



Dinner Hill Wind Farm

Development Application Supporting Document

Final

September 2026



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Development Application Supporting
Document

Final

Prepared by
Umwelt (Australia) Pty Ltd

On behalf of
OX2 Holdings Pty Ltd

Project Director: Jessica Henderson Wilson

Report No.: 24151 / R11
Date: September 2026



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Acknowledgement of Country

Umwelt acknowledges the Traditional Owners of Country throughout Australia and their continuing values, culture and connection to the land, waters and sky.

We pay our respects to Elders past and present.

The below image is from the artwork *Yapung Maryiyang* (Pathway Forward) by Saretta Fielding.



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Executive Summary

The Dinner Hill Wind Farm Project (the Project) comprises up to 131 wind turbine generators (WTGs) with a generation capacity of up to 943 MW, a Battery Energy Storage System (BESS) with a capacity of up to 300 MW (4 – 8 hrs), and associated infrastructure. The Project is located approximately 200 km north of Perth within the Shire of Dandaragan and occupies a Project Area of approximately 30,024 ha of predominantly cleared agricultural land. The Development Footprint occupies approximately 933 ha (around 3% of the Project Area), allowing existing cropping and grazing activities to continue alongside the Project.

The Project is of State and regional significance and will contribute to Western Australia's energy transition by delivering renewable energy into the South West Interconnected System (SWIS). It is expected to generate sufficient renewable energy to power approximately 500,000 Western Australian homes, reduce greenhouse gas emissions by approximately 1.7 million tonnes of carbon dioxide annually, and support Australia's renewable energy and net zero emissions targets.

The Project will provide significant benefits to the local and regional community through employment, procurement opportunities, supplementary income for participating landholders and long-term community investment. A community benefit framework, including a Community Benefit Fund, neighbour benefit initiatives and benefit-sharing arrangements with the Yued People, will be developed to ensure benefits are shared broadly across the region. The Project is also expected to support local businesses and services throughout construction and operation, with approximately 30 ongoing operational jobs anticipated.

The Project is strongly aligned with the State Planning Strategy 2050, Energy Transformation Strategy, WA Climate Policy, Position Statement: Renewable Energy Facilities and other relevant State planning policies. It is also consistent with the Shire of Dandaragan's Strategic Community Plan, Local Planning Strategy, Local Planning Scheme No. 7 and relevant local planning policies relating to renewable energy development and workforce accommodation.

Extensive consultation has been undertaken with landholders, community members, Traditional Owners, local government and government agencies. Community feedback, technical investigations and environmental assessments have informed substantial design refinement since acquisition by OX2, reducing the Project from 170 to 131 WTGs and significantly reducing impacts on native vegetation, Carnaby's Black-Cockatoo habitat, farming operations, Aboriginal Cultural Heritage (ACH), bushfire risk and electromagnetic interference.

Comprehensive technical assessments indicate that potential environmental, social and planning impacts can be appropriately avoided, minimised or managed through the proposed design, mitigation measures and ongoing management framework. The findings of these assessments support the suitability of the Project and demonstrate its consistency with relevant planning and environmental objectives.

Abbreviations

Term	Meaning
ACH	Aboriginal Cultural Heritage
AEP	Annual Exceedance Probability
AES	Accommodation and Employment Strategy
AGL	Above Ground Level
AHD	Australian Height Datum
AIA	Aviation Impact Assessment
ALARP	as low as reasonably practicable
APZ	Asset Protection Zone
ASS	acid sulfate soils
BAL	Bushfire Attack Level
BBAMP	Bird and Bat Adaptive Management Plan
BBUS	bird and bat utilisation survey
BESS	Battery Energy Storage System
BC Act	<i>Biodiversity Conservation Act 2016 (WA)</i>
BCE	Bamford Consulting Ecologists
BRR	Bushfire Risk Report
BMP	Bushfire Management Plan
BoM	Bureau of Meteorology
CAC	Cultural Advice Committee
CASA	Civil Aviation Safety Authority
CBF	Community Benefit Fund
CEMP	Construction Environmental Management Plan
CHMP	Cultural Heritage Management Plan
CSEP	Community and Stakeholder Engagement Plan
DPLH	Department of Planning, Lands and Heritage
DWER	Department of Water and Environmental Regulation
EIA	Ecological Impact Assessment
EMI	Electromagnetic Interference
EP Act	<i>Environmental Protection Act 1986 (WA)</i>
EPC Contractor	Engineering, Procurement and Construction Contractor
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
EPA	Environmental Protection Authority
GDE	Groundwater Dependent Ecosystem
LGA	Local Government Area
LPP	Local Planning Policy

Term	Meaning
LSALT	lowest safe altitude
LVIA	Landscape and Visual Impact Assessment
LPS	Local Planning Scheme
NBN	National Broadband Network
O&M	Operations and Maintenance
OSOM	over size over mass
PD Act	<i>Planning and Development Act 2005 (WA)</i>
RIWI Act	<i>Rights in Water and Irrigation Act 1914 (WA)</i>
P2P	point to point
PTA	Public Transport Authority
SIA	Social Impact Assessment
SPP	State Planning Policy
SWIS	South West Interconnected System
TIA	Traffic Impact Assessment
TMP	Traffic Management Plan
UCL	unallocated Crown land
VAM	visibility analysis mapping
VPD	vehicles per day
WA	Western Australia
WALGA	Western Australian Local Government Association
WAPC	Western Australian Planning Commission
WTG	Wind Turbine Generator
YAC	Yued Aboriginal Corporation
YHPA	Yued Heritage Protection Agreement

Glossary

Term	Definition
Development Footprint	The total area of land disturbance associated with the Project (933 ha), including all permanent and temporary infrastructure areas. The Development Footprint contains both permanent and temporary infrastructure which will be rehabilitated post-construction.
Indicative Project Layout	Within the Development Footprint, an Indicative Project Layout is provided for key infrastructure. It is expected that this layout will be confirmed during detailed design and that micro-siting of infrastructure, including wind turbine generators (WTGs), may occur.
Host Lot	A property hosting Project infrastructure and with a landholder agreement with the Proponent.
Non-host Lot	A property not hosting Project infrastructure.
Permanent Project infrastructure	The footprint (area) of operational Project infrastructure, including the wind turbine hard stands, access tracks, substations, operations and maintenance (O&M) and a battery energy storage system (BESS), hardstands, transmission and met mast tower foundations.
Project	The Dinner Hill Wind Farm Project. The Project consists of up to 131 WTGs, a BESS and associated ancillary infrastructure. Depending on the final turbine model and number, the Project has been conceptually designed to generate up to 943 MW of electricity for transmission into the South West Interconnected System (SWIS), which provides energy throughout southern Western Australia (WA).
Project Area	The total area of land encompassing the Project (approx. 30,024 ha), defined by cadastral allotment boundaries of Host Lots and within which the Project's Development Footprint represents only a minor proportion (approximately 3%).
Proponent	Dinner Hill Wind Farm Pty Ltd (ACN 660 596 556), a subsidiary of OX2 AB and an affiliate of OX2 Holdings Pty Ltd, is proposing to develop the Project.
Temporary Project infrastructure	The footprint (area) of temporary Project infrastructure established to support construction activities only, including temporary access tracks, construction compounds, laydown areas, crane pads and temporary hardstands. This infrastructure will be decommissioned and the affected areas rehabilitated following completion of construction.

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Appendix C	Ecological Impact Assessment
Appendix D	Landscape and Visual Impact Assessment
Appendix E	Detailed Acoustic Assessment
Appendix F	Bushfire Risk Report
Appendix G	Social Impact Assessment
Appendix H	Transport Impact Assessment
Appendix I	Surface Water Hydrology Report
Appendix J	Preliminary Hydrogeological Review
Appendix K	Aboriginal and Historical Heritage Risk Assessment (Desktop)
Appendix L	Aviation Impact Assessment
Appendix M	EMI Assessment
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Appendix O	Preliminary Construction Environmental Management Plan
Appendix P	Decommissioning Management Plan
Appendix Q	Bushfire Management Plan
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Appendix S	Accommodation and Employment Strategy
Appendix T	Preliminary Bird and Bat Adaptive Management Plan

1.0 Introduction

Umwelt has been commissioned by OX2 Holdings Pty Limited (OX2) to prepare this Planning Report to support an application for Development Approval under the *Planning and Development Act 2005* (WA) (P&D Act) for the Project. The Development Application is made to facilitate the use of land for a wind energy facility (wind farm) and associated utility infrastructure and works, in accordance with the Shire of Dandaragan Local Planning Scheme No. 7 (LPS No. 7).

This report describes the Project and assesses it against LPS No. 7 and other relevant components of the Western Australian State Planning Framework, including the P&D Act, applicable State Planning Policies (SPPs), regional and local planning strategies and relevant statutory and non-statutory guidance.

1.1 The Proponent

Dinner Hill Wind Farm Pty Ltd (ACN 660 596 556), a subsidiary of OX2 AB and an affiliate of OX2 Holdings Pty Ltd (the Proponent), is proposing to develop the Project.

Founded in 2004 in Sweden, OX2 is one of Europe's leading developers and operators of large-scale renewable energy projects. The company specialises in onshore and offshore wind, solar power, and energy storage, playing a central role in the global transition toward a sustainable energy future. With operations spanning Europe and Australia, OX2 develops, constructs, and manages renewable energy assets that deliver competitive, clean, and locally produced electricity.

OX2 entered the Australian market in May 2023 through the acquisition of ESCO Pacific, an Australian focused utility scale renewable energy developer and asset manager. In November 2025, OX2 completed the acquisition of the Project from Western Australian based developers who had entered into agreements with the landholders and provided OX2 with a concept wind farm layout.

Globally, OX2 manages a development portfolio of over 25 GW across nine markets, supported by a team of nearly 500 employees. Its mission is to accelerate access to renewable energy by combining technological innovation with sustainability and community engagement. This long-term approach allows OX2 to maintain high standards of quality and environmental responsibility while contributing to energy security and emissions reduction in every region where it operates.

1.2 Project Summary

The Project is located approximately 200 km north of Perth in Western Australia, within the Dandaragan Local Government Area (LGA) and within the Central Coast Wheatbelt zone. The land on which the Project is located spans approximately 30,024 ha within the localities of Hill River, Boothendarra, and Badgingarra and is herein referred to as the Project Area (**Figure 1.1**). For the purposes of this report, the Project Area refers to the boundaries of all host land parcels where consent has been granted for development of the Project and wherein all Project infrastructure will be contained.

The Project Area is located north of the Badgingarra township, east of Yerramullah Road and west of Cowalla Road, and includes 27 land parcels of freehold land tenure, the Brand Highway, and local road corridors. The Project Area is almost entirely comprised of productive farmland that is largely cleared and utilised for mixed cropping and grazing.

During the early stages of development, the Proponent identified areas suitable for infrastructure placement by applying regulatory requirements that define acceptable amenity outcomes, including noise limits, shadow flicker limits and setback requirements from dwellings and public roads. In parallel, the Proponent sought to avoid vegetation clearing where practicable, retain the majority of existing remnant vegetation within the Project Area and sought to avoid impacts on known heritage and otherwise minimise potential impacts. The Proponent remains committed to the iterative refinement of the Project layout to avoid impacts on heritage values wherever practicable. The Proponent is awaiting the reports from the Yued Aboriginal Corporation that document the outcomes of the heritage surveys and recommendations to reduce potential harm to heritage. Further design refinement will occur in the detailed design stage to continue reducing environmental impacts wherever practicable.

The Project has also been designed, in consultation with host landholders, to ensure farming activities can co-exist within the Project Area and to provide supplementary income for local farmers hosting wind turbines. The Proponent is proposing a community benefit framework which includes a neighbour benefit framework, Community Benefit Fund (CBF), and benefit sharing with the Yued People community to ensure benefits are shared in the wider community over the life of the Project. The Project consists of up to 131 WTGs and associated ancillary infrastructure including (but not limited to) a BESS, hardstand areas, substations and switching yard, operations and maintenance facility, control room, site offices and car parking, construction compound and laydown areas, concrete batching plants, overhead and underground cabling, and upgraded access tracks. The Project has been conceptually designed to generate up to 943 MW of electricity for transmission into the SWIS, which will be dependent on the final turbine model and number.

The Development Footprint totals 933 ha within the Project Area (approximately 3% of the Project Area), and key infrastructure within this area is further described in **Section 3.2**.

Table 1.1 provides a summary of the key elements of the Project relating to the Development Application.

Table 1.1 Application Summary

Application Summary	
Project Location	The Project is located approximately 200 km north of Perth in Western Australia, within the Dandaragan Local Government Area and within the Central Coast Wheatbelt zone.
Proponent	Dinner Hill Wind Farm Pty Ltd (ACN 660 596 556), a subsidiary of OX2 AB and an affiliate of OX2 Holdings Pty Ltd, is proposing to develop the Project.
Proposed Areas	The land on which the Project is located spans approximately 30,024 ha within the localities of Hill River, Boothendarra and Badgingarra and is referred to as the Project Area.

Application Summary

Proposal	The Project consists of up to 131 WTGs and associated ancillary infrastructure including (but not limited to) a BESS, hardstand areas, substations and switching yard, operational and maintenance facility, control room, site offices and car parking, construction compound and laydown areas, concrete batching plants, overhead and underground cabling, and upgraded access tracks.
Local Government Area	Shire of Dandaragan.
Local Planning Scheme	Local Planning Scheme No. 7.
Zone	Rural.
Land Use Permissibility	In consideration of Table 1 and Schedule 2 of the LPS No. 7, the proposed land use (wind farm) is not readily classified. The Project is expected to be considered a ‘use not listed’ by the Shire of Dandaragan. Land uses that are not readily classifiable are generally assessed against the objectives or policy statement for the zone in which the land use is proposed.
Approval Sought	The Development Application is made to facilitate the use of land for a wind energy facility (wind farm) and associated utility infrastructure and works, in accordance with the Shire of Dandaragan Local Planning Scheme No. 7.

1.3 Project Benefits

The Project is expected to deliver affordable, clean, and reliable electricity for Western Australia while offering economic, social, and environmental benefits, including:

- Powering approximately 500,000 WA homes with clean energy.
- Creating procurement and employment opportunities during construction and operations.
- A community benefit framework, including a Community Benefit Fund, neighbour benefit initiatives and benefit-sharing arrangements with the Yued People, will be developed to ensure benefits are shared broadly across the region.
- Reducing, on average, 1.7 million tonnes annually of CO2 emissions.
- Supporting Australia’s target of net zero by 2050.

1.4 Summary of Technical Studies

Technical studies have been undertaken to inform Project design and support the Development Application as summarised in **Table 1.2**.

These are further described in **Section 6.0**.

Table 1.2 Completed Technical Studies

Value	Technical Study Scope	Report	Section
Ecology	Detailed flora and vegetation survey, targeted flora survey and basic fauna survey. Bird and bat utilisation surveys.	Ecological Impact Assessment (RPS Consulting, 2026)	Section 6.1 Appendix C
Landscape and Visual	Assessment of landscape character and visual impacts, including visibility, sensitive receptors and key viewpoints.	Landscape and Visual Impact Assessment (LatStudios, 2026)	Section 6.2 Appendix D
Noise	Assessment of operational noise from WTGs and infrastructure, including cumulative impacts and effects on nearby dwellings.	Detailed Acoustic Assessment (Marshall Day Acoustics, 2026)	Section 6.3 Appendix E
Bushfire	Bushfire Risk Assessment and Management Plan that develops risk treatment strategies to protect identified assets from identified bushfire threats and other resultant risks that may develop from a bushfire event.	Dinner Hill Wind Farm Bushfire Management Plan (Bushfire Prone Planning, 2026b) Dinner Hill Wind Farm Bushfire Risk Report (Bushfire Prone Planning, 2026c) Dinner Hill Wind Farm Bushfire Compliance Assessment (Bushfire Prone Planning, 2026a)	Section 6.4 Appendix Q Appendix F Appendix R
Social	Social baselining, community and stakeholder engagement planning. Identification of planning, environment, social and heritage constraints.	Social Impact Assessment (Umwelt, 2026d) (including the Community and Stakeholder Engagement Plan (Umwelt, 2026b))	Section 6.5 Appendix G
Accommodation and Employment	Identify and outline preliminary considerations and strategies relating to the management workforce accommodation and employment impacts resulting from the construction and operations of the Project.	Accommodation and Employment Strategy (AES) (Umwelt, 2026)	Section 3.3.2.5 Appendix S
Transport	Review of road network conditions, site access, traffic generation and heavy vehicle movements, including swept path and sight distance analysis.	Transport Impact Assessment (Flyt, 2026)	Section 6.6 Appendix H
Surface Water	Assessment of surface water processes, drainage and flooding, including interaction with infrastructure and watercourses.	Surface Water Hydrology Report (Surface Water Solutions, 2026)	Section 6.7 Appendix I

Value	Technical Study Scope	Report	Section
Hydrogeology and Water Supply	Identify the hydrological and hydrogeological characteristics including impacts to GDEs to inform assessments and to support the design of the Project to avoid and minimise impacts. Identify water sourcing options for construction of the Project and to support the design of the Project to avoid and minimise impacts including impacts of groundwater extraction (the project's proposed water sourcing strategy) to surrounding receivers and the environment.	Preliminary Hydrogeological Review (Umwelt, 2026c)	Section 6.8 Appendix J
Heritage	Assessment of Aboriginal and historical heritage values, including known sites, areas of sensitivity and potential impacts from disturbance.	Aboriginal and Historical Heritage Risk Assessment (Desktop) (Umwelt, 2026a)	Section 6.9 Appendix K
Aviation	Assessment of aviation safety and operations, including airspace constraints, obstacle clearance and nearby infrastructure.	Aviation Impact Assessment (Aviation Projects, 2026)	Section 6.10 Appendix L
Electromagnetic Interference	Assessment to identify potential electromagnetic interference (EMI) impacts of the WTG layout.	EMI Assessment (DNV, 2026)	Section 6.11 Appendix M
Shadow Flicker	Assessment of the expected annual shadow flicker durations.	Shadow Flicker Assessment (Middleton Group, 2026)	Section 6.12 Appendix N

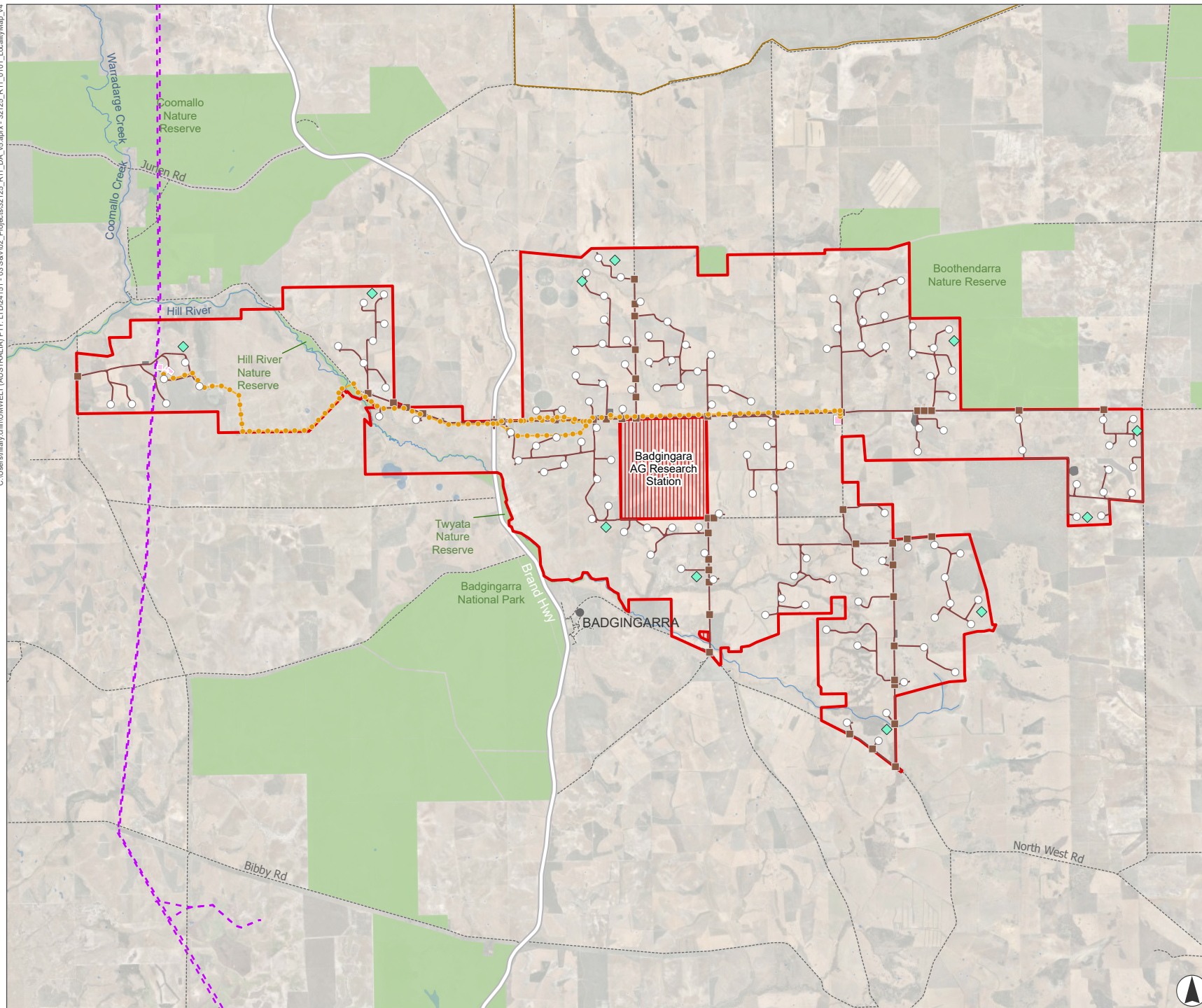


FIGURE 1.1

Project Area

Legend

- Project Area
- Development Footprint
- Not Within Project Area
- Local Government Area
- National Park, Reserves and State Forests
- Waterbody
- Watercourse
- Major Road
- Minor Road
- Existing Electricity Transmission Lines - 132/330kv
- Populated Place

Project Infrastructure

- WTG
- Met Mast Locations (Permanent)
- Access Point
- Access Road
- Internal Transmission Pole locations
- Internal Transmission Line
- Facility Layout



0 5 10

Kilometres

Scale 1:200,000 at A4
GDA2020 MGA Zone 50



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2.0 Site Context

2.1 Regional and Local Context

The Project is located within the Shire of Dandaragan, in the Central Coast sub-region of the Wheatbelt. The Shire of Dandaragan covers an area of approximately 6,716 km². The Shire had an estimated resident population of 3,573 in 2022, about 4.5% of the Wheatbelt's total (Australian Bureau of Statistics). Major population centres include Jurien Bay, Cervantes, Dandaragan, and Badgingarra.

Land use in the Shire includes a combination of agricultural land, Crown land and town sites acting as a regional hub, offering services and infrastructure to local residents and those from surrounding areas.

The area surrounding the Project is sparsely populated, with neighbouring properties typically consisting of large landholdings made up of multiple lots. This land use pattern allows the Project to be designed in a way that minimises amenity impacts on nearby landholders.

The Project Area predominantly consists of land used for agriculture including mixed cropping and grazing and associated rural dwellings and infrastructure. The Project Area is zoned 'Rural' under the Shire of Dandaragan Local Planning Scheme No. 7 (LPS No. 7) (**Figure 2.1**).

Key environmental features within 5 km of the Project Area include:

- Waterways:
 - Boothandara Creek runs through the centre of the Project Area.
 - Hill River runs westward along the southern Project area boundary.
 - Ephemeral tributaries of Hill River, Winkardie Creek, and Boothendarra Creek occur within the Project Area.
 - Coomalo Creek is located approximately 5 km to the north.
- Parks and conservation areas:
 - Badgingarra National Park located approximately 200 m west of the Project Area.
 - Coomallo Nature Reserve located approximately 300 m north of the Project Area.
 - Watheroo National Park located approximately 1.8 km east of the Project Area.
 - Hill River Reserve mapped within and adjacent to the Project Area.
 - Vern Westbrook Walk and Lookout (Phoebe's Reserve) located adjacent to the Project Area, to the south.

Figure 2.2 provides an overview of the surrounding environmental context of the Project Area.

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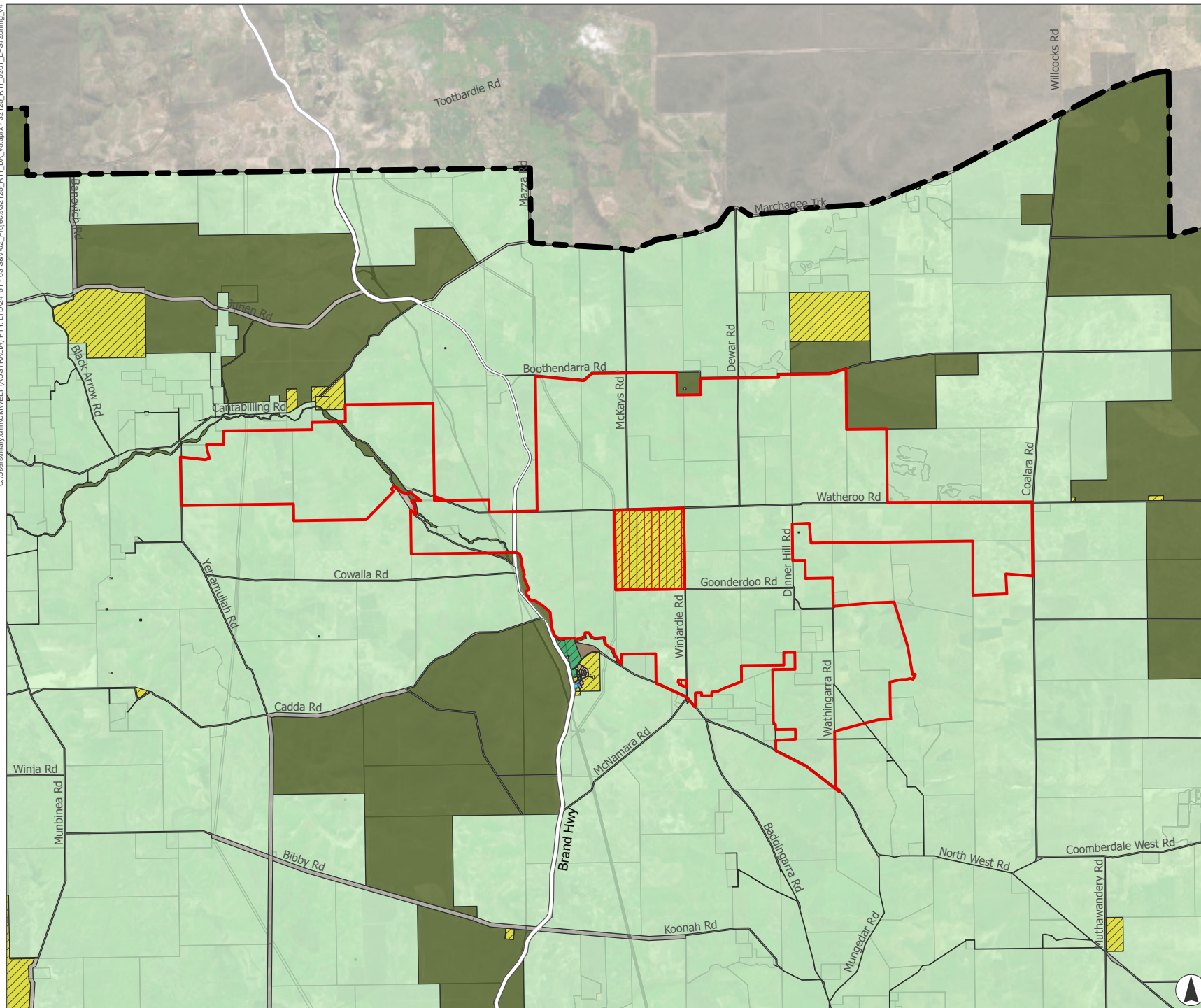


FIGURE 2.1
Project Area LPS 7 Zoning

Legend

- Project Area
- Not Within Project Area
- LPS 7 Boundary
- Cadastre
- Major Road

Local Planning Scheme - Zones and Reserves

- Commercial
- Conservation
- Industrial
- Parks and recreation
- Public purposes
- Residential
- Rural
- Rural residential
- Tourist



0 5 10
Kilometres

Scale 1:250,000 at A4
GDA2020 MGA Zone 50



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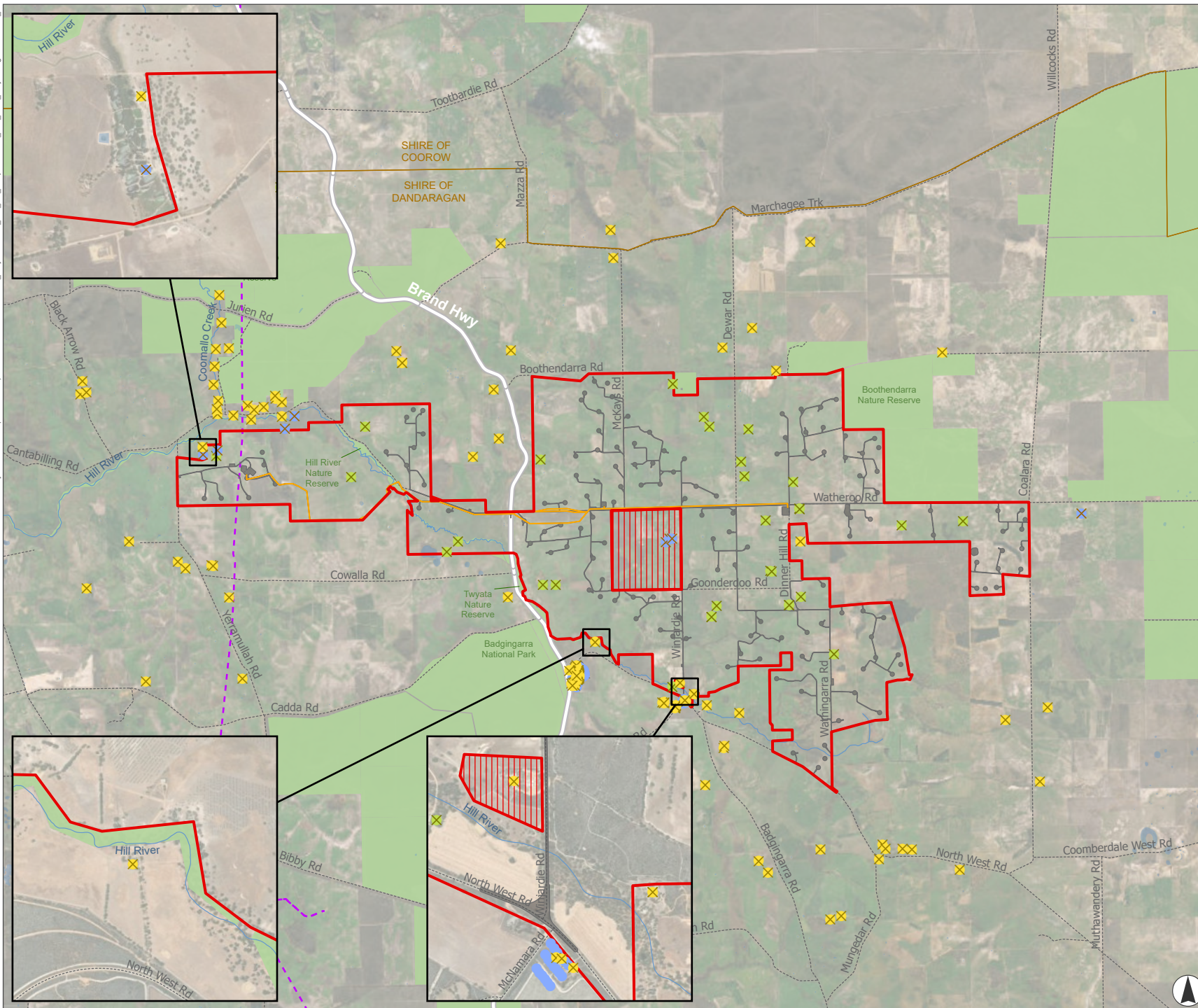


FIGURE 2.2
Project Regional Context

Legend

- Project Area
- Internal Transmission Line
- Development Footprint
- Not Within Project Area
- Local Government Area
- National Park, Reserves and State Forests
- Waterbody
- Watercourse
- Major Road
- Minor Road
- Existing Electricity Transmission Lines - 132/330kv

Dwellings

- X Host Dwelling
- Proposed Dwelling
- X Shed
- X Surrounding Dwelling



Kilometres

Scale 1:250,000 at A4
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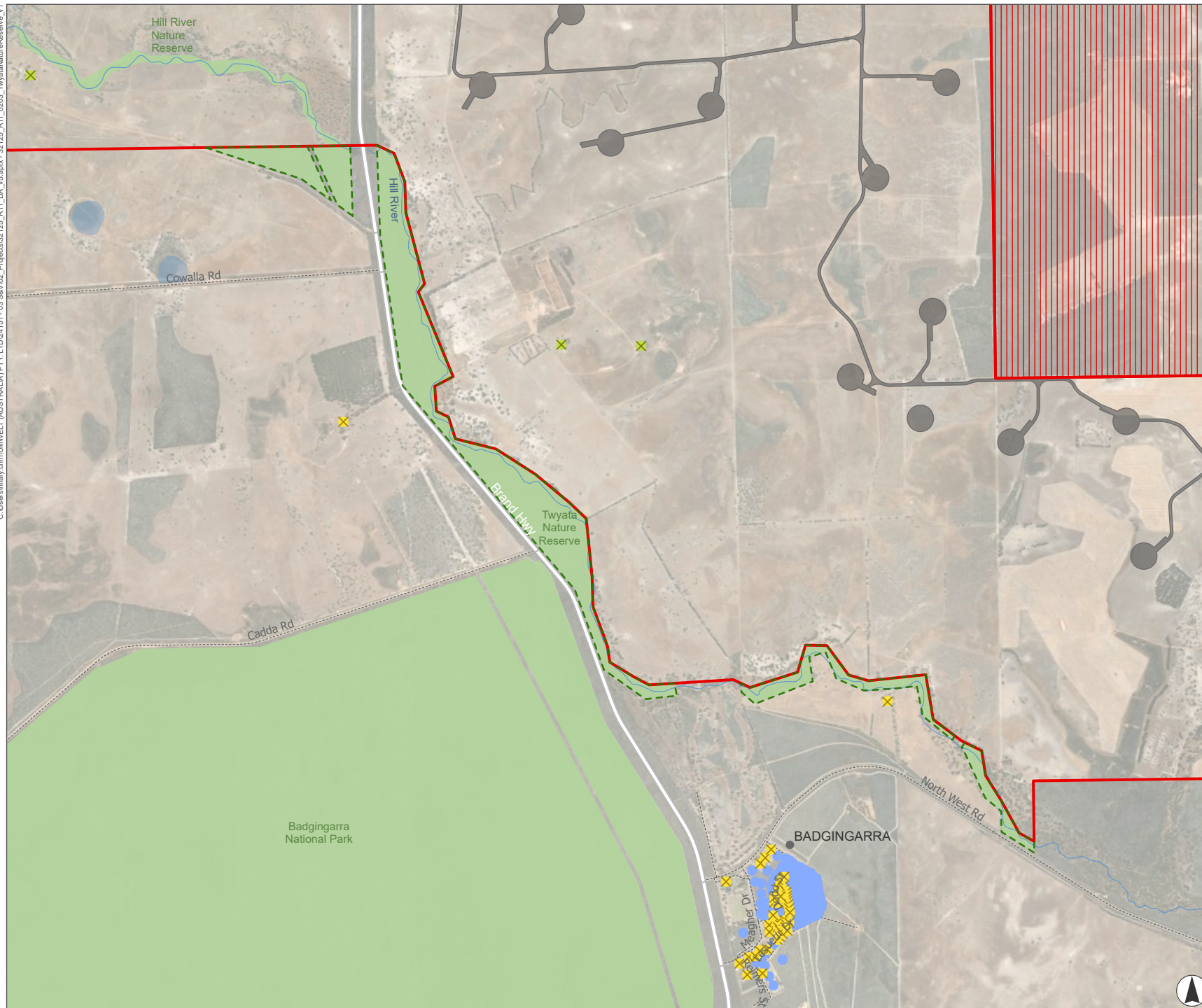
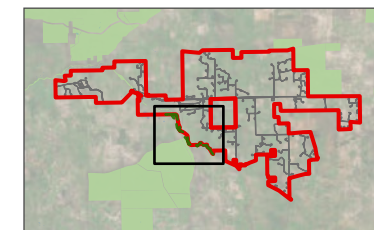


FIGURE 2.3
Location of Adjacent
Twyata Nature Reserve

- Legend**
- Project Area
 - Development Footprint
 - Not Within Project Area
 - Twyata Nature Reserve
 - National Park, Reserves and State Forests
 - Waterbody
 - Watercourse
 - Major Road
 - Minor Road
- Dwellings**
- Host Dwelling
 - Proposed Dwelling
 - Surrounding Dwelling



0 1 2

Kilometres

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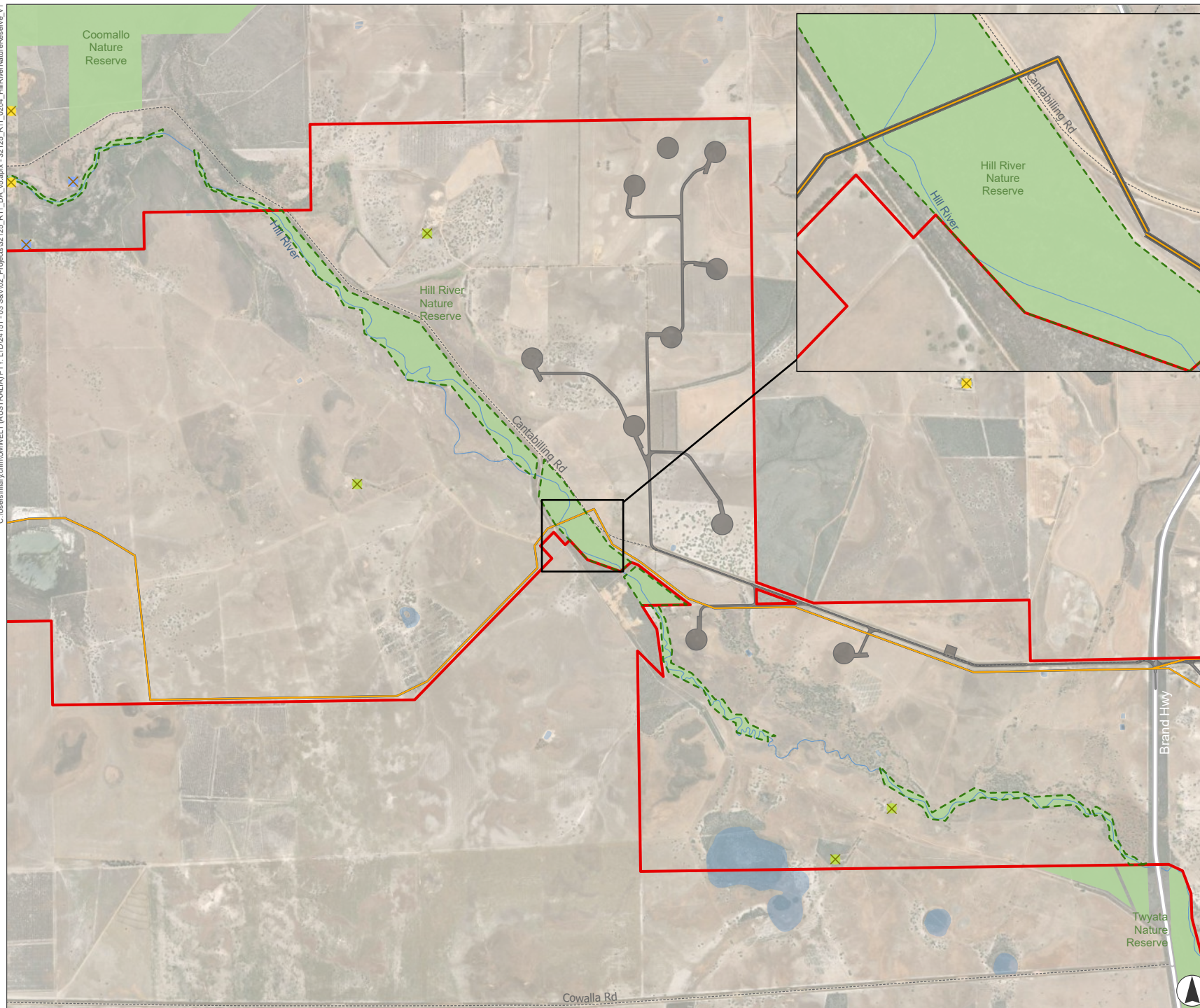
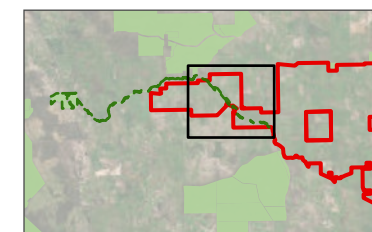


FIGURE 2.4
Location of Hill River Nature Reserve

Legend

- Project Area
- Internal Transmission Line
- Development Footprint
- Hill River Nature Reserve
- National Park, Reserves and State Forests
- Waterbody
- Watercourse
- Major Road
- Minor Road
- Dwellings**
- X Host Dwelling
- X Shed
- X Surrounding Dwelling



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2.2 Project Area

2.2.1 Legal Description and Ownership

The lots intersecting the Project Area are entirely freehold land owned by private individuals and proprietary companies. For the purposes of this application, these land parcels are referred to as “host” lots.

Details of the lots located within the Project Area are presented in **Table 2.1**.

Table 2.1 Details of Lots within Project Area

Item	Landowner	Volume and Folio	Lot/Plan Reference	Area in ha
1.	Trevor Graham Sutherland and Robyn Cynthia Sutherland	2219/587	Lot 2 on DP26675	1630.67
2.	Leanne Margaret Corker, Dylan Peter Corker and John Digby Corker	2102/149	Lot 3740 on DP 207066	1691.66
3.	Main Camp WA Pty Ltd	1412/477	Lot 10176 on DP 206660	1346.37
4.	Derek Ernest Mondello	2577/121	Lot 12 on DP40085	1267.19
5.	Jane Margaret De Pledge and Joseph Anthony De Pledge	1591/334	Lot 3736 on DP207068	477.71
		1591/334	Lot 3779 on DP207602	1014.95
		719/94	Lot 3002 on DP254544	39.49
		Total: 1,532.15		
6.	Pearson Nominees Pty Ltd	1318/985	Lot 3710 on DP206658	1239.18
7.	R & K De Pledge Pty Ltd	1826/821	Lot 3711 on DP206658	1218.21
8.	Fetch Investments Pty Ltd	1317/667	Lot 10177 on DP206660	1332.32
9.	Graham Lindsay White	296/104a	Lot 3 on D38929	724.9
		296/106a	Lot M2094 on D6328	954.93
		Total: 1,679.83		
10.	DJW Nominees Pty Ltd	1232/9	Lot M2093 on Plan 6328	928.47
11.	Glen Bradley Wilkinson and Nicole Maree Wilkinson	1232/7	Lot 2 on D23590	388.54
			Lot 1 on D23591	547.78
			Total: 936.32	
12.	Andrew James Kenny and Gina Kenny	1687/558	Lot M2092 on Plan 6328	691.19
13.	Glen Bradley Wilkinson	1687/557	Lot 100 on D67011	915.76
14.	Kevin Arthur Watts and Frances Amelia Watts	1907/669	Lot 10318 on DP206638	1607.76

Item	Landowner	Volume and Folio	Lot/Plan Reference	Area in ha
15.	Shannon Mary Meyer and Simon George Meyer	2140/146,	Lot 500 on Plan 18005	265.88
		1583/196	Lot 10361 on DP206638	655.43
				<u>Total: 921.31</u>
16.	David Ross Netherway	1561/693	Lot 10141 on DP206639	852.52
17.	Gemma Louise Laurisson and Jamie Stephen Laurisson	37/237a	Lot 10142 on DP206639	847.04
18.	Patience Ruth Maddock	4021/364	Lot 530 on DP422606	603.36
19.	Tamangunyah Pty Ltd	1926/20	Lot 3785 on DP165675	530.50
		1503/794	Lot 1 on D35640	444.09
				<u>Total: 974.49</u>
20.	Michael James Kenny and Sara Carolyn Kenny	1926/19	Lot 1 on D49556	455.95
21.	Winjardie Super Pty Ltd	2963/611	Lot 9000 on DP413976	1232.41
22.	Michael James Kenny	1852/999	Lot 3719 on D206659	1245.55
23.	Balgarup WA Pty Ltd	1841/387	Lot 3657 on DP162542	698.61
24.	Anne Helen Wilkins	1783/790	Lot 3 on D44871	299.705
25.	Gordyex Nominees Pty Ltd	2668/677	Lot 10 on DP55759	364.27
		574/188A	Lot 2189 on DP139123	40.51
		1199/621	Lot 3414 on DP160812	199.62
		1800/743	Lot 2063 on DP136849	242.77
		1588/692	Lot 1515 on DP127683	64.81
		1802/551	Lot 1803 on DP134330	202.38
			and Lot 1757 on DP134332	80.96
			[note: not including Lot 2064 on DP136850]	<u>Total: 1,195.32</u>
26.	Gordyex Nominees Pty Ltd, Wade Maitland Roberts and Yexley Selina Roberts	1802/549	Lot 1 on Diagram 39984	886.85
27.	Roseville Nominees Pty Ltd	1618/665	Lot 12 on Plan 13785	982.40
		1618/663	Lot 3 on Plan 13785	777.52
				<u>Total: 1,759.92</u>

In addition to freehold land parcels, the Project Area contains a number of road reserves and other reserves, which are summarised in **Table 2.2** (Landgate, 2026).

The Project Area also includes several paper roads. Paper roads are legally dedicated road reserves that are recorded within the cadastral framework but may not be physically constructed, maintained or accessible on the ground. While these reserves have a recognised road tenure, they do not necessarily function as operational roads.

Table 2.2 Road Reserves and Other Reserves within the Project Area

Reserve/Road Name	Category	Reserve Number	Usage Description
Boothendarra Road	Road Reserve	N/A	Road Isolation (Type 3 P)
Cantabilling Road	Road Reserve	N/A	Road Isolation (Type 3 P)
Brand Highway	Road Reserve	N/A	Road Isolation (Type 3 P)
Watheroo Road	Road Reserve	N/A	Road Isolation (Type 3 P)
Winjardie Road	Road Reserve	N/A	Road Isolation (Type 3 P)
Coalara Road	Road Reserve	N/A	Road Isolation (Type 3 P)
Yerramullah Road	Road Reserve	N/A	Road Isolation (Type 3 P)
North West Road	Road Reserve	N/A	Road Isolation (Type 3 P)
Dinner Hill Road	Road Reserve	N/A	Road Isolation (Type 3 P)
Goonderdoo Road	Road Reserve	N/A	Road Isolation (Type 3 P)
McKays Road	Road Reserve	N/A	Road Isolation (Type 3 P)
Dewar Road	Road Reserve	N/A	Road Isolation (Type 3 P)
Hill River Reserve	Nature Reserve	R36093	Reserve (Type 3 R)
	Nature Reserve	R48444	Reserve (Type 3 R)
Unnamed Reserve	Reserve	R40726	Reserve (Type 3 R)
Closed Road	Closed Road Reserve	N/A	Closed Road (Type 3 C)
Unallocated Crown Land (UCL)	Crown Land	N/A	Unallocated Crown Land (Type 3 V)

2.3 Site History and Land Use

Historic aerial photography indicates that the majority of the Project Area has historically been cleared and used for agricultural land uses (e.g. dryland cropping, grazing). While aerial photography is not available pre-2000, it is noted that these agricultural land uses are long established in the Wheatbelt region and will continue alongside the Project during operations.

The Project Area is almost entirely comprised of productive farmland that is largely cleared and utilised for mixed cropping and grazing. Areas that have not been cleared consist of scattered remnants of native vegetation, isolated trees within rural properties, and road reserves.

There are 30 host dwellings located within the Project Area; all dwellings, except one with landholder permission, are separated from the nearest WTG by at least 1.52 km (see **Figure 1.1**).

2.4 Climate

Climate conditions for the Project have been characterised using data from the Bureau of Meteorology (BoM) Badgingarra Research Station, the closest and most representative meteorological station to the Project Area (approx. 20 km north-east).

The area experiences hot, dry summers and cooler, wetter winters. Mean maximum temperatures are typically around 30–33°C in summer and 18–21°C in winter, with minimum temperatures ranging from approximately 14–16°C in summer to 7–9°C in winter. Prevailing winds are generally south-westerly during summer and westerly to north-westerly during winter frontal systems, consistent with typical northern Wheatbelt conditions.

Rainfall conditions in the Project Area have been characterised using long term BoM records from the nearest rainfall gauges at Pindarita (approximately 10 km southeast), Badgingarra (20 km east), and Warradarge (20 km north). These gauges have periods of record extending from the 1950s–1960s to present and indicate mean annual rainfall of approximately 505 mm (Pindarita), 519 mm (Badgingarra), and 535 mm (Warradarge). The highest recorded daily rainfall events range from 80 mm to 98 mm.

2.5 Topography

The Project Area comprises predominantly flat to gently undulating terrain, ranging from approximately 78 m Australian Height Datum (AHD) in the west to the highest elevation of approximately 386 m AHD in the east of the Project Area.

3.0 Project Overview

3.1 Site Selection Considerations

The Project Area was selected for investigation and potential development for the following reasons:

- The Project Area is situated within a well-established renewable energy development area in the Mid West region of Western Australia with Neerabup to Eneabba overhead transmission infrastructure located west of the Project Area. This proximity provides an opportunity for connection to the electricity network without the need for extensive new long-distance transmission corridors, supporting efficient grid integration while minimising the extent of additional infrastructure and associated environmental impacts. In addition, planned initiatives such as the Clean Energy Link program, being delivered by Western Power with support from major infrastructure contractors, are expected to play a critical role in unlocking underutilised capacity within the grid, alleviating existing network constraints and enabling greater integration of renewable generation across the region.
- The Project Area encompasses approximately 30,024 ha and is largely cleared agricultural land, which provides flexibility in the siting of WTGs and associated infrastructure. This enables development to be directed toward locations that minimise disturbance to remnant native vegetation and other environmentally sensitive features.
- The Project Area benefits from access to an established regional and local road network, including Brand Highway and connecting local roads, which can accommodate construction traffic and oversized loads with targeted, localised upgrades where required, avoiding the need for major new transport infrastructure.
- Land use within the Project Area is dominated by broadacre agricultural activities, which are largely compatible with wind farm development. The limited permanent footprint of WTG infrastructure allows farming operations to continue during the operational phase, supporting dual land use and the ongoing productivity of agricultural lands.
- The Project Area is located within a remote rural setting characterised by a low density of residential dwellings and large landholdings, which allows flexibility in WTG layout to achieve appropriate separation distances from sensitive land uses, within and outside the Project Area, to minimise amenity impacts.
- Technical studies indicate that the Project Area is well suited to large-scale wind energy development, with site conditions that support the installation and operation of WTGs. Final WTG placement will be refined through ongoing design development.
- The Project Area is characterised by predominantly flat to gently undulating terrain and suitable soil conditions, which are favourable for wind farm construction. These conditions provide opportunities to minimise the extent of cut and fill works and reduce the need for material import or export, thereby limiting construction impacts and associated heavy vehicle movements.

3.1.1 Design Evolution

The Indicative Project Layout has been developed through an iterative design process informed by a range of technical studies which have guided the avoidance and mitigation of potential impacts.

Technical studies prepared to support the Development Application are summarised in **Section 6.0**.

The Proponent acquired the Project with a concept layout comprising 170 WTGs and a Project Area of approximately 29,640 ha.

Key design considerations and subsequent updates since the acquisition were undertaken across three stages throughout the iterative design process to develop the Indicative Project Layout, as summarised in **Table 3.1**. Following Stage 3, the Project design will be subject to further iterations particularly to:

- Address the findings of the Aboriginal cultural heritage surveys completed in 2026 (the survey reports are pending from YAC to OX2) with the objective of minimising harm to heritage as much as possible.
- Respond to wind data collated via temporary meteorological masts to be erected in 2026, 2027 and 2028 (approved in August 2026 via a separate development application submitted to the Shire of Dandaragan).
- Preliminary geotechnical investigations.
- Any other further detailed site investigations.

The Proponent is committed to ongoing consultation with the community and Council on the Project's design evolution and will provide updated layouts and information as the Project progresses through the development stage.

Table 3.1 Key Project Design Changes

Stage	Design Considerations	Resulting Project Design Amendments	Summary of Impact Reductions
1	- Key ecological constraints through desktop studies. - General areas of potential Aboriginal cultural heritage sensitivities through the identification of waterways. - The regulatory requirements that define acceptable amenity outcomes including: - Noise limits in accordance with the WA Environmental Protection (Noise) Regulations 1997 - shadow flicker limits, and - setback requirements from dwellings and public roads as required by the Shire of Dandaragan's Local Planning Policy (LPP) 9.14 - Renewable Energy Facilities. - The location of neighbouring dwellings through an analysis of aerial imagery.	- Avoidance of high value ecological areas where possible. - A 100 m setback from existing waterways. - A 35 dB noise limit at identified neighbouring sensitive receptors. - Shadow flicker limits of 30 hours per year, and 30 minutes per day of theoretical shadow flicker at identified dwellings. - A setback of 1.1 times the maximum blade tip height from adjoining (non-host property boundaries is maintained between WTGs and adjoining (non-involved) property boundaries and public roads. This results in a required setback of 297 m, noting the Proponent has adopted a conservative setback of 300 m. One WTG (DIN.11000) is located less than 297 m from the Project boundary noting that the affected lot (P206638, Lot 10321) is a reserve. DIN.11000 is located at 296.4 m from the boundary. This turbine will be micrositied 60 cm in the next iteration to comply with the 297 m setback requirement. - WTGs are setback from sensitive land uses by 1.5 km except for one (DIN.11400) that is 1.18 km from host dwelling 119 (Figure 3.1). The landowner has approved the siting of this turbine and is aware of the setback	Stage 1 resulted in: - reduction of the number of WTGs from 170 to 142 - estimated clearing of 87.63 ha of native vegetation - estimated clearing of 98.23 ha of potential black cockatoo foraging habitat (comprising native vegetation, planted Eucalypts and pine plantations).

Stage	Design Considerations	Resulting Project Design Amendments	Summary of Impact Reductions
		being reduced. The siting of the turbine is an outcome of compliance with Council's other setback requirements and in response to landowner feedback.	
2	Stage 2 of the design evolution commenced following: - Community consultation on the Project in November 2025. - Completion of field validated native vegetation, flora and fauna surveys by RPS. - Significant progress achieved on the two year bird and bat utilisation program led by RPS and Bamford Consulting Ecologists (BCE). - Completion of preliminary EMI constraints assessment issued by DNV Australia. - Completion of a desktop Aboriginal and historic cultural heritage assessment by Umwelt. - Recommendations provided by Bushfire Prone Planning on bushfire setback requirements. - The collation of host landholder feedback to ensure efficient coexistence of the Project with farming activities as much as practicable.	- Shifted the proposed internal transmission line from Lot 3740 on DP 207066 and Lot 2 on DP 64549 to Lot 3740 on DP 207066 to avoid impacts on high value Carnaby's Black-Cockatoo habitat. This resulted in the removal of the former lots from the Project Area and the addition of the latter, and: - The avoidance of impacts on 6.75 ha of native vegetation, 1.93 ha of which are in Very Good or Very Good to Excellent condition. This vegetation was the best condition vegetation located within the Project Area. - The avoidance of impacts on 6.21 ha of potential black cockatoo foraging habitat. - The avoidance of impacts on wetlands mapped as Barlkarra, Floodplain and Paluslope. - Avoided impacts on Carnaby's Black-Cockatoo roosting sites recorded within the Project Area by BCE. - Applied a 1 km buffer between proposed WTG and identified Carnaby's Black-Cockatoo breeding sites, 100 m buffer from	Stage 2 resulted in: - Reduction in the number of WTGs from 142 to 132. - Reduced clearing of native vegetation to up to 34.31 ha of native vegetation, 12.22 ha of which are degraded or completely degraded and 22.08 ha are in good or better condition. - Reduced clearing of potential black cockatoo foraging habitat to 45.10 ha. - Removal of up to nine Eucalyptus macrocarpa subsp. <i>elachantha</i> (Priority 4) individuals. - Reduced potential electromagnetic interference. - Reduced bushfire risk. - Reduced impacts to farming operations. - Reduced impacts to Aboriginal cultural heritage.

Stage	Design Considerations	Resulting Project Design Amendments	Summary of Impact Reductions
		Department of Biodiversity, Conservation and Attractions legislated lands and waters, 1 km buffer from BCE recorded Carnaby's Black-Cockatoo breeding trees. - Removed WTG which were located within 1 km of the Coomaloo important bird area. - Relocated 3 WTG from the Point to Point (P2P) diffraction zone and 8 WTG from the P2P reflection zone to reduce EMI impacts of the Project. - Avoided and applied a 100 m setback to areas identified as potential Aboriginal and historic cultural heritage sensitivity. - Applied the recommended asset protection zones (APZs) for bushfire mitigation. - Revised the location of WTG and access tracks wherever possible to minimise impacts on farming paddocks, inclusive of tramlines. In addition to the above, the Proponent removed a proposed quarry from an area of potential Aboriginal cultural heritage identified during heritage surveys with the Yued People in April 2026.	
3	- Detailed electrical and civil design reviews. - Ongoing consultation with project landholders regarding turbine, track and infrastructure locations.	Adopted one siting option for the DHWF BESS, substation and switchyard following a constructability review of the two options being considered.	Stage 3 further refined the Development Footprint through detailed design optimisation and landholder engagement, resulting in: Reduced disturbance associated with road upgrades, access tracks, transmission

Stage	Design Considerations	Resulting Project Design Amendments	Summary of Impact Reductions
	- Further refinement of ecological constraints based on avoidance and minimisation principles. - Avoidance of impact to heritage items. - Review of transport and construction access requirements. - Finalisation of infrastructure layouts, including substations, BESS, transmission lines, compounds and temporary construction areas.	- Added one turbine (DIN.11470) toward the east of the Project Area - Removal of two WTGs (DIN.10950 and DIN.10870) and associated access track to avoid ecological impacts - Permanent met mast PCV01 has been moved to avoid potential heritage that was uncovered during the heritage surveys. While the heritage survey reports and associated recommendations have not been issued by YAC to the Proponent, the Proponent has chosen to be proactive and move this infrastructure. - Shifted permanent met mast (PCV09) and one WTG (DIN.11130) outside the dithered heritage boundary. - Added a new substation towards the centre of the Project Area following an electrical design review of the proposed transmission line confirming that three substations are required for the Project. - Microsited access tracks across the entire Development Footprint to minimise ecological impacts - Included a comprehensive assessment of swept path requirements to capture them in the Development Footprint and consider associated ecological impacts.	infrastructure, construction compounds and quarry development. - Overall minimisation of impacts to native vegetation, habitat values, individual trees and private land while maintaining the operational and construction requirements of the Project. - Reduced native vegetation clearing by more than 50% from a previous upper limit of 34.34 ha to an upper limit of 16.04 ha. - Reduced clearing of potential fauna habitat / black cockatoo foraging by more than 50% from a previous upper limit of 45.10 ha to an upper limit of 21.92 ha. - Avoidance of all identified priority flora.

Stage	Design Considerations	Resulting Project Design Amendments	Summary of Impact Reductions
		• Microsited WTGs across the Project Area to address landholder feedback and further reduce ecological impacts. • Relocated a compound area from the Cantabilling road reserve to private property toward the west of the Project Area. • Reduced the footprint of a quarry to avoid ecological impacts. • Reduced public road width requirements from 15 m to 12 m to minimise impacts to high value vegetation located in the road reserves. • The abandonment of one alignment option for the proposed transmission line to avoid associated ecological impacts.	

3.1.2 Design Flexibility

This report and the associated Development Application have been prepared on the basis that the Project is presented at a conceptual, indicative design level, which will be further refined through detailed design following approval. An appropriate degree of post-approval design flexibility and micro-siting is therefore assumed to allow refinements in response to detailed engineering, environmental, and heritage investigations that cannot be fully resolved at the development application stage.

The Development Footprint represents the maximum extent of development, and while minor refinements to WTG and infrastructure locations may occur during detailed design, the scale and capacity of the Project will not increase beyond that assessed. Any post-approval refinements would not result in additional impacts on those identified in this report.

Minor adjustments to the Indicative Project Layout that result in equal or reduced impacts, and that remain consistent with the assessed impacts, would therefore be considered within the scope of the approval. The Proponent proposes to adopt a micro-siting approach to:

- Confirm that subsurface conditions are suitable for WTG footings and foundations.
- Provide sufficient flexibility to avoid or minimise potential impacts, particularly to ecology and heritage resulting from ground disturbance.
- Enable practical adjustments to infrastructure placement to support co-existing land uses, including wind energy generation and ongoing agricultural activities.
- Respond to any unanticipated local construction constraints that may necessitate minor design changes.

The Proponent emphasises their understanding that post-approval micro-siting would not permit the Project to exceed any impact thresholds or limits specified by conditions of approval, including requirements relating to minimum setback distances from dwellings and boundaries, and noise limits at sensitive receptors. All infrastructure will remain within the approved Development Footprint.

3.2 Project Infrastructure

3.2.1 Permanent Project Infrastructure

A range of permanent infrastructure will be developed to support the Project (see **Table 3.2**).

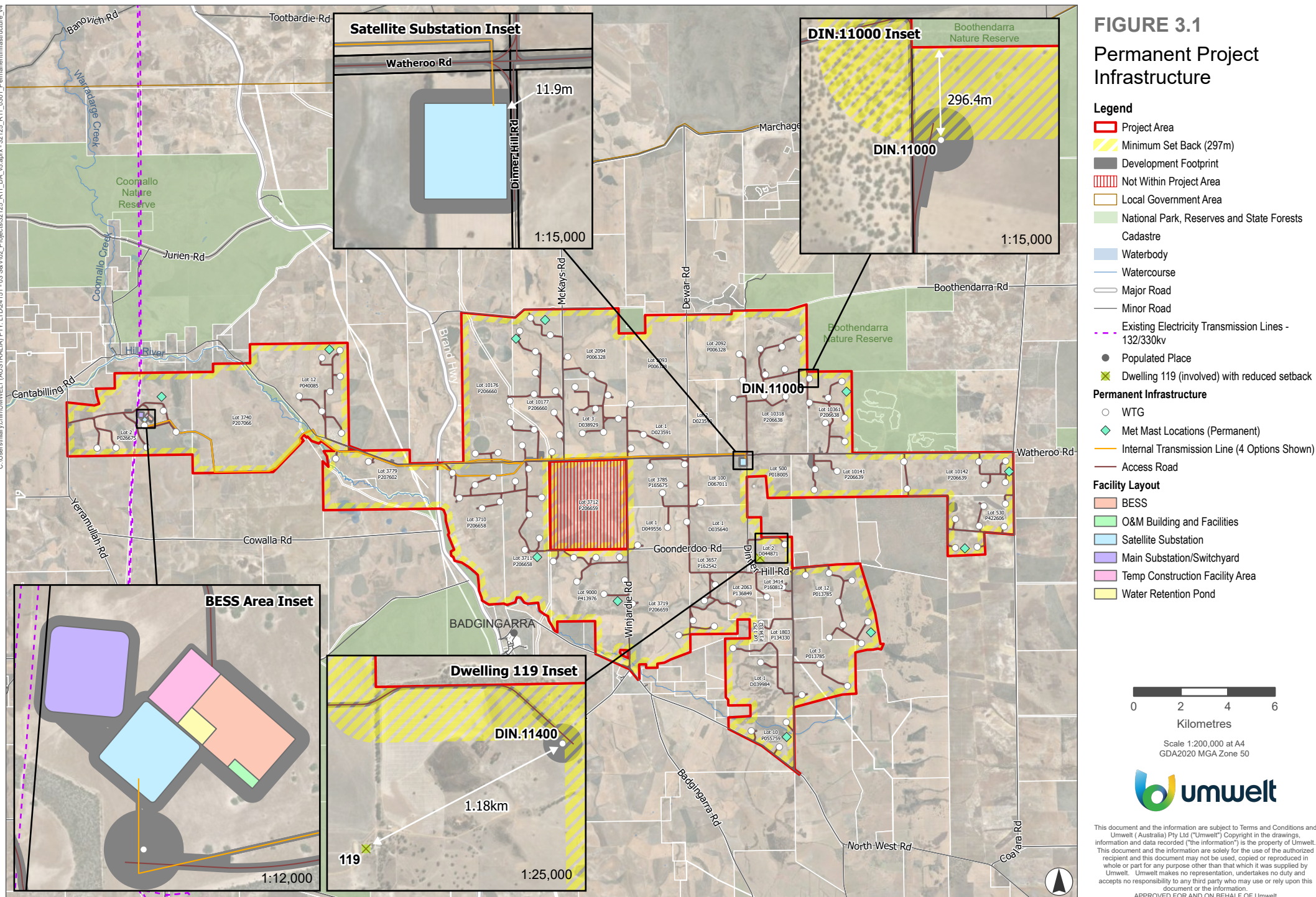
Table 3.2 Summary of Permanent Project Infrastructure

Infrastructure	Key Parameters
Wind Farm	
Turbines	Quantity: Up to 131 WTGs Maximum hub height: Up to 168 m above ground level (AGL) Maximum blade length: Up to 92 m Maximum tip height: 270 m AGL Generation capacity: Up to 943 MW

Infrastructure	Key Parameters
	Minimum ground clearance: 60 m <i>Final design, including hub height, blade length and maximum tip height is dependent upon outcomes of commercial tender.</i> <i>All WTGs will be the same equipment model, size, and will spin in the same direction.</i>
Turbine Hardstands	Quantity: Up to 131 permanent WTG hardstands Area of hardstand: Approximately 0.5 ha per WTG <i>Final design based on WTG model selected and topography at WTG location.</i>
Transmission Line and Poles	Approximately 30 km of overhead line will connect to a substation and then cut into the existing Western Power 330 kV double circuit transmission line located within the Project Area. The overhead line will be supported on either lattice and/or pole tower structures up to 50 m tall, requiring an easement width of up to 60 m. Reduced spans between towers may be required near crossings of rivers and roads, or where there is a change in direction. Three (3) alignment options are denoted in Figure 3.1. Only one option will be required, and this will be determined during detailed design.
Underground WTG Reticulation	Power and communication cables will be installed underground (up to 950 mm) generally along the same alignment as access tracks between the WTGs and will connect back to the substations. The cables will be laid in cable trenches to allow for continued agricultural activities.
Main Facility	As illustrated in Figure 3.1, the main facility will comprise the main substation, switching yard, BESS, O&M building and temporary construction laydown.
O&M Building	An O&M building will be constructed on site. The building will be a transportable, modular, or field erected office building including offices, IT servers, first aid room, and facilities. Height: Up to 4 m Length: Up to 24 m Width: Up to 9 m. Potable water will be trucked to site and stored in tanks.
Main Substation	One main substation will be located in the western portion of the Project Area and occupy an area of approximately 3.5 ha, and consist of: • High Voltage switching and metering equipment • High Voltage step-up transformer(s) • Harmonic filters • Capacitor banks • Western Power relay equipment • Medium Voltage Switchgear • Low Voltage ancillary equipment • Lightning protection masts • Control equipment • Security fencing and lighting. The location of the main substation is conveyed in Figure 3.1.

Infrastructure	Key Parameters
Switching Yard	A switching yard will occupy an area of up to 4.5 ha, and will include: • High-voltage power transformers • Air-insulated switchgear and associated switching equipment • Reactors and other high-voltage plant • Busbars and connection equipment linking transmission lines to transformers and switchgear • Western Power relay equipment • Lightning protection masts • Communication tower • Security fencing and lighting.
Battery Energy Storage System (BESS)	The BESS will have a capacity of up to 300 MW/2,400 MWh, will occupy an area of up to 5.8 ha, and may consist of: • Battery containers • Inverters • MV transformers • Control and switchgear equipment • Lightning protection masts • Security fencing • Co-located with the BESS will be firewater storage tanks with a total capacity of 576,000 L • Tank numbers and sizing will be determined as part of final design to ensure compliance with all applicable laws and guidelines. The location of the BESS is conveyed in Figure 3.1. <i>The final configuration and footprint will depend on the equipment supplier selected.</i>
Satellite Substation	Two satellite substations are located in the eastern portion of the Project Area approximately 8 ha in size and will consist of: • High Voltage switching and metering equipment • High Voltage step-up transformer(s) • Harmonic filters • Capacitor banks • Western Power relay equipment • Medium Voltage Switchgear • Low Voltage ancillary equipment • Lightning protection masts • Control equipment • Security fencing and lighting. The location of each of the satellite substations is conveyed in Figure 3.1.

Infrastructure	Key Parameters
Access Tracks	Access tracks will be constructed, with a 15-20 m width, to connect infrastructure within the Project Area. Access tracks will be located on existing farm tracks where possible. Regular passing places and turning areas will be installed.
Permanent Met Masts	Up to four permanent met masts will be required for the Project. Eleven locations are denoted in Figure 3.2, however, only up to four will be required. The final locations will be determined during the detailed design stage.
Firewater Storage Tanks	The Project will require multiple tanks installed throughout the Development Footprint, each with a minimum capacity of 50,000 L, as outlined in the Bushfire Management Plan (Appendix Q). The specific location of water tanks will be determined during detailed design. The following requirements will apply: • Tanks must be installed reasonably adjacent to either external access points (to public roads), or to internal access points (near gated lot boundaries). • Tanks may be installed within public road reserves if requested by (or in consultation with) the Local Government. • Wind turbines must be within 10-minute travel (20-minute turnaround) of a water tank.
Groundwater Bores	In adopting a conservative approach to assessing the Project's impacts, the Proponent has assumed that the Project will use groundwater for construction and operational purposes. This will be confirmed prior to the commencement of construction. It is estimated that construction will require approximately 2 ML/day of water. The operational water supply requirements are anticipated to be 0.4 ML/day, with the most substantial water requirement being in the unlikely case that the firewater storage tanks mentioned above are utilised and need to be refilled. Should existing bores be unable to meet project demand requirements, additional bores may be installed, subject to obtaining the necessary approvals under the <i>Rights in Water and Irrigation Act 1914</i> (RIWI Act). Assessment of groundwater supply is provided in Section 6.8 and Appendix J.



3.2.2 Temporary Project Infrastructure

A range of temporary infrastructure will be developed to support the Project during the construction phase, with further details provided in **Table 3.3** and shown in **Figure 3.2**. Following completion of construction, all temporary infrastructure will be removed and the land reinstated to its pre-existing use.

Table 3.3 Summary of Temporary Project Infrastructure

Infrastructure	Key Parameters
Met Masts	Four temporary met masts will be installed within the Project Area in accordance with Planning Permit (DA#80/26). These will be constructed prior to commencement of the construction of the wind farm and will be removed during wind farm construction.
Construction Compounds	Construction compounds will be used to accommodate temporary office and storage buildings or containers, as well as parking areas for workers. Power will be supplied by temporary generators, and water supply and wastewater removal will be managed via tanker trucks. Each compound may also include a graded hardstand area enclosed with cyclone-style fencing, designed for the safe storage of oversized equipment and materials, including WTG blades and tower sections. Six compounds are distributed across the Project Area ranging in size between 0.6 ha and 3 ha.
Storage Area	Two storage areas approximately 3.6 ha in area each, are located within the Project Area and will comprise a graded hardstand area secured with cyclone style fencing for the safe storage of equipment and materials. These areas may also accommodate temporary transportable toilet facilities and shaded or refuge areas for workers.
Quarries	Two quarry locations have been identified across the Project Area which may be utilised during construction for the winning of materials required for construction of the Project. Aggregates (sand and gravel) would be extracted from these quarries then refined for use in road and hardstand construction, and potentially cable trenching.
Concrete Batching Plant	Mobile concrete batching plant units are proposed, each with a total capacity of up to 240 m³ per hour. Each plant will comprise the following components: • Concrete truck loading hardstands • Loading bays • Hoppers • Cement and admixture silos • Water tanks • Aggregate and sand stockpiles • In-ground water recycling and first-flush pits The final design, layout, and arrangement will be confirmed during detailed design and construction planning.
Stock Fencing and Gates	Stock fencing up to 1.5 m in height is proposed, including associated gates and cattle grids where required. The extent and design of fencing will be determined in consultation with project landowners and existing fencing will be retained where possible.

Infrastructure	Key Parameters
Wastewater Management	Wastewater effluent generated during construction will be managed via: • Collection in holding tanks with subsequent transport offsite for treatment and/or disposal at an appropriately licensed facility; and/or • Treatment and disposal via an onsite wastewater treatment system (most likely leach drains), implemented in accordance with relevant permits and licences.

Legend

-  Project Area
-  Development Footprint
-  Not Within Project Area
-  Local Government Area
-  Cadastre
-  National Park, Reserves and State Forests
-  Waterbody
-  Watercourse
-  Major Road
-  Minor Road
-  Existing Electricity Transmission Lines - 132/330kv
-  Temporary Met Mast Locations (subject to separate DA)

Temporary Infrastructure

- Compound Area
- Quarry
- Storage Area

*All Insets 1:10,000 Scale



Scale 1:300,000 at A4
GDA2020 MGA Zone 50



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3.3 Project Phasing

The timeframe of the Project is subject to obtaining all planning and environmental approvals, permits and consents. The following timeframes are anticipated for the four key phases of the Project:

- Pre-construction: May commence in 2027.
- Construction: Expected to commence in 2029.
- Operation: Commissioning of the Project in 2032.
- Decommissioning: It is anticipated the Project would have an operational life of 30 years. At the end of the Project's operational life, the Project would either extend its operational period, be re-powered, or be decommissioned.

3.3.1 Pre-construction

Minor early works may be undertaken following Project approval and prior to the commencement of construction. These works would include detailed site investigations to inform WTG micro-siting, as well as securing all required secondary permits and approvals as informed by Development Application approval conditions.

3.3.2 Construction

A detailed construction methodology for the Project will be developed by the Engineering, Procurement and Construction (EPC) contractor selected by the Proponent for the Project.

The following sections describe a typical construction approach for a wind farm project in WA.

3.3.2.1 Timeframe and Activities

The construction program for the Project will be finalised by the appointed EPC contractor in consultation with the Proponent and may be refined in response to factors such as weather conditions, material supply, and construction sequencing.

Construction is anticipated to extend over a period of up to approximately 36 months. Subject to the receipt of all required approvals, construction is expected to commence in 2029 and be completed by 2032.

Construction of the Project is anticipated to include the following activities:

- Establishment of temporary construction facilities, including site offices, laydown and storage areas, equipment and materials.
- Upgrading and improvement of existing access roads and construction of new access tracks.
- Earthworks associated with access roads and WTG hardstand areas.
- Excavation works for WTGs, substations and ancillary infrastructure foundations.
- Construction of wind turbine foundations, including installation of bolt cages, reinforcement and concrete pours.

- Construction of the BESS, substations and associated ancillary infrastructure.
- Installation of electrical and communications infrastructure, including underground cabling and overhead connections between cable marshalling points and the substations.
- Installation of WTG transformers, conducted in parallel with electrical reticulation works.
- Delivery, assembly and installation of WTG components, including tower sections
- Erection of WTGs using large mobile cranes.
- Installation of overhead powerlines and associated support structures.
- Commissioning of WTGs and associated electrical infrastructure, followed by testing and verification.

While these activities are generally expected to occur in the sequence outlined above, some activities may be undertaken concurrently to improve construction efficiency and reduce the overall construction program duration.

Community and stakeholder engagement will continue throughout the construction phase.

3.3.2.2 Construction Hours

Construction activities are expected to be undertaken up to six days per week (typically Monday to Saturday), with standard working hours between 7:00 am and 7:00 pm. Certain activities, including WTG foundation pours and WTG installation, may require extended working hours to ensure safety and construction quality. In limited circumstances, works may also be required outside standard hours, including on Sundays or during the night, subject to applicable approvals and management measures.

3.3.2.3 Quarry Material

The Project is proposed to include quarries to source aggregates (sand and gravel) from within the Project Area for road and hardstand construction and cable trenching. Geotechnical investigations will confirm the viability of the quarries proposed within the Project Area. If these investigations conclude the volume or quality of aggregates is not sufficient for construction, materials will be sourced from nearby licensed facilities.

3.3.2.4 Construction Traffic – Transport Route

Access to the Project Area will primarily be provided via Brand Highway, which forms the main regional transport corridor through the Project Area. WTG components and other construction materials will be delivered to the site either from Geraldton Port or the Australian Marine Complex (Henderson, Perth) using established heavy-vehicle routes that have been utilised for previous wind farm developments in the region (See **Figure 3.3**).

From Brand Highway, access to WTG locations will be via a network of local roads, including Cowalla Road, Yerramullah Road, and Cantabilling Road for WTG sites west of Brand Highway, and North West Road, Wathingarra Road, Winjardie Road, McKays Road, and Watheroo Road for WTG sites east of Brand Highway (see **Figure 3.4**). Internal access tracks will connect these roads to individual WTG sites, construction compounds, and ancillary infrastructure.

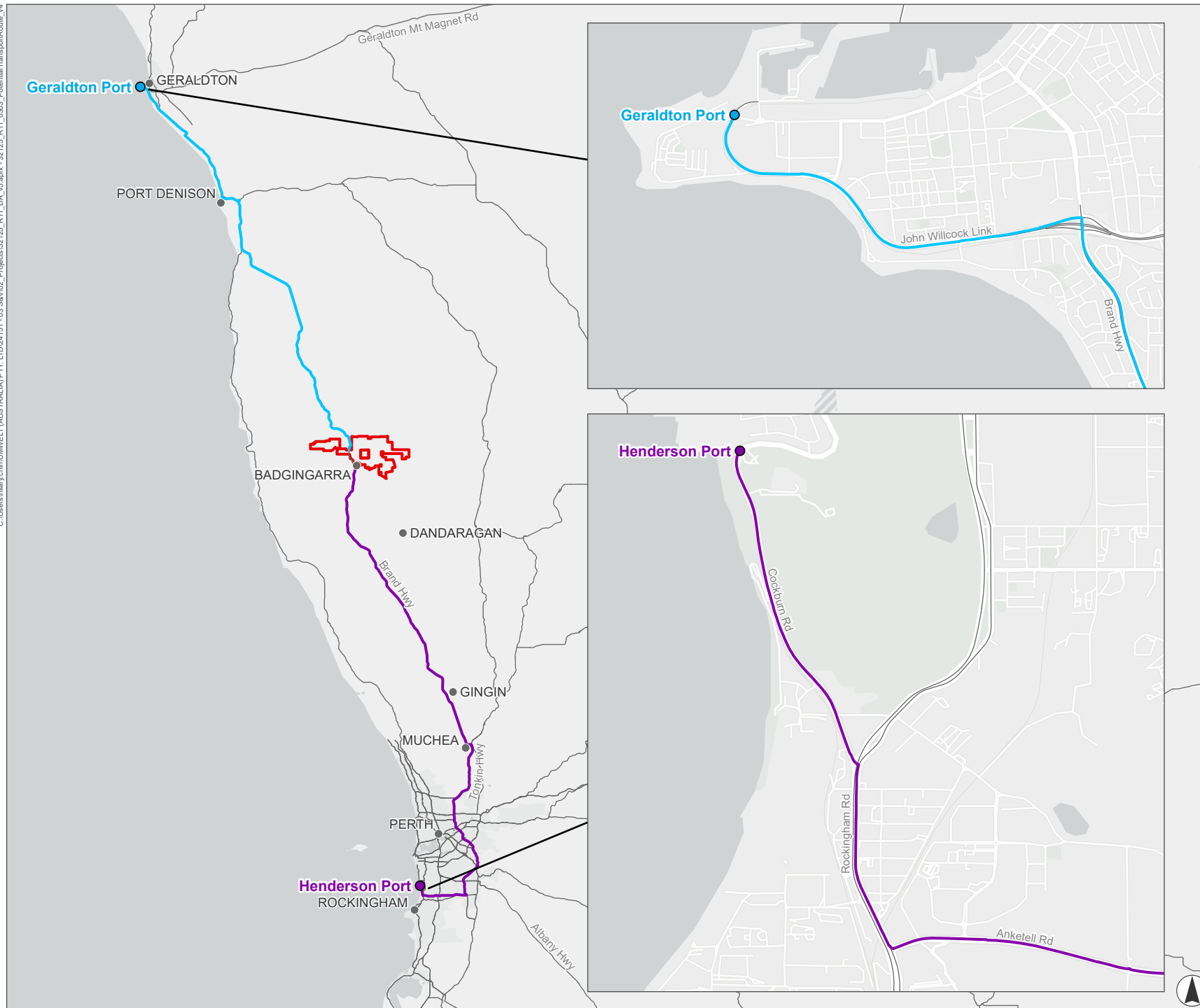


FIGURE 3.3
Transport Route

Legend

- Project Area
- Major Road
- Populated Place
- Henderson Port
- Geraldton Port

Potential Transport Routes

- Geraldton Port
- Henderson Port



Scale 1:2,500,000 at A4
GDA2020

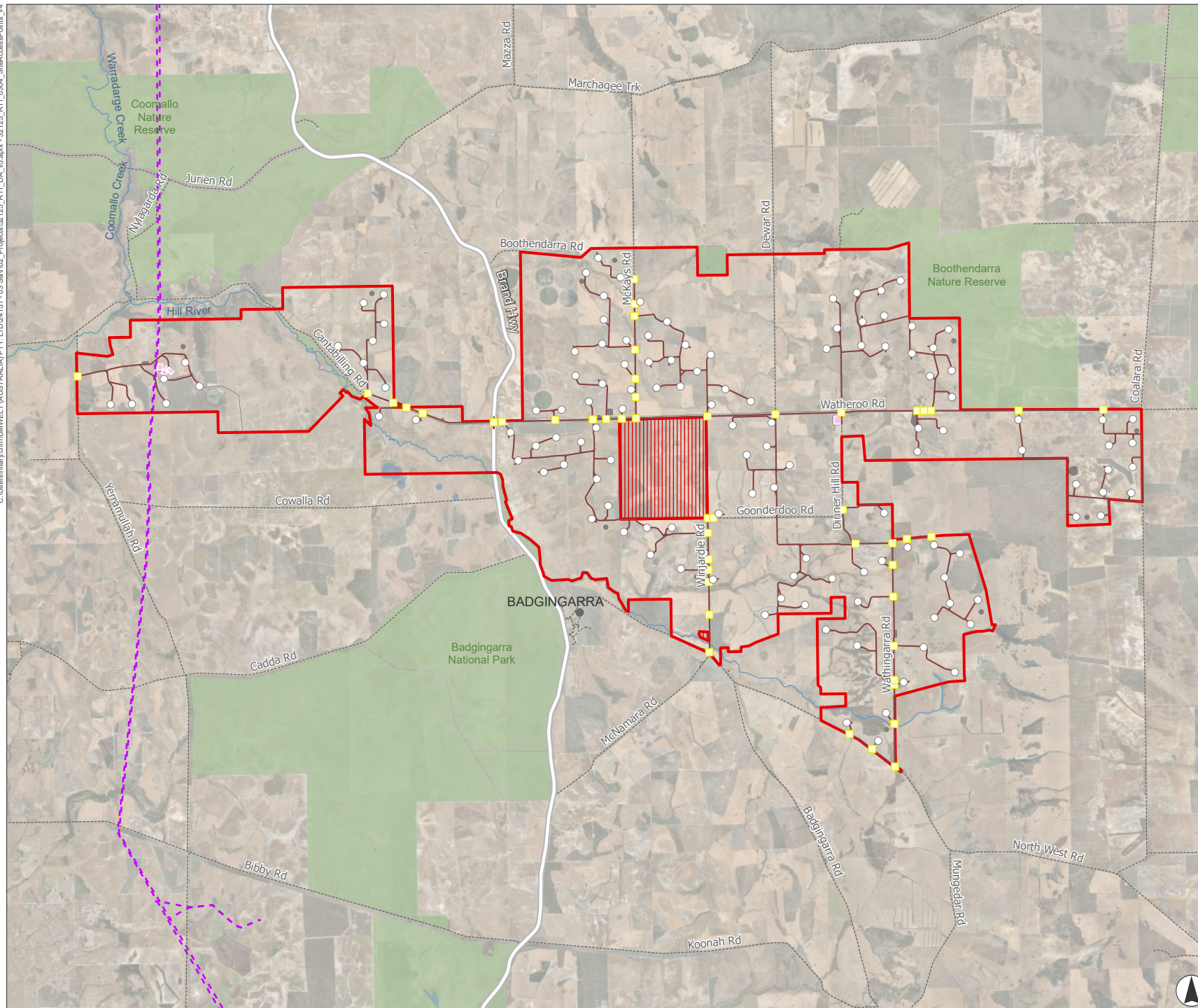


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FIGURE 3.4

Site Access Points



Legend

- Project Area
 - Development Footprint
 - Not Within Project Area
 - National Park, Reserves and State Forests
 - Waterbody
 - Watercourse
 - Major Road
 - Minor Road
 - Existing Electricity Transmission Lines - 132/330kv
 - Populated Place
- ### Project Infrastructure
- WTG
 - Access Point
 - Access Road
 - Facility Layout

0 2 4 6
Kilometres

Scale 1:200,000 at A4
GDA2020 MGA Zone 50



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3.3.2.5 Workforce and Accommodation

The Proponent is investigating workforce accommodation and employment approaches that support local participation in the Project while minimising impacts on existing housing, accommodation and tourism assets. Consultation undertaken with local government, Yued Aboriginal Corporation (YAC), regional development organisations and other stakeholders has highlighted opportunities to maximise local employment and procurement outcomes, while identifying potential accommodation solutions for the non-local workforce.

Potential accommodation solutions being explored within an AES include the use of:

- existing short-term accommodation
- existing and approved accommodation camps
- a combination of existing inland short-term accommodation/ workers accommodation and purpose-built worker accommodation
- purpose-built workers accommodation.

Further information on workforce accommodation requirements, local employment targets and measures to maximise local benefits is outlined in the AES (**Appendix S**).

3.3.2.6 Environmental Management

The Project will be implemented in accordance with a Construction Environmental Management Plan (CEMP), which will establish environmental management measures and procedures to avoid, minimise, and manage potential impacts during construction. The CEMP will address the protection of fauna, native vegetation, surface water, and other environmental values throughout the construction phase.

A Preliminary CEMP (**Appendix O**) outlines the proposed mitigation measures and will inform the development of the final, detailed CEMP as the Project progresses through detailed design and into construction. The Preliminary CEMP includes management measures relating to:

- Vegetation clearing, ground disturbance and protection of areas outside approved Development Footprint.
- Flora, fauna and fauna habitat protection.
- Weed, hygiene and biosecurity management.
- Soil, erosion, sediment and stormwater management.
- Surface water and groundwater protection.
- Dust and air quality management.
- Construction noise, vibration and lighting.
- Aboriginal cultural heritage and unexpected finds.
- Waste and wastewater management.
- Hydrocarbon, chemical and hazardous-material storage, handling and spill response.
- Bushfire prevention and emergency response.

- Rehabilitation of temporary disturbance areas.
- Environmental monitoring, inspections, incident and non-conformance management, reporting and construction close-out.

3.3.3 Operations

3.3.3.1 Timeframe and Activities

Operation of the Project is expected to commence in 2032 following completion of the construction phase. Operational activities will be limited in scale and largely confined to routine operation and maintenance.

Key operational activities are expected to include:

- routine inspection, servicing and maintenance of WTGs and associated infrastructure
- implementation of safety management procedures
- compliance with environmental conditions of approval
- ongoing liaison with landowners, as required
- ongoing community and stakeholder engagement, as required.

The WTG supplier is anticipated to be responsible for turbine maintenance for an initial period following commissioning, after which a suitably qualified operations and maintenance contractor will be engaged. Access tracks will be maintained as required to ensure safe access for maintenance activities. Unscheduled maintenance may occasionally occur, particularly during early operation and towards the end of the Project's operational life. Operational traffic and activities will be minimal compared to construction.

3.3.3.2 Workforce and Operations Traffic

During operation, the Project is expected to create 30 jobs, most of which will be on-site operational staff, with personnel commuting daily to and from the on-site O&M facilities. Car parking will be provided at the O&M facilities and designed to accommodate operational staff and visitors in accordance with AS 2890.

3.3.4 Decommissioning

At the conclusion of the Project's lease term, a decision will be made to either permanently decommission the Project or repower the project (remove the existing WTGs and pursue their replacement with newer, upgraded units in accordance with the applicable regulatory requirements at the time).

Should the Project be permanently decommissioned, the Proponent will be fully responsible for undertaking all decommissioning and rehabilitation activities. A Decommissioning Management Plan has been prepared which outlines the Proponent's approach to decommissioning and is provided to Council as part of the development application in **(Appendix P)**. This document will inform the development of a Detailed Decommissioning Plan, which will be finalised as the Project approaches the end of its operational life.

Decommissioning activities are expected to include:

- De-energising plant and equipment.
- Dismantling and removal of WTGs and all other above-ground structures, foundations and equipment.
- Removal of transmission and connection assets where their retention is not required by Western Power or other agreements.
- Rehabilitation of areas disturbed by Project infrastructure.
- Recycling of materials where practicable, including batteries.

The removal of certain infrastructure elements, such as access tracks, may be subject to landowner preference.

Consistent with established industry practice, decommissioning will not involve the removal of infrastructure located more than 300 mm below ground level. Removing such infrastructure would result in unnecessary soil and vegetation disturbance, and when left in situ it does not pose environmental risk or interfere with ongoing agricultural land use.

Prior to the cessation of operations, the Proponent will provide advance notice of decommissioning to the Shire of Dandaragan. The Proponent will then endeavour to complete decommissioning, and rehabilitation works within 18 months of cessation of operations if health and safety procedures allow for this timeframe and if all necessary approvals are in place. The Shire of Dandaragan will be notified should the 18 month timeframe is not achievable.

4.0 Stakeholder and Community Engagement

4.1 Engagement and Consultation Process

Engagement and consultation for the Project has been undertaken in accordance with a structured Community and Stakeholder Engagement Plan (CSEP) (Umwelt, 2026b), appended to the SIA (See **Appendix G**). The CSEP is consistent with the Guide to Best Practice Planning Engagement in Western Australia (WAPC, 2025a), the Western Australian Local Government Association (WALGA) Renewable Energy Community Benefits and Engagement Guide (WALGA, 2025) and the WA Draft Guideline on Community Benefits for Renewable Energy Projects (Government of Western Australia, 2025).

The engagement process has been designed to support early, transparent, and accessible communication and to inform the identification and management of social impacts within and surrounding the Project Area. Engagement activities have been used to inform Project planning and the Social Impact Assessment (SIA).

Commencement of SIA early in a project that is informed by community and stakeholder engagement affords the opportunity to effectively address social impacts within the detailed project planning and assessment phase. This provides the opportunity to consider strategies to reduce negative impacts and enhance social benefits, improving project design and social/community outcomes throughout the life of a project.

As outlined in **Figure 4.1**, engagement for the SIA was undertaken between November and May 2026 with a total of 44 Rights Holder Groups, stakeholders and community members participating. Additional engagement with the Shire of Dandaragan, YAC and the Mid West Development Commission was undertaken in June 2026 to support the AES.

Rights Holders and Stakeholders Consulted- SIA



Figure 4.1 Rights Holders and Stakeholders Consulted – SIA

Source: Umwelt, 2026

Further, the Proponent has undertaken ongoing engagement with key stakeholders and community members throughout the assessment process, with the objective of building and maintaining constructive relationships within the local area (refer to **Table 4.1**). The Proponent is committed to continued engagement with key stakeholders and community members throughout the lifecycle of the Project.

Table 4.1 OX2 Consultation as of July 2026

Rights Holders and Stakeholder Group	Number Contacted	Number Consulted
First Nations Peoples and Groups	1 First Nations Group Notification sent to all CAC Members by YAC	1 YAC staff member 13 community members 25 stakeholders/256 interactions

Rights Holders and Stakeholder Group	Number Contacted	Number Consulted
Host Landholders	20 families	50 stakeholders 431 interactions
Proximal Landholders	68 stakeholders	187 interactions
Broader Community	19 stakeholders	19 stakeholders/55 interactions
Community and Special Interest Groups	22 stakeholders	18 stakeholders/147 interactions
Local Government	16 stakeholders	16 stakeholders/153 interactions
State Government	3 stakeholders	2 stakeholders/28 interactions
Local Businesses	10 stakeholders	10 stakeholders/61 interactions
Accommodation Providers	3 stakeholders	3 stakeholders/29 interactions
Business and Industry	28 stakeholders	28 stakeholders/88 interactions
Local Media	1 stakeholder	1 stakeholder/3 interactions

Source: OX2, 2026

Engagement outcomes have been incorporated into the SIA (Umwelt, 2026d) (**Appendix G**) and have informed the development of mitigation and management measures for the Project as discussed in **Section 6.5**.

4.2 Community Benefits

The Project is expected to result in a range of positive impacts on the community, particularly in relation to economic activity, employment, and community investment. Key community benefits will be enhanced by the following mechanisms implemented by the Proponent:

- Host landholder and neighbour agreements.
- Local employment and procurement.
- Workforce development and training through targeted workforce inclusion measures.
- Community benefit fund (CBF):
 - Improved livelihoods for community members.
 - Increased social capital through community interaction.
 - Community needs are considered and addressed at a local community level.
- A relationship agreement with YAC will include the Project's agreed benefit sharing opportunities with the Yued People.

4.3 Future Consultation

The Proponent will continue to implement a structured and proactive community and stakeholder engagement program for the Project, aligned with the Clean Energy Council's Best Practice Charter for Renewable Energy Projects, the International Association for Public Participation Framework and Western Australian government guidelines.

Ongoing engagement will focus on maintaining transparent, timely communication and ensuring stakeholder and community inputs are meaningfully considered throughout the next stages of the Project.

Key future engagement activities will include:

- **Project design and assessment:** Continued engagement with host and neighbouring landholders, community members, Traditional Owners and other key stakeholders to identify and understand potential impacts, opportunities and local priorities. Engagement during this phase will support Project refinement, inform technical studies, contribute to impact assessment and mitigation measures, and provide opportunities for stakeholders to influence Project design.
- **Public notification and regulatory consultation:** During the DA and public notification period, the Proponent will undertake consultation in accordance with WA planning requirements, including making Project information publicly available, responding to submissions and considering stakeholder feedback as part of decision-making processes.
- **Construction:** Prior to and throughout construction, the Proponent will provide regular Project updates and information on planned activities, construction timing, potential impacts and management measures. Engagement with key stakeholders, including host and neighbouring landholders, local government, Traditional Owners and the broader community, will continue to address issues as they arise and support transparent communication.
- **Operations:** Ongoing engagement during project operations will provide information on operational activities, maintenance works and any project changes that may be relevant to stakeholders. Mechanisms for stakeholder feedback and issue resolution will remain in place throughout the operational life of the Project.
- **Targeted engagement and communication:** A range of engagement methods will continue to be used, including community newsletters, information sessions, website updates, surveys, meetings, and direct engagement activities. Engagement approaches will be tailored to stakeholder preferences and consistent with the Project's Community Engagement Plan.
- **Traditional Owner engagement:** Engagement with the YAC, Cultural Advice Committee (CAC), Relationship Committee and Yued People community will continue throughout Project development, construction and operations to support protection of cultural heritage, ongoing relationship building and implementation of agreed benefit-sharing initiatives.
- **Community benefit and legacy outcomes:** Continued engagement will be undertaken to explore community benefit-sharing initiatives, local employment and procurement opportunities, and other measures that support positive regional outcomes and long-term community benefits.

The Proponent's ongoing engagement approach will continue to reflect a commitment to best practice, continuous improvement and building social licence, to meet or exceed applicable WA consultation expectations while supporting positive community and project outcomes.

5.0 Planning Assessment

5.1 State Planning Framework

This section describes how the Project aligns with relevant aspects of the relevant State planning framework. The *Planning and Development Act 2005* and Planning and Development (Local Planning Schemes) Regulations 2015 are the primary legislation.

5.1.1 Planning and Development (Local Planning Schemes) Regulations 2015

Clause 60 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 sets out the requirement for approval of the Project via a development application.

Clause 67(2) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 sets out the matters to which the local government is to give due regard in considering a development application, to the extent they are relevant to the Project. An assessment of the Project against the provisions of Clause 67(2) of the Deemed Provisions is provided in **Table 5.1**.

Table 5.1 Consideration of the Deemed Provisions

What is it?	Alignment of the Project
(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The aims and provisions of the Shire's LPS No. 7, and the relevant objectives of the Rural Zone, have been considered in Section 5.2.3 .
(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	The Project is consistent with orderly and proper planning. It is consistent with LPS No. 7, relevant objectives of the Rural Zone, and with relevant SPPs and Position Statements. Consideration of the Shire of Dandaragan Renewable Energy Local Planning Policy (LPP) 9.14 and 9.15 is described in Section 5.2.4 and Section 5.2.5 .
(c) any approved State planning policy;	The Proponent has considered and is committed to the Project being consistent with: • State Planning Policy 2.0 – Environment and Natural Resources Policy (see Section 5.1.6). • State Planning Policy 2.5 – Rural Planning (see Section 5.1.7). • State Planning Policy 2.9 – Water Resources (see Section 5.1.8). • State Planning Policy 3.7 – Planning in Bushfire Prone Areas (see Section 5.1.9).

What is it?	Alignment of the Project
(d) any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d);	There are no relevant environmental protection policies applicable to this area.
(e) any policy of the Commission;	An assessment of applicable policies and position statements of the Commission are addressed including: • State Planning Strategy 2050 (see Section 5.1.12). • Position Statement – Renewable Energy Facilities (see Section 5.1.10).
(f) any policy of the State;	An assessment against the following documents is provided below: • Energy Transformation Strategy (see Section 5.1.3). • WA Climate Policy (see Section 5.1.4).
(g) any local planning strategy for this Scheme endorsed by the Commission;	An assessment against the Shire of Dandaragan Local Planning Strategy is provided in Section 5.2.2 .
(h) any structure plan or local development plan that relates to the development;	No structure plan or local development plan applies to any affected land.
(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;	The Shire undertook a statutory review of its Local Planning Framework in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015. The review assessed the currency and effectiveness of the existing planning framework and recommended the preparation of a new LPS 8 to replace the current scheme. Preparation of the new scheme is underway and is expected to progress through the statutory planning process in the coming years. The outcomes of the review do not identify any matters that would materially affect the Project.
(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	The Project Area includes portions of Hill River Reserve (R36093 and R48444) and other reserve parcels. Where Project infrastructure interfaces with reserved land, design has sought to avoid or minimise impacts on the values and purpose of those reserves. Impacts to Hill River Reserve will be avoided through placement of transmission towers outside the reserve and by stringing conductors in that area with the use of helicopters or drones. No other infrastructure or disturbance will occur in Hill River Reserve unless Western Power specifically require the pruning of vegetation below the conductors for electrical safety reasons. Should any works or access be required within reserved land, this will be subject to the relevant land tenure approvals, landowner or vesting authority consent, and any additional statutory approvals that may be required. The Project has been designed to minimise vegetation clearing and disturbance within reserve areas and to maintain the existing function and management objectives of the reserves.

What is it?	Alignment of the Project
(k) the built heritage conservation of any place that is of cultural significance;	There will be no impact on built heritage sites from the Project. See further discussion in Section 6.9 which summarises the Desktop Aboriginal and Historical Heritage Risk Assessment (Appendix K).
(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;	A Desktop Aboriginal and Historical Heritage Risk Assessment has been completed to identify known or potential Aboriginal and Historical Cultural Heritage values. The assessment identified two recorded Aboriginal Cultural Heritage sites within the Project Area. Two registered homestead complexes (Axedale and Lang House) are located within the Project Area, while Badgingarra Research Station adjoins the Project Area. Impacts to these recorded cultural and historical heritage places have been avoided through project design. A Yued Heritage Protection Agreement (YHPA) is in place with YAC and heritage surveys will be completed prior to detailed design. To mitigate the potential for inadvertent impact on unknown Aboriginal Cultural Heritage (ACH), an avoidance-first design has been adopted, supported by targeted heritage surveys with the Yued People, ongoing engagement, training, early works controls and an Unexpected Finds Procedure. At the conclusion of the ACH surveys, a report with the recommendations from the YAC (on behalf of the survey team and CAC) will be issued to inform detailed design and next steps. See further discussion in Section 6.9 which summarises the Desktop Aboriginal and Historical Heritage Risk Assessment (Appendix K).
(m) the compatibility of the development with its setting, including- i. the compatibility of the development with the desired future character of its setting; and ii. the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	As described in Section 3.1, the Project Area has been selected due to attributes that are favourable for a wind energy project. These include proximity to existing transmission and transport infrastructure, and the predominantly cleared agricultural setting with sparse dwellings. Construction and operation of the Project will allow for agricultural activities to continue.
(n) the amenity of the locality including the following –	The Project is located within a predominantly cleared agricultural landscape and has been designed to avoid and minimise impacts on ecological, visual and community values. Ecological impacts are localised and managed

What is it?	Alignment of the Project
i. environmental impacts of the development; ii. the character of the locality; iii. social impacts of the development.	through avoidance of key habitats and mitigation measures. Impacts during construction will be managed as outlined in the Preliminary CEMP (Appendix O). No significant landscape character impacts were identified. The Project supports continued farming activities and includes community benefit initiatives, maintaining the overall character and amenity of the locality. While the SIA identified a range of temporary and localised social impacts from the Project, these can be effectively managed through the proposed mitigation and management framework that includes a community benefits program. The Ecological Impact Assessment, Landscape Visual Impact Assessment and SIA are summarised in Section 6.0.
(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	Potential impacts to the environment because of the Project will be managed via the implementation of the CEMP. Any groundwater abstraction or interference with water courses will be subject to permits required under the RIWI Act. The Project will be referred under the EP Act and EPBC Act in 2026, where impacts will be further assessed and mitigation measures refined.
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	The Project minimises impacts to native vegetation as evidenced through iterative project design, with infrastructure preferentially located in cleared agricultural land (approximately 98% of the Development Footprint is cleared). Key ecological values avoided include all recorded black cockatoo breeding and roost trees and priority flora. Impacts to higher-condition vegetation have been avoided where practicable. Landscaping and rehabilitation measures are proposed to protect retained vegetation and minimise disturbance. The Ecological Impact Assessment is summarised in Section 6.1.
(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk;	Surface water and hydrogeological studies have been completed to understand potential flooding risks, or potential impacts on groundwater and surface water quality, and to inform Project design. Suitable controls have been implemented (see Section 6.7 and Section 6.8). A Bushfire Risk Report (BRR) has been developed for the Project. The subject site is located within a bushfire-prone landscape, where surrounding vegetation and fire weather conditions present a moderate to high bushfire hazard, including potential for ember attack, radiant heat and direct flame contact. The Project has been designed and sited to appropriately address this hazard. The Project is considered to achieve an acceptable level of bushfire risk. (see Section 6.4)

What is it?	Alignment of the Project
(r) the suitability of the land for the development taking into account the possible risk to human health or safety;	The Project is located within a sparsely populated rural area. There are 30 host dwellings located within the Project Area, with all except one located a minimum of 1.5 km from the nearest WTG (see Table 5.15 and Figure 3.1). The following assessments have been undertaken in consideration of assessing and mitigating impacts on human health and safety (see Section 6.0): • Noise Impact Assessment. • Landscape and Visual Impact Assessment Report. • EMI Assessment. • Shadow Flicker Assessment. • Bushfire Risk Assessment.
(s) the adequacy of – i. the proposed means of access to and egress from the site; and i. arrangements for the loading, unloading, manoeuvring and parking of vehicles;	As outlined in the Transport Impact Assessment (Section 6.6), the Project Area is serviced by a rural road network centred on Brand Highway and supported by local roads such as Watheroo Road, Cowalla Road, North West Road and Cantabilling Road. All main routes in from Brand Highway are classified for heavy vehicle movements or have already been used for other wind farm projects. Access points are proposed on the external road network to service the Project. The TIA has determined that the Project will have minimal impact on the operation of the surrounding road network and suitable arrangements for loading, unloading, manoeuvring, and parking of vehicles will be provided within the Project Area.
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	• As outlined in the Transport Impact Assessment (Section 6.6), Traffic volumes across the network are generally low, with roads predominantly catering for agricultural traffic and heavy vehicle movements. • During peak construction period (at 14-20 months) traffic generation is estimated to range between 170 and 210 vehicles per day (VPD) spread across the Project Area. Based on these traffic numbers and given the low existing traffic volumes and available network capacity, it is anticipated that the Project will have minimal impact on the traffic operation of the surrounding road network. • Over Size Over Mass (OSOM) component deliveries may require controlled turning movements at some intersections and access points. Modifications are required at some intersections to cater for the swept path of turning vehicles, however, these modifications are temporary in nature and are only required for part of the construction period. • Construction traffic, particularly on unsealed and lower-standard local roads, may increase wear and

What is it?	Alignment of the Project
	deterioration if not appropriately managed. These impacts are expected to be temporary and localised, with any deterioration caused by the Project to be remedied at the completion of construction.
(u) the availability and adequacy for the development of the following — i. public transport services; ii. public utility services; iii. storage, management and collection of waste; iv. access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); v. access by older people and people with disability;	The Transport Impact Assessment (Section 6.6) identified that several roads in and surrounding the Project Area are school bus routes. Liaison with the Public Transport Authority (PTA) will be undertaken to ensure appropriate timing of construction vehicle movements. Other public transport services, and access by pedestrians and cyclists, older people, and people with a disability is not relevant to the Project. Any waste generated from construction, operation and decommissioning of the project will be disposed of at a licensed facility off-site. The availability and capacity of public utility services required to support the Project will be assessed during detailed design. OX2 will work with relevant service providers to determine servicing requirements and any necessary infrastructure upgrades.
(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	Construction, operation and decommissioning of the Project will not result in any loss of community service or benefit. The Project will provide benefits through the CBF and employment opportunities.
(w) the history of the site where the development is to be located;	See above responses for (k) and (l).
(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	The Project will provide regional economic benefits including greater economic diversity and local spending, employment and training opportunities, community investment, upgrades to infrastructure and roads, and increased community vibrancy. Implementation of mitigation and enhancement measures are proposed to address salient social impacts.
(y) any submissions received on the application;	The Shire and applicant will consider all submissions received.
(za) the comments or submissions received from any authority consulted under clause 66;	The Shire and applicant will consider all submissions received.
(zb) any other planning consideration the local government considers appropriate.	No other planning considerations have been identified.

5.1.2 State Planning Strategy 2050

The Western Australian State Planning Strategy for 2050 (WAPC, 2021b) and how it has been considered by the Project is outlined in **Table 5.2**.

Table 5.2 Project Alignment with the WA State Planning Strategy 2050

What is it?	Alignment of the Project
The State Planning Strategy for 2050 (the Strategy) is the lead strategic planning document within the state and provides the strategic context for future strategies, plans, policies and decisions related to sustainable use and development of land throughout WA. The Strategy identifies that WA has abundant renewable energy sources which are important to the State's efforts to mitigate and adapt to the effects of climate change. Further additions to the renewable energy market, including transmission and distribution infrastructure, are encouraged to meet the growing demand for energy. The renewable energy sector is also recognised as being a key part of the State's knowledge economy and an opportunity to both attract and upskill the labour market and increase economic diversification in regional areas.	The Strategy makes specific reference for a need to improve the State's electricity network infrastructure to manage the increased generation and use of renewable energy. The Project is consistent with and supports the implementation of the goals and strategic directions of the Strategy. The Project will also meet the Strategy's goal to provide further jobs and support the economy of regional areas.

5.1.3 Energy Transformation Strategy

The *Western Australian Energy Transformation Strategy* (Energy Policy WA, 2021) and how it has been considered by the Project is outlined in **Table 5.3**.

Table 5.3 Project Alignment with the WA Energy Transformation Strategy

What is it?	Alignment of the Project
The State's Energy Transformation Strategy sets out the State government's work program for delivering secure, reliable, sustainable, and affordable electricity for WA. The Strategy includes five objectives: • Maintain a secure and reliable electricity supply. • Ensure affordable electricity for households and businesses. • Reduce energy sector emissions. • Transition affected workers in the Collie region. • Promote local jobs and growth.	The Project is strongly aligned with, and directly advances, at least three of the five strategy objectives: • Maintain a secure and reliable electricity supply. • Ensure affordable electricity for households and businesses. • Reduce energy sector emissions. The Project will also provide opportunities for workers in the Dandaragan region during construction of the Project.

5.1.4 Western Australia Climate Policy

The *Western Australian Climate Policy* (DWER, 2020) and how it has been considered by the Project is outlined in **Table 5.4**.

Table 5.4 Project Alignment with the WA Climate Policy

What is it?	Alignment of the Project
The Western Australian Climate Policy was released in 2020 and sets out the vision for a climate resilient state with net-zero greenhouse gas emissions by 2050. The policy lays out the following areas of focus for climate action in the State: • 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 Project aligns with the Western Australia Climate Policy by: • Supporting decarbonisation of the electricity sector through large-scale storage. • Increasing energy system reliability and resilience. • Contributing to regional economic resilience and diversification. • Demonstrating responsible planning and governance.

5.1.5 State Planning Policy No.1 – State Planning Framework

The Project has considered State Planning Policy No. 1 (SPP1) (DPLH, 2017). Alignment of the Project with relevant provisions in SPP1 is described in **Table 5.5**.

Table 5.5 Consideration of State Planning Policy No. 1

What is it?	Alignment of the Project
State Planning Policy No. 1 (SPP1) restates and expands upon the key principles of the State Planning Strategy in planning for sustainable land use and development. It brings together existing State and regional policies, strategies, and guidelines within a central State Planning Framework (the Framework) which provides a context for decision-making on land use and development in Western Australia. The Framework informs the Commission, local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, to ensure integrated decision-making across all spheres of planning. General principles in SPP1 for land use planning and development are described relating to: Community, Economy, Environment, Infrastructure, Regional Development, and Governance.	The Project is well aligned with several of the general principles of SPP1, including: • Community – providing effective systems of community consultation at appropriate stages in the planning and development process. The Proponent has and will continue to consult with the community throughout Project development and construction. • Economy – protecting agricultural land resources from inappropriate uses; and avoiding land use conflicts by separating sensitive and incompatible uses from industry and other economic activities with off-site impacts. Implementation of the Project allows ongoing agricultural practices to continue in the Project Area and adjoining properties whilst also providing supplementary income to the landowner. • Regional development – facilitate strong and resilient regional communities and regions by promoting a diverse range of land uses and developing regional resources through economic diversification. The Project diversifies the economy of the region, with a significant investment that is compatible with existing agricultural activities.

What is it?	Alignment of the Project
	- Environment - A key design principle of the Project is to avoid and minimise environmental impacts wherever practicable, as detailed in Section 3.1.1. A CEMP has been prepared to minimise impacts during construction, and the Preliminary Hydrogeological Review (Appendix J) assesses potential impacts on groundwater dependent ecosystems (GDEs). The Preliminary Hydrogeological Review also included a Groundwater Supply Assessment to identify potential impacts of groundwater use and applicable mitigation measures. - The Project will be referred to the EPA and assessed against the relevant assessment criteria. - The Project is also consistent with a range of other general principles of SPP1 related to the environment and infrastructure.

5.1.6 State Planning Policy No.2 – Environmental and Natural Resources Policy

State Planning Policy No. 2 (SPP2) (WAPC, 2003) and how it has been considered by the Project is described in **Table 5.6**.

Table 5.6 Consideration of State Planning Policy No. 2

What is it?	Alignment of the Project
State Planning Policy No. 2 (SPP2) 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. The objectives of the policy are to: - Integrate environment and natural resource management with broader land use planning and decision-making. - Protect, conserve and enhance the natural environment. - Promote and assist in the wise and sustainable use and management of natural resources. SPP2 refers to reducing greenhouse gas emissions by decreasing reliance on non-renewable fuels, stating that ‘planning strategies, schemes and decision making should support the use of alternative energy generation, including renewable energy, where appropriate.’	- The Project aligns with SPP2 by being located almost entirely within previously cleared agricultural land, thereby minimising impacts on remnant vegetation and significant fauna habitat. - The Indicative Project Layout has been informed by several investigations to avoid and minimise environmental impacts and integrate natural resource considerations into planning. - The Proponent has identified further opportunities to avoid and minimise ecological impacts. The latest design has reduced native vegetation clearing by more than 50% from a previous upper limit of 34.34 ha to an upper limit of 16.04 ha. Similarly, the clearing of potential fauna habitat / black cockatoo foraging reduced by more than 50% from a previous upper limit of 45.10 ha to an upper limit of 21.92 ha. Furthermore, the latest design fully avoids all identified priority flora. - Environmental impacts during construction and operation will be managed through the CEMP, erosion/sediment controls, stormwater and

What is it?	Alignment of the Project
SPP2 also includes measures related to the protection of the environment (biophysical and social), mitigation of impacts, and management of water resources, soil and land quality, biodiversity, and landscape values.	spill-management measures, and bushfire protection strategies. • The Project supports sustainable land use by enabling agricultural activities to continue, while generating and storing renewable energy that contributes to reduced reliance on non-renewable fuels, consistent with the direction of SPP2 direction to support alternative energy generation. • Water, soil and landscape values are protected through ongoing design refinement to avoid and minimise environmental impacts wherever practicable. The CEMP includes measures for erosion and sediment control, stormwater management, acid sulfate soil management, and spill prevention during construction. The Project meets the key objectives of SPP2 by protecting environmental values, minimising impacts, supporting sustainable resource use, and facilitating renewable energy development.

5.1.7 State Planning Policy No. 2.5 – Rural Planning

A summary of relevant aspects of State Planning Policy No. 2.5 (SPP2.5) (WAPC, 2016) and how it has been considered by the Project is described in **Table 5.7**.

Table 5.7 Consideration of State Planning Policy 2.5

What is it?	Alignment of the Project
State Planning Policy 2.5 (SPP 2.5) provides the overarching planning objectives relating to Rural Zones defined in local planning schemes. SPP 2.5 aims to protect rural land, rural land uses, avoid land use conflicts, and support sustainable economic growth. The policy seeks to promote economic development opportunities, with the Western Australian Planning Commission (WAPC) to balance the need for economic opportunity with the protection of the State's primary production and natural resource assets. SPP2.5 includes relevant objectives and policy measures to protect agricultural land resources wherever possible, minimise the potential for land use conflict, and carefully manage environmental, landscape and water resource assets.	• The Project is consistent with the objectives and policy measures of SPP 2.5 as the Project Area is located within an established rural property and contains existing farm infrastructure including a dwelling, sheds/outbuildings, access tracks and cleared hardstand areas, consistent with ongoing agricultural land management. This approach avoids fragmentation of rural land and maintains the predominant rural character of the locality. • The siting of the infrastructure away from nearby dwellings with suitable separation distances reduces the potential for land use conflict and ensures compatibility with surrounding agricultural land uses. • The Indicative Project Layout impacts remnant vegetation where unavoidable. and avoids areas of higher environmental value, instead utilising degraded land consistent with the

What is it?	Alignment of the Project
	intent of SPP 2.5 to protect natural resource assets and agricultural productivity. • Environmental and natural resource considerations have informed the Project design, supported by ecological studies, hydrogeological assessment, surface water assessment, and bushfire planning (Section 6.0). • The bushfire-appropriate siting of infrastructure, together with the implementation of the APZ, BMP, Bushfire Risk Report (BRR) and vegetation management measures, ensures the Project will not increase fire risk within the surrounding rural landscape. • Potential construction and operational impacts, including dust, noise, traffic and fire risk, will be appropriately managed through the CEMP, Traffic Management Plan (TMP) and BMP, ensuring that nearby rural land uses are not materially affected.

5.1.8 State Planning Policy No 2.9 – Water Resources

The State Planning Policy No. 2.9 (SPP2.9) (WAPC, 2025) and how it has been considered by the Project is described in **Table 5.8**.

Table 5.8 Consideration of State Planning Policy 2.9

What is it?	Alignment of the Project
The objectives of SPP2.9 are to: • Protect and improve the environmental and the social, cultural and economic values of the state’s water resources. • Protect public health and the long-term supply of good quality and affordable drinking water. • Manage the risk of flooding to people, property and infrastructure. • Ensure the secure and sustainable supply, use, disposal and re-use of water resources. • Ensure future development is resilient to the water related impacts of climate change. • Minimise future costs and protect public health by ensuring that appropriate wastewater infrastructure is provided. A revision of SPP2.9 was released in December 2025 and contains an updated set of policy provisions. The intent of the updated policy provisions is to ensure that planning/development	• Hydrological assessment findings informed the Development Footprint to avoid sensitive surface and groundwater features, considering potential impacts on GDEs, with management measures to be implemented where required. The surface water assessment evaluates changes to drainage patterns and potential flooding risks associated with the Project, informing design measures to maintain existing flow regimes and minimise flood-related impacts. • Bunding, spill control and stormwater management measures will protect water quality. • Potential acid sulphate soils will be investigated and managed through controls in the CEMP if triggered by excavation activities. • Project water will be sourced from groundwater where possible. A groundwater

What is it?	Alignment of the Project
considers water resource management at the appropriate time.	supply assessment has been prepared to assess availability of groundwater and potential impacts of groundwater abstraction (Appendix J). Groundwater use will be licensed under the RIWI Act. Measures collectively ensure water resources are protected in line with SPP 2.9.

5.1.9 State Planning Policy No 3.7 – Planning in Bushfire Prone Areas

State Planning Policy No. 3.7 (SPP 3.7) (WAPC, 2024) and how it has been considered by the Project is outlined in **Table 5.9**.

Table 5.9 Consideration of State Planning Policy 3.7

What is it?	Alignment of the Project
- SPP 3.7 applies to certain types of development on land which has been designated as bushfire prone, including: - Single houses or ancillary dwellings - Habitable buildings or - Specified buildings defined in local planning schemes. - Proposed developments in Bushfire Prone Areas that trigger SPP 3.7 must have a Bushfire Management Plan undertaken by an accredited professional which includes a Bushfire Attack Level (BAL) assessment, identification of any bushfire hazard issues, and compliance with criteria outlined in policy guidelines. In the absence of SPP 3.7 being triggered, Clause 67(2)(q) of the <i>Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015</i> require that due regard is given to the possible risk of bushfire.	- The Project does not trigger SPP 3.7 as it does not propose any habitable buildings in a bushfire prone area, and there are no specified buildings yet defined in any Local Planning Scheme. - However, the Project aligns with SPP 3.7 as it is located within a predominantly cleared agricultural landscape, ensuring reduced exposure to continuous vegetation fuels. - Due regard has been given to the possible risk of bushfire and as such a BMP, BRR and non-mandatory guidance assessment have been prepared in accordance with SPP 3.7 (Section 6.4). - Bushfire hazards, exposure and vulnerability have been assessed, and the facility layout incorporates appropriate separation distances, internal access for emergency services, and siting of critical infrastructure in low-fuel areas. - Measures ensure bushfire risk is reduced to acceptable levels.

5.1.10 Position Statement: Renewable Energy Facilities

The Position Statement on Renewable Energy Facilities (WAPC, 2020) and how it has been considered by the Project is outlined in **Table 5.10**.

Table 5.10 Consideration of Position Statement: Renewable Energy Facilities

What is it?	Alignment of the Project
The Position Statement: Renewable Energy Facilities sets out the Western Australian Planning Commission's expectations for the consistent planning and delivery of renewable energy infrastructure. It supports the appropriate siting and development of projects to minimise environmental and landscape impacts while promoting efficient energy generation and may inform updates to statutory planning controls. The objectives of the position statement are to: • Guide the establishment of renewable energy facilities to support the State Energy Transformation Strategy (March 2019). • Outline key planning and environmental considerations for the location, siting and design of renewable energy facilities. • Promote the consistent consideration and assessment of renewable energy facilities. • Facilitate appropriate development of renewable energy facilities while minimising any potential impact upon the environment, natural landscape, and urban areas. • Encourage informed public engagement early in the renewable energy facility planning process.	• Community engagement and consultation have been undertaken and is ongoing in accordance with a structured Community and Stakeholder Engagement Plan (See Appendix B of Appendix G), consistent with the Guide to Best Practice Planning Engagement in Western Australia (WAPC, 2025a). • Key planning and environmental considerations as outlined in the statement have been adopted in determining the location, siting and design of the Project and Indicative Project Layout. • Ecological, visual, noise and heritage impact considerations have been assessed through various technical reports to support the development application (Section 6.0). • The Project has been designed to accommodate the full scope of works associated with a renewable energy facility, including consideration of potential staging. • Construction impacts have been addressed through the incorporation of several mitigation and management measures (see proposed measures in Section 6.0), including preparation of a CEMP.

5.1.11 Draft Renewable Energy Planning Code

A draft Renewable Energy Planning Code has been developed by the Western Australian Planning Commission and is a relevant planning consideration for the Project. While not yet in force, the Code provides guidance on the siting, design and assessment of renewable energy developments, including wind farms.

An assessment of the Project against the relevant performance outcomes and acceptable outcomes of the draft Code has been undertaken and a summary of the Project's alignment with the Code is provided in **Table 5.11**. A detailed assessment against the Code is provided in **Appendix B**.

Table 5.11 Consideration of the Draft Renewable Energy Planning Code

What is it?	Alignment of the Project
The draft Renewable Energy Planning Code, once implemented, will provide a consistent planning framework for the assessment of renewable energy infrastructure, including wind farms, across Western Australia. The Code aims to support the orderly and sustainable development of energy infrastructure by guiding the siting, design,	• The Project has been developed in a manner consistent with the intent of the draft Renewable Energy Planning Code. An assessment against the draft Code was undertaken to inform project siting, design development and environmental assessment processes. The findings of this assessment

What is it?	Alignment of the Project
construction, operation and decommissioning of projects, while ensuring appropriate consideration of environmental, amenity, public health and safety impacts. It seeks to avoid or minimise land use conflicts and adverse impacts, and to promote development that responds to the characteristics of the site and its local context. The Code includes relevant objectives and development provisions, supported by Performance Outcomes and Acceptable Outcomes, to provide a clear and flexible basis for decision-making by proponents and regulators.	were used to guide the ongoing refinement of the Project design and identify key planning, environmental and amenity considerations. • Consistent with the objectives of the draft Code, the Project has undergone multiple design iterations to avoid and minimise environmental and land use impacts wherever practicable (Section 3.1.1). This has included refinements to turbine locations, access tracks, electrical infrastructure and other project components to reduce potential impacts on environmental values and surrounding land uses. • In addition, a suite of technical assessments and supporting management plans has been prepared to inform project design and mitigation measures (Section 6.0). These assessments support compliance with Code criteria, and support the management of environmental, safety and operational impacts throughout the Project lifecycle. • A detailed assessment of the Project against the relevant Performance Outcomes and Acceptable Outcomes of the draft Renewable Energy Planning Code is provided in Appendix B.

5.1.12 Visual Landscape Planning in Western Australia

The *Visual Landscape Planning in Western Australia Manual* (WAPC, 2007) and how it has been considered by the Project is outlined in **Table 5.12**.

Table 5.12 Consideration of the Visual Landscape Planning in Western Australia

What is it?	Alignment of the Project
The Visual Landscape Planning in Western Australia – A Manual for Evaluation, Assessment, Siting and Design (the Visual Landscape Planning Manual) is the primary guiding document which details a consistent approach to the consideration of visual landscape matters within the planning process. The document comprises three parts which consist of: • An introduction to the concept of landscape planning in WA, planning contexts and scope of the document.	A LVIA (Appendix D) was prepared in accordance with the Visual Landscape Planning Manual, applying recognised methods of landscape character assessment, visual impact assessment, visibility mapping, photomontages and cumulative impact assessment. The Project has been refined through an iterative siting and design process, including reducing turbine numbers from 170 to 131, increasing setbacks and co-locating ancillary infrastructure with existing transmission infrastructure where practicable. The LVIA concludes that no significant landscape character impacts would occur, and that visual impacts are generally localised and

What is it?	Alignment of the Project
- Visual landscape planning methods including the methods of visual landscape evaluation and impact assessment. - Guidelines for the location, siting and design of various land uses and developments which may impact the visual landscape.	manageable through siting, design and mitigation measures.

5.2 Local Planning Framework

5.2.1 Shire of Dandaragan Strategic Community Plan 2019-2029

The Shire of Dandaragan Strategic Community Plan 2019-2029 and how it has been considered by the Project is outlined in **Table 5.13**.

Table 5.13 Project Alignment with Shire of Dandaragan Strategic Community Plan 2019-2029

What is it?	Alignment of the Project
- Infrastructure – The Shire will sustain a dynamic infrastructure network responsive to usage demand that attracts and retains residents and businesses. - Prosperity – The Shire will experience broad economic and population growth with decreasing economic barriers, diversified agriculture and fisheries output and a vibrant visitor economy. - Community – The Shire’s resident population will grow more than the WA regional average supported by increased community recreation and cultural opportunities and access to key liveability factors such as health and wellbeing services and educational opportunities. - Environment – The Shire will be a responsible custodian of the environment, working with community groups and other entities to increase renewable energy initiatives, vegetation cover and rehabilitate degraded public land throughout the local region.	- Infrastructure – The Project delivers new energy infrastructure that supports grid reliability and aligns with the Shire’s aim to maintain a strong, future-focused infrastructure network. The Project will also contribute to upgrades and maintenance of roads utilised for transport associated with the Project. - Prosperity – The Project diversifies the rural economy by providing supplementary income to the landholder, creating construction-phase employment, and supporting renewable energy development in the region. - Community – The Project contributes to community wellbeing through a CBF which will include a neighbour benefit program to recognise the potential impacts that neighbours may experience during construction and operation. - Environment - The Indicative Project Layout has been informed by several investigations to avoid and minimise environmental impacts and integrate natural resource considerations into planning.

5.2.2 Shire of Dandaragan Local Planning Strategy

The Shire's Local Planning Strategy (endorsed in 2020) establishes the strategic land use and development framework for the Shire over 10-15 years. LPS No. 7 is the primary statutory mechanism for implementing the Strategy, providing the rationale for land use and development controls across the Shire. The Strategy identifies key issues, strategic directions and actions relevant to infrastructure, energy provision, the rural economy and compatible non-rural land uses, which are directly relevant to the Project.

Key Strategy directions relevant to the Project include:

- Support for renewable energy initiatives and associated infrastructure to facilitate sustainable economic growth and diversification of the Shire's economy.
- Recognition of agriculture as the principal land use, with support for non-rural uses where they are compatible with, and complementary to, ongoing rural activities.
- Encouragement of utility infrastructure development where it can be appropriately located, serviced, and managed to minimise land use conflict.
- Protection of existing settlements and future rural living areas by directing non-residential infrastructure to locations removed from sensitive receptors and incompatible land uses.

Having regard to these strategic directions, the Project is consistent with the long-term land use vision for the Shire by supporting renewable energy generation and grid stability while remaining compatible with the primary rural use of the land. The Project is located away from existing townsites and areas identified for future rural living, thereby minimising potential land use conflicts and aligning with the Shire's strategic intent to manage infrastructure development in a manner that protects settlement amenity and rural character.

5.2.3 Shire of Dandaragan Local Planning Scheme No.7

LPS No. 7 is the Shire's statutory planning instrument which guides land use and development control and sets out the Shire's planning aims. The alignment of the Project with key relevant aspects of LPS No. 7 and objectives of the Rural Zone is provided in **Table 5.14**.

Table 5.14 Project Alignment with LPS No.7

What is it?	Alignment of the Project
Land Use and Zoning LPS No. 7 classifies land zoning across the Shire of Dandaragan and the permissibility of land uses within each zone. It also provides objectives for the overall Scheme and different zones and describes requirements for development and planning approval.	Land Use Classification In consideration of Table 1 and Schedule 2 of the LPS No. 7, the proposed land use as a wind farm is not readily classified. Scheme Zone All lots within the Project Area are zoned as Rural under LPS No. 7, except for road reserves, unallocated Crown land, an unnamed reserve and a portion of the mapped area of Hill River Reserve.

What is it?	Alignment of the Project
	Land Use Permissibility The Project is expected to be considered a ‘use not listed’ by the Shire of Dandaragan. Land uses that are not readily classifiable are generally assessed against the objectives or policy statement for the zone in which the land use is proposed.
Rural Zone Objectives The objective of the Rural Zone is: ‘To provide for a range of rural activities such as broadacre and diversified farming so as to retain the rural character and amenity of the locality, in such a way as to prevent land degradation and further loss of biodiversity’.	The Project will diversify rural land use and generate alternative income through energy production and storage, without affecting livestock grazing and cropping. Agricultural activities on adjoining rural zoned land are not likely to be adversely affected. The Project minimises disturbance to remnant vegetation, and implementation of a CEMP and a Decommissioning Management Plan will help preserve environmental and agricultural value and prevent land degradation. Further assessment of the Project against provisions of SPP, except for road reserves, unallocated Crown land, an unnamed reserve and a portion of the mapped area of Hill River Reserve.2.5 (Rural Planning) is provided in Section 5.1.7.

5.2.4 Shire of Dandaragan Renewable Energy Local Planning Policy LPP 9.14

The Local Planning Policy 9.14 Renewable Energy (LPP 9.14) and how it has been considered by the Project is outlined in **Table 5.15**.

Table 5.15 Project Alignment with LPP 9.14

What is it?	Alignment of the Project
Objectives of the LPP are to: - Promote the responsible development of renewable energy facilities and support renewable energy generation within the Shire. - Provide a clear position on the Shire’s expectations on developing renewable energy facilities for proponents, other stakeholders and the broader community. - Achieve layouts that do not compromise the safety or amenity of the local community, aviation activities, or the continuation of land use activities occurring on nearby land. - Protect areas of visual, natural and heritage significance and ensure renewable energy	The Project considers and meets the objectives of the LPP as follows: - The Indicative Project Layout has been developed and refined following technical studies and consultation with stakeholders and community, to minimise impacts on community, continuation of land use and aviation activities (see previous assessment against the State Planning Framework in Section 5.1 and summary of technical studies in Section 6.0). - Relevant studies have been completed to understand and mitigate potential adverse impacts to visual, natural and heritage values (see assessment against the State Planning

What is it?	Alignment of the Project
facilities are appropriately and sensitively sited to mitigate any potential adverse impacts. Ensure meaningful community and stakeholder engagement occurs throughout the planning and development processes. The LPP requires WTGs to be setback a minimum of 1.5 km from any sensitive land use, and minimum of 1.1 times the total height of the structure at the highest point from public roads and lot boundaries, where the adjoining lot is not included in the wind farm project area. The LPP also outlines renewable energy development application submission requirements, stakeholder consultation expectations, development requirements (such as setbacks) and guidance on community benefit schemes.	Framework in Section 5.1 and summary of technical studies in Section 6.0). - The Proponent has undertaken best endeavours to date to minimise impacts within the Project Area. Multiple design reviews have been undertaken to avoid and minimise impacts identified in early technical assessments. - A summary of community and stakeholder consultation is provided in Section 4.0 with further details provided in the CSEP; (Appended to the SIA, Appendix G). - WTGs are setback from sensitive land uses by 1.5 km except for one (DIN.11400) that is 1.18 km from host dwelling 119 (Figure 3.1). The landowner has approved the siting of this turbine and is aware of the setback being reduced. The siting of the turbine is an outcome of compliance with Council's other setback requirements and in response to landowner feedback. Noise levels at this dwelling are predicted to be compliant with the WA Noise Regulations. - OX2 has adopted a conservative setback of 300 m to public roads and external lot boundaries as a project commitment. One WTG (DIN.11000) is located less than 297 m from the Project boundary noting that the affected lot (P206638, Lot 10321) is a reserve.

5.2.5 Shire of Dandaragan Local Planning Policy LPP 9.15 Workforce Accommodation

The Local Planning Policy 9.15 Workforce Accommodation (LPP 9.15) and how it has been considered by the Project is outlined in **Table 5.16**.

Table 5.16 Project Alignment with LPP 9.15

What is it?	Alignment of Project
The policy provides direction and guidance on the development of Workforce Accommodation which is a 'use not listed' under the Shire of Dandaragan LPS No.7. In summary, the objectives of LPP 9.15 are to: - Assess proposals consistently and efficiently, with clear approval periods and end-use requirements. - Support accommodation that maximises social benefits and minimises impacts.	The Proponent is investigating workforce accommodation solutions, which will form a separate Development Application (if required). An assessment of workforce accommodation options within the social locality has been undertaken to inform future planning decisions and form the basis of further consultation with the community, stakeholders and service providers (Appendix S). The Proponent has committed to aligning with the LPP 9.15 by:

What is it?	Alignment of Project
• Prioritise locations within or near townsites to support communities and services. • Encourage temporary worker housing near townsites, using existing or approved short-term options where possible. • Support permanent housing for long-term workers in Residential zones. • Ensure developments are well-designed, serviced, and integrated to protect amenity and social cohesion. • Allow Rural-based accommodation for construction or seasonal work where it does not conflict with existing uses or sensitive environmental, visual, or heritage areas.	• Prioritising employment of local people who already reside in the community. • Prioritising accommodation locations within or adjacent to townsites to support local businesses. • Minimising amenity impacts, such as noise or traffic, through mitigation measures. • Where purpose-built accommodation is developed, ensuring a legacy benefit for the local community through appropriate site planning and design quality.

5.3 Other State Legislation

5.3.1 Environmental Protection Act 1986 (WA)

The *Environmental Protection Act 1986 (WA)* (EP Act) and how it has been considered by the Project is described in **Table 5.17**.

Table 5.17 Consideration of *Environmental Protection Act 1986 (WA)*

What is it?	Relevance to the Project
The EP Act allows the State Government to assess and apply controls for projects that might have an impact on the environment. Part IV of the EP Act requires that projects likely to have a significant effect on the environment are referred to the EPA to assess whether an environmental impact assessment is required. Part V of the EP Act regulates emissions and discharges to the environment through a works approval and licensing process and regulates the clearing of native vegetation through clearing permit applications. Premises with the potential to cause emissions and discharges to air, land, or water are known as ‘prescribed premises’ and require works approvals for construction, and a licence or registration for ongoing emissions and discharges.	The EPA has been consulted, and the Project will be referred to the EPA under Section 38 of the EP Act. The EPA has been consulted with on the Project, including via a pre-referral meeting. The Proponent has avoided and minimised ecological impacts where practicable. The current Project design has reduced native vegetation clearing from a previous upper limit of 34.34 ha to an upper limit of 16.04 ha. Similarly, the clearing of potential fauna habitat / black cockatoo foraging habitat reduced from a previous upper limit of 45.10 ha to an upper limit of 21.92 ha. Furthermore, the latest design fully avoids all identified priority flora.

5.3.2 Environmental Protection (Noise) Regulations

The *Environmental Protection (Noise) Regulations 1997 (WA)* and how it has been considered by the Project is described in **Table 5.18**.

Table 5.18 Consideration of the Environmental Protection (Noise) Regulations 1997

What is it?	Relevance to the Project
The Environmental Protection (Noise) Regulations 1997 (WA) provide a prescribed standard under the EP Act that sets limits for noise emissions. The EP (Noise) Regulations are used to assess and set conditions for new developments regarding domestic, commercial, and general industry noise emissions and outline provisions for noise sensitive premises to mitigate potential impacts.	- The Project will generate noise from WTGs, battery modules, inverters, and transformers. Detailed noise modelling has been completed to understand potential impacts on nearby receptors, in particular local residences. - Noise associated with the Project can be managed to achieve compliance with the applicable noise criteria and that any residual impacts on the acoustic environment are expected to be localised, minor and manageable. - Further information on the outcomes of noise modelling completed for the Project is provided in Section 6.3 and Appendix E.

5.3.3 Aboriginal Heritage Act 1972 (WA)

The *Aboriginal Heritage Act 1972* (WA) and how it has been considered by the Project is described in **Table 5.19**.

Table 5.19 Consideration of the *Aboriginal Heritage Act 1972* (WA)

What is it?	Relevance to the Project
In WA, the Aboriginal Heritage Regulations 1974 (the Regulations) under the <i>Aboriginal Heritage Act 1972</i> apply to any registered Aboriginal site or protected area.	An Aboriginal and Historical Heritage Risk Assessment has been undertaken (Appendix K). As further discussed in Section 6.9.1, the Project has been designed to avoid identified Aboriginal heritage places, and additional buffers are proposed around known heritage locations to further minimise the risk of impact. Further consultation and survey outcomes will inform ongoing Project refinement. Cultural heritage surveys have been conducted with Yued representatives and a YAC anthropologist and archaeologist. The final survey reports are pending and will inform the Cultural Heritage Management Plan.

5.3.4 Rights in Water and Irrigation Act 1914

The *Rights in Water and Irrigation Act 1914* (RIWI Act) and how it has been considered by the Project is described in **Table 5.20**.

Table 5.20 **Consideration of the *Rights in Water and Irrigation Act 1914***

What is it?	Relevance to the Project
The RIWI Act establishes a licensing system for taking water from a watercourse or underground source, constructing or altering wells, and interfering with the bed or banks of a watercourse. The DWER is responsible for administering the RIWI Act.	• The Project Area is located within the Jurien Proclaimed Groundwater Area and the Hill River and Tributaries Catchment Proclaimed Surface Water Area under the RIWI Act. • As such, a license is required for groundwater abstraction, bore construction, and any interference with surface watercourses.

6.0 Summary of Technical Studies

6.1 Ecology

This section provides a high-level summary of the findings of the Ecological Impact Assessment (EIA) (RPS Consulting, 2026). Refer to **Appendix C** for more detailed information regarding findings and proposed mitigation.

The Project's ecological impacts will be referred in accordance with the EP Act and EPBC Act, and will therefore be independently assessed by the State EPA and the National EPA.

6.1.1 Summary of Studies

An EIA was prepared by RPS to assess the ecological values and potential impacts associated with the Project. The assessment was informed by:

- Detailed flora and vegetation surveys undertaken in 2024 and 2025.
- Targeted flora surveys for conservation significant flora species.
- A basic fauna survey undertaken in spring 2024.
- A targeted black cockatoo habitat assessment completed in 2026.
- A two-year Bird and Bat Utilisation Survey (BBUS) undertaken by Bamford Consulting Ecologists between October 2024 and July 2026.
- A preliminary groundwater dependent ecosystem (GDE) assessment.

The flora and vegetation surveys, and basic fauna survey, were completed for a Survey Area of approximately 20,740 ha, covering approximately 69% of the Project Area, to assess values within and proximal to the Development Footprint.

The flora and vegetation surveys identified that the majority (98%) of the Development Footprint is cleared agricultural land with native vegetation largely restricted to remnant vegetation patches, drainage lines and road reserves. No Threatened flora species or Threatened Ecological Communities (TECs) were recorded. Three Priority flora species were recorded within the broader Survey Area, outside of the Development Footprint.

The fauna assessments identified habitat suitable for a range of conservation significant fauna species, including Carnaby's Black-Cockatoo (EPBC Act Endangered), Forest Red-tailed Black-Cockatoo (EPBC Act Vulnerable), Malleefowl (EPBC Act Vulnerable), Peregrine Falcon (BC Act Other Specially Protected Fauna) and Western Brush Wallaby (*Biodiversity Conservation Act 2016* Priority 4).

6.1.2 Potential Impacts

Direct ecological impacts associated with disturbance within the Development Footprint include:

- Clearing of 13.21 to 16.04 ha of native vegetation (dependent on final layout options), representing less than 0.5% of the total area of native vegetation recorded within the Survey Area and less than 2% of the Development Footprint. Of this vegetation, 2.19 ha are in Good condition, 4.08 to 7.08 ha are in Good to Very Good condition and 0.20 ha are in Very Good condition. No vegetation in Excellent condition will be impacted.
- Clearing of up to 5.88 ha of planted vegetation (dependent on final layout options).
- Impacts to 19.09 ha to 21.92 ha of potential fauna habitat (dependent on final layout options) comprising up to 16.04 ha of native vegetation and 5.88 ha of planted vegetation.
- Removal of between 19.09 ha and 21.92 ha of potential black cockatoo foraging habitat. The majority of impact (up to 21.26 ha) is to 'Low' and 'Low to Moderate' value foraging habitat, and up to 0.65 ha are 'Moderate' to 'Moderate to High' value foraging habitat.
- Removal of up to 11.66 ha of potential Western Brush Wallaby habitat.
- Removal of up to 140 potential black cockatoo breeding trees, comprising one potential Rank 3 breeding tree, five potential Rank 4 breeding trees, 131 potential Rank 5 breeding trees and three dead or mostly dead trees. All recorded black cockatoo breeding and roosting sites have been avoided.
- Potential mortality or injury to birds and bats through turbine collision during operation. The BBUS and collision risk assessment concluded that collision risk to Carnaby's Black-Cockatoo is low due to the species predominantly flying below the proposed rotor swept area, while potential turbine collision risk is principally associated with raptor species such as Wedge-tailed Eagles.

Potential indirect impacts include the spread of weeds, pests and pathogens, localised erosion, accidental clearing outside approved disturbance areas, habitat degradation, disturbance to fauna during construction, impacts to groundwater-dependent ecosystems, bushfire risk and habitat fragmentation.

6.1.3 Proposed Mitigation Measures

The Project has been designed in accordance with the mitigation hierarchy, with avoidance and mitigation measures incorporated throughout project development. Key measures include:

- Locating infrastructure within existing cleared or disturbed agricultural land wherever practicable, resulting in approximately 98% of the Development Footprint occurring within cleared areas.
- Avoidance of higher quality vegetation remnants and mapped wetlands where practicable.
- Avoidance of direct impacts to all recorded Priority flora populations.
- Avoidance of all recorded Carnaby's Black-Cockatoo breeding trees and known roost sites.
- Maintaining buffers to known black cockatoo breeding and roosting habitat.
- Avoiding turbine placement near waterways and riparian vegetation to minimise potential impacts on bat habitat and movement corridors.

Additional mitigation measures proposed for construction and operation include:

- Implementation of a CEMP.
- Hygiene, weed and pathogen management measures.
- Delineation of approved disturbance areas and clearing controls in the Development Footprint.
- Fauna management measures during vegetation clearing and trenching activities.
- Bushfire prevention and response measures.
- Implementation of a Bird and Bat Adaptive Management Plan (BBAMP) which was informed by results of the BBUS. The BBAMP includes post-construction monitoring, carcass searches, adaptive management triggers and operational mitigation measures if required. The Preliminary BBAMP is provided in **Appendix T**.

The EIA concluded that, with the proposed avoidance, mitigation and management measures, the Project can be implemented in a manner consistent with the EPA objectives for Flora and Vegetation and Terrestrial Fauna. Residual impacts will be further assessed through the State and Commonwealth environmental approval processes.

6.2 Landscape and Visual

This section provides a high-level summary of the findings of the Landscape and Visual Impact Assessment (LVIA) (Lat Studios 2026).

6.2.1 Summary of Studies

A LVIA was prepared by LatStudios to assess the potential landscape, visual and lighting impacts associated with the Project. The assessment was undertaken in accordance with relevant Australian and international landscape assessment guidance and included desktop investigations, field assessments, visibility analysis mapping (VAM), visual simulations and a cumulative assessment. The assessment considered landscape and visual effects during construction, operation and decommissioning within a study area extending approximately 30 km from the Project Area.

The LVIA presents an evaluation of the overall potential effects on landscape and visual values based on the significance of the impact, ranging from ‘no impact’ through to ‘major significance’. Significance is a technical term determined based on the sensitivity of the existing receptor (landscape or visual) to change and the magnitude of change that is likely to be experienced by that receptor (landscape or visual). Significant impacts can be both positive and negative. Each landscape and view is assessed on its own merits, as factors unique to each circumstance need to be considered. However, general principles are described in the LVIA as a guide to provide transparency about how judgements have been made.

Significance assessment determines the effects that should be given the greatest weight in decision making and an impact assessed to be of major significance is not a finding that the impact is unacceptable. Acceptability is a matter for the decision-maker, weighing residual impacts against the Project’s siting and design response, mitigation and broader policy support for renewable energy.

There are few landscapes in which wind farms will not form a distinctive and prominent element. Due to their scale, they are also difficult (virtually impossible) to conceal, even if this were desirable, and are usually highly visible. Accordingly, all wind farms will unavoidably result in some significant changes to the landscape and visual resource (character and views) due to their size, prominence and/or location. In natural or rural landscapes, communities may accept the visual prominence of developments such as wind farms if they believe the benefits of the development outweigh adverse visual impacts.

6.2.2 Potential Impacts

The LVIA concluded that the Project will introduce additional wind infrastructure into the area and will alter the visual setting of the landscape, which has already been modified by other wind farm developments. The Project will be visible from portions of the surrounding rural landscape against the backdrop of low rolling hills, including parts of Badgingarra, local road corridors, the Brand Highway, recreational trails and scenic lookouts.

Visual impacts vary depending on viewer sensitivity, viewing duration, distance and the availability of open views. Most representative viewpoints were assessed as likely to experience moderate or less visual effects that were not significant. Significant visual impacts were identified at five representative viewpoints, primarily associated with elevated viewing locations in and around Badgingarra, sections of the Vern Westbrook Walk, Badgingarra National Park, Lang Lookout and a short section of the Brand Highway where relatively close views of the Project would occur. Individual properties were not assessed for the LVIA, however the relatively close views assessed from nearby roads are considered representative of views of the Project from nearby dwellings.

The assessment also considered impacts associated with aviation lighting and ancillary infrastructure. Lighting impacts were assessed as minor to moderate and not significant, with the Project not expected to fundamentally alter the generally dark night-sky characteristics of the locality.

Overall, the LVIA concluded that while some localised significant visual effects would occur, particularly from elevated and recreational viewing locations near the Project, the Project would not result in significant landscape character impacts and can be developed in a manner that appropriately responds to the landscape and visual values of the locality.

6.2.3 Proposed Mitigation Measures

The Project has been progressively refined to reduce landscape and visual impacts wherever practicable. Design refinements incorporated during project development include reducing the number of wind turbines from 170 turbines in the original concept design to 131 turbines in the current layout. Additional avoidance and mitigation measures include locating ancillary infrastructure adjacent to existing transmission infrastructure where practicable and reducing impacts on remnant vegetation. Provision of landscape elements, such as vegetation shelterbelts, may also be used to interrupt sightlines from vantage points such as roads and dwellings, particularly for lower height infrastructure such as BESS and buildings.

6.3 Noise

This section provides a high-level summary of the findings of the Detailed Acoustic Assessment (Marshall Day Acoustics, 2026). The assessment considered operational noise associated with the Project, including WTGs, the BESS, and substation infrastructure. Refer to **Appendix E** for more detailed information regarding findings and proposed mitigation.

6.3.1 Summary of Studies

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 substations and cumulative noise from nearby developments.

Existing conditions within the Project Area are typical of a rural environment and are characterised by low background noise levels, generally influenced by natural sources such as wind and vegetation, with minor contributions from agricultural activities.

6.3.2 Potential Impacts

The Project has the potential to result in impacts on the acoustic environment during operation through noise generated by WTGs, ancillary infrastructure, and cumulative noise interactions with nearby developments.

Overall, modelling indicates that the operational noise of the Project is expected to comply with applicable assessment criteria at the majority of receivers, through the implementation of standard design and operational controls where required. While minor exceedances are predicted at a small number of receivers under limited operating conditions (**Section 6.3.2.1**), these can be effectively managed through targeted mitigation measures. Overall, operational noise impacts are expected to be localised, limited and manageable.

6.3.2.1 Wind Turbine Noise

Noise modelling was undertaken using a candidate turbine model (Vestas V172–7.2 MW) selected as representative of the size and type of wind turbine likely to be installed for the Project. The assessment predicts compliance with the conservative base noise limit of 35 dB LAeq at all assessed non-host receivers, with the exception of Receivers 77 and 329, where minor exceedances of up to 1.6 dB are predicted under a limited range of higher wind speed conditions when operating in an uncurtailed mode.

The predicted exceedances are minor, occurring only under a limited range of higher wind speed conditions, and are not expected to result in material adverse acoustic impacts. The assessment demonstrates that compliance with the 35 dB criterion can be achieved, where required, through standard operational controls, including a targeted turbine curtailment strategy that utilises sound-optimised operating modes under specific wind conditions.

The assessment also predicts compliance with the conservative base noise limit of 45 dB LAeq at all host receivers by at least 4.6 dB.

6.3.2.2 Dinner Hill Windfarm BESS and Substation Noise

Operational noise from the BESS and substations was assessed in accordance with the WA Noise Regulations and is predicted to comply with the applicable assigned noise levels at all nearby receivers. Predicted noise levels range from 25–29 dB LAeq at the nearest non-host receivers, and 31 dB LAeq at one host receiver; well below the most stringent night-time criterion of 35 dB.

The assessment concludes that noise from the BESS and substation would have a minor contribution to cumulative project noise levels and is unlikely to result in adverse acoustic impacts.

6.3.2.3 Total Project Operational Noise

Total operational noise associated with the Project, including the wind turbines, BESS, and substations, is predicted to remain below the applicable assessment criteria at all receivers. The assessment found that total Project noise levels are predicted to comply with the applicable criteria at all receivers when the example wind turbine curtailment strategy is implemented. The assessment concludes that the BESS and substations have only a minor influence on total project noise levels and do not materially alter the overall acoustic environment, contributing marginally to total operational noise levels. Wind turbines represent the dominant source of operational noise; however, as outlined in **Section 6.3.2.1**, the assessment demonstrates that compliance with the applicable noise criteria can be achieved through targeted curtailment and the use of sound-optimised operating modes.

Accordingly, total project operational noise impacts are expected to be minor and not significant.

6.3.2.4 Cumulative Noise

Potential for cumulative noise impacts from the Project and the nearby developments of Harvest BESS and Parron Wind Farm were assessed to identify receivers located within the overlapping 30 dB noise contours of multiple developments.

The assessment found that there are no non-host receivers located within the overlapping 30 dB contours of the Project and the Harvest BESS, indicating a low cumulative noise compliance risk. Quantitative modelling confirmed that noise levels from the Harvest BESS are more than 9 dB below the applicable 35 dB assessment criterion and lower than the predicted noise levels from the Dinner Hill Wind Farm at all assessed receivers. Modelling further indicates that cumulative noise from the Dinner Hill Wind Farm and the Harvest BESS complies with the applicable assessment criterion at all receivers.

For the Parron Wind Farm, screening identified one non-host receiver (Receiver 325) located within the overlapping 30 dB contours of both projects. Detailed modelling predicted a cumulative noise level of 35.1 dB at this receiver under conservative assumptions, including all projects operating simultaneously at full capacity under favourable noise propagation conditions. This represents a minor exceedance of 0.1 dB above the assessment criterion and may be addressed through further design refinement, directional analysis and operational controls if required.

Overall, cumulative noise impacts with external developments are expected to be limited and not significant.

6.3.3 Proposed Mitigation Measures

Noise associated with the Project can be managed to achieve compliance with the applicable noise criteria and that any residual impacts on the acoustic environment are expected to be localised, minor and manageable. To support this outcome, the Project will incorporate noise management considerations throughout all Project phases, ensuring that operational noise performance can be monitored and adapted where necessary over the life of the Project.

Key mitigation measures will see the Proponent:

- Finalise and refine the wind turbine layout, turbine model, BESS design, and substation design during detailed design and update operational noise modelling to verify compliance with the applicable noise criteria.
- Implement operational noise controls, where required, including targeted turbine curtailment, sound-optimised operating modes and other turbine management measures to ensure compliance with applicable noise limits.
- Incorporate noise performance requirements into wind turbine procurement contracts to ensure selected equipment achieves the operational noise limits adopted for the Project.
- Prepare and implement an Operational Noise Management Plan to document operational noise controls (such as WTG control systems and curtailment where required), compliance requirements, monitoring procedures and reporting protocols.
- Undertake post-construction noise compliance monitoring, including testing of selected wind turbines and assessment of tonal characteristics where required, to verify compliance with approved noise limits.
- Review and refine operational noise mitigation measures during detailed design where cumulative noise assessment identifies a potential compliance risk, including consideration of directional analysis and alternative curtailment measures.
- Select and procure equipment to meet specified noise performance standards, and post-construction noise monitoring will be undertaken to verify compliance. Operational settings will also be reviewed and adjusted on an ongoing basis where required, to maintain compliance with approved operational noise limits

6.4 Bushfire

This section provides a high-level summary of the findings of the Bushfire Risk Assessment (Bushfire Prone Planning, 2026c). Refer to **Appendix F** for more detailed information regarding findings and proposed mitigation.

6.4.1 Summary of Studies

While the Project does not trigger SPP 3.7 as it does not propose any habitable buildings in a bushfire prone area, due regard has been given to the possible risk of bushfire. As such a BMP, BRR and non-mandatory guidance assessment have been prepared in accordance with SPP 3.7. The Bushfire Risk Assessment applies a structured methodology to assess bushfire risk and to evaluate whether the Project meets the Policy Intent of *State Planning Policy 3.7 – Bushfire*.

Bushfire risk is assessed through an integrated consideration of hazard, exposure and vulnerability. The methodology examines all relevant elements potentially subject to bushfire impact, including people, buildings and structures, WTGs, BESS infrastructure, substations, and access and egress arrangements. The Project is also evaluated against the intent of the *Guidelines for Planning in Bushfire Prone Areas* (WAPC, 2021a) and relevant bushfire protection principles.

6.4.2 Proposed Mitigation Measures

The following bushfire risk mitigation measures have been incorporated into the Indicative Project Layout or will be adopted by the Proponent during construction and operation:

- Establishment and ongoing maintenance of appropriate APZs.
- Provision of a minimum 576,000 L firefighting water supply with appropriate access.
- Multiple fit-for-purpose access arrangements.
- Use of bushfire-resilient construction standards for buildings and critical infrastructure.
- Implementation of operational procedures to minimise ignition risk.
- Development and maintenance of a detailed Emergency Management Plan, including staff training, monitoring and communication protocols.
- Ongoing engagement with local emergency services.

A detailed BMP (Bushfire Prone Planning, 2026b) has been prepared and is provided in **Appendix Q**.

6.4.3 Potential Residual Risk

Following implementation of the risk mitigation measures outlined above:

- All elements achieve acceptable residual risk levels.
- Risks to life are reduced to acceptable or ALARP levels.
- Risks to property and infrastructure are appropriately mitigated consistent with LPS No.7.

6.5 Social

This section provides a high-level summary of the findings of the Social Impact Assessment (SIA) (Umwelt, 2026d). Refer to **Appendix G** for more detailed information regarding findings and proposed mitigations.

6.5.1 Summary of Studies

The SIA has been prepared in line with best-practice principles using a participatory, evidence-based approach. Key steps included defining the Project's social locality, developing a baseline using primary and secondary data, identifying and engaging stakeholders and Rights Holders, and assessing potential positive and negative impacts across the Project lifecycle based on likelihood and magnitude. Mitigation and management measures were then developed for impacts of moderate to very high significance. Engagement for the SIA was undertaken between February and May 2026, involving 44 Rights Holder groups, stakeholders and community members.

The social baseline describes existing conditions within the Project's social locality, which comprises small, dispersed rural communities characterised by strong connections to agricultural land and local landscapes. The area demonstrates high levels of social cohesion, supported by long-term residency, volunteering and home ownership. However, it also has a small, ageing population, a limited labour pool and low unemployment, alongside constraints in housing availability, short-term accommodation, and access to health and emergency services.

The SIA has applied a structured and participatory approach to assess the potential social impacts of the Project and to identify opportunities to enhance positive outcomes and minimise adverse effects.

6.5.2 Potential Impacts

A risk-based framework was adopted to categorise the social impacts identified through the SIA. This approach recognises that stakeholder perceptions of impact are an important and valid component of risk, alongside technical assessments of impact severity and scale (refer to **Appendix G**).

The SIA identified a range of both potential positive and negative social impacts relevant to the Project, with significance varying by stakeholder group, location and Project phase. These impacts were identified via engagement outcomes, technical studies and technical experience.

It is noted that, social impacts are rarely evenly distributed, with some stakeholders receiving greater benefits and others experiencing the negative impacts of development.

Potential positive social impacts ranked with a residual significance ranking of very high, high and medium include:

- Improved liveability and vibrancy of communities due to population influx.
- Livelihood benefits for landholders due to improved income security and diversification.
- Opportunities for economic diversity contributing to community sustainability.
- Increased economic spend in local communities and townships due to the influx of construction workers.
- Local employment and procurement opportunities.

- Increased training, education and capacity building for local people.
- Enhancement of community values through community investment.
- Improvements to community infrastructure, services and facilities related to population growth and workforce influx (e.g. telecommunications).
- Improved road infrastructure due to upgrades to the road network, improving road safety.
- Improved access to Country through Project opportunities (e.g. Project surveys and ranger programs).
- Intergenerational equity and improved liveability due to the contribution of the Project to renewable energy generation.

The SIA also identified a number of potential residual negative social impacts, which are likely to be particularly felt during construction. Impacts assessed as having medium to very high significance include:

- Altered sense of community due to influx of construction workforce.
- Social amenity impacts due to noise and vibration associated with construction activities.
- Social amenity impacts due to dust associated with construction activities.
- Inequitable distribution of Project impacts and benefits in the local area.
- Increased traffic movements during construction, impacting drive times.
- Unmet expectations around local long-term economic benefits such as local employment and procurement.
- Reduced access to water due to construction activities and associated use, resulting in impacts on livelihoods and way of life.
- Decreased public safety due to fire risk associated with Project construction and operations.
- Increased pressure on local health and emergency services, resulting in access constraints and increased wait times.
- Reduced access to housing and accommodation due to construction workforce influx into the region.

The SIA demonstrates that, while the Project will introduce a range of both temporary and localised impacts, these can be effectively managed through the proposed mitigation and management framework.

The SIA has incorporated community identified strategies to mitigate or respond to these potential negative impacts, as well as opportunities to enhance the positive impacts of the Project to contribute to the local and regional community. These strategies have been considered by the Proponent in the development of the social impact management framework. The Project is further supported by a Relationship Agreement, YHPA, Community Benefit Fund and Neighbour Benefit Program, providing locally tailored, long-term benefits to host communities and directly affected stakeholders.

OX2 is committed to the ongoing management and identification of impacts throughout the Project's lifecycle.

6.5.3 Proposed Mitigation Measures

A preliminary Social Impact Management Framework has been developed to guide the implementation of mitigation and enhancement measures throughout the Project lifecycle to address salient social impacts.

Key measures include:

- Ongoing, transparent and accessible stakeholder engagement through the implementation of the CSEP and Complaints Management System.
- Implementation of the neighbour benefit fund.
- Ongoing social investment and sponsorships, alongside the development of a CBF deliver long-term social and economic outcomes aligned with community priorities.

Additional management plans, including traffic, bushfire, environmental and cultural heritage management plans, will support the management of specific impact areas and are discussed in respective sections throughout **Section 6.0**.

The Project presents an opportunity to contribute to regional economic activity, support local communities through targeted benefit sharing, and contribute to the energy transition in Western Australia. The Project is also expected to generate several benefits for Traditional Owners through the Relationship Agreement. This may include employment and procurement opportunities, skills development and training, ranger programs and other on-Country opportunities.

Broader community benefits are outlined in **Section 4.2**. Ongoing engagement with stakeholders and adaptive management will be critical to ensuring that social outcomes are effectively managed throughout the Project lifecycle.

6.6 Transport

This section provides a high-level summary of the findings of the Transport Impact Assessment (Flyt, 2026). Refer to **Appendix H** for more detailed information regarding findings and proposed mitigation.

6.6.1 Summary of Studies

The assessment considered potential transport and traffic impacts associated with the Project, based on the Indicative Project Layout and access arrangements. The study was undertaken in accordance with the Transport Impact Assessment Guidelines (WAPC, 2016b) and focused on construction and operational transport requirements.

The methodology included review of the existing road network, identification of key access routes, and estimation of traffic generation associated with the Project. This included consideration of vehicle access from Brand Highway and surrounding local roads, as well as assessment of intersection performance, sight distances, potential access constraints and swept-path requirements for heavy and oversized vehicles.

The Project Area is serviced by a rural road network centred on Brand Highway and supported by local roads such as Watheroo Road, Cowalla Road, North West Road and Cantabilling Road. Traffic volumes across the network are generally low, with roads predominantly catering for agricultural traffic and heavy vehicle movements. All main routes in from Brand Highway are classified for heavy vehicle movements or have already been used for other wind farm projects.

6.6.2 Potential Impacts

The Project construction phase will result in increased traffic volumes and heavy vehicle movements that may result in temporary, localised effects on road condition, intersection operation and access arrangements.

- During peak construction period (at 14-20 months) traffic generation is estimated to range between 170 and 210 VPD spread across the Project Area. Based on these traffic numbers and given the low existing traffic volumes and available network capacity, it is anticipated that the Project will have minimal impact on the traffic operation of the surround road network.
- OSOM movements may require temporary widening of intersections, construction of temporary hardstand areas, vegetation trimming and localised disturbance within road reserves to accommodate turning movements and swept-path requirements. Any vegetation impacts resulting from the swept paths required for turbine component deliveries have been considered in the EIA.
- Construction traffic, particularly on unsealed and lower-standard local roads, may increase wear and deterioration if not appropriately managed. These impacts are expected to be temporary and localised.

During operation phase, traffic volumes are expected to be minimal with no significant impacts anticipated on the transport network.

6.6.3 Proposed Mitigation Measures

The Proponent will implement a range of measures to manage potential traffic and transport impacts during construction of the Project. These measures will focus on maintaining road safety, protecting the function and condition of the local and regional road network, facilitating the safe movement of heavy and oversized vehicles, and minimising impacts on other road users.

Key mitigation measures will see the Proponent:

- Prepare and implement a TMP for transport of components to and from the site and obtain all required approvals and permits for heavy and oversized vehicle movements in consultation with Main Roads WA.
- Undertake detailed design and construct temporary road and intersection modifications, where required, to accommodate oversized wind turbine component deliveries, in consultation with Main Roads WA and the Shire of Dandaragan.
- Refine access point locations, crossover layouts and intersection treatments during detailed design to minimise vegetation clearing and disturbance while maintaining safe transport access.

- Coordinate with Main Roads WA, the Shire of Dandaragan and the Public Transport Authority (PTA) regarding access arrangements, road use and any required roadworks, and continue consultation with relevant road authorities throughout detailed design and construction.
- Undertake pre-construction dilapidation surveys, agreed road maintenance and upgrade measures during construction, and reinstatement or repair commitments in consultation with the Shire and Main Roads WA
- Complete detailed design of site access points and internal access tracks to ensure safe and efficient vehicle movements.
- Any local roads that are currently used as school bus routes to be managed with the PTA and movements of indivisible loads to occur on those roads outside of school peak hours during term.

6.7 Surface Water

This section provides a high-level summary of the findings of the Surface Water Hydrology Report (Surface Water Solutions, 2026). Refer to **Appendix I** for more detailed information regarding findings and proposed mitigation.

6.7.1 Summary of Studies

A surface water hydrology assessment was undertaken to evaluate existing and proposed flood behaviour associated with the Project. The assessment included hydrologic and hydraulic modelling using regional rainfall data, catchment characteristics and digital elevation models to assess the 10%, 1% and 0.1% Annual Exceedance Probability (AEP) flood events under existing and proposed development conditions. Hydraulic modelling was undertaken to assess flood depths, flow velocities, flood hazard and potential changes to flood behaviour resulting from Project infrastructure. The Project Area is characterised by sandy, free-draining soils, high rates of infiltration and evapotranspiration, and a surface water regime dominated by local rainfall-runoff processes. Surface water flow generally occurs as shallow sheet flow across the landscape, with concentrated flows and the highest velocities confined to the Hill River channel and associated drainage lines. The assessment found that the Project would not result in discernible changes to downstream flood behaviour. Comparison of existing and proposed development conditions indicates negligible changes to maximum water surface elevations, inundation extents, peak flow rates and cumulative flood volumes.

6.7.2 Potential Impacts

Hydraulic modelling indicates that the Project is not expected to result in discernible changes to downstream inundation extents, peak flow rates, cumulative flood volumes or flood levels. Potential impacts are anticipated to be limited to localised interactions between Project infrastructure and surface water processes within the Project Area. Potential impacts are expected to be limited to localised flooding, ponding and erosion affecting Project infrastructure during major rainfall events. Localised ponding of up to 0.2 m may also occur at some WTG and transmission tower locations, while sections of access tracks may experience temporary inundation. Construction-related disturbance may increase the potential for localised erosion and sediment mobilisation, which can be managed via the measures outlined in **Section 6.7.3**.

Most WTGs are located outside significant flood-prone areas and within low-hazard (H1) sheet-flow environments. Two indicative WTGs (DIN.10121 and DIN.10201) occur within the 1% AEP flood extent and are associated with elevated flood hazard categories (H3–H4 and H2–H3 respectively), resulting in recommendations for relocation, armouring or raised pads during detailed design.

6.7.3 Proposed Mitigation Measures

The Surface Water Hydrology Report recommends that flood and erosion risks be addressed through detailed design and site-specific infrastructure siting. Wherever practicable, infrastructure will be located outside flood-prone areas and concentrated flow paths. For infrastructure located within the 1% AEP flood extent, detailed design will consider relocation, elevation of pads, armouring or other suitable engineering controls to manage flood and scour risk. Detailed design will also consider local drainage requirements and flood resilience measures for access tracks, including the provision of additional fill, drainage controls or alignment refinements where necessary. Areas subject to localised ponding will be assessed during detailed design to determine whether minor fill or drainage improvements are warranted.

To minimise erosion risk, disturbed areas, batters and embankments will be stabilised using appropriate erosion and sediment control measures. Construction activities will be undertaken in accordance with a Construction Environmental Management Plan, including erosion and sediment control measures to protect receiving environments during construction.

6.8 Hydrogeology

This section provides a high-level summary of the findings of the Preliminary Hydrogeological Review (Umwelt, 2026c) which also includes a Groundwater Supply Assessment to assess the viability and potential impact of the proposed use of groundwater for the Project. Refer to **Appendix J** for more detailed information regarding findings and proposed mitigation.

6.8.1 Summary of Studies

A desktop Preliminary Hydrogeological Review was undertaken to characterise groundwater conditions within the Project Area. The assessment included a desktop-based review of existing data, including regional climate records, geological mapping, groundwater bore datasets and GDE mapping.

The Project is located within the Northern Wheatbelt, which experiences a hot, dry climate where evaporation exceeds rainfall for most of the year, with groundwater recharge largely occurring during winter months. The Project lies within the Hill River catchment, including the Hill River and ephemeral tributaries such as Winkardie Creek and Boothendarra Creek. Groundwater occurs within several geological units, including alluvium and eolian dunes, Parmelia, Coolyena Groups and the Yarragadee Formation, with the latter forming the primary regional aquifer and main groundwater resource. Shallow groundwater systems associated with alluvium and eolian deposits are generally unconfined and sensitive to changes in recharge and disturbance. These systems are commonly associated with GDEs and surface water features.

The assessment identified that groundwater is the primary water source within the region, with approximately 182 registered bores within 3 km of the Project Area, the majority of which extract water from the Yarragadee Formation for stock, domestic and town supply purposes. There are also several commercial aquaculture operations in proximity to the Project Area. Groundwater use is managed under the Jurien Groundwater Allocation Plan.

The Groundwater Supply Assessment indicates that, subject to detailed investigations, sufficient groundwater resources are available within the Project Area to meet the Project's construction water requirement of approximately 2 ML/day, with consideration of surrounding users. The Yarragadee Formation is expected to provide the principal and most reliable groundwater source due to its substantial available allocation and reported bore yields of approximately 2 to 4 ML/day.

6.8.2 Potential Impacts

The Preliminary Hydrogeological Review identified medium to high potential risks associated with impacts to groundwater quality and levels. Key risks include contamination due to construction activities, and chemical spills or leaks associated with fuel storage, concrete batching, and BESS infrastructure. Shallow groundwater systems, particularly within alluvium and eolian dunes, are considered most sensitive. The risk of exposing acid sulfate soils is low as the Proponent has avoided placing infrastructure mapped acid sulfate soil areas.

Groundwater abstraction for construction water supply may result in localised drawdown within targeted aquifers. However, the Groundwater Supply Assessment indicates impacts to nearby groundwater users and GDEs are unlikely due to limited hydraulic connectivity between the proposed supply aquifers and groundwater systems supporting these receptors. Potential impacts to nearby groundwater users will be further assessed through detailed borefield investigations and licensing processes.

6.8.3 Proposed Mitigation Measures

To manage identified potential risks and address data gaps, the Proponent will implement the following key mitigation measures:

- Design of BESS and infrastructure with appropriate controls (such as bunding) to prevent contaminant mobilisation.
- Incorporation of hydrogeological constraints into detailed design, particularly in areas of shallow groundwater or near watercourses.
- Establishment of baseline groundwater monitoring in areas of shallow groundwater to characterise groundwater conditions and collect baseline data for GDEs and groundwater users.
- Undertaking site-specific investigations, including soil characterisation for ASS and erosion/sediment control planning. The sustainable yield and water quality of bores proposed for use will be confirmed through drilling, bore construction and site-specific pumping tests before the water supply design is finalised.
- The location, operational status and current abstraction rates of nearby registered bores, and businesses reliant on groundwater, will also be verified to assess potential interference and refine the proposed production bore locations.

- Where overlapping cones of depression are identified, potential impacts may be managed by relocating production bores, reducing individual bore pumping rates, adjusting pumping cycles or installing additional lower-yield bores.

6.9 Heritage

This section provides a high-level summary of the findings of the Aboriginal and Historical Heritage Risk Assessment (Desktop) (Umwelt, 2026a). Refer to **Appendix K** for more detailed information regarding findings and proposed mitigation.

The Proponent has completed the Aboriginal cultural heritage surveys in the presence of Yued Consultants and YAC's nominated, suitably qualified archaeologist and anthropologist (representatives of Aboriginal Land Services). The outcomes of the surveys will be documented in reports that will be considered by YAC's CAC. Following this process, recommendations on how to reduce potential harm to heritage will be communicated to the Proponent. This will inform the detailed design of the Project.

6.9.1 Aboriginal Heritage

6.9.1.1 Summary of Studies

A desktop ACH risk assessment was undertaken to identify known and potential values within the Project Area.

The assessment considered regional archaeological and ethnographic information, landform characteristics, and land-use history. This analysis identified wetlands, floodplains, drainage lines, waterways and remnant vegetation corridors as landforms with elevated potential for unrecorded tangible and Intangible ACH.

The Project Area is located on Yued Country and contains known ACH values, including one registered Aboriginal heritage site (JB1 Site) and a broader cultural landscape associated with the Hill River and its tributaries. A lodged Aboriginal heritage place, Mungedar Well (ACH-0004643), occurs at the southeast of the Project Area boundary.

The Project has Medium Risk of impacts on ACH, as ACH has been previously recorded within the Project Area, and levels of disturbance and land modification across the Project Area are variable and include areas with elevated risk for ACH. Cultural heritage surveys have been conducted with Yued representatives and a YAC anthropologist and archaeologist. Consultation with YAC's CAC on the survey outcomes has occurred to develop agreed mitigation measures (**Section 6.9.1.2**) and inform the co-development of a Cultural Heritage Management Plan (CHMP).

6.9.1.2 Proposed Mitigation Measures

An avoidance-first approach has been adopted during Project design, with permanent infrastructure generally located within previously disturbed agricultural land. Early works, temporary works areas, access tracks, compounds and laydown areas will, where practicable, be sited to avoid known cultural heritage places and areas of elevated cultural heritage risk.

Targeted ACH surveys have been undertaken across the Development Footprint with Yued Consultants and suitably qualified archaeologists and anthropologists engaged by the YAC as part of the YHPA. Survey outcomes, ongoing consultation with YAC, and any additional heritage investigations will inform Project design refinement, with preference given to avoiding impacts to known cultural heritage values and areas of elevated cultural heritage sensitivity.

Where it has been possible to make immediate changes to the Project layout following the identification of areas with potential ACH during the site surveys, the Project design has already been refined to avoid these areas. The Project layout has also been refined to relocate infrastructure away from the dithered boundary of Mungedar Well (ACH-00004743). These avoidance measures will be retained through future design refinement which will also respond to the recommendations of the final survey reports

A CHMP will be developed in consultation with YAC's CAC and informed by survey outcomes. The CHMP is expected to include management measures such as cultural heritage inductions, additional buffers around known and potential cultural heritage sites, monitoring by Yued representatives during ground-disturbing works where required, and an Unexpected Finds Procedure. Particular consideration will be given to works proposed near Mungedar Well (ACH-0004643), where uncertainty remains regarding the mapped extent of the site.

All early works and construction activities will be undertaken in accordance with the YHPA and any applicable consultation, assessment or agreement processes. Consultation with YAC and, where relevant, the Shire of Dandaragan will also inform measures to avoid or minimise impacts to Aboriginal and historical heritage values, including potential indirect impacts such as vibration, erosion, and visual intrusion.

6.9.2 Historical Heritage

6.9.2.1 Summary of Studies

A desktop historical heritage assessment was undertaken to identify heritage values within the Project Area through review of statutory and non-statutory heritage databases, supported by local historical information and aerial imagery.

The Project has Low Risk of direct impacts to known historical heritage places. While two local heritage places are located within the Project Area, neither is within the Development Footprint and therefore no direct impacts are anticipated.

The Project has Medium Risk for indirect impacts on known historical heritage places. This is due to the presence of two local heritage places (Axedale and Lang House) within the Project Area (but outside the Development Footprint), and one place - the Badgingarra Research Station – being immediately adjacent to and surrounded by the Project Area.

6.9.2.2 Potential Impacts and Mitigation

The assessment concluded there is a low risk of direct impacts to known historical heritage places as no identified places occur within the Development Footprint. A medium risk of indirect impacts was identified due to the presence of two local heritage places within the Project Area and the proximity of the Badgingarra Research Station adjoining the Project Area. Any potential indirect impacts will be considered through ongoing design refinement and consultation with the Shire of Dandaragan. A targeted survey of areas identified as having elevated potential for undocumented historical heritage may be undertaken to verify the presence or absence of heritage features and inform ongoing Project planning. Any historical material encountered during Project works will be managed in accordance with the Unexpected Finds Procedure.

Cultural heritage awareness training will include historical heritage considerations to ensure appropriate identification and response if material is discovered.

6.10 Aviation

This section provides a high-level summary of the findings of the Aviation Impact Assessment (Aviation Projects, 2026). Refer to **Appendix L** for more detailed information regarding findings and proposed mitigation.

6.10.1 Summary of Studies

An Aviation Impact Assessment (AIA) was undertaken to assess potential impacts of the Project on aviation safety and operations in accordance with relevant regulatory frameworks, including the Civil Aviation Safety Regulations, National Airports Safeguarding Framework (Guideline D) and applicable planning policies.

The assessment included review of aviation data and mapping, analysis of airspace and flight operations, consideration of nearby aviation infrastructure, a site inspection, and consultation with key aviation stakeholders.

6.10.2 Potential Impacts

The AIA concluded that:

- The Project Area is located within Class G (uncontrolled) airspace, with no certified aerodromes within 30 nautical miles and no known uncertified aerodromes within three nautical miles.
- The Project is north of the Department of Defence (DoD) Danger Area D193, with the nearest turbine approximately 4.5 km away. While Defence noted potential cumulative impacts of future wind farm development on military training airspace in the region, it confirmed that the Project would have nil impact on current Defence operations and capability.
- Aviation communication, navigation and surveillance infrastructure will not be affected by the Project.
- The WTGs will impact the Grid LSALT and five air route LSALTs, which are required to be raised.

- Due to the distance between the Development Footprint and known aerodromes, there is no impact from wake turbulence from the WTGs on aerodromes.
- There is potential for constraints on low-level aerial operations (e.g. agricultural spraying and emergency services) due to WTG infrastructure.
- Based on the safety risk assessment, the WTGs would not require obstacle lighting to maintain an acceptable level of safety to aircraft.

Overall, the AIA concludes that impacts are localised and manageable within existing aviation regulatory frameworks, stating that the Project would not create incompatible intrusions or compromise the safety of existing airports and associated navigation and communication facilities.

6.10.3 Proposed Mitigation Measures

The Proponent will continue to engage with CASA, Airservices Australia and DoD of final WTG and mast structures and provide final design details to support updates to aeronautical information. Project details will be communicated to local and regional aviation operators, including the provision of constructed infrastructure information.

The rotor blades, nacelle, and supporting mast of the WTGs will be painted in a low-reflective white or off-white. Overhead transmission lines will be identified or marked where required.

If required by CASA, meteorological masts will include obstacle marking (top one-third painted in alternating contrasting colour bands, with marker balls/high-visibility flags or sleeves on outer guy wires and guy wire ground attachments) and steady red obstacle lighting at the top of the mast. The intensity (typically low-intensity, which CASA has generally accepted for monitoring masts, or medium-intensity where required) will be confirmed by CASA. The Proponent will also engage with aerial agricultural and emergency service operators to support safe operations within and around the Project Area, incorporate aviation considerations into emergency management planning, and undertake ongoing review of aviation risks during detailed design and prior to construction.

These measures ensure aviation risks are reduced to as low as reasonably practicable and remain consistent with established aviation regulatory frameworks.

6.11 Electromagnetic Interference

This section summarises the findings of the EMI Assessment (DNV, 2026) (**Appendix M**).

6.11.1 Summary of Studies

The potential for EMI associated with the Project has been assessed in accordance with the Draft National Wind Farm Development Guidelines (Environment Protection and Heritage Council (EPHC), 2010) and informed by standard industry practices. The assessment involved consultation with telecommunications providers, emergency services, broadcasting service operators, Geoscience Australia, NBN Co, BAI Communications and the Bureau of Meteorology.

A total of 292 dwellings were identified within 5 km of the Project Area, including 30 host dwellings.

6.11.2 Potential Impacts

Potential electromagnetic interference may occur through the reflection, scattering or obstruction of radio frequency signals by wind turbine structures and rotating blades. The assessment concluded that most communication services are unlikely to be significantly affected by the Project. No interference risks were identified for registered point-to-point communication links, emergency service communications, trigonometrical stations, Starlink services, NBN satellite services, survey marks or CB radio.

The primary EMI issue identified relates to potential impacts on the BoM's Watheroo weather radar located approximately 54 km from the Project. The Bureau has advised that the Project is likely to pose significant risk to interfere with signals from the Watheroo radar and may impact on their operations and services.

Potential impacts to mobile phone, wireless broadband, radio broadcasting and terrestrial television broadcasting services are generally limited to areas with existing poor or marginal signal reception. While modelling identified areas where television interference could theoretically occur, consultation with BAI Communications found no known dwellings within the mapped interference zones associated with the Moora television transmitter. As a result, the likelihood of impacts to television reception is considered low. One host dwelling was identified as potentially having line-of-sight interference with transmissions from the NSS-9 geostationary satellite. However, the satellite primarily services eastern Australian audiences and is unlikely to be used in the Project area.

Overall, potential impacts on communication services are considered minor, localised and manageable, with a low likelihood of material impact on existing services.

6.11.3 Proposed Mitigation Measures

The BoM proposes to undertake a detailed assessment of the likely impacts of the Project on their services and possible mitigation measures, which may include installation of additional weather monitoring equipment or a new meteorological radar. The Proponent is continuing engagement with the Bureau on the assessment and mitigation measures.

For any unforeseen impacts to telecommunications, broadcasting or satellite services, mitigation may include infrastructure upgrades, signal repeaters, additional towers, improved antennas, or relocation of satellite dishes. Consultation with the potentially affected host dwelling will be undertaken to confirm whether the NSS-9 satellite service is used and to implement mitigation if required. Overall, no specific mitigation is currently required for most communication services, as significant impacts are not anticipated.

6.12 Shadow Flicker

This section summarises the findings of the Shadow Flicker Assessment (Middleton Group, 2026). Refer to **Appendix N** for the detailed assessment methods, results and mitigation measures.

6.12.1 Summary of Studies

Middleton Group was engaged to undertake a shadow flicker assessment to address the shadow flicker requirements of the WAPC Draft Renewable Energy Planning Code (Element Objective WF-EO5.1), which seeks to minimise shadow flicker impacts on existing or approved visually sensitive land uses on non-host lots. The assessment also considered the Draft National Wind Farm Development Guidelines (Environment Protection and Heritage Council (EPHC), 2010) and Clean Energy Council Best Practice Guidelines (Clean Energy Council, 2018).

The study modelled the WTG layout against visually sensitive land uses on non-host lots, including residential dwellings and other sensitive uses such as short-stay accommodation, schools, hospitals, childcare centres and recreation areas.

6.12.2 Potential Impacts

Shadow flicker occurs when rotating wind turbine blades cast intermittent shadows that appear to flicker to an observer at a fixed location. The WAPC Draft Renewable Energy Planning Code assessment criteria require WTGs to either meet the minimum setback distance of 265 times the maximum blade chord length from visually sensitive land uses on non-host lots, or demonstrate that shadow flicker does not exceed 30 hours per year and 30 minutes on any single day under theoretical modelling, or 10 hours per year under predicted actual modelling. For this Project, the maximum blade chord width is 5.5 m, resulting in a shadow flicker zone of influence of 1,457.5 m. The assessment determined that no visually sensitive land uses on non-host lots are located within the calculated shadow flicker zone of influence.

6.12.3 Proposed Mitigation Measures

No specific operational mitigation measures are required, as no visually sensitive land uses on non-host lots were identified within the shadow flicker zone of influence.

7.0 Conclusion

This Development Application Supporting Document demonstrates that the Project is strategically located, appropriately designed, and consistent with the objectives of the State and local planning framework.

Extensive stakeholder engagement, technical investigations and environmental assessments have informed the development of the Project and driven substantial design refinement since acquisition by OX2. The layout has been reduced from 170 to 131 WTGs, significantly reducing impacts on native vegetation, Carnaby's Black-Cockatoo habitat, farming operations, ACH, bushfire risk and electromagnetic interference.

The Project's Social Impact Assessment (Umwelt, 2026d) identified a number of key attributes that make it a highly favourable development, including:

- The Project will deliver up to 943 MW of renewable energy generation capacity and associated battery storage infrastructure, making a significant contribution to Western Australia's renewable energy transition and emissions reduction objectives.
- The Development Footprint occupies up to 933 ha, representing only around 3% of the 30,024 ha Project Area, enabling the continued use of the vast majority of the land for existing agricultural activities.
- The Project has been designed to support the ongoing coexistence of renewable energy generation and agricultural land uses, maintaining cropping and grazing operations while providing supplementary income to participating landholders.
- Located within an established renewable energy development area, the Project has access to the existing Neerabup to Eneabba overhead transmission infrastructure west of the Project Area, enabling efficient connection into the SWIS.
- The Project has been designed to achieve appropriate setbacks from dwellings and public roads and to minimise amenity impacts associated with noise (**Section 6.3**), shadow flicker (**Section 6.12**), and visual impact (**Section 6.2**).
- The Proponent has adopted an avoidance-first approach to ACH and has entered into a YHPA with the YAC to guide heritage surveys, consultation and ongoing management (**Section 6.9**).
- An extensive community and stakeholder engagement program has informed project planning and design and will continue throughout development, construction and operation. A community benefit framework will also be established, including a CBF, neighbour benefit initiatives and benefit-sharing arrangements with the Yued People.
- The Project will be supported by a CEMP, CHMP, TMP, Social Impact Management Framework, DMP and other management measures to ensure impacts are appropriately managed throughout the Project lifecycle.
- Supported by the planning framework, technical assessments and proposed mitigation measures, the Project represents a strategically important renewable energy development that is consistent with State and local planning objectives. It will deliver substantial environmental, economic and social benefits while remaining compatible with the rural character and agricultural use of the area.

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