

Tandegin Wind Farm

Development Application Report

Collgar Renewables Pty Ltd (the Proponent)

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Executive Summary

Aurecon Australasia Pty Ltd (Aurecon), as the Applicant, on behalf of Collgar Renewables Pty Ltd (Collgar), the Proponent, is seeking approval to develop Tandegin Wind Farm (the Proposal) located approximately 20 kilometres (km) southeast of the township of Merredin within the Shire of Merredin, Western Australia (WA).

This Proposal will comprise up to 50 wind turbines, each with a maximum height of 252 metres (m) and capacity to generate up to 310 megawatts (MW) of renewable energy. The Proposal will connect to the South West Interconnected System (SWIS).

Provision for a 1,800 megawatt hour (MW/h) battery energy storage system (BESS), one substation, a connection point to the existing Collgar Terminal and ancillary infrastructure has been incorporated into the Proposal, pending the final Financial Investment Decision. The scope of this document incorporates all proposed activities which may be required to construct, commission, operate and decommission the Proposal. The final turbine make and model is yet to be confirmed and will depend on the procurement and commercial processes following the Proposal's approval.

The Proposal is of State and regional significance, contributing to Western Australia's renewable-energy transition and supporting the State Government's Net Zero by 2050 target. The Proposal is strategically located to connect to the SWIS, avoiding the need for substantial new transmission infrastructure.

A pre-lodgement meeting was held with the Shire of Merredin on 28 April 2026 to discuss the proposed Tandegin Wind Farm and confirm the requirements for submitting a Development Application (DA) under the local planning framework. The meeting provided an opportunity to discuss the Pre-DA report produced by Aurecon on behalf of the Proponent to inform the DA submission. Following discussions with the Shire, changes have been incorporated into this report and associated design to support the proposal.

Comprehensive technical studies have been undertaken addressing biodiversity, hydrology, noise, traffic and transport, landscape and visual impact, Aboriginal and historic heritage, and bushfire risk. The outcomes of these assessments have informed the development footprint, ensuring impacts are avoided and mitigated where practicable through sensitive turbine siting, vegetation retention, and landscape buffering. The Proposal is supported by a Preliminary Decommissioning and Rehabilitation Plan, and Environmental Management Framework that demonstrate the Proponent's commitment to responsible and adaptive management across the Proposal lifecycle.

The Proposal aligns with the objectives of the State Planning Strategy 2050 (Western Australian Planning Commission (WAPC), 2021) by supporting regional economic diversification and employment, with the *Energy Transformation Strategy* (Energy Policy WA, 2019) by strengthening grid reliability and decarbonising electricity generation, and with the *Western Australian Climate Policy* (Department of Water and Environmental Regulation (DWER), 2020) by promoting investment in low-emission technologies and resilient regional economies.

The Proponent seeks determination of the application by the Joint Development Assessment Panel (JDAP), with the application to be lodged with the Shire of Merredin in accordance with the applicable JDAP process.

The Proposal has been designed in compliance with the State Planning Policies and the Shire of Merredin Local Planning Scheme and the Planning and Development (Local Planning Schemes) Regulations 2015.

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Abbreviations, acronyms and glossary

Term	Definition
%	percent
ACHIS	Aboriginal Cultural Heritage Inquiry System
AEP	Annual Exceedance Probability
agl	above ground level
AIA	Aviation Impact Assessment
APZ	Asset Protection Zones
AS	Australian Standard
ASS	Acid Sulfate Soils
Aurecon	Aurecon Australasia Pty Ltd
BAC	Ballardong Aboriginal Corporation
BAL	Bushfire Attack Level
BESS	Battery energy storage system
CEMP	Construction Environmental Management Plan
CFA	Country Fire Authority (Victoria)
Collgar	Collgar Renewables Pty Ltd
CWF	Collgar Wind Farm
DA	Development Application
dB	decibel
DCCEEW	Department of Climate Change, Energy, the Environment and Water (Commonwealth)
DPIRD	Department of Primary Industries and Regional Development
DPLH	Department of Planning, Lands and Heritage (WA)
DWER	Department of Water and Environmental Regulation (WA)
EMI	Electromagnetic interference
EP Act	<i>Environmental Protection Act 1986 (WA)</i>
EPA	Environmental Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)</i>
FTE	Full time equivalent
GDE	groundwater dependent ecosystems
ha	hectare
ILUA	Indigenous Land Use Agreement
JDAP	Joint Development Assessment Panel
km	kilometres
km ²	square kilometres
kV	kilovolt
kW/m ²	kilowatts per square metre (measure of power density or irradiance)
L	litre
LCZ	Landscape Character Zone
LGA	local government area
LPS	Local Planning Scheme
LVIA	Landscape Visual Impact Assessment

Term	Definition
m	metre
m ³	cubic metre
MNES	Matters of national environmental significance
MW	megawatts
MW/h	Megawatts per hour
NIA	Noise Impact Assessment
Noise Regulations	Environmental Protection (Noise) Regulations 1997 (WA)
NVCP	native vegetation clearing permit
OEM	Original Equipment Manufacturer
OSOM	Over size over mass
PD Act	<i>Planning and Development Act 2005 (WA)</i>
PEC	Priority Ecological Communities
RSD	Referral Supporting Document
SPP1	<i>State Planning Policy 1: State Planning Framework (WAPC, 2017)</i>
SWIS	South-West Interconnected System
TEC	Threatened Ecological Communities
the Proponent	Collgar Renewables Pty Ltd
the Proposal	the proposed Tandegin Wind Farm
the Strategy	<i>Shire of Merredin Local Planning Strategy</i>
TIS	Transport Impact Statement
TWAC	Temporary Worker Accommodation Camp
VP	Viewpoint
WA	Western Australia
WAPC	Western Australian Planning Commission
WRIA	Water Resource Impact Assessment
SPP 2.0	<i>Statement of Planning Policy 2.0: Environment and Natural Resources Policy (WAPC, 2003)</i>
SPP 2.5	<i>State Planning Policy 2.5: Rural Planning (WAPC, 2016b)</i>
SPP 2.9	<i>State Planning Policy 2.9: Water Resources (WAPC, 2006)</i>
SPP 3.7	<i>State Planning Policy 3.7: Bushfire (WAPC, 2024a)</i>

1 Introduction

1.1 Background and purpose

Aurecon Australasia (ABN 54 005 139 873) (the Applicant) on behalf of Collgar Renewables Pty Ltd (ACN 659 724 384) (the Proponent), is seeking approval to develop, construct and operate Tandegin Wind Farm (the Proposal) located approximately 20 kilometres (km) south-east of the township of Merredin within the Shire of Merredin, Western Australia (WA). This Development Application (DA) report and supporting documentation is submitted on behalf of the Proponent, Collgar Renewables Pty Ltd, a wholly owned subsidiary of Rest Super (Retail Employees Superannuation Trust).

The Proposal consists of a maximum of 50 wind turbine generators (turbines) and associated infrastructure, expected to generate up to 310 megawatts (MW). The Proposal will connect into the South-West Interconnected System (SWIS) via the existing Collgar Terminal substation. Provision for a 300 MW/ 1,800 megawatt hours (MW/h) battery energy storage system (BESS) and ancillary infrastructure has also been incorporated into the Proposal, pending the final financial investment decision. Temporary infrastructure associated with the construction phase, is also proposed.

This DA report accompanies an application for Development Approval submitted to the Shire of Merredin under the applicable local planning framework, including the Shire of Merredin Local Planning Scheme, the *Planning and Development Act 2005* (PD Act) and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The Proponent seeks determination of the application by the Joint Development Assessment Panel (JDAP), with the application to be lodged with the Shire of Merredin in accordance with the applicable JDAP process.

The Proposal is a significant renewable energy project and will be determined by the Shire in accordance with the provisions of the Shire of Merredin Local Planning Scheme No. 6 (LPS 6) and relevant State planning policies and guidelines.

This DA report has been prepared with reference to relevant State planning instruments and the LPS 6. It reflects advice received through the local Council pre-lodgement processes and outlines how stakeholder and community feedback has been incorporated into the design and assessment of the Proposal. The DA report also draws on a suite of technical studies undertaken to support the proposal and to demonstrate that the Proposal can be delivered in a manner consistent with both local and State planning objectives.

The Proponent plans to submit the environmental referrals listed below for the Proposal.

- A separate referral under the *Environmental Protection Biodiversity Conservation Act 1999* (EPBC Act)
- A separate referral under Section 38 the *Environmental Protection Act 1986* (WA) (EP Act).

Further information regarding the separate environmental referrals (being progressed separately under the EP Act and EPBC Act) and the associated approvals is provided in Section 8 of this report.

1.2 Proponent details

Proponent and key contact details for this Proposal are provided in Table 1-1.

Table 1-1 Proponent key contact details

Business name/Trustee	Collgar Renewables Pty Ltd
ACN	659 724 384
ABN	44 659 724 384
Principal place of business	2/1008 Hay Street, Perth WA 6000
Authorised Representative Contact Details	
Representative name	François Giraud
Representative position	Project Developer
Representative email	francois.giraud@collgar.com.au

1.3 Proposal content

For the purposes of this document, the terms presented in Table 1-2 have been adopted to describe both the hierarchy and inter-relationship between individual Proposal elements. A map showing the extent of the key terms is provided in Figure 1-1. These terms are used throughout this document and are visually identified in supporting figures.

Table 1-2 Proposal element definitions

Key term	Element definition
The Proposal	The construction, commissioning, operation and decommissioning of the Tandegin Wind Farm as set out in this Development Application.
Project Area	Total area of land covered by this Proposal, comprising the freehold land parcels for which the registered landowner(s) have provided consent for inclusion, as well adjacent road reserves. Total area of the Project Area is approximately 12,894 hectares (ha) and is wholly located within the Shire of Merredin (refer Figure 2-2).
Development Envelope	Represents the outer most limit within which all construction and operational activities relating to the Proposal may occur. The Development Envelope is the area within which the Indicative footprint will be located. The Development Envelope allows flexibility in the final siting of infrastructure. The maximum extent of native vegetation clearing associated with the Indicative Footprint will not increase, irrespective of where the infrastructure is ultimately located within the Development Envelope . The total area of the Development Envelope is approximately 8,500 ha and sits wholly within the Project Area.
Indicative Footprint	Represents the maximum extent of disturbance for all permanent and temporary infrastructure, including appropriate buffers around all proposed infrastructure to account for construction, operational and maintenance requirements. The location/configuration of the Indicative Footprint is subject to change to accommodate environmental and design constraints. The total area of the Indicative Footprint is approximately 807 ha and sits wholly within the Development Envelope .
Operation Footprint	The final, maximum land surface area occupied by the operational windfarm on completion of construction outcomes (i.e. permanent impact). The Operation Footprint sits wholly inside of the Indicative Footprint .

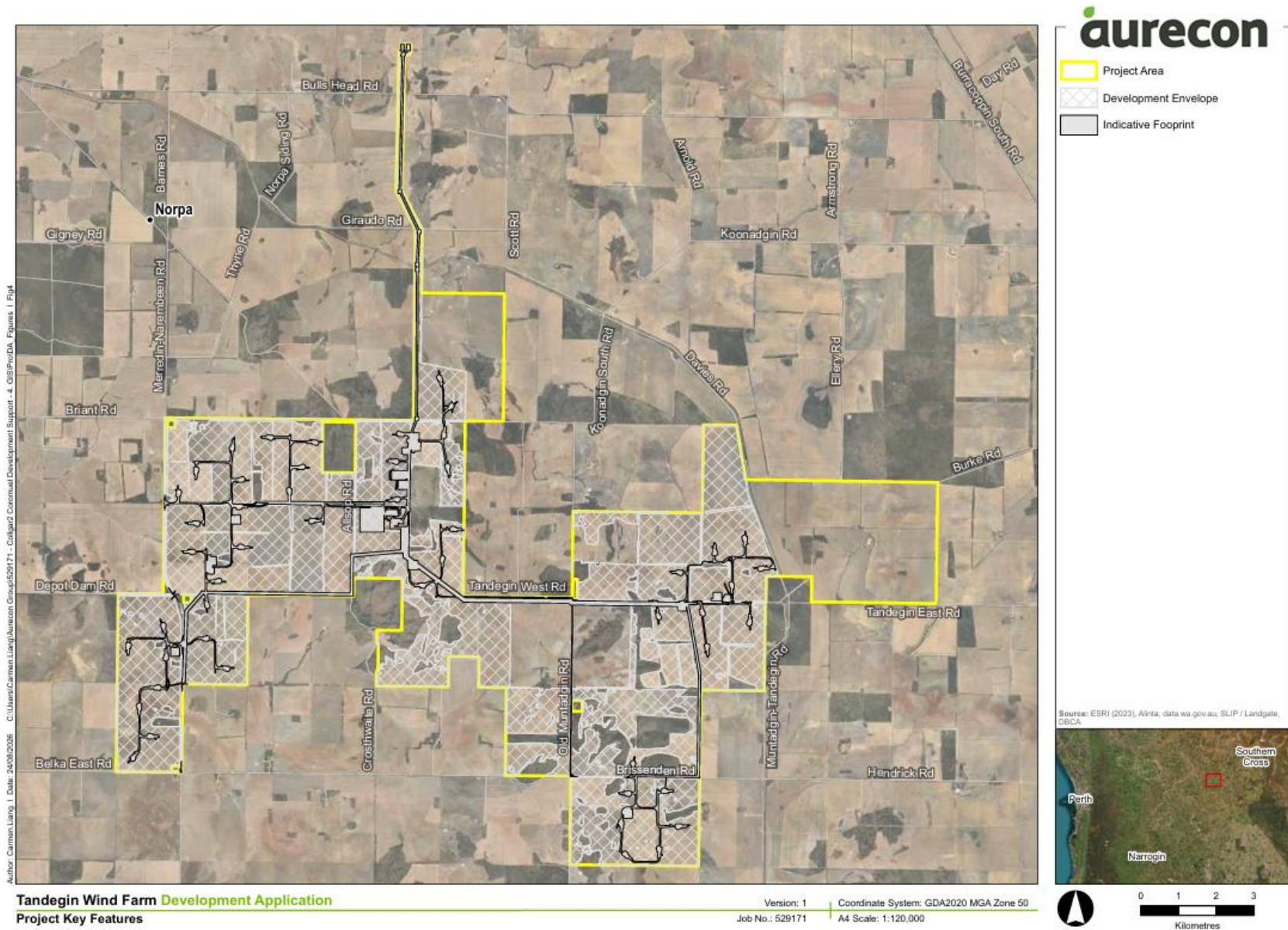


Figure 1-1: Project Key Features

1.4 Proposal benefits

1.4.1 Environmental benefits

The Proposal delivers a range of environmental benefits, primarily through its contribution to WA's renewable energy transition and the displacement of fossil fuel-generated electricity.

The Proposal will provide up to 310 MW of installed renewable energy generation capacity. By increasing the supply of renewable electricity to the grid, the Proposal will support the displacement of emissions-intensive generation and contribute to WA's transition to net zero emissions by 2050, consistent with the Western Australian Climate Change Policy. In doing so, the Proposal will make a substantial contribution to climate change mitigation by supporting decarbonisation of the electricity sector and increasing the availability of clean, renewable energy within the State's energy system.

The Proposal is consistent with, and actively supports, the objectives of the *Energy Transformation Strategy and State Planning Strategy 2050*, which seek to increase renewable energy penetration, improve network efficiency, and strengthen energy system resilience. These outcomes are achieved in part through the use of existing transmission infrastructure, reducing the need for new linear disturbance and associated environmental impacts.

The Proposal's environmental footprint has been deliberately minimised through careful siting, predominantly within cleared agricultural land. This siting avoids significant native vegetation and minimises impacts on ecological values, while the favourable climatic conditions of the location support efficient and sustained renewable energy production.

Collectively, this considered approach demonstrates that the Proposal is designed to deliver genuine environmental benefit, not merely avoid environmental harm.

1.4.2 Economic benefits

The Proposal will deliver significant economic benefits at both the regional and State level, stimulating investment in renewable infrastructure and contributing to the diversification of WA's energy supply chain.

The Proposal is expected to deliver significant economic benefits to the Shire of Merredin, the Eastern Wheatbelt region and Western Australia. An estimated total capital investment of approximately \$1.2 billion, including around \$346 million expected to be spent in Western Australia during the 3 year construction and commissioning period. During construction, the Proposal is expected to; support approximately 253 jobs per annum across WA, generate approximately \$192 million in annual economic output and provide approximately \$31 million in annual personal income through direct and indirect employment and supply chain activity.

During operations, the Proposal will provide smaller but ongoing economic benefits over its 30-year operational life, including approximately \$20 million in annual operating expenditure within WA, supporting around 17 jobs per annum and generating approximately \$40 million in annual economic output. Local and regional benefits are expected to include opportunities for contractors, suppliers and workers where suitable capacity is available, as well as landowner income, community benefit funding, infrastructure improvements and skills development associated with WA's growing renewable energy sector.

The Proposal is consistent with the objectives of the *Energy Transformation Strategy and State Planning Strategy 2050*, which seek to diversify the State's energy mix, strengthen network resilience, and promote investment in renewable infrastructure. By utilising existing transmission corridors, the Proposal maximises infrastructure efficiency and avoids the need for significant new linear disturbance; further reinforcing the environmental and economic credentials of the Proposal.

1.4.3 Local community benefits

The Proponent is committed to long-term ownership and operation of the facility, ensuring that the economic, social, and employment benefits generated by the Proposal are realised and sustained within the local community throughout its operational life. As a long-term neighbour and active participant, the Proponent provides surrounding communities and local businesses with certainty about who is responsible, accessible, and accountable over the long term, and is actively seeking to develop collaborative partnerships and programs with both.

The Proposal aligns with the objectives of the Shire of Merredin's Community Funding Policy (Policy 3.21) by supporting initiatives that generate tangible community benefit, encourage local participation and contribute to the social and economic fabric of the Shire. The Proposal will provide opportunities for local employment, procurement and workforce participation, while supporting the development of skills, knowledge and long-term economic capacity within the community. These outcomes are consistent with the Policy's stated aims of promoting active participation by local residents, developing opportunities that respond to community needs, supporting initiatives that further the Shire's objectives and enhancing the image of the Shire within the broader community. On this basis, the Proposal is expected to deliver direct and indirect benefits to Merredin residents and contribute positively to local quality of life, economic activity and community development.

Through the Collgar Community Fund, the company provides funding to local initiatives in the Shire of Merredin and nearby areas. These initiatives help strengthen the community by supporting programs that create positive and lasting impacts. Collgar has contributed over \$1.7 million to the local community, showing its ongoing support for community development and long-term sustainability (Collgar Renewables, 2026).

The Proposal represents a substantial investment in the Shire of Merredin at a time when traditional agricultural industries are increasingly affected by changing climatic conditions, contributing to the long-term resilience of the regional economy. Construction will generate a significant local workforce over an estimated 2.5 year (30 months) build program. Once operational, the facility will sustain approximately 17 full-time equivalent (FTE) positions in skilled technical, compliance, and management roles across WA, providing enduring local employment throughout the life of the Proposal.

To maximise benefits for the local economy and community, the Proponent has committed to the following:

- Provide fair and transparent opportunities for local jobseekers and businesses to participate in Proposal works
- Prioritise employment of local residents, and otherwise accommodate workers in nearby towns where possible
- Prepare a local market analysis and supplier register to identify businesses with the capacity to support the Proposal
- Provide early notification of major procurement activities to improve access for local suppliers
- Host public information sessions to brief regional businesses on upcoming work packages, services and supply requirements
- Hold a pre-construction Local Employment and Networking event, promoted through local media, to connect suppliers and contractors
- Encourage contractors and subcontractors to use local businesses, even where contracts are awarded externally
- Support training, apprenticeships and skills development opportunities linked to the Proposal
- Provide guidance for subcontractors on preparing competitive bids.

2 Site context

2.1 Regional context

The Proposal is located wholly within the Shire of Merredin (refer Figure 2-1). The Shire of Merredin sits within the Great Eastern Wheatbelt sub-region of WA.

The Shire of Merredin covers an area of approximately 3,300 square kilometres (km²) and as recorded in the last census, has a population of approximately 3,120 people (Australian Bureau of Statistics, 2021). The Shire has a mix of agricultural land, crown land and town sites. The town of Merredin is the main regional centre within the Shire, providing a range of services and infrastructure to the Merredin community, as well as for residents from surrounding localities.

The Project Area is located approximately 260 km east of Perth, 20 km southeast of Merredin, 40 km northwest of Bruce Rock and 40 km west of Mount Hampton, within the Great Eastern Wheatbelt region of WA.

The area surrounding the Project Area is characterised by broad-scale agricultural land used predominantly for dryland cropping and pastoral grazing, with a number of rural homesteads and associated farm infrastructure located within and adjacent to the Project Area.

There are also several nature reserves and areas of remnant native vegetation, including the following which are protected for the purposes of flora and fauna conservation:

- Maughan Nature Reserve located approximately 2.5 km northwest
- Norpa Nature Reserve located approximately 3.7 km northwest.

The Shire of Merredin and surrounding local government areas (LGA) are the site of several existing and potential renewable energy developments (wind, solar and battery storage). The proximity of the Proposal to the existing Collgar Wind Farm Terminal and the 220 kilovolt (kV) transmission network will augment the State Government's objective to meet its renewable energy targets by ceasing coal-fired power stations by 2030.

Significant renewable energy proposals within the region include:

- Collgar Wind Farm (existing), located on the northern border of the Project Area.
- SUN Energy Merredin Solar Farm (existing), a 462 ha solar farm located approximately 15 km northwest of the Project Area. Merredin Solar Farm has a generation capacity of 100 MW and an expected output of 281 gigawatt hours of electricity annually.
- Atmos Merredin BESS (existing), located in the vicinity of Merredin, 100 MW battery energy storage system to complement renewable energy generation in the region.
- Ngaangk Boodja Battery and Solar Farm (proposed) is a development proposed by Atmos Renewables and Nomad Energy located 10 km southwest of Merredin, next to the Merredin BESS substation. The Development Assessment Application (DAP/26/03058) submitted for this renewable energy project was received by the Shire of Merredin in December 2025. This was sent to the Regional Joint Development Assessment Panel (the Panel) for review and a decision to be made. The Panel issued their decision on 7 May 2026, providing a Development Approval for the battery and solar farm subject to conditions which must be adhered to. Based on the Proposal timeline, it is anticipated construction will commence in 2028 with the battery and solar farm fully operational by 2030.

2.2 Local context

The Proposal is located over approximately 12,893.90 ha of predominantly freehold land, across various lots in the Shire of Merredin (refer Figure 2-2). The Project Area is bound by Old Muntadgin Road and Briant Road to the north, Merredin-Narembreen Road to the west, Brissenden Road to the south and Muntadgin-Tandegin Road to the east. In some areas, other rural landholdings extend the Project Area boundary further from these roads.

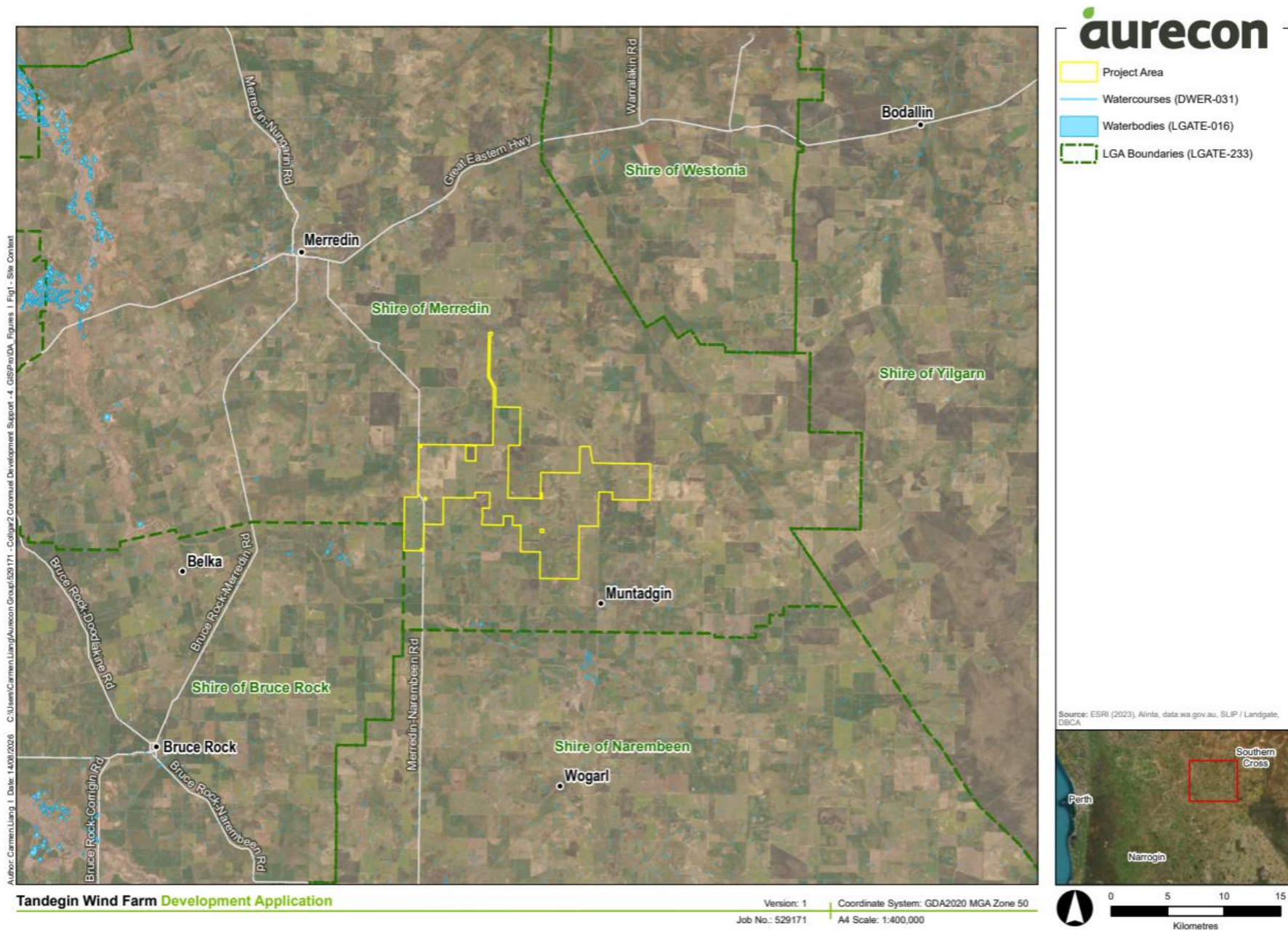
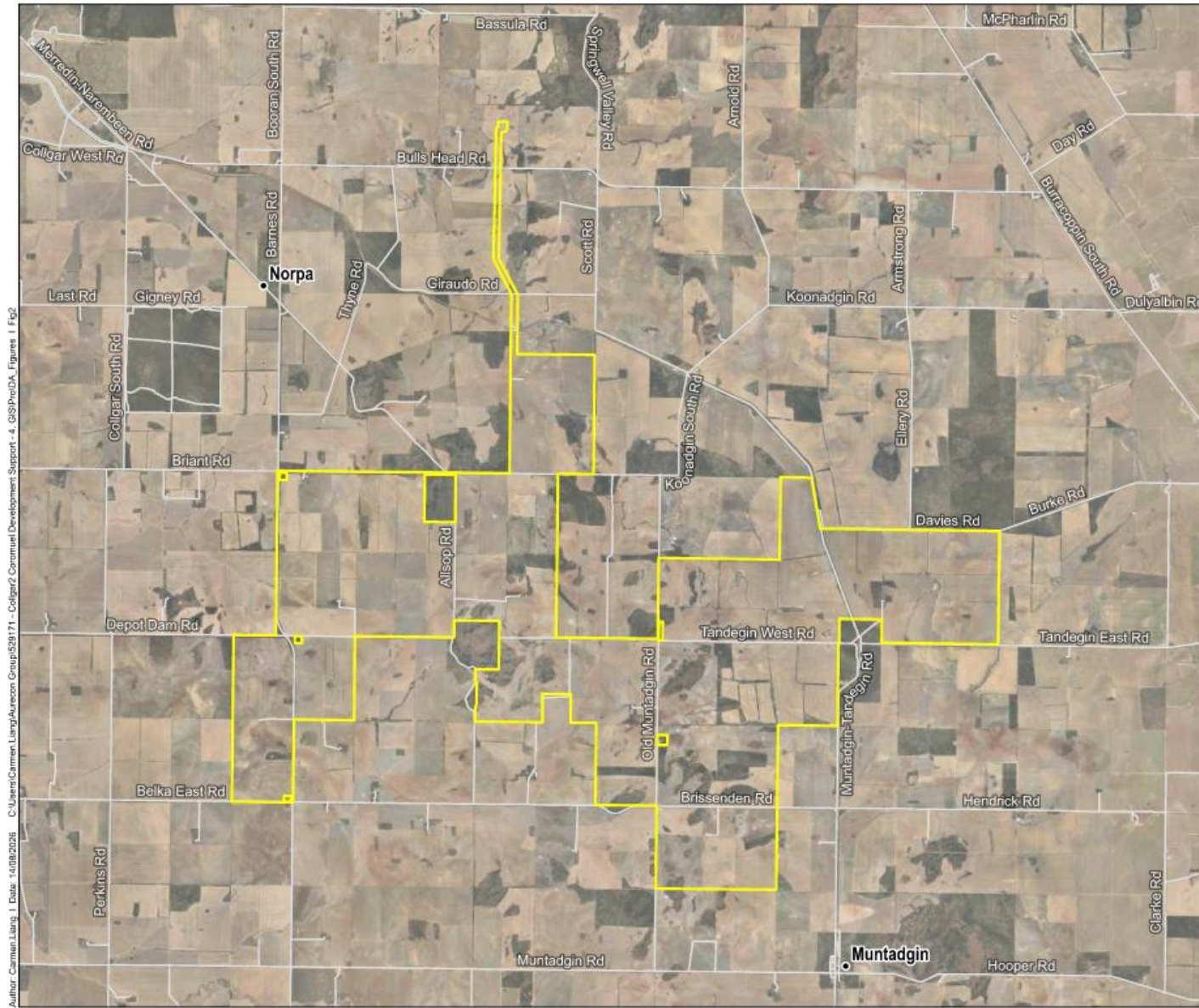


Figure 2-1 Site context



Author: Carmen Liang, 1 Date: 14/09/2026 C:\Users\Carmen Liang\Aurecon Group\529171 - Collgar2 Continued Development Support - 4 GIS\PreDA Figures 1 Fig2

Tanedgin Wind Farm Development Application

Version: 1
Job No.: 529171
Coordinate System: GDA2020 MGA Zone 50
A4 Scale: 1:150,000

aurecon

Project Area

Source: ESRI (2023). Aerial, data.wa.gov.au, SLIP / Landgate, DBCA



0 1 2 3
Kilometres

Figure 2-2 Project Area

aurecon

2.2.1 Site legal description and ownership

The lots intersecting the Project Area are primarily freehold land. Roadside verges and road reserves will remain managed by the local Shire or Main Roads WA.

Lot details of properties within the Project Area are detailed in Table 2-1.

Table 2-1 Site details

Street address	Lot No	Plan or diagram	Volume/Folio	Area (ha)
No street address available	18256	229684	1318/255	774
No street address available	18257	229684	1328/395	400
No street address available	18258	229683	1752/936	651
No street address available	18260	229684	1245/652	405
No street address available	18261	229684	79/93A	794
No street address available	18264	229683	1188/879	393
No street address available	18265	229721	1316/66	395
1062, Briant Road, Tandegin	18291	229684	1612/859	729
No street address available	18300	229659	1316/951	403
No street address available	19100	229684	1426/296	251
No street address available	19101	229683	1468/395	279
No street address available	19104	229683	1316/238	402
279, Old Muntadgin Road, Tandegin	19105	229683	1654/526	324
No street address available	19106	229683	1161/880	325
357, Allsop Road, Tandegin	19107	229683	334/140A	352
No street address available	19113	229732	1649/299	393
No street address available	19114	229732	2106/492	398
No street address available	19115	229732	2128/345	792
No street address available	19116	229732	1626/444	800
No street address available	19117	229732	1626/445	399
73, Tandegin East Road, Tandegin	19121	150518	2106/489	353
241, Giraudo Road, Norpa	20751	229896	4098/112	404
No street address available	20753	229896	619/16A	405
No street address available	22179	229683	1654/527	65
No street address available	25140	150700	2106/490	24
No street address available	25177	150909	1649/300	1,009
No street address available	25287	204456	1626/447	666
No street address available	18258	229683	1752/936	651
No street address available	19101	229683	1468/395	279
No street address available	20211	229909	1509/331	821
No street address available	20750	229896	4098/113	192
No street address available	20753	229896	619/16A	405
No street address available	24768	203239	4098/112	187
945, Bulls Head Road, Norpa	101	400178	2821/969	402
No street address available	102	400178	2821/970	4

2.2.2 Existing land use

The Project Area is located within the Shire of Merredin and is predominantly zoned General Farming under LPS 6.

A review of aerial photography shows that the majority of the Project Area comprises predominantly cleared land used for agricultural and livestock grazing, with a number of homesteads, sheds and associated farming infrastructure located within the rural properties.

Where remnant native vegetation occurs within the Project Area, it is predominantly associated with roadside vegetation and scattered vegetation patches (i.e. occurring adjacent to homesteads). The Proponent has adopted the Environment Protection Authority's (EPA) mitigation hierarchy with a focus on avoiding disturbance to vegetated areas wherever practicable, and the current Indicative Footprint is largely confined to previously cleared land and existing infrastructure, such as roads and farm tracks.

Further refinement of the Indicative Footprint will be undertaken during detailed design. No works are proposed within the Class C Nature Reserve (Reserve WA30429). This is an unnamed reserve of approximately 117 ha located in the northern extent of the Project Area, approximately 170 metres (m) east of the nearest turbine.

The existing Collgar Wind Farm (CWF) substation (Collgar Terminal) is located immediately adjacent to the Project Area. The Tandegin Wind Farm will connect to the SWIS via a new 220 kV overhead transmission line connecting to the Collgar Terminal, approximately 13.5 km in length.

The Project Area is accessed via Great Eastern Highway, a strategic freight and tourist east-west route which connects Perth and Kalgoorlie. Other key roads intersecting the Project Area include:

- Briant Road (Old Muntadgin Road), running east-west through the northern portion of the Project Area
- Tandegin West Road, running east-west through the eastern portion of the Project Area
- Brissenden Road, running east-west through the southern portion of the Project Area.

The existing CWF is located immediately adjacent to the north of the Project Area and has been operational since 2011. The CWF consists of 111 turbines with a total generation capacity of approximately 222 MW. The Proposal is currently designed to connect to the grid via the existing Collgar Terminal substation. The proximity and operational history of the CWF establishes wind energy development as an accepted and compatible land use within the region.

2.2.3 Site selection

The planning and implementation of wind energy generation proposals require the proposed location to satisfy a range of site selection criteria, including:

- High and consistent wind speeds
- Preferably low vegetation cover
- Preferably sparse residential dwellings and surrounding sensitive receptors
- Reasonable road access
- Suitable network connections in close proximity to the proposed generation.

The Project Area was selected for the Proposal based on the following factors:

- The existing Western Power transmission line will enable the Proposal to connect efficiently into the SWIS.
- The Project Area is predominantly cleared, minimising impacts to native vegetation.
- The topography of the site is generally flat, which allows for the Proposal to be integrated with the surrounding landscape and will have minimal visual impacts on the surrounding locality.
- The rural nature of the Project Area and surrounding areas also means the Proposal will have minimal visual or noise impacts to surrounding residents.

- The Proposal is also compatible with the rural nature of the site and will have minimal impact on the operation of the existing agricultural activities occurring on the site.
- The Project Area experiences high wind due to its climatic conditions, making it an ideal site to harness wind energy.
- The Project Area provides ample land to support a commercially viable wind farm, located in an area with a low concentration of residences. This enables sufficient setbacks between turbines and neighbouring dwellings to ensure compliance with noise standards.
- The Project Area benefits from access to an established road network, including proximity to the Great Eastern Highway, as well as internal roads. The accessibility allows for efficient transport of materials and machinery during the construction phase, without the need to undertake significant upgrades to the road network.

2.3 Consultation

2.3.1 Stakeholder engagement

The Proponent commenced engagement with stakeholders in November 2022. Key objectives of stakeholder engagement for the Proposal include, but are not limited to:

- Understand the social context of the community
- Undertake timely consultation with all stakeholders, as early as possible
- Set out clear processes for communication (make sure stakeholders are aware of how to use them)
- Undertake collaborative and transparent communication (open, flexible and responsive)
- Identify potential opportunities for local procurement/employment and benefits sharing within the community
- Provide sufficient information to enable informed decision making
- Conduct ongoing stakeholder engagement during the life of the Proposal.

All records of engagement (including outcomes) undertaken to date to support the Proposal is recorded in the Proponent's Stakeholder Engagement Register which is maintained in confidence by the Proponent in compliance with the Privacy Act. The Engagement Register is summarised in the Stakeholder Engagement Plan (Collgar 2026), as provided in Appendix A.

As a result of the Proponent's long-term presence in the region through the existing CWF, relationships with a number of these stakeholders already exist, meaning this engagement helps foster the growth of further trust and confidence between the Proponent and stakeholders.

Engagement with regulatory authorities for the Proposal has been extensive and ongoing since 2025, with the Proponent proactively consulting across all key State and Commonwealth agencies to align the Proposal with environmental and planning frameworks. A multitude of other stakeholders have been engaged and include landholders, neighbours, Traditional Owner groups, local government, community members, businesses and industry groups.

In summary, early engagement with key government regulators commenced to inform environmental approvals, ecological survey requirements, noise criteria, planning pathways, and potential referral obligations under the EPBC Act. Ongoing consultation has been undertaken with Main Roads WA regarding vehicle transport routes and planning, with anticipated future engagement with the Department of Fire and Emergency Services on bushfire risk management and timing. Collectively, this engagement has enabled early identification of regulatory requirements, informed the scope of technical studies, and supported alignment of the Proposal with relevant State and Commonwealth policy frameworks.

Engagement activities have included one-on-one meetings with host and adjoining landowners, government briefings, community drop-in sessions, surveys, workshops and targeted consultations. These activities have been supported by ongoing communication channels including a dedicated project page on Collgar's

website, phone and email engagement, and community updates to ensure stakeholders have regular access to information and opportunities to provide feedback.

The outcomes of stakeholder engagement and the assessment of potential social impacts are summarised below and further detailed in the Stakeholder Engagement Plan (refer Appendix A):

- The Proponent's continued engagement with the Shire of Merredin on matters relating to community priorities, regional development opportunities, and benefit-sharing initiatives has helped ensure the Proposal is consistent with local aspirations for economic growth, workforce development, climate action, and community wellbeing.
- The Proponent commenced engagement with the Ballardong Aboriginal Corporation (BAC) in March 2025. Engagement with BAC and Njaki Njaki families will continue throughout Proposal development, particularly in relation to Cultural heritage, community benefits, opportunities associated with the Proposal or potential impacts from the Proposal. This process will support the identification and protection of cultural heritage values, incorporate Traditional Owner knowledge into Proposal planning, and inform Proposal design through heritage survey outcomes. Through continued engagement, the Proponent will continue to work towards a Heritage Agreement and aim to identify opportunities for BAC members and the broader community, including participation in heritage management, employment, procurement, and Proposal-related decision-making. Collectively this will support cultural heritage protection and strengthen recognition of Traditional Owner knowledge and values.
- A communication and feedback framework has been developed to support ongoing stakeholder participation throughout the life of the Proposal. The framework includes multiple engagement channels, feedback opportunities, and complaints management procedures. Stakeholder feedback will continue to inform Proposal design, community investment initiatives, and local employment and procurement opportunities.
- The Proposal is expected to generate social and economic benefits to the Shire of Merredin and surrounding communities. Construction and operation activities are anticipated to create employment opportunities, support local businesses, and increase demand for regional goods and services. These outcomes are expected to contribute to economic diversification and regional development.
- The Proponent also intends to develop a community benefit-sharing program in consultation with stakeholders. This program will build on the success of the Collgar Community Fund, which has contributed more than \$1.7 million to community initiatives over the past 14 years.
- Potential social impacts include concerns relating to visual amenity, noise, cultural heritage, environmental impacts, and stakeholder fatigue associated with multiple infrastructure projects in the region. These impacts have been identified with the suite of assessment reports supporting this DA, with mitigation to reduce impacts included as summarised in Section 6. The risks and mitigation produced within the assessment reports will be raised and managed through ongoing engagement, culturally appropriate consultation, accessible feedback mechanisms, and clear communication about the Proposal impacts and benefits.

The Proponent continues to implement stakeholder engagement in accordance with its Stakeholder Engagement Plan (refer Appendix A), working with the broader design team to provide updates, maintain communication channels, and undertake ongoing consultation throughout development.

2.3.2 Pre Development Application lodgement engagement

A pre-lodgement meeting was held with the Shire of Merredin on 28 April 2026 to discuss the Proposal and confirm the requirements for DA submission. The Shire provided formal written letter of advice on 13 May 2026, identifying some additional documentation requirements and planning considerations (refer Appendix B). This report and supporting documentation have incorporated the Shire's feedback.

3 The Proposal

3.1 Site details

The Proposal will consist of several types of permanent and temporary infrastructure, incorporating basic site amenities and multiple site access points. Summarised descriptions of these components are provided in Table 3-1. The proposed site layout is provided in Figure 3-1.

Table 3-1 Proposed site details

Term	Description
Basic site amenities	■ Transportable administration/site office, crib room and ablution facilities – Site sign in and sign out – Assembly points and pre-starts ■ Emergency evacuation sites ■ Site traffic management plan display board (daily update) ■ Clear site radio communication call up points ■ Directional signage to laydown areas
Local and state roads	■ The Great Eastern Highway is approximately 18 km northwest of Project Area ■ Local roads including Merredin-Narmbeen Road, Muntadgin Road, Old Muntadgin Road, Brissenden Road, and Tandegin West Road all intersect the Project Area. ■ Wherever possible, the Proposal will utilise existing internal roads and tracks to minimise and avoid the likelihood of additional disturbance. Continued use, upgrades and maintenance of these roads will be subject to confidential agreements with the relevant landowners.
Permanent infrastructure	■ Up to 50 turbine generator footings and supporting turbine infrastructure (0.45 ha per turbine) ■ 1,800 MWh BESS ■ 220 kV overhead transmission line ■ 33 kV overhead transmission line. ■ Underground cabling. ■ 220/33 kV Tandegin substation ■ Operations and Maintenance building/area ■ Site Office Compound ■ Access roads upgrades to accommodate over size over mass (OSOM) movements, including widening, intersection hardstands and ongoing maintenance.
Temporary infrastructure	■ Temporary lay down or hardstand areas per turbine, only during the construction phase ■ Temporary construction screening fence to be erected around active construction areas (e.g. Laydown and storage areas, site compounds) ■ Construction offices and amenities ■ Camp accommodation (refer to Section 3.1.3.1) ■ Civil and electrical laydown areas ■ Concrete batching plant

Environmental survey information has been used to inform refinements to the proposed road and infrastructure layout, with changes directed toward avoiding and minimising impacts to identified environmental values where practicable. The design response also considered landowner interests, ensuring that refinements to the layout appropriately balanced environmental constraints with practical land access, operational and property management considerations.

The site safety aspects will be managed through a dedicated Traffic Management Plan and Construction Environmental Management Plan (CEMP). Inclusion of requirements under the *Work Health and Safety Act 2020* and Work Health and Safety (General) Regulations 2022 will be incorporated into these site management documents.

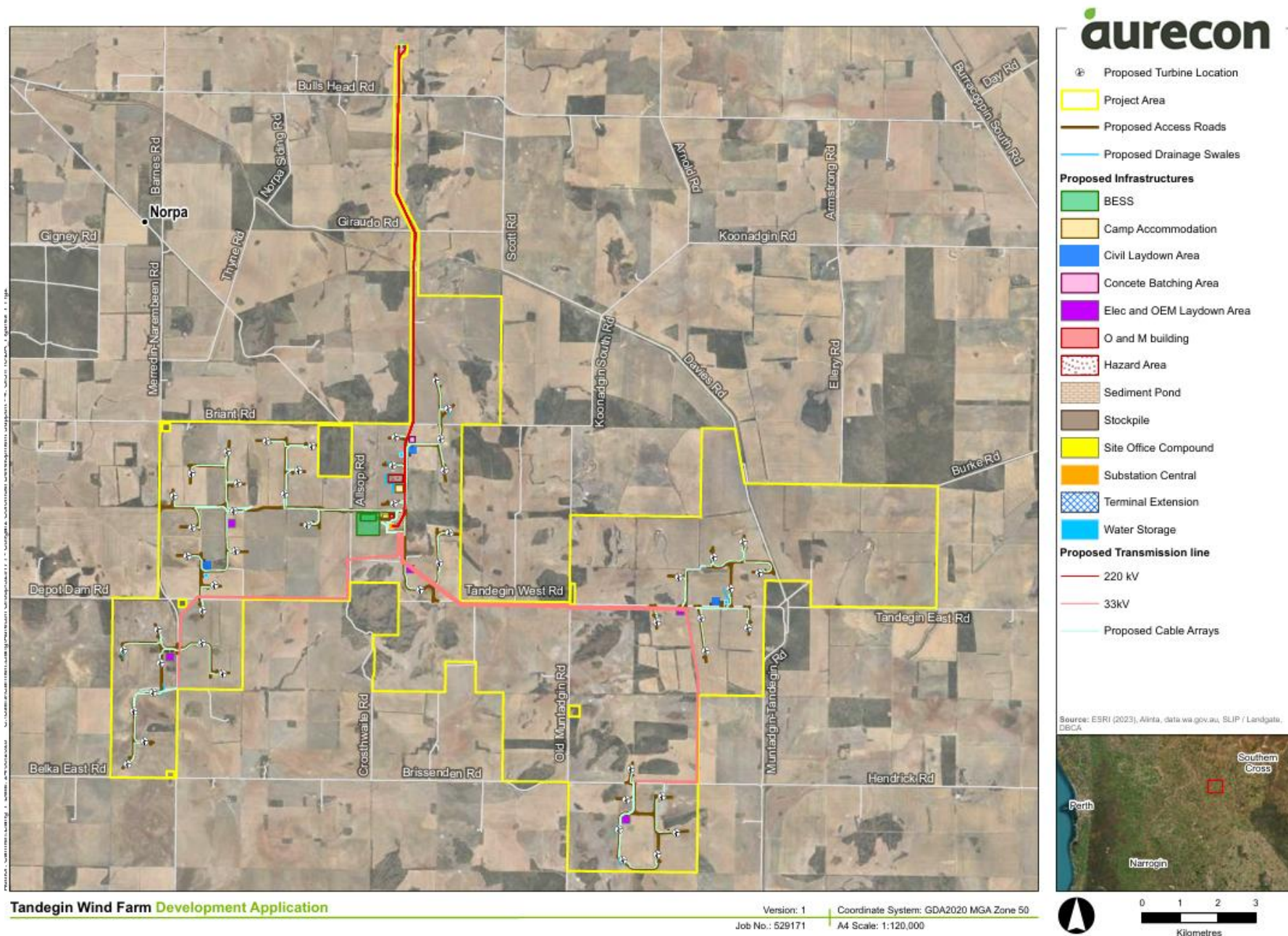


Figure 3-1 Proposal site layout

3.1.1 Design Flexibility and micro-siting

This Development Application has been prepared on the basis that a reasonable degree of design flexibility and micro-siting will be permitted following development approval. This is necessary to respond to the outcomes of detailed design and subsequent environmental, heritage and geotechnical investigations, which cannot be fully resolved at the Development Application stage.

The Proponent seeks approval for reasonable adjustments to the Proposal Layout where these:

- remain within the approved Development Envelope;
- result in reduced or comparable environmental, social and land use impacts;
- are not materially different from the approved Proposal Layout; and
- comply with all conditions of approval and applicable statutory requirements.

Micro-siting may be required to:

- respond to local geotechnical and ground conditions;
- avoid or minimise environmental constraints identified through detailed investigations, including flora, fauna, significant vegetation and habitat;
- avoid or minimise impacts on potential Aboriginal and historic heritage;
- maintain compatibility with existing agricultural and farm management activities;
- respond to detailed engineering, constructability and access requirements; and
- address unforeseen local conditions or construction constraints.

Micro-siting will allow the Project Layout to be refined while maintaining the overall development intent and approved impact envelope. It is not intended to enable substantive changes to the approved development or to avoid or circumvent environmental, planning, heritage or other statutory requirements.

Any post-approval adjustment will remain subject to the conditions of approval and applicable legislation. In particular, adjustments will not result in exceedance of approved impact limits, performance requirements or other constraints, including separation distances from dwellings and other sensitive receptors, noise limits, environmental impact limits and heritage requirements.

Accordingly, any design changes or micro-siting undertaken after approval will remain within the parameters of the approved development and will be subject to all relevant approval conditions and statutory requirements.

3.1.2 Permanent infrastructure

The Proposal will include a range of permanent key infrastructure elements as presented in Table 3-2. It is noted that some features of the infrastructure elements will be confirmed during the detailed design post determination. For further details, refer to the Preliminary Design Package (Aurecon 2026), provided in Appendix C.

Table 3-2 Permanent infrastructure elements and specifications

Infrastructure element	Key features	
Turbines (note: all turbines will be the same make and model. Key features indicate the maximum of all models being considered)	Maximum number of turbines	50
	Proposal generation capacity	Up to 1,500,000 MWh per year
	Maximum tip height	Up to 252 m above ground level (agl)
	Hub height	Up to 164 m agl
	Blade length	Up to 91 m
	All turbines will be the same make and model	
Turbine foundations and hardstands	Supported by concrete gravity foundations. The final design of turbines, foundations and hardstand areas will be dependent on turbine selection.	Approximately 0.6 ha per turbine
Underground collector power reticulation Note: Detailed design is pending	Total length	Approximately 83 km of underground cable route (to be confirmed at detailed design stage)
	Voltage	33 kV
	Alignment	Primarily adjacent to access tracks
	Installation depth	Trenched to 1 m below ground level
Above ground power reticulation (33 kV) Note: Detailed design is pending	Total length of 33 kV overhead powerline (reticulation from the Tandegin substation to the first wind turbine generator in a collector group)	Approximately 40 km (to be confirmed at detailed design stage)
	Number of tower structures	To be confirmed at detailed design stage
	Overhead powerline structure type	Pole tower structure
	Pole spacing	Approximately 40 to 100 m (to be confirmed at detailed design stage)
	Overhead powerline structures height	Up to 30 m in height
	Easement width	10-20m (typical per pole, subject to final design of structure) Northern Easement: 50m Central Easement: 115m Southern Easement: 65m Western Easement: 80m
	Maximum vegetation/permanent structure height within corridor	Approximately 4m agl
Above ground transmission line (220 kV) Note: Detailed design is pending	Distance of 220 kV overhead transmission line	Approximately 13.5 km (further details to be provided in the detailed design)
	Number of tower structures	To be confirmed at detailed design stage
	Tower structure type	Pole tower structure
	Tower structures height	Up to 40 m in height.
	Interval between tower structures	Approximately 250 to 500 m

Infrastructure element	Key features	
	Width of corridor underneath transmission line with disturbance required (i.e. trimming or clearing of vegetation)	Up to 60m wide
	Maximum vegetation/permanent structure height within corridor	Approximately 4.1m agl
Battery energy storage system (BESS) Note: Detailed design is pending	Power capacity	Up to 300 MW
	Energy capacity	Up to 1,800 MWh
	Approximate area	BESS Bench approximately 600 m (W) x 600 m (L) Area of BESS compound up to 7.74 ha
	Location	Lot 19101, Allsop Road
	Components may include	■ Battery containers ■ Inverters ■ High voltage step-up transformers ■ Auxiliary power ■ Control and switchgear ■ Lightning protection masts ■ Security exclusion fencing ■ Fire water and retention facilities Note: Sufficient space allocated for ancillary components and landscape screening.
Substation Note: Detailed design is pending	Approximate area	Substation Bench approximately 150 m (W) x 150 m (L)
	Location	Lot 19101, Allsop Road
	Equipment	■ High-voltage switchgear and metering equipment ■ High Voltage step-up transformers of 180 MVA each ■ Harmonic filters ■ Capacitor banks ■ System Stability equipment ■ Switchrooms ■ Relay equipment ■ Lightning protection masts ■ Security exclusion fencing (To be confirmed at detailed design stage)
Site Office Compound Note: Detailed design is pending	Approximate area	Site Office Compound Bench approximately 150 m (W) x 100 m (L) Area of Site Office Compound up to 1.5 ha
	Location	Lot 19101, Allsop Road
	Design	To be confirmed at detailed design stage
Operations and Maintenance (O&M) Facilities Note: Detailed design is pending	Approximate area	O&M Buildings Bench approximately 100 m (W) x 100 m (L) O&M Buildings compound area up to 1 ha
	Location	Lot 19101, Allsop Road
	Facilities include	■ Offices ■ Control rooms and servers ■ First aid room ■ Toilets and showers ■ Locker room ■ Warehousing ■ Workshop ■ Outdoor storage and parking

Infrastructure element	Key features	
		- Security exclusion fencing - Telecom/Communication tower/s (potentially) Note: Detailed design is pending
	Water supply	e.g. Rainwater collection supplemented by trucked or piped water
Site access	Main access points	- Main access point from off Merredin-Naremben Road - Other access roads: Old Muntagin Road, Tandegin West Road, Brissenden Road and surrounding Shire roads as required.
Access tracks	Design	Follow existing farm tracks where possible, with passing and turning areas
	Width	Approximately 7 m
Public road access	Requirement	Localised upgrades for delivery of construction materials and OSOM components
Firefighting water tanks Note: Detailed design is pending	Number	To be determined following finalisation of building and infrastructure design, layout and capacity
	Wind turbine generators minimum tank capacity	45,000 litres (L)
	BESS minimum tank capacity	576,000 L
	Substation minimum tank capacity	432,000 L
	Site office and operation and maintenance buildings minimum tank capacity	10,000 L

In addition to the permanent infrastructure listed in Table 3-2 above, an extension to the Collgar substation is proposed. The extension will include a 220kV switching station for the Tandegin Wind Farm and main interface point to Western Power and the existing Collgar Wind Farm. It will comprise of 220kV switching equipment, auxiliary power supply systems including backup auxiliary power diesel generation and communication systems including a relay room with provision for Western Power systems. Please refer to the Preliminary Design Plans (Appendix C) for details regarding the location of pads to support this extension.

3.1.3 Temporary construction infrastructure

Construction of the Proposal will require a range of temporary infrastructure elements to support construction and commissioning activities. These elements will be progressively decommissioned and removed as the relevant phases of the Proposal are completed. Areas disturbed during construction that are not required for the ongoing operation of the wind farm will be rehabilitated in consultation with the relevant landowner, with the objective of returning the land to its previous use wherever practicable.

The temporary infrastructure required for the Proposal is summarised in Table 3-3. The location and extent of these elements are based on the current preliminary design and remain subject to refinement during detailed design and confirmation through the final investment decision process. Further details are provided the Preliminary Design Package (Aurecon 2026), provided in Appendix C.

Table 3-3 Key temporary construction infrastructure specifications

Infrastructure element	Approximate size/area	Key features/description
Temporary laydowns required for hardstand construction	25 m (W) x 161 m (L) blade laydown 25 m (W) x 152 m (L) crane boom pads 70 m radius cleared area around turbine for tower erection Total area required is approximately 3.5 ha for each turbine	- Laydowns utilised for turbine construction - Additional temporary locations for construction vehicles

Infrastructure element	Approximate size/area	Key features/description
Materials and Original Equipment Manufacturer (OEM) laydown areas	200 m (W) x 200 m (L) civil laydown areas 200 m (W) x 200 m (L) electrical and OEM laydown areas Total area required is approximately 20.08 ha	■ Hardstand areas ■ Stockpiles ■ Portable toilets ■ Security exclusion fencing
Concrete batch plants	150 m (W) x 150 m (L) Total area required approximately 2.25 ha	Indicative design placement positions the concrete batch plant is in line with the EPA's <i>Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses</i> which typically requires a buffer of 300 to 500 m
Hazard area	8 ha	Provides a safety zone for workers away from hazardous components associated with construction works
Water storage bunds (turkey nests)	100 m (W) x 100 m (L) bunds Total area required is approximately 3 ha	Water storage bunds: Number not defined

3.1.3.1 Temporary worker accommodation camp

A Temporary Worker Accommodation Camp (TWAC) will be required to support the construction phase of the Proposal and accommodate the peak construction workforce. The TWAC is necessary to facilitate the efficient delivery of the Proposal during construction; however, it does not form part of the current development application.

The TWAC will be subject to a separate planning and approvals process, with the required DA and supporting assessments to be submitted independently of this Proposal. Accordingly, the TWAC is not included within the scope of this application or the associated impact assessments.

3.1.4 Proposal timing

Construction of the Proposal is scheduled to commence in late 2027 with an expected build program of 2.5 years (30 months). All supporting infrastructure will be maintained as needed, with a projected initial energy delivery lifespan of approximately 30 years with the potential for this to be extended, subject to economic feasibility and landowner agreements. Proposed timing details are presented in Table 3-4.

Table 3-4 Proposal timing

Phase	Details
Pre-construction Phase	Planning for the Proposal commenced in late 2022 with: ■ A Constraints Analysis and Approval Pathway Assessment was prepared by SLR in January 2025. ■ Consultation with key stakeholders (refer Appendix A) ■ Community consultation and information events. This DA process is supported by additional approval pathways being prepared in parallel. These include a separate referral under Section 38 the EP Act, and the lodgement of an EPBC referral for assessment. A Financial Investment Decision is scheduled for 2027 on the basis that regulatory approvals can be obtained in a timely manner.
Construction Phase	Construction is scheduled to commence in late 2027 with an expected build time of 2.5 years (30 months). This phase involves the physical development and assembly of infrastructure components in accordance with approved designs and plans to deliver the Proposal's infrastructure.
Commissioning Phase	Following construction, the commissioning phase will commence. This phase involves systematically testing, verifying and activating all systems and components to ensure the Proposal is fully operational and meets the intended performance and compliance requirements.

Phase	Details
Operational Phase	Operation phase will commence following the successful completion of commissioning activities. Current manufacturing life expectancy of capital investment infrastructure (turbines) is generally accepted up to 35 years (operational life). Dependant on maintenance and operational conditions this may vary slightly. If additional investment is proposed to extend the operational life beyond this initial timeframe, an amended environmental approval will be required. If this eventuates it is likely to be achieved through adoption of new technologies as they become more readily available, key stakeholder agreement continuation and future market supply and demand. The Proposal life expectancy may be up to 2090 with additional approvals for upgrades to be sought and obtained prior to 2060. For clarity, the initial operational phase for the Proposal is up to 2060 (i.e. 30 years).
Decommissioning Phase	Prior to decommissioning (noting initial operational phase is up to 2060), a decision to either decommission the Proposal or provide additional investment to extend the operational life of the infrastructure will be required. This decision will be reflective of future advancement of technologies, commercial agreements, energy supply and demand, and other factors which can only be contemplated and assessed closer to that time. It will also be subject to additional approvals and compliance requirements. If the Proposal is to be decommissioned, all aboveground structures will be removed and the site will be rehabilitated, in consultation with landowners to the extent reasonably practicable. Further details are provided in the Preliminary Decommissioning and Rehabilitation Plan (refer Appendix D). The decommissioning options for the infrastructure will be to: reuse, repurpose, recycle or disposal of in accordance with waste management legislation. Every effort will be made to reduce the volume of waste to landfill in line with best-practice sustainability principles.

3.1.5 Justification and alternatives

Australia became a signatory to the *Paris Agreement 2015* in 2016, an intergovernmental agreement adopted by 195 countries to reduce greenhouse gas emissions. This Agreement has led to the substantial growth and adoption of renewable energy technologies as Australia progresses the 2030 and 2050 emission reduction targets. WA is currently experiencing increased numbers of renewable energy projects entering the approval pipeline. All of these assist Australia's commitment to reduce greenhouse gas emissions under the Paris Agreement, and WA's interim emissions target.

The Project Area encompasses approximately 12,894 ha of freehold land, other land use classifications and road reserves, and was established in 2026 as the outermost boundary within which all Proposal activities will occur. Within the Project Area sits the Development Envelope consisting of approximately 8,500 ha of predominantly cleared agricultural land and representing the maximum area to be disturbed for construction and installation of all Proposal infrastructure.

The conceptual engineered design presented for the Proposal has progressed significantly since 2024. While the Project Area has remained consistent, both the Development Envelope and Indicative Footprint have undergone refinements informed by desktop assessments and field surveys undertaken by specialist to maximise the avoidance of impacts to environmental values.

Several alternate design elements have been considered including but not limited to the types of turbines, number of turbines, surface placement of turbines and maximum and minimum infrastructure heights to identify the most suitable options which would minimise impacts, not only during construction but through the operational life of the Proposal.

Table 3-5 summarises the factors considered for placement of infrastructure and design.

Table 3-5 Design Element or Factor - justification or alternative considered

Design Element or Factor	Description of justification or alternative considered
Development Envelope	The Development Envelope was progressively refined to respond to environmental constraints, landowner requirements and engineering considerations. A Development Envelope of approximately 8,500 ha was established within the Project Area of approximately 12,894 ha to provide flexibility for the final siting of infrastructure while avoiding areas of intact remnant vegetation where practicable and reflecting landholder agreements. The project design was optimised to avoid and minimise impacts on ecological values, including Threatened Ecological Communities (TECs) and Priority Ecological Communities (PECs), conservation-significant flora and terrestrial fauna habitat.
Turbine placement	A total of six turbines were relocated or micro-sited within the Project Area to address boundary setback requirements and incorporate the outcomes of field surveys and technical assessments. This included reducing vegetation impacts, avoiding potential environmental constraints (including Malleefowl habitat), improving access arrangements, and accommodating landowner requirements, while maintaining the overall generating capacity of the Proposal.
Turbine blade height	Turbine models were shortlisted with a minimum blade clearance of at least 59 m above ground level, maintaining the Rotor Swept Area above 50 m agl and reducing potential collision risk for birds.
Tenure	Agricultural lands that have low vegetation coverage and minimal need for vegetation clearance. They exist in rural settings with minimal existing dwellings within proximity to the Proposal and associated infrastructure.
Registered Sites of Cultural Heritage Significance	Avoidance based on pre-existing Aboriginal cultural heritage surveys and knowledge (Aboriginal Cultural Heritage Inquiry System (Department of Planning, Lands and Heritage (DPLH), 2025)).
Environmental Values	Avoidance of TECs listed under the EPBC Act (where possible) Avoidance of confirmed or potential fauna and fauna habitat, including the EPBC Act listed Carnaby's Black Cockatoo through targeted ecological surveys. Transmission lines, access roads and associated infrastructure redesigned to avoid direct impacts on potential and confirmed Malleefowl mounds, maintain agreed buffers (150 m) and reduce disturbance to habitat used for breeding, shelter and foraging. Avoidance of areas of groundwater dependent ecosystems (GDEs), based on pre-existing studies used to identify constraints and sensitive receptors. No GDEs have been identified. Various support infrastructure undertaken, including: ■ Underground and overhead electrical infrastructure - re-routed / redesigned to avoid native vegetation, Malleefowl habitat and other environmental constraints wherever practicable. ■ Transmission line - realignment to reduce vegetation fragmentation and maintain fauna movement corridors (ie. avoid impacts to these key habitat features). ■ Access roads - use of existing tracks as much as practicable or (if necessary) realigned to maximise use of cleared paddocks, existing tracks and disturbed areas, reducing vegetation clearing requirements. ■ Laydown areas, water storage infrastructure and access roads - relocated where required to avoid environmental constraints and respond to landowner requests. ■ A new east-west spine road – realigned to reduce impacts on native vegetation and improve construction and operational access. Co-location of Proposal components, for example access roads to be located away from known areas for listed threatened species or communities.
Noise and vibration	Turbine locations were assessed and refined through noise modelling to achieve compliance with the Environmental Protection (Noise) Regulations 1997 (WA) at surrounding sensitive receptor locations.
Surface topography	With a focus on areas of pre-disturbed land to minimise earthworks and associated disturbance.

Design Element or Factor	Description of justification or alternative considered
Visual impact	Turbine locations were reviewed and refined throughout the design process in response to environmental investigations, engineering requirements and stakeholder feedback, with the aim of reducing visual impacts where practicable.
Major creeks or drainage lines	Avoidance within the Indicative Footprint, based on high resolution satellite imagery.
Stakeholder engagement	Subsequent changes from stakeholder considerations.

3.2 Traffic and transport

3.2.1 Transport summary

3.2.1.1 Construction

A Transport Impact Statement (TIS) (Aurecon 2026) has been completed to support the Proposal (refer Appendix E). During construction, the Proposal is anticipated to generate approximately 68 light vehicle movements and 194 heavy vehicle movements per day during the busiest construction period. This includes up to five OSOM movements per day associated with the delivery of wind turbine components and parts. During the peak construction hour, the Proposal is expected to generate approximately 34 light vehicle movements and 36 heavy vehicle movements, inclusive of one OSOM movement. Workforce traffic is expected to be concentrated at the start and end of each day, with heavy vehicle and OSOM movements occurring between these periods before dispersing to active work areas across the Development Envelope.

The TIS adopts a conservative peak construction workforce assumption of up to 250 personnel. For assessment purposes, 20% of the workforce is assumed to travel by private vehicle, with an average occupancy of 1.5 persons per vehicle, while the remaining workforce is assumed to be transported by 25 seat buses. This equates to approximately 34 light vehicle movements and up to nine bus movements during the peak hour. The assessment therefore allows for up to 250 workers travelling to the site during peak traffic times in the Development Envelope.

The 36 heavy vehicle movements during the peak construction hour are made up of earthworks haulage (10), craneage (4), general services traffic (2), concrete traffic (2), steel reinforcement traffic (1), windfarm component traffic (1), electrical components (2), BESS traffic (1), staff buses (9) and mobilisation and demobilisation of earthworks and the worker camps (4).

3.2.1.2 Operation

It is anticipated that the Proposal will generate minimal traffic demand during the operational phase, with only a small number of vehicle movements per day associated with routine inspections, operational staff, occasional deliveries and maintenance activities. Operational traffic is therefore expected to be negligible and readily accommodated by the surrounding transport network.

3.2.2 Proposed capital infrastructure transport routes

To support delivery during the construction phase, most major wind farm components, including turbine blades, towers and associated equipment, will be manufactured overseas and transported by sea to Western Australia. Route assessments conducted by Rex J Andrews (2026) identified preferred transport pathways from both Bunbury and Geraldton ports to the Project Area. Figures featured in this section have been extracted from the Oversize Overmass route assessments (refer Appendix F).

3.2.2.1 Bunbury route

A single primary route (Route 1) was identified as the optimal transport solution for all components from the Port of Bunbury to the Project Area, supported by local access route (Local Route A):

- Route 1: Bunbury to Tandegin (Main route)
 - Extends approximately 439 km from the Port of Bunbury to Tandegin
 - Key roads include: Leschenault Drive, Forrest Highway, Coalfields Road, Albany Highway, Narrogin–Kondinin Road, Kondinin–Narembeen Road, and Merredin–Narembeen road.
- Local route A: Tandegin to site entry
 - Extends 9.6 km via Merredin- Narembeen Road and Briant Road to site entry points
- Capable of accommodating all transport components, subject to upgrades.

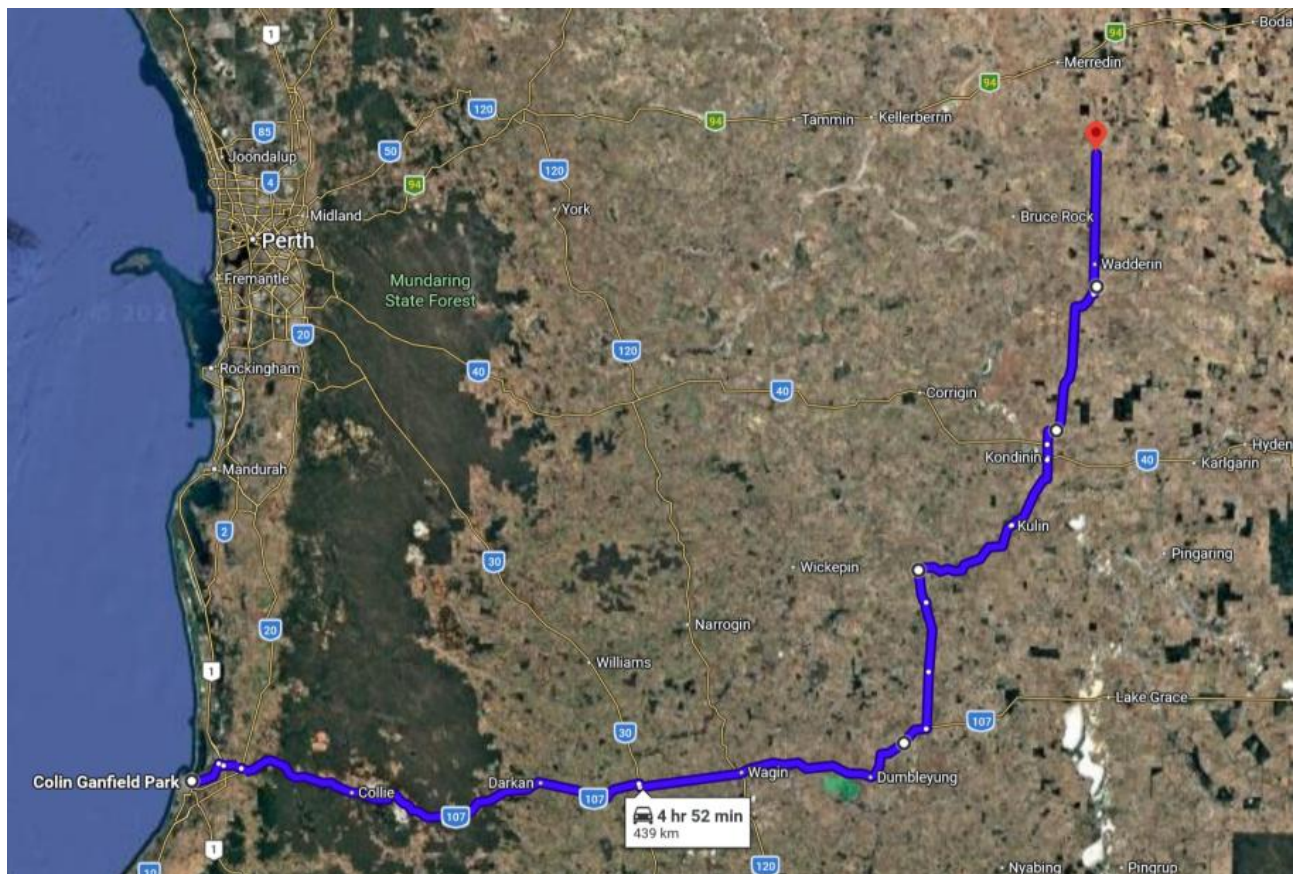


Figure 3-2 Potential transport route from the Port of Bunbury to the Project Area (Route 1)

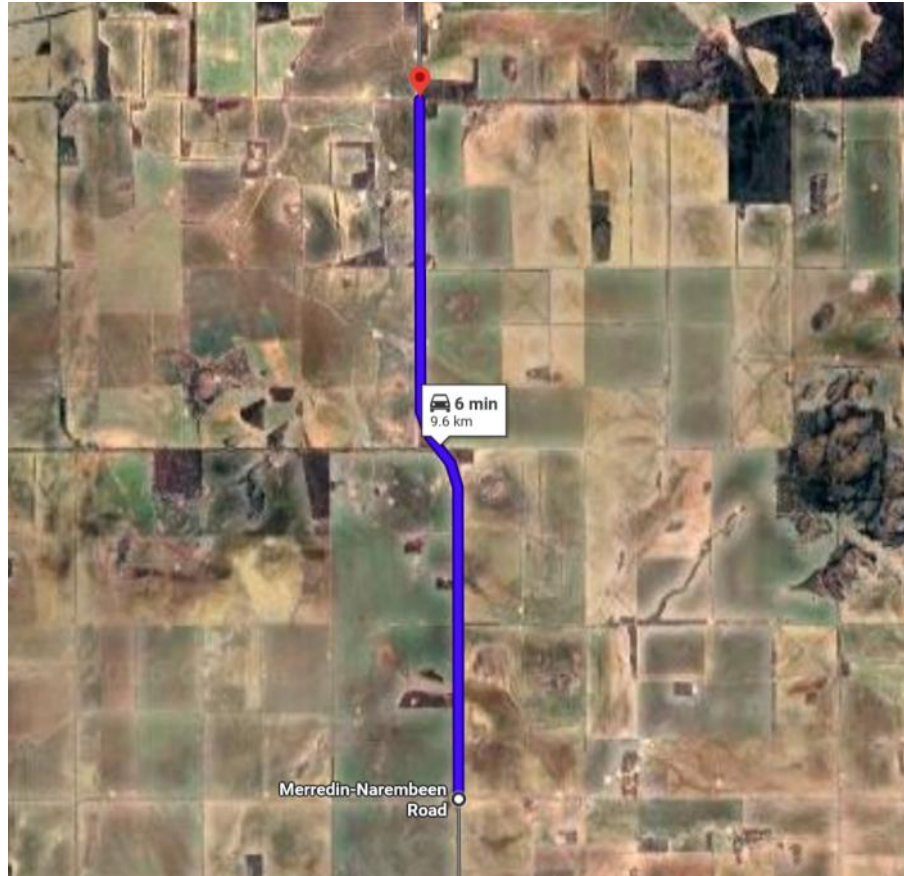


Figure 3-3 Potential transport route from the Port of Bunbury to the Project Area (Local route A)

3.2.2.2 Geraldton routes

Two primary routes were selected from the Port of Geraldton, supported by the same local access route (Local route A).

- Route 1 (Blades transport)
 - Approximately 688 km via Northwest Coastal Highway, Brand Highway, Tokin Highway, Great Eastern Highway and Merredin- Naremben Road.
- Route 2 (Tower transport)
 - Approximately 686 km via Geraldton- Mount Magnet Road, Great Northern Highway and local wheatbelt roads to Marredin-Naremben Road.
- Local route A: Tandegin to site entry
 - Extends 9.6 km via Merredin- Naremben Road and Briant Road to site entry points.

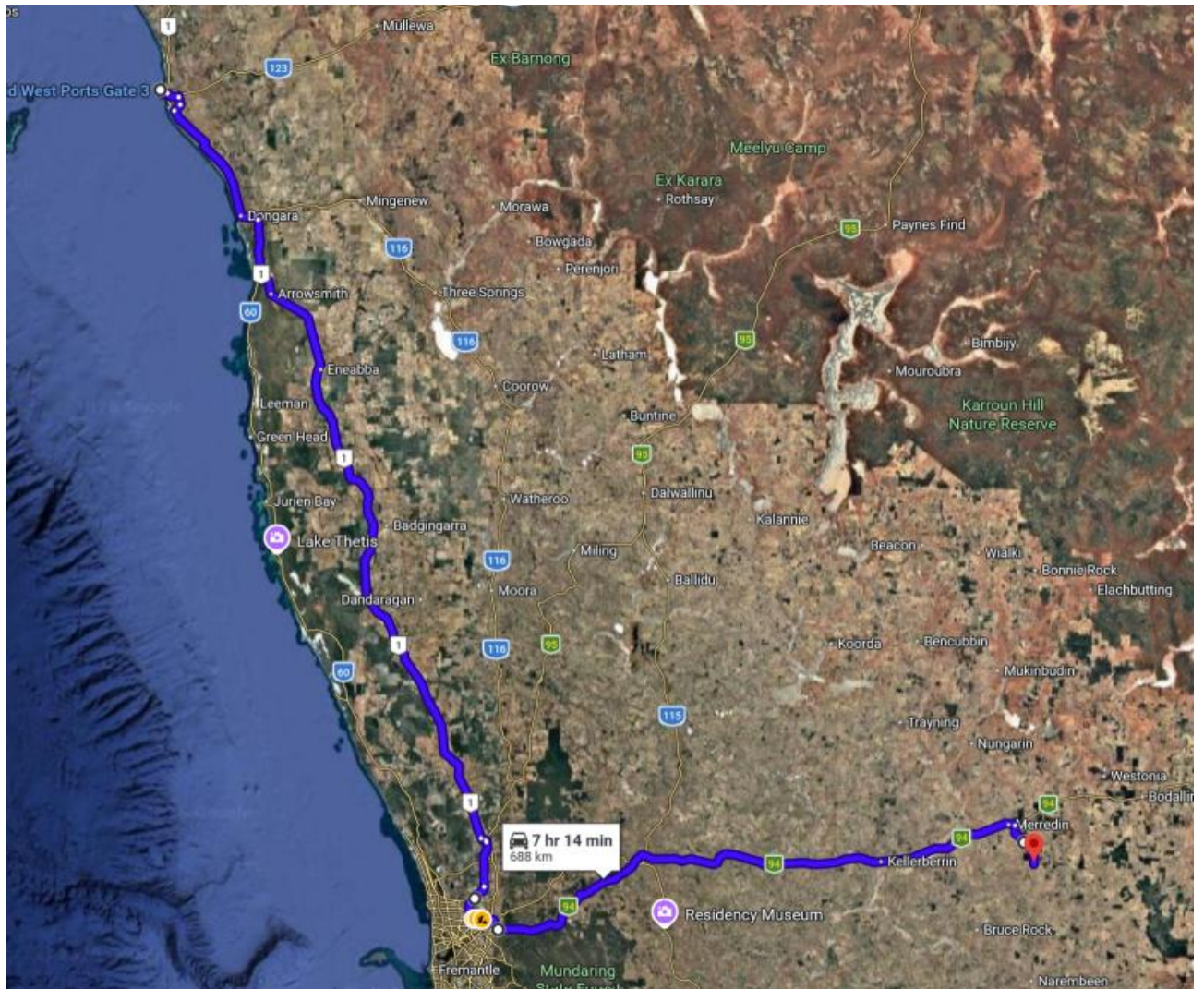


Figure 3-4 Potential transport route from the Port of Geraldton to the Project Area (Route 1)

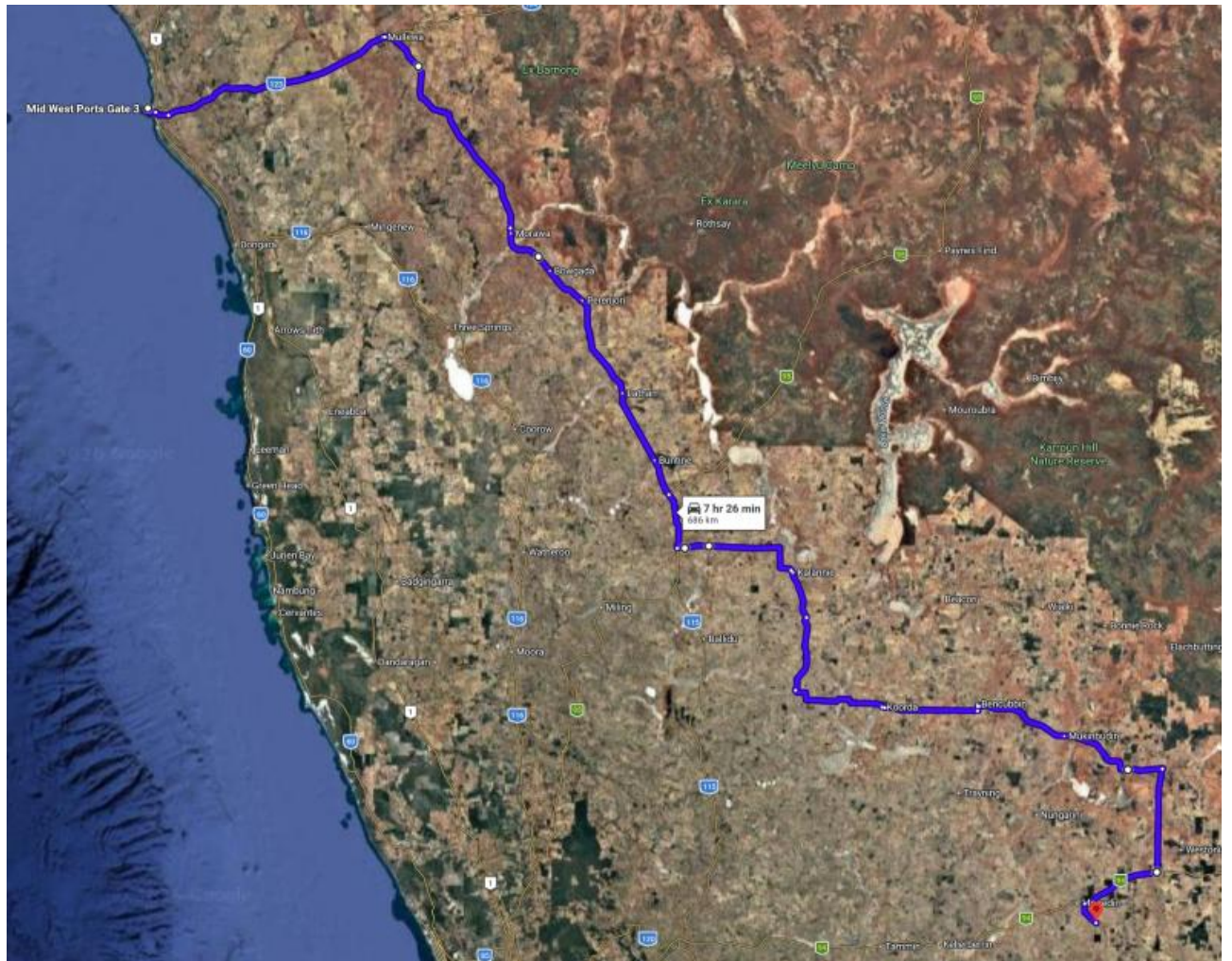


Figure 3-5 Potential transport route from the Port of Geraldton to the Project Area (Route 2)



Figure 3-6 Potential transport route from the Port of Geraldton to the Project Area (Local route A)

Both routes require moderate upgrades, including intersection works, vegetation clearing, and hardstand installation. Multiple rail crossings and approvals are required (up to ~20 locations), along with bridge assessments and utility clearances.

Overall, the selected routes from both ports rely on a primary highway- based network connecting to Merredin–Narembeen road, with local route A providing final access to the Project Area.

Engagement with key stakeholders, including the National Heavy Vehicle Regulator, Main Roads WA and local authorities, will continue to finalise the transport routes and approvals. This will help ensure that all components can be delivered safely and efficiently to the site (Rex J Andrews, 2026).

The TIS evaluated both proposed transport route options as most likely to be safely achievable, compared to other Port facilities where receival points could not accommodate the size of some components.

The TIS included a risk assessment of OSOM transports with overhang to ensure turning requirements could be achieved. Instances where safe turning requirements could not be achieved prompted investigation of alternatives. Once a Port facility is confirmed, all permits and or work requests will be lodged with Main Roads WA or the governing Shire, as appropriate and all additional permits and approvals will be obtained to ensure safety, stakeholder engagement and other regulatory requirements are implemented and compliant prior to any transportation activities commence.

3.2.3 Access

Primary vehicular access to the Project Area is proposed via the surrounding local road network, connecting to Great Eastern Highway through Merredin-Narembeen Road. Merredin-Narembeen Road is expected to provide the principal access corridor to the site via an existing private access road located between Briant Road and Depot Dam Road, with access also available to portions of the Project Area from local roads including Brissenden Road and Tandegin West Road.

A preliminary desktop review undertaken as part of the TIS indicates that the intersections of Merredin-Narembeen Road and nearby access roads are located on straight sections of road and are therefore assumed to achieve the required sight distances. Further details are provided within the Preliminary Design Package (Appendix C) and the TIS (Appendix E).

Access for construction traffic, including heavy vehicles and OSOM vehicles, is considered feasible subject to further detailed design, approvals and construction-phase traffic management. Where required, mitigation measures may include localised road widening, temporary hardstand areas, minor roadside infrastructure modifications, selective vegetation clearing and temporary traffic management to ensure the safe and efficient movement of heavy and light vehicles on local and state roads.

Access to each turbine will be provided from the closest available local road and internal access track network. Each access is to be designed and developed in accordance with relevant Main Roads WA requirements and confirmed through detailed design.

3.2.4 Parking

The TIS notes that construction parking will be fully contained within the Project Area, utilising nearby laydown areas and parking zones established within the Development Envelope and the Indicative Footprint.

There are no minimum carparking requirements prescribed in LPS 6 for the proposed land use. Only a small portion of the site is required for turbine and infrastructure footprints, meaning there is ample capacity to provide on-site parking clear of all public roads, thereby avoiding the need for roadside or off-site parking. Internal parking and laydown areas will be arranged flexibly as works progress through different stages of construction, with a similar approach to be adopted, at a reduced scale, during the operational phase.

4 Site conditions

4.1 Landforms and soils

4.1.1 Topography

A review of the Project's topography has been undertaken and is included within the Water Resource Impact Assessment (Aurecon, 2026) referenced in Appendix G. The Project Area is characterised by broad valleys, gently undulating plains and gently sloping stony ridges. Elevations across the site range from approximately 340 to 420 m Australian Height Datum. The differentiation in elevation is created by a valley and gently underlaying peaks present within the Project Area.

The Project Area contains a well-defined but minor drainage network, evident from the repeated 'V'-shaped contour patterns. These drainage lines form narrow valleys that dissect the upland surfaces, indicating moderate erosional processes rather than broad floodplain development. No extensive flat terrain or deeply incised valleys are present. Likewise, no prominent peaks or escarpments occur within the Project Area boundary, and slope orientations vary across the site without a dominant aspect.

The topography of the Project Area reflects a rolling upland landscape with moderate relief, suitable for development subject to appropriate consideration of slope, surface drainage, and erosion management.

4.1.2 Geology and soils

The Water Resource Impact Assessment (WRIA) (Aurecon, 2026) has undertaken a desktop assessment of the geology and soils present within the Project Area. Based on the assessment, the Project Area is located within the Northern Zone of Ancient Drainage, which is characterised by low-relief terrain developed on deeply weathered granitic and gneissic bedrock. Drainage is poorly integrated, with no connected surface water systems and broad upland-valley landforms, reflecting ancient drainage patterns. Soil landscape mapping (DPIRD-064) indicates that the Project Area spans the Wadderin, Tandegin and Kellerberrin systems, which collectively feature sandplain-dominated interfluvies, gently undulating rises on gneissic terrain, and valley floor environments within the ancient drainage system. Soils across the area are typically texture-contrast (duplex) profiles, with sandy or loamy surface horizons over clay subsoils. These soil patterns are consistent with long-term weathering and reworking of granitic materials and are typical of the eastern wheatbelt.

Overall, the geology and soils within the Project Area are typical of cleared agricultural land in the region, presenting manageable geotechnical and environmental constraints with appropriate design and construction controls.

4.1.3 Site contamination

The SLR Constraints Analysis and Approval Pathway Assessment completed in January 2025 (SLR Consulting Australia, 2025) undertook a review of the Department of Water and Environmental Regulation (DWERO Contaminated Sites database to confirm if there were any contaminated sites registered within the Project Area. The review identified the nearest contaminated site to be located 21 km northwest of the Project Area and was classified as 'Remediated for Restricted Use'.

The Water Resources Impact Assessment (Aurecon, 2026c) advises that the risk of encountering acid sulfate soils (ASS) as part of construction is considered low to very low across the site with only localised potential in association with waterbodies or low-lying areas (refer Appendix G). In addition, a review by SLR Consulting Australia (2025) confirms that State mapping of ASS does not cover the Project Area. The nearest mapped ASS occurrence is located approximately 220 km west of the site, where soils are classified as having a moderate to low risk of ASS within 3 m of the natural soil surface (SLR Consulting Australia, 2025).

Further investigations will be undertaken as part of a detailed site investigation, prior to construction.

4.2 Groundwater

The WRIA (Aurecon, 2026c) indicates that groundwater resources within the Project Area are not subject to *Rights in Water and Irrigation Act 1914*. The groundwater resources are not managed under an allocation resource plan (refer Appendix G).

The Project Area occurs predominantly within a fractured Archaean granitic and gneissic bedrock aquifer, overlain by a very thin sequence of Quaternary and Tertiary colluvial, alluvial and lateritic sediments that are generally confined to low-lying areas and drainage lines. Available bore data indicates the water table is typically deep, with depths ranging from approximately 16 to 46 m below ground level, and groundwater not intersected in many bores away from waterways.

Groundwater quality across the Project Area is predominantly saline to hypersaline, with only isolated occurrences of brackish groundwater potentially present in shallow sediments near valleys. Salinity risk in the Project Area is classified as “moderate”. The Project Area does not intersect with any groundwater licenses. Given these conditions, groundwater within the Project Area is not expected to represent a potable resource.

4.3 Bushfire

The Project Area intersects designated bushfire prone areas under the WA State Map of Bush Fire Prone Areas, triggering assessment under *State Planning Policy 3.7: Bushfire* (SPP 3.7) (Western Australian Planning Commission (WAPC), 2024a) and the associated guidelines.

Bushfire considerations and mitigation to ensure compliance are discussed in Section 6.4.

4.4 Flooding

A flood modelling assessment (Aurecon, 2025) which assessed under 5% (5 year), 2% (50 year) and 1% (100 year) Annual Exceedance Probability (AEP) scenarios (refer Appendix H). The modelling showed that in the 1% AEP event access roads, existing roads, the substation and hardstand areas would be impacted by flood waters. Comparatively in the 5% and 2% AEP events flooding will not impact on the substation or hardstand areas, flooding is instead observed in discrete areas of existing road or access roads.

Flooding considerations and mitigation are discussed in Section 6.6.

4.5 Heritage

4.5.1 Aboriginal heritage

A review of the Aboriginal Cultural Heritage Inquiry System (ACHIS) identified that the Project Area is located within the south-west Native Title Settlement (Determination Reference: WCD2021/010) and the Ballardong Indigenous Land Use Agreement (ILUA) area (WI2017/012). While Native Title has been surrendered as part of the south-west Settlement, the Ballardong people are formally recognised as the Traditional Owners of the land within the Project Area represented by Ballardong Aboriginal Corporation (BAC).

Key outcomes of the desktop assessment are provided in Section 6.3.1

4.5.2 Local historic heritage

No known historical heritage places are located within the Project Area. Two state-listed heritage places are located in Merredin, approximately 17 km northwest of the Project Area; however, they are unlikely to be impacted by the Proposal.

Consideration of the Proposal on the local historic heritage sites is discussed in Section 6.3.

4.6 Mining tenure

4.6.1 Burracoppin Project – E 70/05544

The only active exploration tenement E 70/05544, held by Bullamine Magnetite Pty Ltd (a wholly owned subsidiary of Reedy Lagoon Corporation Limited), intersects part of the Project Area. The tenement is part of a larger exploration area to the north of the Project Area that permits exploration for magnetite and gold deposits.

The Proponent first engaged with Reedy Lagoon Corporation Limited in September 2025 to discuss the Proposal and to identify any conflicts. Engagement is currently ongoing and no objection to the Proposal has been issued at the time of drafting this report. The Proponent will continue engagement with Reedy Lagoon Corporation Limited to manage the Proposal and potential mining development activities that may occur in the future.

5 Planning legislation and policy assessment

5.1 State legislation and strategy

5.1.1 Strategic Energy Initiative: Energy2031 Vision Statement

The *Strategic Energy Initiative: Energy2031* (Department of Finance, 2012) outlines the vision for WA's energy sector over the next 20 years. This vision statement aims to guide decision-makers, industry, and the broader community in meeting the State's energy needs. The document therefore establishes a number of strategic goals, placing emphasis on renewable energy sources.

The key objectives of the vision statement and the Proposal response are detailed in Table 5-1.

Table 5-1 Proposal alignment with the *Energy2031 Vision Statement*

Vision statement details	Proposal alignment
■ <i>Affordable energy: Western Australians have access to affordable energy that meets their needs.</i> ■ <i>Secure energy: WA's energy supply is sufficient to meet demand over the longer term</i> ■ <i>Reliable energy: WA's energy supply is safe and of a consistently high quality and delivered with minimal disruption.</i> ■ <i>Cleaner energy: WA's energy production and use demonstrates good environmental stewardship and minimises greenhouse emissions.</i>	The Proposal will provide a large-scale renewable energy source expected to generate up to 310 MW, resulting in an estimated net energy output of up to 1,500,000 MWh per year, enhancing the reliability and security of WA's renewable energy supply. It will provide WA with access to an affordable energy source. The Proposal is located so that it is able to be connected to the existing transmission corridor, meaning it will be able to transform energy generation relatively quickly, directly contributing to reducing the State's emissions.

5.1.2 State Planning Strategy 2050

Prepared by the department on behalf of the WAPC, the *State Planning Strategy 2050* (WAPC, 2014) seeks to build strategic planning capacity and capability around a State planning vision.

It is based on a framework of planning principles, strategic goals and State strategic directions that respond to the challenges and opportunities that drivers of change present for the future land-use planning and development of WA.

The Proposal has been considered in accordance with the *State Planning Strategy 2050* as outlined in Table 5-2.

Table 5-2 Proposal alignment with the *State Planning Strategy 2050*

Strategy overview	Proposal alignment
The State Planning Strategy 2050 provides a long-term strategic framework to guide WA's land-use planning and development toward sustained growth and prosperity. Its purpose is to create a credible State-wide planning context that integrates and coordinates decisions across state, regional, and local jurisdictions. The Strategy sets out planning principles, strategic goals, and directions to help anticipate, adapt to, and manage the key drivers of change such as population growth, economic shifts, technology, and climate impacts. In relation to renewable energy, the Strategy recognises the importance of diversifying WA's energy mix to include renewable fuel sources, both to mitigate climate change risks and reduce reliance on fossil fuels. It supports the uptake of emerging energy technologies and the development of renewable infrastructure through effective planning, policy, and regulatory frameworks. The Strategy highlights wind, solar, hydro, and bio-energy as key renewable sources, and identifies planning for land access, transmission corridors, and localised generation as critical to future resilience. It also promotes investment in clean energy, energy efficiency, and network upgrades to enable a transition toward a low-carbon and more affordable energy future.	The State Planning Strategy 2050 identifies the importance of strengthening Western Australia's electricity network to accommodate the growing generation and integration of renewable energy. The proposed Proposal aligns with and advances the Strategy's overarching objectives and strategic priorities. Furthermore, the development and ongoing operation of the Proposal will contribute to achieving the Strategy's vision of supporting regional economic growth through job creation and investment in local communities.

5.1.3 Energy Transformation Strategy

The Western Australian *Energy Transformation Strategy* (Energy Policy WA, 2019) sets out the State government's work program for delivering secure, reliable, sustainable and affordable electricity for WA. The objectives of the *Energy Transformation Strategy*, and how the Proposal aligns with them, is detailed in Table 5-3.

Table 5-3 Proposal alignment with the *Energy Transformation Strategy*

Strategy overview	Proposal alignment
The Energy Transformation Strategy outlines the Western Australian Government's plan to ensure the State's electricity system remains secure, dependable, sustainable, and cost-effective. The Strategy is built around five core objectives, which together guide the delivery of a modern and resilient energy future for Western Australia. Maintain a secure and reliable electricity supply, including: ■ Ensure affordable electricity for households and businesses ■ Reduce energy sector emissions ■ Transition affected workers in the Collie region ■ Promote local jobs and growth	The Proposal aligns with the objectives of the WA Energy Transformation Strategy, by providing an energy source which will directly reduce energy sector emissions. It will also contribute to securing a reliable electricity supply, which is affordable for households and businesses. The Proposal will also promote local jobs and growth for the Merredin region and beyond, with up to 350 employees required annually during the construction phase. Note, the 350 direct FTE figure is an annual employment input used for economic modelling and does not represent the maximum number of personnel concurrently present on the Project site.

5.1.4 Western Australia Climate Policy

The *Western Australian Climate Policy* (Department of Water and Environmental Regulation (DWER), 2020) sets out the State Government's plan for a climate-resilient community and prosperous low-carbon future and outlines a plan to achieve the State's aspiration for net zero emissions by 2050. The *Western Australian Climate Policy* includes actions based around themes. Alignment of the Proposal with these themes is outlined in Table 5-4.

Table 5-4 Proposal alignment with the *Western Australian Climate Policy*

Policy details	Proposal alignment
The <i>Western Australian Climate Policy</i> outlines the State's commitment to achieving net-zero greenhouse gas emissions by 2050 and building climate resilience. The policy establishes a long-term framework for action and identifies key priority areas to guide the State's transition toward a low-carbon future. Themes include: ■ Clean manufacturing and future industries ■ Transforming energy generation and use ■ Storing carbon and caring for our landscapes ■ Lower-carbon transport ■ Resilient cities and regions ■ Government leadership	■ The Proposal will create 17 FTE positions post construction, support the regional development and enhance the economic diversification and resilience of the Wheatbelt region. ■ The Proposal will provide a large-scale renewable energy source expected to generate up to 310 MW, resulting in an estimated net energy output of up to 1,500,000 MWh per year, enhancing the reliability and security of WA's renewable energy supply. ■ The Proposal is located so that it is able to be connected to the existing transmission corridor, meaning it will be able to transform energy generation relatively quickly, directly contributing to reducing the State's emissions.

5.2 State planning framework

State planning policies within the State planning framework provide the highest level of planning policy control and guidance in WA. Prepared under Part 3 of the PD Act, The *State Planning Policy 1: State Planning Framework* (WAPC, 2017) (SPP1) brings together existing State and regional policies, strategies, plans and guidelines within a central State Planning Framework. It sets the context for decision-making on land use and development in WA.

Assessment of the Proposal against the applicable State Planning Policies is detailed below.

5.2.1 State Planning Policy 1: State Planning Framework

The Proposal has taken into account SPP1, particularly its guidance on the hierarchy of planning provisions and the management of any inconsistencies with local planning instruments. Consistency of the Proposal with the key provisions of SPP1 is outlined in Table 5-5.

Table 5-5 Proposal alignment with SPP1: State Planning Framework

Policy overview	Proposal alignment
SPP1 builds on and reinforces the foundational principles of the State Planning Strategy, guiding the sustainable use and development of land across WA. It consolidates a range of State and regional policies, strategies, and guidelines into a single overarching State Planning Framework, which provides a coordinated basis for land use and development decision-making. The Framework directs the WAPC, local governments, and other planning authorities to consider and apply State-level policy to achieve consistency and integration in planning outcomes. SPP1 outlines six overarching principles for land use planning and development which include Community, Economy, Environment, Infrastructure, Regional Development, and Governance. These principles collectively underpin sustainable and balanced growth across the State.	The Proposal demonstrates strong alignment with a number of the overarching principles outlined in SPP1, including: Environment SPP1 emphasises conserving the State's natural assets through sustainable development and the responsible management of resources such as energy and land. The Proposal aligns with this by generating renewable energy that reduces greenhouse gas emissions and reliance on fossil fuels, thereby contributing to Western Australia's long-term environmental sustainability and climate resilience goals. Economy The policy calls for planning that facilitates trade, investment, innovation, and employment. The Proposal supports this principle by attracting renewable-energy investment, creating local and regional jobs, and fostering innovation in clean-energy technology and infrastructure. It contributes to economic diversification within the Shire of Merredin and strengthens the region's role in the State's energy transition. Infrastructure SPP1 encourages planning that ensures infrastructure supports development and is efficiently provided. The Proposal reflects this principle by utilising and potentially enhancing existing grid infrastructure and contributing to the broader goal of a modern, resilient electricity network capable of integrating renewable generation sources. Regional Development The policy promotes building the competitive and collaborative advantages of regional areas. The Proposal advances this principle by providing long-term regional economic opportunities, supporting local businesses and services, and contributing to sustainable growth and energy self-sufficiency in the Wheatbelt region.

5.2.2 Statement of Planning Policy 2.0: Environment and Natural Resources Policy

Statement of Planning Policy 2.0: Environment and Natural Resources Policy (WAPC, 2003) (SPP 2.0) defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy.

Alignment of the Proposal with the relevant sections of SPP 2.0 is detailed in Table 5-6.

Table 5-6 Proposal alignment with SPP 2.0: Environment and Natural Resources Policy

Policy details	Proposal alignment
Objectives: ■ To integrate environment and natural resource management with broader land use planning and decision-making; ■ To protect, conserve and enhance the natural environment; and ■ To promote and assist in the wise and sustainable use and management of natural resources	Objectives The Proposal is consistent with the objectives of SPP 2.0, which seeks to integrate environmental and natural resource management into broader land use planning and decision-making, protect and enhance the natural environment, and promote the sustainable use of natural resources. The Project Area is largely cleared agricultural land, requiring minimal vegetation removal, confined primarily to existing road reserves. Rehabilitation and revegetation will occur in disturbed areas (once no longer required for operations) and restore local habitat and ecological values.

Policy details	Proposal alignment
Agricultural Land and Rangelands Provisions <i>Planning strategies, schemes and decision-making should:</i> (i) <i>Protect and enhance areas of agricultural significance, having regard to State, regional and local issues and characteristics, and to the requirements of Statement of Planning Policy No. 11: Agricultural and Rural Land Use Planning.</i> (ii) <i>Consider the natural resource capability of rangelands and agricultural lands.</i> (iii) <i>Diversify compatible land use activities in agricultural areas and rangelands based on principles of sustainability and recognizing the capability and capacity of the land to support those uses.</i> Greenhouse Gas Emissions and Energy Efficiency <i>The policy highlights the need to reduce reliance on energy produced from non-renewable sources, and supports the use of alternative energy generation, including renewable energy where appropriate.</i>	Disturbance to rural and agricultural land has been limited to that which is necessary for the construction and operation of the Proposal. Although the Development Envelope represents approximately 65% of the total Project Area, the actual area to be cleared as a result of the Proposal's implementation (i.e. Indicative Footprint) is expected to be significantly less (approximately 6.2% of the Project Area). The Proposal therefore preserves the overwhelming majority of land within the Development Envelope for continued agricultural use. All areas temporarily disturbed such as laydown areas, storage compounds, batching plants, borrow pits, turkey nest dams, and temporary security zones, will be rehabilitated upon completion of construction when they are no longer required for ongoing operations. Following the commissioning phase, areas disturbed for temporary construction activities will be rehabilitated and returned to the previous land use (i.e. agriculture). The Proponent, in collaboration with host landowners, has adopted design measures to avoid and minimise material impacts to farming operations. Locating buried electrical cables adjacent to access tracks where possible to provide clear visual marker of where subsurface without reliance on additional signage. Flora and fauna surveys have informed the site layout, ensuring avoidance and mitigation of potential ecological impacts (refer Section 6.8). Noise modelling has been undertaken to assess and minimise potential effects on sensitive land uses and the surrounding rural amenity (refer Section 6.5). Visual and landscape considerations of the Proposal are assessed in Section 6.1. These design commitments ensure that disruption to farming operations is minimised both during construction and throughout the operational life of the wind farm. On this basis, the Proposal is considered to appropriately balance renewable energy development with the protection of agricultural land and is consistent with the intent and objectives of the relevant planning framework, including SPP 2.0 and the Shires's local planning considerations. Agricultural Land and Rangeland Provisions The Proposal aligns with Clause 5.6 – Agricultural Land and Rangelands, which encourages the protection of productive rural land and supports diversification of compatible land uses. ■ The Proposal is located on predominantly rural land used for low-intensity agriculture, and the proposed infrastructure has been designed to coexist with ongoing farming activities, allowing continued grazing and cropping around turbines. ■ The Proposal's design does not permanently alienate or fragment agricultural land, ensuring the long-term viability of agricultural production within the Project Area. ■ It contributes to land-use diversification in the Shire of Merredin, creating opportunities for regional economic resilience while upholding sustainability principles by balancing agricultural productivity with renewable energy generation. This dual-use outcome supports both the economic and environmental intent of SPP 2.0, ensuring that agricultural and rangeland resources are used efficiently and sustainably. Greenhouse Gas Emissions and Energy Efficiency Consistent with Clause 5.10 – Greenhouse Gas Emissions and Energy Efficiency, the Proposal directly advances State objectives to reduce reliance on non-renewable energy sources and promote alternative renewable energy generation. ■ The Proposal will generate a substantial amount of zero-emission electricity, displacing fossil fuel-based generation and contributing to State and national decarbonisation targets. ■ By harnessing local wind resources, the Proposal promotes energy efficiency and resilience, reducing transmission losses associated with centralised generation.

Policy details	Proposal alignment
	The Proposal supports climate adaptation and mitigation by contributing to lower greenhouse gas emissions, improved air quality, and a cleaner energy mix for WA. In doing so, the Proposal reinforces SPP 2.0's commitment to energy efficiency, environmental stewardship, and sustainable land use, providing a long-term renewable energy benefit consistent with the State's planning and climate policies.

5.2.3 State Planning Policy 2.5: Rural Planning

State Planning Policy 2.5: Rural Planning (WAPC, 2016b) (SPP 2.5) is intended to protect and preserve rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values.

Alignment of the Proposal with the relevant sections of SPP 2.5 is detailed in Table 5-7.

Table 5-7 Proposal alignment with SPP 2.5: Rural Planning

Policy details	Proposal alignment
<i>The policy contains provisions which seek to protect rural land for rural purposes including primary production, basic raw materials, regional facilities, and protection of biodiversity and landscape.</i> <i>The policy acknowledges rural land accommodates a diverse range of land uses, and therefore seeks to encourage a diversity of compatible rural land uses, whilst minimising land use conflicts.</i>	The Proposal aligns with the intent of SPP 2.5 in that: - The Project Area is not identified as priority agricultural land; and the wind farm's land use is complementary to ongoing rural activities. - The Proposal will result in only limited disturbance to rural and agricultural land, with an estimated Indicative Footprint of approximately 807 ha (6.2% of the total Project Area). Much of this area is not productive agricultural land; temporarily disturbed areas will be rehabilitated post-construction, minimising long-term impact on farming operations and surrounding landholdings. - Close collaboration with landowners during the design phase has ensured the continuation of agricultural practices throughout construction and operation. - The Proposal will not create significant impact on landscape values or visual amenity, except for one dwelling located 1.56 km away from the Project Area where consultation will inform future mitigation within the detailed design (refer Section 6.1). - The Proposal maximises use of cleared land while preserving remnant vegetation patches to maintain biodiversity and natural landscape features. - In accordance with the WRIA, the Proposal is expected to have minimal impact on local surface water and groundwater resources (refer Appendix G). Any use of farm dam water or groundwater will be subject to further investigations, landholder agreement, regulatory approvals (in relation to groundwater) with appropriate mitigation strategies implemented.

5.2.4 State Planning Policy 2.9: Water Resources

The purpose of *State Planning Policy 2.9: Water Resources* (WAPC, 2006) (SPP 2.9) is to ensure that water resources are considered and protected in land use planning to maintain or enhance environmental values and water quality. It aims to integrate water resource management with planning decisions to promote sustainable development and efficient water use across the State.

Alignment of the Proposal with the relevant sections of SPP 2.9 is detailed in Table 5-8.

Table 5-8 Proposal alignment with SPP 2.9: Water Resources

Policy details	Proposal alignment
Objectives 1. <i>protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values;</i>	The WRIA prepared by Aurecon (refer Appendix G) identifies and describes water resources within the Project Area. It includes surface water, groundwater, wetlands and groundwater dependent ecosystems, including the Belka River tributaries and wheatbelt wetlands. This information supports the Proposal design. The Proposal avoids waterways and mapped wetlands where possible. It also allows for buffer zones to protect sensitive receptors.

Policy details	Proposal alignment
2. <i>assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources; and</i> 3. <i>promote and assist in the management and sustainable use of water resources</i> <i>The policy requires developments to demonstrate how they will avoid the depletion, contamination or pollution of surface and groundwater resources, and incorporate appropriate management practices to ensure water resources are not adversely impacted in the long term.</i>	The WRIA identifies potential impacts on water availability and water quality, and provides an estimate of water demand for construction, operation and decommissioning. The WRIA indicates that water resources in the area are limited, saline and unreliable. Potential water supply strategies explored within the WRIA include two options (1) supply via water carting from the main conduit in Merredin and (2) groundwater desalination using a mobile reverse osmosis plant. Supplementary water supply options include the use of recycled wastewater from site (or Merredin) and or groundwater for dust suppression or freshwater stored in farm dams. The WRIA also identifies risks to water quality, including: pollutant loading and or sediment runoff into receiving waterways, spills (fuels, chemicals) and vehicle/ concrete wash water from operational areas, inadequate management of wastewater and stormwater. The Proposal will implement controls to manage potential risks to water resources such as erosion and sediment control measures, stormwater management, containment of wash water, and safe storage and handling of hazardous substances. The Proposal does not extract water from waterways. Any use of farm dams is limited and agreed with landowners. The WRIA concludes that impacts can be adequately mitigated through appropriate design and management measures that align with guidelines provided by the EPA and DWER so that the receiving surface and groundwater environments are not adversely affected (i.e.the Proposal will avoid depletion, contamination and long-term impacts to surface water and groundwater resources).

5.2.5 State Planning Policy 3.7: Bushfire

State Planning Policy 3.7: Bushfire (WAPC, 2024a) (SPP 3.7) seeks to implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level.

Alignment of the Proposal with the relevant sections of SPP 3.7 is detailed in Table 5-9.

Table 5-9 Proposal alignment with SPP 3.7: Bushfire

Policy details	Proposal alignment
SPP 3.7 establishes the framework for managing bushfire risk through Western Australia's land use planning system. The policy's primary intent is to ensure that new development avoids, and where unavoidable, mitigates bushfire risk to safeguard people, property, and infrastructure. It recognises bushfire as an inherent part of the State's environment and emphasises shared responsibility among government, landowners, and communities to strengthen resilience through appropriate siting, design, access, and emergency planning. The policy applies to all planning and development proposals within designated bushfire-prone areas and requires risk assessment and management measures to be integrated early in the planning process. It prioritises avoidance of high-risk sites, protection of life, and retention of native vegetation for environmental and landscape value. Supported by the <i>Planning for Bushfire Guidelines</i> (WAPC, 2024b), SPP 3.7 ensures a consistent, risk-based approach to decision-making that promotes sustainable and resilient development outcomes across Western Australia.	The Development Envelope is largely characterised by grassland vegetation with relatively flat topography, and no buildings or infrastructure are located within mapped bushfire prone areas. Accordingly, the Proposal is not formally triggered for assessment under SPP 3.7. Refer to Section 6.4 for further details. Notwithstanding this, a detailed bushfire assessment has been undertaken to apply best practice risk management principles. This includes the establishment of separation distances to achieve acceptable radiant heat exposure (generally not exceeding BAL-29 for habitable buildings and 10 kilowatts per square metre(kW/m²) for high-risk infrastructure), provision of firebreaks and Asset Protection Zones (APZs), and incorporation of emergency access and water supply infrastructure. The following measures represent industry best practice for managing bushfire risk in renewable energy facilities. However, they are not mandatory as the Proposal is not located within a designated bushfire prone area. ■ Entire facility: The Proposal provides compliant access arrangements, vehicle turning capability and implements overarching emergency, risk and operational management plans to support effective bushfire response. ■ BESS and substation: The design achieves compliance by separating infrastructure from vegetation, limiting radiant heat exposure, and providing hydrant systems and adequate firefighting water supply in accordance with recognised standards. ■ Accommodation camp, site office and O&M buildings: The proposal locates buildings in low-risk areas, applies APZs , and provides dedicated firefighting water supplies to manage bushfire risk to acceptable levels.

Policy details	Proposal alignment
	■ Wind turbine generators: The layout maintains APZs around turbines and provides firefighting water infrastructure at key access points to enable safe operation and emergency response. ■ Water supply and fire management: The design ensures a reliable firefighting water supply and maintains firebreaks to support ongoing bushfire preparedness and risk mitigation. ■ Operational compliance: The Proposal implements, maintains and updates bushfire management and operational plans to ensure effective emergency preparedness and response throughout the life of the development.

5.2.6 Position Statement: Renewable Energy Facilities

The *Position Statement: Renewable Energy Facilities* (WAPC, 2020) applies state-wide and facilitates growth of the renewable energy industry in WA through planning policy measures administered by local government. It seeks to ensure renewable energy facilities are located in areas that minimise potential impacts on the environment and natural landscape while maximising energy production returns and operational efficiency.

Alignment of the Proposal with the relevant sections of the position statement is detailed in Table 5-10.

Table 5-10 Proposal alignment with *Position Statement: Renewable Energy Facilities*

Position Statement provisions	Proposal alignment
Community consultation	The Proposal has completed early consultation with the community, government and local government, and other stakeholders during the site selection, planning and design phases. The consultation program has ensured the Proposal is compatible with the existing rural land uses on the site, and the surrounding area. Prior consultation undertaken to date is summarised in Section 2.3, and is detailed in Appendix A.
Environmental impact	Survey findings within the flora and fauna reports have subsequently informed site layout design to minimise impacts on sensitive flora and fauna. The site is predominantly located on cleared farming land, with minimal clearing of remnant vegetation proposed. Further detail is provided in Sections 6.8 and 8.
Visual and landscape impact	The Proposal will not create significant impact on landscape values or visual amenity, except for one dwelling located 1.56 km away from the Project Area (refer Section 6.1).
Noise impact	Section 6.5 evaluates operational noise from 50 turbines and associated BESS and transformer infrastructure against criteria of 35 decibels (dB) for non-involved receivers and 45 dB for involved stakeholders. Using conservative modelling with the loudest turbine type, the assessments confirmed compliance at all sensitive locations except one. Provided this residential home can be classified as a 'stakeholder' premise it will comply with the recommended noise levels, and therefore the Proposal as a whole will comply with the current applicable noise regulations and guidelines.
Public and aviation safety	Section 6.7 demonstrates the risk to aircraft safety from the Proposal is considered to be low and therefore there will be minimal impact to aviation activity in the area.
Heritage	The Project Area lies within the South West Native Title Settlement and Ballardong ILUA areas. The Ballardong people are the recognised Traditional Owners, represented by BAC. Engagement with BAC is discussed in Section 2.3.1. Section 6.3.1 identified no registered sites, lodged sites, or protected areas within or adjacent to the Project Area. The Aboriginal Heritage Due Diligence Desktop Assessment (RFF, 2025) determined that there are no registered Aboriginal heritage sites within, or in proximity to, the Proposals' location. Therefore, the risk to Aboriginal heritage is considered: ■ Low during initial activities (meteorological mast and geotechnical investigations) ■ Low-medium during substantive activities (construction of the wind farm) as construction is to occur on predominantly cleared agricultural land. No historic heritage places are located within the Project Area. Two State-listed heritage places in Merredin, approximately 17 km northwest, which are unlikely to be impacted by the Proposal (refer Section 6.3.2).

Position Statement provisions	Proposal alignment
Construction impact	The CEMP will provide the framework for managing potential environmental and social impacts during the construction of the Proposal. It will outline measures to minimise impacts such as dust, noise, vibration, waste, traffic, and erosion, while also addressing the protection of flora, fauna, water resources, and cultural heritage. The CEMP will incorporate requirements under the <i>Work Health and Safety Act 2020</i>, ensuring site safety, emergency response, and workforce welfare.

5.2.7 Visual Landscape Planning in Western Australia manual

Visual Landscape Planning in Western Australia – A Manual for Evaluation, Assessment, Siting and Design (WAPC, 2007) provides advice on techniques for incorporating visual landscape planning into the planning system and is intended to be used as a guide so that the practices of visual landscape evaluation and visual impact assessment can continue to evolve and mature over time.

The manual also includes detailed guidance which address the visual impact considerations necessary for effective land use planning for wind farm developments, relating to the location, siting and design. Findings regarding visual amenity and impact are referenced in Section 6.1.

5.2.8 South West Interconnected System Network Connection and Electricity Licensing Requirements

The Proponent submitted the Connection Application for the Proposal to Western Power in January 2025. Connection ready status was granted in October 2025 and has been maintained since this point in time.

The Proposal is currently on track to complete all required grid connection activities in accordance with the Proposal timelines.

5.3 Regional Planning Framework

5.3.1 Wheatbelt Regional Planning and Infrastructure Framework 2015

The Wheatbelt region forms the core of WA's agricultural production, supplying a significant proportion of the State's grain output. Encompassing 43 local government areas and more than 100 settlements, the region spans roughly 155,000 km² to the north and east of Perth.

The Wheatbelt Regional Planning and Infrastructure Framework 2015 (the Framework) outlines key regional planning challenges and establishes a strategic foundation for coordinated growth, providing direction for priorities to be reflected in regional and local planning schemes.

The Framework has three key objectives:

1. Creation of liveable of communities through the provision of effective infrastructure and service delivery.
2. Creation of a diverse and adaptive economy that has an increased contribution to the State's economy and enables diversification through growth of new and innovative industries.
3. Valuing natural amenity by having environmental and landscape values that support the social, cultural and economic development of the region, and are managed for current and future generations.

The Framework identifies renewable energy development as a major opportunity for the Wheatbelt, given the region's favourable climatic conditions and expansive land availability. It seeks to enable energy generation that meets both State and regional needs. The Proposal is consistent with these objectives, contributing renewable energy to the SWIS and supporting energy security for households and businesses across the Wheatbelt.

In addition to its energy contribution, the Proposal will deliver meaningful economic and employment benefits, generating approximately 350 construction jobs over a 2.5 to 3 year period and creating ongoing operational positions. The Proponent intends to prioritise the engagement of local workers where possible, supplemented by additional skilled personnel from outside the immediate area, thereby enhancing local economic activity and regional capacity.

5.4 Local planning framework

5.4.1 Local Planning Strategy

The Shire of Merredin LPS 6 sets the strategic framework for the local government area. In addition to the LPS, the Shire of Merredin Local Planning Strategy (2025) specifically identifies an economic opportunity to *“promote Merredin as a centre of excellence for renewable energy projects”* while also stating *“the most significant emerging land use suitable for the rural areas is the renewable energy facility sector”*. By promoting renewable investment in a manner that coexists with traditional agricultural production, the development aligns with the Local Planning Strategies intent.

5.4.2 Shire of Merredin – Local Planning Scheme No. 6

In accordance with Clause 60 of Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015, a person must not commence or carry out any works on or use land in a Scheme area unless development approval has been obtained or a relevant exemption applies.

The Proposal is defined as a “Renewable energy facility” in accordance with the LPS¹. As previously detailed under Section 2.2.2, the Proposal is situated predominantly within the General Farming Zone, where it serves as a compatible diversification of rural land use that maintains the Shire’s agricultural character (refer Figure 5-1). The Proposal generally achieves compliance by adhering to the zone’s objectives to retain rural amenity and prevent land degradation. Notably, the Project Area also encompasses multiple lots within the Special Use zone. These lots are explicitly designated for “Wind farm or wind energy facility” purposes. This, along with the development’s location adjacent to the existing and operational Collgar Wind Farm, establishes the Proposal as a consistent addition to the local landscape, aligning with the principles of orderly and proper planning and the specific planning provisions for the Collgar district. This confirms that the Shire has already identified this portion of the Collgar District as a primary location for large-scale renewable energy infrastructure.

Beyond these primary zones, the northern portion of the envelope also has a small intersection with a Railway to accommodate the proposed 220 kV transmission line crossing required for grid connection. The Development Envelope also features intersections with land reserved for Conservation (Reserve 30429) and Public Purposes (gravel quarries), as well as Unallocated Crown Land (Lot 20495). While these areas sit within the Project Area, they are outside the Development Envelope and will not be physically impacted by any infrastructure or construction activities. Because the Proposal does not involve any physical disturbance or change of use within these specific reserved areas, they have been excluded from the regulatory assessment.

¹ The Honourable John Carey, Minister for Planning and Lands recently approved the proposed Omnibus Amendment 8 to Shire of Merredin’s LPS No 6. The amendment has immediate legal effect from the 12th of June 2026. The amendment amongst other matters changed the definition and references from ‘Wind Farm or wind energy facility’ to ‘Renewable energy facility’ along with imposing new information requirements to better account for and manage the development of different renewable energy facilities in the Shire.

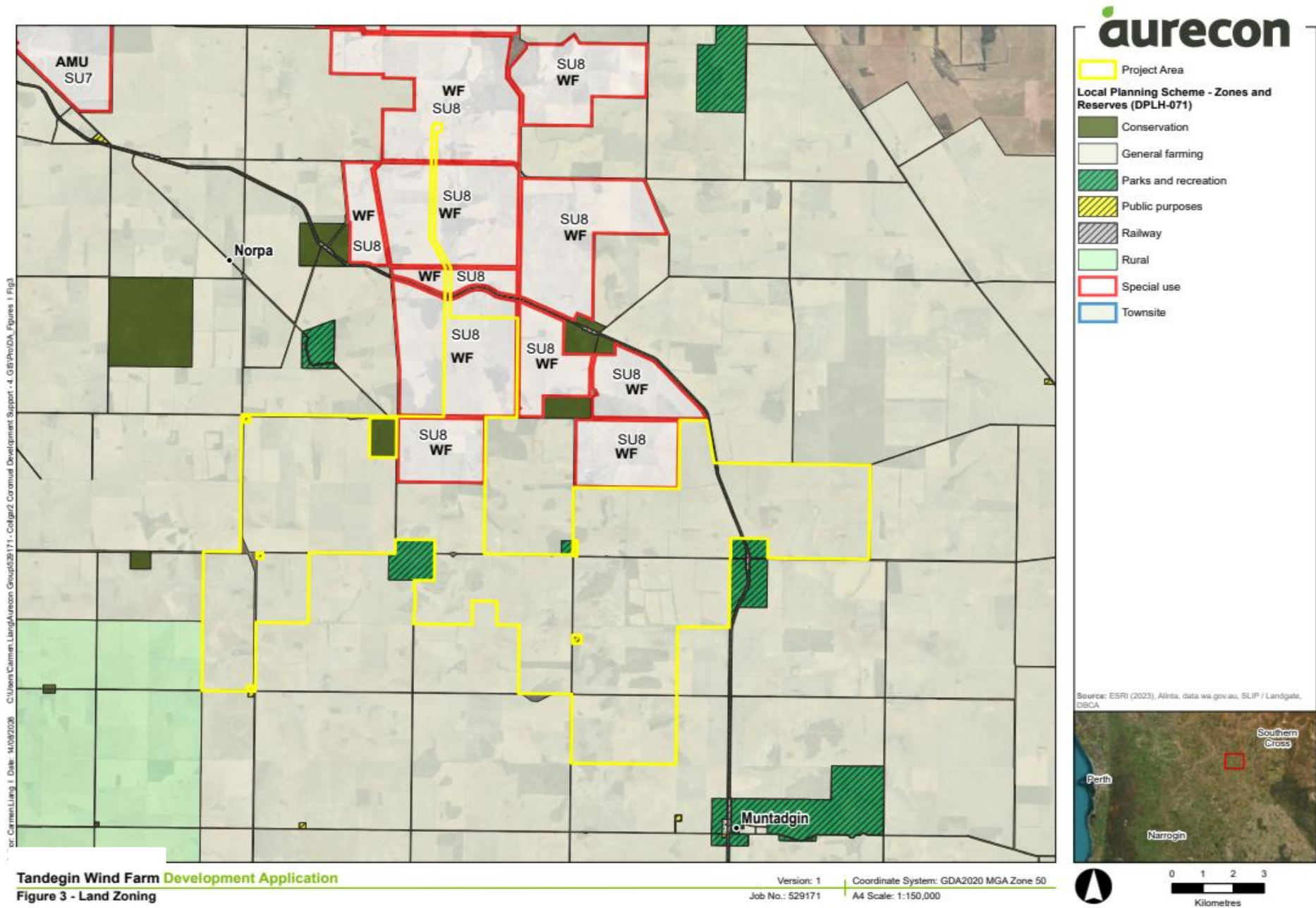


Figure 5-1 Land Zoning

Table 5-11 provides a summary of the Proposals' compliance with the relevant parts and sections of the LPS.

Table 5-11 Regulatory considerations of the LPS pertaining to the Proposal

Section reference	Compliance
Part Three – Zones and the Use of the Land	
3.2 Objectives of the Zones 3.2.11 General Farming zone	The Proposal is consistent with the rural character of the area (3.2.11.1) due to its proximity to the operational Collgar Wind Farm and the maximising of the capability of the land which contains ideal characteristics required for Wind Farming such as rurality and appropriate wind strength. The Proposal allows for the continued use of the land for broadacre cropping and pastoral grazing, as wind farm infrastructure has a compact ground-level footprint that coexists with active farming (3.2.11.2, 3.2.11.4). The Proposal has been designed to prevent land degradation by utilising existing farm tracks for access where possible and committing to the rehabilitation of all temporary construction areas to return them to their previous agricultural use (3.2.11.3, 3.2.11.4). It directly supports the objective of diversified farming by providing an alternative, climate-resilient income stream for rural landholders (3.2.11.6).
3.2.8 Special Use zone	The northern section of the Proposal intersects a Special Use zone designated for Wind Farms (3.2.8.1). By integrating large-scale wind generation and battery storage, which are specialised industrial uses, the development represents a bespoke land use that leverages the unique infrastructure context of the Tandegin region. By locating the Proposal within the Special Use Zone and its immediate surrounds, the development makes use of an area already identified by the local government as suitable for maintaining the safety, health and welfare of surrounding users (3.2.8.3).
3.3 Zoning table	Within the General Farming zone, a Renewable energy facility is anticipated to be an 'A' use. This means "the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions" (3.3.2). Clause 64 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> the Shire of Merredin is the authority responsible for coordinating this formal public advertising and community notification process. To complement the Shire's statutory requirements, the Proponent will voluntarily engage with the community and stakeholders to address any feedback received during the assessment period. The BESS, substation and transmission line components are generally considered ancillary to the predominant wind farm use.
3.7 Special Use Zones	As specified in Figure 5-1, the Project Area intersects nine lots zoned for Special Use (wind farming). The Proposal is consistent with the Collgar District Special Use zone.
Part Four – General Development Requirements	
4.7 Site and Development Requirements 4.7.1 Development Requirements	The Proposal aligns with the predominant use provisions of both the General Farming and Special Use zones in which it is located. The Proposal is located in a rural setting where visual and noise impacts are being rigorously assessed via specialist technical studies to ensure the protection of rural amenity. While the Project Area is situated in a rural area rather than abutting a designated Residential zone, mitigation components identified by the specialist technical studies will be reviewed and implemented where practicable to minimise visual or other impacts, while adhering to any additional conditions determined by the local government. This proactive approach ensures the development meets the standard for orderly and proper planning while addressing the specific site requirements of the Scheme.

Section reference	Compliance
4.7.2 Combined Uses	The Proposal has been designed to integrate a large-scale "Renewable energy facility" (Schedule 1) with existing agricultural activities to ensure both uses can effectively coexist within the same land parcels. The compact ground-level footprint of the turbines and access tracks allows host landowners to maintain their primary production of broadacre cropping and grazing, ensuring the Proposal conforms to the strategic requirements of both land uses. For specialised infrastructure such as the BESS and substations, the Proposal adopts bespoke siting and design measures. This approach ensures that where standard rural requirements may be inappropriate for complex utility components, the development still aligns with the Shire's intent to foster a diverse and adaptive economy (3.2.11.6) while maintaining the safety and functional requirements determined by the local government.
4.7.3 Industrial Development	Section 4.7.3 relates to unsewered industrial development and restricts such development to "dry industry" where wastewater generated for on-site disposal is less than 540 L per 1,000 m² per day. The Proposal is for a wind farm and associated renewable energy infrastructure and is not considered to constitute industrial development for the purpose of this clause. During operation, the Proposal is expected to generate only minor domestic wastewater associated with staff amenities, with no industrial process wastewater requiring disposal on-site. Notwithstanding this, the future TWAC development (excluded from this application) and any construction or operations amenities will be supported by appropriate wastewater servicing arrangements. These arrangements will be designed and managed in accordance with relevant health, environmental and servicing requirements to ensure wastewater can be appropriately contained, treated and/or disposed of without adverse impacts to land, water resources or surrounding rural land uses.
4.7.4 Car parking	It is noted that "Renewable energy facility" is not a listed land use within LPS 6 Table II – Development Table, and therefore no specific car parking requirements are prescribed under this section (4.7). All construction parking will be fully contained within the Development Envelope, utilising nearby laydown areas and parking zones established as construction progresses. Given that only a small portion of the site is required for infrastructure, there is ample capacity to provide on-site parking clear of all public roads. This avoids the need for roadside or off-site parking. Internal parking and laydown areas will be arranged flexibly as works progress through different stages of construction, with a similar approach to be adopted, at a reduced scale, during the operational phase.
4.7.5 Landscaping	It is noted that "Renewable energy facility" is not a listed land use within LPS 6 Table II – Development Table, and therefore no specific landscaping requirements are prescribed under this section (4.7). The current Proposal commitment is to implement landscaping to mitigate the visual impact of the development from sensitive land uses and public roads where practical. The Proponent intends to work with participating landowners to develop targeted landscape plans within the detailed design post determination, where moderate to high visual impacts are identified. These plans will utilise native vegetation consistent with the local setting to enhance screening and maintain landscape character. This approach ensures the development is visually integrated with surrounding land uses and public roads.
4.13 General Farming Zone Development	The provisions regarding residential development are not applicable to the Proposal as it does not include the construction of any new dwellings. The Proposal addresses the requirement to identify environmental values and risks (4.13(a)) through the technical assessments which are summarised in Section 6. The potential for land use conflict (4.13(b)) and impacts on adjacent or nearby locations (4.13(c)) are effectively managed by the wind farm's design, which is inherently complementary to broadacre farming and is situated in a rural precinct where wind energy is an established land use. The Proposal establishes necessary separation distances and buffers (4.13(d)) based on the findings of technical assessments summarised in Section 6. These measures ensure that the development protects the amenity of nearby receptors while maintaining the long-term viability and operational character of the surrounding General Farming zone.

Section reference	Compliance
Part Five – Special Control Areas	
5.5 SCA4 Wind Farm	As detailed above under 3.2.8 Special Use zone, the northern portion of the Project Area intersects with Special Control Area 4 (SCA4), which is specifically designated to manage wind farm development in the Collgar district.
5.5.4 Development Requirements	To satisfy the referral requirements of Clauses 5.5.4 and 5.5.5, the Proponent will refer the Proposal to the EPA under Section 38 (Part IV) of the EP Act.
5.5.5 Referral of Applications	The referral to the EPA incorporates a Referral Supporting Document (RSD) evaluating key environmental factors such as flora and vegetation, terrestrial fauna, and matters of national environmental significance (MNES). This DA report is aligned with the RSD to ensure consistency in impact assessment. This coordinated approach provides the statutory basis for the local government to determine the DA based on the formal advice received from the EPA, in accordance with Clause 5.5.4.
Schedule 1 – Definitions	
"Renewable energy facility" – 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 Proposal directly meets the definition "Renewable energy facility" as the land will be used to generate electricity by harnessing wind force via turbines. All other buildings and structures (e.g. BESS, substations, and internal access tracks) will be ancillary to the construction or operation of the wind farm.

5.4.3 Planning and Development (Local Planning Schemes) Regulations 2015

Adhering to the Planning and Development (Local Planning Schemes) Regulations 2015 is fundamental, as these regulations provide the deemed provisions that are automatically incorporated into the Shire of Merredin LPS 6. This statutory framework ensures that the assessment of the Tandegin Wind Farm follows a consistent and transparent legal process mandated across Western Australia. Seeking compliance is essential to demonstrate that the Proposal is validly submitted and provides the local government with the necessary legal basis to exercise its discretion in granting DA.

The core of this assessment process is found in Schedule 2, Clause 67, which outlines the specific matters to be considered by the local government when determining an application. The purpose of Clause 67 is to provide a comprehensive set of planning criteria, ranging from orderly and proper planning and the aims of the Scheme to environmental impacts and amenity to ensure that all potential effects of the development are balanced against the broader public interest.

Table 5-12 provides a summary of the proposals' general alignment with relevant provisions listed under Schedule 2, Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Table 5-12 Preliminary Planning Assessment – Clause 67 Considerations

Matter	Consideration
Scheme Objectives	The Proposal demonstrates a strong strategic alignment with the foundational aims of the Shire of Merredin LPS 6 (1.6) by advancing economic growth through significant renewable energy investment. It secures long-term regional resilience by injecting immediate capital through construction jobs for regional trades and providing a "drought-proof" revenue stream via annual municipal rates and stable hosting payments for landholders. This model, paired with the creation of permanent, high-skilled technical roles for the next 25 to 30 years, ensures the Proposal functions as a cornerstone for local employment and a catalyst for a diversified, future-ready economy.

Matter	Consideration
	By integrating wind energy infrastructure with existing broadacre farming, the Proposal promotes the sustainable use of rural land and encourages a compatible diversity of rural activities. The Proposal is specifically designed to protect environmental values and safeguard the character and amenity of the natural environment through iterative design refinements and specialist technical studies. This proactive approach ensures the Proposal design is in full alignment with the EPA's mitigation hierarchy (avoid, minimise, mitigate, and offset), allowing the development to fit sensitively within the established landscape of the Collgar district.
Orderly and Proper Planning	The Proposal is consistent with requirements of orderly and proper planning as prescribed under Schedule 2, Clause 67(2)(b) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> . The Proposal aligns with the aims and provisions of the Shire of Merredin LPS 6 (67(2)(a)), specifically by supporting the diversification of rural activities (LPS 6, 3.2.11.6) within the General Farming zone while maintaining the land's long-term agricultural capability (LPS 6, 3.2.11.2). Additionally, the northern portion of the Project Area is within the Special Use zone allocated to Wind Farms and therefore is specifically adhering to the provisions that enable wind energy development within the area. The development is situated in a locality where wind energy is already an accepted and compatible land use, evidenced by the adjacent operational Collgar Wind Farm and its integration with the SWIS.
State Planning Policy	The Proposal demonstrates a high level of consistency with the State Planning Policy framework, satisfying the requirements of Schedule 2, Clause 67(2)(c) of <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. It directly supports the foundational principles of SPP1: State Planning Framework (WAPC, 2017) by contributing to WA's sustainable development and economic diversification through significant renewable energy investment. The Proposal is closely aligned with SPP 2.5: Rural Planning (WAPC, 2016b), as it integrates renewable energy infrastructure into a working agricultural landscape without compromising long-term farming capability or alienating priority agricultural land. The design process adheres to the WAPC Position Statement: Renewable Energy Facilities and the Visual Landscape Planning in WA manual (DPLH, 2020), ensuring that turbine siting and layout are informed by specialist assessments to manage visual and noise impacts in a manner consistent with State expectations. Ongoing compliance with safety and resource management policies, including SPP 3.7: Bushfire (WAPC, 2024a) and SPP 2.9: Water Resources (WAPC, 2006) is documented through site-specific technical reports, ensuring the Proposal aligns with broader State-level land use and protection goals.
Heritage	The Project Area is located within the south-west Native Title Settlement (Determination Reference: WCD2021/010) and the Ballardong ILUA area (WI2017/012). While native title has been surrendered as part of the south-west Settlement, the Ballardong people are formally recognised as the Traditional Owners of the land within the Project Area, represented by BAC. RFF Australia (2025) was engaged to undertake a desktop Aboriginal heritage and engagement assessment for the Development Envelope (refer Appendix J). Key outcomes of the desktop assessment include: ■ There are no registered Aboriginal heritage sites, lodged sites, or protected areas within or immediately adjacent to the Project Area recorded on the Aboriginal Cultural Heritage Inquiry System. ■ The risk to Aboriginal heritage is considered: – Low during initial activities (meteorological mast and geotechnical investigations) – Low-medium during substantive activities (construction of the wind farm) as construction is to occur on predominantly cleared agricultural land. ■ Aboriginal heritage surveys were previously undertaken in 2008-2009 for the existing Collgar Wind Farm with Ballardong representatives and Njaki Njaki family members, confirming that development could proceed subject to appropriate mitigation. ■ BAC is the recognised native title party and appropriate entity for consultation and heritage surveys, in accordance with the <i>Aboriginal Heritage Act 1972</i> (as amended). ■ A site-specific Aboriginal heritage survey is recommended to inform design and enable avoidance of heritage values, with engagement to be progressed through BAC. Consideration of Aboriginal heritage and proposed management measures is discussed further in Section 6.3.1. A CEMP will include measures to manage unexpected finds and ensure that appropriate avoidance and mitigation measures are implemented during construction to protect any Aboriginal cultural heritage that may be encountered.

Matter	Consideration
Setting Compatibility	The Proposal is considered to achieve general consistency with its setting, having regard to both the existing and desired future character of the locality. The Proposal is located within a predominantly rural, General Farming zone where large-scale infrastructure, including renewable energy development, is existing in the area and compatible with the established land use pattern. The siting, scale and layout of turbines and associated infrastructure have been informed by the expansive landscape context, ensuring that the height and spacing of elements are proportionate to the broader setting and minimise visual clustering or dominance. Appropriate setbacks from adjoining landholdings, together with the dispersed arrangement of infrastructure, maintain the functional use of surrounding agricultural land and limit potential interface impacts. Overall, the development is consistent with the emerging character of the area as a renewable energy precinct and demonstrates an acceptable relationship with adjoining and nearby development in terms of bulk, scale, orientation and visual presentation. Further information that informed setting compatibility is provided in Section 6.
Amenity	The Proposal respects the amenity of the locality by ensuring that wind turbine placement maintains appropriate separation distances from dwellings and sensitive receptors. While the development involves large-scale infrastructure, it is situated within a predominantly rural landscape where such uses are an emerging and accepted feature, evidenced by the adjacent operational Collgar Wind Farm. To ensure the compatibility of the development with its setting, comprehensive technical assessments are provided with this DA (refer Section 6) to guide the iterative design and identify robust mitigation strategies. For ancillary components such as the BESS, potential amenity impacts will be identified through these specialist studies, and the Proponent will review various mitigation options that could be implemented where practical to manage visual contrast or other localised effects. By aiming to integrate these technical findings into the design, the Proposal seeks to protect the established rural character while contributing to the Shire's evolving renewable energy precinct.
Natural Environment and Water Resources	The Proposal ensures that potential effects on the natural environment are identified and managed in accordance with the requirements for orderly and proper planning (67(2)(n)(i), 67(2)(o)). Comprehensive environmental studies, including flora, fauna, water impact and bushfire assessments, have been commissioned to provide a robust technical baseline for the Tandegin site. The Proposal layout is being iteratively refined to follow the EPA's mitigation hierarchy (avoid, minimise, rehabilitate, offset), specifically targeting the avoidance of high-value environmental constraints such as remnant vegetation patches and potential Malleefowl mounds. To prevent land degradation and maintain the long-term health of the General Farming zone, the Proposal prioritises the use of existing farm tracks and will review rehabilitation options of all temporary construction footprints, such as laydown areas, returning them to their previous agricultural state. Additionally, the CEMP will outline how environmental risks, such as soil erosion or contamination, will be managed to ensure that on-site infrastructure does not adversely affect the surrounding environment. Initial investigations have identified that the Proposal has the potential to result in localised impacts to surface water and groundwater, primarily during construction and decommissioning activities, including risks associated with erosion, sedimentation, altered drainage patterns and potential contamination from site activities. However, these impacts are expected to be effectively managed through the implementation of standard and Proposal-specific mitigation measures, including the preparation and implementation of a CEMP, and appropriate stormwater management design in accordance with relevant guidelines. During operation, potential impacts are largely limited to stormwater runoff and minor changes to hydrological regimes, which can be mitigated through appropriate drainage design, scour protection, and water quality controls. Overall, with the adoption of these measures and monitoring requirements for any groundwater use, the Proposal is expected to have a negligible to low impact on water resources and will not result in any significant adverse effects on surface water or groundwater environments.
Landscaping	The Proposal gives appropriate consideration to landscape and visual amenity impacts, as supported by the Landscape and Visual Impact Assessment, which identifies the majority of viewpoints and residential receivers as experiencing low to negligible visual impacts due to distance, intervening topography and existing vegetation screening. Where moderate to high visual impacts are identified, the LVIA recommends targeted mitigation, including consultation with affected dwellings, introduction of foreground screening vegetation and potential realignment of construction access to reduce roadside vegetation removal.

Matter	Consideration
	The design seeks to minimise disturbance to the existing landscape by limiting vegetation removal during construction and infrastructure siting, and prioritising the retention of existing trees and remnant vegetation wherever practicable, particularly mature trees and conservation significant species. Existing roadside and scattered vegetation contributes to screening and the established landscape character, and will be retained where possible, with additional targeted planting of locally appropriate species proposed around buildings and sensitive receptors to assist in visual integration and enhance biodiversity outcomes. Overall, the Proposal adopts a landscape-responsive approach that retains and supplements vegetation, ensuring that landscaping provision is appropriate to the rural context and supports the ongoing character of the locality.
Suitability of Land	The Proposal is considered suitable for the land having regard to potential environmental and safety risks, with a comprehensive suite of specialist technical assessments to be prepared to identify and evaluate any risks associated with flooding, bushfire, soil erosion, land degradation, and other relevant hazards, as well as any potential risks to human health and safety. These assessments will inform the detailed design and ensure that appropriate avoidance, mitigation and management measures are implemented in accordance with applicable standards and best practice. Notwithstanding, the Proposal is located within a predominantly flat, cleared agricultural landscape, which is characteristic of and well suited to wind farm development, with landform and conditions that do not present inherent constraints to the establishment and operation of the Proposal.
Impact to Community	The Proposal is expected to deliver a positive impact to the community as a whole, primarily through its contribution to regional and State economic activity, including the generation of employment, income and broader economic stimulus during both the construction and operational phases. The Proposal will support direct and indirect job creation, strengthen local and regional supply chains, and contribute to the diversification and resilience of the regional economy, consistent with the transition to renewable energy. While the distribution of these benefits may vary across the locality, the overall effect is anticipated to be beneficial at a community-wide scale. Section 1.4.3 provides more details on the benefits of this proposal.
Infrastructure Capacity	The Proposal is not expected to place an unreasonable demand on public infrastructure or utility services, consistent with Clause 67(2)(u). Major utility infrastructure, including the wind farm substation and O&M facilities will be designed to achieve a high degree of operational self-sufficiency. The Proposal connects directly to the SWIS via a proposed 13.5 km transmission line to the existing Collgar Terminal substation, leveraging established high-voltage transmission corridors. Regarding the capacity of the local road system (67(2)(t)), the Proposal utilises the Great Eastern Highway and established Shire roads for primary access. Section 6.2 provides more information on the temporary increase in traffic during the construction phase and ensure that all access points achieve required safety and sight distance standards. Long-term operational traffic is expected to be negligible, consisting of occasional maintenance and staff vehicles.
Public Submissions	The Proposal recognises that any formal public submissions received during the advertising period must be considered by the local government in its determination, consistent with Clause 67(2)(y) and (2)(za). As the "Renewable energy facility" land use is designated as an 'A' use within the General Farming zone of the LPS 6, the application will be subject to a formal public advertising process in accordance with Clause 64 of the Deemed Provisions. The Proponent acknowledges these requirements and is committed to engaging constructively with the community and stakeholders. Preliminary design refinements within the Project Area have already been informed by early landholder consultation to ensure the infrastructure layout is compatible with continued agricultural activities and respects the interests of host landowners.

6 Technical report summaries

6.1 Landscape and Visual Impact Assessment

A LVIA has been prepared by Aurecon to support the DA (refer Appendix I). The purpose of the LVIA is to assess any potential impacts to landscape character and visual amenity at construction and operational phases of the Proposal.

The LVIA has been developed in accordance with *Visual Landscape Planning in Western Australia: A Manual for Evaluation, Assessment, Siting and Design* (WAPC, 2007) and supporting national and international best-practice guidance. The methodology followed a structured process that included identifying visual management objectives, describing the development, assessing potential impacts, developing mitigation measures, and forming recommendations for monitoring. The assessment involved a detailed desktop review to characterise the landscape, supported by mapping of the Zone of Theoretical Visibility to identify where turbines could be seen within the study area. Field surveys were subsequently conducted to verify terrain and vegetation screening, and to confirm the visual sensitivity of the area. Sensitive receptors such as rural dwellings, public viewpoints, and roads were identified and assessed, including cumulative views from the nearby project, the CWF.

The visual assessment method evaluated both 'visual sensitivity'; considering viewer expectations, proximity, and landscape value and 'magnitude of change'; the degree to which turbines modify existing landscape character or patterns. Representative viewpoints were selected based on elevation, distance, and accessibility to reflect likely viewing experiences from public areas and sensitive receptors. These were analysed to determine visibility extent, scale, and prominence of turbines, with visibility zones mapped for full turbine height, rotor swept path, and hub to blade tip.

Impacts were categorised using a determination matrix to assign overall levels of effect (low to high), with results informing mitigation measures such as vegetation screening and consultation with affected landholders. The LVIA therefore provides an objective and transparent evaluation of visual effects, ensuring that the Proposal design responds appropriately to the surrounding landscape and community context. A summary of the LVIA findings is outlined below.

6.1.1 Landscape Character Zone impacts and viewpoints

The Proposal is assessed as having the following operational landscape character impacts:

- LCZ1: Agricultural pasture- Low impact
- LCZ 2: Towns and Settlements - Negligible impact
- LCZ 3: Bushland reserves and native vegetation patches- Negligible impact.

There are no significant viewpoints or significant view corridors (of regional importance) identified within in the LVIA Study Area.

The LVIA assessed eight representative viewpoints within the LVIA Study Area, selected to represent potential views from sensitive receptors including rural dwellings, the Muntadgin townsite, local roads and the Collgar Wind Farm Information Display. Operational impacts were assessed as High at one viewpoint (VP6), Moderate at two viewpoints (VP2 and VP4), Low at three viewpoints (VP3, VP5 and VP8), and Negligible at two viewpoints (VP1 and VP7).

The highest impact was identified at Viewpoint (VP) 6 – Muntadgin Road, which represents views near dwellings R15 and R16. Five turbines would be located within the 3.36 km Visual Prominence Zone, with the nearest turbine approximately 1.56 km from R16. Minimal intervening screening would result in prominent new vertical elements within an otherwise open rural landscape.

Moderate impacts were identified at VP2 – Briant Road and VP4 – Brissenden Road west of Crosthwaite Road, which are representative of nearby rural dwellings. At these locations, turbines within the Visual Prominence Zone would be visible, although existing vegetation, roadside trees and farm structures would moderate or narrow some views.

Low impacts were identified at VP3 – Belka East Road, VP5 – Brissenden Road east of Crosthwaite Road and VP8 – Muntadgin–Tandegin Road, where views are either more distant, partly screened, experienced by passing motorists, or moderated by foreground vegetation and rural infrastructure. Negligible impacts were identified at VP1 – Collgar Wind Farm Information Display and VP7 – Muntadgin Town, where intervening topography, distance and/or dense vegetation would substantially screen views of the Proposal.

The LVIA recommends landowner consultation and site-based verification at Moderate and High impact dwellings, with targeted foreground screening vegetation identified as a potential means of reducing impacts.

6.1.2 Construction impacts

Construction of the Proposal is expected to occur over approximately 30 months and would result in temporary changes to views and visual amenity. These changes may include additional workers travelling through the area, large-scale machinery and cranes, laydown areas and limited vegetation removal along transport corridors to accommodate large components.

Construction impacts across the representative viewpoints are assessed as ranging from Negligible to Low. Earthworks would generally not be visible due to distance and intervening vegetation, although turbine cranes may be partially visible at VP2, VP4 and VP6. At VP8, vegetation removal associated with the construction access would be visible to passing motorists, although views would be brief and predominantly screened. Given the temporary and dispersed nature of construction activities, these impacts are expected to be less substantial than the operational visual impacts.

6.1.3 Operational impacts

Operational impacts vary from negligible to high, mainly influenced by distance from turbines and the level of visual screening provided by vegetation, landforms and topography.

- High Impact: Two dwellings (R15 and R16) are located within 1.5 km and 1.56 km respectively from the nearest turbine experience significant visibility, with turbines dominating a large portion of the view.
- Moderate Impact: Three dwellings within 2.65 km have partial screening, reducing but not eliminating visual effects. Screening varies from none to partial vegetation and farm-structure screening, resulting in Moderate impacts.
- Low to Negligible Impact: The remaining locations, including the Muntadgin townsite and a number of nearby dwellings, would experience little to no visual impact. In these areas, distance and/or natural screening mean the turbines would either be difficult to see or would not stand out in the view.

6.1.4 Cumulative impacts

The LVIA considered potential cumulative visual impacts arising from the Proposal in combination with the existing CWF to the north. The assessment applies an 8 km cumulative assessment distance and considers dwellings and significant viewpoints located within or near the overlapping assessment areas of the two wind farms.

Five non-associated dwellings were assessed for cumulative impacts. Three dwellings (R12, R17 and R19) were assessed as having negligible cumulative impacts because vegetation, nearby structures and/or distance would screen one or both wind farms. Two dwellings (R13 and R18) were assessed as having very low cumulative impacts. At these dwellings, the wind farms may span a horizontal field of view of up to approximately 120 degrees, although the existing CWF would be barely visible at distances approaching 8 km.

The LVIA also identifies potential sequential cumulative impacts for motorists travelling along Merredin–Narembreen Road and Muntadgin–Tandegin Road over approximately 12 km. However, motorists are unlikely to clearly differentiate between turbines associated with the two wind farms, and the sequential effect is not expected to increase the assessed level of visual impact.

6.1.5 Battery energy storage system

The LVIA assesses the BESS on the basis of a maximum capacity of 300 MW/1,800 MWh and an indicative development area of up to 36 ha on Allsop Road. The BESS structures are expected to be up to approximately 3 m high, with an indicative visual prominence distance of approximately 350 m. The closest sensitive visual receivers are located more than 4 km away, and the LVIA predicts that the BESS would not be visible from surrounding dwellings.

The BESS and associated transmission infrastructure would not be visible from VP4, VP5, VP6 or VP8, which are approximately 6 to 12 km from the facility. This is primarily due to distance and, where relevant, intervening topography and vegetation. Overall, the BESS is expected to have very limited visual exposure and result in a negligible change to LCZ 1.

6.1.6 Summary and recommendations

The Proposal is located within the LCZ 1, with the broader area to the north already supporting wind farm infrastructure at the existing CWF. There are Low impacts to LCZ 1 which is a widely dispersed character. The presence of the wind farm and its ancillary structures still allow farming to occur within the Project Area. Construction impacts across all viewpoints are assessed as Negligible to Low impact. Operational impacts range from Negligible to High impact across the assessed receivers. Two dwellings, located within 1.56 km from the Project Area are expected to experience a high impact of the Proposal and will be a focus of mitigation as per the recommendations below. Of the five non-associated dwellings assessed for cumulative effects with the existing CWF, the majority experience Negligible to Very Low cumulative impacts.

The key recommendations include:

- Focusing on the high-impact dwelling by engaging with the landowner and planning mitigation measures.
- Consult with moderate-impact dwellings and carry out site-based assessments to confirm the effectiveness of existing screening.
- Add foreground vegetation to reduce visual impacts at moderate and high locations.
- Engage a small number of lower-impact dwellings to confirm the effectiveness of current screening.
- Adjust the access design to minimise roadside vegetation clearing.

No further action is required for most dwellings and viewpoints, as distance, vegetation, and topography already limit visual impacts.

While identified impacts are significant due to the degree of change in these locations, it may be considered that the introduction of additional highly visible wind turbines may not negatively impact the character and amenity of the locality as wind turbines are already an emerging feature of this area.

6.2 Traffic and transport

A Transport Impact Statement has been prepared by Aurecon to support the DA (refer Appendix E). The report has been prepared in accordance with the *Transport Impact Assessment Guidelines: Volume 4 - Individual developments* (WAPC, 2016a). The guidelines establish three levels of assessment based primarily on peak-hour traffic generation. However, the traffic characteristics of a wind farm differ from those of a typical urban development, as the greatest transport impacts occur temporarily during construction and commissioning rather than throughout operation. The Proposal is expected to have a moderate traffic impact during construction and a low traffic impact once operational. Accordingly, a TIS was considered the appropriate level of assessment.

The assessment identified the following key findings:

- **Primary access:** The Great Eastern Highway will provide the principal regional connection, with Merredin–Narembeen Road forming the primary access corridor to the Project Area. The primary site access is proposed via an existing private access road off Merredin–Narembeen Road, between Briant Road and Depot Dam Road. Additional access points are proposed from Merredin–Narembeen Road and via Brissenden Road to service the southern turbine clusters.

- **Local road network:** Several Shire-managed roads and private access roads will provide access to the proposed infrastructure. Some roads, including sections of Tandegin West Road and Old Muntadgin Road, are narrow or unformed and may require widening, formation upgrades and localised geometric improvements.
- **Existing transport conditions:** Traffic volumes on the surrounding road network are generally low, although heavy vehicles comprise a relatively high proportion of existing traffic on several routes. School bus routes operate in the vicinity of the Project Area, while no existing or planned pedestrian or cycling infrastructure is located within or immediately adjacent to the site.
- **Construction traffic:** Based on conservative assumptions for the peak construction period, the Proposal is expected to generate up to 262 vehicle movements per day, comprising 68 light vehicle movements and 194 heavy vehicle movements. Peak construction traffic assessment allows for up to five daily OSOM vehicle movements. Peak-hour traffic is estimated at up to 70 vehicle movements, comprising 34 light and 36 heavy vehicle movements, including one OSOM movement. This level of traffic falls within the Moderate Impact category under the WAPC guidelines.
- **Site access and internal roads:** Preliminary swept-path assessments indicate that the principal site accesses and proposed internal road network can accommodate the governing OSOM vehicles, subject to localised improvements. These may include temporary hardstands, road widening, vegetation management, minor modifications to roadside infrastructure and temporary traffic management. Further assessment will be undertaken during detailed design using the final vehicle configurations and site layout.
- **OSOM transport:** Potential OSOM transport routes from the ports of Bunbury and Geraldton have been assessed. Access from both ports is considered feasible, subject to targeted upgrades, permits and detailed planning. The Bunbury route is shorter and more direct, while the Geraldton routes involve greater complexity and additional constraints. Potential works and approvals relate to intersection geometry, overhead and bridge clearances, rail crossings, pavement and structural capacity, vegetation clearing and roadside infrastructure. Further information is provided in Section 3.2.
- **Approvals and coordination:** Engagement with Main Roads Western Australia, the Shire of Merredin, and other asset owners will be necessary for route approvals and infrastructure modifications.
- **Traffic management:** Detailed Traffic Management Plans and OSOM permit applications will be required prior to construction to manage vehicle movements safely and minimise impacts on the surrounding road network.

Overall, the Proposal is expected to result in moderate but temporary transport impacts during construction, with minimal traffic impacts during operation. The surrounding transport network is considered capable of accommodating the Proposal, provided the identified road improvements, approvals and traffic management measures are implemented and further refined during detailed design. Further information is provided in the TIS (Appendix E).

6.3 Heritage

An Aboriginal Heritage Due Diligence Desktop Assessment has been prepared by RFF Australia to support the DA (refer Appendix J). The report assesses the potential for Aboriginal and historical (European) heritage within the Project Area and identifies potential heritage constraints under the *Aboriginal Heritage Act 1972* and the *Heritage Act 2018*. A summary of the assessment is outlined below.

6.3.1 Aboriginal heritage

In WA, Aboriginal cultural heritage is currently managed in accordance with the *Aboriginal Heritage Act 1972*. The DPLH maintains the ACHIS, a comprehensive database that records the locations and relevant information pertaining to Aboriginal Cultural Heritage sites statewide.

A review of ACHIS found no registered Aboriginal sites, lodged sites (awaiting assessment), historical Aboriginal site data or formalised Aboriginal Heritage Protected Areas within or in proximity to the Project Area.

The Desktop Assessment: Heritage & Aboriginal Engagement (RFF Australia, 2025) assessed environmental, ethnographic, archaeological and historic information for the Project Area and determined that there are no registered Aboriginal heritage sites within, or in proximity to, the Proposals' location (refer Appendix J). The risk to Aboriginal heritage is considered:

- Low during initial activities (meteorological mast and geotechnical investigations)
- Low-medium during substantive activities (construction of the wind farm) as construction is to occur on predominantly cleared agricultural land.

The Proponent has identified and will commit to implement mitigation measures throughout project planning, construction and operations to avoid impacts to Aboriginal Heritage. Mitigation measures will involve (but not limited to):

- Continued open and transparent engagement with the BAC, Njaki Njaki families and First Nations people that have connections to the Proposal area
- Implementation of a Heritage Protection Agreement - an agreed framework for the identification, management and protection of Aboriginal cultural heritage in consultation with the Ballardong People
- Development of a CEMP – inclusive of a Chance Finds Protocol for unexpected finds to protect any Aboriginal cultural heritage that may be encountered

6.3.2 European and local heritage

European historic heritage values are formally recognised through national, state and local legislation, including the EPBC Act, the *Heritage Act* 2018 (WA) and local planning schemes under the PD Act. Local heritage values in the region are identified through a municipal inventory (local heritage list) managed by the local government. These lists recognise places of cultural heritage significance and require planning approval for changes such as demolition or alteration.

Within the Project Area itself, there are no registered or listed historic heritage places, and therefore the risk of impact to European heritage is considered low.

Several historical heritage places exist in the broader Merredin area, though they are sufficiently independent of the Project Area, hence impacts are considered to be unlikely. Key examples include:

- Rabbit Proof Fence (under assessment): historically significant as a major agricultural infrastructure and pest control system.
- Australian General Hospital ruins (WWII): valued for historic, scientific, aesthetic, and social significance as a rare wartime mobile hospital site.
- Railway Dam: associated with settlement, transport, and utilities, with multiple heritage values.
- Merredin Research Station and associated buildings: early 20th-century agricultural research infrastructure of historic and aesthetic value.
- Goldfields Water Supply Scheme: nationally significant infrastructure with multiple heritage values.

6.4 Bushfire risk

A Preliminary Bushfire Planning Report containing an assessment on the BAL for Proposal has been prepared by Western Environmental Approvals (August 2026) to inform the DA for the Proposal and to ensure consistency with SPP 3.7, *the Planning for Bushfire Guidelines* (WAPC, 2024b), *the Victorian Country Fire Authority (CFA) Design Guidelines and Model Requirements, Renewable Energy Facilities Version 4* (CFA, 2023) and the *Australian Standard (AS) 3959: 2018 Construction of buildings in bushfire prone areas* (Standards Australia, 2018) as current best practice for renewable energy facilities in Western Australia (Appendix K).

The assessment recognises that portions of the site fall within a designated bushfire-prone area, however, no buildings, assets or infrastructure are proposed within an area designated as bushfire prone and therefore exempt under SPP 3.7 and the applicable guidelines. It is noted that renewable energy facilities can contribute to, prolong or increase the intensity of a bushfire.

On this basis, the assessment has made best practice recommendations to minimise the risk of bushfire to the key components of the Proposal. Where appropriate for inclusion in the concept design, these recommendations have been adopted in the Preliminary Design Package (Appendix C). Additionally, all bushfire best practise recommendations from the report will be incorporated into operational procedures captured in the CEMP. Recommendations have been categorised and are as follows:

Site office and operation and maintenance buildings

- Setback buildings to ensure the radiant heat impact does not exceed 29 kW/m² to achieve a BAL-29. The setbacks established should also be in accordance with the Asset Protection Zone (APZ) technical requirements.
- Provide a dedicated firefighting water tank adjacent site office and O&M building with a minimum capacity of 10,000 L.

Wind turbine generators

- Establish a minimum 10 m APZ around each turbine.
- Provide dedicated firefighting water tanks at each entrance with a minimum capacity of 45,000 L and an additional tank with a minimum capacity of 45,000 L for dedicated fire fighting within the Project Area.
- Ensure that all fire fighting water tanks are appropriately maintained and filled year round and these are refilled within 24 hours of being used in a bushfire event.
- Maintain firebreaks in accordance with the Draft Code, CFA Guidelines and Shire of Merredin annual firebreak notice requirements.
- Implement, update and maintain operations and management plans as necessary, to support emergency bushfire response.

BESS and substation

- Ensure BESS and substation infrastructure are separated from classified vegetation to ensure the radiant heat impact to these built assets does not exceed 10 kW/m². Establish and maintain separation areas in accordance with the APZ technical requirements
- Apply APZs in accordance with the technical requirements.
- Provide a hydrant system in accordance with AS 2419.1-2021.
- Provide a dedicated firefighting water tank within BESS development envelope with a minimum capacity of 576,000 L.
- Provide a dedicated firefighting water tank within substation development envelope with a minimum capacity of 432,000 L.
- Prepare an Emergency Management Plan in accordance with the Bushfire Emergency Plan Manual (WAPC, 2024c), as recommended by the Draft Code.

General management

- Ensure all access roads provide a minimum trafficable width of 4 m with passing bays or 6 m in width for two-way access without the need for passing bays.
- Provide a turnaround area for a Type 3.4 fire appliance vehicle where access roads terminate at a dead-end.
- High risk infrastructure stored in the temporary laydown areas and/or batching plant is subject to a 20 m APZ.
- Develop emergency, risk and operation maintenance management plans to inform the detailed design, operational management and response actions to manage bushfires.

6.5 Noise impact

A Noise Impact Assessment (NIA) has been prepared by Herring Storer Acoustics to support this DA (refer Appendix L). The NIA assesses calculated noise level impacts generated by proposed wind farm inclusive of the BESS facility in accordance with the EPA of South Australia *Wind Farms – Environmental noise guidelines– July 2009, Updated November 2021 (Guidelines)* which is in alignment with the Western Australian *Planning Position Statement: Renewable energy facilities* (March 2020). The wind farm has also been assessed against the most stringent assigned noise level under the Environmental Protection (Noise) Regulations 1997.

Noise levels have been assessed at 33 identified receiver points, which are classified as sensitive noise receptors. Noise monitoring at seven locations was undertaken to establish a background noise criteria based on the turbine hub height (vertical distance from the ground to the centre of the turbine's rotor) at 150 m. It is noted that the background noise levels are subject to variability due to wind speed and turbine generated noise. Sound power levels for the BESS and transformer have been based on information provided by the suppliers.

The assessment confirmed that calculated noise levels based on background noise monitoring will comply with the noise criteria for all noise sensitive receptors and do not exceed 40 dB(A) at any of the wind speed scenarios, with the exception of R4. An exceedance in the South Australian Guidelines is triggered at wind speeds of 8 m/s (41 dB(A)), 9 m/s (42 dB(A)) and 10 m/s (42 dB(A)) and the *Environmental Protection (Noise) Regulations 1997* triggering exceedances under the same wind speeds 8 m/s (41 dB(A)), 9 m/s (43 dB(A)) and 10 m/s (45 dB(A)). "R4" is classified as a host landowner premise. R4 is located within the Project Area and complies with the recommended noises levels for a 'stakeholder' premises. Noise impacts at the surrounding noise sensitive premises to the proposed wind farm are considered to comply with all the relevant requirements.

In the case of the transformer and BESS system, the highest noise level at a sensitive receptor is calculated at 25 dB(A). This is 10 dB(A) lower than the most stringent time period defined by the Environmental Protection (Noise) Regulations 1997. On this basis any noise effects on amenity to sensitive receptors generated by the transformer and BESS system is considered to be negligible.

Similarly, when the transformer and BESS system is considered cumulatively with the wind farm, there is a negligible effect on noise generation to sensitive receptors. On this basis, noise generation is sufficiently represented by wind turbine noise only.

Overall, the design and layout of the Proposal and associated noise emissions were found to comply with the South Australian Guidelines and Environmental Protection (Noise) Regulations 1997 for all noise sensitive receptors, with the exception of R4. The Proposal can be assessed as complying with all relevant noise requirements.

6.6 Flooding, stormwater and drainage management

A Flood Modelling Memorandum has been prepared by Aurecon for the Proposal (refer Appendix H). The memorandum presents a high-level hydrologic and hydraulic assessment of existing, pre-development flood behaviour across the Proposal area to inform the design development of wind farm infrastructure, including access tracks, turbine hardstands, substations and crossing locations. The assessment was undertaken in accordance with *Australian Rainfall and Runoff* 2019 and used a TUFLOW rain-on-grid hydraulic model to simulate overland flow paths and flood behaviour across the site. The memorandum is intended to support civil design development and does not constitute post-development drainage modelling or detailed localised stormwater design.

Flooding was assessed for the 5% AEP, 2% AEP and 1% AEP design rainfall events, corresponding approximately to 1 in 20 year, 1 in 50 year and 1 in 100 year ARI events respectively. The modelling indicates that under the 1% AEP event, parts of the proposed access road network, turbine hardstands, substation area and existing road network may be affected by flood waters. Modelled flood depths within mapped flow paths are generally shown in the range of 0.05 to 2.0 m, with isolated areas exceeding 2.0 m.

The associated hazard mapping indicates that some localised areas may present risks to small vehicles, vehicles generally, children and the elderly, depending on flood depth and velocity. Flooding under the 5%

and 2% AEP events is more localised, with impacts generally concentrated along discrete drainage paths and road/access interfaces. These outcomes will inform detailed civil design, including finished levels, access road drainage, culverts/crossings and stormwater management measures to maintain operational resilience and appropriate access to wind farm infrastructure.

6.7 Aviation impact

An Aviation Impact Assessment (AIA) has been prepared by Aviation Projects (Aviation Projects, 2026) to support this DA (refer Appendix M). The report assesses the potential aviation impacts associated with the Proposal and provides aviation safety advice in respect of relevant requirements of air safety regulations and procedures, in accordance with the requirements of Airservices Australia.

The AIA confirmed the location of aerodromes, air routes and airspace in relation to the Project Area:

- There are no certified airports within approximately 56 km of the Project Area.
- There are two uncertified aerodromes within 6 km of the Proposal. The turbines could be visible obstacles to aircraft operating at these aerodromes, and under certain wind conditions there may be some localised turbulence near the circuits where aircraft take off and land. However, one of the aerodrome's is only used occasionally for recreational flying, and the landowner has indicated that the risk is low. Further engagement with the other aerodrome operator is recommended to fully understand any concerns.
- There are no air routes within 13 km of the Project Area, so the Proposal will not affect minimum safe flying heights in the area.
- The Project Area is in Class G airspace and outside all controlled airspace, Prohibited, Restricted, and Danger areas.

The AIA confirmed the following based on a qualitative risk assessment:

- The Proposal will not impact on the protected airspace associated with any Certified or Military aerodrome.
- The Proposal will not impact on the Lowest Safe Altitudes of any published air routes.
- The Proposal will have minimal impact on aviation activity in the area.

Summary of key recommended actions resulting from the conduct of the assessment are provided below:

- The assessment recommends clear notification and communication measures to ensure aviation safety. These include notifying aviation authorities about the turbines, issuing standard notices to pilots during construction, and sharing information with local aviation users.
- The turbines will also be designed using standard low-reflective white/off-white colouring colours to ensure they are visible without being visually intrusive. Obstacle lighting is not mandatory and will be determined by CASA, although it is typically recommended by emergency services.
- Importantly, the assessment concludes that small adjustments (micro siting) to turbine locations (within 100 m) would not materially change the aviation risk. Once operational, the Proposal will continue to coordinate with emergency services, particularly for aerial firefighting operations, to ensure safe access if required.

Overall, the risk to aircraft safety from the Proposal is considered to be acceptable and therefore there will be minimal impact to aviation activity in the area. Any potential impacts are localised, manageable, and can be addressed through standard notification, communication, and operational practices.

6.8 Flora and fauna

The Proponent is committed to minimising potential environmental impacts associated with the Proposal through an iterative design and assessment process. Environmental survey findings have been used to inform the siting and refinement of turbines, access tracks and supporting infrastructure, with the objective of reducing disturbance to native vegetation, fauna habitat and other ecological values where practicable. This has included consideration of ecological constraints during design development, targeted field surveys to identify site-specific values, and the preparation of management measures and specialist plans to guide construction and operational practices.

The following sections summarise the key flora, vegetation, fauna, bird and bat considerations relevant to the Proposal. Potential environmental impacts will be addressed formally through separate referral submissions under the EP Act and the EPBC Act as referenced in Section 8.

6.8.1 Flora and vegetation

Multiple flora and vegetation assessments have been completed within the Project Area throughout 2025/26. These have involved desktop reviews, reconnaissance surveys, detailed and targeted field studies and biodiversity impact assessments. The methodology adopted for flora and vegetation surveys were developed and implemented in accordance with the policy and guidance outlined in the WA EPAs *Technical Guidance: Flora and Vegetation Surveys for Environmental Impact Assessment* and considers all other relevant State and Commonwealth policies and guidelines including (but not limited to) Significant Impact Guidelines (DoE, 2013), *Environmental Factor Guidelines: Flora and Vegetation* (EPA, 2016) and the *Conservation Advice for the Eucalypt Woodlands of the Western Australian Wheatbelt* (DoEE, 2016).

Surveys were undertaken to identify flora and vegetation values within Project Area, to influence design refinement, inform environmental impact assessments and overall, support the approvals process for the Proposal. Surveys determined that the extent of native vegetation mapped within the Project Area was 1,747 ha (13.6% of total Project Area), comprising of 160 flora species and 10 non-native taxa (i.e. weeds).

Across the Project Area, 10 vegetation types were identified, ranging from 'very good' to 'completely degraded' condition (with 1 type being cleared land and the remaining 9 consisting of native vegetation).

The Eucalypt Woodlands of the Western Australian Wheatbelt listed as Critically Endangered (threatened) ecological community (TEC) under the EPBC Act and as a Priority 3 ecological community (PEC) by the Department of Biodiversity, Conservation and Attractions was identified within the Project Area. This TEC/PEC was assigned to vegetation type **E**. Tall open woodland of mixed *Eucalyptus salmonophloia*, *E. salubris*, *E. capillosa*, or *E. erythronema*, or *E. loxophleba* over *Callitris canescens*, *Allocasuarina acutivalvis* subsp. *acutivalvis*, *Allocasuarina corniculata*, *Grevillea paradoxa* over an open grassland of *Amphipogon caricinus* var. *caricinus*.

Preliminary survey results also indicate that approximately 7 priority listed flora under the *Biodiversity Conservation Act 2016* (WA) have been confirmed or are likely to occur within the Project Area.

A consolidated report of all survey information is currently being developed to assist in the quantification of potential impacts on flora and vegetation (i.e. native vegetation including TEC/PEC and priority flora) resulting from the Proposal.

6.8.2 Fauna

6.8.2.1 Targeted matters of national environmental significance terrestrial vertebrate fauna

A targeted matters of national environmental significance (MNES) terrestrial vertebrate fauna survey was undertaken by Rapallo Environmental in spring 2025 to support the Proposal and included a desktop assessment and targeted field investigations across a 1,846 ha survey area, comprising buffer zones around proposed wind turbines and associated infrastructure. The desktop review was used to identify conservation significant species potentially occurring within and around the Project Area and to undertake likelihood of occurrence assessments.

Survey techniques included deployment of 54 motion sensing camera traps targeting Malleefowl (*Leipoa ocellata*), Chuditch (*Dasyurus geoffroyi*) and Red-tailed phascogale (*Phascogale calura*), habitat assessments at 56 locations, targeted malleefowl transects using the recognised human chain methodology, bird surveys, active fauna searches, nocturnal spotlighting and opportunistic fauna observations. The survey focused on identifying conservation significant fauna and assessing the suitability of habitats present within the Project Area. It is noted that Aurecon is currently drafting a Malleefowl Management Plan.

A total of 74 vertebrate fauna species were recorded, comprising 59 bird, 9 mammal, 5 reptile and 1 amphibian species. Introduced predators were abundant throughout the survey area, particularly Red Fox (*Vulpes vulpes*), which was recorded 147 times across camera traps and field observations. Feral cat (*Felis catus*) was also detected at multiple locations. Other commonly recorded native fauna included Western grey kangaroo (*Macropus fuliginosus melanops*), Wedge-tailed eagle (*Aquila audax*), Australian ringneck (*Barnardius zonarius*) and White-browed babbler (*Pomatostomus superciliosus*).

The only conservation significant fauna species confirmed within the survey area was the Vulnerable Malleefowl (*Leipoa ocellata*), listed under both the EPBC Act and the *Biodiversity Conservation Act* 2016. Seven Malleefowl mounds were recorded, including two active breeding mounds, confirming the presence of a breeding population within the Project Area.

The assessment identified a further 12 conservation significant species as likely or possible to occur, including Carnaby's cockatoo, Chuditch and Red-tailed phascogale. The survey concluded that remnant native vegetation patches and habitat corridors within the Project Area provide important fauna habitat and connectivity within the highly fragmented Wheatbelt landscape.

6.8.2.2 Bird and bat

A Bird and Bat Risk Assessment was prepared by Aurecon (Aurecon, 2026a) to support the Proposal in assessing the potential direct and indirect impacts to bird and bat species associated with the proposed wind turbine generators and supporting infrastructure. The assessment considered collision risk, disturbance and barrier effects, informed by desktop database searches and the Year One Bird and Bat Utilisation Survey. A total of 83 species were assessed, comprising 74 bird species and 9 bat species. Most species were assessed as presenting negligible or low risk, with a smaller number assessed as moderate or high risk, including Malleefowl (*Leipoa ocellata*), Peregrine falcon (*Falco peregrinus*) and Central long-eared bat (*Nyctophilus arnhemensis*).

The Year One Bird and Bat Utilisation Survey was undertaken across four seasonal survey rounds between July 2025 and April 2026 to establish baseline bird and bat activity across the Survey Area in order to inform the risk assessment. The survey recorded 63 bird species, with the overwhelming majority of observed bird flights occurring below rotor swept area height. Conservation significant species recorded during the survey included Malleefowl, Peregrine falcon and Central long-eared bat. The results also identified that the Study Area is largely characterised by cleared agricultural land with scattered remnant vegetation, with bird activity generally concentrated around remnant woodland, shrubland and tree canopy habitats.

A Bird and Bat Adaptive Management Plan has been prepared to support the Proposal and provide a framework for managing potential impacts during the operational phase of the Proposal. The plan incorporates the findings of the baseline surveys and risk assessment, and outlines monitoring, reporting, impact triggers and adaptive management responses. Key mitigation measures include avoiding and minimising impacts to important bird and bat habitat, implementing buffers around key habitat features where required, undertaking operational monitoring, and applying management responses where monitoring identifies unacceptable impacts.

6.8.2.3 Emerge Targeted Malleefowl

A targeted Malleefowl (*Leipoa ocellata*) assessment was undertaken by Emerge Associates (2026b) to support the Proposal. The assessment included a desktop review of existing records, LiDAR-based mound detection, targeted field validation surveys, habitat mapping and an evaluation of potential project impacts across a 13,000 ha survey area. Field investigations were completed between 22 June and 27 June 2026 by a team of six ecologists and involved ground truthing 1,089 LiDAR-derived potential mound locations, habitat assessments, mound profiling, GPS mapping and photographic documentation.

Desktop investigations identified 121 records within 30 km of the site, including records within and adjacent to the Project Area, highlighting the regional importance of the habitat. Approximately 1,286 ha of suitable Malleefowl habitat was mapped, primarily comprising *mallee* woodland, mallee shrubland, *Acacia* shrubland, *Allocasuarina* shrubland and *eucalypt* woodland vegetation communities.

A total of 22 Malleefowl mounds were recorded, including several mounds showing evidence of recent maintenance and nesting activity, while four Malleefowl individuals were observed during the survey. Three confirmed mounds occur within the proposed Project Area. Mound profiling identified both active and historic breeding sites, indicating long term use of the area by the species.

6.8.2.4 Emerge Tandegin Black Cockatoo Assessment

A targeted Black cockatoo habitat assessment was undertaken by Emerge Associates (2026a) to support the Proposal. The assessment included a desktop review and targeted field investigations across the approximately 13,000 ha survey area to identify potential breeding, foraging and roosting habitat for threatened black cockatoo species. Field surveys were undertaken by experience ecologists between 22 June and 27 June 2026 and included habitat assessments, habitat tree inspections, hollow assessments, breeding habitat mapping, foraging habitat assessments and investigations for evidence of roosting and foraging activity.

Desktop investigations identified that the Project Area occurs within the known distribution and breeding range of Carnaby's black cockatoo (*Zanda latirostris*), with existing records and habitat mapping indicating the potential for the species to utilise the site.

No presence of the Carnaby cockatoo's (active nests, roost sites, or evidence of foraging activity) was identified during the field assessments. However; the survey identified suitable habitat, including 346 habitat trees (comprising 53 suitable nesting trees and 293 potential nesting trees). In addition, 171.23 ha of breeding habitat and 651.98 ha of foraging habitat (of high quality for Carnaby's black cockatoo) was mapped across the Project Area.

The Baudin's black cockatoo and Forest red-tailed black cockatoo were considered unlikely to occur due to the location and habitat characteristics of the Project Area.

6.9 Shadow flicker

A Shadow Flicker Assessment (Aurecon, 2026b) has been produced to consider the actual and potential shadow flicker effects anticipated once the Proposal is operational (refer Appendix N).

In the absence of specific Western Australia guidelines, the assessment has been prepared in accordance with the Australian Draft National Guidelines, and the Western Australian Draft Renewable Energy Planning Code and Guidelines which although remain in a "draft" status, are identified and addressed in the assessment.

The Draft National Guidelines recommend shadow flicker limits of 30 hours per year and 30 minutes per day on the theoretical duration, and 10 hours per year and 30 minutes per day on the realistic or actual duration.

The assessment considers the shadow flicker impact on "non-participant" residences (residences outside of the Project Area). The assessment also considers shadow flicker on "participant" residents (i.e. landowners hosting the wind turbines within the Project Area), however shadow flicker impacts do not typically apply to these dwellings as acceptable shadow flicker is to be agreed by these landowners as part of the wind turbine hosting agreements.

The findings of the assessment are:

- Shadow flicker is predicted to occur at two non-participant dwellings are below the guideline limits (30 hours per year and/or 30 minutes per day), and impacts are considered acceptable with no mitigation required.
- Shadow flicker is predicted to occur at two participant dwellings; however, applicable limits are subject to agreement with the Proponent and are outside the scope of this assessment.

- Realistic shadow flicker is only required to be calculated for non-participant dwellings where the theoretical shadow flicker limit is exceeded. No dwellings exceed the theoretical shadow flicker threshold requiring realistic modelling; therefore, realistic shadow flicker assessment was not required.
- The assessment assumes the largest turbine rotor size and maximum number of turbines; smaller turbines would result in reduced shadow flicker durations.
- Final compliance assessment should be confirmed once the turbine model and layout are finalised.

A cumulative impact assessment was conducted for all identified dwellings as the CWF is located directly north of the Project Area. No cumulative impacts are expected. No dwellings are located between or close to both Proposal and CWF where shadow flicker from both sites could occur. None of the assessed dwellings are close enough to CWF to experience shadow flicker. CWF uses smaller turbines with a 90 m rotor diameter. These turbines can generate shadow flicker up to about 1.5 km. The closest assessed dwelling is approximately 2.7 km from a CWF turbine.

Based on the assessment, shadow flicker impacts are within the acceptable limits; therefore, no specific mitigation measures are required.

Overall, the assessment demonstrates that two non-participant dwellings are predicted to experience shadow flicker below the guideline limits. An additional two participant dwellings are predicted to experience shadow flicker; however, the allowable shadow flicker for participant landowners is expected to be agreed with the Proponent and therefore assessment of impacts for these dwellings is outside the scope of the report.

Shadow flicker will be reassessed for the final turbine layout and model, taking into account the visibility of the turbines from the dwelling due to vegetation and any other screening if necessary.

6.10 Electromagnetic interference

An Electromagnetic Interference (EMI) assessment has been prepared by Aurecon to determine potential electromagnetic interference effects anticipated once the Proposal is operational (refer Appendix O).

Whilst the WAPC has compiled a draft Renewable Energy Planning Code and Guideline (dated December 2025), it does not contain any technical criteria for interference or propose methodologies for assessment of interference. The guideline instead takes an overarching performance-based approach that requires proponents to demonstrate that EMI impacts are understood, assessed, and appropriately managed. To achieve this the EMI assessment has been prepared in accordance with the Australian Draft National Guidelines (Environment Protection and Heritage Council, 2010), which although remain in a “draft” status, are the most detailed and thorough set of recommendations in Australia to inform EMI management.

The Draft National Guidelines recommends the following setbacks to avoid interference:

- Point-to-point and point-to-multipoint links: ensuring no encroachment of any part of the turbine (including the rotor extent) on the second Fresnel zone around the link
- Telecommunication towers/sites: 2 km setback from turbines
- Radar: 250 nautical miles, i.e. 463 km from turbines.

If any turbines are within these limits, consultation with the owner(s) of the affected telecommunications licence(s) is recommended to assess any potential impact of the wind farm on the signal.

The assessment concludes the following:

Fixed licences

- One fixed-licence telecommunication tower was identified within 2 km of a turbine located within the Project Area. Near field interference is not expected, but consultation is recommended with the licences’ owner to confirm whether any impacts are expected. The Proponent has already begun consultation with the licence owner.

Point-to-point

- There are four point-to-point links crossing the Proposal's boundary. There is the potential for interference to occur due to reflection/scattering effects for two of the links. Consultation with the licence owner is to be undertaken to confirm if there are any impacts, and if so, what mitigation measures may be required.

Point-to-multipoint

- One licensed tower is located within 20 km of the Project Area, and interference may occur if communications from the associated licences cross the Project Area. Consultation with the licence operator will be undertaken by the Proponent to confirm whether their communications may be impacted.

Trigonometrical and GNSS stations

- Two trigonometrical stations are located within the Project Area, within 1 km of the nearest turbine. There may be potential for interference to these stations, therefore consultation with GeoScience Australia will be undertaken by the Proponent to confirm if there are any impacts.
- The nearest identified GNSS station is located approximately 20 km from the Project Area, and impacts from the Proposal are considered unlikely.

Point-to-area

- Three point-to-area broadcasting locations were identified within 10 km of a turbine within the Project Area. All are above 2 km from the nearest turbine, but interference may still occur for the point-to-area licences from these sites due to their proximity. Consultation is proposed to be undertaken by the Proponent with the licence owners to confirm if there are any impacts.
- Several dwellings are near or within no or low coverage areas for all mobile networks investigated (Optus, Telstra, and Vodafone) that are available in the area around the Proposal and may experience reduced signal as a result of the Proposal. Consultation with Optus, Telstra, and Vodafone will be undertaken by the Proponent to confirm whether their services may be impacted and what effects this will have on the surrounding dwellings.
- Wireless internet for several dwellings surrounding the Proposal may be affected, and mitigation such as switching to satellite broadband are recommended for any impacted residents.
- Digital television signals are expected to be impacted by the Proposal, with potential for reduced and/or interrupted signal at dwellings identified in the vicinity of the Project Area, particularly to the east and south of the Project Area. It is however noted that some of these dwellings may not currently be receiving any television signal based on a desktop analysis of the signal coverage maps. The Proposal will consider mitigation options to improve signal such as the installation of an upgraded antenna, signal booster, or satellite television.

Radar

- There are nine Bureau of Meteorology radar sites within 250 nautical miles of the Project Area. The closest two are approximately 40 km and 160 km away, and the closest one in particular is likely to experience interference. The Proponent will consult with the Bureau of Meteorology to confirm if there are any potential effects of the Proposal on all identified weather radars.
- There are 44 aeronautical radar sites within 250 nautical miles of the Project Area. The nearest site is located 120 km from the Project Area and may potentially experience interference due to the Proposal. Interference with other radars is considered to be unlikely due to the distances from the Project Area. Consultation will be undertaken by the Proponent with Airservices Australia to determine whether any impact on their radars is expected.
- There are 16 Department of Defence radar sites within 250 nautical miles of the Project Area. The nearest site is located 224 km from the Project Area. It is considered that interference to the radars is unlikely due to the distances from the Project Area. Consultation will be undertaken with the Department of Defence to confirm whether there are any potential effects caused by the Proposal.

Telstra new telecommunications tower

- A new telecommunications tower is proposed to be installed by Telstra in the northwest corner of the Project Area. The Proponent will undertake consultation with Telstra to confirm what kind of licence(s) will be installed and whether any impacts as a result of the Proposal is expected.

Overall, the EMI assessment identified several nearby telecommunication and radar facilities that may experience interference from the Proposal. Nearby Bureau of Meteorology, Airservices Australia and Department of Defence radar sites were also identified. Consultation with all licence holders and relevant agencies is either underway or proposed to confirm potential impacts and apply mitigation where required

7 Construction environmental management plan

A CEMP will be prepared and submitted prior to the commencement of construction or provided in accordance with a relevant condition of development approval. The CEMP will outline the specific management measures, responsibilities and monitoring requirements to ensure that construction activities are undertaken in a manner that minimises environmental impacts and complies with all statutory obligations, Proposal commitments and best-practice standards. It will be a practical, proposal-specific document used by contractors and site personnel to guide day-to-day construction works.

The CEMP will address all construction-related environmental risks, including (but not limited to) vegetation clearing and fauna management, erosion and sediment control, dust generation, noise and vibration, traffic and access management, hazardous materials and spill response, waste management, water use and protection of surface and groundwater. It will also include mechanisms for incident reporting, stakeholder communication, induction and training, and compliance auditing. Together, these measures ensure potential impacts are effectively avoided, minimised or mitigated throughout the construction phase of the Proposal.

8 Environmental management and other approvals

Other legislative or regulatory requirements with relevance to planning considerations for the Proposal at the State and Commonwealth levels are outlined below.

8.1 State

8.1.1 *Environmental Protection Act 1986*

The EP Act is the primary environmental legislative instrument governing environmental protection and impact assessment in Western Australia and is administered by DWER. The EP Act was established to prevent, control, and abate pollution and environmental harm and to conserve, preserve, protect, enhance and manage the environment.

8.1.1.1 Part IV – Environmental Impact Assessment

Part IV, Division 1 of the EP Act prescribes that proposals likely to have a significant impact on the environment be referred to the EPA to determine whether a formal Environmental Impact Assessment is required. The EPA must then decide whether to assess the proposal or determine if an assessment of the proposal is not required. This is supported through an EPA response to submission which will be reflective of the proposal's significance, potential impacts, and the proponent's ability to mitigate adverse environmental impacts.

Aurecon, on behalf of the Proponent, is currently preparing an Environmental RSD in accordance with *Instructions: Referral of a proposal under section 38 of the Environmental Protection Act 1986* (EPA, 2025b) and *Instructions: How to prepare an environmental review document* (EPA, 2025a), for referral of the Proposal to the EPA under s.38 of the EPA Act. The RSD has been informed by multiple consultation sessions with DWER – EPA Services, commencing February 2026. To date, the RSD has identified two key environmental factors as relevant to the Proposal: 'flora and vegetation', and 'terrestrial fauna'. The RSD in preparation will demonstrate how the potential impacts on these factors will be managed through adoption of the mitigation hierarchy and implementation of best practice management to ensure significant residual impacts are identified, adequately assessed and quantified (if any).

8.1.1.2 Part V – Environmental Regulation

Part V Division 2 of the EP Act regulates the clearing of native vegetation. Clearing of native vegetation must be undertaken in accordance with a Native Vegetation Clearing Permit (NVCP) unless an exemption applies. The Proponent will apply to DWER for a NVCP for any native vegetation clearing that is not exempt from requiring a permit.

Part V Division 3 of the EP Act regulates emissions and discharges to the environment through a works approval and licensing process. Premises with the potential to cause emissions and discharges to air, land, or water are known as 'prescribed premises' and are outlined in Schedule 1 of the *Environmental Protection Regulations 1987*. A Works Approval is required for construction and commissioning of a prescribed premise, and the ongoing emissions and discharges generally require a licence for operations. The Proposal may require a Part V approval for activities such as bulk storage of chemicals and sewage treatment.

Concrete batching activities are regulated under the *Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998*. The nearest sensitive receptor to a proposed batching plant is located outside of the EPA's recommended buffer distance of 300 to 500 m (depending on the plant size) and thereby ensuring compliance with the applicable separation requirements.

The Proponent will consult further with DWER on Part V EP Act requirements as design progresses.

8.1.2 Other State approvals and regulation

Additional State-level authorisations/approvals may be required prior to implementation of the Proposal. These are summarised in Table 8-1 with the corresponding decision-making authorities.

Table 8-1 Other approval and regulatory considerations applicable to the Proposal

Legislation	Administering Agency/Decision-making authority	Relevance to Proposal	Trigger activity	Approval required
Environmental Protection (Noise) Regulations 1997 (Noise Regulations)	Shire of Merredin (for general industry noise)	The Noise Regulations operate as a prescribed standard under the EP Act and provide assessment and limits for noise emissions. Noise emitted from any premises must comply with assigned noise levels when received at any other premises. Of relevance to the Proposal are the following regulations: ■ Regulation 7 requires that noise emissions must not 'significantly contribute' to a level of noise that exceeds the assigned levels. A noise emission is understood to 'significantly contribute' if it exceeds 5 dB below the assigned level. Regulation 7 also requires that noise emissions be free of the intrusive characteristics of tonality, modulation and impulsiveness. ■ Regulation 8 sets out the assigned noise levels (maximum allowable noise levels) according to the type of premises receiving the noise and the time of day. ■ Regulation 9 require that penalties are applied for intrusive or dominant characteristics. This includes tonality and modulation when assessing turbine noise. A Noise Impact Assessment has been prepared for the Proposal (refer Section 6.5 and Appendix L) in accordance with the Noise Regulations. The assessment finds the Proposal will comply with noise criteria (35 to 40 dB(A) or background noise +5 dB(A), and Noise Regulations limits) at all receptors, except R4, which is compliant if treated as a stakeholder premises. Accordingly, it is considered that the Proposal can be designed and operated to comply with the Noise Regulations, subject to final turbine selection and layout refinements requirements. A pre-construction noise assessment will be prepared to reflect final design, and post-construction noise monitoring will confirm compliance.	Turbine noise during operation	Approval of DA
<i>Electrical Industry Act 1945</i>	Economic Regulation Authority	The <i>Electricity Industry Act 2004</i> governs the operation and regulation of the Western Australian electricity industry. A licence is required for the generation, transmission, distribution, and/or retail of electricity, with an Integrated Regional Licence authorising one or more of these activities (outside of the south-west interconnected system). The Proposal will require an Integrated Regional Licence under s.7.	Construction and operation of power generating works.	Integrated Regional Licence
<i>Dangerous Goods Safety Act 2004</i> Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007	Department of Local Government, Industry Regulation and Safety	Subject to storage quantities and duration, the Proposal may require licensing for the following activities: ■ Temporary storage of the BESS battery modules prior to installation. Note: once installed, the batteries become part of the operating plant, rather than a dangerous good. ■ Storage of combustible liquids (diesel, lubricants) during construction.	BESS storage Hydrocarbon storage	Dangerous Goods Licence

8.2 Commonwealth

8.2.1 *Environment Protection and Biodiversity Conservation Act 1999*

The EPBC Act is the primary national environmental legislation. It provides a legal framework for the protection and management of heritage and ecological matters considered of national or international importance (known as MNES). The EPBC Act is administered by the Department of Climate Change, Energy, the Environment and Water (DCCEEW).

Under the EPBC Act, approval from the federal Minister for the Environment is required to take a 'controlled action'. A controlled action under the EPBC Act includes where a proposal will have, or is likely to have, a significant impact on a MNES or a significant impact on the environment on Commonwealth land.

A person proposing to take an action that the person thinks may be, or is, a controlled action must refer the proposal to the federal Minister for the Environment. The Minister will then decide whether or not the action is a controlled action.

Self-assessment of a proposed action assists in identifying the potential significance that action may have on MNES, if implemented without mitigation or offsets. Significant impact criteria, defined in *Significant Impact Guidelines 1.1 - Matters of National Environmental Significance* (DoE, 2013) assists to determine whether the impacts expected from the proposed action are likely to be considered significant.

A self-assessment undertaken for the Proposal concluded that the proposed action (i.e. the Proposal) is likely to have some level of impact on MNES, therefore the Proponent intends to refer the Proposal to DCCEEW for their assessment (i.e. determine if the Proposal is deemed to be a significant impact on the environment) once the required environmental assessments are finalised.

8.2.2 *Renewable Energy (Electricity) Act 2000*

The *Renewable Energy Electricity Act 2000* was established to encourage generation of renewable energy and reduce greenhouse gas emissions from the electricity sector. It introduced a Renewable Energy Target scheme that requires electricity retailers to source a portion of the electricity sold from renewable energy sources. The Proposal addresses the *Renewable Energy Electricity Act 2000* by providing a new renewable energy resource for the SWIS.

9 Conclusion

The Proposal involves the construction and operation of the Tandegin Wind Farm, a large-scale renewable energy facility with a capacity of up to 310 MW. The Proposal will generate clean electricity from wind, contributing to WA's transition to a low-carbon economy and supporting the State Government's decarbonisation and renewable energy targets. The wind farm will connect to the SWIS, supplying reliable renewable power to homes and businesses across the region.

This DA Report has provided a comprehensive assessment of the Proposal against the relevant considerations under the PD Act, Planning and Development (Local Planning Schemes) Regulations 2015, and the Shire of Merredin LPS 6. The Proposal is consistent with the applicable planning framework, presents minimal environmental and amenity impacts, and will deliver long term benefits to the local and regional community.

As demonstrated throughout this DA Report and the accompanying technical assessments, the Proposal:

- Is consistent with the objectives of the relevant State and local planning policies
- Is supported by detailed technical studies addressing environmental, noise, visual, hydrological, and bushfire considerations, with mitigation measures proposed to manage any residual impacts
- Can be appropriately accommodated within the Project Area and will integrate sensitively with the surrounding rural landscape and existing land uses
- Is consistent with the broader public interest, promoting sustainable development and renewable energy generation.

On balance, the Proposal represents a significant investment in renewable energy infrastructure that enhances energy security, supports regional economic development, and aligns with the strategic objectives of the WA planning framework. Given its low environmental risk profile and the comprehensive mitigation measures proposed, the Proposal is considered consistent with the intent of the PD Act, in the public interest, and suitable for approval. Accordingly, the Proposal is considered worthy of support and timely determination by the Shire of Merredin.

10 References

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Appendix A

Stakeholder Engagement Plan



Appendix B

Shire of Merredin Letter of advice



Appendix C

Preliminary Design Package



Appendix D

Preliminary Decommissioning and Rehabilitation Plan



Appendix E

Transport Impact Statement



Appendix F

OSOM Route Assessments



Appendix G

Water Resource Impact Statement



Appendix H

Flood Modelling Memorandum



Appendix I

Landscape and Visual Impact Assessment



Appendix J

Desktop Assessment: Heritage & Aboriginal Engagement



Appendix K

Preliminary Bushfire Planning Report



Appendix L

Noise Impact Assessment



Appendix M

Aviation Impact Assessment



Appendix N

Shadow Flicker Assessment



Appendix O

Electromagnetic Interference Assessment



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