



Application for Development Approval

Mid West Wind Farm

Mid West Wind Farm Pty Ltd

Level 8, 567 Collins Street
Melbourne, Victoria, 3000

Prepared by:

SLR Consulting Australia Pty Ltd

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Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Mid West Wind Farm Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



Executive Summary

This report has been prepared in support of an application for development approval for the Mid West Wind Farm in the City of Greater Geraldton (the City), to be determined by the City.

The application has been prepared and submitted on behalf of Mid West Wind Farm Pty Ltd (MWWF Pty Ltd) which is owned by Vestas Wind Systems A/S (Vestas).

The wind farm comprises 98 wind turbine generators (WTGs) and ancillary infrastructure (Mid West Wind Farm or Project). It has an estimated installed generation capacity of 700 megawatts (MW) supplemented by a Battery Energy Storage System (BESS) with a storage capacity of 4,200 megawatt-hour (MWh) and nominal rating of 700MW. The wind farm, in conjunction with the BESS, is intended to supply energy in accordance with a local offtake agreement and connect to the South West Interconnected System (SWIS) via a new 330kV transmission line and existing substation at Three Springs. Transmission corridor investigations are underway and the transmission infrastructure will form a separate subsequent development application.

This Project anchors the wider Mid West Energy Hub concept and will assist the State's transformation to green electricity generation as end-of-life coal-fired generators are retired by 2029. It will also help to enable the State's strategic development objectives for the Mid West region, with Geraldton being identified as part of the 'Seven Cities' policy initiative.

Overall, the Project area covers approximately 16,498 ha of predominantly cleared land used for broadacre cropping and livestock grazing, along with some areas of native vegetation and existing roads and infrastructure. The Project has been designed to ensure traditional agricultural activities can co-exist with the wind farm, providing a supplementary income for the hosting landowners. The Project also commits to a wider Community Benefit Agreement for the Project's 25+ year anticipated life.

The proposed development has been refined over the last 4 years, informed by ongoing technical studies and stakeholders and community members. The technical studies and investigations cover the following key considerations:

- environmental
- stakeholder and community
- aviation
- traffic generation
- noise emissions
- bushfire management
- landscape and visual impact
- blade glint and shadow flicker
- electro magnetic interference.

Areas of environmental value have been deliberately avoided, and the clearance of native vegetation minimised.

MWWF Pty Ltd has entered into a Heritage Agreement with Yamatji Southern Regional Corporation (YSRC) for early works and will continue to engage with YSRC to determine the required agreements moving forward.

The planning assessment undertaken as part of this report demonstrates the Proposal:



- Aligns with State and local strategic land use and development objectives relating to renewable energy infrastructure on rural land.
- Is appropriately located and mitigated to meet the statutory and policy requirements of the State and local planning framework including the requirements of the
 - Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*
 - City of Greater Geraldton Local Planning Scheme No. 1
 - State and Local Planning Strategies
 - Western Australian Planning Commission (WAPC)'s Draft Position Statement on Renewable Energy Facilities.
- Considers social impacts and represents an opportunity for significant investment via a Community Benefit Agreement.

Accordingly, it is respectfully requested that the City of Greater Geraldton approves the proposed Mid West Wind Farm.



Table of Contents

Basis of Report	i
Executive Summary	ii
Acronyms and Abbreviations	viii
1.0 Introduction	1
2.0 Site Context	2
2.1 Regional Context.....	2
2.2 Local Context	3
3.0 Project area.....	5
3.1 Development Scope and Property Details	5
3.2 Neighbouring Landowners.....	8
3.3 Project Area Features	9
3.3.1 Topography.....	9
3.3.2 Environmental Values	10
3.3.3 Heritage	17
3.3.4 Unexploded Ordnance.....	21
4.0 Proposed Development	22
4.1 Proponent.....	24
4.2 Mid West Energy Hub Vision	24
4.3 Project Evolution	24
4.3.1 Site Selection	25
4.3.2 Iterative design process.....	25
4.4 Project Summary	26
4.5 Project Lifecycle	29
4.5.1 Pre-Construction (indicatively 12 months)	29
4.5.2 Construction (indicatively 30 months)	30
4.5.3 Commissioning and Operation (indicatively 25+ years)	30
4.5.4 Decommissioning	31
4.6 Site access.....	31
4.7 Community Benefits	33
4.7.1 Clean Energy Council of Australia 2019 ‘A Guide to Benefit Sharing Options for Renewable Energy Projects’	33
4.7.2 Powering WA 2026 ‘Community Benefits Guideline for Large-scale Renewable Energy Projects in the South West Interconnected System’	33
4.7.3 City of Greater Geraldton Community Development Fund.....	34
4.7.4 Mid West Wind Farm Community Benefits Response	34



4.8	Community Engagement	35
4.9	Environmental Assessment Report.....	36
4.9.1	Referral under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth)	38
4.9.2	Referral under the <i>Environmental Protection Act 1986</i> (WA)	39
4.9.3	Native vegetation clearing permits.....	39
4.10	Bushfire	39
4.10.1	Bushfire Management Plan and Bushfire Risk Management Plan	40
4.10.2	Bushfire Risk Management – BESS Addendum	41
4.11	Aboriginal Cultural Heritage.....	41
4.12	Visual Impact Assessment	42
4.13	Noise and Vibration Impact Assessment	44
4.13.1	Operational noise	44
4.13.2	Construction noise and vibration	45
4.14	Aviation Impact Assessment	46
4.14.1	AIA results.....	46
4.14.2	AIA recommendations	49
4.15	Shadow Flicker and Blade Glint.....	51
4.15.1	Shadow Flicker.....	51
4.15.2	Blade Glint.....	52
4.16	Electromagnetic Interference.....	52
4.17	Transport Impact Assessment.....	54
5.0	Planning Assessment	55
5.1	State Planning Framework	56
5.1.1	Schedule 2 Deemed Provisions: <i>Planning and Development (Local Planning Framework) Regulations 2015</i>	56
5.1.2	State Planning Policy	60
5.1.3	State Planning Strategy 2050	63
5.1.4	WAPC Position Statement: Renewable Energy Facilities	65
5.1.5	Energy Transformation Strategy Stage 2: 2021-2025.....	69
5.1.6	State Infrastructure Strategy 2022.....	69
5.1.7	Seven Cities Vision for Regional Western Australia 2026.....	69
5.1.8	Draft Renewable Energy Planning Code 2025	70
5.1.9	Mid West Regional Planning and Infrastructure Framework 2015	72
5.1.10	Mid West Regional Blueprint 2015.....	72
5.2	City of Greater Geraldton Local Planning Framework.....	72



5.2.1 City of Greater Geraldton Local Planning Scheme No. 1	72
5.2.2 City of Greater Geraldton Local Planning Strategy 2015	77
5.2.3 Strategic Community Plan 2025 – 2035	80
5.2.4 City of Greater Geraldton Industrial Lands Study 2025.....	80
6.0 Summary of Siting and Context Considerations.....	81
7.0 Conclusion.....	84

Tables

Table 1: Project area property details	6
Table 2: Soil land Systems intersecting the project area.....	10
Table 3: Project summary.....	26
Table 4: Excerpt from AIA – Recommendations	49
Table 5: Extraction from the EMI Assessment – Summary of affected services and mitigations, following stakeholder consultation.....	52
Table 6: Clause 67(2) Assessment: Matters for Consideration	56
Table 7: SPP 2.0 assessment	60
Table 8: SPP 2.5 assessment	62
Table 9: SPP 3.7 assessment	63
Table 10: WAPC Position Statement: Renewable energy facilities – objectives assessment	65
Table 11: WAPC Position Statement: Renewable energy facilities – Policy measures assessment	66
Table 12: LPS 1 Rural Zone objectives assessment.....	75
Table 13: LPS 1 clause 3.11.2.3 assessment.....	76
Table 14: LPS 1 site and development requirements	77
Table 15: City of Greater Geraldton Local Planning Strategy assessment.....	78

Figures

Figure 1: Regional context.....	2
Figure 2: Local context	4
Figure 3: Project area and affected land parcels.....	6
Figure 4: Project area and nearby residential dwellings	8
Figure 5: Site topography	9
Figure 6: Site features - Hydrology	12
Figure 7: Bushfire prone areas	17
Figure 8: Lodged and Historic Aboriginal Cultural Heritage Places	19



Figure 9: Excerpt from Aboriginal Heritage Due Diligence – Zones of Cultural Heritage Potential (source: Archae-aus).....	20
Figure 10: UXO potential	21
Figure 11: Proposed layout.....	23
Figure 12: Timeline of the MWWF Project	25
Figure 13: MWWF layout evolution 2024 to 2026	26
Figure 14: Excerpt of Transport Impact Assessment – proposed OSOM Material Transport Routes (source: SLR)	32
Figure 15: Excerpt of the Visual Impact Assessment – Project layout and viewpoint locations (source: SLR)	43
Figure 16: State Planning Strategy 2050 – Planning for Energy	64
Figure 17: LPS 1 Zoning map.....	74
Figure 18: City of Greater Geraldton Local Planning Strategy – Rural Land Strategy Plan ..	78

Appendices

Appendix A	Certificates of Title
Appendix B	Development Application Form and landowner consents
Appendix C	Development Plans
Appendix D	Environmental Assessment Report
Appendix E	Community and Stakeholder Engagement Register
Appendix F	Bushfire Management Plan
Appendix G	Bushfire Risk Management Plan
Appendix H	Visual Impact Assessment
Appendix I	Noise Impact Assessment
Appendix J	Aviation Impact Assessment
Appendix K	Blade Glint & Shadow Flicker Assessment
Appendix L	Electro Magnetic Interference Assessment
Appendix M	Transport Impact Assessment
Appendix N	Aboriginal Heritage Due Diligence
Appendix O	Preliminary Decommissioning and Rehabilitation Management Plan
Appendix P	Draft Renewable Energy Planning Code Assessment



Acronyms and Abbreviations

ACH	Aboriginal Cultural Heritage
AGL	Above Ground Level
AHD	Australian Height Datum
AIA	Aviation Impact Assessment
AMSL	Above mean sea level
ALARP	As low as reasonably practicable
BBAMP	Preliminary Bird and Bat Adaptive Management Plan
BESS	Battery Energy Storage System
BBUS	Preliminary Bird and Bat Utilisation Survey
BMP	Bushfire Management Plan
BRMP	Bushfire Risk Management Plan
CEMP	Construction Environmental Management Plan
CFA	Country Fire Authority
CASA	Civil Aviation Safety Authority
CTMP	Construction Traffic Management Plan
Deemed Provisions	Schedule 2 Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
DBCA	Department of Biodiversity, Conservation and Attractions
DCCEEW	Department of Climate Change, Energy and Water
DME	Distance Measuring Equipment
DWER	Department of Water and Environmental Regulation
EAR	Environmental Assessment Report
EMI	Electro Magnetic Interference
EPA	Environmental Protection Authority
EP Act	<i>Environmental Protection Act 1986</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPNR	<i>Environmental Protection (Noise) Regulations 1997</i>
FFA	Fatal Flaw Assessment
GIR	Geotechnical Interpretive Report
GNSS	Global Navigational Satellite System
IFR	Instrument Flight Rules
ILUA	Indigenous Land Use Agreement
L _{A10}	The A-weighted sound pressure level exceeded for 10% of the measurement period, commonly used to characterise higher or intrusive noise levels.
L _{Aeq}	The A-weighted equivalent continuous sound level, representing the average sound energy over the measurement period.



LPP	Local Planning Policy
LPS 1	City of Greater Geraldton Local Planning Scheme No. 1
LSALT	Lowest Safest Altitude
MCA	Multi-Criteria Analysis
MNES	Matters of National Environmental Significance
MSA	Minimum Sector Altitude
MW	Megawatt
MWh	Megawatt hours
MWEH	Mid West Energy Hub
MWWF	Mid West Wind Farm
MWWF Pty Ltd	Mid West Wind Farm Pty Ltd
NASF	National Airports Safeguarding Framework
NOTAM	Notice to Airmen
NVIA	Noise and Vibration Impact Assessment
Noise Guidelines	Wind farms environmental noise guidelines (July 2009, updated November 2021), South Australia EPA
NVCP	Native vegetation clearing permit
OLS	Obstacle Limitation Surfaces
OSOM	Oversize and Over Mass
PANS-OPS	Procedures for Air Navigation Services – Aircraft Operations
PCS	Power Conversion System
PDWSA	Public Drinking Water Source Area
PMST	Protected Matters Search Tool
RSA	Rotor Swept Area
SPP 3.7	State Planning Policy 3.7 – Bushfire
SWIS	South West Interconnected System
The City	City of Greater Geraldton
TIA	Transport Impact Assessment
UXO	Unexploded Ordnance
Vestas	Vestas Wind Systems A/S
VFR	Visual Flight Rules
VIA	Visual Impact Assessment
WAPC	Western Australian Planning Commission
WMT	Wind Monitoring Tower
WTG	Wind turbine generator
YGEL	Geraldton Airport
YPSHA	Yamatji Proponent Standard Heritage Agreement



YSRC	Yamatji Southern Regional Corporation
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1.0 Introduction

This planning report has been prepared by SLR in support of an application for development approval for the Mid West Wind Farm (MWWF or Project) comprising:

- 98 x EnVentus V172-7.2 MW Vestas Wind Turbine Generators (WTGs).
- Battery Energy Storage System (BESS) with a storage capacity of 4,200 megawatt-hour (MWh) and nominal rating of 700 megawatts (MW) inclusive of 1,120 battery containers, 224 power conversion systems (PCS), four (4) collector switchgears, 16 emergency generators, one (1) operations and maintenance (O&M) building, new access constructed off Walkaway-Nangetty Road, and associated infrastructure.
- Associated infrastructure including a substation, four (4) laydown areas, one (1) wind farm O&M building, internal unsealed access tracks, underground cables, one (1) site compound, one (1) temporary concrete batching plant, and crane hardstands for each WTG.

The proposed development has a generation capacity of up to 700MW. The development, if approved, is planned for commissioning in 2030. It will support the transformation of electricity generation as the State retires its end-of-life coal-fired generators, including Collie Power Station by 2027 and Muja Power Station, Muja D, by 2029.

The MWWF will be developed by the Mid West Wind Farm Pty Ltd (MWWF Pty Ltd), established in 2023 by Vestas Wind Systems A/S (Vestas), a well-established wind turbine manufacturer, service and wind farm development company. Investigations into energy offtake and transmission corridor infrastructure are currently progressing and a separate subsequent application is to be submitted for development approval. The MWWF also represents the first phase of a wider energy hub being the Mid West Energy Hub (MWEH).

The land comprising the Project area is owned by 6 landowner groups across 16 landholdings predominantly used for broad acre cropping and livestock grazing.

This report provides an overview of the MWWF and a comprehensive assessment demonstrating the Project's compliance with the relevant provisions of the State and local planning frameworks.

It is supported by the following documentation and technical studies:

- Certificates of Title (Appendix A).
- Development Application Form and landowner consents (Appendix B).
- Development Plans (Appendix C).
- Environmental Assessment Report (EAR) (Appendix D).
- Community and Stakeholder Engagement Register (Appendix E).
- Bushfire Management Plan (BMP) (Appendix F).
- Bushfire Risk Management Plan (BRMP) (Appendix G).
- Visual Impact Assessment (VIA) (Appendix H).
- Noise and Vibration Impact Assessment (NVIA) (Appendix I).



- Aviation Impact Assessment (AIA) (Appendix J).
- Blade Glint & Shadow Flicker Assessment (Appendix K).
- Electro Magnetic Interference (EMI) Assessment (Appendix L)
- Transport Impact Assessment (TIA) (Appendix M)
- Aboriginal Cultural Heritage Due Diligence (Appendix N)
- Preliminary Decommissioning and Rehabilitation Management Plan (Appendix O)
- Draft Renewable Energy Planning Code Assessment (Appendix P).

2.0 Site Context

2.1 Regional Context

The MWWF will be developed in the City of Greater Geraldton (the City). It is located approximately 50km east of Geraldton city (the closest major population centre) within the localities of West Casuarinas, Ellendale, and Ambania. The regional context is shown below in Figure 1.

The regional arterial transport network consists of Brand Highway and Geraldton-Mount Magnet Road. The Port of Geraldton is a major transport hub and will be the landing point for large site infrastructure such as wind turbine blades, towers and high voltage transformers. Airports and airfields are located at Geraldton, Dongara, Mullewa, Morawa, and Mingenew.

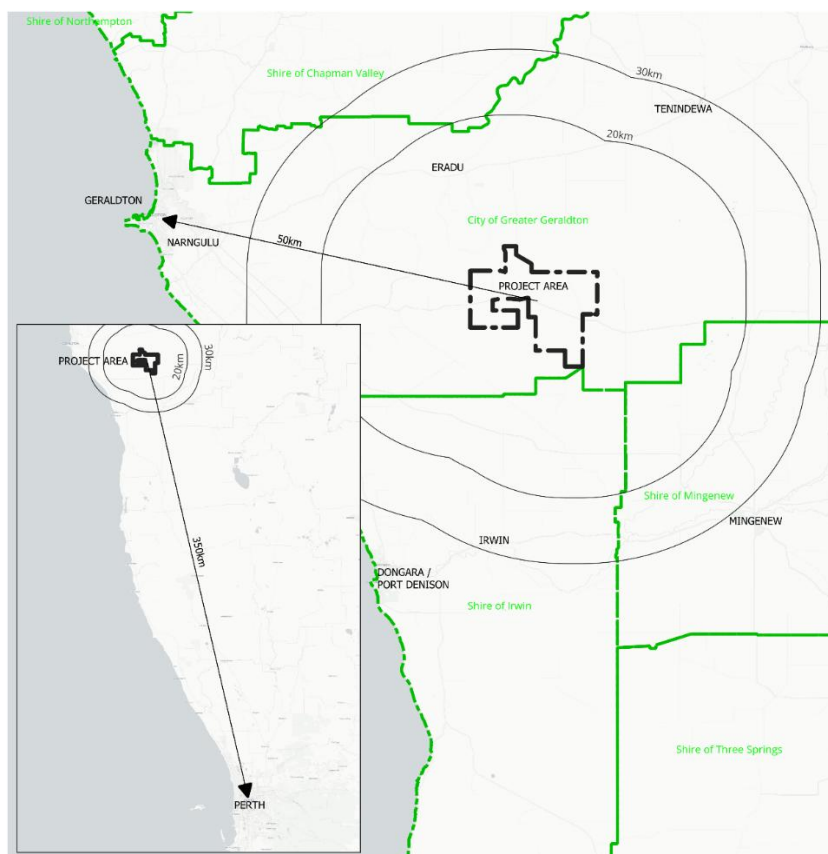


Figure 1: Regional context



2.2 Local Context

The MWWF will cover approximately 16,498 ha, extending approximately 18 km north to south and 17 km east to west at its widest point. The Project area covers predominantly cleared broadacre (cereal) cropping and livestock grazing land. The topography has a gentle undulation, characterised by broad rounded ridgelines and shallow broad valleys.

The Project area is intersected and/or bound by Walkaway-Nangetty Road, Casuarinas Road, Edwards Road, Kiely Road and Ambania Road.

Several dwellings are located within and surrounding the Project area. Other notable site features and surroundings include:

- Greenough River Solar Farm by Bright Energy Investments, which is also partially located within the project area.
- The northwestern portion of the Project area intersects an active mining tenement held by AMECO Pty Ltd for the purposes of mineral exploration.
- A small state-owned reserve along Walkaway-Nangetty Road has been excluded from the Project area (Lot 10734 DP170547).
- Lot 20 Walkaway-Nangetty Road (DP 39634) and lot 3 (No. 3034) Walkaway-Nangetty Road (DP 73387) are surrounded by, but excluded from, the Project area.
- Mungarra Power Station is located adjacent to the Project area, along Walkaway-Nangetty Road. Several 132 kV transmission lines extend from the power station to the north-west, south-west, and south-east, traversing the Project area. A number of other transmission lines and Western Power High Voltage Distribution Lines are located within and surrounding the MWWF.
- The Burma Road Nature Reserve abuts the site along its northern and eastern boundaries, resulting in the MWWF's irregular shape.
- Greenough River is approximately 2.4 km north-west of the Project area at its closest point.
- Various infrastructure is located within and surrounding the MWWF, including the Dampier to Bunbury gas pipeline.
- Geraldton Airport (YGEL) is located 35.4 km west of the Project area, and an uncertified aerodrome is located within 3 nm of the south-eastern portion of the Project area.
- Two wind farm facilities currently operate in close proximity to the Project area. Walkway Wind Farm (Walkaway Wind Power Pty Ltd, a subsidiary of Iberdrola Australia Pty Ltd) commenced operations in 2006 and is located 30 km southeast of Geraldton. Mumbida Wind Farm (Mumbida Wind Farm Pty Ltd, a wholly owned subsidiary of the Australian Renewables Income Fund) commenced operations in 2013 and is located 40 km southeast of Geraldton.

A local context plan is provided below in Figure 2.



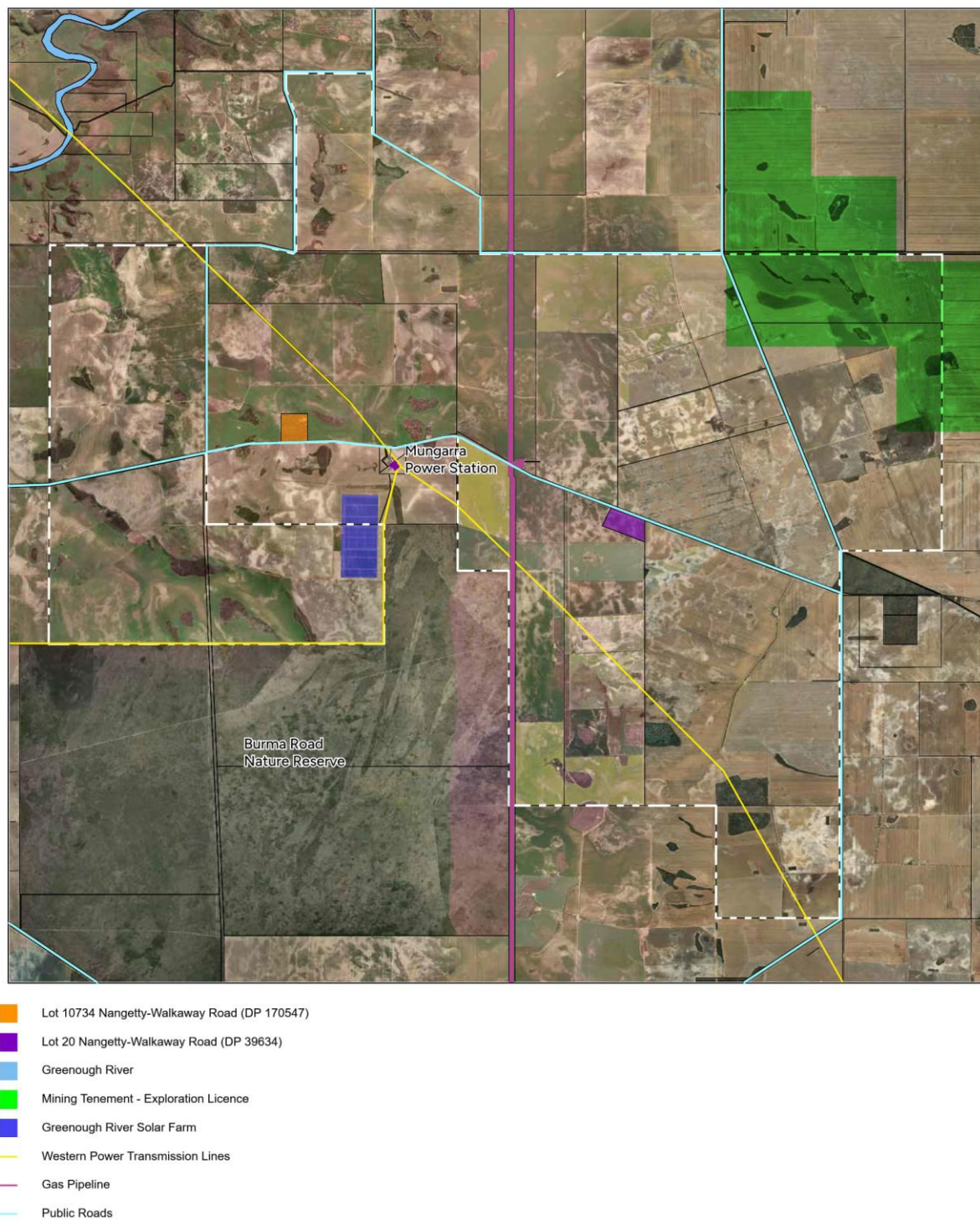


Figure 2: Local context



3.0 Project area

3.1 Development Scope and Property Details

The MWWF will be owned by MWWF Pty Ltd, established in 2023 by turbine manufacturer and wind farm developer Vestas.

The Project area comprises the following components:

- 98 x V172-7.2 MW Vestas WTGs.
- BESS with a storage capacity of 4,200MWh and nominal rating of 700MW, inclusive of 1,120 battery containers, 224 power conversion systems (PCS), four (4) collector switchgears, 16 emergency generators, one (1) O&M building, new access constructed off Walkaway-Nangetty Road, and associated infrastructure.
- Associated infrastructure including a substation, four (4) laydown areas, one (1) wind farm O&M building, internal unsealed access tracks, underground cables, one (1) site compound, one (1) temporary concrete batching plant, and crane hardstands for each WTG.
- Total disturbance area (the area subject to land disturbance) of 730 ha.

The Project area covers 16 contiguous lots, shown in Figure 3. The land comprising the MWWF is owned by six (6) groups of landowners.

Construction works and cabling will cross and/or occur in four (4) local road reserves. The City's support is requested for the purpose of lodging the proposed development application given the City is responsible for the care and maintenance of local road reserves.

The respective land ownership and property details are confirmed in Table 1. Copies of the relevant Certificates of Title are included in Appendix A. The Development Application form and landowner consent to the submission of the MWWF development application are attached as Appendix B.

Lot 20 Walkaway-Nangetty Road (DP 39634) and Lot 3 (No. 3034) Walkaway-Nangetty Road are surrounded by, but excluded from, the Project area.

State-owned reserve Lot 10734 DP170547 is also excluded from the Project area.



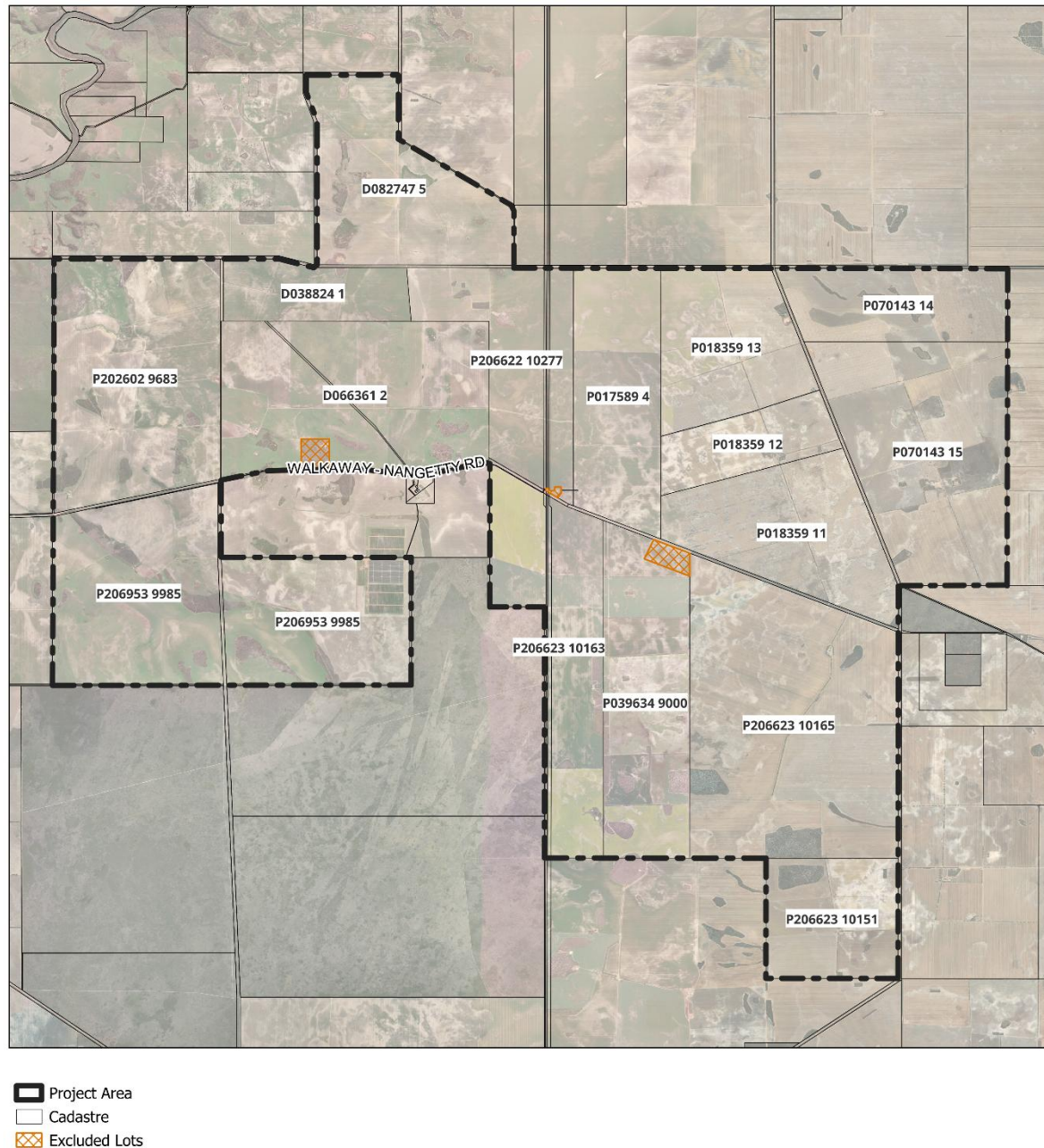


Figure 3: Project area and affected land parcels

Table 1: Project area property details

No of Lots	Landowner Group	Lot	Plan	Volume/Folio	Street Address	Registered Owner	Area (ha)
1	1	5	D082747	1934/956	89 Shields Road, Ambania		956.15



No of Lots	Landowner Group	Lot	Plan	Volume/Folio	Street Address	Registered Owner	Area (ha)
2	2	1	D038824	423/8A	400 Kiely Road, West Casuarinas		381.89 ha
3	3	9683	P202602	1436/165			1430.68
4	1	10277	P206622	1869/178	3020 Walkaway-Nangetty Road, West Casuarinas		805.47
5	1	4	P017589	1869/177			805.03
6	1	13	P018359	2130/193			732.51
7	4	14	P070143	2819/71			579.98
8	1	2	D066361	1676/99	84 Kiely Road, West Casuarinas		1411.61
9	1	12	P018359	2130/192	2166 Casuarinas Road, West Casuarinas		378.05
10	4	15	P070143	2819/72	2325 Casuarinas Road, West Casuarinas		1362.97
11	1	11	P018359	2130/191			871.87
12	1	9985	P206953	1537/651	3945 Walkaway-Nangetty Road, Ellendale		1991.27
13	5	10163	P206623	2071/365	3049 Walkaway-Nangetty Road, West Casuarinas		1001.7



No of Lots	Landowner Group	Lot	Plan	Volume/Folio	Street Address	Registered Owner	Area (ha)
14	6	9000	P039634	2557/181	2921 Walkaway-Nangetty Road, West Casuarinas		968.05
15	5	10165	P206623	1928/10	2455 Walkaway-Nangetty Road, West Casuarinas		2003.99
16	6	10151	P206623	1617/682			574.46

3.2 Neighbouring Landowners

The Project area is located in a remote agricultural area which is sparsely populated and predominantly consists of broad acre farming. Dwellings located close to the project area are shown in Figure 4 below.

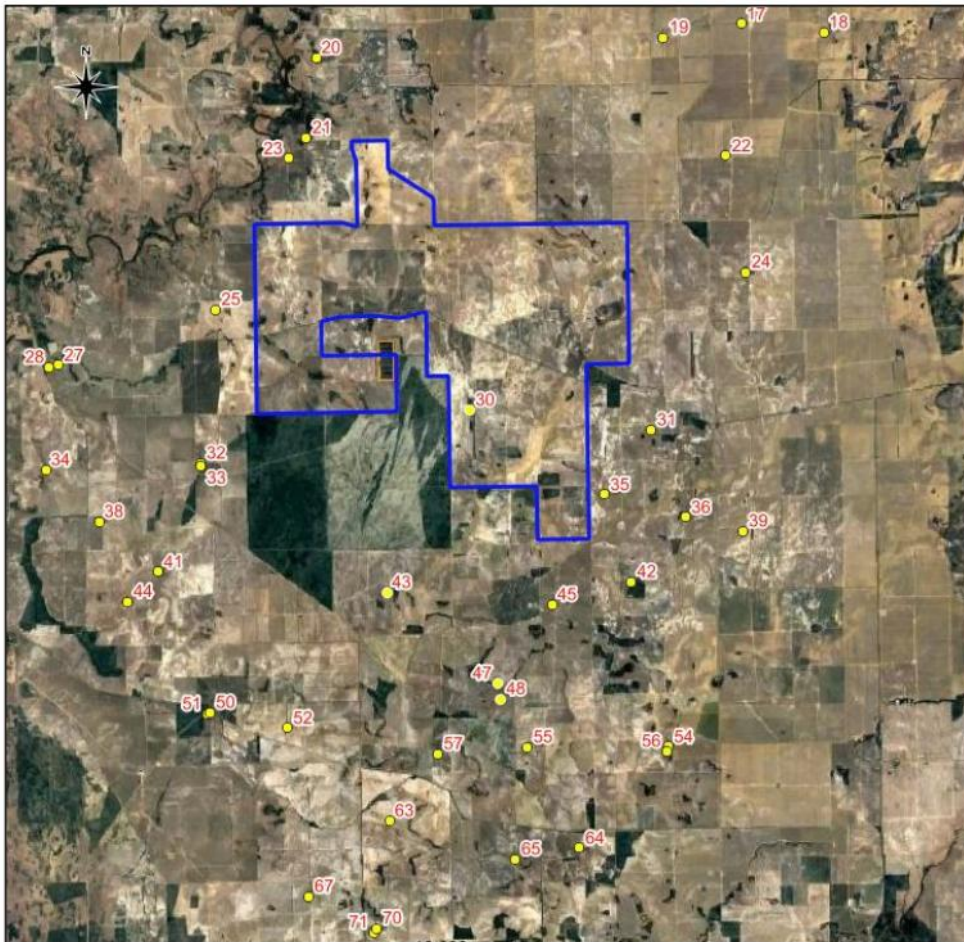


Figure 4: Project area and nearby residential dwellings



3.3 Project Area Features

3.3.1 Topography

The Project area is gently undulating, characterised by broad rounded ridgelines and shallow broad valleys. These shallow broad valleys drain into the Greenough River. A broad plateau is bound by the valleys in the northeast and southwest respectively. Elevations range between approximately 192 m Australian Height Datum (AHD) and 264 m AHD. Contours are shown in Figure 5.

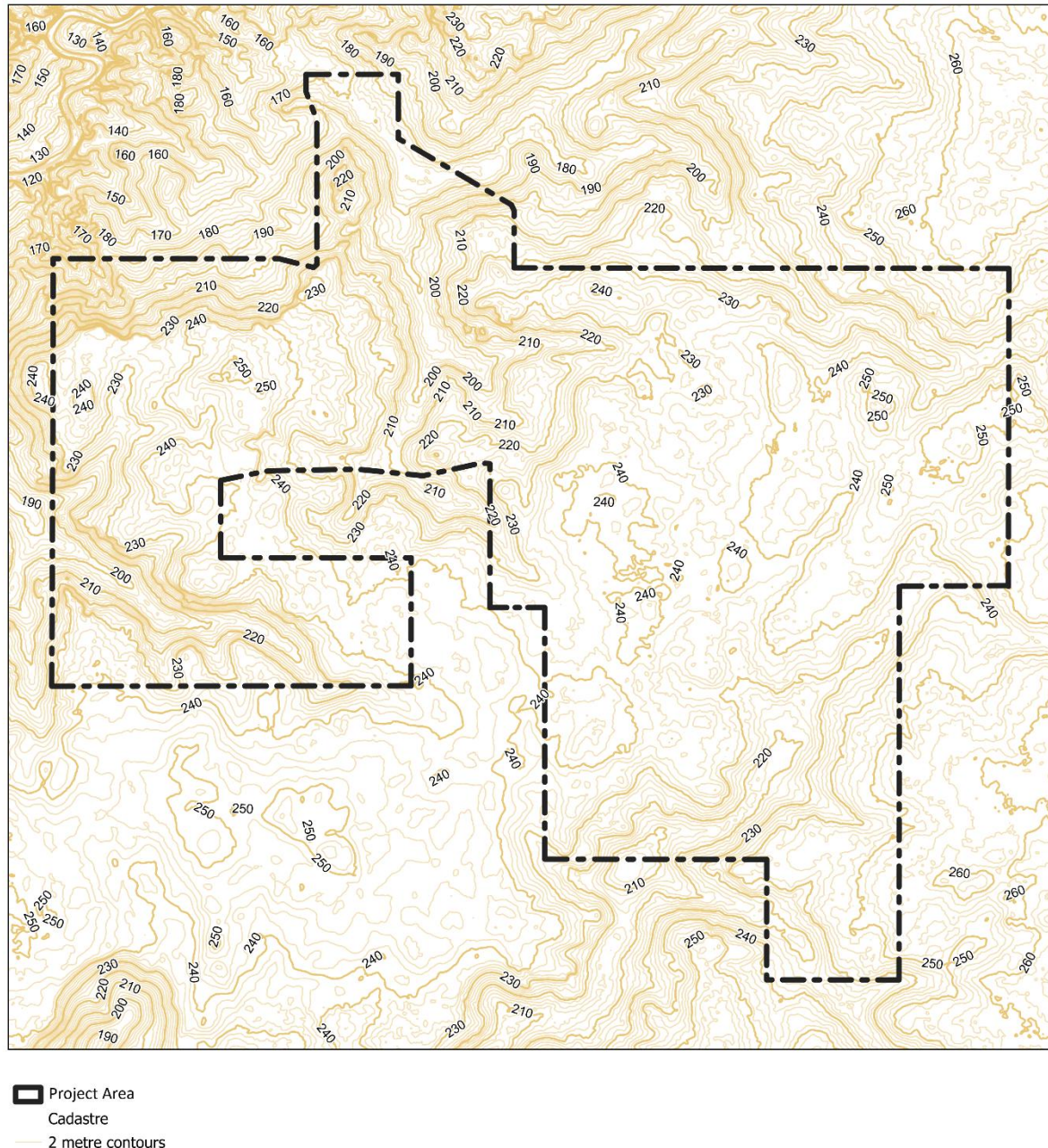


Figure 5: Site topography



3.3.2 Environmental Values

The environmental values of the project area were assessed detailed in the Environmental Assessment Report (EAR) prepared by SLR Consulting Ltd. Please refer to Appendix D.

3.3.2.1 Soils

The Project area includes the following soil features, as identified in the EAR (refer to Appendix C of Appendix D).

The Project area intersects two (2) land systems detailed in Table 2.

Table 2: Soil land Systems intersecting the project area

Land System		Description
Name	Code	
Casuarina System	220Ca	Level to gently undulating sandplain; Yellow deep sand and sand over gravel, some pale deep sands, yellow sandy earths, and sandy gravels.
Mount Horner System	224Mh	Long gentle slopes broken by low gravel ridges and broad open depressions. Some lateritic breakaways with spillway sands.

The geology within the Project area has been identified as middle and upper Jurassic age sedimentary rocks of the Yarragadee Formation, consisting of fine coarse-grained sandstone with interbeds. The formation has been described as 2,000 to 3,700 m thick, thinning considerably to the west, north and is absent north of the Greenough River. A series of north to south aligned faults are also present across the region.

The ground conditions encountered during the fieldwork for the Geotechnical Interpretive Report (GIR) were as anticipated based upon the materials noted above, with the exception of the ferricrete cap. Recovered material predominantly comprised sandstone (various levels of weathering) with interbeds of grey coloured siltstone and mudstone (refer to Appendix B of Appendix D).

3.3.2.2 Hydrology and hydrogeology

The Project area includes the following hydrological and hydrogeological features, as identified in the EAR (Appendix C of Appendix D).

Hydrology

The Project area is located within the Greenough River, Tributaries and Catchment and the Irwin River surface water areas. The Project area lies within the Greenough and Irwin Rivers catchments. Typically, surface water will follow the topography and the surrounding drainage pathways and valleys. The Greenough River is present to the west of the Project area (approximately 3.6 km to the west) and the Irwin River to the south (approximately 14 km to the south). It is considered that water in the region will drain to the west following elevation decline towards Greenough River and ultimately the sea (refer to Appendix C of Appendix D).

Hydrographic features intersecting and in the vicinity of the Project area are shown in Figure 6. Two mapped hydrogeographic features intersect the Project area:

- Unnamed Significant Stream that stretches from the southwest through to the central portion of the Project area.



- Unnamed Insignificant Tributary that flows through the northern portion of the Project area.

The Department of Primary Industries and Regional Development (DPIRD) Soil Landscape Land Quality – Flood Risk Map indicates that the entirety of the Project area is classified as L1 (<3% of map unit has a moderate to high flood risk), equivalent to a low to moderate risk.

Mapping of geomorphic wetland does not extend to the Project area and therefore the presence or absence of wetlands within the Project area are unknown. No wetlands listed under the Directory of Important Wetlands or Ramsar listed wetlands were identified within the Project area. The nearest listed wetlands are the Lake Logue – Indoon System, located approximately 89 km south of the Project area.

Groundwater

The Project area is located within the Gascoyne proclaimed groundwater area and the Casuarinas groundwater subarea. The Project intersects two groundwater licences, Licence Number 183807 and 205861.

Public Drinking Water Source Areas

The Project area is not located within a Public Drinking Water Source Area (PDWSA). The nearest PDWSA is the Priority 2 Allanooka-Dongara Water Reserve catchment area, which lies approximately 8.4 km southwest of the Project area.



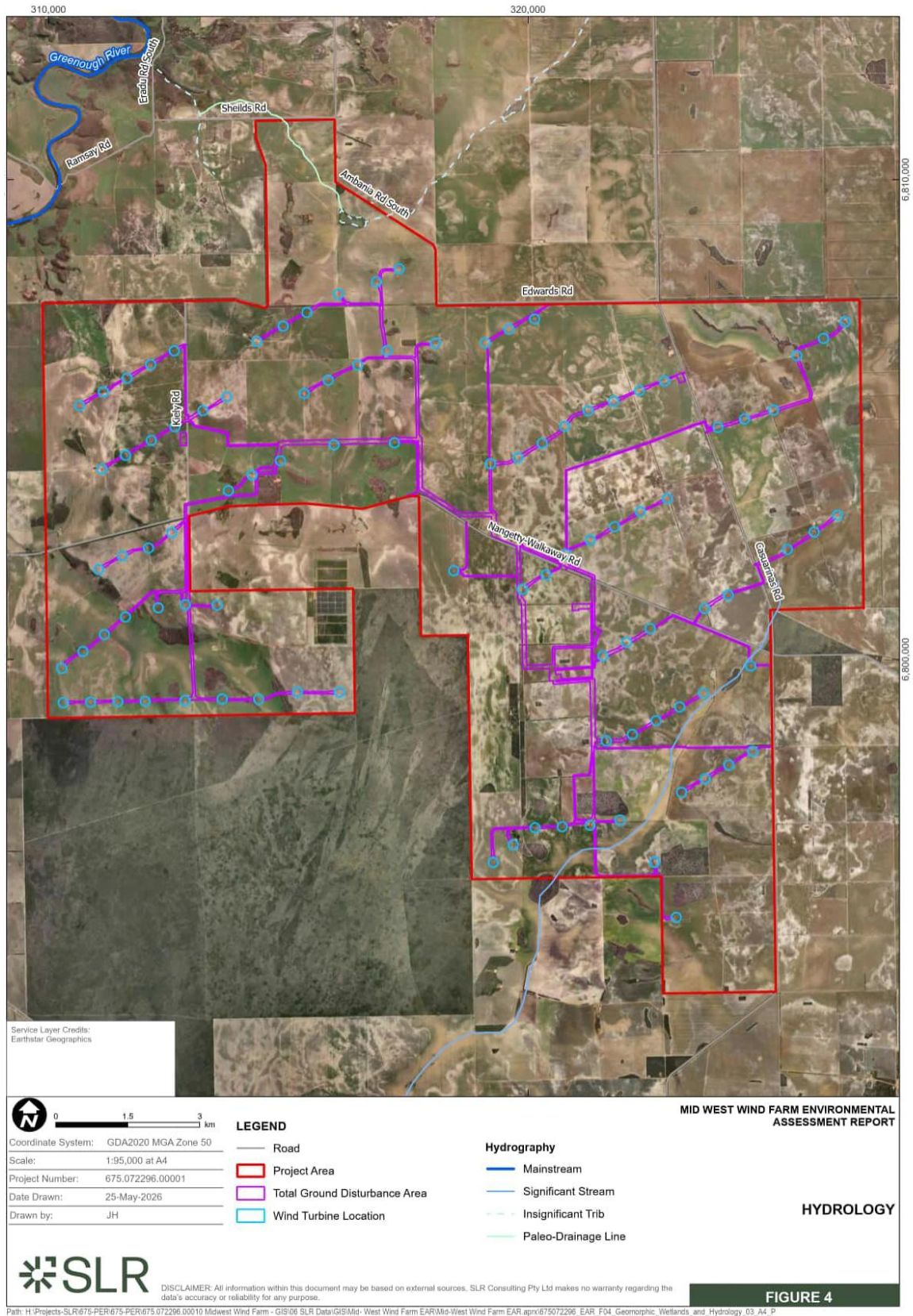


Figure 6: Site features - Hydrology



3.3.2.3 Flora and vegetation

SLR conducted flora and vegetation surveys in the Project area in Spring 2024, with supplementary ecological surveys undertaken in Spring 2025 to assess additional areas not previously surveyed following a layout revision. The 2024 and 2025 Survey Area does not extend across the entirety of the Project area, as it excludes areas of native vegetation that do not intersect with total disturbance area as these will not be impacted by the Project.

These surveys are as follows:

- Mid West Wind Farm Detailed and Targeted Flora and Vegetation, Basic Fauna, Black Cockatoo and Targeted Malleefowl Surveys (SLR, 2025) (refer to Appendix E of Appendix D)
- Mid West Wind Farm, Western Australia 2025 Supplementary Flora and Fauna Assessment (SLR, 2026a) (refer to Appendix F of Appendix D).

Key findings of the desktop assessment are detailed in the EAR (Appendix D) and include:

- Identified 51 significant flora taxa (including five Threatened taxa and 46 Priority taxa) and an additional 50 significant flora species (including 16 Threatened species and 34 Priority species) in the vicinity of the Project area.
- No Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) were identified within the Project area.

Key findings of the surveys are detailed in the EAR (Appendix D) and include:

- A total of 148 flora taxa, eleven of which are considered to be conservation significant flora taxa, including eight (8) Priority 3 species and two (2) Priority 4 species.
- No species listed as Threatened under the *Environment Protection and Biodiversity and Conservation Act 1999* (Cth) (EPBC Act) were recorded within the Project area.
- Of the 11 significant flora taxa, four (4) were recorded within the total disturbance area, none of which are considered to be Threatened.
- A total of 24 introduced taxa were recorded within the project area, with five (5) introduced taxa being recorded within the disturbance area. One (1) introduced taxon, *Echium plantagineum*, is listed as a Declared Pest under the *Biosecurity and Agriculture Management Act 2007*. Of the 24 introduced species recorded, five (5) were ranked High for Ecological Impact and 12 were ranked as Rapid for Invasiveness.
- No TECs, PECs or Groundwater Dependent Ecosystems (GDE) were recorded in the Project area.
- The majority of the Project area (93.73%) and total disturbance area (97.13%) were mapped as cleared of vegetation. Overall, 99.55% of the total disturbance area comprises Cleared, Degraded and Completed Degraded areas.
- Vegetation condition within the Project area and total disturbance area ranged from Very Good to Completely Degraded, with the largest proportion in the Project area (60.46 ha) being in Degraded condition and the largest proportion in the total disturbance area (12.39 ha) being in Completely Degraded condition.



3.3.2.4 Fauna

The following surveys have been undertaken to identify the terrestrial vertebrate fauna located within the Project area and total disturbance area:

- Mid West Wind Farm Detailed and Targeted Flora and Vegetation, Basic Fauna, Black Cockatoo and Targeted Malleefowl Surveys (SLR, 2025) (refer to Appendix E of Appendix D).
- Mid West Wind Farm, Western Australia 2025 Supplementary Flora and Fauna Assessment (SLR, 2026a)(refer to Appendix F of Appendix D)
- Mid West Wind Farm, Western Australia Technical Memorandum for Two Seasons of Bird and Bat Utilisation Survey (SLR, 2026b) (refer to Appendix G of Appendix D).

A desktop assessment completed by SLR identified 431 terrestrial vertebrate fauna taxa occurring within the vicinity of the Project area, comprising 263 bird species, 109 reptile species, 45 mammal species and 14 amphibian species (SLR, 2026a). Of these, 125 species of conservation significance, comprising 104 birds, 10 reptiles and 11 mammals.

Key survey findings are detailed in the EAR (Appendix E and F of Appendix D) and include:

- Seven (7) fauna habitats (excluding cleared areas and man-made habitats such as plantations and agricultural areas) were identified and mapped within the Project area across all surveys.
- The 2024 fauna survey recorded a total of 51 fauna taxa from 13 families.
- The 2025 fauna survey recorded a total of 83 fauna taxa from 38 families.

3.3.2.5 Bird and Bat

The following survey has been undertaken to identify bird and bat species within the Project area and total disturbance area:

- Mid West Wind Farm, Western Australia Technical Memorandum for Two Seasons of Bird and Bat Utilisation Survey (SLR, 2026b) (refer to Appendix G of Appendix D).

A bird and bat desktop assessment identified 88 species of which 66 are Threatened and Priority species which may potentially occur within 50 km of the Project area. Of the 88 species, 56 species are unlikely to occur in the Project area due to the lack of suitable habitat and/or the Project area is out of their known distribution (SLR, 2026b).

A preliminary risk assessment, based on the desktop assessment, identified 22 of the taxa as being potentially at-risk (Low to High risk rating) of direct/indirect impact from WTGs, including 18 raptor species of which three (3) are Threatened/Protected species (Grey Falcon, Peregrine Falcon and Letter-winged Kite), two (2) Threatened Black Cockatoo species (Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo), and two (2) common bat species (SLR, 2026b).

As discussed in the EAR (Appendix G of Appendix D), key survey findings include:

- The Spring (October 2025) and Summer (January 2026) Bird and Bat Utilisation Survey (BBUS) recorded a total of 74 bird species from 29 families. The majority of the species observed (71 taxa) are native to Western Australia, and three (3) were introduced.
- A total of seven (7) bird species had individuals observed flying within the Rotor Swept Area (RSA) during the BBUS. RSA is the area from 60m above ground level



(AGL) to 238m AGL, plus an indicative 25m buffer to account for a barotrauma impact area.

- One (1) significant species, the peregrine falcon (*Falco peregrinus*), listed as Other Specially Protected Fauna under the *Biodiversity Conservation Act 2016* (WA) (*BC Act*), was recorded three (3) times during the BBUS. Although the species was not observed at RSA, this species is considered likely to occur at RSA as it is an almost exclusively aerial forager in Australia and is often observed at height.
- Eight (8) bat species were confirmed from acoustic data collected across the project area during the BBUS. No significant bat species were recorded during the BBUS, and none are known to occur within the region.
- One (1) significant fauna taxa was assessed as having a high likelihood of occurrence within the Project area:
 - Carnaby's Cockatoo (*Zanda latirostris*) listed as Endangered under the *BC Act* and *EPBC Act*.
- Four (4) significant fauna taxa were assessed as having a medium likelihood of occurrence within the Project area:
 - Fork-tailed Swift (*Apus pacificus*) listed as Migratory under the *BC Act* and Migratory and Marine under the *EPBC Act*.
 - Glossy Ibis (*Plegadis falcinellus*) listed as Migratory under the *BC Act* and Migratory and Marine under the *EPBC Act*.
 - Malleefowl (*Leipoa ocellata*) listed as Vulnerable under the *BC Act* and *EPBC Act*.
 - Yuna Broad-Blazed Slider (*Lerista yuna*) listed as Priority 3 by Department of Biodiversity, Conservation and Attractions (DBCA).
- A further 77 significant fauna taxa were assessed as having a low likelihood of occurring within the Project area.
- The Malleefowl mound analysis algorithm identified a total of 3,206 potential mounds. All Class 1 and 2 points were inspected during the field survey. No points were identified to be historical or current Malleefowl mound.
- No Black Cockatoos were recorded within the Project area or total disturbance area.
- A total of 373 potential Black Cockatoo nesting trees were recorded across the Project area. Of these, 115 were recorded within the total disturbance area.
- The Planted Native and Introduced Eucalypts habitat, totalling 19.70 ha in the Project area and 8.38 ha in the disturbance area, are potentially suitable habitat for night roosting by Black Cockatoos. However, no evidence of roosting was observed during the field survey.
- No evidence of Black Cockatoo foraging was recorded during the field survey.
- According to the Department of Climate Change Energy, Environment and Water (DCCEEW) (2023) scoring system for the assessment of Carnaby's Cockatoo foraging habitat value, within the Project area is assessed as containing:
 - 15.51 ha of Negligible to Low value
 - 84.95 ha of Low value
 - 35.00 ha of Low to Moderate value



- 5.99 ha of Moderate value.

The foraging habitat for Carnaby's Cockatoo located in the total disturbance area is assessed as containing:

- 1.73 ha of Negligible to Low value
- 11.65 ha of Low value
- 7.12 ha of Low to Moderate value
- 0.34 ha of Moderate value.

3.3.2.6 Contamination

The EAR (Appendix D) concludes that there is unlikely to be a risk of contaminated soils within the Project area. Any residual soil contamination from historical farming practices is likely to have been naturally attenuated over time and limited to point sources associated with storage shed and dwellings. These locations are unlikely to be where turbines or other infrastructure are to be built.

3.3.2.7 Acid Sulfate Soils

The EAR (Appendix C of Appendix D) considers a number of sources to conclude that there is unlikely to be a risk of Acid Sulfate Soils (ASS) within the Project area.

3.3.2.8 Bushfire

The Project area and adjacent sites are mapped as Bushfire Prone Areas. This is shown in Figure 7. The designation of an area as bushfire prone reflects the potential for bushfire attack given the presence of unmanaged vegetation within the area. State Planning Policy 3.7 – Bushfire (SPP 3.7) applies to the site.



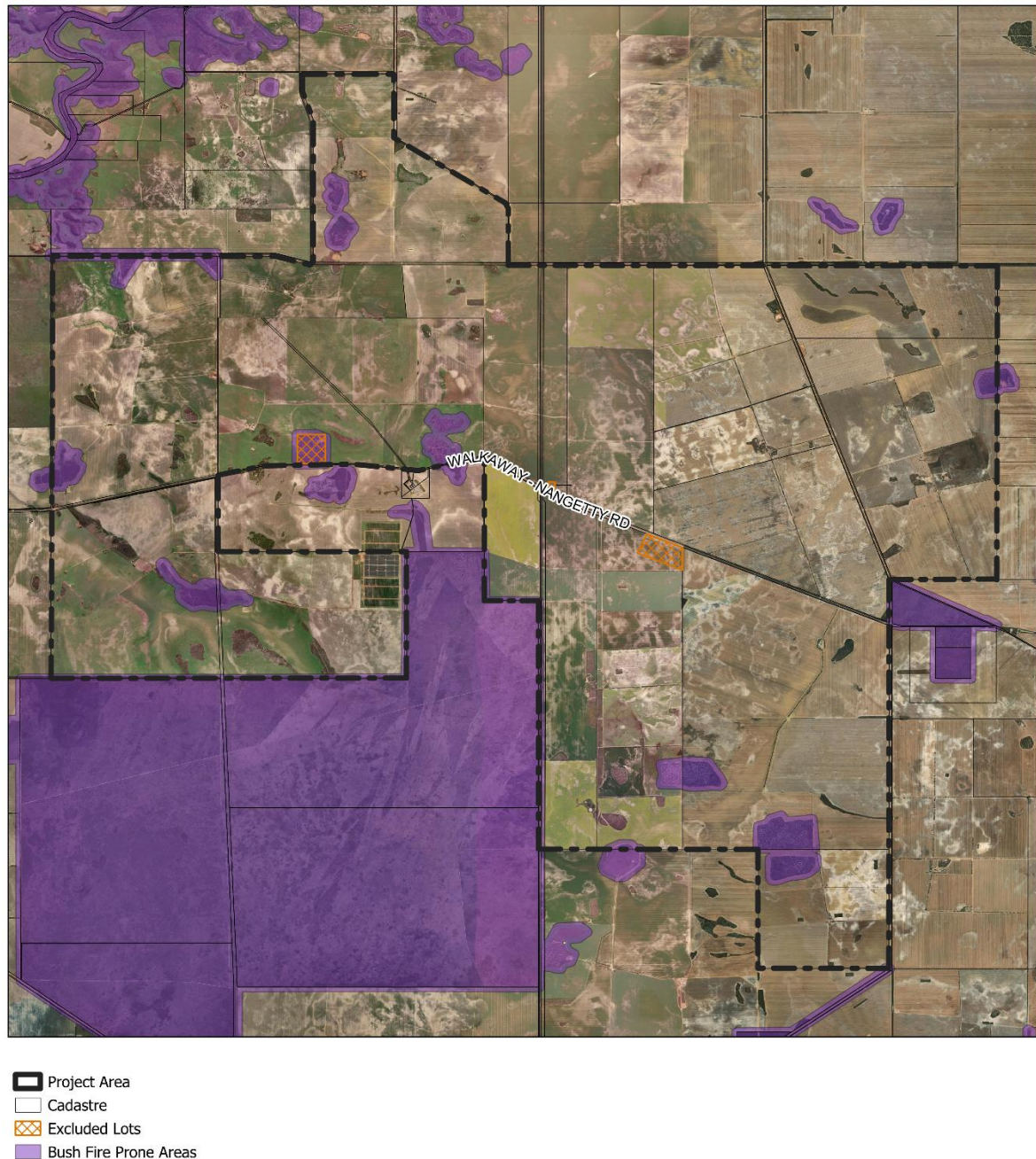


Figure 7: Bushfire prone areas

3.3.3 Heritage

The Project area lies within the Southern Yamatji Native Title Determination (WCD2020/001) and Yamatji Nation Indigenous Land Use Agreement (ILUA) (WI2020/002).

An Aboriginal Heritage Due Diligence Assessment (*Appendix N*) was undertaken by Archaeaus to assess the potential for any Aboriginal heritage within the Project area and determine whether there are any potential constraints in relation to Aboriginal Cultural Heritage (ACH) under the *Aboriginal Heritage Act 1972*, as well as any historical heritage protected under the *Heritage Act 2018* or by local government.



The Aboriginal Heritage Due Diligence Assessment was conducted for a previous layout which had a larger Project area. This overlaps with but remains informative for the current Project area.

The Due Diligence concluded the following:

- The due diligence Project area is intersected by 20 previously conducted ACH surveys which largely focussed on narrow areas relating to specific projects, in particular pipelines/pipeline corridors. Accordingly, they are not considered to be sufficient to confirm the presence or absence of ACH in unsurveyed parts of the Project area.
- The Project area is intersected by one (1) Lodged ACH place, two (2) Historic ACH places and no Registered ACH Sites, as shown in Figure 8.
- The paucity of Aboriginal archaeological or ethnographic sites within and adjacent to the due diligence Project area may partially reflect the previous low Survey Area coverage, rather than the absence of ACH.
- The extensive size of the Project area, areas of remnant vegetation, landscape features often associated with ACH, the presence of Registered Aboriginal Sites and the ethnographic context of the area combine to suggest that there is a high potential for ACH in certain sections of the Project area.
- Aside from the adjacent *Burma Road* (P11814) local historical heritage place, there is low to moderate potential for historical heritage places of significance within the Project area; however, there may be occasional historical archaeological materials and features throughout the due diligence Project area.
- The proposed impacts will likely fall between significant (including new roads or tracks, land clearing, intensive soil or core sampling) and major disturbance (including soil excavation, major construction works and mechanical earthmoving).
- The inherent risk of encountering ACH within the Project area, prior to any mitigation, such as surveys and consultation, is assessed as being medium to high for some areas, with a lower risk for heavily disturbed areas, as shown in Figure 9.
- The Project area may have additional ethnographic and cultural connections, especially those that may be associated with:
 - Any archaeology that is identified during the archaeological survey.
 - Any natural values associated with waterways, stone outcrops, mature trees and other landscape features.
 - Places with contemporary historical associations, such as camps and trails.



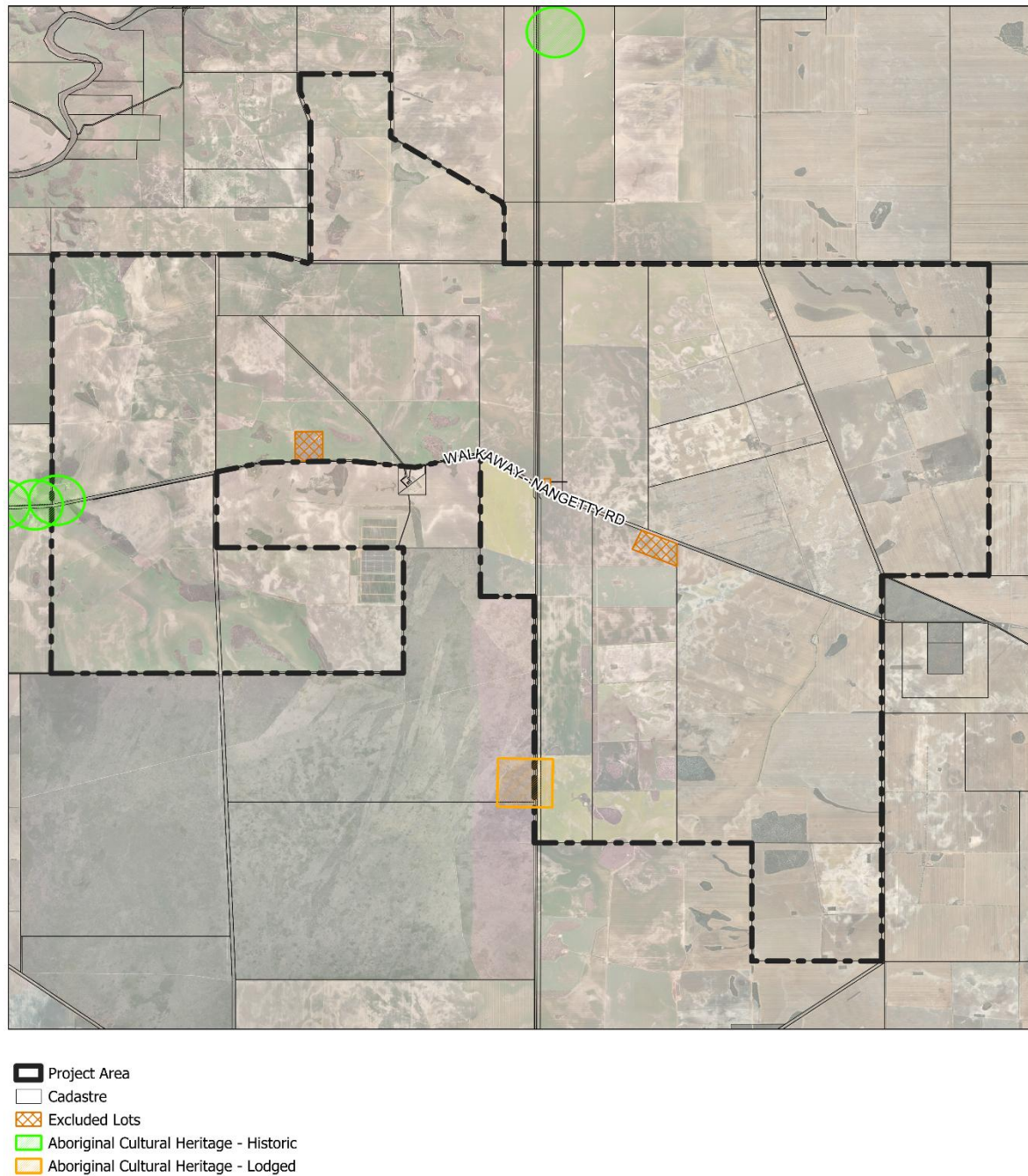


Figure 8: Lodged and Historic Aboriginal Cultural Heritage Places



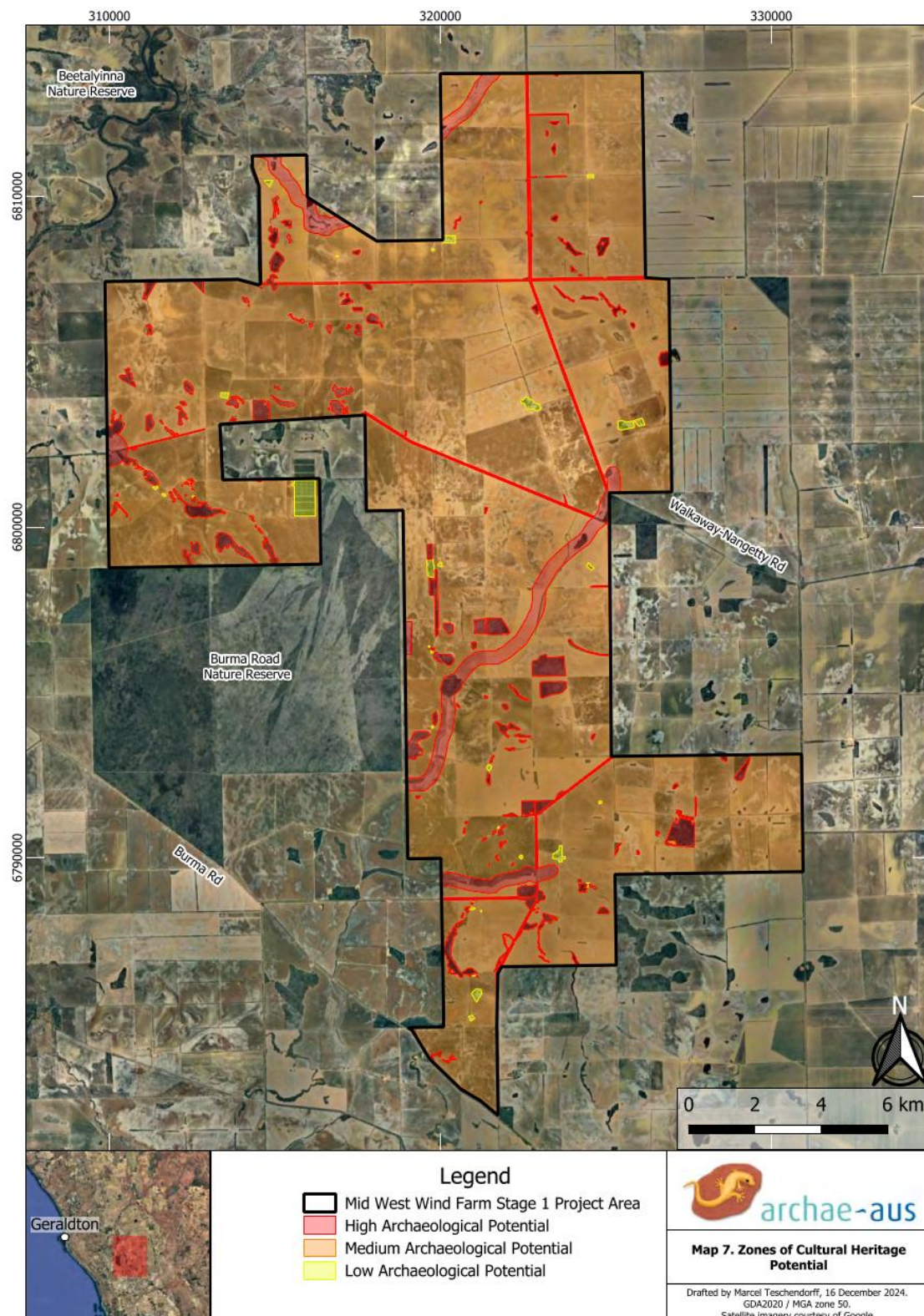


Figure 9: Excerpt from Aboriginal Heritage Due Diligence – Zones of Cultural Heritage Potential (source: Archae-aus)



3.3.4 Unexploded Ordnance

The Project area is located within several areas of potential Unexploded Ordnance (UXO), as shown in Figure 10, including:

- Eradu Artillery Range (substantial)
- Connelly Soak West Anti Armoured Range (substantial)
- MT Michael & MT Fanny Range Areas (substantial)
- Balgaweena Artillery Range (substantial)
- Walkaway Aerial Gunnery Practice Range (substantial).

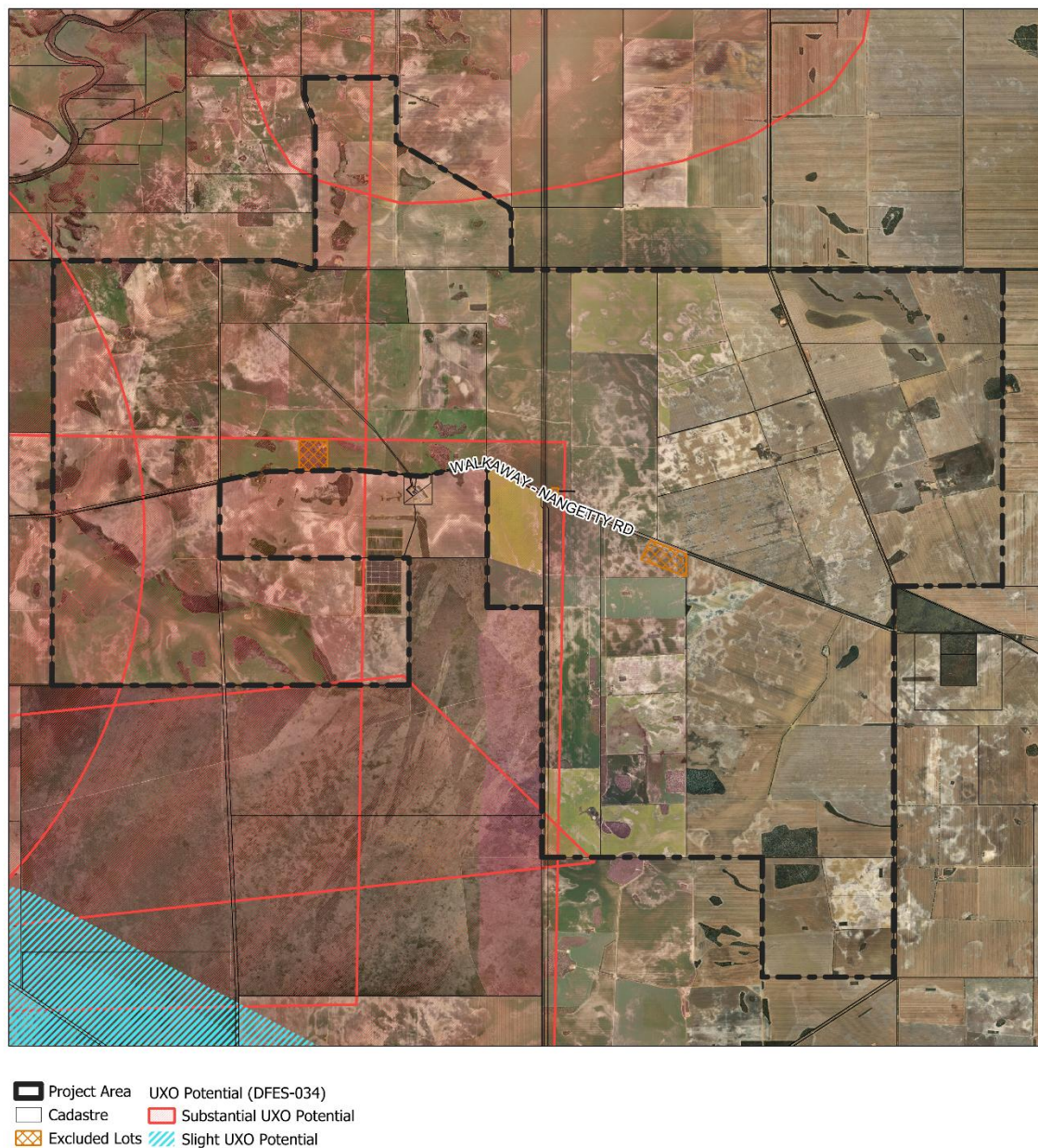


Figure 10: UXO potential



4.0 Proposed Development

The proposed development comprises the following components:

- 98 x V172-7.2 MW Vestas WTGs.
- BESS with a storage capacity of 4,200MWh and nominal rating of 700MW, inclusive of 1,120 battery containers, 224 power conversion systems (PCS), four (4) collector switchgears, 16 emergency generators, one (1) O&M building, new access constructed off Walkaway-Nangetty Road, and associated infrastructure.
- Associated infrastructure including a substation, four (4) laydown areas, one (1) wind farm O&M building, internal unsealed access tracks, underground cables, one (1) site compound, one (1) temporary concrete batching plant, and crane hardstands for each WTG.

The proposed wind farm development envelope, including a conceptual layout for the WTGs and associated infrastructure is provided below in Figure 11. Development Plans are attached as Appendix C, including a conceptual layout for the WTGs and associated infrastructure, and details of the BESS.

Flexibility with respect to the final turbine layout is requested in the form of a future development condition which would allow for micro-siting within a 200 m radius of the proposed WTGs locations. Micro-siting will ensure the layout can be finalised following the detailed design phase and geotechnical investigations.





4.1 Proponent

MWWF Pty Ltd will develop the MWWF and hold all Project agreements, access, grid connection and approvals. The wind farm may be on-sold following development, but will utilise Vestas wind turbine technology, service team and technicians for the life of the Project.

4.2 Mid West Energy Hub Vision

The proposed MWWF is the first phase of the broader MWEH proposal, offering future expansion for up to an additional 1,500MW.

The MWWF, as an anchor for the broader MWEH, intends to support economic development in the City of Geraldton and wider Mid West region by providing energy supply for industrial offtakers and/or the SWIS, enhancing overall regional and State wide grid capacity.

Leveraging the Mid West's exceptional wind and solar resources, Geraldton has been identified by the State Government as one of WA's 'Seven Cities' driving major regional growth in jobs, population growth, infrastructure delivery and services across the Mid West.

Increased renewable energy supply and transmission infrastructure, such as that provided by the MWWF, will help to catalyse the realisation of:

- Diversified economic growth and new industries beyond transitional agriculture and resources into advanced manufacturing and processing, port related logistics and space and science infrastructure.
- Scaled investment in industrial land, transport, water, energy and social infrastructure.
- Strengthened gateway role in State and export supply chains.
- Enhanced liveability and population growth through housing, health and education investment.

Concurrent to preparing the MWWF concept, MWWF Pty Ltd has been actively engaging with a range of industrial proponents interested in potential offtake opportunities. These include developments in green hydrogen and ammonia, green methanol and maritime fuels, green steel and aluminium smelting, data centres, and Oakajee Strategic Industrial Area.

MWWF Pty Ltd has additionally been progressing investigations into grid connections and the augmentation of the existing 132kV transmission corridor between Mugara and Three Springs. Desktop multi-criteria analysis (MCA) has been undertaken to optimise the proposed route to Three Springs terminal, with landowner engagement currently underway to secure land access to enable feasibility studies along the preferred route.

At this stage, the intention is to develop a direct connection to an industrial offtaker, as well as a 330kV transmission corridor from the MWWF substation to Western Power's Three Springs terminal.

4.3 Project Evolution

Following the commencement of the Project by Vestas in 2021, a series of technical studies and investigations and stakeholder engagement were undertaken to inform the proposed conceptual layout between 2021 and 2026. These are illustrated in Figure 12 below.

The original scope of the MWWF has been iteratively refined in response to years of environmental studies, wind measurement, noise monitoring and impact assessment, and



engagement with landowners, YSRC, and other stakeholders. These are discussed further in section 4.3.2 below.

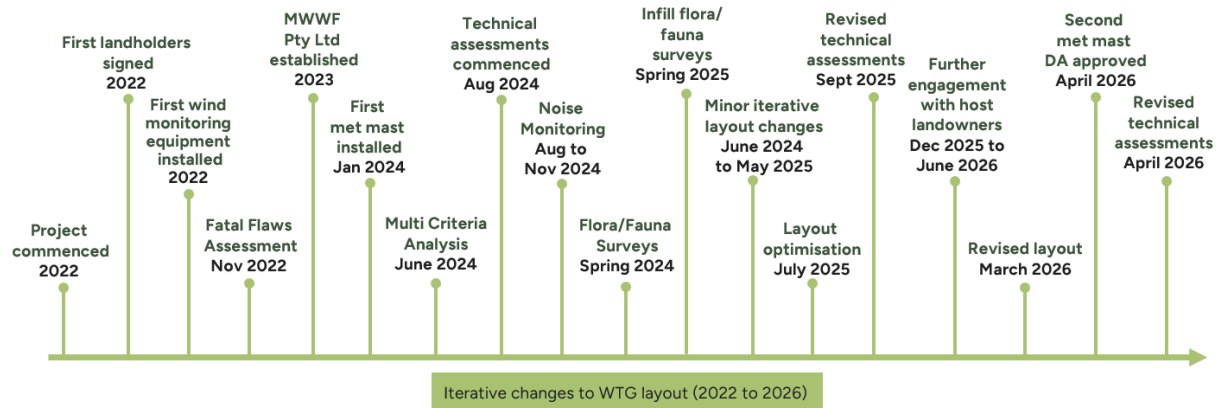


Figure 12: Timeline of the MWWF Project

4.3.1 Site Selection

The suitability of the wind farm location is informed by technical requirements and considerations, including engineering inputs, environmental conditions and social constraints. The Mid West region of Western Australia was determined to be well suited to Wind Farm developments for the following reasons:

- The strong local wind resource and wind profiles that will contribute to high electricity yields.
- Proximity to existing power lines for interconnection to the SWIS.
- The landscape is largely open and gently undulating and suitable for the proposed development.
- The existing land use is predominantly agricultural, with the vast majority of the land being cleared, with small pockets of native vegetation that can be retained through strategic design.
- High accessibility through the local road network and favourable location for infrastructure transportation given the proximity to ports.
- Sparsely populated surrounds and minimal sensitive land uses.

4.3.2 Iterative design process

Planning wind farm proposals requires the consideration of several often competing factors. In addition to the broader site selection process, the design was supported by a Fatal Flaw Assessment (FFA) and Multi-Criteria Analysis (MCA) to optimise power generation capacity while minimising potential environmental and social impacts. Through this process, proposed native vegetation clearing is predominately confined to site access points.

In addition to the outcomes of technical studies, the evolution of the wind farm proposal also reflects regular feedback from community, landowners and other key stakeholders.

Key design changes informing the layout include:



- Optimising the turbine layout to maximise the local wind resource.
- Relocating wind turbines and associated cabling to avoid potential Electro Magnetic Interference with point-to-point links and existing infrastructure.
- Siting proposed infrastructure within cleared land and to minimise clearing requirements and the clearing of conservation significant flora species as well as to reduce clearing impacts to Black Cockatoo habitat.
- Ensuring works are appropriately separated from water courses and areas identified for potential Aboriginal cultural heritage value.
- Utilising existing road networks and tracks for access to minimise new impacts.
- Removing wind turbines located within the defined acoustic buffer of sensitive receptors.

Iterative refinements reflect the Project's commitment to achieving an efficient civil design capable of optimising energy generation whilst minimising the proposed development's impact on local amenity and environmental values.

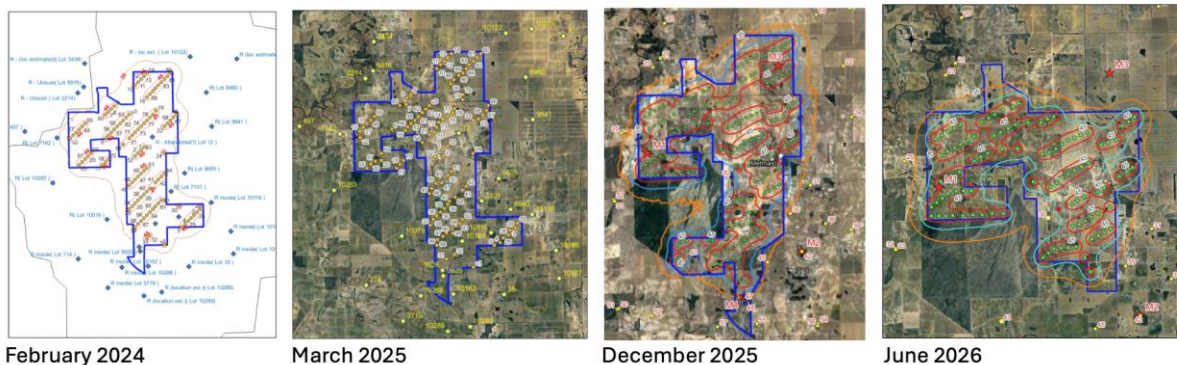


Figure 13: MWWF layout evolution 2024 to 2026

Inclusion of the BESS will provide critical electricity storage infrastructure, providing critical capacity to support the reliability and stability of the energy supplied by the MWWF to the SWIS and off-takers. By storing electricity during periods of excess generation and discharging electricity during periods of increased demand, the BESS will improve the reliability, resilience and flexibility of the MWWF.

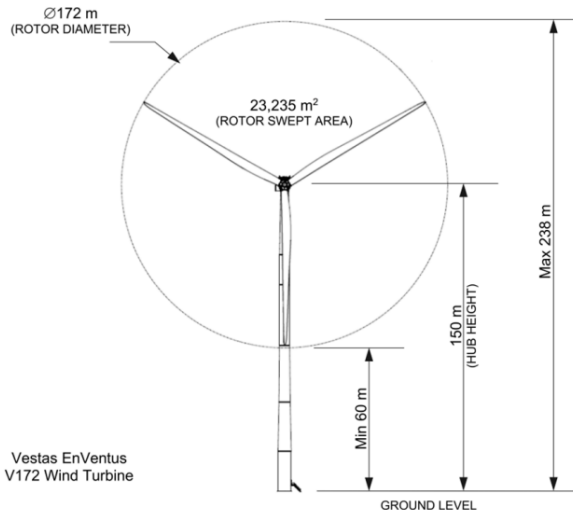
4.4 Project Summary

An overview of the proposed scope of development is summarised in Table 3.

Table 3: Project summary

Specifications	Indicative Development Details
Location	The MWWF is proposed in the City of Greater Geraldton. It is located approximately 50km east of Geraldton within the localities of West Casuarinas, Ellendale, and Ambania.
Project Area	The total development area covers 16,498 ha. The MWWF covers 16 freehold lots owned by 6 landowner groups.
Existing Land Use	Livestock grazing and broadacre cropping agricultural activities.



Specifications	Indicative Development Details
Project Scope	98 x V172-7.2MW Vestas Wind Turbine Generators (WTGs) and associated laydown areas. - BESS with a storage capacity of 4,200MWh and nominal rating of 700MW. - Underground cables and unsealed internal access tracks connecting WTGs and BESS. - Underground cable road crossings, and access gates (Walkaway-Nangetty Road, Casuarinas Road, Kiely Road, Edwards Road) - Permanent wind farm structures: Substation, O&M buildings, site compound, fire water tanks. - Permanent BESS structures: 1,120 x battery containers, 224 power conversion systems (PCS), four (4) collector switchgears, 16 emergency generators, one O&M building, and associated infrastructure. - Temporary construction structures: Concrete batching plant.
Layout	The indicative MWWF layout is displayed in Figure 11. An indicative BESS layout is attached at Appendix C. Electricity generated from each WTG will be transmitted to a central point at the Project substation via underground 33kV cables. The BESS will also be connected to the substation via high voltage cabling. Final siting will be subject to detailed geotechnical assessment, civil and electrical design and is proposed to be subject to a future development condition that allows for micro-siting within a 200m radius of the proposed WTG locations.
Number of Turbines	Maximum 98 WTGs.
Turbine Design	Vestas EnVentus model V172-7.2 MW.
Turbine Specifications	- Standard rated power: 7,200 kW - Hub height: 150m - Blade radius: 84m - Rotor diameter: 172m - Tip height: 238m - Separation (ground to tip): 60 m  The diagram illustrates the dimensions of a Vestas EnVentus V172 Wind Turbine. It shows a circular rotor with a diameter of 172m and a swept area of 23,235 m². The hub is positioned 150m above the ground level. The total height from the ground to the tip of the blades is 238m. The distance from the ground to the base of the tower is 60m. The diagram is labeled 'Vestas EnVentus V172 Wind Turbine' and 'GROUND LEVEL'.



Specifications	Indicative Development Details
Turbine Colour	Off-white
Turbine Materiality	Carbon and fibreglass construction with solid metal tip, comprising 2x air foil shells with embedded structure. Blades connected with steel root inserts. WTG Nacelle sits atop a 150m steel tubular tower.
Power Output	Max. capacity: 700MW
Sensor Lighting	As determined by the Aviation Impact Assessment (Appendix J), further engagement with CASA as part of the assessment of the development application will determine whether obstacle lighting is recommended for the WTGs. The AIA concludes that aviation lighting is not likely to be required.
WTG Hardstand and Laydown	WTG Hardstand: ~ 65m x 70m
Power Supply – Electrical Cabling and Upgrades	Underground electrical reticulated 33kV cabling, predominantly running parallel to internal access tracks. Extent of excavation is indicatively 1m to 2m deep and 0.5m wide for the cable trenching.
BESS	The BESS facility will include: 16 BESS modules, each containing: 70 battery containers (1,120 total) measuring 6.0m long x 2.5m wide x 2.9m high 7 PCS (224 total) measuring 6.058m long x 2.020m wide x 2.9m high - One (1) emergency generator (16 total) - Two (2) ancillary skids (32 total) - Four (4) collector switchgears - O&M building measuring, 16 firewater tanks - Associated electrical infrastructure - Internal access tracks
Substation	One substation comprising 3-phase 33/330 kV step-up transformers will be included for connection to local networks. High voltage electrical collector cabling from each wind turbine to the substation will all be underground, 33 kV nominal. The BESS will also be connected to the substation via high voltage cabling. Other electrical infrastructure will include Static Synchronous Compensators (STATCOMs).
Existing Approved Development	2 x 120 m high met mast (one approved for a period of 5 years until December 2028, the other approved for a period of 5 years until 2031). The masts contain meteorological measuring equipment and are secured by concrete foundations and tethered to the ground by a series of guy ropes.
Infrastructure Facilities	Permanent structures: - BESS and associated infrastructure enclosed within 733m x 1160m fenced area - Substation (150m x 150m) - Operation and Maintenance building (100m x 100m) - Site compound (250m x 250m) - Fire water tanks It is anticipated that building permits will be required for these structures. In the event the Proposal is approved, detailed drawings for these structures will be submitted to the City following detailed design.



Specifications	Indicative Development Details
	Temporary construction structures: - Laydown (130m x 130m and 100m x 100m) - Crane hardstands - Concrete batching plants (130m x 130m) Temporary construction facilities will include ablutions, power and water supply, storage / laydown, parking and access points and temporary batching plants powered by diesel generators. In the event the Proposal is approved, detailed drawings for these structures will be submitted to the City following detailed design. Operational detail for temporary construction facilities will be provided as part of the proposed Construction and Transport Management Plans.
Construction Timeframes	Construction is anticipated to commence in Q4 2028 with commissioning to occur in Q3 2030 to support the retirement of the State Power Stations between 2027 and 2029.
Internal Site Access	Internal access tracks will be constructed with crushed rock pavements over earth fill subbase. Tracks will be a minimum of 5.5m wide with a 0.5m shoulder each side and up to 3.0m wide road side drainage on each side. Approximate maximum width of corridors encompassing accessways and trenching will be 44.4m.
Road Upgrades and Improvements	Road upgrades are detailed in the Transport Impact Assessment (Appendix M) including: - Upgrading intersections on sealed roads at site access locations to include left-turn or right-turn lanes. - To minimise gravel migration and maximise road safety, some unsealed side roads should be sealed at key intersections. - Vegetation near the Walkaway-Nangetty Road and Casuarinas Road intersection in the westbound direction to be cleared to maintain compliant sightlines.
Site Access and Egress	Access to the site is provided by the local road network from Casuarinas Road, Kiely Road and Walkaway-Nangetty Road. A new access will be constructed off Walkaway-Nangetty Road, located between Keily Road and Casuarinas Road, providing access to the BESS. The Port of Geraldton will be the landing point for large site infrastructure, e.g. wind turbine blades and transformers.
Fencing	Security fencing will be provided around BESS, substation and the O&M building in accordance with BS 1722-14, indicatively consisting of open mesh steel panel not exceeding 3.0m.
Extent of Clearing & Disturbance Area	Total ground disturbance area of approximately 730ha, with minimal clearing of native vegetation required.

4.5 Project Lifecycle

The MWWF will occur over four (4) stages, described below.

4.5.1 Pre-Construction (indicatively 12 months)

Pre-construction will occur over a 12-month period, indicatively involving:

- Further geotechnical investigations to support detailed design.



- Access route upgrades, road improvements, maintenance needs identified.
- Management plan implementation (noise mitigation, surface water/erosion, traffic, drainage, bushfire) requirements as required.
- Signage, fencing and site servicing and clearances.
- Equipment / storage facilities development.

4.5.2 Construction (indicatively 30 months)

Construction activities will occur over a 30-month period and indicatively involve:

- Bulk earthworks for site clearing, excavation and internal access tracks, WTG hardstands, laydown areas, benches for BESS and associated infrastructure, substations, O&M building, compound and storage areas.
- Detailed excavation of WTG foundations and cable installation.
- Steel fixing and concrete pouring to foundations (using the onsite batch plant).
- Access roads and hardstand pavement placement.
- Access road drainage installation (V drains, concrete pipe culverts and box culverts).
- Wind Turbine component delivery, storage and erection using trucks, and various cranes.
- BESS and substation construction (concrete foundations, slabs and bunds, underground services installation, erection of steel structures, and installation of equipment, battery containers, PCS, switch rooms, overhead cabling, ancillary infrastructure and perimeter fencing).
- 300 construction personnel during the peak of construction, with a focus on the workforce being sourced from the Mid West region.

If approved, construction will be guided by an approved Construction Traffic Management Plan (CTMP). The CTMP will be prepared and approved by the City officers as a condition of development approval. It will provide detailed information on the:

- Storage of equipment and machinery required on site.
- Construction services including water and power supply.
- Construction Transport Route.
- Other details as outlined in Section 8.0 of the Transport Impact Assessment.

4.5.3 Commissioning and Operation (indicatively 25+ years)

The intended design life is 25+ years, with option for repowering and structural inspection to extend the life by an additional 10+ years.

BESS may have a shorter design life than the WTGs, with battery modules typically requiring replacement or augmentation after approximately 20 years of operations. Battery replacement may therefore occur within the operational life of the wind farm.

During the operational phase, the MWWF will be maintained by operating and maintenance staff on site during daylight hours, however, there will be no permanent onsite presence.

Wind turbines and supporting infrastructure will require regular inspection and maintenance. During the initial operating years, operator attendance may be more regular while the wind farm operation is being optimised. Regular scheduled maintenance is required. It is possible



that major unexpected or unscheduled maintenance could take place during the life of the wind farm. Operational workforce is expected to include 15 full time staff throughout the 25+ year life of the Project.

It is expected that a post construction noise monitoring programme will be conducted once construction and commissioning is complete, subject to any relevant conditions of development approval.

4.5.4 Decommissioning

If approved, decommissioning is intended to occur in accordance with a condition of development approval requiring the preparation and approval of a Decommissioning and Rehabilitation Plan.

The Decommissioning and Rehabilitation Management Plan should be conditioned to be submitted to and approved by the City at least 12 months prior to the MWWF ceasing operations.

The responsibility for decommissioning the wind farm will rest with the wind farm owner and operator, in consultation with local landowners. The owner will be responsible for funding the decommissioning process.

Subject to landowner approval, it is envisaged that decommissioning and remediation activities may include:

- Removal of all WTGs, plant and equipment structures from above ground.
- Removal of concrete foundations to 0.5m below ground level.
- Return of the development site to predevelopment state, excluding removal of access tracks and in-ground cables. Access tracks can also be removed at the landowner's request.

At this point, Vestas wind turbines are on average 85% recyclable given the use of steel, copper and other precious metals in the generators.

Vestas is currently refining its operations to ensure every wind turbine will be zero-waste by 2040, with full circularity for all materials, decreasing carbon emissions associated with decommissioning and other negative environmental impacts. This will be achieved through:

- material efficiency, reducing waste
- blade and wind turbine recyclability, committing to 100% recyclability by 2030
- supplier engagement, reducing the carbon intensity of the supply chain.

The future Decommissioning and Rehabilitation Management Plan will benefit from technological advances in decommissioning practices.

A preliminary Decommissioning and Rehabilitation Management Plan, intended as a guide to the ultimate plan, has been prepared and attached as Appendix O.

4.6 Site access

All vehicles, including the Oversize and Over Mass (OSOM) materials, will access the Project area via the following public roads:

- Casuarinas Road (right turn off Geraldton-Mount Magnet Road) in the southbound direction.
- Kiely Road (left turn off Walkaway-Nangetty Road) in the northbound direction.



- Casuarinas Road (right turn off Walkaway-Nangetty Road) in the southbound direction.
- Casuarinas Road (left turn off Walkaway-Nangetty Road) in the northbound direction.
- An upgraded vehicle access of Walkaway-Nangetty Road, between Kiely Road and Casuarinas Road, serving the BESS (both directions).

It is anticipated that all non-OSOM and OSOM materials will originate from Geraldton. The WTG components will be imported from overseas suppliers to the Port of Geraldton and transported via road freight to the Project area. OSOM vehicles will carry the following indivisible materials:

- WTG components such as blades and tower sections.
- BESS battery and PCS modules

Two (2) OSOM transport routes have been identified (see Figure 14) from the Port of Geraldton to the development site:

- Route 1: via predominantly the state road network, including Geraldton-Mount Magnet Road.
- Route 2: via the local road network, including Walkaway-Nangetty Road.

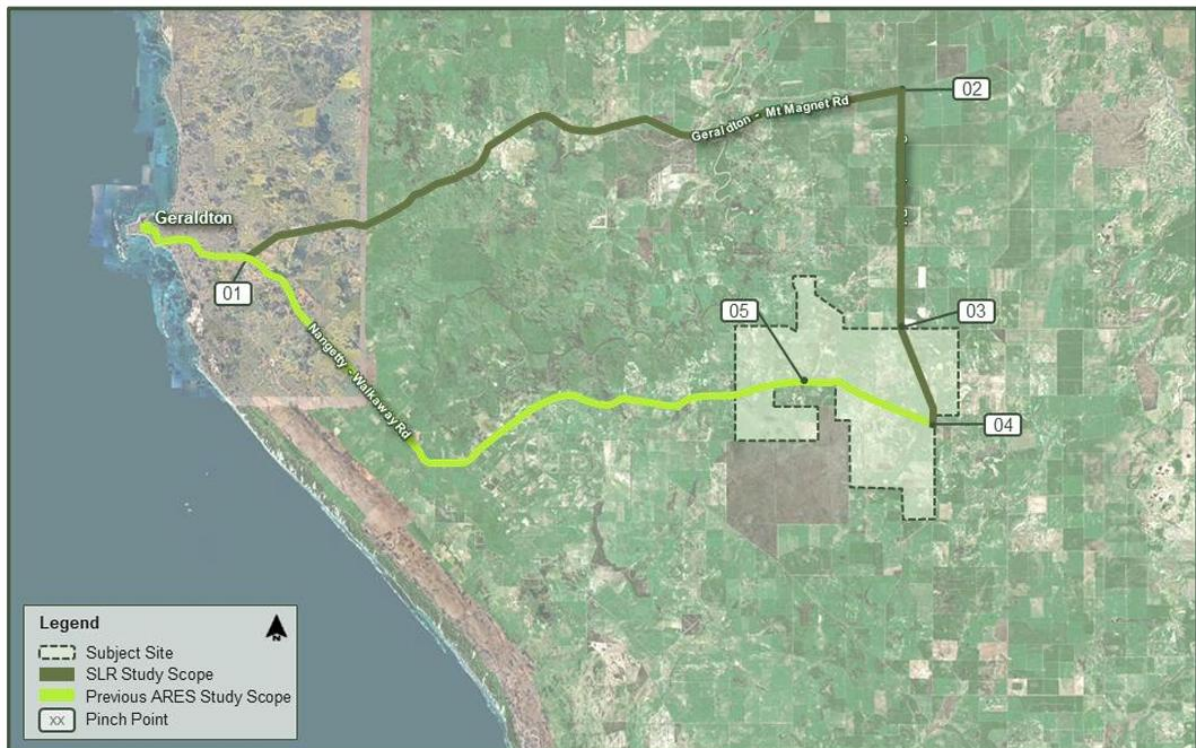


Figure 14: Excerpt of Transport Impact Assessment – proposed OSOM Material Transport Routes (source: SLR)

All workforce transportation is anticipated to originate from the available hotels, motels and campsites in and around Geraldton. Workers will travel to site either via Geraldton-Mount Magnet Road or Walkaway-Nangetty Road, depending on which part of the Project area they travel to (also subject to the phase of construction activities). This detail will be confirmed in a conditional CTMP.



4.7 Community Benefits

Community benefit sharing is increasingly utilised to positively integrate renewable energy developments into local communities ensuring benefits for both Project proponents and local communities.

4.7.1 Clean Energy Council of Australia 2019 ‘A Guide to Benefit Sharing Options for Renewable Energy Projects’

The Clean Energy Council of Australia 2019 ‘A Guide to Benefit Sharing Options for Renewable Energy Projects’ sets out guiding principles and a framework for community benefits based on detailed case studies to implement benefit sharing options. It looks at current benchmarks for benefit sharing in Australia across different projects and technology types. In respect of commercial wind farms, the level of funding identified for benefit sharing programs historically ranges from \$500–\$1,500 per MW generated.

4.7.2 Powering WA 2026 ‘Community Benefits Guideline for Large-scale Renewable Energy Projects in the South West Interconnected System’

This document establishes guidance for new community benefits arrangements associated with large-scale renewable energy generation, including wind and BESS projects. It sets out the principles for community benefits arrangements, recognising that whilst renewable energy infrastructure benefits are often strategic and shared across the State, impacts are disproportionately experienced in regional hosting communities.

The Guideline outlines the State Government’s expectations for when and how community benefits arrangements should be agreed, how funds are administered, and how priorities are identified.

The following examples of community benefits are identified in this Guideline:

- **Community infrastructure:** Infrastructure for community use. The developer may donate the asset to the community or provide direct financial support for its construction. In all cases, the organisation responsible for maintaining the asset must make an informed decision about whether it supports the proposed benefit.
- **Environmental enhancements:** Funding may be directed to support natural resource management to improve an area’s natural capital. This can include creating habitats, enhancing biodiversity, and improving ecotourism opportunities in the region.
- **Sponsorship:** Sponsorship – including funded scholarships, financial support for local community groups, or event sponsorship – can support local groups and activities while strengthening the project’s reputation in the community. It often works well alongside longer-term funding or support arrangements.

The Guideline’s anticipated values for community benefit contributions for wind generation projects is \$1,000 per MW per annum for projects generating between 51MW to 1,000MW scale, which is to be paid over the life of the development and indexed to inflation.

The Guidelines confirm that community benefit contributions for BESS only apply to standalone BESS projects, not those co-located with a wind generation project. Therefore, no additional community benefit contributions associated with the BESS are required.



4.7.3 City of Greater Geraldton Community Development Fund

It is acknowledged that the City has established community development initiatives to coordinate future community projects including the City of Greater Geraldton Community Grants program and Community Grants Support Program and City of Greater Geraldton Funding Guidelines 2025.

4.7.4 Mid West Wind Farm Community Benefits Response

The MWWF proposal is consistent with the Powering WA 2026 'Community Benefits Guideline for Large-scale Renewable Energy Projects in the South West Interconnected System' and Clean Energy Council of Australia 2019 'A Guide to Benefit Sharing Options for Renewable Energy Projects.'

4.7.4.1 Existing Community Benefits

The MWWF's response to community benefits is informed by comprehensive and regular stakeholder feedback obtained since 2021. A community and stakeholder engagement summary attached as Appendix E.

MWWF Pty Ltd has additionally engaged directly with a range of organisations regarding sponsorship or other community benefit opportunities, including Mingenew-Irwin Group, Mid West Yellow Ribbon for Life, Telstra, CoRE, Geraldton City Band, The Great Northern Football League, Mingenew Primary School, Mullewa District Agricultural Society Inc, Our Lady of Mount Carmel Primary School, the Geraldton Club, Mid West Marsupial Carers, Nagle Catholic College, Transformative Growth Institute, Headspace, Geraldton Buccaneers, Mingenew Daycare, Railway Football Club, Walkaway Community Group, Mullewa's Doc Docherty Swimming Pool, Shire of Irwin – Magic on Moreton and Shine.

4.7.4.2 Expanded Community Benefits

The MWWF proposes to continue discussions with the City and the local community in relation to an agreed approach to the quantum and administration of community benefits, including the establishment of a Community Benefit Agreement.

The Community Benefit Agreement funds will be proportionate to the Project's scale, in accordance with the National and State guidelines discussed above, and tailored to local needs.

In the event the application is recommended for approval, it is suggested that an advice note be included in the approval to guide further discussions between the proponent and the City to establish a Community Benefit Agreement. The use of an advice note follows established practice for preparing valid planning conditions and orderly and proper planning outcomes as outlined under State Planning Policy 3.6 Infrastructure Contributions.

In addition, the MWWF will deliver a range of benefits to the overall prosperity of the region including:

- Generate enough electricity to power 550,000 homes.
- Displace 2.2 million tonnes of CO₂ equivalent emissions annually.
- Create local jobs and opportunities for local economic development during the construction phase. This includes increased demand for workforce accommodation, equipment and transport hire, and other essential services needed during construction and operation.



- Provide lasting economic and social benefits via an annual sponsorship fund. MWWF Pty Ltd are committed to making a positive difference in the region even before construction of the MWWF begins. Specific to the MWWF, Vestas' 2025 sponsorship program invested \$45,620 across 11 local organisations and a range of local activities including:
 - Recreational and school facility improvements that provide educational, accessible and inclusive spaces.
 - Opportunities for young women and students in STEM to build life skills, confidence, and be empowered in their path to success.
 - Agriculture and community events that celebrate local industry and bring people together.
 - Arts, cultural programs and local events that strengthen identity and pride in the Mid West.
- Vestas' 2026 sponsorship program, specific to the MWWF is expected to exceed \$40,000 across local organisations and activities.

4.8 Community Engagement

MWWF Pty Ltd recognises the importance of early and continual engagement with the key stakeholders and the community. MWWF Pty Ltd has undertaken a comprehensive engagement program, with over 1,000 engagements logged since 2021, summarised within the Community and Stakeholder Engagement Report attached as Appendix E.

Key Project stakeholders are identified as follows:

1. Involved landowners (WTG Hosts).
2. Neighbours whose land boundaries are shared with a proposed WTG within the project area (Neighbours).
3. Traditional Owners and Custodians (YSRC).
4. City of Greater Geraldton, Shire of Irwin, and Shire of Mingenew officers and Elected Members.
5. State government departments and members.
6. Regional and state bodies such as Energy Policy WA, the Mid West Development Commission, and Mid West Chamber of Commerce and Industry.
7. Industry bodies such Australian Institute of Energy.
8. Transmission network system operator, Western Power and Synergy, owner of the Mungara power station.
9. Potential partners such as a local manufacturing facility in Geraldton, Mid West Ports, Yamatji Water, MGM Alliance and Telstra.
10. Community groups and facilities such as Walkaway Tavern, Murchison House Station, Mingenew-Irwin Group, Mingenew Community Resource Centre.
11. Sponsorship and community benefit opportunities as discussed in section 4.7.4.1.
12. Local residents and business owners (Community).

MWWF Pty Ltd has undertaken a range of engagement activities in support of the application for development approval. Engagement has been tailored to each stakeholder group through regular in person and electronic meetings and correspondence, information



sessions and meetings for WTG hosts, stalls community events, and a project-specific website.

Key topics raised through early engagement related to:

- Wind turbine and wind monitoring equipment hosting
- The permitting process
- Lease and licensing
- Grid connection options and transmission pathways
- Project timeline
- Sponsorship opportunities
- Number and size of turbines and ancillary infrastructure
- Aerial spraying
- Decommissioning turbines
- Heritage surveys
- Port capacity
- Partnership opportunities
- Social impacts and community benefits.

The engagement has resulted in changes to the approach and MWWF design concept. In particular, engagement with landowners informed the positioning of WTGs to minimise disruption to farming operations.

Engagement with regional, state and industry bodies also informed the Project layout to ensure compliance with various requirements.

Near neighbours were initially engaged in the context of gauging their interest in becoming potential host landowners. Therefore, near neighbours have been aware of the Project and have been able to have direct discussions with Vestas/MWWF Pty Ltd to raise concerns and ask questions from an early stage of the Project.

MWWF Pty Ltd has engaged with the broader community at multiple events such as the Mingenew Expo, the Mullewa Show, Mid West Annual Economic Summit, Mid West Major Projects Conference and Mid West Chamber of Commerce and Industry events. During these events, MWWF Pty Ltd informed the community about the Project and responded to community questions and concerns.

MWWF Pty Ltd has recently held community engagement events prior to lodgement of this application for DA. In early June, MWWF Pty Ltd hosted an information booth at the Mid West Chamber of Commerce and Industry Economic Forum and participated in a panel discussion during the event. MWWF Pty Ltd also held a public community drop-in information session at the Walkaway Tavern and provided an email update to the stakeholder list.

MWWF Pty Ltd intends to engage further with the broader community during the statutory public advertising period.

4.9 Environmental Assessment Report

SLR was commissioned by MWWF Pty Ltd to prepare an Environmental Assessment Report (EAR) (refer to Appendix D).



The Project area's key environmental attributes identified include:

- Two watercourses that intersect the Project area including an unnamed significant stream and an unnamed insignificant tributary.
- Eleven Priority flora species recorded in the Project area, four of which are located within the total disturbance area.
- Areas of remnant native vegetation in Good or better condition were mapped across a very small (less than 1%) proportion of the project area; 0.39% of the Project area and 0.44% of the total disturbance area.
- One (1) significant species, the peregrine falcon (*Falco peregrinus*), listed as Other Specially Protected Fauna under the BC Act was recorded in the Project area. One (1) conservation significant fauna species, the Carnaby's Cockatoo (*Zanda latirostris*) was identified as having a high likelihood of occurrence within the Project area.
- No evidence of Black Cockatoo foraging habitat was recorded in SLR's BBUS Survey Area (refer to EAR in Appendix D). According to the DCCEEW scoring system, the Project area contains 5.99 ha and the total disturbance area contains 0.34 ha of Moderate value foraging habitat.
- A total of 373 potential nesting trees for Black Cockatoos were recorded in the Project area, 115 (30%) of which were recorded within the total disturbance area.

The key mitigation measure adopted by the Project is the avoidance of impacts, which has been achieved through an iterative design process to ensure Project infrastructure is sited in such a manner to avoid the clearing of native vegetation and key fauna habitats, as far as practicable. The impact on native vegetation amounts to 3.07 ha of remnant native vegetation considered to be Good or better condition.

Other measures will support this primary mitigation to minimise potential environmental and social impacts, including:

- Commitments to minimise the clearing of suitable Black Cockatoo trees through the siting of WTGs and associated Project infrastructure in previously disturbed areas where possible.
- Micro-siting of infrastructure during implementation to avoid sensitive environmental values that may be encountered or could not be avoided through iterative planning process. This includes on-site alignment of roads and cables to avoid identified trees with suitable hollows for Black Cockatoos.
- Implementation of a Construction Environmental Management Plan (CEMP) to manage impacts to flora, vegetation and fauna within the project area. This will include development and implementation protocols for clearing vegetation, soil management, managing open trenches during construction, feral animal control, waste management procedures, prohibiting the feeding of fauna, weeds, dieback, dust, contamination and unexpected finds.
- Where possible clearing of trees with potential Black Cockatoo hollows will be limited to outside of the breeding season (i.e. January – June).
- Pre-clearing surveys, by a suitably qualified zoologist, will be undertaken of trees to be cleared to reduce the risk of impact to Black Cockatoos. Pre-clearing surveys are typically undertaken approximately one week prior to clearing (usually only required when clearing during the breeding season) using appropriate methods.



- Should any Black Cockatoo nesting trees be taken, an investigation will be undertaken to determine if suitable artificial hollows can be placed within a 100m radius.
- Rehabilitation of cleared areas with suitable native foraging species (Marri, Jarrah, Banksia etc).
- Continue the quarterly bird and bat utilisation surveys to complete 2 years' worth of data collection.
- Finalise the Bird and Bat Adaptive Management Plan (BBAMP) (refer to preliminary BBAMP in Appendix H of the EAR) to minimise and mitigate potential impacts on bird and bat species at risk of collision with WTGs due to their flying behaviour, habitat requirements, size or feeding strategies (using 1-2 year BBUS results).
- Ongoing monitoring (as per Section 7.0 of the BBAMP in Appendix H of the EAR) to identify any impacts resulting from operation of the WTG.
- Adaptive management in accordance with the BBAMP in Appendix H of the EAR to minimise impacts on species of concern.
- An EPBC Act referral will be submitted to DCCEE to address direct and indirect impacts on Matters of National Environmental Significance (MNES) values associated with the MWWF.

Development of the MWWF has considered the environmental attributes in the project area and planned to maintain these values, particularly through the direct avoidance of clearing of native vegetation through the strategic placement of wind turbines and associated infrastructure.

The implementation of the Project can be appropriately managed in line with relevant legislation, policies, guidelines and management practices.

Based on the results of the EAR, the environmental matters identified are not considered significant and should not restrict the development of the MWWF.

Appropriate environmental approvals will be sought prior to implementation of the Project, as discussed below.

4.9.1 Referral under the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*

The *EPBC Act* provides for the protection of MNES at a national level. There are nine (9) MNES including national heritage places, listed threatened species and ecological communities and listed migratory species.

Under the *EPBC Act* all actions that will have, or are likely to have, a significant impact on MNES are defined as 'controlled actions' and must be approved by the Commonwealth Minister for the Environment (the Commonwealth Minister) prior to implementation.

The Protected Matters Search Tool (PMST) results indicate that:

- 25 listed threatened species, including Black Cockatoos, have been recorded within a 10km radius of the Project area
- Eight (8) migratory species have been recorded within a 10km radius of the Project area.



The fauna surveys recorded no Threatened species under the *EPBC Act*. One (1) significant fauna taxa under the *EPBC Act* was assessed as having a high likelihood of occurrence within the Survey Area (Carnaby's Cockatoo (*Zanda latirostris*)).

The clearing of native vegetation identified for the purposes of foraging habitat or potential nesting trees for black cockatoo species could be considered to have significant impact on MNES values.

Although the Project is unlikely to have a significant impact on the environment, the MWWF will be referred under the *EPBC Act* to allow the development to proceed with certainty.

4.9.2 Referral under the *Environmental Protection Act 1986 (WA)*

A proposal is referred to the Environmental Protection Authority (EPA) under Part IV of the *Environmental Protection Act 1986 (EP Act)* if the proposal is likely, if implemented, to have a significant effect on the environment. The EPA will then decide whether to assess the proposal and, if so, set a level of assessment.

The EPA Environmental Factors that may be of relevance to the Project include:

- Flora and Vegetation
- Terrestrial Fauna
- Inland Waters
- Social Surroundings.

Based on the baseline environmental surveys and technical studies completed, it is expected that the Project can be managed to meet the EPA objectives for each of the above Environmental Factors through implementation of the mitigation hierarchy, in particular avoidance of impacts through Project design.

Although the Project is unlikely to have a significant impact on the environment, the Project will be referred under Part IV of the EP Act to enable the Project to proceed with certainty.

4.9.3 Native vegetation clearing permits

Part V of the *EP Act* sets out the requirements for prevention, control and abatement of pollution or environmental harm as well as regulating clearing of native vegetation. Under Part V of the EP Act, a native vegetation clearing permit (NVCP) is required prior to clearing native vegetation unless an exemption applies.

Whilst the Project layout minimises the extent of native vegetation to be cleared, there are small areas of native vegetation that will need to be cleared to enable the Project to proceed. A native vegetation clearing permit will be sought for the Project pending the outcomes of the Part IV referral.

4.10 Bushfire

The Project area is designated as 'Bushfire Prone' on the Western Australian Map of Bush Fire Prone Areas (refer Figure 7).

Relevant permanent buildings associated with the Project need to be assessed against *State Planning Policy 3.7 Bushfire* (SPP 3.7) and the *Planning for Bushfire Guidelines* (the WA Guidelines) (WAPC, 2024).

Application of SPP 3.7 and the WA Guidelines is only required for 'habitable buildings'. Given the renewable energy infrastructure (e.g. WTGs) are not considered 'habitable buildings', and other proposed buildings are not sited in a designated bushfire prone area,



assessment of SPP 3.7 and the associated Guidelines is not triggered. Therefore, there is no statutory requirements for this infrastructure to comply with any specific requirements.

However, given the Project area is surrounded by unmanaged grassland such that the initial BAL impact on buildings and infrastructure would be BAL-40 or greater, MMWF Pty Ltd has elected to voluntarily respond to the bushfire risk through demonstrating compliance with SPP 3.7 and the associated Guidelines as much as practical. This is documented in the Bushfire Management Plan (BMP) (Appendix F) by Covey Associates, discussed in the section below.

Current referral advice typically provided by the Department of Fire Emergency Services is that strict compliance is unlikely to be required or achieved with SPP 3.7 and the associated Guidelines, however application of the Country Fire Authority (CFA) *Design Guidelines for Renewable Energy Facilities v4.4* (the CFA Guidelines) (CFA, 2025) from the Victorian fire brigade currently provides the best design guidance for these types of renewable energy facilities at this stage. The CFA Guidelines are addressed in the Bushfire Risk Management Plan (BRMP) (Appendix G) by Covey Associates, discussed in the section below.

The proposed BESS is a more recent addition to the MWFF, following completion of the BMP and BRMP. As such, the BESS has been considered in an Addendum to the BMP and BRMP by Covey dated 4 August 2026 ('the BESS Addendum'). The BESS Addendum is also contained within Appendix F.

4.10.1 Bushfire Management Plan and Bushfire Risk Management Plan

The BMP has been prepared to address requirements for development applications under SPP 3.7 Policy Measure 7.1 (ii) and Section 2.2 and section 7 of the associated Guidelines relating to Commercial/Industrial developments, in relation to the proposed permanent buildings (wind farm O&M building, firewater tank and substation) located centrally within the wind farm site on Lot 9000 (No. 2921) Walkaway-Nangetty Road.

The BRMP details compliance of the WTGs and substation against the CFA Guidelines.

The following bushfire hazard issues are identified in the BMP:

1. Based on the existing extent of vegetation outside the proposed buildings and roads, the proposed habitable buildings would have an initial BAL of BAL-FZ. Onsite vegetation modification and management will be required to ensure sufficient separation between proposed buildings and unmanaged vegetation, to limit the impact of bushfires on the development and prevent ignition and spread of a fire from proposed infrastructure.
2. Ensuring sufficient internal vehicular access to the proposed development, to enable egress by onsite staff, but as importantly, providing sufficient access to the infrastructure to enable attending bushfire fighting appliances to control or suppress any fires.
3. Ensuring access to bushfire fighting water supply, to limit the travel time to water supplies for appliance refills.
4. The proposed development contains renewable energy infrastructure, a separate BRMP has been prepared to demonstrate compliance with the CFA Guidelines (refer to Covey 2026).

Bushfire management measures, informed by the compliance assessment in the BMP and the BRMP for renewable energy infrastructure are outlined in section 5 of the BMP. The BMP also includes a summary of the bushfire management measures for renewable energy



infrastructure derived from the BRMP, to provide a complete summary of MWWF Pty Ltd bushfire risk management obligations for the Project.

The BMP undertakes an acceptable solutions assessment against Bushfire Protection Criteria (BPC) 7 (Development – Commercial and Industrial) of the SPP 3.7 Guidelines, and confirms that acceptable solutions have been proposed for all relevant elements.

4.10.2 Bushfire Risk Management – BESS Addendum

Bushfire management measures for the BESS O&M building are outlined in section 5 of the BESS Addendum (Appendix F), which are required to comply with SPP 3.7 and BPC 7 of the WA Guidelines. Section 6 of the BESS Addendum outlines the bushfire management measures required for the BESS modules and associated infrastructure to meet the Model Requirements of the CFA Guidelines.

Overall, the BESS Addendum confirms that bushfire hazards related to the proposed BESS can be appropriately managed via nominated Asset Protection Zones (APZs), vehicle access and firewater storage tanks, separation of infrastructure to unmanaged vegetation, and by clearing or managing the BESS envelope as low threat vegetation. All recommendations of the Addendum can be incorporated into the BESS site plan and BESS design and maintained for the life of the Project.

4.11 Aboriginal Cultural Heritage

As discussed in section 3.3.3, three (3) ACH places are located throughout the Project area and the Aboriginal Heritage Due Diligence Assessment (Appendix N) concluded that there is a high potential for ACH in certain sections of the due diligence Project area.

In accordance with the Yamatji Nation ILUA, MWWF Pty Ltd is party to a Yamatji Proponent Standard Heritage Agreement (YPSHA) for early works such as the installation of a met mast at Casuarinas Road. YSRC have also allowed MWWF Pty Ltd, under the YPSHA, to undertake other preliminary works, such as further geotechnical investigations, under this YPSHA.

MWWF Pty Ltd is currently submitting an updated Activity Notice to YSRC for the entirety of the MWWF. As part of this submission, MWWF Pty Ltd will confirm with YSRC whether a new YPSHA is required, or if the MWWF can be covered through an amendment/addendum to the existing YPSHA. The Activity Notice will also ensure that that appropriate knowledge holders/Aboriginal Cultural Heritage Consultants can be nominated for subsequent heritage surveys.

In accordance with the proponent's obligations under relevant heritage legislation, it is anticipated that an archaeological and ethnographic survey will be carried out for the entire disturbance footprint, including all wind turbine locations, access tracks, earthworks and other infrastructure areas. The survey design will follow archaeological and ethnographic best practice guidelines and be developed by the archaeologists and anthropologists prior to the survey, with input from the Southern Yamatji Knowledge Holders at the start of the field survey.

The heritage surveys will confirm the requirement for mitigation measures contemplated in Table 5 of the Aboriginal Heritage Due Diligence Assessment (Appendix N) following an updated risk assessment based on the results of the surveys, including the need for a Cultural Heritage Management Plan.

The above measures are consistent with the recommendations of Archae-aus in its Aboriginal Heritage Due Diligence Assessment.



4.12 Visual Impact Assessment

A Visual Impact Assessment (VIA) was undertaken by SLR to support the proposal, attached as Appendix H. The VIA was prepared in accordance with the WAPC's *Visual Landscape Planning in Western Australia: A manual for evaluation, assessment, siting, and design* (2007).

Project-specific Visual Management Objectives were adopted as follows:

- The MWWF should not result in a dominant change in view for moderate to high sensitivity viewpoints that are located >1km from the project area.
- Minimise the impact of the MWWF on 'valued characteristics'.
- The MWWF should not result in a significant modification to the visual catchment. Wind turbines may be visually apparent and become a major element in the landscape but should not dominate the existing visual catchment.

The assessment consisted of a desktop assessment to define the VIA study area and identify Landscape Character Units (LCU) and viewpoints, which informed a subsequent field assessment, followed by digital analysis and visual impact analysis.

The VIA study area (a radius of 25km from the project area) contains a variety of valued characteristics related to landscape. These primarily include:

- Aboriginal heritage
- Agricultural land
- Major rivers
- National Parks.

The VIA found the MWWF will not result in the alteration or disruption to valued landscape characteristics of heritage, major rivers or national parks which remain largely visually unaffected. However, the MWWF will result in a slight visual disruption to the valued landscape characteristic of agricultural land as the Project is located on agricultural land and is visible from two (2) viewpoints within the VIA study area (discussed further below).

The VIA study area contains three LCUs. The landscape value and impact were determined to be:

- Agricultural land (93.43% of VIA study area) – low value and minor-moderate impact.
- Remnant vegetation (4.49% of VIA study area) – high value and moderate impact.
- Water bodies (2.07% of VIA study area) – high value and minor-moderate impact.

Overall, the impact of the Project on landscape character is predicted to be minor-moderate to moderate. The impacts rating for the Water Bodies and Remnant Vegetation LCUs were a result of the high value of these LCUs, however, the magnitude of change to these LCUs is low to negligible and are therefore not considered to be significant. The LCUs occur widely outside the VIA study area, and there is existing power infrastructure, including other wind farms, transmission lines and power stations in the VIA study area, so the actual impact from a broad LCU perspective is not considered to be significant.

The viewshed results indicated that the MWWF was highly visible within a 5km radius of the Project. Generally, views of the MWWF over 10km away are more limited due to surrounding topography.



A total of 10 viewpoints (Figure 15) were assessed during field assessments and had 3D scenes created. Of the ten viewpoints, eight (8) had no impact. The remaining two (2) key viewpoints were assessed as having the following impact ratings:

- Site 5: Middle of project area (Walkaway-Nangetty Rd) – Minor-moderate impact rating.
- Site 9: Holmes Road and Erangy Springs Road Intersection – Minor-moderate impact rating.

Although there is a change in visual amenity to some of the views, it is not considered to be significant as the implementation of the Project did not result in the landscape character of the view being fundamentally changed and/or the Project will be mostly screened by landforms or vegetation. Factors affecting the degree of visual impact include the distance from the viewpoints to the turbines and the accessibility of the viewpoints.

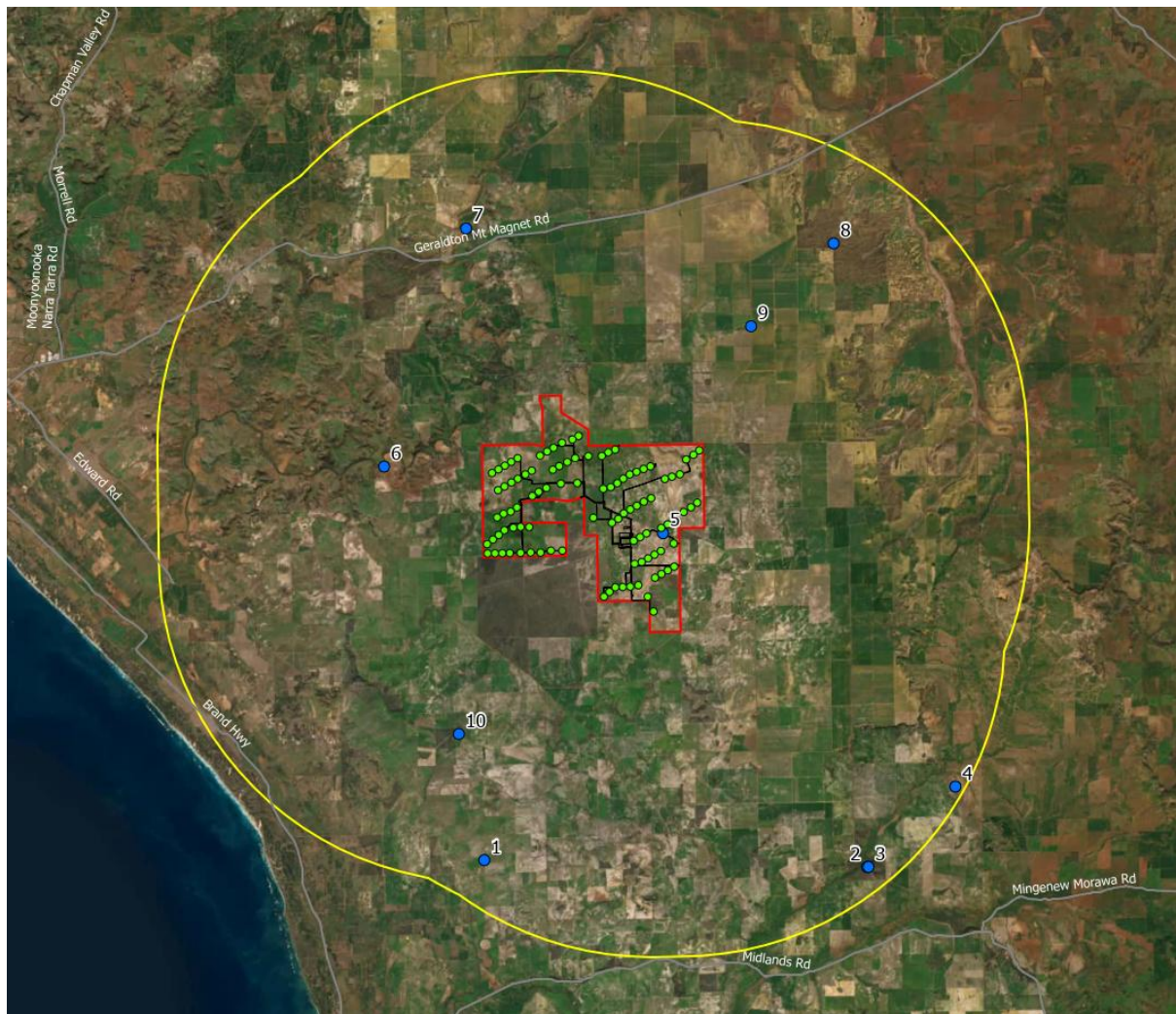


Figure 15: Excerpt of the Visual Impact Assessment – Project layout and viewpoint locations (source: SLR)

During the construction phase of the MWWF, visual impacts are temporary and predominantly associated with dust. High levels of dust may result in haze, reducing the visibility of environmental values in the landscape. The construction phase of the Project is not anticipated to result in additional visual impacts that would elevate the overall visual



impact rating. Overall, visual impacts associated with the construction phase of the Project are anticipated to be transient and limited primarily to dust emissions and partially erected turbines/blades.

Implementation of the MWWF is not expected to result in a significant cumulative change in the valued landscape. Combined views of the Project and either Mumbida Wind Farm or Walkaway windfarm are expected to be rare; therefore, the Project is unlikely to result in a combined visual effect.

The MWWF was considered to have met the Visual Management Objectives because:

- The Project does not result in a dominant change in view for moderate to high sensitivity viewpoints that are located >1km from the Project.
- The Project does not result in the removal of valued characteristics, nor does it result in significant alteration or disruption to the views of these valued characteristics.
- Turbines are visually apparent within the visual catchment area and in some views are a major element however the existing landscape character remains the dominant characteristic.

4.13 Noise and Vibration Impact Assessment

A Noise and Vibration Impact Assessment (NVIA) of the MWWF has been carried out by SLR and is attached as Appendix I. The NVIA assessed operational and construction noise and vibration.

4.13.1 Operational noise

Noise impacts have been assessed in accordance with the *Environmental Protection (Noise) Regulations 1997* (EPNR) and the EPA of South Australia Wind farms environmental noise guidelines (July 2009, updated November 2021) (Noise Guidelines) which are recognised by the WAPC and Department of Biodiversity, Conservation and Attractions (DCBA) for the assessment of wind farms, as well as the World Health Organisation (WHO) publication *Compendium of WHO and UN guidance on health and environment* (2022). The NVIA is also informed by informal advice provided by the DWER Environmental Noise Branch with respect to assessment scope and measurement against the EPNR and Noise Guidelines.

The cumulative effects of noise from the WTGs and fixed infrastructure (substation and BESS) are included in the assessment.

Assessment receivers were residential dwellings located within 5km of a proposed WTG. Dwellings further than this distance were deemed to comply if dwellings closer to turbines comply with the relevant noise limit.

Noise levels were predicted for the 98 WTG base layout at a wind speed of 10m/s at hub height, which represents the highest noise emission scenario. These levels were assessed against the EPNR, SA Guidelines and WHO Guidelines, with the following minimum noise criteria:

- L_{A10} 35 dB for receptors outside the wind farm boundary ('non-involved receptors').
- L_{A10} 45 dB for receptor 30 which is within the wind farm boundary (with 40 dB L_{A10} recommended by DWER) ('Project-involved receptor').

The results indicate that MWWF (including WTGs, substation and BESS) operational noise emissions:



- Non-involved receptors: compliant with an L_{A10} of 35 dB for the nighttime period under the EPNR, which also ensures compliance at all other times. Compliant with the minimum criteria of L_{A10} of 35 dB under the SA Guidelines.
- Project-involved (host) receptor: Compliant, predicted emissions no greater than L_{Aeq} 45dB(A), below the minimum 45 dB WHO criteria and DWER Memorandum recommended criteria of 40 dB when assessed according to this method.
- Predicted noise emissions exceeding L_{A10} 35 dB extend beyond the Project boundary at some locations. There are no existing residences in these areas, hence proposed noise emissions are compliant.
- Operational noise emissions are considered to meet all relevant criteria for non-involved and project-involved receptors.
- The NVIA notes that there are no expected impacts from vibration during normal operation. The highest levels of ground vibration are expected from the substation transformers. This will not be perceptible at distances greater than 50m from the substation. There are no identified 'vibration sensitive' infrastructure close to proposed operating equipment.

4.13.2 Construction noise and vibration

Construction noise has been assessed against Regulation 13 of the *Environmental Protection (Noise) Regulations 1997*. The NVIA notes that it is common practice to provide contractual obligations with the contractor(s) to ensure compliance with regulation 13, including preparation of construction and Environmental Noise Management Plans where applicable.

The NVIA considered a number of construction activities summarised as follows:

- Construction of access roads
- Establishment of wind turbine tower foundations and electrical substation
- Digging of trenches to accommodate underground power cables
- Erection of wind turbine towers and assembly of WTGs
- Temporary concrete batching plant operations.

The equipment required to complete the above tasks will typically include:

- Bucket loader, rock breaker, drill rig, excavator/grader, bulldozer, dump truck, vibratory roller, flat bed truck, concrete truck
- Cranes, forklift, and various 4WD and service vehicles
- Concrete batching plant and equipment listed in NVIA.

The NVIA includes a noise impact prediction for the maximum noise generating activity for each work area, showing the maximum noise impact during construction.

Where predicted noise emissions exceed L_{Aeq} 35 dB for night works or 40 dB during Sunday or Public Holiday work, a Construction Noise Management Plan for relevant work near that receptor will be required. The predicted maximum footprint noise emissions demonstrate that there are some construction work locations identified in the NVIA where a Construction Noise Management Plan may be required for out of hours work.

To ensure all appropriate measures are being taken to manage construction noise, the NVIA recommends that a more detailed construction management plan should be developed by



MWWF Pty Ltd or construction contractor. This document will provide detailed guidance on various noise mitigation strategies for the construction stage.

Therefore, MWWF Pty Ltd volunteers a condition of approval requiring a CEMP to be developed prior to works commencing, accompanied by a Construction Noise Management Plan for afterhours work if required.

Vibration impacts from key construction activities have been assessed in the NVIA and the 'worst case' scenarios modelled were found to be acceptable.

4.14 Aviation Impact Assessment

In order to assess the potential aviation impacts, Aviation Projects has undertaken an Aviation Impact Assessment (AIA) attached as Appendix J.

The AIA provides aviation safety advice in respect of relevant requirements of air safety regulations and procedures, and consultation outcomes with relevant aviation agencies.

The AIA has been undertaken in accordance with the:

- *Civil Aviation Safety Regulations 1998 (CASR).*
- National Airports Safeguarding Framework (NASF) Guideline D: *Managing the Risk to aviation safety of wind turbine installations (wind farms)/Wind Monitoring Towers.*
- City of Greater Geraldton Local Planning Scheme and airport master plans as applicable.
- Western Australia Government, Department of Planning, Lands and Heritage, *Position Statement: Renewable energy facilities*, March 2020.
- Specific requirements as advised by Airservices Australia.

4.14.1 AIA results

The AIA concludes the following:

Planning considerations

- The Project, as proposed, satisfies the planning provisions of the City of Greater Geraldton's Local Planning Scheme No. 1, Amendment 17, and will not create incompatible intrusions or compromise the safety of existing airports and associated navigation and communication facilities.

Aviation Impact Statement

- Based on the WTG layout and maximum blade tip height of up to 236m AGL, the blade tip elevation of the highest WTG, which is WTG 9, will not exceed 495.93m AHD (1627.1ft AMSL) and:
 - There is one certified airport located within 30nm (56km) from the Project – Geraldton Airport (YGEL):
 - The WTGs would not impact the obstacle limitation surfaces (OSL) of YGEL.
 - The WTGs would impact the 25nm minimum sector altitude (MSA) protection surface, which needs to be raised by 400ft to 2700ft AMSL or sectorised to provide a separate area for the wind farm.



- The WTGs would not impact the IFR Circling areas.
- The WTGs would impact the PANS-OPS Approach Surfaces.
 - The WTGs would impact the protection surface of enroute segment of the DME or GNSS Arrival, which needs to be raised by 400ft to 2700ft AMS.
 - The WTGs would not impact the remaining procedures. However, the commencement altitude and minimum altitude would need to be increased due to the requirement to increase the 25nm MSA to 2700ft. The flight path gradient would not change.
 - Procedures will need to be amended, and the procedure designer will make a detailed assessment following the provision of the final layout to Airservices Australia.
- The WTGs would not impact any Grid LSALT and air route LSALT.
- The WTGs would not impact controlled or designated airspace:
 - The Project area is located within Class G airspace and outside all controlled airspace, Prohibited and Danger areas.
 - The Project area is located beneath the restricted areas – R131D to R131F. The vertical limit of those areas is above FI 150. The Project would be lower than the vertical limit.
- The WTGs would not impact the aviation facilities.
- The WTGs would not impact the closest ATC surveillance radar installations.

Uncertified Aerodrome

- There is one uncertified aerodrome identified within 3nm of the Project area – Unknown Aerodrome (1):
 - Vestas has tried contacting the associated landowner on several occasions (by phone and email) to request confirmation of the aerodrome status (Vestas understands it is no longer in use) and therefore removal from the OzRunways database. To date, the landowner has been non-responsive to Vestas' enquiries.

Obstacle lighting risk assessment

- Aviation Projects has undertaken a safety risk assessment of the Project and concludes that the proposed WTGs would not require obstacle lighting to maintain an acceptable level of safety to aircraft.
- Over the 16-year period between 2010-2026, no aircraft collided with a WTG or a wind monitoring tower (WMT) in Australia.
- There is no regulatory requirements to mark or light power poles or overhead transmission lines.



Aircraft operator characteristics

- Aircraft will be required to navigate around the Project area in low cloud conditions where aircraft need to fly at 500ft AGL.
- Aircraft flying at night in visual conditions are permitted to descend or climb to or from an appropriate minimum altitude only when within 3nm of the aerodrome.
- WTGs are generally not a safety concern to aerial agricultural operators.

Hazard marking and lighting

- The following conclusions apply to hazard marking and lighting:
 - With respect to CASR Part 139 Division 139.E., the proposed WTGs must be reported to CASA.
 - CASA will review the proposed WTG development and make a recommendation for obstacle lighting if required.
 - With respect to marking of WTGs, a low reflective off-white will provide sufficient contrast with the surrounding environment to maintain an acceptable level of safety while lowering visual impact to the neighbouring residents.
 - It is not mandatory to mark the WMT, however the following markings are recommended to be implemented in consideration of potential day VFR aerial work operations in accordance with NASF Guideline D:
 - Obstacle marking for at least the top 1/3 of the mast and be painted in alternating contrasting bands of colour
 - Marker balls or high visibility flags or high visibility sleeves placed on the outside guy wires; and
 - Guy wire ground attachment points in contrasting colours to the surrounding ground/vegetation

Summary of risks

- A summary of the level of residential risk associated with the Project with the Recommended Treatments implemented is provided below.

<i>Identified Risk</i>	<i>Consequence</i>	<i>Likelihood</i>	<i>Risk</i>	<i>Actions Required</i>
Aircraft collision with wind turbine generator (WTG)	Catastrophic	Unlikely	7	Acceptable without obstacle lighting (ALARP). Communicate details of the Project WTGs to local and regional operators and make arrangements to publish details in ERSAs for surrounding aerodromes before, during and following construction.



Identified Risk	Consequence	Likelihood	Risk	Actions Required
Aircraft collision with WMT	Catastrophic	Unlikely	7	Acceptable without obstacle lighting (ALARP). Although there is no obligation to do so, consideration has been made for marking the WMTs according to the requirements set out in MOS 139 Chapter 8 Division 10 Obstacle Markings, specifically 8.110 (5), (7) and (8). Communicate details of WMTs to local and regional operators and make arrangements to publish details in ERSA for surrounding aerodromes following construction.
Avoidance manoeuvring leads to ground collision	Catastrophic	Unlikely	7	Acceptable without obstacle lighting (ALARP). Communicate details of the Project WTGs to local and regional operators and make arrangements to publish details in ERSA for surrounding aerodromes before, during and following construction.
Effect on crew	Minor	Possible	5	Acceptable without obstacle lighting (ALARP) Communicate details of the Project WTGs to local and regional operators and make arrangements to publish details in ERSA for surrounding aerodromes before, during and following construction.
Visual impact from obstacle lights	Moderate	Likely	7	Acceptable without obstacle lighting (zero risk of visual impact from obstacle lighting). If lights are installed, design to minimise impact.

4.14.2 AIA recommendations

The AIA makes a number of recommendations outlined in Table 4.

Table 4: Excerpt from AIA – Recommendations

	AIA Recommendations
Notification and reporting	Details of WTGs and WMTs 100m or more AGL must be reported to CASA as soon as practicable after forming the intention to construct or erect the proposed object or structure in accordance with CASR Part 139.165(1)(2). The notification should be provided to CASA via email to Airspace.Protection@casa.gov.au
	Final details of WTG coordinates and elevation should be provided to Airservices Australia at least two weeks prior to construction commencing, by submitting the form at this webpage https://www.airservicesaustralia.com/wp-content/uploads/ATS-FORM-0085_Vertical_Obstruction_Data_Form.pdf to the following email address: vod@airservicesaustralia.com
	Any obstacles 100m or more AGL (including temporary construction equipment) should be reported to Airservices Australia NOTAM office until they are incorporated in published operational documents. With respect to crane operations during the construction of the Project, a notification to the NOTAM office may include, for example: a. The planned operational timeframe and maximum height of the crane; and



	AIA Recommendations
	b. Either the general area within which the crane will operate and/or the planned route with timelines that crane operations will follow. Details of the Project should be provided to local and regional aircraft operators prior to construction in order for them to consider the potential impact of the Project on their operations. To facilitate the flight planning of aerial application operators, details of the Project, including the 'as constructed' location and height information of WTGs and overhead transmission lines should be provided to landowners so that, when asked for hazard information on their property, the landowner may provide the aerial application pilot with all relevant information.
Marking of WTGs	The rotor blades, nacelle and supporting mast of the WTGs should be painted in a non-reflective off-white, as is typical of most WTGs operational in Australia. No additional marking measures are required for WTGs.
Lighting of WTGs	CASA will determine whether obstacle lighting is recommended for the WTGs. Lighting the WTGs is not a formal requirement. Based on the risk assessment set out in Section 11 it is concluded that aviation lighting is not likely to be required.
Micro-siting	Providing the micro-siting is within 200m of the planned WTGs it will not likely result in a change in the maximum overall blade tip height of the Project. No further assessment is likely to be required from micro-siting and the conclusions of this AIA would remain the same.
Aerial firefighting	The developer or operator should consider the guidance contained in the National Council for Fire and Emergency Services, Wind Farms and Bushfire Operations to ensure: • Liaison with the relevant fire and land management agencies is ongoing and effective • Access is available to the wind farm site by emergency services response for on-ground firefighting operations • Wind turbines are shut down immediately during emergency operations – where possible, blades should be stopped in the 'Y' or 'rabbit ear' position, as this positioning allows for the maximum airspace for aircraft to manoeuvre underneath the blades and removes one of the blades as a potential obstacle.
Based on CFA Design Guidelines and Model Requirements: Renewable Energy Facilities (January 2025)	• Wind energy facilities pose hazards for aerial firefighting operations in certain weather and terrain conditions. • Fire suppression aircraft operate under Visual Flight Rules. Most fire suppression aircraft operate during the day, but only specialised aircraft have the ability for fire suppression at night, under strict protocols. • The following model requirements support safe and effective firefighting operations. The installation must be notified to CFA and Air Services Australia for inclusion in the Vertical Obstruction Database: ○ Wind turbines must be located no less than 300 metres apart. ○ Wind turbines must be provided with automatic shut-down, and the ability to be completely disconnected from the power supply in the event of fire. ○ Installed weather monitoring stations must be notified to the Civil Aviation Safety Authority (CASA) as per CASA Advisory Circular



	AIA Recommendations
	AC 139.E-05 v1.1, October 2022 (as for all structures 110m or more above the ground). ○ All guy wires and monitoring towers must be clearly marked, even where marking is not required by CASA.
Triggers for review	Triggers for review of this risk assessment are provided for consideration: - Prior to construction to ensure the regulatory framework has not changed - Following any significant changes to the context in which the assessment was prepared - Following any near miss, incident or accident associated with operations considered in this risk assessment.

The above recommendations have been adopted as part of the Proposal.

4.15 Shadow Flicker and Blade Glint

WTG blade glint and shadow flicker are visual effects caused by the interaction between the sun and moving blades. SLR has undertaken a review of the proposal against shadow flicker and blade glint limits in accordance with the *Draft National Wind Farm Development Guidelines* (EPHC, 2010) and various standard industry practices. The Shadow Flicker and Blade Glint Assessment is attached as Appendix K.

4.15.1 Shadow Flicker

Shadow flicker is the effect experienced by an observer as sunlight passes through the swept area of an operational wind turbine. This tends to be more often during winter when the sun's altitude is lower but can also be experienced in other seasons close to sunrise and sunset. Shadow flicker can be perceived as an annoyance if they reach the windows of a nearby residential dwelling or other sensitive receiver location such a schools or hospitals.

The widely accepted modelling scenarios and criteria are:

- A "theoretical worst-case scenario" value of 30 hours per year and a maximum of 30 minutes per day.

If the theoretical value is exceeded:

- An "expected real-world scenario" value of 10 hours per year and 30 minutes per day taking into account various real-world considerations.

The assessment evaluated the Theoretical and Expected shadow flicker from a maximum of 98 proposed WTG locations with respect to 83 sensitive receivers.

The theoretical scenario modelling showed no exceedances of the theoretical worst-case scenario modelling criteria. Therefore, no modelling of the Expected Real-world Scenario was required and no mitigation is required.

In accordance with the recommendations of the Assessment, shadow flicker impacts will be kept below the Guideline limit by:

- Periodic monitoring of the location, stakeholder status and occupancy of all dwellings within the 2,000 metre threshold that defines the area of interest for assessing shadow flicker.
- Updating the model should any significant changes to the WTG layout occur, to confirm the hours of shadow flicker impact.



4.15.2 Blade Glint

Blade glint involves the theoretical reflection of sunlight from a turbine blade as seen by an observer as a periodic flash of light. The assessment states that blade glint is not generally a problem for modern wind turbines given that non-reflective coatings are used for the surface of the blade. The assessment quotes the *Draft National Wind Farm Development Guidelines* (2010) as follows:

“The sun’s light may be reflected from the surface of wind turbine blades. Blade Glint has the potential to annoy people. All major wind turbine manufacturers currently finish their blades with a low reflectivity treatment. This prevents a potentially annoying reflective glint from the surface of the blades and the possibility of a strobing reflection when the turbine blades are spinning. Therefore, the risk of blade glint from a new development is considered to be very low.”

The assessment confirms that the Project will not generate blade glint impacts given the low reflectivity treatment of the WTG blades.

4.16 Electromagnetic Interference

SLR has assessed the potential Electromagnetic Interference (EMI) impacts in accordance with the National Wind Farm Development Guidelines – Draft (EPHC, 2010). An EMI Assessment is attached as Appendix L. This assessment considers the proposed 98 WTGs and is informed by stakeholder consultation.

The EMI assessment identifies the locations of existing telecommunications infrastructure and, through consultation with stakeholders, identifies those stakeholder services that are potentially affected.

The electromagnetic frequency energy emitted by the WTGs complies with all applicable European Union legislation and International Electrotechnical Commission (IEC) standards, which generally align with the equivalent standards, frameworks and guidelines used in Australia, as outlined in the EMI Assessment. The electromagnetic emission from the WTGs is sufficiently low to avoid interference with aerial radiocommunications operated by third parties, provided those radiocommunications sites are at distances greater than 2km away.

The EMI assessment found that no significant EMI impacts are anticipated when the mitigations recommended by the Project stakeholders are incorporated. Several wind turbines require micro-siting (i.e. minor relocation) to mitigate signal degradation due to potential interference with various services. These are summarised in Table 5 below.

Table 5: Extraction from the EMI Assessment – Summary of affected services and mitigations, following stakeholder consultation

Service Type	Responsible Operator	Potential Impact	Mitigation
Point-to-Point Communications Links (incl. broadband internet data links)	Telstra	Reduction in cellular data/voice signal quality and/or strength	Micro-siting of up to four wind turbines is required to mitigate signal interference. Consultation is ongoing.
	Bureau of Meteorology	Interference with multiple flooding warning network (FWN) fixed links	Micro-siting of up to 12 wind turbines required. Consultation is ongoing.



Service Type	Responsible Operator	Potential Impact	Mitigation
Meteorological Radar	Bureau of Meteorology	Reduction in precision for the Geraldton weather radar due to scattering effects from WTGs	Consultation is ongoing.

Following the lodgement of this application for Development Approval, further consultation with affected stakeholders will be undertaken to finalise the mutually agreed mitigations (if required) on the MWWF to alleviate the potential for EMI interference with existing radiocommunications services.

The proposed micro-siting activities will consider any necessary WTG relocations during the engineering design stage. This is the subject of ongoing consultation with affected stakeholders, which will continue into the project's engineering design process.

Detailed design will be guided by the mitigation strategy included in section 3.4 of the EMI assessment. This section states:

- The required setbacks calculated by SLR for point-to-point services and feedback received from consulted stakeholders has been incorporated into this Development Application. This includes the identification of practical mitigations to limit EMI.
- The preferred mitigation measure is to adjust spacing and/or relocate WTGs in relation to any affected services (i.e. an avoidance strategy) while avoiding additional impacts on the EP Act (e.g. avoid clearing native vegetation).
- Where WTG relocation is not possible due to other constraints, such as protection of nearby remnant vegetation, then the affected stakeholders and radiocommunications licensees will be consulted to reach agreement on a set of mutually acceptable solutions, depending on the service type affected. As part of this process, the following mitigation measures may be considered:
 - Selection of tower and nacelle shape and available construction materials, the use of absorbing (or non-reflective) materials from those available for blade construction.
 - Replacement of existing radiocommunications service equipment with another less affected type (e.g. UHF link → Microwave link).
 - Relocation of impacted services to another nearby existing radiocommunications transmitter/receiver site, or relocation of services to a new site requiring construction. Note that such a site may need to be established to provide telecommunications services to the wind farm itself, thereby providing a dual-purpose solution.
 - Use of underground or overhead optical fibre as the telecommunications medium in lieu of a radiocommunications service, thereby avoiding the wind farm interference effects.
 - Installation of enhanced signal filters in affected systems that adjust for spurious return signals created by WTGs.
- Where the EMI effects cannot be easily quantified prior to project construction, additional mitigation measures may include:
 - Undertaking baseline testing prior to construction to quantify existing signals where relevant (e.g. residential TV signals for receptors in close proximity to WTGs).



- Undertaking post-construction validation monitoring to identify other retrofit mitigations for the affected radiocommunications systems. These may include:
 - Review and improve the receiving antenna orientation and state of repair.
 - Installation of a more direction and/or higher gain antenna.
 - Relocation of the antenna to a less affected position.
 - Installation of an appropriate amplifier.
 - Installation of a digital TV translator for an affected area.
 - Provision of satellite TV services.

4.17 Transport Impact Assessment

A Transport Impact Assessment (TIA) has been prepared by SLR and is attached at *Appendix M*. The TIA assesses the impacts of the proposed development on the surrounding transport networks and evaluates the consistency of the development with Council and State planning, in accordance with the *WAPC TIA Guidelines – Volume 4 Individual Developments* (2016).

The TIA includes a detailed assessment of the construction phase of the Project program. Detailed assessment has not been undertaken for the operational phase of the Project, as traffic volumes would fall below those assessed by the TIA associated with the construction phase. Similarly, a detailed assessment has not been undertaken for the decommissioning phase of the Project, as it occurs beyond the typical design horizon considered in transport assessments in Australia.

The TIA notes the following:

- With the most conservative assumptions, the anticipated traffic generated by the Project during the peak construction phase is 147 vehicle movements in the peak hour and 393 vehicle movements per day. It is important to note that this is a worst-case scenario.
- The anticipated traffic generated during an average construction day is 110 vehicle movements in the peak hour and 279 vehicle movements per day.
- In addition to the above construction traffic, it is anticipated that approximately 1,300 OSOM vehicle movements will be required to construct the WTGs, approximately 1,000 OSOM vehicles movements to construct the BESS, and approximately 10 OSOM vehicle movements to build the substations and switchyards. This equates to approximately 5 OSOM deliveries per day.
- A review of the publicly available information identified that no other proposed large-scale projects are expected to commence construction or operation in the project area surrounds which could result in exponential traffic growth in the vicinity.
- SLR's review of the turn warrant assessments identified that some intersection upgrades at access locations will be necessary for safe OSOM material transportation.
- The publicly available crash dataset for the surroundings of the Project area does not indicate any recurring crash type or theme that would preclude the development or warrant significant safety upgrades.



- Sight distances available at four site locations exceed the requirements of Austroads Guidelines. At the Walkaway-Nangetty Road & Casuarinas Road intersection, sight distance in the westbound direction are insufficient due to the presence of vegetation. This vegetation should be trimmed regularly.

Overall, the TIA concludes that the impacts of the construction traffic can be accommodated by the existing roading infrastructure, such that the Project has a minor effect on the safety and efficiency of the transport network, provided a number of recommendations are implemented.

In accordance with the recommendations of the TIA, it is proposed that if approved, the MWWF will be subject to conditions requiring:

- The submission and approval of a CTMP that will minimise construction traffic impacts. The CTMP will be prepared in general accordance with the Construction Traffic Management Strategies in sections 8.0 and 9.2 of the TIA.
- Upgrading identified intersections on sealed roads at site access locations to include left-turn or right-turn lanes, as detailed in section 9.1 of the TIA.
- To minimise gravel migration and maximise road safety, some unsealed side roads should be sealed at key intersections, consistent with Section 9.3 of the TIA.
- Undertake enabling works for the transportation of OSOM materials, including changes of road signage, temporary hardstand construction, and vegetation clearance, as outlined in section 6.1 of the TIA.
- In accordance with section 9.4 of the TIA, OSOM material transportation permits will be obtained by the preferred logistics firm from MRWA and the National Heavy Vehicle Regulator. The exact routes for which the approvals will be obtained can only be confirmed in the CTMP appeared in conjunction with the detailed construction program and the MRWA advice on the preferred OSOM material route options.
- Dilapidation reports to be prepared for review by the assessment agencies, consistent with section 9.5 of the TIA.
- Vegetation near the Walkaway-Nangetty Road & Casuarinas Road intersection in the westbound direction will be cleared to maintain the required SISD, consistent with section 9.6 of the TIA.
- Government consultations be undertaken as detailed in section 9.7 of the TIA. MWWF Pty Ltd and the relevant contractor(s) will be responsible for ongoing consultation with state and local assessment agencies and obtaining any required approvals.

The proposed sealed carriageway and further design considerations where required on local roads or roads under the care of local government, will also require approval from the City of Greater Geraldton.

5.0 Planning Assessment

The planning framework comprises the *Planning and Development Act 2005* and its subsidiary legislation Schedule 2 Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions), State Planning Policies, Position Statements and Guidelines, as well as the City of Greater Geraldton Local Planning Scheme No. 1 (LPS 1). The MWWF has also taken into consideration the WAPC's Draft Renewable Energy Planning Code which was released in December 2025 for public comment and closing in April 2026.



5.1 State Planning Framework

5.1.1 Schedule 2 Deemed Provisions: *Planning and Development (Local Planning Framework) Regulations 2015*

Pursuant to clause 60 of the Deemed Provisions, approval is required to commence and construct the MWWF.

Clause 67(2) of the Deemed Provisions sets out the matters to which the local government is to give due regard in considering a development application, to the extent they are relevant to the proposed development.

The Proposal has been assessed against the provisions of Clause 67(2) of the Deemed Provisions. Refer to Table 6.

Table 6: Clause 67(2) Assessment: Matters for Consideration

Clause 67(2) provisions	Applicant's Response	
a. The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The aims and provisions of the City's LPS 1 and the relevant objectives of the Rural Zone have been considered in section 5.2.1 of this report.	✓
b. The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving;	The proposed development is consistent with orderly and proper planning. The development will co-exist harmoniously with existing broadacre cropping and livestock grazing activities and meets the objectives of the Rural Zone City of the City of Greater Geraldton LPS 1. The proposal's conceptual design has been prepared in response to detailed environmental, aviation, transport and amenity assessments (noise, VIA, BMP, Shadow Flicker, Blade Glint and EMI) investigations. The proposed development has been designed to avoid and minimise impacts to environmental values and residential amenity and can be appropriately managed and mitigated.	✓
c. any approved State planning policy;	Assessment has been made against the following State planning policies: - State Planning Policy 2.0 – Environment and Natural Resources Policy - State Planning Policy 2.5 – Rural Planning - State Planning Policy 3.7 – Bushfire Refer to section 5.1.2 of this report.	✓
d. any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d);	N/A.	N/A
e. any policy of the Commission;	An assessment against the following documents has been prepared at Section 5.1.3, 5.1.4 and 5.1.8: State Planning Strategy 2050.	✓



Clause 67(2) provisions	Applicant's Response	
	- WAPC Position Statement: Renewable Energy Facilities (2020). - WAPC Draft Renewable Energy Planning Code.	
f. any policy of the State;	An assessment of the State Energy Transformation Strategy Stage 2 2021-2025 and State Infrastructure Strategy 2022 are assessed in sections 5.1.5 and 5.1.6.	✓
fa. any local planning strategy for this Scheme endorsed by the Commission;	The City of Greater Geraldton Local Planning Strategy is assessed in section 5.2.2.	N/A
g. any local planning policy for the Scheme area;	There are no local planning policies relevant to this Project.	N/A
h. any structure plan or local development plan that relates to the development;	N/A	N/A
i. any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ;	N/A	N/A
j. in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	Reserved land has been excluded from the Project area.	N/A
k. the built heritage conservation of any place that is of cultural significance;	Cultural and historic heritage are assessed in sections 3.3.3 and 4.11, and Appendix N.	✓
l. the effect of the proposal on the cultural heritage significance of the area in which the development is located;	A YPSHA and heritage survey will be undertaken ensure that areas of cultural heritage significance will not be impacted by the Proposal.	✓
m. the compatibility of the development with its setting, including — i. the compatibility of the development with the desired future character of its setting; ii. the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	Under the State Planning Strategy 2050, the MWWF Project area is situated in a favourable locality for wind generation in the Mid West region of WA and is well suited to generate green energy for the SWIS and local off-takers. The proposed WTGs, BESS and other infrastructure are spread across 16 lots held in freehold by 6 groups of landowners, over an area of 16,498 ha. On average the WTG density equates to 1 WTG per 168.35 ha. The limited disturbance and relatively low density of WTGs ensures that the MWWF development can operate simultaneously with existing broadacre cropping and livestock grazing activities. The scale, form and appearance of the BESS, substation and other infrastructure are compatible with the surrounding environment and will not adversely affect the existing and future rural activities on surrounding land.	✓



Clause 67(2) provisions	Applicant's Response	
n. the amenity of the locality including the following — i. environmental impacts of the development; and ii. the character of the locality; and iii. social impacts of the development.	The EAR (Appendix D) confirms that the environmental impacts of the development have been identified and can be appropriately managed through a number of avoidance, mitigation and minimisation measures. The VIA (Appendix H) confirms that the Project does not result in the removal of the valued characteristics of the locality, nor does it result in significant alteration or distribution to views of valued landscape characteristics. Operational noise and construction noise and vibration will be appropriately managed, as assessed in Appendix I.	✓
o. the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	The EAR (Appendix D) confirms that the environmental impacts of the development have been identified and can be appropriately managed through a number of avoidance, mitigation and minimisation measures. In particular, a CEMP will include management measures for erosion and contamination, which could impact water.	✓
p. whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	The EAR (Appendix D) identifies and confirms that significant vegetation can be appropriately preserved where possible, particularly through the direct avoidance of clearing of native vegetation and the strategic placement of wind turbines and associated infrastructure. The VIA (Appendix H) does not recommend new landscaping treatments as a mitigation or screening measure.	✓
q. the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	The MWWF site is suitable for hosting a wind farm development. Environmental matters can be managed through best practice environmental management techniques as part of a CEMP. The site is not contaminated, is not known to contain Acid Sulphate Soils, can be properly managed for bushfire risk, is predominantly cleared (93.73% of the project area and 97.13% of SLR's flora and vegetation survey area (Appendix D)), and has a low to moderate flood risk. Refer to section 3.3.2 and 4.9 of this report and Appendix D.	✓
r. the suitability of the land for the development taking into account the possible risk to human health or safety;	The proposed development is located in a rural area and agricultural setting which has limited population density. The potential amenity impacts of the proposed development have been considered in the EAR, BMP, VIA, NIA, Shadow flicker, Blade Glint and EMI studies. The Proposal will have no adverse impacts on human	✓



Clause 67(2) provisions	Applicant's Response	
	health or safety (Refer also to Appendices D, F, G, H, K and L).	
s. the adequacy of — i. the proposed means of access to and egress from the site; and ii. arrangements for the loading, unloading, manoeuvring and parking of vehicles;	The TIA (Appendix M) confirms that the proposed means of access to and egress from the site is appropriate, provided identified voluntary upgrades are undertaken.	✓
t. the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	The TIA (Appendix M) predicts the amount of traffic likely to be generated by the development and confirms that this can be adequately absorbed such that the Project has a negligible effects on the safety and efficiency of the transport network, provided the recommended CTMP and upgrades are made (which are volunteered as conditions of approval).	✓
u. the availability and adequacy for the development of the following — i. public transport services; ii. public utility services; iii. storage, management and collection of waste; iv. access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); v. access by older people and people with disability;	Given the MWWF will be largely unattended once operational, the long-term generation of solid wastes is anticipated to be limited. Solid wastes generated on-site will be collected and disposed off-site by the visiting employee/s. A Waste Management Plan (WMP) can be provided as a condition of development approval if required by the City. Waste management requirements associated with the construction phase can be addressed as part of a future CTMP. The provision of public transport services, and access by pedestrians and cyclists, older people, people with a disability is not relevant to the proposed development. The development will be serviced with power and water connections. Water supply will be provided through a Water Reservation Agreement with Yamatji Water.	✓
v. the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	N/A – No community service or benefit will be lost as a result of this Proposal.	N/A
w. the history of the site where the development is to be located;	Cultural and historic heritage are assessed in sections 3.3.3 and 4.11, and Appendix N.	✓
x. the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	The Project is informed by technical investigations that consider the Proposal's likely amenity impacts including a low to moderate impact on visual landscape values (refer to section 4.12 and Appendix H). The Project has engaged early with key stakeholders to understand their concerns	✓



Clause 67(2) provisions	Applicant's Response	
	and aspirations for the MWWF development, including Community Benefits. Existing commitments to engagement will be supported by ongoing opportunities to discuss the Proposal during the statutory public advertising period and via the project's stakeholder engagement plan including the project website. Refer to sections 4.7 and 4.8 of this report.	
y. any submissions received on the application;	Community engagement has occurred, including via a community information session in early June 2026 (refer to Appendix E). MWWF Pty Ltd intends to engage further with the broader community during the statutory public advertising period. Public submissions will be considered by the applicant, and by the City in determining the application.	✓
za. the comments or submissions received from any authority consulted under clause 66;	The application will be referred by the City to relevant state government departments and agencies during the DA assessment process. Referrals will be considered by the applicant, and by the City in determining the application.	✓
zb. any other planning consideration the local government considers appropriate.	Subject to City advice.	✓

5.1.2 State Planning Policy

5.1.2.1 SPP 2.0 – Environment and Natural Resources Policy

SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation and enhancement of the natural environment. The policy promotes responsible planning by integrating environment and natural resource management with broader land use planning and decision-making. The Proposal satisfies the objectives of SPP2.0 as set out in Table 7 below.

Table 7: SPP 2.0 assessment

Objectives	Assessment	
To integrate environment and natural resource management with broader land use planning and decision-making;	The Proposal seeks to integrate renewable energy infrastructure into an existing rural land use, harnessing abundant natural wind resources to assist with WA's transition to green energy and providing a supplementary agricultural income.	✓
To protect, conserve and enhance the natural environment;	Wind farms seek to produce energy in a sustainable manner, conserving the natural environment. The proposed development has adopted an overarching avoidance and minimisation strategy. WTGs, BESS, cables, access points, internal roads and support infrastructure have been conceptually designed,	✓



Objectives	Assessment	
	as far as practical, to avoid areas of native vegetation and environmental values.	
To promote and assist in the wise and sustainable use and management of natural resources.	The Proposal assists in the sustainable use of wind energy and promote this as a common development proposal within Western Australia.	✓
Policy Measures	Assessment	
Section 5.9 Landscape		
Identify and safeguard landscapes with high geological, geomorphological or ecological values, as well as those of aesthetic, cultural or historical value to the community, and encourage the restoration of those that are degraded.	The Landscape policy measures have been appropriately considered in the VIA (Appendix H). The VIA states that it aims to meet the objectives of this Policy by identifying landscapes with high values and considers their capacity to absorb changes.	✓
In areas identified in 5.9(i) above, consider the level or capacity of the landscape to absorb new activities and incorporate appropriate planning and building design and siting criteria to ensure that new development is consistent and sensitive to the character and quality of the landscape.		✓
Consider the need for a landscape, cultural or visual impact assessment for land use or development proposals that may have a significant impact on sensitive landscapes		✓
Section 5.10 Greenhouse Gas Emissions and Energy Efficiency		
Promote energy efficient development and urban design incorporating such issues as energy efficient building design, walkable neighbourhoods, higher densities in areas accessible to high quality public transport, local access to employment, retail and community facilities, and orientation of building lots for solar efficiency.	N/A – the MWWF proposal does not relate to the development of neighbourhoods or residential buildings.	✓
Supports the retention of existing vegetation and revegetation in subdivision and development proposals.	The MWWF Project area is used for agricultural broad acre cropping and livestock grazing activities and has been largely cleared (93.73% of the project area and 97.13% of the total disturbance area) (Appendix D). The layout of the development has been proposed specifically to minimise the clearance of remnant native vegetation and areas of environmental values. Refer to Appendix D and sections 3.3.2 and 4.9 for further environmental information.	✓
Support the use of alternative energy generation, including renewable energy, where appropriate.	The Proposal supports and promotes the use of renewable energy through the construction of 98 WTGs.	✓
Support the adoption of adaptation measures that may be required to respond to climate change.	The Proposal supports the state's Green Energy Transformation Strategy. It will provide energy into the SWIS, assisting the state's transition to renewable energy when end of life coal-fired	✓



Objectives	Assessment
	generators are retired. It also supports the achievement of net zero carbon emission targets and other climate change related goals.

5.1.2.2 SPP 2.5 – Rural Planning

SPP 2.5 applies to rural land and rural land uses. It seeks to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. SPP 2.5 includes policy measures aimed at protecting rural land while encouraging a diversity of compatible rural land uses. The Proposal meets the objectives of SPP2.5 as set out in Table 8 below.

Table 8: SPP 2.5 assessment

Objectives	Assessment
Support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;	The MWWF will provide growth and economic security for local landowners and the community more broadly via supplementary income and shared benefits under a future Community Benefit Agreement. These initiatives, in addition to economic benefits in the form of local services procurement and employment attributed to the construction phase, promote local and regional economic growth.
Provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;	The Project area is well suited to hosting the MWWF given the large site area and relatively limited area of disturbance and low turbine density, and co-operation and organisation of landowners. The MWWF, similar to previously approved wind farms like the Walkaway Wind Farm, can harmoniously co-exist with rural activity on, and adjacent to, the Project area.
Outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;	N/A – the Proposal does not seek to extract raw materials.
Provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;	N/A – the Proposal seeks development approval in accordance with the requirements and objectives of the existing planning framework.
Avoid and minimise land use conflicts;	As already demonstrated in existing wind farm approvals, the proposed MWWF will co-exist with current broadacre cropping and livestock grazing activities. The proposed WTGs, BESS and other infrastructure are acceptable given the large Project area which generally enables adequate separation to near neighbours and therefore avoids adverse amenity impacts, and relatively low turbine density. The Proposal has been conceptually designed to avoid environmental values. A YPSHA and heritage survey prior to works commencing will ensure that any areas of heritage significance will not be impacted by the Proposal.



Objectives	Assessment	
Promote sustainable settlement in, and adjacent to, existing urban areas;	N/A – the Proposal is not in proximity to an urban area.	N/A
Protect and sustainably manage environmental, landscape and water resource assets.	The Proposal to construct the MWWF will provide a greater contribution to delivering renewable and sustainable energy into the SWIS, benefiting both to the WA community and the environment.	✓

5.1.2.3 SPP 3.7 – Bushfire

SPP 3.7 provides a framework for the implementation of effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.

The MWWF area is identified as ‘Bushfire Prone’. As discussed in section 4.10, there is no formal requirement to assess the proposal against, and demonstrate compliance with, SPP 3.7. However, given the Project area is surrounded by unmanaged grassland such that the initial BAL impact on buildings and infrastructure would be BAL-40 or greater, MWWF Pty Ltd has elected to voluntarily demonstrate compliance with SPP 3.7 for the permanent habitable buildings as much as practical. This has been documented in the Bushfire Management Plan and BESS Addendum attached as Appendix F.

The Proposal meets the objectives of SPP 3.7 as set out in Table 9 below.

Table 9: SPP 3.7 assessment

Objectives	Assessment	
a) A BAL assessment should be prepared by an accredited Level 1 BAL Assessor or a Bushfire Planning Practitioner unless otherwise exempted in the Guidelines;	A BAL assessment of the permanent buildings (wind farm O&M building and firewater tank, and BESS O&M building) and substation envelope was undertaken in the BMP and BESS Addendum (Appendix F). Other buildings are infrastructure are exempted.	✓
b) the identification of any bushfire hazard issues arising from the BAL Contour Map or the BAL assessment;	Bushfire hazard issues arising from the BAL assessment were identified in the BMP and BESS Addendum (Appendix F).	✓
c) an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site.	The BMP and BESS Addendum (Appendix F) demonstrate compliance with Bushfire Protection Criteria 7 (Development – Commercial and Industrial), showing that acceptable solutions have been proposed for all relevant criteria.	✓

5.1.3 State Planning Strategy 2050

The State Planning Strategy guides land-use planning, land development, transport planning and related matters. It provides a set of State planning principles, strategic goals and objectives. A key energy objective is ‘to enable secure, reliable, competitive and clean energy that meets the State’s growing demand’.



The strategy recognises population and economic growth is resulting in a greater demand on energy and infrastructure upgrades and replacement. The strategy finds “Energy consumption for Western Australia (WA) has grown at an average of 5% per annum since 2006-07, whilst electricity consumption has increased at around 7% per annum.”

Demand for energy is expected to continue to grow due to ongoing industrial development, especially in the mining and mineral processing sectors. Global and domestic pressures are expected to cause further increases in the cost of fossil fuels. Consequently, the strategy promotes the establishment of a diverse energy supply mix, including renewable fuel sources which will help mitigate climate change impacts and reduce dependence on fossil fuels and greenhouse gas emissions.

Whilst various forms of renewable energy (wind; solar; wave; tidal; geothermal; biofuels) continue to be developed and integrated into the grid, most renewable energy is derived from wind (67%). The Strategy (refer to Figure 16) highlights the southern part of the State, including the City of Greater Geraldton as ‘potential wind energy’.

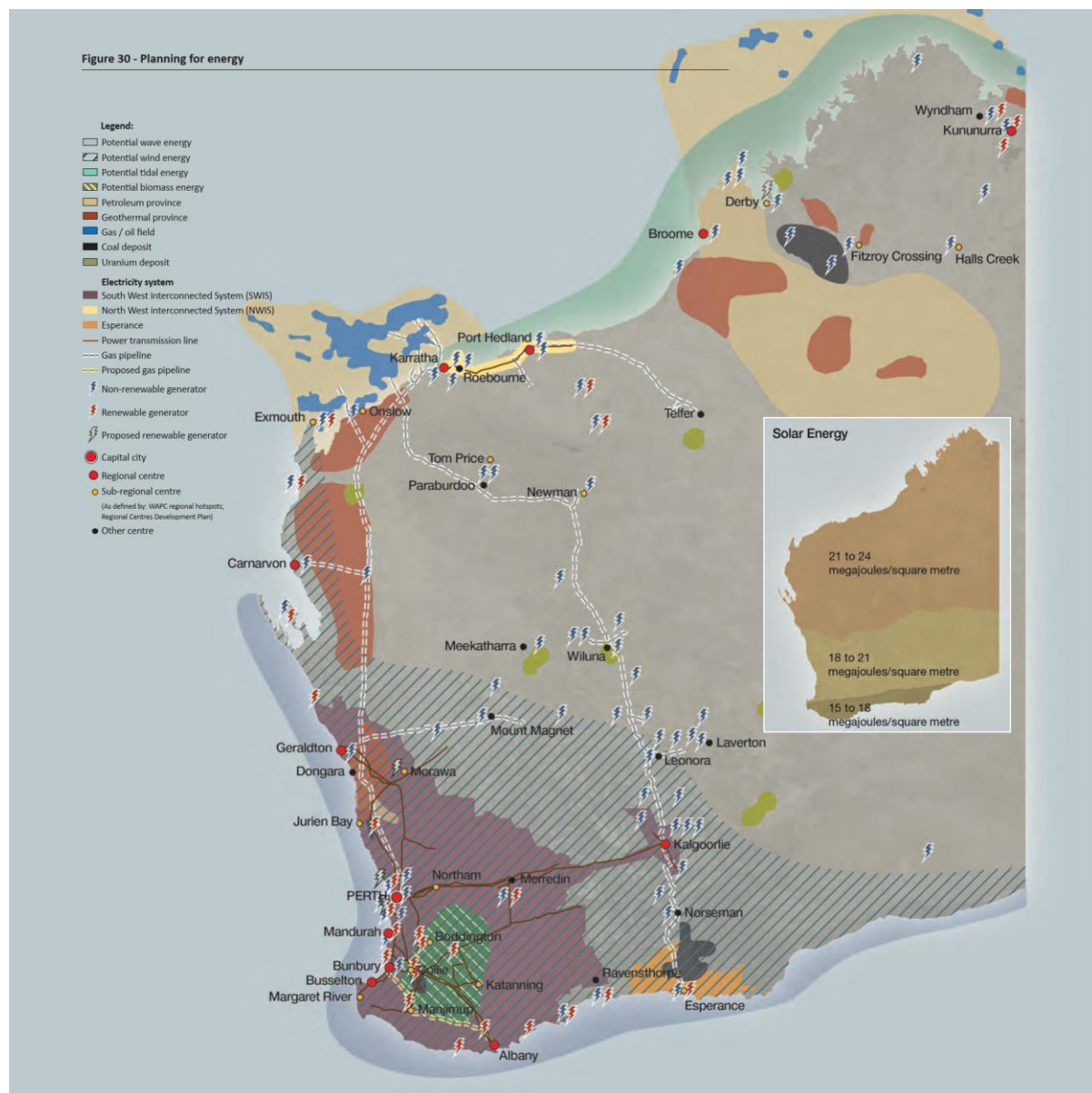


Figure 16: State Planning Strategy 2050 – Planning for Energy



5.1.4 WAPC Position Statement: Renewable Energy Facilities

In 2020, the WAPC released a position statement for the consistent consideration and provision of renewable energy facilities within Western Australia. It outlines factors to be considered when assessing the development of renewable energy facilities and supersedes Planning Bulletin 67 Guidelines for Wind Farm Development (2004).

Renewable energy facilities in Western Australia principally include wind turbine and solar array systems. The definition of Renewable Energy Facilities means:

“premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.”

The MWWF meets the definition of a Renewable Energy Facility. The Proposal also meets the Position Statement objectives as set out in Table 10 below.

Table 10: WAPC Position Statement: Renewable energy facilities – objectives assessment

Objectives	Assessment	
Guide the establishment of renewable energy facilities to support the State Energy Transformation Strategy (March 2019);	The Proposal seeks the establishment of a wind farm, in alignment with the State Energy Transformation Strategy State 2 2021 – 2025 (see section 5.1.5).	✓
Outline key planning and environmental considerations for the location, siting and design of renewable energy facilities;	The Proposal supports the position statement's intention for the location and siting of renewable energy facilities in a manner that maximises the capture of wind, whilst also protecting landscape character, local amenity and avoiding the loss of native vegetation and areas of environmental value. This is due to a range of factors including local landownership characteristics, limited disturbance footprint in a large Project area, low turbine density, limited interface to sensitive land uses and appropriate separation.	✓
Promote the consistent consideration and assessment of renewable energy facilities;	The MWWF has been assessed against the WAPC Position Statement for Renewable Energy Facilities, clause 67(2) of the Deemed Provisions and the City of Greater Geraldton LPS 1. This application demonstrates the proposed 98 WTGs, BESS and associated ancillary infrastructure can be appropriately accommodated on the site without unreasonable adverse impacts to local amenity, landscape character and environmental values.	✓
Facilitate appropriate development of renewable energy facilities while minimising any potential impact upon the environment, natural landscape, and urban areas;	The design adopts an overarching avoidance strategy that avoids the loss of native vegetation and areas of environmental value. The MWWF layout design ensures existing dwellings on within the Project area and on neighbouring sites are appropriately separated from WTGs, BESS and other infrastructure to avoid amenity impacts.	✓
Encourage informed public engagement early in the	Engagement with key stakeholder commenced in 2021 and has been ongoing since this time. Refer to section 4.8 of this report for community engagement initiatives. MWWF Pty Ltd	✓



Objectives	Assessment
renewable energy facility planning process.	hosted a community information session in early June 2026, prior to the public advertising period, to allow the community to be fully informed about the Proposal (Appendix E). MWWF Pty Ltd intends to engage further with the broader community during the statutory public advertising period.

The Position Statement outlines key measures to be considered during the assessment of a Renewable Energy Facility. The proposed MWWF demonstrates each of these measures has been met in Table 11.

Table 11: WAPC Position Statement: Renewable energy facilities – Policy measures assessment

Measures	Assessment
<i>Community Consultation</i> Broad consultation is likely to be relevant to government and non-government stakeholders.	MWWF Pty Ltd has commenced early engagement with key stakeholders as discussed in section 4.8. MWWF Pty Ltd intends to continue engaging with the broader community during the formal public advertising period through further community information sessions.
<i>Environmental Impact</i> Environmental survey and assessment of the site to map and describe significant flora and fauna according to the EPA Environmental Factor Guideline - Flora and vegetation (December 2016) and EPA Environmental Factor Guideline – Social Surroundings (December 2016). Siting facilities near the grid and to in locations that minimise native vegetation clearing.	The MWWF conceptual design is informed by an EAR and adopts an overarching avoidance and minimisation strategy limits impact on native vegetation and areas of environmental value. Refer to section 4.9 of this report and Appendix D.
<i>Visual and Landscape Impact</i> A visual and landscape impact assessment may demonstrate the appropriateness of siting and location. It may address: - Landscape significance and sensitivity to change, site earthworks, topography, extent of cut and fill, the extent and type of vegetation, clearing and rehabilitation areas, land use patterns, built form character, public amenity and community values - Likely impact on views including the visibility of the facility using viewshed analysis and simulations of views from significant viewing locations including residential areas, major scenic drives and lookouts. - Layout of the facility including the number, height, scale, spacing, colour, surface reflectivity and design of components,	The MWWF conceptual design is informed by a detailed VIA which considers the impact of the proposed 98 WTGs, BESS and other infrastructure on the surrounding landscape. The VIA is informed by the <i>Visual Landscape Planning in WA: a manual for evaluation, assessment, siting and design</i>, (November 2007). Refer to section 4.12 of this report and Appendix H.



Measures	Assessment	
including any ancillary buildings, signage, access roads, and incidental facilities Measures proposed to minimise unwanted, unacceptable or adverse visual impacts. Assessments are to be informed by the <i>Visual Landscape Planning in WA: a manual for evaluation, assessment, siting and design</i>, (November 2007) and the Australian Wind Energy Association and the Australian Council of National Trusts Publication <i>Wind Farms and Landscape Values</i> (2005).		
Noise impact (wind turbine proposals) The minimum recommended distance between noise-sensitive land uses and a wind turbine is 1,500 metres. The minimum distance may be reduced with the approval of the local government, based upon advice from DWER. Proposals for new wind turbines within 1,500 metres of an existing or new noise-sensitive premises (excluding caretaker dwellings) will require an acoustic study to enable the local government to determine the acceptability of a lesser separation distance. The acoustic study should be completed by a qualified acoustic consultant and include the provision of suitable noise attenuation measures, where required. Noise emissions from renewable energy facilities, including wind turbines, are required to meet the standards prescribed under the <i>Environmental Protection (Noise) Regulations 1997</i>. The <i>South Australian Environmental Protection Authority – Wind Farms Environmental Noise Guidelines</i> (2009) should also be referenced for assessment purposes. These guidelines acknowledge the potential for operation in the presence of higher wind-induced background noise levels.	The NVIA (Appendix I) assessed the operational noise impacts of the WTGs at all dwellings within 5km of a proposed WTG. It was undertaken in accordance with the <i>Environmental Protection (Noise) Regulations 1997</i> and the <i>South Australian Environmental Protection Authority – Wind Farms Environmental Noise Guidelines</i> (2009). It concluded that the noise impacts will be acceptable at all receivers, and no noise attenuation measures are required.	✓
Public and Aviation Safety Consideration should be given to appropriate measures to manage public access near a renewable energy facility (particularly wind turbines) and any public building, road or pathway including visitor facilities such as car parks, platforms, information facilities and toilets. Measures should be developed in consultation with the local government. Proponents of wind turbine proposals should refer to the <i>National Airports Safeguarding Framework (NASF) Guideline D: Managing the Risk to Aviation Safety of Wind Turbine Installation (Wind Farms) / Wind Monitoring Towers</i> to determine any potential aviation	The WTGs, BESS and other infrastructure will all be located on private land. Public access near WTGs, BESS or other infrastructure will not be provided for. The MWWF conceptual design is informed by an Aviation Impact Assessment (Appendix J), Bushfire Management Plan (Appendix F) and Bushfire Risk Management Plan (Appendix G).	✓



Measures	Assessment	
safety risks and possible mitigation measures. Any potential aviation safety risks identified require consultation with Civil Aviation Safety Authority (CASA), Air Services Australia and/or the Commonwealth Department of Defence Wind turbines and solar arrays in bushfire prone areas should be designed and maintained so they are not a bushfire risk to surrounding bushland, and where possible, should not be in bushfire prone areas with an 'extreme' bushfire hazard level or bushfire attack level (BAL) - 40 or BAL- Flame Zone. A minimum 10 metres clearance to combustible vegetation in the form of an Asset Protection Zone (APZ) is recommended.		
<i>Heritage</i> Heritage assessment to determine whether proposed locations hold Aboriginal heritage, natural or historic heritage significance.	An Aboriginal Cultural Heritage Due Diligence Assessment is attached as Appendix N. If approved, a YPSHA and heritage survey will be finalised prior to works commencing, as a condition of development approval.	✓
<i>Construction Impacts</i> Consideration should be given to a site construction management plan that identifies standards and procedures for construction including the management of dust and noise emissions. Site disturbance should be minimised during construction through careful siting and measures to address erosion, drainage run-off, flooding, water quality, retention of remnant vegetation, stabilisation of topsoil, and weed and disease hygiene. Vehicle and machinery access and movement and impacts to local road quality, transportation and road safety measures including the need for signage, lighting, swept path and intersection redesign and works.	If approved, it is anticipated that a CTMP will be prepared as a condition of development approval. The CTMP require the proponent to provide detailed information on the following aspects: • Construction Process. • Detailed Construction Timelines – currently anticipated to be 30 months, with 12 months of pre-construction planning activities. • Environmental Management Controls. • Storage of equipment and machinery required on site. • Construction servicing including water and power supply. • Construction Transport Route –refer to sections 4.6 and 4.17 and Appendix M.	✓
<i>Future Use</i> A program should be separately developed in relation to removal of the facility and provide for rehabilitation requirements	If approved, it is anticipated that a Decommissioning and Rehabilitation Plan will be required as a condition of development approval. The plan, which is expected to be prepared to the City's satisfaction prior to the cessation of the wind farm operations and in conjunction with landowners, will indicatively seek to return areas of the Project area that is disturbed back to its predevelopment state, except for removal of access roads and inground cables. The decommissioning plan will optimise recycling opportunities for WTG components, in keeping with technological advances. The ultimate plan will be informed by the Preliminary	✓



Measures	Assessment
	Decommissioning and Rehabilitation Plan attached as Appendix O. Refer to section 4.5.4 of this report.

5.1.5 Energy Transformation Strategy Stage 2: 2021-2025

The Energy Transformation Strategy Stage 2: 2021-2025 follows on from the Energy Transformation Strategy prepared in 2019. It recognises that, between 2019 and 2021, the amount of large-scale renewable capacity connected to the SWIS more than doubled. Despite this increase, the strategy retains the same vision and objective as the 2019 strategy.

The State's strategic vision is to provide safe, secure, reliable, low-emission power to WA households and businesses at the lowest sustainable cost, while allowing new technology to connect and giving people more control over their electricity use.

The State's transformation commitments also support the achievement of Australia's international obligations and Federal legislated greenhouse gas emissions reductions. The *Climate Change Act 2022* set Australia's greenhouse gas emissions reduction targets of a 43% reduction from 2005 levels by 2030 and net zero by 2050. The Australian Government is also targeting 82% renewable energy in electricity grids by 2030. In Western Australia, the Government has committed to a whole-of-government 2030 greenhouse gas emissions reduction target of 80% below 2020 levels. Therefore, State Government strategies specify the need for renewable energy transitions throughout the State.

Renewable energy projects such as this Proposal are vital to contribute towards this energy transition, reduce carbon emissions and help to mitigate the impacts of climate change. The MWWF will contribute to achieving the transformation vision by providing 700MW (i.e. up to 2.76GWh p.a.) of safe, secure, reliable, low-emission power to the SWIS and future offtakers, using Vestas's cutting-edge WTG technology. The provision of BESS improves network flexibility, reliability and resilience and assists in managing fluctuations associated with renewable generation sources.

5.1.6 State Infrastructure Strategy 2022

The State Infrastructure Strategy outlines Western Australia's infrastructure needs and priorities over 20 years.

The strengths identified for the Mid West Region include solar and wind resources.

Infrastructure directions for the Mid West region include supporting renewable energy, alongside supporting agriculture and food.

Therefore, the Project is supported by the State Infrastructure Strategy as it will harness the wind resources in the Mid West Region for renewable energy while being compatible with the existing agricultural land use within the project area. The provision of BESS infrastructure improves network resilience and supports the ongoing transformation of the State's energy system.

5.1.7 Seven Cities Vision for Regional Western Australia 2026

In April 2026, the State Government launched its Seven Cities vision for regional Western Australia being a long term plan to unlock the next wave of regional economic development and infrastructure services across the state. Geraldton is identified as one of the seven



cities, which are to become hubs for local economic diversification, renewable energy, jobs and housing, health and public service investment.

5.1.8 Draft Renewable Energy Planning Code 2025

The WAPC released the Draft Renewable Energy Planning Code (the Code) for public comment on 12 December 2025. The purpose of the Code is to provide a clear and consistent framework for assessing energy infrastructure that supports the generation, storage and transmission of renewable energy across Western Australia.

WAPC have advised that the Code will formally apply once it is approved and incorporated into the Deemed Provisions and local planning schemes, indicatively from August 2026.

As a draft, seriously entertained planning proposal, the Project has given due regard to each Element in the Code. The proposed development satisfies each Element Objective and each Performance Objective as demonstrated in the attached detailed assessment at Appendix P.

The Code currently includes provisions for wind farms, with provisions for BESS to be prepared in future.

Key assessment comments include:

- **Micro-siting**

The Proposal requests a 200m micro-siting radius, compared to 100m specified at Provision 2.1.3.

The proposed 200m wind turbine micro-siting radius is considered appropriate and justified in this instance. The increased micro-siting allowance provides flexibility during the detailed design and construction phases, noting that the development assessment stage represents the consideration of the conceptual design only. This flexibility enables optimisation of wind turbine placement in response to site-specific constraints, including geotechnical conditions, environmental considerations, and final infrastructure layout. Such adaptability is critical to ensuring the efficient delivery of a project of significant State importance.

Importantly, there are several comparable approvals within Western Australia that have adopted larger micro-siting envelopes. Recent approvals, including the Parron Wind Farm, have allowed for micro-siting of up to 300m.

It is also noted that micro-siting under the Code is not an Element, and that the Code remains in draft form. It is unclear whether the permitted micro-siting threshold will be increased in the finally adopted Code, based on submissions made during public advertising.

In this context, the proposed micro-siting variation is considered reasonable and consistent with the intent of the Code.

- **WF Element 1 Safety: WF-AO1.1 blade tip height setback**

Wind turbines are to be set back 1.1 x blade tip height from non-host lots, reserves (including road reserves), and existing and approved habitable buildings on host lots and non-host lots.

Of the 98 WTGs proposed, no WTGs are proposed less than 262m (1.1 x tip height of 238m) from adjacent non-host lot boundaries.

There are 10 WTGs that are set back less than 262m from road reserves or a public purpose reserve (WTG 43). However, in all but one case (WTG 61), the WTGs are set back beyond the blade radius (84m): 7 x WTGs are setback more than 198m and



2 x WTGs (43 and 4) are set back 100m. In respect of WTG 43, although the setback encroaches Reserve 12576, it does not encroach infrastructure located in the reserve. Given the weight of the WTG blades (estimated at 26 tonnes), a setback exceeding 84m being the blade length, is considered an appropriate operating distance to roads and property boundaries for blade drop or throw and other failure events.

Whilst a seriously entertained planning proposal, it is noted that the draft Renewable Energy Planning Code have not yet been finally adopted following public submissions. It is anticipated that the Planning Code will be refined, including WF-AO1.1, before being adopted given the lack of evidence included in support of the setback requirement and its inclusion as the only element with only an Acceptable Outcome.

In the event that the Planning Code is adopted whilst the Development Application is being considered, future compliance, if required, can be addressed through micro-siting during detailed design.

- **WF Element 2 Noise: WF-PO2.2** unreasonable noise impact on future urban development or rural residential development

The land adjacent to the wind farm development site is not identified for future urban development or rural residential development. Mid West Wind Farm Pty Ltd acknowledges proposed changes to the Deemed Provisions of the LPS Regulations to introduce development approvals requirements for single houses and other sensitive land uses within 2km of wind farms, and requiring noise sensitive land uses to be sited and designed to avoid being subject to unreasonable noise impacts from proposed, existing and approved wind farms. Mid West Wind Farm Pty Ltd will work with surrounding landowners who may seek development approval for noise sensitive land uses within 2km of the proposed wind farm.

- **WF Element 3 WF-PO3.1 Single House Development Potential on Non-Host Lots**

WF-PO3.1 allows for a wind farm noise impact area to extend into non-host lots where the non-host:

a. The non-host lot retains a suitable and sufficient area of land outside the noise impact area(s) of the wind farm and any other nearby existing or approved wind farms, for a future single house, which:

- i. is permissible under the local planning scheme;*
- ii. is not affected by development constraints such as conservation areas or flood-prone land; and*
- iii. can be practically serviced, including with vehicle access and utility services; or*

b. The non-host lot forms part of a broader contiguous landholding used for agricultural purposes, where a single house already exists on another lot within the same holding, and the non-host lot is not intended or required to accommodate a separate single house.

The NVIA identifies areas where noise contours capture non-host lots. However, where neighbouring non-host lots are affected by the 35dB(A) contour, most adjacent lots either:



- retain a sufficiently sized and serviceable portion of land outside of the 35dB(A), or
- are part of a larger contiguous landholding with a single dwelling, or
- are State owned land.

Mid West Wind Farm Pty Ltd will work with surrounding non-host landowners who may seek development approval for noise sensitive land uses.

5.1.9 Mid West Regional Planning and Infrastructure Framework 2015

The Mid West Planning and Infrastructure Framework provides the regional context for land use planning in the Mid West. It provides an overview of major regional issues facing the Mid West and identifies priority actions required to enable comprehensive regional and sub-regional planning.

The Framework encourages infrastructure provision to support economic growth and diversification, noting that the increase in demand for energy in the Mid West is anticipated to be substantial, and that the Mid West region has access to abundant energy resources such as solar, wind and geothermal, which also have the benefit of potentially reducing carbon emissions.

The Framework also acknowledges that opportunities for economic expansion have been recognised across various sectors of the regional economy including mining, industrial, agriculture and tourism sectors. However, the expansion of these sectors and further economic diversification is reliant on key infrastructure including water, power, roads, rail, port and airport facilities. The provision of supporting infrastructure and essential services, particularly at a regional level, must be coordinated in order to support economic development and capitalise on opportunities for growth.

Given the above, the Proposal is consistent with the Framework as it will provide additional power infrastructure in the Mid West, supporting expansion across other sectors and enabling economic diversification.

5.1.10 Mid West Regional Blueprint 2015

The Proposal is consistent with the Mid West Regional Blueprint, which seeks to ensure the Mid West realises its full potential by capitalising on its regional advantages and opportunities and addressing current and future challenges.

The Blueprint highlights the importance of having energy infrastructure in place to supply the growth needs of Mid West communities and industry and for development of renewable energy as a key industry. The Blueprint intends for the Mid West to become a national leader in renewable and remote energy solutions.

5.2 City of Greater Geraldton Local Planning Framework

5.2.1 City of Greater Geraldton Local Planning Scheme No. 1

The Project area is entirely located in the City of Greater Geraldton, where land use and development are regulated under the City of Greater Geraldton Local Planning Scheme No. 1 (LPS 1).

The aims of LPS 1 are:

- Encourage growing towards a regional city with the capacity to sustain a population of 80,000 – 100,000.*



- b) Facilitate our sense of community, our small town feel and the lifestyle opportunities for our coastal location and bushland.*
- c) Provide for our cultural heritage and creative community.*
- d) Promote our natural and built environment and live sustainably; in balance with nature.*
- e) Foster a healthy, thriving economy that provides diverse employment opportunities while protecting the environment and enhancing social and cultural outcomes.*
- f) Support an open and trusting relationship between the community, Local Government and other decision makers.*

The development will co-exist harmoniously with existing livestock grazing and broadacre cropping activities. This Proposal has been carefully sited to ensure impacts on the sense of community and lifestyle opportunities are in the first case avoided, and otherwise minimised, and appropriately mitigated. The Proposal will not adversely impact the amenity, health and safety of residents in the surrounding locality. Rather, the Proposal will deliver significant community benefits able to support the long-term welfare of the local community over the >25-year life of the Project.

The Proposal has been iteratively developed in response to detailed technical analysis on ecology and biodiversity surveys, energy modelling, transport, bushfire, aviation, noise, landscape and visual impacts and shadow flicker, blade glint, electromagnetic interference, and cultural heritage investigations. Therefore, the Project promotes the natural environment and provides for cultural heritage.

Construction of the MWWF will require 300 personnel, providing local employment opportunities. It will also support a healthy, thriving economy by providing additional grid capacity and direct off-taker opportunities, supplying renewable power to new projects.

The MWWF Pty Ltd has made a concerted effort to engage early, during the concept development stage, to build and open and trusting relationship with all stakeholders. It has responded directly to stakeholder engagement feedback.

5.2.1.1 Rural Zone objectives

Most of the project area is zoned 'Rural' under LPS 1, as shown in Figure 17. The Project area also encompasses a District distributor road reserve (Walkaway-Nangetty Road) and a number of local road reserves.

No infrastructure will be located within the local reserves zoned 'Public Purposes'.



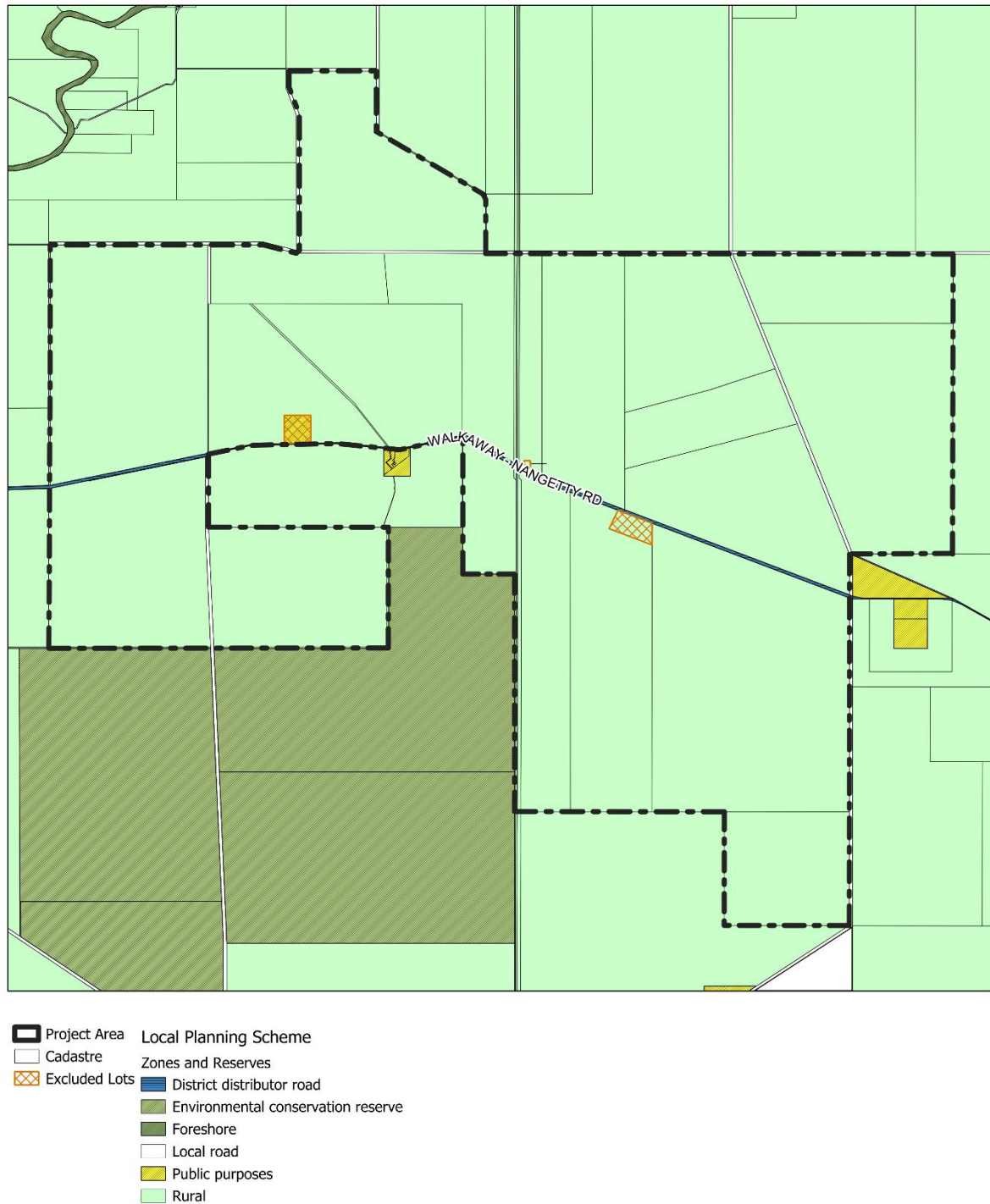


Figure 17: LPS 1 Zoning map



The Proposal is consistent with the objectives of the Rural Zone, as assessed in Table 12 below.

Table 12: LPS 1 Rural Zone objectives assessment

Objective	Assessment	
a) <i>Provide for the maintenance or enhancement of specific local character.</i>	The Proposal has been designed to avoid identified environmental values, minimise impacts on environmental, Aboriginal Heritage and local amenity (noise and vibration, shadow flicker, EMI, blade glint, landscape values) and appropriately mitigate where necessary. These efforts support the preservation of local character.	✓
b) <i>Protect broadacre agricultural activities, such as cropping and grazing, and intensive uses, such as horticulture, from incompatible uses and minimise land use conflicts.</i>	The MWWF can co-exist with existing broadacre cropping and livestock grazing activities. The Proposal provides a supplementary income to the existing landowners and further local and regional shared benefits under a Community Benefit Agreement. The Proposal will not restrict adjoining rural zoned land from continuing predominantly agricultural activities and neighbouring properties' activities will be accounted for in a conditional CTMP.	✓
c) <i>Provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with the surrounding rural uses.</i>	The proposed development is a non-rural land use that is considered to be compatible with the surrounding rural uses with minimal disturbance to land, property and amenity.	✓
d) <i>Protect and provide for existing or planned key infrastructure, public utilities and renewable energy facilities.</i>	The proposed development directly aligns with the provision of renewable energy facilities in the area and will ultimately contribute sustainable energy to the SWIS.	✓

5.2.1.2 Land use permissibility

The proposed MWWF is a 'Renewable Energy Facility' as defined under LPS 1:

'Premises used to generate energy by a renewable resource and includes any building or other structure used in, or in connection with, the generation of energy by a renewable resource. It does not include a renewable energy facility principally used to supply energy for a domestic property or existing use of premises.'

The Draft Renewable Energy Code provides a separate land use definition for a BESS, being:

'Battery energy storage system – means the use of premises for the operation of one or more battery storage devices that: a. convert electricity into stored energy; and b. release stored energy as electricity; and includes any equipment necessary for the operation of the plant.'

However, in this development the BESS is a structure used in or in connection with the generation of energy from a renewable source, rather than a standalone development. Therefore, the BESS forms part of the Renewable Energy Facility.

LPS 1 Table 12 – Zoning table classifies a 'Renewable Energy Facility' within the Rural Zone as an 'A' use.



Clause 3.15.2 confirms that an 'A' use means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the Deemed Provisions. It is anticipated that the application will be advertised for a period of 21 days.

Clause 3.11.2.3 outlines the matters that the local government shall have regard to in considering development applications in the Rural zone. These matters are assessed in Table 13.

Table 13: LPS 1 clause 3.11.2.3 assessment

Matters of consideration	Assessment	
a) the Department of Agriculture and Food's studies into identification of high quality agricultural land, to protect the economic and agricultural viability of this land.	Agricultural activities will occur across majority of the site once the MWWF is constructed. Therefore, the remaining agricultural land will still contribute to the economic viability of the site.	✓
b) the need to protect the economic viability of the rural land use generally.	As per a) above, the remainder of the land can still be utilised for rural or agricultural activities to protect the economic viability of the rural land use.	✓
c) the need to preserve the rural character and a rural appearance of the area.	The Proposal has been designed to avoid identified environmental values, minimise impacts on environmental, Aboriginal Heritage and local amenity (noise and vibration, shadow flicker, EMI, blade glint, landscape values) and appropriately mitigate where necessary. These efforts support the preservation of rural character. The VIA assesses the impacts of the proposal on the valued landscape characteristic of agricultural land, confirming that the impacts will be acceptable (Appendix H).	✓
d) the need to ensure that the existing standard of roads, water and electricity supply and other services is sufficient for the additional demands that the proposed development would create.	The proposed development will create manageable additional demand on the existing infrastructure and services within the locality. The TIA (Appendix M) concludes that the impacts of construction traffic can be adequately absorbed within the existing roading infrastructure, subject to a number of recommendations e.g. road upgrades, to be managed as future conditions of approval. The Proposal will enhance electricity supply in the region.	✓
e) the need to consider the existence of basic raw materials, mineral resources and the impact of the proposal on existing and potential extractive industry operations in the area.	The proposed development will not impact on any existing or potential extractive industry operations within or surrounding the site.	✓

5.2.1.3 Rural zone development requirements

Site and development requirements for the Rural zone are set out in Table 11 of LPS 1. These are assessed below in Table 14.



Table 14: LPS 1 site and development requirements

Item	Requirement	Outcome
Minimum lot size	Variable	Not applicable.
Minimum setback Primary street	20 metres	Complies. The proposed development is located greater than 20m from the primary street frontage.
Minimum setback Secondary street / side boundary	10 metres	Complies. The proposed development is located greater than 10m from secondary / side boundaries.
Minimum setback Rear boundary / other	10 metres	Complies. The proposed development is located greater than 10m from rear boundaries / other.
Maximum plot ratio	Variable	Not applicable.
Maximum building height	As per R-Codes for residential development	Not applicable.
Minimum landscaping	Variable	Not applicable.

Clause 4.17 identifies the development height provisions applicable to development within the City. Clause 4.17.1 of LPS1 states:

‘Unless otherwise approved by the local government, no development shall be constructed to exceed the height limits of the Geraldton Airport Obstacle Limitation Surface or this Scheme.’

The AIA (Appendix J) concludes that the WTGs would not impact on the OLS of Geraldton Airport.

There are no height limits within LPS 1 relevant to the Proposal.

5.2.2 City of Greater Geraldton Local Planning Strategy 2015

The City's Local Planning Strategy was endorsed in 2015 and outlines the strategic planning direction for the City with the vision of a prosperous, diverse, vibrant and sustainable community. Under the Strategy, the project area is identified as Higher Versatility Agricultural Land, as shown in Figure 18.

Regarding rural land, the Strategy seeks to protect higher versatility agricultural land from incompatible development (predominantly urban or rural living encroachment) and recognises that the rural area contains a diversity of landscape, environmental characteristics, lifestyle and heritage attributes.

Higher Versatility Agricultural Land has been identified in the Rural Land Strategy Plan to reinforce the significance of the land to the agricultural sector, where the challenge is how to set aside the most productive and versatile areas of agricultural land for long-term food security to meet the needs of projected global, national and state population growth. The Strategy identifies climate change, shrinking water resources, increasing urban growth and projected population increases as competing factors.

The proposed WTGs, BESS and associated infrastructure will only occupy a very small portion of the overall land area. Agricultural land use will be able to be undertaken around the Project, similar to other wind farms such as Walkaway Wind Farm. MWWF Pty Ltd has



worked closely with landholders to ensure that the wind farm supplements, rather than replaces, their agricultural income. Therefore, the Proposal is considered to be compatible with agricultural land.

The landscape, environmental characteristics and heritage attributes of the rural area will be maintained, as demonstrated through the EAR (Appendix D), VIA (Appendix H), NVIA (Appendix I), Blade Glint & Shadow Flicker Assessment (Appendix K) and Aboriginal Cultural Heritage Due Diligence (Appendix N).

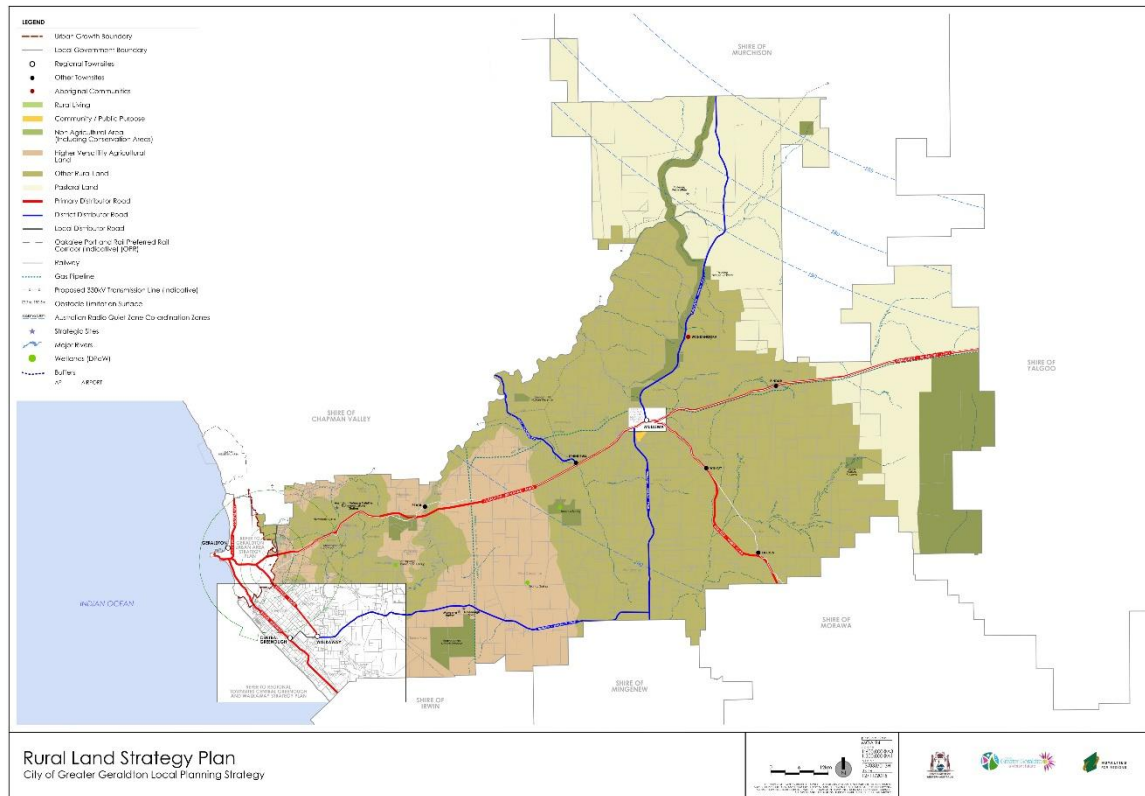


Figure 18: City of Greater Geraldton Local Planning Strategy – Rural Land Strategy Plan

In relation to renewable energy, the Strategy notes that the City is home to renewable energy facilities including the Alinta Wind Farm (i.e Walkaway Wind Farm), Mumbida Wind Farm and Greenough River Solar Farm, which at the time of writing have a combined green power capacity of 155MW. The Strategy states that renewable energy projects are poised to take advantage of the solar, wind, wave and geothermal resources available within the region. Therefore, the Strategy is generally supportive of wind farms and their contribution to providing green power.

Relevant Strategies and Actions are assessed in Table 15.

Table 15: City of Greater Geraldton Local Planning Strategy assessment

Strategy	Assessment
City Wide	
<i>Heritage and Culture</i>	Cultural and historic heritage are assessed in sections 3.3.3 and 4.11, and Appendix N. A ✓



Strategy	Assessment	
d. Ensure the recognition and protection of valued Aboriginal and European heritage precincts and places	YPSHA and heritage survey will be finalised prior to works commencing, as a condition of approval.	
Biodiversity		
a. Ensure that the development of land, where possible and appropriate, maximises protection of environmental features (e.g. remnant vegetation, coastal, water resources).	The EAR (Appendix D) identifies the environmental features of the site and identifies a number of avoidance, mitigation and minimisation measures that ensure these features are protected.	✓
b. Support conservation, protection and management of natural resources and native vegetation where possible, to enhance soil and land quality, water quality, biodiversity, fauna habitat, landscape, amenity values and ecosystem function.		
Buffers		
a. Ensure that appropriate buffers are identified to avoid conflict between industry and/or essential infrastructure and sensitive land uses.	The NVIA (Appendix I) concludes that the proposed layout is shown to comply with the relevant operational noise criteria at all receptors at 10m/s wind speed, and construction noise will be managed through a Construction Noise Management Plan where required.	✓
Rural Land		
a. Protect rural land from incompatible land uses and protect high quality agricultural land.	The proposed WTGs, BESS and associated infrastructure will only occupy a very small portion of the overall land area. Agricultural land use will be able to be undertaken around the project, similar to other wind farms such as Walkaway Wind Farm. MWWF Pty Ltd has worked closely with landholders to ensure that the wind farm supplements, rather than replaces, their agricultural income. Therefore, the Proposal is considered to be compatible with agricultural land.	✓
b. Utilise the (then) Department of Agriculture's <i>Identification of High Quality Agricultural land in the Geraldton Planning Region</i> as the basis of classifying the Rural Land areas.		✓
c. Enable compatible land uses in recognition that rural land also accommodates significant environmental assets and natural landscape values.	The landscape, environmental characteristics and heritage attributes of the rural area will be maintained, as demonstrated through the EAR (Appendix D), VIA (Appendix H), NVIA (Appendix I), Blade Glint & Shadow Flicker Assessment (Appendix K) and Aboriginal Cultural Heritage Due Diligence (Appendix N).	✓
d. Recognise the future role of Oakajee and the potential need for a location within the rural hinterland to accommodate industry not appropriate in Narngulu or other industrial areas.	N/A	N/A
e. Ensure basic raw materials are protected to enable future extraction.	The Proposal will not hinder the future extraction of basic raw materials. The site is not identified in the Geraldton or Irwin Local Planning Strategies as a future extraction area.	✓
f. Ensure road and rail infrastructure accommodates growing freight	The TIA (Appendix M) confirms that the existing road network can accommodate the ed vehicle	✓



Strategy	Assessment
demands and has regard to community safety and community expectations.	movements. Upgrades recommended in the TIA will be undertaken by MWWF Pty Ltd to maintain safety.

5.2.3 Strategic Community Plan 2025 – 2035

The Strategic Community Plan is a blueprint for the City's future that reflects the aspirations and values of the community.

The strategic themes include:

- **Connected:** An engaged and diverse community where everyone feels included and safe.
- **Liveable:** A protected and enhanced natural environment with facilities and services to support community health and wellbeing.
- **Thriving:** An economically diverse and prosperous City, driving sustainable growth while preserving our local spirit.
- **Leading:** A progressive City where informed decisions, strong advocacy and a culture of innovation drives sustainable regional growth.

A comprehensive program of stakeholder engagement has, and will continue to, ensure that the community is aware and informed, maintaining feelings of inclusion and safety.

Liveability and the natural environment have been protected through the range of comprehensive technical studies which shaped project development regarding diverse factors such as flora and fauna, visual impact, bushfire risk, cultural heritage, surface water and groundwater, aviation safety, traffic, unexploded ordinance, noise and vibration, shadow flicker, and glint and glare.

The Proposal will contribute to a thriving and diverse economy by generating 700MW of renewable energy that can contribute to grid reliability as well as provide local capacity for future offtakers, enabling large-scale developments to become established. The Proposal will also stimulate economic activity within the City during construction.

The Project demonstrates a culture of innovation and sustainable regional growth. Therefore, the Proposal will support these strategic themes.

5.2.4 City of Greater Geraldton Industrial Lands Study 2025

The City's Industrial Lands Study, endorsed by Council in August 2025, seeks to address the challenges arising from industrial development, particularly in relation to productive farmland.

The study states that a substantial increase in local renewable energy electricity generation and storage will be needed to power energy-intensive desalination and production processes for new industries, in the order of three times more than the generation capacity of the SWIS. The study also states that existing technical studies that support the Oakajee Deep Water Port and Strategic Industrial Area Structure Plan appear to significantly underestimate the region's future industrial electricity requirements. These points support the proposed MWWF and broader MWEH project.

A number of positive and negative social impacts arising from the development of large-scale renewable energy projects are identified and appropriately mitigated as demonstrated in the range of technical studies that support this application.



The Project area is not captured by an Investigation Area. However, the study confirms that proponents will not exclude from consideration land that falls outside IAs. The Study acknowledges that renewable energy facilities are a permissible land use in the rural zone under the City's Local Planning Scheme and can therefore be approved anywhere in that zone.

MWWF Pty Ltd is actively engaging with a range of industrial proponents interested in potential industrial offtake opportunities, including developments in green hydrogen, ammonia, and steel which are identified as 'Drivers of Change' in the study.

6.0 Summary of Siting and Context Considerations

Federal and State Government law and strategies underline the need for renewable energy transitions. Renewable energy projects such as this Proposal are vital to contribute towards this energy transition, reduce carbon emissions and help to mitigate the impacts of climate change. They will also contribute to achieving greenhouse gas emission reduction targets, whilst providing opportunities to diversify the local economy, supplying green energy to industrial offtakers and into the SWIS.

The State Planning Policy 2050 identifies a large portion of the south and east of the State as being suitable to wind energy generation. The City identifies the Project area as rural land with agricultural land use as the priority, with which the Project can harmoniously co-exist harmoniously.

The number of wind farm proposals in the Mid West region is growing in response to the State Government's commitment to green energy transition and in recognition of exceptional regional wind resources. However, the proposed MWWF development can be distinguished by several significant factors including:

- **Lot size and land area:** The MWWF Project area covers a large area (16,498 ha). Approximately 93.73% of the Project area and 97.13% of the total disturbance area is cleared. The proposed infrastructure seeks to avoid and or minimise and mitigate impacts to native vegetation and fauna habitat.
- **Land use compatibility:** The MWWF Project area and its surrounds comprise broadacre cropping and livestock grazing agricultural land. The MWWF is compatible with agricultural activities and is anticipated to successfully co-exist with these.
- **Landscape and visual amenity:** The VIA (Appendix H) confirms that the Project will not result in:
 - a dominant change in view on moderate to high sensitive viewpoints that are located >1km from the Project.
 - the removal of valued characteristics, nor does it result in significant alteration or disruption to views of these valued characteristics.

Wind turbines are visually apparent within the visual catchment area and in some views are a major element however the existing landscape character remains the dominant characteristic.

- **Transmission network:** Concurrent to the MWWF development, offtaker and transmission corridor investigations are underway to enable the development to connect to offtakers and to the SWIS via the Three Springs substation.
- **Enabling local and regional development:** MWWF Pty Ltd active engagement with potential offtakers will enable local development and contribute to regional economic diversification.



- **Rural economic benefits:** The proposed MWWF has an anticipated life of 25+ years. Over this time, the MWWF development will provide a financial benefit to landowners and a Community Benefit Agreement, helping to derisk and supplement local farming operations and support the broad social and economic growth of the community.
- **Bushfire risk:** Although parts of the project area are vegetated and identified as bushfire prone, the development is supported by a Bushfire Management Plan (Appendix F) and Bushfire Risk Management Plan (Appendix G) which detail the bushfire management measures and responsibilities to be implemented throughout the Project, in accordance with the CFA Guidelines and SPP 3.7.
- **Existing dwelling and external setbacks:** rather than a notional setback distance, there are several parameters that inform the achievement of appropriate wind farm boundary setbacks, as set out below.
 - **Noise and vibration impacts**

The proposed layout is shown to comply with the relevant EPNR, SA Guideline and WHO Guideline criteria for operational noise at all receptors (dwellings) at all wind speeds (Appendix I).

Construction noise and vibration will be appropriately managed through a detailed Construction Management Plan, with a specific Construction Noise Management Plan to be implemented if/where required.
 - **Shadow flicker and blade glint**

The Blade Glint & Shadow Flicker Assessment (Appendix K) found that no non-host receivers will experience shadow flicker.

Blade glint effects do not require modelling, given the surface roughness of modern turbine blades acts as a natural mitigator.
 - **Electro magnetic interference**

In accordance with the *National Wind Farm Development Guidelines – Draft* (EPHC, 2010) the EMI Assessment (Appendix L) found that no significant EMI impacts from the MWWF are anticipated.

Several WTGs will require further micro-siting review (i.e. minor relocation) to avoid the potential for interference from point-to-point and meteorological radar and flood warning services. Further consultation with affected stakeholders will take place during the detailed design stage to verify the positioning of WTGs, supported by the mitigation strategy outlined in the EMI Assessment.
 - **Dwelling, road and external boundary separation**

Approximately 90% of the proposed WTGs are separated from neighbouring non-host lots, roads and reserves by 1.1 x the WTG tip height (262m). Seven (7) WTGs are set back approximately 200m or more, two (2) WTGs are setback 100m, more than the blade length which given the weight of the turbine blades, will prevent damage to property and infrastructure in the unlikely event of WTG failure.

Whilst tip height setbacks form part of the draft Renewable Energy Planning Code, the Code is still in draft format and remains a seriously entertained planning proposal. Should the draft Planning Code be adopted, all WTGs can achieve setback requirements through micro-siting.



- **Propensity for new dwellings on the surrounding land:** Many of the surrounding lots have already been developed with dwellings consistent with the predominant broadacre cropping and livestock grazing land use character. Whilst sensitive land uses could be further developed in the surrounding rural areas, the zone objectives protect against the urbanisation of rural areas and commercial accommodation is to be limited. Surrounding lots are also sufficiently large so as to provide suitable areas for future dwelling development where they will be well recessed from the MWWF and outside of bushfire constrained and vegetated areas.

The NVIA identified that some portions of adjacent lots may be affected by the predicted 35dB(A) noise contour.

Where affected by the 35dB(A) contour, most adjacent lots either:

- retain a sufficiently sized and serviceable portion of land outside of the 35dB(A), or
- are part of a larger contiguous landholding with a single dwelling, or
- are State owned land.

It is noted that the Draft Renewable Energy Planning Code proposes concurrent amendments to the Deemed Provisions requiring development approvals to be obtained for the development of a house or other noise sensitive land use on a lot wholly or partially within 2km of an approved or existing wind farm, unless the proposed noise sensitive land use is located outside of the noise impact area of the wind farm. It also requires noise sensitive land uses to be sited and designed to avoid being subject to unreasonable noise impacts from proposed, existing and approved wind farms. Mid West Wind Farm Pty Ltd is committed to working with surrounding non-host landowners who may seek development approval for noise sensitive land uses on adjacent lots.

- **Turbine / Lot density:** the indicative WTG layout provides an even spread of WTGs across the project area. The Proposal has a wind turbine density of approximately 1 wind turbine to 169ha.
- **Supporting studies:** The Proposal has been developed in line with the recommendations of noise and vibration, LVIA, traffic, environmental and amenity-based reports (shadow flicker, EMI, blade glint) to mitigate marginal amenity impacts where appropriate, and in accordance with the relevant guidelines.
- **Community engagement:** MWWF Pty Ltd commenced engagement with key Project stakeholders and the community in late 2021, including regular engagement with near neighbours. MWWF Pty Ltd intends to engage further with the broader community during the statutory public advertising period.
- **Cultural heritage:** Three (3) ACH places are located throughout the Project area and the Aboriginal Heritage Due Diligence Assessment (Appendix N) concluded that there is a high potential for ACH in certain sections of the Project area. In accordance with the Yamatji Nation ILUA, MWWF Pty Ltd is engaging with YSRC to finalise a YPSHA and an Activity Notice to ensure that the appropriate knowledge holders/Aboriginal Cultural Heritage Consultants can consider the proposal and make provision for a subsequent heritage survey, as needed and in compliance with any applicable obligations under the *Aboriginal Heritage Act 1972*.



An archaeological and ethnographic survey will be carried out for the entire disturbance footprint as required. The heritage surveys will confirm the required mitigative measures, including the need for a cultural heritage management plan.

- **Decommissioning capacity:** The Project is intended to be supported by a decommissioning and rehabilitation plan as condition of development approval. Together with landowner input, the plan is expected to oversee the removal of all WTGs, plant and equipment, above ground structures, and concrete foundations to 0.5m below ground level as well as the return of the site to its predevelopment condition. The decommissioning plan will make provision for the recycling of WTG components in line with continuous technological advances and the Preliminary Decommissioning and Rehabilitation Plan attached as Appendix O.
- **Transportation and Port-to-Site delivery strategy:** The TIA concluded that the impacts of construction traffic can be adequately absorbed within the existing road infrastructure such that the Project has a negligible effect on the safety and efficiency of the transport network, provided a CTMP, recommended road upgrades and other measures are implemented. It is anticipated the CTMP and road upgrades will be required under a future condition of development approval.

7.0 Conclusion

The proposed MWWF development is a renewable energy project that will contribute significantly to realising the State's green energy transformation and renewable energy future, as well as providing enabling capacity to enable large-scale economic diversification and strategic development in the Mid West region.

The MWWF Project area is strategically identified for renewable wind energy generation in the State Planning Strategy. The proposed development, the initial phase of the MWEH vision, is considered suitable given that:

- Wind farms are an established form of development and activity within rural areas in the Mid West region.
- The MWWF Project area is represented by 6 groups of freehold landowners. The density of the proposed WTGs is low, and the Proposal can co-exist with the existing broadacre cropping and livestock grazing activity.
- The proposed layout has been iteratively designed and adopts an overarching siting strategy which avoids native vegetation and minimises impacts to environmental, heritage, and amenity values.
- Provision of a BESS, as part of the Renewable Energy Facility, will improve network flexibility, reliability and resilience and assists in managing fluctuations associated with renewable generation sources.
- Offtake agreement and transmission corridor development is being progressed concurrently with the MWWF and will be presented subsequently for development approval.
- The proposed MWWF development has an anticipated life of over 25 years during which it will help to derisk local farming operations and commit to a Community Benefit Agreement to deliver broader social and economic benefits to the City region.
- Early and ongoing engagement is planned with the Project stakeholders and the broader local community. Engagement with the YSRC is ongoing and progressing to protect Aboriginal cultural heritage values.



- The Proposal has been designed to maintain adequate separation to nearby dwellings to avoid adverse and unreasonable amenity impacts.
- The Proposal has been developed in line with assessments considering aviation, noise and vibration, VIA, traffic, environmental, bushfire and shadow flicker, EMI, and blade glint impacts. Impacts are minimal and can be appropriately mitigated.
- The Project is intended to be supported by the Preliminary Decommissioning and Rehabilitation Plan.

The Proposal satisfies the requirements of the planning framework set out under Clause 67(2) of the Deemed Provisions of the Regulations, City of Greater Geraldton LPS 1, the State Planning Strategy, the SPPs and WAPC Position Statement on Renewable Energy Facilities. The Project has also taken into consideration the WAPC's Draft Renewable Energy Planning Code.

It is therefore respectfully requested that the City of Greater Geraldton supports and approves the proposed development.



