

Waddi Wind Farm Pty Ltd
Lvl 24, 600 Bourke Street,
MELBOURNE VIC 3000

26th June 2025

Dear Sir/Madam,

**AMENDMENT TO DEVELOPMENT APPROVAL: RENEWABLE ENERGY
FACILITY – WADDI WIND FARM DA#52/25**

I refer to the above application and advise that the Dandaragan Shire Council granted development approval at their Ordinary Meeting held on 26 June 2025.

Attached is a formal 'Notice of Development Approval' which you are encouraged to read thoroughly and become familiar with the respective conditions of approval. Should you have any further queries, please contact the undersigned at the Jurien Bay Administration Centre during normal office hours.

Should you be aggrieved by this decision, or any conditions imposed, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.

Yours faithfully,

Monica Sullivan
COORDINATOR STRATEGIC PLANNING



PLANNING AND DEVELOPMENT ACT 2005

DETERMINATION DEVELOPMENT APPROVAL DA#52/25

Location: Various Lots, Badgingarra, Cataby and Cooljarloo

Lot: 3846, 2, 3, 3805, 3897, 3903, 101, 3899, 2, 3, 3901, 4134, 105

Plan / Diagram: 209083, 8424, 8424, 209083, 209569, 209569, 72336, 209567, 408189, 408189, 209568, 240347, 59027

Application Date: 27/02/2025

Description of Proposed Development:

Amendment to Development Approval –Renewable Energy Facility – Waddi Wind Farm

Recommendation/Council Decision:

That Council amends the development approval dated 15 December 2011 (and subsequently amended 2015, 2016, 2019, and 2024) for the construction of a renewable energy facility by applying the following Conditions and Advice Notes:

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| ☒ granted subject to the following conditions: |
| ☐ refused for the following reason (s): |

Conditions:

1. All development shall be in accordance with the approved development plans and accompanying documentation submitted by Waddi Wind Farm Pty Ltd dated 27 February 2025, which forms part of this development approval, to the specifications and satisfaction of the Shire of Dandaragan, subject to any modifications required as a consequence of any condition(s) of this approval.
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 CASA 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 June 2025
- 9.** The proponent shall provide a Traffic Management Plan to Main Roads WA and the Shire of Dandaragan prior to the commencement of construction. The Traffic Management Plan shall address;
 - i. details of the selected transportation route;
 - ii. detailed traffic management measures;
 - iii. transportation of materials to the project site;
 - iv. obtaining the necessary written approvals / permits from Main Roads WA Heavy Vehicle Operations Branch; and
 - v. the transport of all divisible and indivisible loads and acquisition of necessary permits for transport of these loads.

- 10.** Prior to commencement of works on-site, 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 Wind Farm 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 Environmental Noise Guidelines for Wind Farms 2009 (as amended)', to the extent that these Guidelines do not conflict with the Western Australian Regulations.
- 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 background noise levels for the proposed development are to be based on the pre-recorded background noise measurements outlined within the Waddi Wind Farm Background Noise Monitoring Report prepared by Sonus Pty Ltd and dated January 2025

- 16.** The proponent shall develop and implement a postconstruction 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 postconstruction 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 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 noncompliance 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 Parks and Wildlife, 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 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 Yued Aboriginal Corporation 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 Council and the Department of Fire and Emergency Services.

- 24.** The proponent shall provide an appropriate viewing area and/or information display at appropriate location(s) agreed with Council.
- 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.
- 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 Bio-security and Agriculture Management Act 2007 and measures recommended by the Department of Primary Industries and Regional Development.
- 27.** The proponent shall provide road signage to the specification and satisfaction of Main Roads WA 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.** This decision constitutes planning approval only and is valid for a period of 2 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.
- 31.** Prior to the commencement of the development, the proponent is to inform the landowner of Lot 43 on Plan 070842 Koonah Road, Badgingarra, being the site of the Waddi Bush Resort, of the location and height of the wind turbines, so the landowner can plan for any potential impacts to aerial operations involving that lot. Evidence of this consultation is to be provided to the Shire of Dandaragan.
- 32.** The proponent shall notify property owners with land within 5km of approved wind turbine locations of the potential for interference to radio 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 radio reception. The proponent shall remedy any radio reception problems attributable to the presence of the wind farm at dwellings located within 5km of approved wind turbine locations as at June 2025 to the satisfaction of the Shire of Dandaragan.

- 33.** Wind turbine blades must be finished using a low reflective treatment to minimise reflective glinting from the blade surface or strobing reflections caused by blade rotation to the satisfaction of the Shire of Dandaragan.
- 34.** Prior to the commencement of development, the proponent is to commission the Bureau of Meteorology to undertake a Comprehensive Impact Assessment ('CIA') of the proposed development to assess the risk of impacts to the Bureau's services and radiocommunication assets. The results of the CIA are to be provided to the Shire of Dandaragan as soon as practicable upon completion. Any mitigation actions identified in the CIA are to be thereafter implemented at all times to the satisfaction of the Shire in consultation with Bureau of Meteorology.
- 35.** Wind turbines shall be fitted with low intensity-steady red obstacle/hazard lighting, to operate during poor light and hours of darkness, to the satisfaction of the Shire of Dandaragan in consultation with the Civil Aviation Safety Authority. The lighting shall be designed, as much as is practicable, to minimise amenity impacts on the surrounding area.

Advice Notes:

- 1.** With regard to Condition No. 4 the coordinates and estimated survey heights of each wind turbine must be reported to the Airservices Australia Vertical Obstacle Database (VOD) email address (VOD@airservicesaustralia.com), once Development Approval is granted to ensure that the location of the wind farm can be mapped for the information of pilots. Changes to maps can take in excess of six months, therefore one month prior to erection of the wind turbine generators commencing, Airservices should be contacted via the VOD email address so that a NOTAM (Notice to Airmen) can be published by Airservices advising pilots that the construction of tall structures in the area is imminent. On the completion of works, the VOD should be advised of the surveyed height and location of each wind turbine so that the wind farm details can be accurately recorded in the database.
- 2.** With regard to Condition 28, the proponent may propose a replacement / overhead power line route outside the indicative site works area, subject to further approval of the Shire of Dandaragan.

3. With regard to Condition No. 34, the Applicant is advised that any changes to the height, position, or design of the wind turbines resulting from the CIA that are considered to be substantial in the opinion of the Shire of Dandaragan, will require further amendment of this Development Approval.
4. With regard to Condition No. 35, the Applicant is advised that the Civil Aviation Safety Authority has recommended consideration of a radar-activated type system of steady red low intensity (200 cd) aviation hazard lighting or contacting obstacle lighting suppliers and discussing whether a cowling system, much like a typical "lampshade", could be incorporated into the lighting system that could result in little or no downward light spill without impacting aviation safety, to reduce any amenity impacts of the lighting.
5. The Applicant is advised that all basic raw materials (i.e. sand and gravel) to be used in the construction of the development are to be sourced from locations within the development site or from external locations that have a current valid approval i.e. an Extractive Industry licence.
6. The Applicant is advised that the Shire intends to implement a Community Benefits Scheme in accordance with Part 2 of the Draft Renewable Energy Facilities Local Planning Policy. Whilst this policy is still in draft format, the Applicant is encouraged to proactively engage with the Shire of Dandaragan regarding future arrangements.

Signed:



Dated: 26th June 2025

Alex MacKenzie

Manager Planning and Building Services

for and on behalf of the Shire of Dandaragan.

