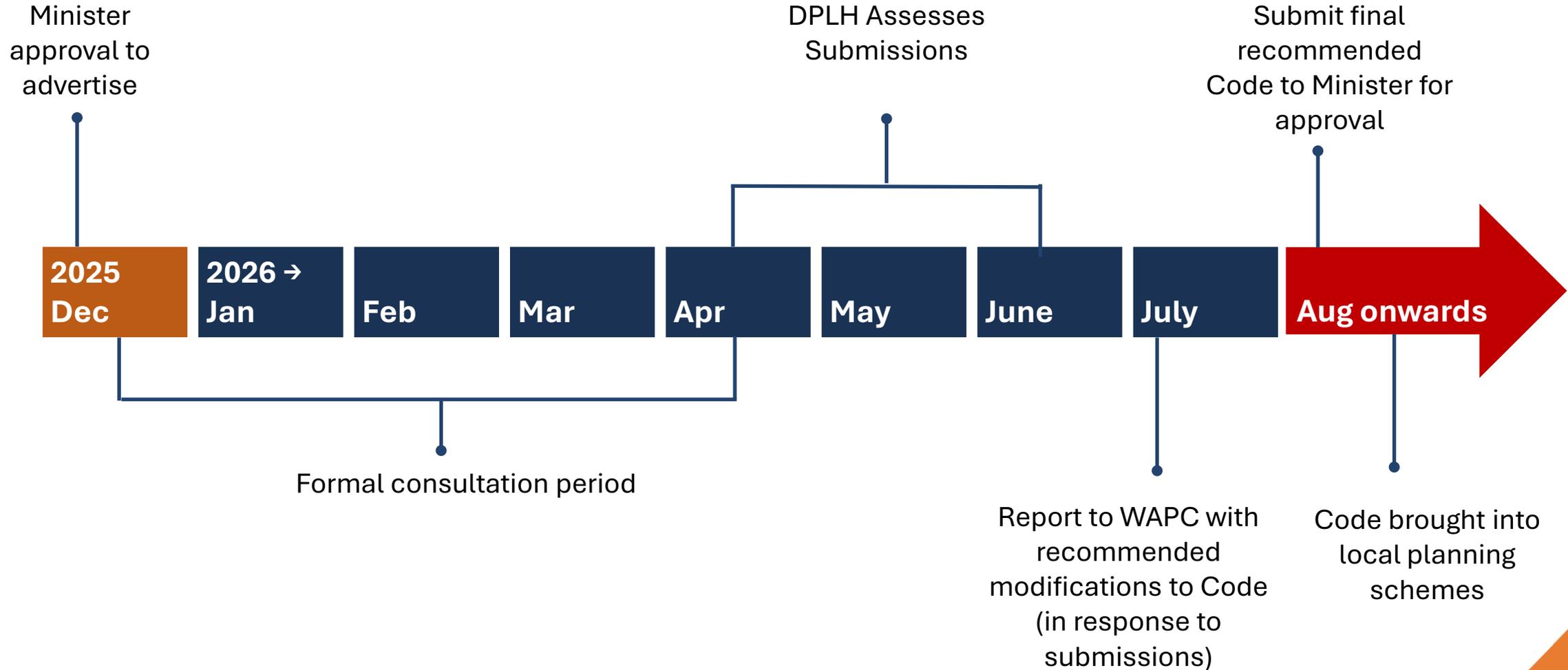
Consultation and Next Steps



Consultation

- Consultation period on draft RE Planning Code commenced on 12 December 2025 and concludes on **10 April 2026**.
- Further details of the draft RE Planning Code and Guidelines as well as how you can provide feedback can be found on the Department's Have Your Say webpage: [Renewable Energy Planning Code | Have Your Say, WA!](#)
- Any queries can be directed to - renewableenergyplanning@dplh.wa.gov.au

Anticipated Timeframes



Thank you :)

