

Appendix A

Single House Development Assessment



Memo

To	Grace Stewart
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From	Megan Stalker, Associate Principal Environmental Consultant Environment Team WA
Date	2 September 2026
Subject	Single House Development Potential Impact Assessment

1.0 Introduction

Dinner Hill Wind Farm Pty Ltd (ACN 660 596 556), a subsidiary of OX2 AB and an affiliate of OX2 Holdings Pty Ltd (OX2), is proposing to develop the Dinner Hill Wind Farm. The Project is located approximately 200 km North of Perth in Western Australia and consists of up to 131 Wind Turbine Generators (WTG) and associated ancillary infrastructure including but not limited to a Battery Energy Storage System (BESS) and substations.

Umwelt was engaged by OX2 to undertake a desktop assessment for Single House Development Potential at the Project to assess compliance with the requirements of the *Draft Renewable Energy Planning Code* (Western Australian Planning Commission [WAPC] 2025).

In Western Australia, the development of a single house is commonly permitted as-of-right on rural zoned land, with many local governments exempting it from requiring development approval. As operational noise from wind farms is likely to extend beyond the development site and may exceed acceptable levels on nearby non-host lots, impacted areas could potentially become unsuitable for the future development of a single house (Western Australian Planning Commission [WAPC] 2025).

Wind turbine noise can extend beyond the property on which a turbine is located and may be audible on neighbouring land, particularly in quiet rural environments. For this reason, WAPC requires proponents to consider the potential noise effects on affected non-host lots (properties that are not associated with the Project). This ensures neighbouring landowners are not unreasonably restricted from using, developing or building on their land in the future as a result of the wind farm, while also balancing the broader public benefits of renewable energy development (WAPC 2025).

This memo has been prepared to present the methodology and findings of the assessment.

2.0 Scope and Purpose

This assessment focuses on non-host lots that fall within a Noise Impact Area (NIA) and aims to better understand if these lots will retain the opportunity for a single house development. This objective is aligned with Section 2.4 of the draft *Renewable Energy Planning Code and Guidelines* (WAPC 2025). The Guideline is divided into three factors:

- **Element Objective** (WF-EO3.1) – Wind farms are sited to ensure that non-host lots without an existing or approved single house retain sufficient land outside the wind farm’s noise impact area that is suitable for accommodating a future single house.
- **Performance Outcome** (WF-PO3.1) – A wind farm’s noise impact area may extend onto a non-host lot where:
 - a. The non-host lot retains a suitable and sufficient area of land outside the noise impact area(s) of the wind farm and any other nearby existing or approved wind farms, for a future single house, which:
 - i. is permissible under the local planning scheme;
 - ii. is not affected by development constraints such as conservation areas or flood-prone land; and
 - iii. can be practically serviced, including with vehicle access and utility services; or
 - b. The non-host lot forms part of a broader contiguous landholding used for agricultural purposes, where a single house already exists on another lot within the same holding, and the non-host lot is not intended or required to accommodate a separate single house.
- **Acceptable Outcome** (WF-AO3.1) – The non-host lot is located entirely outside of the wind farm’s noise impact area. Meeting this Acceptable Outcome satisfies the Element Objective.

All non-involved lots within the 35 dB noise contour of the Project (Noise Impact Areas [NIA])

 Dinner Hill Wind Farm Project Area

 Noise Impact Area

Major Road

☐ Cadastre

Impacted Lots

Host Lot

 Non-Host Lot



Kilometres

Scale 1:220,000 at A4
GDA2020 MGA Zone 50



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3.0 Methodology

3.1 Noise Impact Area Definition

The assessment uses results obtained from the Dinner Hill Wind Farm Detailed Acoustic Assessment by Marshall Day Acoustic (MDA) (2026). The Detailed Acoustic Assessment evaluated potential operational noise associated with the Project, including WTGs, the BESS, and substation infrastructure within the Development Footprint. The assessment was undertaken in accordance with the Environmental Protection (Noise) Regulations 1997, informed by relevant planning guidance, and applied recognised wind farm noise assessment methodologies consistent with international standards.

Predictive noise modelling was undertaken using a representative WTG layout and candidate equipment specifications to predict operational noise levels at nearby sensitive receivers, including both host and non-host dwellings. The assessment considered noise from wind turbines, the BESS, the substation and cumulative noise from nearby developments.

The Noise Assessment Area (NIA) is defined as the 35 dB non-curtailed noise contour resulting from the Detailed Acoustic Assessment (MDA 2026) (**Figure 2.1**). The non-curtailed contour result from the Detailed Acoustic Assessment was used as it represents a larger NIA and accounts for maximum predicted noise impact. As the Project will implement a curtailment strategy to reduce noise impacts and remain compliant with relevant legislation during operation, this assessment approach is considered to be conservative.

3.2 Assessment Criteria

Non-host lots are properties that are not associated with the Project.

Non-host lots within the NIA (**Figure 2.1**) were assessed against WF-PO3.1 to understand if WF-EO3.1 was met. Lots were omitted from the assessment if they were:

- **host** lots within the NIA, or
- **non-host** lots located outside of the NIA that meet WF-AO3.1.

Non-host lots residing within the NIA were assessed against WF-PO3.1 using a combination of satellite imagery and publicly available spatial data from the Shared Location Information Platform (SLIP). The Shire of Dandaragan Local Planning Scheme No.7 (LPS 7) (2022) was also utilised to confirm zoning, including reserves and conservation areas.

The analysis was conducted in two stages:

1. An initial automated sorting process to identify relevant lot information based on associated spatial data. This process helped to identify lots that would not be affected by the Project (e.g. roads, easements or other land types not zoned for single house development).
2. Where this information could not be clearly derived from automated spatial processing alone, a manual assessment was undertaken.

Figure 3.1 shows the assessment approach that was followed. In this flow chart, blue boxes include the criteria as described in WF-PO3.1, green and orange boxes indicate the assessment outcome,

with dark grey boxes including any additional questions required to determine whether the Project is acceptable.

In addressing WF-PO3.1 b., two techniques were used:

- Assessing if a lot without a single dwelling has any adjoining lots that have at least one existing dwelling and are owned by the same proprietor.
- Using satellite imagery to determine contiguous landholding through the identification of continuous farm roads, livestock tracks or cropping patterns between lots.

This process ensured that all lots have undergone a comprehensive desktop assessment which has been specifically designed to address the criteria described by WAPC (2025).

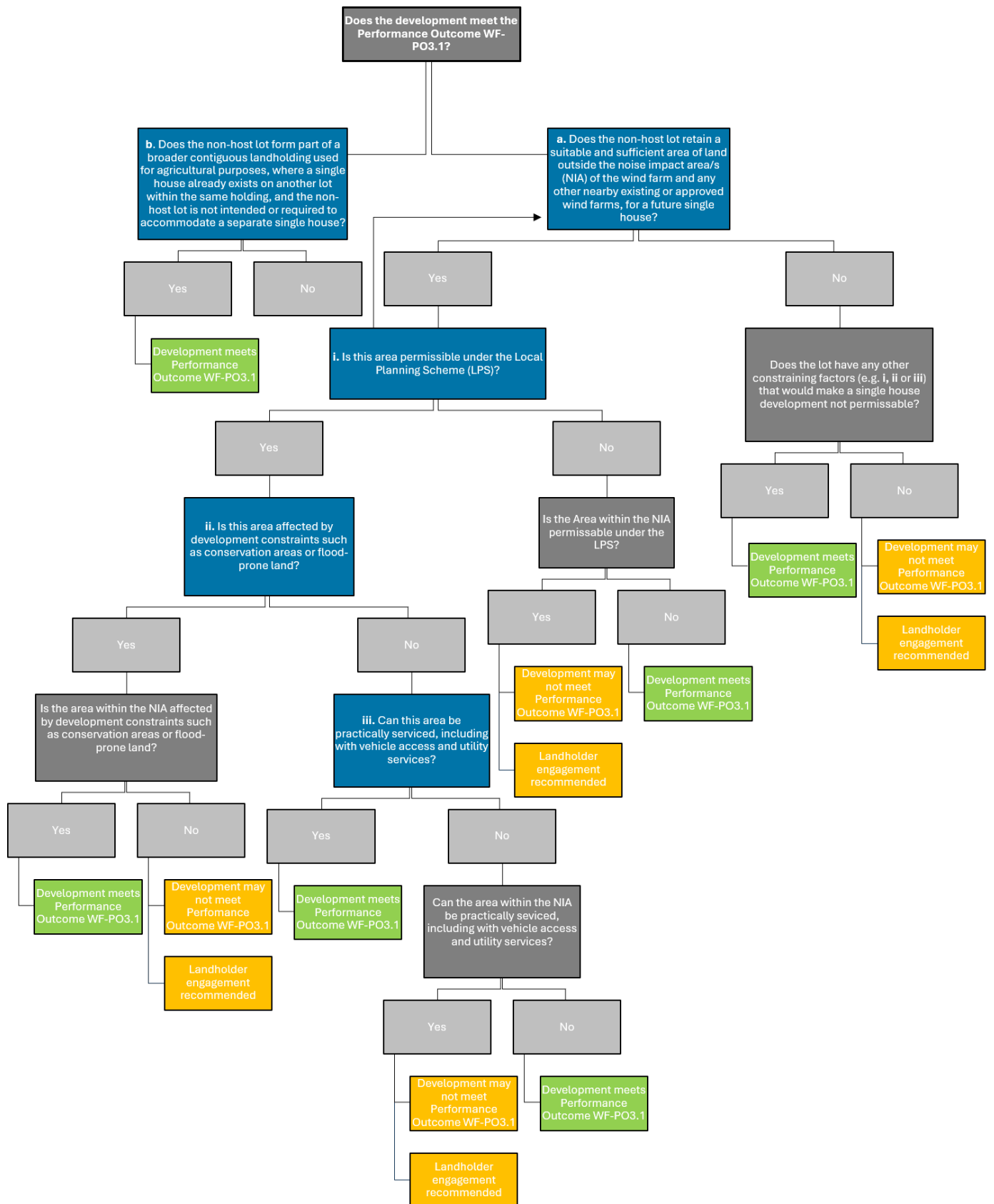


Figure 3.1 Assessment Approach

4.0 Results

4.1 Initial Performance Outcome Assessment

The initial automated sorting process found a total of 115 non-host lots within the NIA. Of these lots the following were removed from further assessment:

- Non-host lots with a land type not suitable for a single house development (e.g. Land that is zoned 'Conservation' under LPS 7)
- Non-host lots with an existing dwelling
- Non-host lots with no current access to a constructed road.

The remaining 28 lots were then analysed in further detail using the methodology described in **Figure 3.1**. Full assessment data for each lot can be found in **Appendix A**.

The assessment concluded that one lot (lot 3799 on Plan 167592) may not meet the performance outcomes of WF-AO3.1 (**Figure 4.1**). **Table 4.1** shows the details for this lot and subsequent analysis.

Table 4.1 Assessment of Lot 3799 Against Performance Outcome WF-AO3.1

Lot Details	Details	Assessment
Lot 3799 on Plan 167592 (Polygon Identification Number [PIN] 582747)	Lot Details The lot has a total size of 32.35 ha and is entirely within the NIA.	The lot is situated entirely within the NIA and has no other constraining factors that would prohibit the development of a single house.
	Land Use Satellite imagery indicates that the land is currently being used for grazing and cropping.	
	Land Use Permissibility The lot is zoned as 'Rural' under LPS 7 and is Permissible for a single house development.	While it may be possible for the landowner to develop a single house on neighbouring lot 3591, the impact to lot 3799 does not meet the performance outcomes of WF-AO3.1.
	Other Development Constraints No known constraints.	
	Servicing and Access The lot currently has direct access to a constructed road.	Further engagement with landholder was required to complete the assessment.
	Contiguous Landholdings Continuous cropping patterns and landowner records indicate that this property is contiguous with Lot 3591 on Plan 2006449. Lot 3591 is predominantly outside of the NIA, does not currently hold a single house and would be otherwise permissible to do so.	

4.2 Landholder Engagement

The assessment found that Lot 3799 does not contain an existing dwelling and retains potential for future residential development, subject to applicable planning and statutory requirements. As the predicted noise levels associated with the Project indicate that a future dwelling on Lot 3799 may experience noise amenity impacts, it cannot be conclusively demonstrated that the Project satisfies Performance Outcome WF-PO3.1 for Lot 3799 based solely on the current land use and development potential of the lot.

Subsequently, OX2 directly engaged with the landowner of Lot 3799, who confirmed that the lot was originally subdivided from Lot 3591 for research purposes and is currently used as part of the broader farming operation. The landowner further advised that there are no current plans or intentions to develop the lot for residential purposes.

Notwithstanding the landowner's current intentions, it is recognised that a future landowner may seek to construct a dwelling on Lot 3799 if ownership or land use intentions change. The proposed amendments to the Planning and Development (Local Planning Schemes) Regulations 2015 include provisions that would introduce development approval requirements for single houses and other noise-sensitive land uses on a lot that contains, or is within 2 km of a lot that contains, an approved or existing wind farm. Accordingly, the Project would not preclude future residential development on Lot 3799; rather, any such development would be subject to the applicable planning approval process.

Accordingly, given that the landowner of Lot 3799 does not currently intend to build a dwelling, but that future dwelling development can be undertaken subject to planning approval, the Project does not adversely affect any existing or reasonably foreseeable residential use of the lot. On this basis, the Project is considered to currently satisfy the intent of Performance Outcome WF-PO3.1 in relation to Lot 3799.

Legend

-  Dinner Hill Wind Farm Project Area
-  Noise Impact Area
-  Cadastre

Impacted Lots

-  Host Lot
-  Non-Host Lot - Development meets Performance Outcome WF-P03.1
-  Non-Host Lot - Development may not meet Performance Outcome WF-P03.1



Frequency	Count
Daily	5
Not Daily	10

Kilometres

Scale 1:220,000 at A4
GDA2020 MGA Zone 50



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5.0 Conclusion

The assessment identified 115 non-host lots within the NIA, of which one lot, Lot 3799 on Plan 167592, required further consideration against Performance Outcome WF-PO3.1. The desktop assessment identified that Lot 3799 does not contain an existing dwelling and retains potential for future residential development, subject to applicable planning and statutory requirements. However, subsequent landholder engagement confirmed that the lot was originally subdivided from Lot 3591 for research purposes, is currently used as part of the broader farming operation, and is not currently intended for residential development. It is also noted that any future dwelling or other noise-sensitive land use on Lot 3799 would be subject to the applicable planning approval process under the proposed amendments to the Planning and Development (Local Planning Schemes) Regulations 2015. On this basis, the Project is not expected to adversely affect any existing or reasonably foreseeable residential use of Lot 3799 and is considered to currently satisfy the intent of WF-PO3.1.

6.0 References

MDA. (2026). *Dinner Hill Wind Farm Detailed Acoustic Assessment*. Marshall Day Acoustic.

Western Australian Planning Commission. (2025, December 12). Draft renewable energy planning code (Public consultation draft). Government of Western Australia.

<https://www.planning.wa.gov.au/docs/default-source/policy/renewable-energy-planning-code.pdf>

Appendix A

Lot Assessment Data



Appendix Table A.1 **Assessment Data – green highlighted cells indicate lots that meet PO WF-AO3.1, orange highlighted cells indicate lots that no not meet PO WF-AO3.1 based on initial assessment.**

PIN of Uninvolved Lot	Owner	Analysis Stage	Plan	Lot	Lot Size (ha)	Area in NIA (ha)	Area in NIA (%)	LGA Zoning	Current Land Use	Existing single house	Sufficient land outside NIA for future single house	Permissible under local planning scheme	Development constraints	Can be practically serviced	Part of a broader contiguous landholding etc.	Meets Performance Outcome WF-AO3.1
580026	STATE OF WESTERN AUSTRALIA	Requires Stage 2 analysis	P215833	10336	493.39	114.67	23	Conservation	Conservation Of Flora And Fauna (Boothendarra Nature Reserve [CCWA])	No	N/A	No	Yes - conservation area / nature reserve	Likely	No	Yes
580028	STATE OF WESTERN AUSTRALIA	Requires Stage 2 analysis	P206638	10321	1,372.49	601.76	44	Conservation	Conservation Of Flora And Fauna (Boothendarra Nature Reserve [CCWA])	No	N/A	No	Yes - conservation area / nature reserve	Likely	No	Yes
580032	CONSERVATION & LAND MANAGEMENT EXECUTIVE BODY	Requires Stage 2 analysis	P206639	10322	1,548.48	960.59	62	Rural	"Property is about 40 per cent cleared. FPC provided top-up funds for this primarily BAS purchase and will plant 290ha of cleared area with eucalypts to generate carbon credits.	No	Yes	Yes	Yes - lot is being used for carbon credits / highly vegetated	Yes	No	Yes
580039	IZZl, PAUL	Requires Stage 2 analysis	P206639	10327	885.51	313.70	35	Rural	Cropping / grazing	No	Yes	Yes	No	Yes	No	Yes
582748	CRAGO, PERCY / CRAGO, VALMA ROSE	Requires Stage 2 analysis	P206449	3591	1,429.84	375.09	26	Rural	Cropping / grazing / Possibly timber or carbon credits	No	Yes	Yes	No	Yes	No	Yes
582749	REINKE, STEVEN ALFRED CHARLES	Requires Stage 2 analysis	P206449	3593	1,471.33	213.25	14	Rural	Cropping / grazing	Yes	N/A	Yes	No	Yes	No	Yes
582778	SHIRE OF DANDARAGAN	Requires Stage 2 analysis	P013785	15	40.45	40.45	100	Rural	Remnant Vegetation	No	No	Yes	Yes - almost entirely vegetated	Yes	No	Yes
582787	KLK FARMS PTY LTD	Requires Stage 2 analysis	P013785	11	1,707.18	811.77	48	Rural	Cropping / grazing / Possibly timber or carbon credits	No	No	Yes	No	Yes	Yes	Yes
582803	GORDYEX NOMINEES PTY LTD	Requires Stage 2 analysis	P152751	3320	124.51	1.37	1	Rural	Cropping / grazing	No	No	Yes	No	Yes	Yes	Yes
582830	WARIALDA PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
582989	BROGATE PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
583007	M L , D A & S O AVERY PTY LTD / AVERY, MARTIN LAWRENCE / AVERY, DEBORAH ALICE / AVERY, STEWART OWEN	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
723577	MCALPINE, COLIN BRUCE	Requires Stage 2 analysis	P006328	M2095	835.31	71.71	9	Rural	Cropping / grazing	No	Yes	Yes	No	Yes	No	Yes
723597	STATE OF WESTERN AUSTRALIA	Requires Stage 2 analysis	P206659	3868	60.18	39.03	65	Rural	Remnant Vegetation	No	Yes	Yes	Yes - almost entirely vegetated	Yes	No	Yes
947883	SEAGATE WA PTY LTD	Requires Stage 2 analysis	P206660	10171	1,420.97	109.41	8	Rural	Cropping / grazing	No	Yes	Yes	No	Yes	Yes	Yes
947885	MCALPINE, COLIN BRUCE	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
947887	STATE OF WESTERN AUSTRALIA	Requires Stage 2 analysis	P205920	10000	117.24	17.98	15	Conservation	Conservation Of Flora And Fauna (Un-named Reserve [CCWA])	No	N/A	No	Yes - conservation area / nature reserve	Yes	No	Yes
947895	WHYBROW ENTERPRISES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes

PIN of Uninvolved Lot	Owner	Analysis Stage	Plan	Lot	Lot Size (ha)	Area in NIA (ha)	Area in NIA (%)	LGA Zoning	Current Land Use	Existing single house	Sufficient land outside NIA for future single house	Permissible under local planning scheme	Development constraints	Can be practically serviced	Part of a broader contiguous landholding etc.	Meets Performance Outcome WF-AQ3.1
947899	WHYBROW ENTERPRISES PTY LTD	Requires Stage 2 analysis	P206660	10169	645.14	13.91	2	Rural	Cropping / grazing	No	Yes	Yes	No	Yes	Yes	Yes
1049011	WHYBROW ENTERPRISES PTY LTD	Requires Stage 2 analysis	P206660	10174	2.56	2.56	100	Rural	Remnant Vegetation	No	No	Yes	Yes - almost entirely vegetated	Yes	No	Yes
1049962	STATE OF WESTERN AUSTRALIA	Requires Stage 2 analysis	P029777	4304	1.00	0.09	9	Conservation	Conservation Of Flora And Fauna (Twyata Nature Reserve [CCWA])	No	N/A	No	Yes - conservation area / nature reserve	Yes	No	Yes
1224659	STATE OF WESTERN AUSTRALIA	Requires Stage 2 analysis	P030453	21	1.39	1.39	100	Rural	Cropping / grazing	No	Yes	Yes	No	Yes	Yes	Yes
1387709	WARIALDA PTY LTD	Requires Stage 2 analysis	P042011	24	607.36	1.23	0	Rural	Cropping / grazing	No	Yes	Yes	No	No	Yes	Yes
11350222	KLK FARMS PTY LTD	Requires Stage 2 analysis	P042011	23	1,383.48	232.34	17	Rural	Cropping / grazing	No	Yes	Yes	No	No	Yes	Yes
11350223	FORDHAM, JEFFREY GRAEME / FORDHAM, WENDY VIOLETTE	Requires Stage 2 analysis	P042011	23	95.91	95.91	100	Rural	Cropping / grazing	No	Yes	Yes	No	No	Yes	Yes
11350225	FORDHAM, JEFFREY GRAEME / FORDHAM, WENDY VIOLETTE	Requires Stage 2 analysis	P042011	23	78.73	77.01	98	Rural	Cropping / grazing	No	No	Yes	No	No	Yes	Yes
11431563	SHIRE OF DANDARAGAN	Requires Stage 2 analysis	N/A	N/A	2.53	0.15	6	N/A	Local Road	N/A	N/A	N/A	N/A	N/A	N/A	Yes
11655687	GORDYEX NOMINEES PTY LTD	Requires Stage 2 analysis	P055759	10	14.61	14.04	96	Rural	Cropping / grazing	No	No	Yes	No	Yes	Yes	Yes
11655689	WARIALDA PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
11671495	MOTTER, JAMES ROBERT / MOTTER, DOROTHY JOY	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
11710871	Australian Gas Infrastructure Group (AGIG)	Requires Stage 2 analysis	N/A	N/A	3.35	1.08	32	N/A	Easement / gas	N/A	N/A	N/A	N/A	N/A	N/A	Yes
12274743	FORDHAM, SHANE ALAN / FORDHAM, ANDREA MARY	Requires Stage 2 analysis	P410989	401	296.51	51.02	17	Rural	Cropping / grazing	No	Yes	Yes	No	Yes	Yes	Yes
12274744	FORDHAM, SHANE ALAN / FORDHAM, ANDREA MARY	Requires Stage 2 analysis	P410989	401	182.99	182.99	100	Rural	Cropping / grazing	No	No	Yes	No	Yes	Yes	Yes
12479845	BAKER, GRAHAM HENRY ERIC / BAKER, VIRGINIA ANN / REINKE, CLIVE ALEXANDER GARRY	Requires Stage 2 analysis	P420542	10	760.81	83.11	11	Rural	Cropping / grazing	No	Yes	Yes	No	Yes	No	Yes
12588060	ARGUELLO TIMBER PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
582994	BROGATE PTY LTD	Requires Stage 2 analysis	P207066	3738	1,736.16	155.67	9	Rural	Cropping / grazing	No	Yes	Yes	No	Yes	Yes	Yes - lot is within a neighbouring project area (Parron Maam Marang WF, as per RenewMap.com)
582747	CRAGO, PERCY / CRAGO, VALMA ROSE	Requires Stage 2 analysis	P167594	3799	32.35	32.35	100	Rural	Cropping / grazing	No	No	Yes	No	Yes	No	No, landholder engagement recommended
582775	LOVE, RONALD SHANE	Requires Stage 2 analysis	P013785	13	775.92	775.92	100	Rural	Cropping / grazing / Possibly timber or carbon credits	No	No	Yes	No	Yes	Yes	Yes
11881107	LOVE, RONALD SHANE	Requires Stage 2 analysis	P065354	61	152.12	152.12	100	Rural	Cropping / grazing / Possibly timber or carbon credits	No	No	Yes	No	Yes	Yes	Yes
12479845	BAKER, GRAHAM HENRY ERIC / BAKER, VIRGINIA ANN / REINKE, CLIVE ALEXANDER GARRY	Requires Stage 1 analysis only - this land parcel has an existing Single House Development	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
582994	BROGATE PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes

PIN of Uninvolved Lot	Owner	Analysis Stage	Plan	Lot	Lot Size (ha)	Area in NIA (ha)	Area in NIA (%)	LGA Zoning	Current Land Use	Existing single house	Sufficient land outside NIA for future single house	Permissible under local planning scheme	Development constraints	Can be practically serviced	Part of a broader contiguous landholding etc.	Meets Performance Outcome WF-AO3.1
580032	CONSERVATION & LAND MANAGEMENT EXECUTIVE BODY	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
582748	CRAGO, PERCY / CRAGO, VALMA ROSE	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
582747	CRAGO, PERCY / CRAGO, VALMA ROSE	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
11350223	FORDHAM, JEFFREY GRAEME / FORDHAM, WENDY VIOLETTE	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
11350225	FORDHAM, JEFFREY GRAEME / FORDHAM, WENDY VIOLETTE	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
12274743	FORDHAM, SHANE ALAN / FORDHAM, ANDREA MARY	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
12274744	FORDHAM, SHANE ALAN / FORDHAM, ANDREA MARY	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
582803	GORDYEX NOMINEES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
11655687	GORDYEX NOMINEES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
580039	IZZI, PAUL	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
582787	KLK FARMS PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
11350222	KLK FARMS PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
582775	LOVE, RONALD SHANE	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
11881107	LOVE, RONALD SHANE	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
723577	MCALPINE, COLIN BRUCE	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
582749	REINKE, STEVEN ALFRED CHARLES	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
947883	SEAGATE WA PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
582778	SHIRE OF DANDARAGAN	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
947887	STATE OF WESTERN AUSTRALIA	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
1224659	STATE OF WESTERN AUSTRALIA	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
723597	STATE OF WESTERN AUSTRALIA	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
580028	STATE OF WESTERN AUSTRALIA	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
1049962	STATE OF WESTERN AUSTRALIA	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
580026	STATE OF WESTERN AUSTRALIA	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
1387709	WARIALDA PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
947899	WHYBROW ENTERPRISES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
1049011	WHYBROW ENTERPRISES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	Yes
580026	Reserve - no landowner	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	Yes
580028	Reserve - no landowner	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	Yes

PIN of Uninvolved Lot	Owner	Analysis Stage	Plan	Lot	Lot Size (ha)	Area in NIA (ha)	Area in NIA (%)	LGA Zoning	Current Land Use	Existing single house	Sufficient land outside NIA for future single house	Permissible under local planning scheme	Development constraints	Can be practically serviced	Part of a broader contiguous landholding etc.	Meets Performance Outcome WF-AQ3.1
11710871	Reserve - no landowner	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	Yes
11431563	Reserve - no landowner	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	Yes
582814	GORDYEX NOMINEES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	No	N/A	Yes
582813	GORDYEX NOMINEES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	No	N/A	Yes
582820	GORDYEX NOMINEES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	No	N/A	Yes
582818	GORDYEX NOMINEES PTY LTD / ROBERTS, WADE MAITLAND / ROBERTS, YEXLEY SELINA	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	No	N/A	Yes
582804	GORDYEX NOMINEES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	No	N/A	Yes
582805	GORDYEX NOMINEES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	No	N/A	Yes
582811	KENNY SUPER PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	No	N/A	Yes
1358720	STATE OF WESTERN AUSTRALIA	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	No	N/A	Yes
11881108	STATE OF WESTERN AUSTRALIA	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	No	N/A	Yes
582812	ROBERTS, WADE MAITLAND / ROBERTS, YEXLEY SELINA / GORDYEX NOMINEES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No	N/A	N/A	N/A	No	N/A	Yes
11350221	FORDHAM, JEFFREY GRAEME / FORDHAM, WENDY VIOLETTE	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	No	N/A	Yes
947900	WHYBROW ENTERPRISES PTY LTD	Requires Stage 1 analysis only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	No	N/A	Yes



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