



Regional Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 30 April 2026; 9.30am
Meeting Number: RDAP/72
Meeting Venue: 41 Wallcliffe Road, Margaret River

A recording of the meeting is available via the following link:
[RDAP/72 - 30 April 2026 - Shire of Augusta-Margaret River](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Noting of Minutes

PART B – SHIRE OF AUGUSTA-MARGARET RIVER

1. Declaration of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Various Lots – Scott River Road, Governor Broome Road and Dennis Road, Scott River – Wind Farm – DAP/25/02993
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Karen Hyde
Presiding Member, Regional DAP



DAP Members

Karen Hyde (Presiding Member)

Clayton Higham (Deputy Presiding Member)

Francesca Lefante

Shire President Julia Jean-Rice (Part B – Shire of Augusta-Margaret River)

Cr Greg Boland (Part B – Shire of Augusta-Margaret River)

DAP Secretariat

Ashlee Kelly

Kristen Gray

Karen Hyde
Presiding Member, Regional DAP



Part B – Shire of Augusta-Margaret River

Submitters

Doug Seymour
Tracey Judd
Julie Buller
Erin Hutton (Lower Southwest Growers Group)
Terry Hare
Alexander Mangl (Rockstory-Geoscience)
Maxine Petty (Experience Augusta Short Stay Holiday Accommodation)
Elaine Clockety on behalf of Dwordinan Vivian Brockman Webb (Nala Boodja Eco Clan Aboriginal Corporation)
Tony Mostert
Emma Pinnick on behalf of Paul Harrison
Dion Harrington
Richard Hill
Brian Combley
Philip McCann
Jessica Worrall (Augusta Margaret River Clean Community Energy Inc)
Margo Keating on behalf of Eleanor Ward (Parents for Climate Margaret River)
Lynette Serventy OAM
Ross Woodhouse

Applicant

Sally Birkhead (Urbis Ltd)
Chris Binstead (SynergyRED)
Laura Farrell (GHD)
Wilson Mandisodza (SynergyRED)
Emma Jones (SynergyRED)
Natassja Bell (SynergyRED)
Rowan Gallagher (SynergyRED)
Whitney Williamson (SynergyRED)
Linden Wears (Covey Associates)

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Officers/Technical Advisors in Attendance
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Tessa Ashworth

Nick Logan

Matt Slocomb

Members of the Public / Media

There were 80 members of the public in attendance.

Madigan Landry and Gabrielle Becerra Mellet from ABC South-West was in attendance.

Observers via livestream

There were 55 persons observing the meeting via the livestream.

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PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.38am on 30 April 2026 and acknowledged the traditional owners and custodians of the land on which the meeting was held and welcomed members.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

The meeting was recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Nil.

3. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

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PART B – SHIRE OF AUGUSTA-MARGARET RIVER

1. Declaration of Due Consideration

All members declared that they had duly considered the documents contained within Part B of the Agenda and Part B of the Related Information.

2. Disclosure of Interests

DAP Members, Shire President Julia-Jean Rise and Councillor Greg Boland, advised that they had visited the site as part of general Council business during the preparation of the Shires Local Planning Policy 23.

The Presiding Member noted that, while the visit was to the subject site, it was related to a separate policy matter and part of their general roles of the Shire of Augusta-Margaret River. There being no impartiality interest in accordance with the DAP Code of Conduct the members were able to continue to fully participate in the meeting.

3. Form 1 DAP Applications

3.1 Various Lots – Scott River Road, Governor Broome Road and Dennis Road, Scott River – Wind Farm – DAP/25/02993

Deputations

Doug Seymour addressed the DAP against the application at Item 3.1.

Tracey Judd addressed the DAP against the application at Item 3.1.

Julie Buller addressed the DAP against the application at Item 3.1.

Erin Hutton (Lower Southwest Growers Group) addressed the DAP against the application at Item 3.1.

Terry Hare addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Shire President Julia Jean-Rice (Local Government Member, Shire of Augusta-Margaret River) left the panel at 10.17am.

Shire President Julia Jean-Rice (Local Government Member, Shire of Augusta-Margaret River) joined the panel at 10.20am.

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Alexander Mangl (Rockstory-Geoscience) addressed the DAP against the application at Item 3.1.

Maxine Petty (Experience Augusta Short Stay Holiday Accommodation) addressed the DAP against the application at Item 3.1.

Elaine Clockety on behalf of Dwordinan Vivian Brockman Webb (Nala Boodja Eco Clan Aboriginal Corporation) addressed the DAP against the application at Item 3.1.

Tony Mostert addressed the DAP against the application at Item 3.1.

Emma Pinnick speaking on behalf of Paul Harrison addressed the DAP against the application at Item 3.1.

Dion Harrington addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Richard Hill addressed the DAP against the application at Item 3.1.

Brian Combley addressed the DAP against the application at Item 3.1 and responded to questions from the panel.

Jessica Worrall (Augusta Margaret River Clean Community Energy Inc) addressed the DAP in support of the application at Item 3.1.

Margo Keating speaking on behalf of Eleanor Ward (Parents for Climate Margaret River) addressed the DAP in support of the application at Item 3.1.

Lynette Serventy OAM addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Ross Woodhouse OAM addressed the DAP in support of the application at Item 3.1 and responded to questions from panel.

Sally Birkhead (Urbis Ltd) addressed the DAP in support of the application at Item 3.1 and responded to questions from panel.

Chris Binstead (SynergyRED) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Laura Farrell (GHD) addressed the DAP in support of the application at Item 3.1 and responded to questions from the panel.

Natassja Bell (SyngeryRED) responded to questions from the panel in relation to the application at Item 3.1.

Rowan Gallagher (SyngeryRED) responded to questions from the panel in relation to the application at Item 3.1.

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The panel noted a written submission against the application at Item 3.1. was received from Philip McCann.

The Shire of Augusta-Margaret River addressed the DAP in relation to the application at Item 3.1 and responded to questions from the panel.

PROCEDURAL MOTION

Moved by: Francesca Lefante

Seconded by: Clayton Higham

That the meeting be adjourned for a period of 10 minutes.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

REASON: to allow members a comfort break.

The meeting was adjourned at 12.51pm.

The meeting was reconvened at 1.04pm.

SUBSTANTIVE MOTION

Moved by: Francesca Lefante

Seconded by: Clayton Higham

With the agreement of the mover and seconder, the following amendments were made to the report recommendation as follows:

- (i) *That Condition Nos 32, 34, 35, 37 and 39 be amended to include the wording "to the satisfaction of the Local Government" in the last sentence.*
- (ii) *That Advice Notes 3, 4, 5, 7, 11, 13, 16, 17 and 18 be amended to reflect minor typographical amendments as per the R13 Direction for Services received from the Shire of Augusta-Margaret River.*
- (iii) *That Advice Notes 4b, 4d, 6 & 24 (now Advice Note 23) to included minor typographical edits.*

It is recommended that the Regional Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/25/02993 is appropriate for consideration as a "Wind Farm" land use and compatible with the objectives of the zoning table in accordance with Clause 4.3 of the Augusta Margaret River Shire Local Planning Scheme No. 1;

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2. **Approve** DAP Application reference DAP/25/02993 and accompanying plans (Map number 00274 dated 27/2/2026 (Plan 1); Map number 00219, dated 4/09/2025 (Plan 2); plans as contained in the Development Application Report as per Attachment 3 of the Responsible Authority Report with the inclusion of addendum Attachment 4a. and revised plans Attachment 4b, 4c and 4d of the Responsible Authority Report replacing Appendices in Attachment 2 of the RAR of the same title) (subject to modifications) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Augusta Margaret River Local Planning Scheme No. 1, subject to the following conditions:
 1. This decision constitutes planning approval only and is valid for a period 5 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
 2. The approval is valid for a period of 30 years from the commencement of operations.
 3. The development plan is modified to:
 - Relocate Wind Turbine Generators 18 and 19 to the northern side of Governor Broome Road within a designated 'Constraints Based Wind Turbine Envelope' area as depicted on Map number 00274 dated 27/2/2026.
 - Relocate Wind Turbine Generator 1 further south within a designated 'Constraints Based Wind Turbine Envelope' area as depicted on Map number 00274 dated 27/2/2026 to ensure a compliant setback from the approved dwelling or noise sensitive premises at 1610 (Lot 22) Brockman Highway, Courtenay, unless evidence of neighbour agreement is provided.
 - Relocate Wind Turbine Generator 17 to within a designated 'Constraints Based Wind Turbine Envelope' area as depicted on Map number 00274 dated 27/2/2026 to ensure a compliant setback from the approved dwelling or noise sensitive premises at 1165 (Lot 101) Scott River Road, Scott River, unless evidence of a neighbour agreement is provided.
 4. The approved development shall be undertaken generally in accordance with the plans and undertakings provided by the Proponent and forming the Application for Development Approval as attached to this report subject to any modifications required as a consequence of any conditions of this approval.
 5. This approval is for a maximum of 20 wind turbines with a maximum blade tip height of 250 metres above natural ground level.
 6. A minimum blade to ground clearance of 59m above natural ground level shall be achieved.

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7. Prior to commencement of works, a micro-siting plan, drawn to scale and provided in a suitable format, shall be submitted for the approval of the Local Government identifying the footprint at ground level, comprising the turbine and its foundation, within which each turbine must be located. The footprint for each turbine identified in the micro-siting plan, as measured from the centre of the turbine:
 - a. Must be no more than 100 m in any horizontal direction from the turbine locations as shown on the approved plans; and
 - b. Must be located within the Constraints Based Wind Turbine Envelope identified on Plan 1 which forms part of this approval; and
 - c. Must be located 100m from any DBCA managed land, native vegetation, TEC, wetland or covenanted area; and
 - d. Must not be within 1.1 times blade tip height from non-host lots, reserves located outside the Development Envelope, road reserves, and existing and approved habitable buildings on host lots and non-host lots.
8. Prior to construction commencing, details of all associated infrastructure, access tracks and borrow pits are to be provided to the satisfaction of the Local Government, with works undertaken in accordance with the accepted plan(s). (See advice note 3).
9. The wind turbines and rotors are to be constructed in white or light grey colour in a non-reflective finish.
10. Infrastructure specifically comprising substation and switchyard, operations and maintenance building and workshop, and refuelling locations are to be located at least 100 m from wetland habitat, Threatened Ecological Communities and Department of Biodiversity and Conservation and Attractions managed land.
11. The temporary concrete batching plant shall be located at least 500m from wetland habitat, Threatened Ecological Communities and Department of Biodiversity and Conservation and Attractions managed land.

Technical Reports

12. Once turbine locations and parameters have been finalised, and prior to construction commencing on-site, the Proponent is to submit for approval, to the satisfaction of the Local Government, either:
 - a. Updated reports which assess and address the impact of the final turbine locations; or
 - b. A technical note from the author of the report or equivalent expert confirming that the change in location of the turbines does not change the outcome or recommendations in the report.

The reports to which this condition relate are:

- i. Shadow flicker and blade glint;
- ii. Electromagnetic Interference;
- iii. Aviation Impact Assessment; and
- iv. Noise Impact Assessment.

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13. An Independent Engineering Certification Report, prepared by a suitably qualified and independent structural engineer, is required to certify:
 - a. Prior to construction of turbine foundations: That the wind turbines and their foundations have been designed in accordance with relevant Australian and international standards.
 - b. Post-construction: That the wind turbines and their foundations have been constructed in accordance with relevant Australian and international standards.
14. Prior to the commencement of works, a Workforce Accommodation Strategy shall be developed in consultation with the Local Government and implemented in accordance with the agreed strategy to the satisfaction of the Shire.
15. Prior to construction commencing, an updated Acid Sulphate Soils and Dewatering Management Plan must be prepared to the satisfaction of the Local Government, on advice from the Department of Water and Environmental Regulation.
16. Prior to the commencement of works, a Dieback Management Plan must be prepared to the satisfaction of the Local Government, on advice from the Department of Biodiversity, Conservation and Attractions and implemented thereafter in accordance with the approved plan.
17. Prior to construction commencing, a Water Balance and Water Sourcing Strategy is to be prepared to the satisfaction of the Local Government, on advice from the Department of Water and Environmental Regulation and implemented thereafter in accordance with the approved plan.
18. Prior to construction commencing, a post-development flood model is to be prepared to the satisfaction of the Local Government, on advice from the Department of Water and Environmental Regulation.
19. Prior to construction commencing, a Stormwater Management Plan shall be prepared to the satisfaction of the Local Government and implemented thereafter in accordance with the approved plan.
20. Prior to construction commencing, a site-specific hydrological and geotechnical study is to be prepared to the satisfaction of the Local Government, on advice from Department of Water and Environmental Regulation and Department of Biodiversity Conservation and Attractions.
21. Prior to wind turbine commissioning, an updated Bird and Bat Adaptive Management Plan is to be prepared to the satisfaction of the Local Government, on advice from Department of Water and Environmental Regulation and Department of Biodiversity Conservation and Attractions.
22. Prior to operations commencing, an updated Bushfire Management Plan and Risk Management Plan and submitted to the Local Government for approval, on advice of the Department of Fire and Emergency Services implemented thereafter in accordance with the approved plan.

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23. Prior to operations commencing, an Emergency Response Plan shall be developed in consultation with local fire brigades and the Local Government. The Emergency Response Plan shall be implemented at all times during the operational phase to the satisfaction of the Local Government.
24. Prior to operations commencing, an Operational Noise Management and Monitoring Plan shall be approved and implemented to the satisfaction of the Local Government, upon advice from the Department of Water and Environmental Regulation. The Operational Noise Management and Monitoring Plan shall be made publicly available to the satisfaction of the Shire.

Construction

25. Prior to construction commencing, a Construction Environmental Management Plan shall be submitted to the Local Government for approval. Once approved, the Construction Environmental Management Plan shall be implemented at all times during the construction phase of the Proposal to the satisfaction of the Local Government, upon advice from relevant agencies. (See advice note 4).
26. Prior to construction commencing on-site, a Traffic and Transport Management Plan relating to construction related transport within the Shire of Augusta-Margaret River shall be submitted to the Local Government for approval. The Traffic and Transport Management Plan shall outline the details of any upgrades required by the Proponent and to assess the pavement condition pre and post construction and to rectify and restore the road network and other affected infrastructure following construction, to the satisfaction of the Local Government, in consultation with Main Roads WA. Once approved, the Traffic and Transport Management Plan shall be implemented at all times to the satisfaction of the Local Government for works on local roads, and Main Roads WA for works on State roads.
27. Prior to the commencement of works, the proponent is to enter into a Road Maintenance Agreement with the Local Government, prepared in accordance with relevant WALGA Guidelines, and is to pay to the local government a bond or equivalent acceptable to the Shire sufficient to secure the maintenance and repair obligations contained in the approved Traffic and Transport Management Plan.
28. The Proponent shall ensure the installation of any traffic warning/safety signage in relation to the approved development during the transportation, construction and decommissioning phases is to the satisfaction of the Local Government.
29. Prior to construction commencing, the proponent shall provide details of proposed clearing of native vegetation to the satisfaction of the Local Government.

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30. The proponent shall not:
- clear more than 1.0 hectare of native vegetation
 - clear any potential nesting trees for Black Cockatoos.
 - clear any contiguous native vegetation within 10 metres of the potential nesting trees.
 - clear more than 0.5 hectares of Moderate to Low quality Western Ringtail Possum habitat, including a maximum of 0.03 hectares of Moderate quality Western Ringtail Possum habitat.
 - clear any Threatened flora individuals.
 - clear any Scott River Ironstone TEC

Operational Matters

31. Prior to operations commencing, an Operations Environmental Management Plan shall be submitted to the Local Government for approval. Once approved, the Operations Environmental Management Plan shall be implemented at all times during the operational phase to the satisfaction of the Local Government. The Operations Environmental Management Plan will also include:
- Information and contact details of the Operator of the Wind Farm;
 - A complaints procedure for managing all complaints received, including noise complaints; and
 - The requirement to maintain a complaints register.
32. Prior to operations commencing, the Proponent shall engage with any affected radiocommunication link operators to identify and implement appropriate mitigation measures to the satisfaction of the Local Government.
33. The Proponent is to ensure suitable potable water supply and effluent disposal facilities/infrastructure are designed, installed and maintained for the life of the development in accordance with the Local Government's requirements, upon advice of the Department of Health (if required).
34. Prior to the installation of any in-ground domestic wastewater systems (if required), a Site and Soil Evaluation Report is to be prepared that takes account of the principles of the Government Sewerage Policy (WAPC 2019), to the satisfaction of the Local Government.
35. Post-construction, the Proponent must provide the Local Government with:
- GPS co-ordinates for each constructed wind turbine; and
 - A plan showing the location of all permanent access tracks.
to the satisfaction of the Local Government.

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Decommissioning

36. At least 12 months prior to discontinuation of the relevant approved stage of the development, an updated Decommissioning and Rehabilitation Management Plan is to be prepared and approved to the satisfaction of the Local Government.
37. In conjunction with the decommissioning of the development, the Proponent shall rehabilitate the site in accordance with the updated Decommissioning and Rehabilitation Management Plan to the satisfaction of the Local Government.
38. Prior to construction commencing, the proponent shall outline consultation undertaken with host-lot owners including agreement on the scope of works and financial arrangements, and details of consultation with adjoining landowners, the community, local government and relevant government agencies to the satisfaction of the Shire.
39. At least 5 years prior to discontinuation of the relevant approved stage of the development, the Proponent shall outline how funds will be directed into future decommissioning or refurbishment to the satisfaction of the Local Government.

Advice Notes

1. This is a Development Approval only. The Proponent is advised that it is their responsibility to ensure the proposed development complies with all other applicable legislation, local laws and/or licence/permit requirements that may relate to the development. This includes the *Biodiversity Conservation Act 2016*, *Environmental Protection (Noise) Regulations 1997*, *Environmental Protection Act 1986*, *Rights in Water and Irrigation Act 1914*, *Aboriginal Heritage Act 1972*, *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* and *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*, amongst others.
2. For any condition that requires a plan(s) to be submitted to the Local Government, a new and updated plan(s) shall be submitted for each stage of the development, unless otherwise advised by the Local Government.
3. The further detailed plans required by Conditions 7 and 8 should include:
 - a. Temporary works required during construction including:
 - Construction compounds;
 - Concrete batching plant; and
 - Materials storage/laydown areas.
 - Borrow pits
 - b. Permanent structures and detail, including:
 - Micro-siting of wind turbines, subject to addressing Condition 3;
 - Substation;
 - Operation and maintenance building;
 - Underground cabling map including road crossings; and
 - Service roads and parking.

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4. In relation to the Acid Sulphate Soils Dewatering Management Plan, the following information should be included:
 - a. Borrow pits should not intercept groundwater
 - b. Dewatering should not exceed 2mbgl at the edge of the foundations
 - c. Dewatering effluent with a pH < 6 and/or total actual acidity (TAA) > 40 mg/L or alkalinity < 30 mg/L must be treated to, at a minimum, the standards specified in the relevant DWER guidelines.
 - d. Where infiltration, irrigation or dust suppression is proposed as a dewatering management method, the dewaterer should:
 - i) Be treated prior to use in accordance with item 4(c).
 - ii) Be contained within the approved Development Envelope.
 - iii) Be extracted at a rate that does not exceed treatment dosing capacity or compromise the integrity of settlement or containment infrastructure.
 - iv) Be disposed of only within the construction footprint and/or on agricultural land.
 - v) Where irrigation is proposed, be applied no closer than 50 metres from the Scott River Ironstone TEC and Threatened flora.
 - vi) Not result in ponding so as to enable overland flow beyond the immediate area of application, and not enter any wetland habitat, drainage line, the Scott River, the Blackwood River, or any Scott River Ironstone TEC.
 - vii) Not be discharged, either directly or indirectly, into any wetland habitat, drainage line, the Scott River, the Blackwood River, or any Scott River Ironstone TEC.
 - e. The dewatering setback requirements should be as follows:
 - i. Dewatering (i.e. groundwater drawdown) should not exceed natural seasonal variation by more than 0.1 metres beyond 100m metres from any dewatering location.
 - ii. If the drawdown limit referred to above is exceeded and this occurs within 50 metres of a wetland habitat, surface water monitoring should be initiated.
 - iii. If surface water monitoring shows a reduction in water levels or a deterioration in water quality at a wetland habitat as a result of the action, dewatering activities within 200 metres of the affected wetland should stop.

5. In relation to the Construction Environmental Management Plan, the following information should be included:
 - a. A program of works, including timetable for the removal of temporary development after completion of the construction phase.
 - b. The location of:
 - Crane hardstand areas;
 - Concrete batching plant, water tanks and any construction compounds and materials storage/laydown areas;
 - Temporary buildings;
 - Temporary access/egress points;
 - Temporary car parking areas; and
 - Cabling.

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- c. Address the matters outlined below:
- Fuel and chemical storage and handling, including spill response;
 - Erosion control and response;
 - Waste management;
 - Dust management;
 - Water management;
 - Waterways protection;
 - Noise and vibration management;
 - Flora and fauna management;
 - Biosecurity management, including weeds and diseases (unless otherwise addressed in the Dieback Management Plan);
 - Land use conflict management, specifically with regard to agricultural activities, as well as the protection of existing fencing around DBCA managed land and mapped TECs
 - Management of mulch/topsoil stockpiles
 - Aboriginal cultural heritage management;
 - Bushfire and emergency response;
 - Requirement for permits/licenses;
 - Rehabilitation of temporary development areas; and
 - Stakeholder and community engagement (including complaints handling processes).
 - The Proponent should immediately advise the Local Government of completion of construction of the development, including completion of any individual stages.
6. With regard to the Operations Environmental Management Plan, the following should be included:
- a. Erosion and sediment control;
 - b. Stormwater management;
 - c. Dust management;
 - d. Water management;
 - e. Flora and fauna management;
 - f. Biosecurity management, including weeds and diseases (unless otherwise addressed in the Dieback Management Plan);
 - g. Aboriginal cultural heritage management;
 - h. Waste management; and
 - i. Stakeholder and community engagement (including complaints handling processes).
 - j. Land use conflict management, specifically with regard to agricultural activities, as well as the protection of existing fencing around DBCA managed land and mapped TECs

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7. Any additional wind monitoring mast(s) should include the following measures as recommended by the Aviation Impact Assessment and by Government agency submissions:
 - a. Three marker balls are to be placed on the outside guy wires at the top of the masts;
 - b. Guy wire ground attachment points should be in contrasting colours to the surrounding ground/vegetation;
 - c. Paint markings should be applied in alternating contrasting bands of colour on the top one-third of the masts, in line with the National Airports Safeguarding Framework Guideline D;
 - d. Masts are to be reported to Airservices Australia via the Vertical Obstacle Data Form once mast parameters and locations have been finalised and at least two (2) weeks before construction commencing, to be included on aeronautical maps and charts;
 - e. Adjacent landowners are to be notified of obstacles relating to aerial recreation or agricultural activities; and
 - f. Suitable ground signage or other warning devices are to be erected at road entrances and key access points around the perimeter of the masts to warn operators of agricultural machinery of the presence of guy wires and other infrastructure associated with the masts.

8. With regard to the Traffic and Transport Management Plan, the following information should be included:
 - a. Traffic impact Assessment;
 - b. Details of Oversize and Overmass loads;
 - c. Swept path analysis;
 - d. Haul movements and routes;
 - e. Details of any temporary or permanent modifications, works or upgrades required to intersections, roads or site access points;
 - f. Pre-construction and post-construction dilapidation surveys; and
 - g. Permit /approval requirements, Local Government or Main Roads WA.

9. With regard to the Traffic and Transport Management Plan, Main Roads WA approval and permit requirements may include:
 - a. Movements of wind farm components require necessary permits from Main Roads WA's Heavy Vehicle Services (HVS) under the Road Traffic (Vehicles) Act 2012 complying with the HVS route survey requirements, Oversize Overmass Transport Management Plan (OSOM-TMP); requirements, the Movement of High Risk OSOM Vehicles Policy and the Single Trip OSOM Vehicle Standard Operating Conditions;
 - b. Proposed works within State road reserves are subject to a separate approval process under the Main Roads Act 1930;
 - c. All Traffic Control Signal installations, removals, or alterations within Western Australia require approval from Main Roads Network Operations under Regulation 297 of the Road Traffic Code 2000;
 - d. Main Roads approval for signage and pavement marking modifications is required under the Road Traffic Code 2000; and
 - e. Any road signs are to comply with Main Roads Policy Application Guidelines for Advertising Signs within and beyond State Roads Reserves under the Main Roads (Control of Advertisements) Regulations 1996.

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10. With regard to the Traffic and Transport Management Plan, Local Government approval requirements may include:
 - a. Roads to remain open for public use where practicable during road construction/upgrade activities;
 - b. Source of and testing results of gravel proposed for use on public roads are to be to the satisfaction of the Local Government; and
 - c. Upgrades of the entry points to the Project Site from adjoining public roads.
11. An updated Bushfire Management Plan and Bushfire Risk Management Plan should be provided together with an Emergency Response Plan to address other potential emergency types such as medical incident response (i.e. ambulance attendance) and storm events shall be developed and provided to the Shire and forwarded to any agency as required.
12. The development shall be designed and constructed to protect Western Power infrastructure and easements from potential land use conflict. Arrangements should be made to the specifications of Western Power for the provision of necessary electricity easements for the development as and where required. No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or restriction zones without the prior written approval of Western Power.
13. The Proponent is strongly encouraged to voluntarily establish and implement a Community Benefits Fund in consultation with the Local Government, consistent with the WA Government endorsed Guideline on Community Benefits for Renewable Energy Projects.
14. The Proponent is advised that:
 - a. A clearing permit under the Environmental Protection Act 1986, for the proposed clearing of any native vegetation may be required;
 - b. To investigate whether or not approval is required pursuant to the Aboriginal Heritage Act 1972 prior to commencement of any activities or works on site;
 - c. The transformer associated with each wind turbine shall be located beside each turbine or enclosed within the turbine;
 - d. All fill placed on the land must be free of disease and weeds;
 - e. All wind turbine towers are to be fully enclosed (to prevent birds perching or nesting); and
 - f. There are various Department of Water and Environmental Regulation requirements relating to matters including water licensing, water supply and surface water management including:
 - i. A Bed and Banks permit under the Rights in Water and Irrigation Act 1914, will be required for the interference with the bed and bank of any watercourse; and
 - ii. A licence to take water under the Rights in Water and Irrigation Act 1914, will be required if it is proposed to take surface water from a watercourse. The proposal is in the Lower Blackwood Surface Water Area and Beenup and Rosa Beenup Groundwater sub-areas.

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15. The Proponent is advised that:
 - a. Once turbine locations and parameters have been finalised and at least one (1) month before installation of any wind turbines commencing, the Proponent/operator will submit the details of all wind turbines to Airservices Australia via the Vertical Obstacle Data Form;
 - b. The updated Aircraft Impact Assessment should include consideration of potential impacts on the Augusta and Margaret River airstrips and proposed mitigation measures (if required) and any additional constraints or requirements identified through further consideration with aviation stakeholders, including aerodrome operators;
 - c. On commissioning, the Vertical Obstacle Data Form should be resubmitted to Airservices Australia with the surveyed height and location of each installed turbine and wind monitoring mast; and
 - d. On the completion of works, the Vertical Obstacle Data Form should be resubmitted to AirServices Australia and the Department of Fire and Emergency Services with the surveyed height and location of each installed turbine and wind monitoring mast.

16. The Decommissioning and Rehabilitation Management Plan should describe the scope and staging of decommissioning and rehabilitation works, and address the following matters including:
 - a. Safety and emergency management;
 - b. Environmental management;
 - c. Waste management;
 - d. A detailed decommissioning schedule or works with timeframes for each stage;
 - e. A Traffic Management Plan;
 - f. A Bushfire Management Plan;
 - g. Sufficient information that clearly outlines any below ground infrastructure to be retained on site and its treatment to allow for continued agricultural use;
 - h. Implementation of suitable mechanisms to alert prospective purchasers of retention of any below ground infrastructure which may affect future building locations or development;
 - i. Decommissioning and rehabilitation works are required to be completed within 18 months of the turbines ceasing operation to the satisfaction of the Local Government.
 - j. The Proponent shall rehabilitate the site in accordance with the updated Decommissioning and Rehabilitation Plan which shall be submitted to the Local Government at least 12 months before the wind farm ceases operations.

17. The Accommodation Strategy should include the consideration for accommodation of workers including an assessment of options.

18. The Acid Sulphate Soils and Dewatering Management Plan should have regard for the Guideline: *Assessment and management of contaminated sites (DWER 2021)*.

Karen Hyde
Presiding Member, Regional DAP



19. Works Approval and Licence/Registration under Part V of the Environmental Protection Regulations 1987 may be required in the event the proposed temporary/mobile crushing and screening plant and/or concrete batching plant triggers the prescribed activities outlined within Schedule 1 of the Environmental Protection Regulations 1987. The Proponent is advised to refer to the information and Industry Regulation Guide to Licensing available on the DWER website.
20. The concrete batching plant will need to demonstrate compliance with the Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998 irrespective of whether the premises meets the threshold to become a Prescribed Premises as per Schedule 1 of the Environmental Protection Regulations 1987 or not.
21. The following documents provide guidance on the assessment and management of contaminated sites in Western Australia (WA) within the legislative framework provided by:
 - a. the *Contaminated Sites Act 2003*; and
 - b. the *Contaminated Sites Regulations 2006*; and
 - c. the revised national site assessment framework provided in the National Environment Protection (Assessment of Site Contamination) Measure 1999: Guideline: Assessment and management of contaminated sites (www.wa.gov.au).
 - d. Further information on Contaminated Sites can be obtained by email (contaminated.sites@dwer.wa.gov.au) or by telephone on 1300 762 982
22. The Proponent is advised:
 - a. The Department of Health advises that the treatment and disposal of wastewater generated on site, either temporarily or permanently, is required to comply with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 and the Government Sewerage Policy 2019 requirements;
 - b. A site-specific Site and Soil Evaluation (SSE) should be undertaken by a qualified consultant during the wettest seasonal time of the year (mid-July/August) as per AS/NZS 1547:2012, to ensure the land application area for each wastewater treatment system is appropriately sized and located;
 - c. An Application to Construct or Install an Apparatus for the Treatment of Sewage for each onsite wastewater treatment system, temporary or otherwise, will be required to be submitted to the Local Government; and
 - d. All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Guidelines 2011.
23. The Proponent should discuss any potential impacts to existing fencing around Department of Biodiversity Conservation and Attractions managed land associated with the Proposal, along with proposed mitigation (e.g. installation of gates), to ensure vehicle and stock access to reserves continues to be restricted.

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Presiding Member, Regional DAP



24. Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the Proponent has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or Local Government approval under regulation 17A of the Planning and Development (Development Assessment Panels) Regulations 2011.
25. Should the Proponent be aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

AMENDING MOTION 1

Moved by: Francesca Lefante

Seconded by: Clayton Higham

That Condition No. 2 be deleted and the remaining conditions be renumbered accordingly.

The Amending Motion was put and CARRIED (3/2).

For: Karen Hyde
Francesca Lefante
Clayton Higham

Against: Shire President Julia Jean-Rice
Cr Greg Boland

REASON: Members were satisfied that the type and details of the proposal should run with the land and did not warrant limitations on the development timeframe. Members noted that any changes associated with replacement of the wind turbine structure or blades would require consideration against the applicable planning framework, associated provisions, and any required referral processes.

AMENDING MOTION 2

Moved by: Francesca Lefante

Seconded by: Clayton Higham

That Condition No.38 (now Condition No.37) be amended to read as follows:

*Prior to construction commencing, the proponent shall **provide details of agreements on the scope of works and financial agreements for decommissioning, to the satisfaction of the Local Government.** ~~outline consultation undertaken with host lot owners including agreement on the scope of works and financial arrangements, and details of consultation with adjoining landowners, the community, local government and relevant government agencies to the satisfaction of the Shire.~~*

Karen Hyde
Presiding Member, Regional DAP



The Amending Motion was put and CARRIED (3/2).

For: Karen Hyde
Francesca Lefante
Clayton Higham

Against: Shire President Julia Jean-Rice
Cr Greg Boland

REASON: The requirement to provide details on the consultation process undertaken are not relevant, rather it is the outcome of the agreed decommissioning arrangements that are relevant to fulfilling the condition to the satisfaction of the local government.

AMENDING MOTION 3

Moved by: Karen Hyde

Seconded by: Clayton Higham

That Condition No.3 (now Condition No.2) be amended to read as follows:

The development plan is modified to:

- *Relocate Wind Turbine Generators 18 and 19 to the northern side of Governor Broome Road within a designated 'Constraints Based Wind Turbine Envelope' area as depicted on Map number 00274 dated 27/2/2026, **in order to reduce visual impact from Colourpatch.***
- *Relocate Wind Turbine Generator 1 further south within a designated 'Constraints Based Wind Turbine Envelope' area as depicted on Map number 00274 dated 27/2/2026 to ensure a compliant setback from the approved dwelling or noise sensitive premises at 1610 (Lot 22) Brockman Highway, Courtenay, unless evidence of neighbour agreement is provided.*
- *Relocate Wind Turbine Generator 17 **and 19** to within a designated 'Constraints Based Wind Turbine Envelope' area as depicted on Map number 00274 dated 27/2/2026 to ensure a compliant setback from the approved dwelling or noise sensitive premises at 1165 (Lot 101) Scott River Road, Scott River, unless evidence of a neighbour agreement is provided.*

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To clarify the specific siting of turbine locations that required further modification to address unresolved amenity elements associated with known approved developments on the adjoining sites and key view points from the Augusta foreshore and associated residential precinct.

Karen Hyde
Presiding Member, Regional DAP



AMENDING MOTION 4

Moved by: Francesca Lefante

Seconded by: Cr Greg Boland

That the preamble be amended to read as follows:

Approve DAP Application reference DAP/25/02993 and accompanying plans: ~~(Map number 00274 dated 27/2/2026 (Plan 1); Map number 00219, dated 4/09/2025 (Plan 2); plans as contained in the Development Application Report as per Attachment 3 of the Responsible Authority Report with the inclusion of addendum Attachment 4a. and revised plans Attachment 4b, 4c and 4d of the Responsible Authority Report replacing Appendices in Attachment 2 of the RAR of the same title) (subject to modifications)~~

- **Map number 00274 dated 27/2/2026 (Wind Turbine Envelope Options) (Attachment 2a of the RAR)**
- **Map number 00219, dated 4/09/2025 (Development Concept Plan) (Attachment 2b of the RAR)**
- **Referral Support Document (Attachment 4 of the DA Report) which includes the following appendices.**
 - **Surface Water and Hydrogeological Assessment (Appendix A)**
 - **Preliminary Acid Sulphate Soils and Dewatering Management Plan (Appendix B)**
 - **Preliminary Decommissioning Plan (Appendix C)**
 - **Preliminary OSOM Route Study (Appendix D)**
 - **Desktop Assessment of Subterranean Fauna (Appendix E)**
 - **Greenhouse Gas Assessment Summary Report (Appendix F)**
 - **Preliminary Geotech and Baseline Contamination Report (Appendix G)**
 - **Preliminary Construction Environmental Management Plan (Appendix H)**
 - **Detailed Flora and Vegetation Survey (Appendix I)**
 - **Ecological Gap Survey (Appendix J)**
 - **Basic and Targeted Vertebrate Fauna Survey (Appendix K)**
 - **Bird and Bat Risk Assessment – Level Two (Appendix L)**
 - **Desktop Assessment of Short Range Endemic Fauna (Appendix M)**
 - **Preliminary Bird and Bat Adaptive Management Plan (Appendix N)**
 - **Shadow Flicker and Blade Glint Assessment (Appendix O)**
 - ~~**EMI Assessment (Appendix P)**~~
 - **Aviation Impact Assessment (Appendix Q)**
 - **Social Values Assessment (Appendix R)**
 - **Landscape and Visual Impact Assessment (Appendix T)**
- **Transport Impact Statement (Attachment 7 of the DA report)**
- **Addendum to the Landscape and Visual Impact Assessment (Attachment 4a of the RAR)**
- **Updated Noise Impact Assessment (Attachment 4b of the RAR)**
- **Updated Bushfire Risk Management Plan (Attachment 4c of the RAR)**
- **Updated Bushfire Management Plan (Attachment 4d of the RAR)**



Karen Hyde
Presiding Member, Regional DAP



in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the Shire of Augusta Margaret River Local Planning Scheme No. 1, subject to the following conditions:

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To provide clarity on the relevant plans reference numbers and details that form part of this determination.

SUBSTANTIVE MOTION (AS AMENDED)

It is recommended that the Regional Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/25/02993 is appropriate for consideration as a “Wind Farm” land use and compatible with the objectives of the zoning table in accordance with Clause 4.3 of the Augusta Margaret River Shire Local Planning Scheme No. 1;
2. **Approve** DAP Application reference DAP/25/02993 and accompanying plans:
 - Map number 00274 dated 27/2/2026 (Wind Turbine Envelope Options) (Attachment 2a of the RAR)
 - Map number 00219, dated 4/09/2025 (Development Concept Plan) (Attachment 2b of the RAR)
 - Referral Support Document (Attachment 4 of the DA Report) which includes the following appendices.
 - Surface Water and Hydrogeological Assessment (Appendix A)
 - Preliminary Acid Sulphate Soils and Dewatering Management Plan (Appendix B)
 - Preliminary Decommissioning Plan (Appendix C)
 - Preliminary OSOM Route Study (Appendix D)
 - Desktop Assessment of Subterranean Fauna (Appendix E)
 - Greenhouse Gas Assessment Summary Report (Appendix F)
 - Preliminary Geotech and Baseline Contamination Report (Appendix G)
 - Preliminary Construction Environmental Management Plan (Appendix H)
 - Detailed Flora and Vegetation Survey (Appendix I)
 - Ecological Gap Survey (Appendix J)
 - Basic and Targeted Vertebrate Fauna Survey (Appendix K)
 - Bird and Bat Risk Assessment – Level Two (Appendix L)
 - Desktop Assessment of Short Range Endemic Fauna (Appendix M)
 - Preliminary Bird and Bat Adaptive Management Plan (Appendix N)
 - Shadow Flicker and Blade Glint Assessment (Appendix O)
 - Aviation Impact Assessment (Appendix Q)
 - Social Values Assessment (Appendix R)
 - Landscape and Visual Impact Assessment (Appendix T)
 - Transport Impact Statement (Attachment 7 of the DA report)
 - Addendum to the Landscape and Visual Impact Assessment (Attachment 4a of the RAR)
 - Updated Noise Impact Assessment (Attachment 4b of the RAR)

Karen Hyde
Presiding Member, Regional DAP



- Updated Bushfire Risk Management Plan (Attachment 4c of the RAR)
- Updated Bushfire Management Plan (Attachment 4d of the RAR)

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the Shire of Augusta Margaret River Local Planning Scheme No. 1, subject to the following conditions:

1. This decision constitutes planning approval only and is valid for a period 5 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development plan is modified to:
 - Relocate Wind Turbine Generators 18 and 19 to the northern side of Governor Broome Road within a designated 'Constraints Based Wind Turbine Envelope' area as depicted on Map number 00274 dated 27/2/2026 in order to reduce visual impact from Colourpatch.
 - Relocate Wind Turbine Generator 1 further south within a designated 'Constraints Based Wind Turbine Envelope' area as depicted on Map number 00274 dated 27/2/2026 to ensure a compliant setback from the approved dwelling or noise sensitive premises at 1610 (Lot 22) Brockman Highway, Courtenay, unless evidence of neighbour agreement is provided.
 - Relocate Wind Turbine Generator 17 and 19 to within a designated 'Constraints Based Wind Turbine Envelope' area as depicted on Map number 00274 dated 27/2/2026 to ensure a compliant setback from the approved dwelling or noise sensitive premises at 1165 (Lot 101) Scott River Road, Scott River, unless evidence of a neighbour agreement is provided.
3. The approved development shall be undertaken generally in accordance with the plans and undertakings provided by the Proponent and forming the Application for Development Approval as attached to this report subject to any modifications required as a consequence of any conditions of this approval.
4. This approval is for a maximum of 20 wind turbines with a maximum blade tip height of 250 metres above natural ground level.
5. A minimum blade to ground clearance of 59m above natural ground level shall be achieved.
6. Prior to commencement of works, a micro-siting plan, drawn to scale and provided in a suitable format, shall be submitted for the approval of the Local Government identifying the footprint at ground level, comprising the turbine and its foundation, within which each turbine must be located. The footprint for each turbine identified in the micro-siting plan, as measured from the centre of the turbine:
 - a. Must be no more than 100 m in any horizontal direction from the turbine locations as shown on the approved plans; and
 - b. Must be located within the Constraints Based Wind Turbine Envelope identified on Plan 1 which forms part of this approval; and

Karen Hyde
Presiding Member, Regional DAP



- c. Must be located 100m from any DBCA managed land, native vegetation, TEC, wetland or covenanted area; and
 - d. Must not be within 1.1 times blade tip height from non-host lots, reserves located outside the Development Envelope, road reserves, and existing and approved habitable buildings on host lots and non-host lots.
7. Prior to construction commencing, details of all associated infrastructure, access tracks and borrow pits are to be provided to the satisfaction of the Local Government, with works undertaken in accordance with the accepted plan(s). (See advice note 3).
 8. The wind turbines and rotors are to be constructed in white or light grey colour in a non-reflective finish.
 9. Infrastructure specifically comprising substation and switchyard, operations and maintenance building and workshop, and refuelling locations are to be located at least 100 m from wetland habitat, Threatened Ecological Communities and Department of Biodiversity and Conservation and Attractions managed land.
 10. The temporary concrete batching plant shall be located at least 500m from wetland habitat, Threatened Ecological Communities and Department of Biodiversity and Conservation and Attractions managed land.

Technical Reports

11. Once turbine locations and parameters have been finalised, and prior to construction commencing on-site, the Proponent is to submit for approval, to the satisfaction of the Local Government, either:
 - a. Updated reports which assess and address the impact of the final turbine locations; or
 - b. A technical note from the author of the report or equivalent expert confirming that the change in location of the turbines does not change the outcome or recommendations in the report.

The reports to which this condition relate are:

- i. Shadow flicker and blade glint;
 - ii. Electromagnetic Interference;
 - iii. Aviation Impact Assessment; and
 - iv. Noise Impact Assessment.
12. An Independent Engineering Certification Report, prepared by a suitably qualified and independent structural engineer, is required to certify:
 - a. Prior to construction of turbine foundations: That the wind turbines and their foundations have been designed in accordance with relevant Australian and international standards.
 - b. Post-construction: That the wind turbines and their foundations have been constructed in accordance with relevant Australian and international standards.

Karen Hyde
Presiding Member, Regional DAP



13. Prior to the commencement of works, a Workforce Accommodation Strategy shall be developed in consultation with the Local Government and implemented in accordance with the agreed strategy to the satisfaction of the Shire.
14. Prior to construction commencing, an updated Acid Sulphate Soils and Dewatering Management Plan must be prepared to the satisfaction of the Local Government, on advice from the Department of Water and Environmental Regulation.
15. Prior to the commencement of works, a Dieback Management Plan must be prepared to the satisfaction of the Local Government, on advice from the Department of Biodiversity, Conservation and Attractions and implemented thereafter in accordance with the approved plan.
16. Prior to construction commencing, a Water Balance and Water Sourcing Strategy is to be prepared to the satisfaction of the Local Government, on advice from the Department of Water and Environmental Regulation and implemented thereafter in accordance with the approved plan.
17. Prior to construction commencing, a post-development flood model is to be prepared to the satisfaction of the Local Government, on advice from the Department of Water and Environmental Regulation.
18. Prior to construction commencing, a Stormwater Management Plan shall be prepared to the satisfaction of the Local Government and implemented thereafter in accordance with the approved plan.
19. Prior to construction commencing, a site-specific hydrological and geotechnical study is to be prepared to the satisfaction of the Local Government, on advice from Department of Water and Environmental Regulation and Department of Biodiversity Conservation and Attractions.
20. Prior to wind turbine commissioning, an updated Bird and Bat Adaptive Management Plan is to be prepared to the satisfaction of the Local Government, on advice from Department of Water and Environmental Regulation and Department of Biodiversity Conservation and Attractions.
21. Prior to operations commencing, an updated Bushfire Management Plan and Risk Management Plan and submitted to the Local Government for approval, on advice of the Department of Fire and Emergency Services implemented thereafter in accordance with the approved plan.
22. Prior to operations commencing, an Emergency Response Plan shall be developed in consultation with local fire brigades and the Local Government. The Emergency Response Plan shall be implemented at all times during the operational phase to the satisfaction of the Local Government.

Karen Hyde
Presiding Member, Regional DAP



23. Prior to operations commencing, an Operational Noise Management and Monitoring Plan shall be approved and implemented to the satisfaction of the Local Government, upon advice from the Department of Water and Environmental Regulation. The Operational Noise Management and Monitoring Plan shall be made publicly available to the satisfaction of the Shire.

Construction

24. Prior to construction commencing, a Construction Environmental Management Plan shall be submitted to the Local Government for approval. Once approved, the Construction Environmental Management Plan shall be implemented at all times during the construction phase of the Proposal to the satisfaction of the Local Government, upon advice from relevant agencies. (See advice note 4).
25. Prior to construction commencing on-site, a Traffic and Transport Management Plan relating to construction related transport within the Shire of Augusta-Margaret River shall be submitted to the Local Government for approval. The Traffic and Transport Management Plan shall outline the details of any upgrades required by the Proponent and to assess the pavement condition pre and post construction and to rectify and restore the road network and other affected infrastructure following construction, to the satisfaction of the Local Government, in consultation with Main Roads WA. Once approved, the Traffic and Transport Management Plan shall be implemented at all times to the satisfaction of the Local Government for works on local roads, and Main Roads WA for works on State roads.
26. Prior to the commencement of works, the proponent is to enter into a Road Maintenance Agreement with the Local Government, prepared in accordance with relevant WALGA Guidelines, and is to pay to the local government a bond or equivalent acceptable to the Shire sufficient to secure the maintenance and repair obligations contained in the approved Traffic and Transport Management Plan.
27. The Proponent shall ensure the installation of any traffic warning/safety signage in relation to the approved development during the transportation, construction and decommissioning phases is to the satisfaction of the Local Government.
28. Prior to construction commencing, the proponent shall provide details of proposed clearing of native vegetation to the satisfaction of the Local Government.
29. The proponent shall not:
- clear more than 1.0 hectare of native vegetation
 - clear any potential nesting trees for Black Cockatoos.
 - clear any contiguous native vegetation within 10 metres of the potential nesting trees.
 - clear more than 0.5 hectares of Moderate to Low quality Western Ringtail Possum habitat, including a maximum of 0.03 hectares of Moderate quality Western Ringtail Possum habitat.
 - clear any Threatened flora individuals.
 - clear any Scott River Ironstone TEC

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Operational Matters

30. Prior to operations commencing, an Operations Environmental Management Plan shall be submitted to the Local Government for approval. Once approved, the Operations Environmental Management Plan shall be implemented at all times during the operational phase to the satisfaction of the Local Government. The Operations Environmental Management Plan will also include:
 - a. Information and contact details of the Operator of the Wind Farm;
 - b. A complaints procedure for managing all complaints received, including noise complaints; and
 - c. The requirement to maintain a complaints register.
31. Prior to operations commencing, the Proponent shall engage with any affected radiocommunication link operators to identify and implement appropriate mitigation measures to the satisfaction of the Local Government.
32. The Proponent is to ensure suitable potable water supply and effluent disposal facilities/infrastructure are designed, installed and maintained for the life of the development in accordance with the Local Government's requirements, upon advice of the Department of Health (if required).
33. Prior to the installation of any in-ground domestic wastewater systems (if required), a Site and Soil Evaluation Report is to be prepared that takes account of the principles of the Government Sewerage Policy (WAPC 2019), to the satisfaction of the Local Government.
34. Post-construction, the Proponent must provide the Local Government with:
 - a. GPS co-ordinates for each constructed wind turbine; and
 - b. A plan showing the location of all permanent access tracks.
to the satisfaction of the Local Government.

Decommissioning

35. At least 12 months prior to discontinuation of the relevant approved stage of the development, an updated Decommissioning and Rehabilitation Management Plan is to be prepared and approved to the satisfaction of the Local Government.
36. In conjunction with the decommissioning of the development, the Proponent shall rehabilitate the site in accordance with the updated Decommissioning and Rehabilitation Management Plan to the satisfaction of the Local Government.
37. Prior to construction commencing, the proponent shall provide details of agreements on the scope of works and financial agreements for decommissioning, to the satisfaction of the Local Government.
38. At least 5 years prior to discontinuation of the relevant approved stage of the development, the Proponent shall outline how funds will be directed into future decommissioning or refurbishment to the satisfaction of the Local Government.

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Advice Notes

1. This is a Development Approval only. The Proponent is advised that it is their responsibility to ensure the proposed development complies with all other applicable legislation, local laws and/or licence/permit requirements that may relate to the development. This includes the *Biodiversity Conservation Act 2016*, *Environmental Protection (Noise) Regulations 1997*, *Environmental Protection Act 1986*, *Rights in Water and Irrigation Act 1914*, *Aboriginal Heritage Act 1972*, *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* and *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*, amongst others.
2. For any condition that requires a plan(s) to be submitted to the Local Government, a new and updated plan(s) shall be submitted for each stage of the development, unless otherwise advised by the Local Government.
3. The further detailed plans required by Conditions 7 and 8 should include:
 - a. Temporary works required during construction including:
 - Construction compounds;
 - Concrete batching plant; and
 - Materials storage/laydown areas.
 - Borrow pits
 - b. Permanent structures and detail, including:
 - Micro-siting of wind turbines, subject to addressing Condition 3;
 - Substation;
 - Operation and maintenance building;
 - Underground cabling map including road crossings; and
 - Service roads and parking.
4. In relation to the Acid Sulphate Soils Dewatering Management Plan, the following information should be included:
 - a. Borrow pits should not intercept groundwater
 - b. Dewatering should not exceed 2mbgl at the edge of the foundations
 - c. Dewatering effluent with a pH < 6 and/or total actual acidity (TAA) > 40 mg/L or alkalinity < 30 mg/L must be treated to, at a minimum, the standards specified in the relevant DWER guidelines.
 - d. Where infiltration, irrigation or dust suppression is proposed as a dewatering management method, the dewater should:
 - i) Be treated prior to use in accordance with item 4(c).
 - ii) Be contained within the approved Development Envelope.
 - iii) Be extracted at a rate that does not exceed treatment dosing capacity or compromise the integrity of settlement or containment infrastructure.
 - iv) Be disposed of only within the construction footprint and/or on agricultural land.
 - v) Where irrigation is proposed, be applied no closer than 50 metres from the Scott River Ironstone TEC and Threatened flora.

Karen Hyde
Presiding Member, Regional DAP



- vi) Not result in ponding so as to enable overland flow beyond the immediate area of application, and not enter any wetland habitat, drainage line, the Scott River, the Blackwood River, or any Scott River Ironstone TEC.
 - vii) Not be discharged, either directly or indirectly, into any wetland habitat, drainage line, the Scott River, the Blackwood River, or any Scott River Ironstone TEC.
 - e. The dewatering setback requirements should be as follows:
 - i. Dewatering (i.e. groundwater drawdown) should not exceed natural seasonal variation by more than 0.1 metres beyond 100m metres from any dewatering location.
 - ii. If the drawdown limit referred to above is exceeded and this occurs within 50 metres of a wetland habitat, surface water monitoring should be initiated.
 - iii. If surface water monitoring shows a reduction in water levels or a deterioration in water quality at a wetland habitat as a result of the action, dewatering activities within 200 metres of the affected wetland should stop.
5. In relation to the Construction Environmental Management Plan, the following information should be included:
- a. A program of works, including timetable for the removal of temporary development after completion of the construction phase.
 - b. The location of:
 - Crane hardstand areas;
 - Concrete batching plant, water tanks and any construction compounds and materials storage/laydown areas;
 - Temporary buildings;
 - Temporary access/egress points;
 - Temporary car parking areas; and
 - Cabling.
 - c. Address the matters outlined below:
 - Fuel and chemical storage and handling, including spill response;
 - Erosion control and response;
 - Waste management;
 - Dust management;
 - Water management;
 - Waterways protection;
 - Noise and vibration management;
 - Flora and fauna management;
 - Biosecurity management, including weeds and diseases (unless otherwise addressed in the Dieback Management Plan);
 - Land use conflict management, specifically with regard to agricultural activities, as well as the protection of existing fencing around DBCA managed land and mapped TECs
 - Management of mulch/topsoil stockpiles
 - Aboriginal cultural heritage management;
 - Bushfire and emergency response;
 - Requirement for permits/licenses;



Karen Hyde
Presiding Member, Regional DAP



- Rehabilitation of temporary development areas; and
 - Stakeholder and community engagement (including complaints handling processes).
 - The Proponent should immediately advise the Local Government of completion of construction of the development, including completion of any individual stages.
6. With regard to the Operations Environmental Management Plan, the following should be included:
- a. Erosion and sediment control;
 - b. Stormwater management;
 - c. Dust management;
 - d. Water management;
 - e. Flora and fauna management;
 - f. Biosecurity management, including weeds and diseases (unless otherwise addressed in the Dieback Management Plan);
 - g. Aboriginal cultural heritage management;
 - h. Waste management; and
 - i. Stakeholder and community engagement (including complaints handling processes).
 - j. Land use conflict management, specifically with regard to agricultural activities, as well as the protection of existing fencing around DBCA managed land and mapped TECs
7. Any additional wind monitoring mast(s) should include the following measures as recommended by the Aviation Impact Assessment and by Government agency submissions:
- a. Three marker balls are to be placed on the outside guy wires at the top of the masts;
 - b. Guy wire ground attachment points should be in contrasting colours to the surrounding ground/vegetation;
 - c. Paint markings should be applied in alternating contrasting bands of colour on the top one-third of the masts, in line with the National Airports Safeguarding Framework Guideline D;
 - d. Masts are to be reported to Airservices Australia via the Vertical Obstacle Data Form once mast parameters and locations have been finalised and at least two (2) weeks before construction commencing, to be included on aeronautical maps and charts;
 - e. Adjacent landowners are to be notified of obstacles relating to aerial recreation or agricultural activities; and
 - f. Suitable ground signage or other warning devices are to be erected at road entrances and key access points around the perimeter of the masts to warn operators of agricultural machinery of the presence of guy wires and other infrastructure associated with the masts.

Karen Hyde
Presiding Member, Regional DAP



8. With regard to the Traffic and Transport Management Plan, the following information should be included:
 - a. Traffic impact Assessment;
 - b. Details of Oversize and Overmass loads;
 - c. Swept path analysis;
 - d. Haul movements and routes;
 - e. Details of any temporary or permanent modifications, works or upgrades required to intersections, roads or site access points;
 - f. Pre-construction and post-construction dilapidation surveys; and
 - g. Permit /approval requirements, Local Government or Main Roads WA.

9. With regard to the Traffic and Transport Management Plan, Main Roads WA approval and permit requirements may include:
 - a. Movements of wind farm components require necessary permits from Main Roads WA's Heavy Vehicle Services (HVS) under the Road Traffic (Vehicles) Act 2012 complying with the HVS route survey requirements, Oversize Overmass Transport Management Plan (OSOM-TMP); requirements, the Movement of High Risk OSOM Vehicles Policy and the Single Trip OSOM Vehicle Standard Operating Conditions;
 - b. Proposed works within State road reserves are subject to a separate approval process under the Main Roads Act 1930;
 - c. All Traffic Control Signal installations, removals, or alterations within Western Australia require approval from Main Roads Network Operations under Regulation 297 of the Road Traffic Code 2000;
 - d. Main Roads approval for signage and pavement marking modifications is required under the Road Traffic Code 2000; and
 - e. Any road signs are to comply with Main Roads Policy Application Guidelines for Advertising Signs within and beyond State Roads Reserves under the Main Roads (Control of Advertisements) Regulations 1996.

10. With regard to the Traffic and Transport Management Plan, Local Government approval requirements may include:
 - a. Roads to remain open for public use where practicable during road construction/upgrade activities;
 - b. Source of and testing results of gravel proposed for use on public roads are to be to the satisfaction of the Local Government; and
 - c. Upgrades of the entry points to the Project Site from adjoining public roads.

11. An updated Bushfire Management Plan and Bushfire Risk Management Plan should be provided together with an Emergency Response Plan to address other potential emergency types such as medical incident response (i.e. ambulance attendance) and storm events shall be developed and provided to the Shire and forwarded to any agency as required.

Karen Hyde
Presiding Member, Regional DAP



12. The development shall be designed and constructed to protect Western Power infrastructure and easements from potential land use conflict. Arrangements should be made to the specifications of Western Power for the provision of necessary electricity easements for the development as and where required. No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or restriction zones without the prior written approval of Western Power.
13. The Proponent is strongly encouraged to voluntarily establish and implement a Community Benefits Fund in consultation with the Local Government, consistent with the WA Government endorsed Guideline on Community Benefits for Renewable Energy Projects.
14. The Proponent is advised that:
 - a. A clearing permit under the Environmental Protection Act 1986, for the proposed clearing of any native vegetation may be required;
 - b. To investigate whether or not approval is required pursuant to the Aboriginal Heritage Act 1972 prior to commencement of any activities or works on site;
 - c. The transformer associated with each wind turbine shall be located beside each turbine or enclosed within the turbine;
 - d. All fill placed on the land must be free of disease and weeds;
 - e. All wind turbine towers are to be fully enclosed (to prevent birds perching or nesting); and
 - f. There are various Department of Water and Environmental Regulation requirements relating to matters including water licensing, water supply and surface water management including:
 - i. A Bed and Banks permit under the Rights in Water and Irrigation Act 1914, will be required for the interference with the bed and bank of any watercourse; and
 - ii. A licence to take water under the Rights in Water and Irrigation Act 1914, will be required if it is proposed to take surface water from a watercourse. The proposal is in the Lower Blackwood Surface Water Area and Beenup and Rosa Beenup Groundwater sub-areas.
15. The Proponent is advised that:
 - a. Once turbine locations and parameters have been finalised and at least one (1) month before installation of any wind turbines commencing, the Proponent/operator will submit the details of all wind turbines to Airservices Australia via the Vertical Obstacle Data Form;
 - b. The updated Aircraft Impact Assessment should include consideration of potential impacts on the Augusta and Margaret River airstrips and proposed mitigation measures (if required) and any additional constraints or requirements identified through further consideration with aviation stakeholders, including aerodrome operators;
 - c. On commissioning, the Vertical Obstacle Data Form should be resubmitted to Airservices Australia with the surveyed height and location of each installed turbine and wind monitoring mast; and

Karen Hyde
Presiding Member, Regional DAP



- d. On the completion of works, the Vertical Obstacle Data Form should be resubmitted to AirServices Australia and the Department of Fire and Emergency Services with the surveyed height and location of each installed turbine and wind monitoring mast.
16. The Decommissioning and Rehabilitation Management Plan should describe the scope and staging of decommissioning and rehabilitation works, and address the following matters including:
 - a. Safety and emergency management;
 - b. Environmental management;
 - c. Waste management;
 - d. A detailed decommissioning schedule or works with timeframes for each stage;
 - e. A Traffic Management Plan;
 - f. A Bushfire Management Plan;
 - g. Sufficient information that clearly outlines any below ground infrastructure to be retained on site and its treatment to allow for continued agricultural use;
 - h. Implementation of suitable mechanisms to alert prospective purchasers of retention of any below ground infrastructure which may affect future building locations or development;
 - i. Decommissioning and rehabilitation works are required to be completed within 18 months of the turbines ceasing operation to the satisfaction of the Local Government.
 - j. The Proponent shall rehabilitate the site in accordance with the updated Decommissioning and Rehabilitation Plan which shall be submitted to the Local Government at least 12 months before the wind farm ceases operations.
 17. The Accommodation Strategy should include the consideration for accommodation of workers including an assessment of options.
 18. The Acid Sulphate Soils and Dewatering Management Plan should have regard for the Guideline: *Assessment and management of contaminated sites (DWER 2021)*.
 19. Works Approval and Licence/Registration under Part V of the Environmental Protection Regulations 1987 may be required in the event the proposed temporary/mobile crushing and screening plant and/or concrete batching plant triggers the prescribed activities outlined within Schedule 1 of the Environmental Protection Regulations 1987. The Proponent is advised to refer to the information and Industry Regulation Guide to Licensing available on the DWER website.
 20. The concrete batching plant will need to demonstrate compliance with the Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998 irrespective of whether the premises meets the threshold to become a Prescribed Premises as per Schedule 1 of the Environmental Protection Regulations 1987 or not.

Karen Hyde
Presiding Member, Regional DAP



21. The following documents provide guidance on the assessment and management of contaminated sites in Western Australia (WA) within the legislative framework provided by:
 - a. the *Contaminated Sites Act 2003*; and
 - b. the *Contaminated Sites Regulations 2006*; and
 - c. the revised national site assessment framework provided in the National Environment Protection (Assessment of Site Contamination) Measure 1999: Guideline: Assessment and management of contaminated sites (www.wa.gov.au).
 - d. Further information on Contaminated Sites can be obtained by email (contaminated.sites@dwer.wa.gov.au) or by telephone on 1300 762 982

22. The Proponent is advised:
 - a. The Department of Health advises that the treatment and disposal of wastewater generated on site, either temporarily or permanently, is required to comply with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 and the Government Sewerage Policy 2019 requirements;
 - b. A site-specific Site and Soil Evaluation (SSE) should be undertaken by a qualified consultant during the wettest seasonal time of the year (mid-July/August) as per AS/NZS 1547:2012, to ensure the land application area for each wastewater treatment system is appropriately sized and located;
 - c. An Application to Construct or Install an Apparatus for the Treatment of Sewage for each onsite wastewater treatment system, temporary or otherwise, will be required to be submitted to the Local Government; and
 - d. All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Guidelines 2011.

23. The Proponent should discuss any potential impacts to existing fencing around Department of Biodiversity Conservation and Attractions managed land associated with the Proposal, along with proposed mitigation (e.g. installation of gates), to ensure vehicle and stock access to reserves continues to be restricted.

24. Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the Proponent has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or Local Government approval under regulation 17A of the Planning and Development (Development Assessment Panels) Regulations 2011.

25. Should the Proponent be aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

The Substantive Motion (as amended) was put and CARRIED UNANIMOUSLY.

Karen Hyde
Presiding Member, Regional DAP



REASON: The panel was satisfied the proposal is consistent with the planning framework, noting that the Wind Farm is a compatible land use, the underlying General Agricultural zoning under the Shires scheme LPS1 and strategic direction under proposed LPS2. A Wind Farm being an ‘A’ use in general agriculture zone in the current applicable LPS 1, and in Draft LPS2 a Renewable Energy Facility being an ‘A’ use in Priority Agriculture Zone. The information provided on the application and the assessment within the RAR demonstrated sufficiently that the proposed land use largely addresses the relevant aims and objectives of the Scheme and the General Agricultural Zone. In addition, consideration was given to the Shire’s recently adopted policy LPP23 which outlines the expectations and consideration of large-scale renewable developments. In the context of emerging State level guidance the proposal was considered primarily in the context of the Local planning framework, LPP23 and advice on this application from State referral agencies given the draft status of the WAPC relevant draft Renewable Energy Planning Code and Guidelines, however, the panel were conscious of the general alignment at this stage of the Shire’s LPP23 and the State Code.

Members acknowledged the significant community interest in the proposal and gave due regard to the matters raised in the submissions. Members familiarised themselves with the site locational context and broader area, in considering the issues of visual and amenity impact on the landscape. The panel noted that the location for this application and specifically for the majority of the proposed micro siting and associated preliminary works is generally cleared land in private ownership and has been self-managed as agricultural land for many years. The current agricultural activities include beef and dairy cattle, pine plantations and the current landscape is fundamentally changed from its natural, original state. The panel noted that the proposed turbines are not located in the Visual Management Area A in the Local Planning Strategy. The panel were satisfied with the proponent’s justification for siting a wind farm in this location, including the proximity to existing transmission lines, diurnal wind patterns, the fact that the site was largely cleared land and the land use permissibility in the planning framework.

In balancing the development, conditions were supported that limit Wind Turbine micro-sitting envelopes to 100m radius and setback provisions as set by LPP23 to sensitive land uses, and as viewed from locations nearby the site, and design and blade surface colour and glare treatments on views from areas further away including Colourpatch. In considering the visual analysis and the respective impact on view sheds the panel accepted that there will be some unavoidable visual impact from the turbines, therefore mitigation through siting and design was integral to the acceptance of the Proposal under the scheme

On the issue of environmental flora and fauna matters including ground disturbance and acid sulphate soil, the panel considered specialist technical reports and gave weight to the responses from EPA, DCCEEW, DPLH, DBCA, DWER and other regulatory agencies. This included increasing the ground to blade clearance to 59m on the wind turbines to mitigate bird collisions in response to bird flight and migratory patterns and limiting the absolute height to 250m and the number of WGT to 20 turbines. The panel noted the proposal incorporated a range of different foundations to deal with risk of ASS and any high-water table, subject to more detail through the design stage, in order to avoid disturbance of acid sulphate soils

Karen Hyde
Presiding Member, Regional DAP



The panel members agreed that noise was appropriately address through the setbacks along with compliance with the current Noise Regulations and that any risk to operations if levels are exceeded will be borne by the proponent. Members agreed that various regulatory agencies response on the technical studies be given weight, noting that the onus is on the proponent to meet the required licencing provisions under separate legislation during the operation.

The majority of the panel was satisfied with the proposed life span of the project but recognised the need for flexibility and changing climate and technology conditions by not limiting the approval to a specific period of time. The panel were supportive of detailed conditions regarding the decommissioning stage of the project to ensure future land uses including any agricultural activities could continue and the site be reinstated consistent with the scheme and policy requirements at that time.

On balance, the Panel was satisfied with the proposal details, including the Wind turbine number and height is suitable at this location and accordingly supported the proposal, inclusive of various conditions.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Karen Hyde
Presiding Member, Regional DAP



PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP noted the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DP/14/00039 DR65/2020	Shire of York	Lots 4869 (2256), 5931, 9926 (2948) and 26934 Great Southern Highway, St Ronans	Construction and Use of Allawuna Farm for the purposes of a Class II Landfill	28 July 2020
DAP/25/03017 DR53/2026	Shire of Kojonup	Various Lots, Jingalup	Windfarm and Transmission Line	2 April 2026

2. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 3.01pm.

Karen Hyde
Presiding Member, Regional DAP