

WADDI WIND FARM PTY LTD  
GPO BOX 16080  
MELBOURNE VIC 8007

26 February 2024

Dear Sir / Madam,

**REQUEST FOR AMENDMENTS TO DEVELOPMENT APPROVAL –  
WADDI WIND FARM**

I refer to the above request and advise that the Dandaragan Shire Council approved the requested amendments to the subject renewable energy facility development at their Ordinary Meeting held on 22<sup>nd</sup> February 2024 as outlined in the enclosed minutes extract.

For the reference of all stakeholders a list of the current updated development approval conditions for the subject renewable energy facility development are also enclosed.

Should you require any clarification regarding the above, please contact the undersigned at the Jurien Bay Administration Centre during normal office hours.

Yours faithfully,



Rory Mackay  
**PRINCIPAL PLANNING & BUILDING OFFICER**

*Enclosed*  
*2024 Waddi Wind Farm Development Approval Conditions*  
*Minutes Extract for Item 9.3.3 of OCM 22/02/2024*

**WADDI WIND FARM DEVELOPMENT APPROVAL CONDITIONS AT FEBRUARY 2024:**

1. 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 Shire of Dandaragan.
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.
3. The proponent shall (prior to the erection of wind turbine generators) provide notification to the RAAF Aeronautical Service of the location and height details of the wind turbine generators.
4. The proponent shall (prior to the erection of wind turbine generators) provide notification to Air Services Australia of the location and height details of the wind turbine generators.
5. The proponent shall (prior to the erection of wind turbine generators) provide notification to civil Aviation Safety Authority of the location and height details of the wind turbine generators.
6. The proponent shall (prior to the erection of wind turbine generators) provide notification to Aerial Agricultural Association of Australia of the location and height details of the wind turbine generators.
7. The proponent shall ensure sufficient clearance is maintained from Western Power's existing and planned transmission and distribution lines and associated facilities to the satisfaction of Western Power.
8. The proponent shall notify property owners with land within 5km of approved wind turbine locations of the potential for interference to TV reception from the wind farm and offer residents with a dwelling located within 5km of a wind turbine a pre-construction and post-construction assessment of television reception. The proponent shall remedy any reception problems attributable to the presence of the wind farm at dwellings located within 5km of approved wind turbine locations as at January 2012.
9. The proponent shall provide a Traffic Management Plan to Main Roads Western Australia and the Shire of Dandaragan prior to the commencement of construction. The Traffic Management Plan shall address;
  - details of the selected transportation route;
  - detailed traffic management measures;
  - transportation of materials to the project site;
  - obtaining the necessary written approvals / permits from Main Roads WA Heavy Vehicle Operations Branch; and
  - the transport of all divisible and indivisible loads and acquisition of necessary permits for transport of these loads.
10. The access points onto the subject land and any road works shall be located and constructed to the satisfaction of the Shire of Dandaragan and include all necessary drainage and signage. Costs applicable to the construction of the access points onto the site and any related issues shall be borne by the proponent.
11. The proponent in conjunction with the Shire of Dandaragan shall commission a Road Condition Report prepared by a recognised engineer (agreed to by both parties) prior to the commencement of the project. The Road Condition Report shall, at least but not be limited to, identifying the following issues;
  - a) suitability of the existing pavement strength (in wet and dry conditions) to cater for the proposed haulage loads and traffic volumes;

- b) suitability of the existing horizontal and vertical alignments to cater for the proposed haulage loads and traffic volumes; and
- c) identify and provide plans and costings for any required upgrade works to the existing road network to make it suitable for the proposed haulage loads and traffic volumes.

The costs associated with the preparation of the Road Condition Report and any road works identified in the Road Condition Report shall be undertaken at the cost of the proponent prior to any works commencing onsite.

12. The development shall comply, at all times, with the Western Australian Environmental Protection Authority *Environmental Protection (Noise) Regulations 1997* (as amended) and the South Australian Environmental Protection Authority *Wind Farms Environmental Noise Guidelines 2009* (as amended).
13. Noise from the operational wind farm shall not exceed 45dB(A) or background +5dB whichever is the higher (using a 10 minutes LAeq), at surrounding noise sensitive premises within the wind farm boundary, unless otherwise agreed with the respective landowner.
14. Noise from the operational Wind Farm shall not exceed 5dB(A) above the background noise level or 35dB(A) (using a 10 minutes LAeq), whichever is the greater, at surrounding noise sensitive premises outside the wind farm boundary.
15. The basis background noise levels of the development are to be based on the pre-recorded background noise measurements outlined within Section 3.4 of the *Waddi Wind Farm Background Noise Monitoring Report* prepared by Sonus Pty Ltd and dated December 2023.
16. The proponent shall develop and implement a post-construction noise monitoring program at the noise sensitive receptors listed in Table 16.3 of the development application to assess compliance of the operational Wind Farm with the noise criteria. The post-construction noise monitoring program shall be conducted at the same time of year as when the background noise measurements were recorded. Results of the program shall be forwarded to the relevant authority.
17. Prior to the commencement of construction, the proponent shall commission third party noise modelling studies to demonstrate the final Wind Farm design complies with the noise limits outlined in this approval. The intended noise modelling methodology shall be discussed with the Department of Water and Environmental Regulation Noise Branch, at the appropriate time.
18. In relation to the concerns raised in the letter from the then Western Australian Department of Environment and Conservation dated 02 June 2011, the proponent shall, prior to commencement of construction, implement necessary strategies to mitigate any future noise non-compliance that may arise from the construction or operation of the Wind Farm.
19. The proponents are required to obtain a Clearing Permit in accordance with the provisions of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* in the case of any proposal to clear existing remnant native vegetation on the site to the satisfaction of the Department of Water and Environmental Regulation.
20. The proponent shall develop and implement an Avian Fauna Collision Monitoring Program, to the satisfaction of the Western Australia Department of Biodiversity, Conservation and Attractions, to monitor the impact of the Wind Farm on avian fauna in the project area, specifically in respect to the endangered Carnaby's Cockatoo.
21. Prior to the commencement of construction, the proponent shall commission detailed archaeological and ethnographic surveys, compliant with the *Aboriginal Heritage Act 1972* (as amended), over areas of proposed infrastructure.

22. Prior to the commencement of construction, the proponent shall make arrangements in consultation with the South West Aboriginal Land and Sea Council for any required Aboriginal heritage monitoring.
23. Prior to the commencement of construction, the proponent shall provide and implement, a Fire Management Plan that addresses the impacts of the Wind Farm through the construction phase to operation, approved by the Shire of Dandaragan and the Department Fire and Emergency Services.
24. The proponent shall provide an appropriate viewing area and/or information display at appropriate location(s) agreed with the Shire of Dandaragan.
25. All fencing shall be of rural construction such as open post and rail or post and wire, except where higher security fencing is required for safety and security purposes, to the satisfaction of the Shire of Dandaragan.
26. Prior to the commencement of construction, the proponent will consult with landowners on the location of known weed Infestations and will implement measures, as agreed with landowners, and in accordance with any relevant regulation under the *Biosecurity and Agriculture Management Act 2007* and measures recommended by the Western Australia Department of Primary Industries and Regional Development.
27. The proponent shall provide road signage to the specification and satisfaction of Main Roads Western Australia and the Shire of Dandaragan.
28. Any leasehold arrangements exceeding 20 years for part lots are to be referred to the Western Australian Planning Commission for approval.
29. Decommissioning of the above ground plant and equipment (excluding concrete pads; footings; and underground cables) on the subject land will commence within a period of 12 months from termination of operations and be completed within a time period of the satisfaction of the Shire of Dandaragan. This will occur following submission by the proponent of a plan outlining the process of decommissioning.
30. Planning consent is granted until 10 January 2025 during which time the development must be substantially commenced to the satisfaction of the Shire of Dandaragan.

**Advice Note:**

In relation to condition 28, the proponent may propose a replacement / alternative overhead power line route outside the indicative site works area, subject to further approval of the Shire of Dandaragan.