



Waddi Wind Farm

Application to Amend Planning Approval Volume 1

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Prepared by Wind Prospect Pty Ltd for:

Waddi Wind Farm Pty Ltd, a wholly owned subsidiary of Tilt Renewables Australia Pty Ltd



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Abbreviations

CASA	Civil Aviation Safety Authority
EMI	Electromagnetic Interference
km	Kilometre
LPS7	Shire of Dandaragan Local Planning Scheme No. 7
m	Metre
MW	Megawatt
OLS	Obstacle Limitation Surface
PANS OPS	Procedures for Air Navigation - Operations
ZVI	Zone of Visual Influence



1 Introduction/Executive Summary

Planning approval for the Waddi Wind Farm was issued by the Shire of Dandaragan in January 2012. In April 2015 the Shire approved an application to extend the Waddi Wind Farm planning approval until January 2020 and in September 2016 the Shire approved various amendments to the permit. A copy of the updated planning approvals issued in April 2015 and September 2016 are provided in Attachment 1. This application to amend the planning approval is submitted to the Shire of Dandaragan on behalf of the proponent, Waddi Wind Farm Pty Ltd.

This application details a request for the Shire of Dandaragan to approve amendments to the planning approval for the Waddi Wind Farm which provides for an increase to the maximum tip height of the wind turbines (the height from ground level to the highest point of the blade tip of each wind turbine) from 165 metres to 180 metres, an increase to the maximum hub height from 100 metres to 112 metres and an increase to the maximum height of permanent wind monitoring masts from 100 metres to 112 metres. Confirmation regarding details of the original planning application and approval is also sought.

This application provides relevant information regarding the proposed amendments to the planning approval including expert technical assessments of the potential impacts of the proposed amendments.

2 The Proponent

Waddi Wind Farm Pty Ltd is a subsidiary of Tilt Renewables Australia Pty Ltd (Tilt Renewables), a publicly-owned company, listed on the Australian Stock Exchange and the New Zealand Stock Exchange, that operates as a generator of electricity in New Zealand and Australia. Tilt Renewables has been building its presence in Australia as a generator of electricity and currently has an office in Melbourne which contributes to the management of a portfolio of operational projects that includes the Snowtown Wind Farms in South Australia, the Salt Creek Wind Farm in Victoria, and the Blayney and Crookwell Wind Farms in New South Wales. Tilt Renewables is also about to commence construction of the Dundonnell Wind Farm in Victoria.

Waddi Wind Farm Pty Ltd was set up as a Special Purpose Vehicle (SPV) to hold the assets associated with the Waddi Wind Farm. Waddi Wind Farm Pty Ltd became a wholly owned subsidiary of Tilt Renewables in October 2015. Further information about Tilt Renewables can be found at: www.tiltrenewables.com.

3 Requested Amendments to Planning Approval

Approval of the following amendments to the existing planning approval for the Waddi Wind Farm is sought from the Shire of Dandaragan. A summary of expert technical assessments of the impact of the proposed amendments are provided in Section 8 while the expert technical assessment reports are provided in full in Volume 2 of this application. While no amendment is proposed to the location of infrastructure, a copy of the currently approved infrastructure plan for the Waddi Wind Farm is provided in Attachment 2 for ease of reference.



- 3.1 Increase the maximum tip height of the wind turbines from 165 metres to 180 metres and an increase to the maximum hub height of the wind turbines from 100 metres to 112 metres

Wind turbine technology has been continually advancing since the original planning approval was issued for the Waddi Wind Farm in 2012 and since the amendments to the planning approval in September 2016. The latest generation of wind turbines available are increasingly exceeding a tip height (the height from ground level to the highest point of the blade tip of each wind turbine) of 165 metres and a hub height (the height from ground level to the central point of blade rotation) of 100 metres. Raising the maximum allowable tip height and hub height of the wind turbines at the Waddi Wind Farm will allow for more modern wind turbine models to be installed which are generally more efficient and cost-effective and will also provide for increased generation output from the project, lowering the cost of energy produced.

- 3.2 Increase the maximum height of permanent monitoring masts from 100 metres to 112 metres

The original planning permit application and subsequent approval issued in 2012 provided for two permanent wind monitoring masts up to 100m in height. The amendment to the permit issued by the Shire of Dandaragan in September 2016 provided for an increase in the number of permanent wind monitoring masts from two to three.

Wind characteristics are more accurately measured at the same height as the proposed wind turbine hub height as extrapolations can introduce uncertainties. With the proposed increase in wind turbine hub height from 100m to 112m, an increase to the allowable height of the wind monitoring masts from 100m to 112m is requested to provide for more accurate wind monitoring.

4 Confirmation of details of the original planning application and approval

The original planning permit application and the original planning permit conditions did not specify a maximum wind turbine capacity and confirmation is sought that no such maximum wind turbine capacity therefore applies to the permit. The wind farm layout subject of the current planning approval remains indicative only and subject to detailed design within the design parameters of the planning approvals including Condition 1 of the planning permit, a copy of which is provided in Attachment 1 and below.

"The land use and development shall be undertaken generally in accordance with the approval plans. In a manner that is deemed to comply, to the satisfaction of the Chief Executive Officer."

5 Project locality

5.1 Site location

The proposed Waddi Wind Farm is located approximately 15km north-west of the township of Dandaragan within the Shire of Dandaragan, Western Australia.



5.2 Title details

There has been no change to the volume and folio numbers or land ownership details provided in the previous approved application to amend the permit approved by the Shire of Dandaragan in September 2016. 'Application for planning approval' forms signed by all owners of land within the Waddi Wind Farm project boundary are provided in Attachment 3. No forms have been signed by landowners associated with the transmission line route as these were provided in the application to amend the permit approved by the Shire of Dandaragan in 2016 and the amendments sought in this application have no impact on the transmission line route.

6 Public Notification and Consultation

The consultation process for the proposed planning permit amendments was undertaken by Tilt Renewables, commenced towards the end of 2018 and is ongoing. The notification and consultation to date has consisted of:

- Letters addressed to specific stakeholders in the project providing project updates and advising of the proposed amendments, distributed by email and/or mail;
- A generic letter providing a project update and details of the proposed amendments distributed to dwellings within a 10km distance from the wind farm undertaken with assistance from the Shire of Dandaragan, a copy of which is provided in Attachment 4.
- Face-to-face meetings and discussions with members of the Shire of Dandaragan;
- The project website (www.waddiwindfarm.com.au) was updated in November 2018 with information regarding the proposed amendments to the planning approval.

As part of the consultation process for the previous planning permit amendments in 2016, an Information Session was held at the Dandaragan Hall, however this event was not well attended with feedback from only one visitor. For the planning permit amendments sought in this application, letters have therefore been provided to residents within 10km of the wind farm site. It is estimated that the letter was distributed to approximately 70 residents of which five residents have provided feedback. One of these five residents expressed support for the project due to employment opportunities and expressed the view that the proposed increased wind turbine tip height would be unnoticeable. One other did not express a view for or against but sought further information regarding the project. The other three respondents objected to the proposed amendments with two of these three respondents raising issues associated with one or more of health risks, visual impact, decreased land value and noise. All respondents will be engaged further by Tilt Renewables to discuss their feedback and provide responses and further information as appropriate.

As development of the Waddi Wind Farm project progresses, engagement with stakeholders will be ongoing using newsletters, letters, emails, meetings and updates to the project website.



7 Planning and Regulatory Framework

7.1 Planning and Regulatory Context

Planning approval was issued for the Waddi Wind Farm by the Shire of Dandaragan in January 2012 and amended on 28 April 2015 to extend the approval to 10 January 2020. Various amendments to the original planning approval were also approved by the Shire of Dandaragan in September 2016. The approval of the Shire of Dandaragan is required for the proposed amendments in accordance with Condition 2:

"2. Following the submission of the development application, if the proponent proposes changes resulting in significant additional environmental impact in the opinion of the Shire of Dandaragan, these changes shall not be undertaken without prior consultation with the Shire of Dandaragan and the Environmental Protection Authority Service Unit."

This application for the proposed amendments to the approval is to be assessed in line with the provisions of:

- Shire of Dandaragan Local Planning Scheme No. 7 (LPS7);
- Shire of Dandaragan Local Planning Strategy - Rural Land Use and Rural Settlement;
- Planning Bulletin 67 – Guidelines for Wind Farm Development;
- Environment Protection Bulletin no.21 – Guidance for wind farm developments; and

The original planning application lodged in 2011 was referred to the Environmental Protection Agency (EPA) for assessment with a decision of "Not Assessed – Public Advice Given".

7.2 Current Use Classification

Part 4 of LPS7 describes how the Scheme area is divided into zones which classify the current and allowable uses of the land. The land which is the subject of this application for amendments (which includes all land subject of the original Waddi Wind Farm planning approval) is all zoned as "Rural".

A copy of a map of the zoning of the land relevant to this application is provided in Attachment 5.

7.3 Proposed Use Classification

A wind farm is a land use not specifically listed in the LPS7 Zoning Table. Under these circumstances clause 4.4.2 of the Scheme applies. Clause 4.4.2 states:

"4.4.2. If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the local government may:

- (a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- (b) determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or*
- (c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted".*



Reference to page 77 of the minutes of the December 2011 ordinary council meeting, an extract of which is provided in Attachment 6, where the Waddi Wind Farm was originally approved, indicates that sub clause 4.4.2 (b) would be applicable in this instance.

7.4 Assessment Process

Part 9 of LPS7 details the requirements for applications for planning assessment. Specifically, clause 9.4.3 sets out the process for the advertising of applications which will apply for proposals that will be considered under sub clause 4.4.2 (b). Part 10 of LPS7, sets out the procedure for dealing with applications. This application has been prepared to meet the requirements of both Parts 9 and 10 of LPS7 as well as the provisions of the planning policies listed in section 7.1.

7.5 Local Planning Strategy

The Shire's Local Planning Strategy - Rural Land Use and Rural Settlement (Local Planning Strategy) supports the development as stated in Objective 4 of section 7.4.2.1:

"Support appropriate non-rural uses where they are compatible with adjoining and nearby rural uses, environmental attributes and landscape to complement the primary productive use of the land where a site contains remnant vegetation and other environmental features or lacks realistic potential for agricultural use the Council will consider the proposed non-rural uses as the predominant use on its merits".

A key consideration of the Council is stated in the Planning Strategy as:

"The impact proposals such as wind farms and other emerging contemporary uses may have on the primary uses in the zone and adjoining landowners"

To inform Council in this regard, Section 8 of this report comprises an impact assessment which provides expert independent assessment of the potential impacts that the proposed amendments to the Waddi Wind Farm may have on various environmental, safety and amenity issues. These expert assessments demonstrate the compatibility of the proposal with these elements of the Planning Strategy thereby confirming that the proposal is consistent with objectives identified for the "Rural" zone.

The Local Planning Strategy also lists a number of strategies for the "Rural" zone including the following strategy:

"Require proposals for non agricultural uses to be supported and justified by an agricultural impact assessment unless otherwise varied by the Council."

Section 7.4.2.6 of the Local Planning Strategy also lists potential circumstances where an application in the "Rural" zone might be refused. These include:

1. Adversely affect the rural landscape;
2. Adversely impact upon the agricultural use of the land and adjoining/nearby areas;
3. Cause detrimental environmental impacts;
4. Result in unacceptable fire management risk;



5. Place unacceptable servicing requirements which have not been appropriately addressed by the applicant;
6. Result in impacts which cannot be adequately contained on the application site; and
7. In the opinion of the Council will result in an undesirable planning outcome and will be contrary to the orderly and proper planning of the locality.

The impact assessment in Section 8 of this report assesses elements noted above in relation to the proposed amendments to the planning approval and supports and justifies the proposed non-agricultural use in the "Rural" zone. It should be noted that an agricultural impact assessment of the proposed development was provided in the Environmental Statement that comprised the original planning application and particular reference can be made to Section 9 which included sub-sections on potential impacts to agricultural land use (9.2.1) and management strategies (9.3.1). These sections included a calculation of the percentage of arable land used by wind farm infrastructure; a commitment to minimising risks of erosion and the spread of weeds and diseases through an Environmental Management Plan; minimisation to disruption to farming practices of involved landowners during construction through communication; the design of accessways and cable routes to minimise farming disturbance by following existing tracks and fence lines; and rehabilitating the land following decommissioning.

7.6 Consistency with Planning Objectives

The expert assessments summarised in the impact assessment in Section 8 (and provided in full in Attachments 7 to 12) address the matters to be considered by the Shire in clause 10.2 of LPS7, the relevant matters listed in Planning Bulletin Number 67 – Guidelines for Wind Farm Development and the application assessment guidelines listed in Section 7.4.2.6 of the Local Planning Strategy. The impact assessment demonstrates the compatibility of the proposal with the Planning Strategy and confirms that the proposal is consistent with objectives identified for the "Rural" zone.

8 Impact Assessment

Expert technical studies were carried out previously to inform the Environmental Statement that comprised the original planning application for the Waddi Wind Farm as well as to inform subsequent applications to amend the planning permit. Tilt Renewables has managed a process whereby these expert technical studies have been reviewed by relevant experts to assess potential impacts of the proposed amendments. A summary of those reviews and assessments is presented below with full documentation provided in Attachments 7 to 12.

8.1 Aeronautical Impact Assessment

An Aeronautical Impact Assessment and Aerial Applications Assessment were completed by The Ambidji Group Pty Ltd (Ambidji Group) in November 2010 and June 2010 respectively to support the Environmental Statement that comprised the original planning application. Ambidji also prepared an Aviation Impact Assessment and Qualitative Risk Assessment to assess the potential impacts of the proposed amendments to the planning approval approved by the Shire of Dandaragan in September 2016. Landrum and Brown Worldwide (Aust) Pty Ltd (Landrum and Brown) (which acquired Ambidji Group in 2016) has prepared an Aeronautical Impact Assessment which provides the results of their assessment of potential impacts of the



proposed amendments to the planning permit. A copy of the Aeronautical Impact Assessment is provided in Attachment 7 and a summary of the assessment is provided below.

The Aeronautical Impact Assessment completed in 2018 concluded that the proposed Waddi Wind Farm:

- Will not infringe any airport OLS;
- Will not infringe the PANS OPS surfaces of any airport;
- Will not impact on contingency procedures;
- Is located outside the clearance zones associated with all ATC surveillance and communications systems;
- Will not infringe the LSALT protection surfaces for any air route;
- Will not infringe the Grid LSALT protection surface in the area;
- Is outside the clearance zones associated with any aeronautical navigation aids;
- Will have a minimal impact upon local flying activities; and
- Will provide a significant visual navigation feature in the region.

The Aeronautical Impact Assessment recommends that:

- Details of the wind farm be provided to CASA and Defence for assessment of the need for obstacle lighting.
- Details of the wind farm be provided to Defence, for assessment of the impact on Military Low Level Flying Training operations in the area, for inclusion in local charts and briefing packages, and for confirmation of this assessment against military operated navigation aids and radar systems.

The report is referred to Airservices Australia to confirm the assessment of the LSALT for the air routes, for inclusion on aeronautical charts and for confirmation of the engineering assessment of the wind farm against navigation aids and radar systems. The Aeronautical Impact Assessment will be provided to the Airservices Australia, the Department of Defence, and the Civil Aviation Safety Authority (CASA) for review when the final wind turbine layout has been determined. Conditions 3 to 6 of the current planning approval relate to aviation, requiring notification of relevant parties of final wind turbine locations and heights.

8.2 Electromagnetic Interference Assessment

Electromagnetic interference (EMI) can affect radio and TV communication services. Laurie Derrick & Associates prepared a report assessing potential impacts to support both the Environmental Statement that comprised the original planning application and the potential impacts of the amendments to the planning approval approved by the Shire of Dandaragan in 2016.

DNV GL has reviewed these previous assessments and assessed the potential impacts of the proposed amendments to the planning approval for the Waddi Wind Farm and reported their findings in a letter report, a copy of which is provided in Attachment 8. A summary of their findings are provided below.

- One radiocommunications is located within 2km of approved wind turbine locations. Consultation should occur with the relevant service operator.
- Ten fixed point -to-point links cross the project boundary. There is one approved wind turbine location that has the potential to cause interference to two of these links through diffraction of the signals.
- Four wind turbine locations are within the calculated potential reflection zones for two point-to-point links. However, given the high frequency of these links, interference due to reflection or scattering of the signals is considered unlikely.
- The project may cause interference to nearby multi-point licences however further information is required to determine the potential of the project to impact these services.



- Wind turbines at approved locations may interfere with the digital terrestrial television signals from the Moora and Lancelin broadcast towers however coverage maps suggest that most of the potentially affected houses may be receiving limited or no signals from these transmitters.

The proponent will micro-site approved wind turbine locations (as provided for in the original planning approval) to avoid the specified exclusion zones and will consult with the operators of services in the area following finalisation of the site layout and wind turbine configuration. Condition 8 of the current planning approval relates to EMI and requires that nearby residents are offered pre- and post-construction assessment of television reception and the remedy of any problems attributable to the wind farm.

8.3 Landscape and Visual Impact Assessment

GHD prepared a *Report for Landscape and Visual Impact Assessment* for the Waddi Wind Farm in September 2010 to support the Environmental Statement that comprised the original planning application. In May 2016, GHD prepared a Landscape and Visual Impact Assessment Addendum Report which supported the application to amend the planning permit approved by the Shire of Dandaragan in September 2016. GHD has reviewed these assessments and assessed the potential impacts of the current proposed amendments to the planning approval for the Waddi Wind Farm and reported their findings in an Addendum Report, a copy of which is provided in Attachment 9 and includes six photomontages and Zone of Visual Influence (ZVI) diagrams. A summary of their findings is provided below.

- The land use context of the surrounding landscape has not changed since the previous assessment.
- There would be a marginal to imperceptible increase in impacts associated with the proposed amendments.
- The wind farm would not be visible from the township of Dandaragan with the proposed amendments.
- The ZVI mapping revealed a minor increase in visibility in the area surrounding the wind farm.
- The six photomontages prepared show only a marginal change to views.
- Shadow flicker remains within applicable limits.

8.4 Noise Assessment

ViPAC prepared a Noise Impact Assessment for the Waddi Wind Farm in December 2010 to support the Environmental Statement that comprised the original planning application and also a statement in April 2016 assessing potential impacts of the amendments to the planning permit approved by the Shire of Dandaragan in September 2016. ViPAC has reviewed these assessments and assessed the potential impacts of the current proposed amendments to the planning approval for the Waddi Wind Farm and reported their findings in a revised Noise Assessment, a copy of which is provided in Attachment 10. The assessment found that the predicted noise levels from the wind turbine configuration proposed for the Waddi Wind Farm can comply with the criteria and requirements of the SA EPA "Environmental Noise Guidelines: Wind Farms, 2009" at the relevant residential receivers. The levels also comply with the criteria for the landholder receivers that are involved with the wind farm. In particular, the assessment found that the proposed increase in hub height and tip height will not increase the predicted noise level experienced at receivers located around the wind farm relative to the current approved hub height and tip height.

Conditions 12 to 18 of the current planning approval relate to noise and require that the final wind farm design meets applicable noise standards and that a post-construction monitoring program be implemented to verify compliance.



8.5 Traffic Assessment

ARRB prepared a prefeasibility traffic management plan for the Waddi Wind Farm in September 2010 to support the Environmental Statement that comprised the original planning application. To inform the application to amend the planning permit subsequently approved by the Shire of Dandaragan in September 2016, ARRB reviewed that assessment and assessed the potential impacts of the previously proposed amendments to the planning approval for the Waddi Wind Farm. They found that the marginal increase in blade length associated with an increase in maximum tip height from 152 metres to 165 metres would be unlikely to impact traffic or transportation beyond what was originally proposed. With a further marginal increase in tip height proposed to 180 metres, this is similarly unlikely to impact traffic or transportation beyond the 165 metres currently approved. The report prepared by ARRB in May 2016 is provided in Attachment 11.

Conditions 9 to 11 of the current planning approval require preparation of a Traffic Management Plan prior to commencement of construction, suitable construction of access points and preparation of a Road Condition report prior to commencement of the project. Further consultation with Main Roads WA will occur to input to the detailed design of the transmission line.

8.6 Ecology Assessment

RPS Australia completed the following assessment reports for the Waddi Wind Farm to support the Environmental Statement that comprised the original planning application.

- Fauna Assessment in October 2010;
- Avifauna Assessment in November 2010;
- Flora and Vegetation – Environmental Impacts and Management in March 2010 (prepared by Outback Ecology for RPS Australia); and
- Targeted Level 1 Vegetation and Flora Assessment in March 2010 (prepared by Outback Ecology for RPS Australia).

RPS Australia subsequently completed the following assessment reports for the Waddi Wind Farm to support an application to amend the original planning approval in 2016. The scope of these assessment reports included the proposed on-site substation location and proposed transmission line route.

- Fauna Assessment in April 2014; and
- Spring Flora and Vegetation Survey and Black Cockatoo Habitat Survey in April 2014.

RPS Australia has reviewed these assessment reports and assessed any potential impacts associated with the proposed amendments. RPS found that the risk to common bat species and conservation significant bird species from the proposed amendments is not expected to significantly increase. Their findings are reported in a letter report, a copy of which is provided in Attachment 12.

Condition 19 of the current planning approval requires that a clearing permit is obtained in accordance with the provisions of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 and Condition 20 requires the development and implementation of an Avian Fauna Collision Risk Monitoring Program. A clearing permit was obtained from the Department of Conservation in February 2012 in relation to the original proposed infrastructure layout. This permit has expired and a new application will be lodged in due course.



8.7 Shadow Flicker Assessment

Wind Prospect Pty Ltd prepared a shadow flicker analysis to inform the Environmental Statement that comprised the original planning application in 2011 and to inform the previous application to amend the planning permit. To inform this application, GHD has modelled shadow flicker from 57 wind turbines on 67 dwellings and found that one dwelling existing within the Zone of Influence however the level of flicker was less than 30 hours per year. GHD's assessment is included in the Landscape and Visual Impact Assessment Addendum Report provided in Attachment 9.

8.8 Other matters assessed

Impact on rural landscape: The specialist assessments summarised in this section indicate that the proposed amendments to the planning approval will have minimal further adverse impact on the rural landscape relative to that provided for under the current planning approval.

Impact upon the agricultural use of the land: The proposed amendments have a neutral impact on the agricultural use of the land relative to that provided for under the current planning approval.

Impact on nearby/adjoining areas: The proposed amendments have been assessed as being minor to imperceptible relative to that provided for under the current planning approval.

Environmental impacts: The proposed amendments will not have a significant impact on any species of flora or fauna listed in state or federal legislation. A clearing permit will be sought from the Department of Environment Regulation.

Fire management risk: There will be no increased fire management risk resulting from the proposed amendments. A fire management plan will be prepared as part of the Environmental Management Plan prior to the commencement of construction in consultation with the Department of Fire and Emergency Services.

Servicing requirements: The proposed amendments will not result in any additional servicing requirements beyond what is provided for under the current planning approval.

Impacts not adequately contained on the application site: The proposed amendments will not result in any additional impacts not adequately contained on the site beyond what is provided for under the current planning approval.

Planning outcomes and orderly and proper planning: This application to amend the existing planning approval for the Waddi Wind Farm represents a positive planning outcome and is consistent with the orderly and proper planning requirements of the Shire of Dandaragan.

9 Conclusions

The proposed amendments to the planning approval for the Waddi Wind Farm will have minimal further impact on agricultural land, rural landscape and environment attributes of the project site and surrounding area. The proposal in general will provide a positive social, economic and environmental benefit to the Shire of Dandaragan and wider Western Australian community through the employment, local investment, establishment of a community fund, and provision of renewable energy to the state of Western Australia.

While there is no specific legislation dealing with the development, construction and operation of wind farms in the "Rural" zone, the proposed project is compatible with the "Rural" zone. The project and the proposed



amendments to the project met the objectives of LPS7 and the Local Planning Strategy. The proposal is also a complimentary development to the approved Waddi Solar Plant project.

Throughout the planning process appropriate land owner and community consultation has and will continue to occur and the project will result in an overall net community benefit. This application to amend the existing planning approval for the Waddi Wind Farm represents a positive planning outcome and is consistent with the orderly and proper planning requirements of the Shire of Dandaragan.