



Marri Wind Farm Workforce Accommodation Planning Report

The Trustee for Marri WF Unit Trust

18 September 2026

→ **The Power of Commitment**



Project name	Marri Wind Farm Temporary Construction Workers Accommodation Development Approvals
Document title	Marri Wind Farm Workforce Accommodation Planning Report
Project number	12690692
File name	12690692-REP-A_Marri WF Workforce Accommodation DA Report

Status code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
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1. Introduction

This report has been prepared by GHD Pty Ltd (GHD) for Marri WF Pty Ltd as Trustee for Marri WF Unit Trust, trading as Alinta Energy Pty Ltd (Alinta Energy) to accompany an application for a 5-year temporary development approval made under the Shire of Dandaragan (the Shire) Local Planning Scheme No. 7 (LPS 7).

Alinta Energy is seeking approval to develop a temporary workforce accommodation village (the Proposal), to support the construction of the approved Marri Wind Farm. The Marri Wind Farm was granted conditional approval from the Shire at their Ordinary Council Meeting held on 28 May 2026.

The Marri Wind Farm is located approximately 20 kilometres (km) south of the Dandaragan townsite within the Shire of Dandaragan, Western Australia. Once constructed, the development will comprise up to 82 wind turbines and associated infrastructure, generating up to 550 megawatts (MW) of renewable energy. The project will connect directly to the South West Interconnected System (SWIS), supporting Western Power's Clean Energy Link North infrastructure upgrades. The development will harness the region's significant renewable energy resources, supporting energy security, regional economic activity, and Western Australia's broader decarbonisation objectives.

Temporary workforce accommodation is required to support construction of the wind farm and to accommodate the anticipated peak construction workforce without placing undue pressure on the existing accommodation supply within nearby townsites. The Proposal is intended to accommodate up to 450 personnel and will include accommodation units, ablution and laundry facilities, dining and catering facilities, recreation areas, parking areas, and associated power, water supply and wastewater treatment infrastructure.

The Proposal is temporary in nature and will operate only for the duration of the construction phase of the Marri Wind Farm. Upon completion of the wind farm, all workforce accommodation infrastructure will be removed and the site rehabilitated. It is requested that the Proposal be granted a time-limited development approval for a period of 5 years starting from the commencement of construction. Decommissioning will commence prior to the expiry of the temporary development approval.

This report assesses the Proposal against the relevant provisions of the planning framework and is accompanied by a series of reports, technical information, and assessments demonstrating the Proposal's consistency with orderly and proper planning and the preservation of amenity.

1.1 Purpose of this report

The purpose of this report is to describe the Proposal and its surrounding context to support an application for approval to commence development under LPS7. This report provides description and commentary on the following matters:

- Characteristics of the Proposal
- Site details and locational information/context
- Background, stakeholder engagement activities and outcomes
- Description of the applicable regulatory, planning and environmental considerations
- Consideration against the relevant planning and broader regulatory framework
- Justification for the Proposal against various strategies, policies and regulatory requirements

1.2 Accompanying information

The contents of this report should be considered in the context of the following accompanying information:

- **Appendix A** – Application Form
- **Appendix B** – Certificate of Title
- **Appendix C** – Development Plans
- **Appendix D** – Bushfire Advice
- **Appendix E** – Noise Assessment

- **Appendix F** – Transport Impact Statement
- **Appendix G** – Services Assessment
- **Appendix H** – Landscape and Visual Impact Assessment
- **Appendix I** – Preliminary Operational Management Plan
- **Appendix J** – Preliminary Decommissioning Plan

1.3 Scope and limitations

This report: has been prepared by GHD for The Trustee for Marri WF Unit Trust and may only be used and relied on by The Trustee for Marri WF Unit Trust for the purpose agreed between GHD and The Trustee for Marri WF Unit Trust as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than The Trustee for Marri WF Unit Trust arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

Accessibility of documents

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

2. Proposal

2.1 Regional context

The Proposal is located within the Shire of Dandaragan, which forms part of the Central Coast sub-region of Western Australia's Wheatbelt Region. The Shire encompasses an area of approximately 6,934 square kilometres and is bounded by the Shires of Coorow to the north, Moora and Victoria Plains to the east, Gingin to the south, and the Indian Ocean to the west.

The Central Coast sub-region comprises a mix of coastal and inland rural communities that support a diverse economic base. Coastal settlements, linked by Indian Ocean Drive, are recognised for their tourism and recreational appeal, including beaches, marine activities and nature-based attractions. Inland communities, connected primarily by the Brand Highway, have strong associations with agriculture, resource industries and environmental assets.

The broader region contains several nationally and regionally significant conservation areas, including Nambung National Park, Badgingarra National Park, Watheroo National Park, Lesueur National Park, Sandy Cape Recreation Park and Jurien Bay Marine Park. These areas contribute to the region's environmental values and support tourism and recreational activities.

The sub-region is also emerging as an important renewable energy hub within Western Australia. In addition to the proposed Marri Wind Farm, the area contains existing and approved renewable energy developments including the Yandin Wind Farm, Waddi Wind Farm and Yathroo Wind Farm. These developments reflect the region's strategic role in supporting the State's energy transition.

Alongside renewable energy generation, the sub-region supports a range of established resource and industrial activities. Major projects include the Iluka Cataby Mineral Sands Mine, Tronox Cooljarloo Mine and Strike Energy's Walyering Gas Field, which collectively contribute to regional employment and economic activity.

Agriculture remains significant within the regional economy, with extensive livestock grazing, broadacre cropping, horticultural production and fishing activities occurring throughout the area.

2.2 Local context

The Proposal is located within the locality of Yathroo, approximately 28 km south of the Dandaragan townsite and around 115 km north of Perth.

The Proposal is located within the approved development envelope of the Marri Wind Farm. Once constructed, the wind farm will comprise 82 wind turbines and associated infrastructure, including a battery energy storage system, electrical cabling, transmission infrastructure and substation. The Yandin Wind Farm is located 15 km north of the Marri Wind Farm and the proposed Yathroo Wind Farm adjoins its northern boundary.

The Proposal is bound by Dandaragan Road to the west and Gillingarra Road to the south. Land surrounding the Proposal is characterised by extensive areas of rural land used for a wide range of agricultural activities including broad scale cropping and grazing, as well as a number of nature and conservation reserves, including Namming Nature Reserve, Quins Hill Nature Reserve and Moore River National Park.

2.3 Social baseline

The Shire has a population of 3,355 people (ABS, 2021). It has four main settlements: Badgingarra, Cervantes, Dandaragan and Jurien Bay; and highway service centres at Regans Ford and Cataby.

The Shire has a mix of agricultural land, crown land and town sites. Dandaragan is a regional centre, providing a range of services and infrastructure to the Dandaragan community and residents from surrounding localities.

The locality of Yathroo spans an area of approximately 623 square kilometres, with a population of just 82 living across 32 dwellings (ABS, 2021). Land use primarily comprises wheat growing and sheep grazing, with social infrastructure being limited. Residents rely on surrounding towns for essential services, including health, education, retail, and emergency response.

Key vulnerabilities of the region include limited housing availability, pressure on health services, youth outmigration, and socio-economic disparities between towns.

2.4 Subject land

The following table sets out the key details of the subject land.

Table 1 Land details

Element	Details
Lot description	Lot 3508 on Deposited Plan 161971
Certificate of Title	1380 / 593
Limitations, interests, encumbrances and notifications	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED
Proprietor	ROSEAG HOLDINGS PTY LTD
Local government area	Shire of Dandaragan
Total lot area	226.4508 ha
Local Planning Scheme zoning	Rural
Current land use	Rural

The Certificate of Title for the land is included at **Appendix B**.

The subject land is located within the Shire of Dandaragan, at the corner of Gillingara Road and Dandaragan Road (refer Figure 2). The land is predominantly cleared and is currently used for broadscale agricultural purposes.

The Proposal is located in proximity to Brand Highway, a strategic north-south freight and tourism route connecting Perth and Geraldton. The site has been identified as suitable for the Proposal due to its location within the approved development envelope of the Marri Wind Farm, its largely cleared condition, and its proximity to existing transport infrastructure.

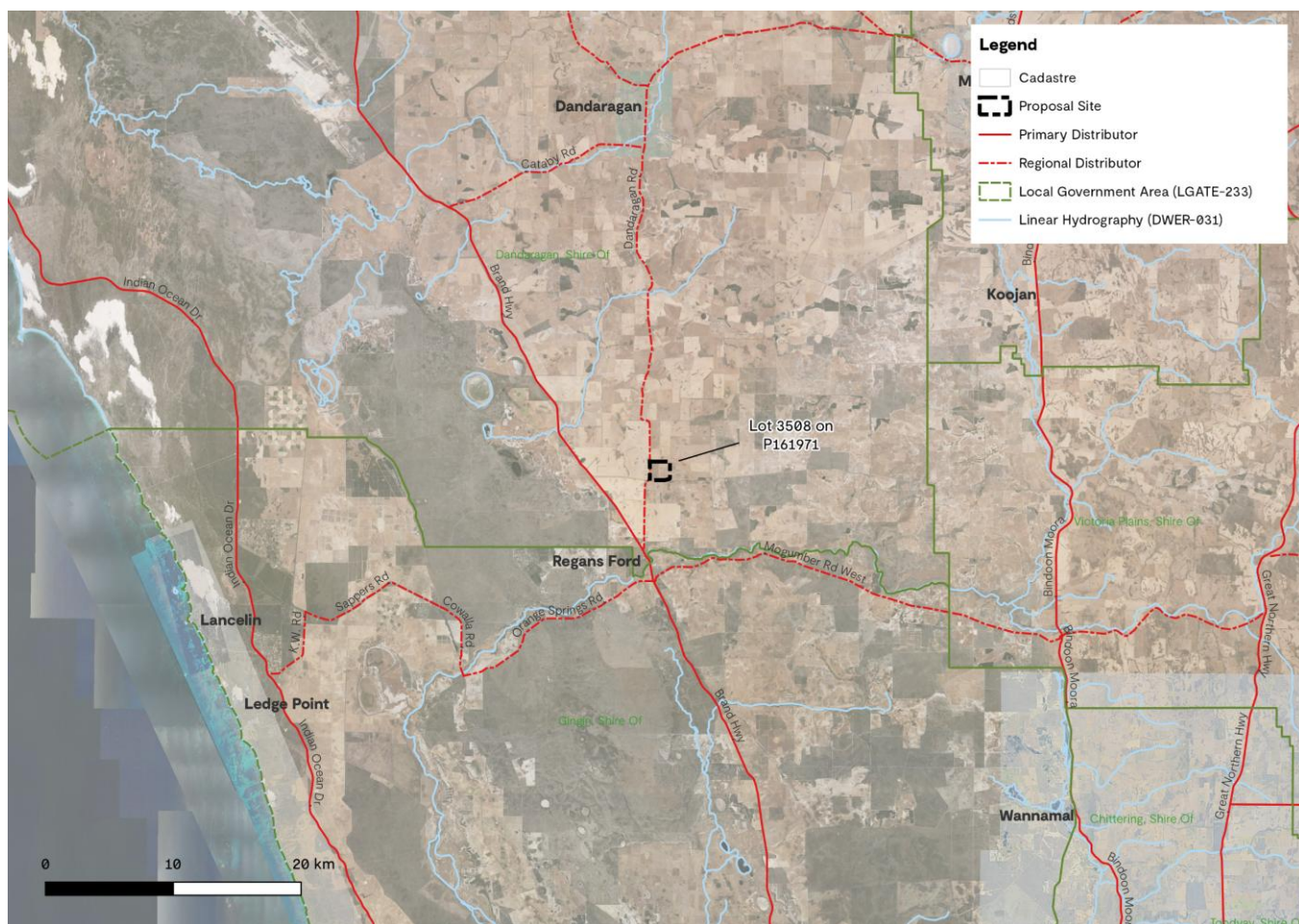


Figure 1 *Regional context*

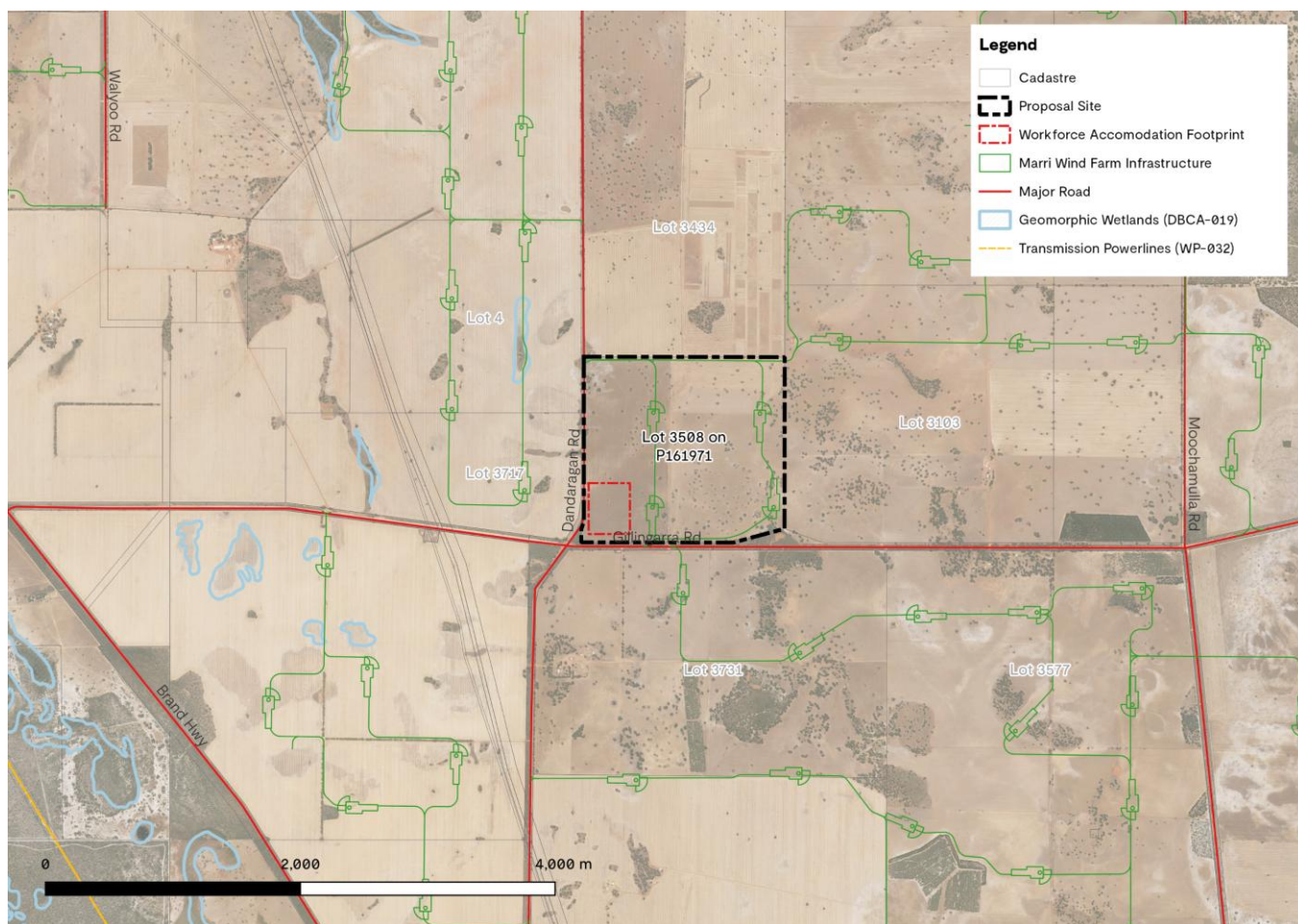


Figure 2 Local context

2.5 Proposal description

2.5.1 Proposed infrastructure

The Proposal will require an area of approximately 13 hectares to accommodate the following infrastructure (indicative):

- Accommodation modules
- Ablution and recreational facilities, kitchen / dining and services
- Administration, training / induction, emergency / first aid and maintenance facilities
- Vehicle parking, access roads and perimeter fencing

Key infrastructure is summarised in Table 2 and development plans are included at **Appendix C**.

Table 2 Key infrastructure

Element	Description
Accommodation modules	– 112 x accommodation modules (4 rooms) – 1 x universal access accommodation module (2 rooms)

Element	Description
Incidental infrastructure, facilities and services	– Administration office – Check in & luggage rooms – Meeting/induction room – Communications/security room – Maintenance shed – Medical facility – 4 x laundry/store rooms – Recreation facility – Indoor gym, outdoor gym & multi sports courts – Kitchen, dining & crib facilities – 2 x BBQ shelters – 4 x smoking areas – 3 x ice rooms – Guest ablutions – Wastewater treatment plant & 27,000 m² disposal field – Potable water treatment – 4 x 50kL potable water storage tanks – 4 x 400 kVA diesel generators & fuel storage – 2 x 50 kL firewater tanks
Site civil infrastructure	– 301 x light vehicle parking bays – 9 x universal parking bays – 18 x bus / long vehicle parking bays – 1 x covered ambulance parking bay – Access roads – Perimeter fencing and access gates – External lighting

2.5.2 Construction

The Proposal will be constructed over a period of approximately six months, with works being undertaken from 6am to 6pm, seven days a week.

Construction of the Proposal is expected to require a peak workforce of approximately 60 personnel. Due to housing constraints in the surrounding localities, the Proposal intends to accommodate non-local workers in existing short-term accommodation or workforce accommodation facilities within a one hour driving distance of the Proposal site.

Details of construction traffic impacts are described in section 4.8 and the accompanying Transport Impact Statement (TIS) (refer **Appendix F**).

2.5.3 Operation

The Proposal is expected to accommodate a construction workforce of up to 450 personnel during the construction phase of the Marri Wind Farm.

At maximum occupancy, approximately 40 personnel will be required to operate the Proposal, comprising kitchen and housekeeping staff, maintenance technicians and a village manager. Operational personnel would reside within the Proposal, typically working an 8:6 drive-in-drive-out roster.

The provision of services, including water, power and waste disposal, are detailed in section 4.9 and the Services Assessment (refer **Appendix G**).

Details of operational traffic impacts are described in section 4.8 and in the accompanying TIS (refer **Appendix F**).

2.5.4 Decommissioning

Upon cessation of the workforce accommodation use, all structures associated with the Proposal will be removed from the site. Following decommissioning, the site will be utilised for the development of the Wind Farm BESS. Disturbed areas which are no longer required will be rehabilitated and stabilised to the satisfaction of the Shire. Decommissioning will commence prior to the expiry of the 5-year temporary development approval.

A Preliminary Decommissioning Plan has been prepared to support the Proposal, further describing the likely methodology and timing of the decommissioning and rehabilitation stages (refer **Appendix J**)

2.6 Stakeholder engagement

Alinta Energy carried out engagement with stakeholders for the Marri Wind Farm from 2023 onwards, including government agencies, Traditional Owners and community members. Engagement outcomes provided an understanding of local values, concerns and aspirations relevant to the project.

The Yued Aboriginal Corporation (YAC) represents Yued under the region's existing Indigenous Land Use Agreement. Engagement with YAC was initiated in July 2024 to introduce the project and discuss appropriate engagement pathways. Alinta Energy first met with YAC in September 2024, establishing a foundation for ongoing collaboration which has since evolved into an ongoing relationship and negotiations.

Engagement with directly impacted landowners commenced in 2023, expanding to the broader community from November 2024 onwards. Engagement activities included face-to-face meetings, workshops, drop-in sessions, phone calls, and email correspondence.

A Social Impact Assessment (SIA) was conducted in 2025, where engagement was also undertaken through an online community perception survey, one-on-one interviews, mitigation testing workshops, community drop-in sessions, and meetings with key local government representatives.

Engagement with the Shire and the Community highlighted concerns regarding the impact of the significant construction workforce on local property prices and housing stock. Landowners supported purpose-built worker accommodation located outside of the main town during construction and preferred operational jobs be filled by local residents using existing housing stock.

The project responded to this concern by proposing an on-site workforce accommodation facility for the construction phase, and prioritising local businesses and workforce development to increase local workforce on the project, reducing the need for additional accommodation.

2.7 Other regulatory approvals

The Marri Wind Farm proposal was referred to the EPA under Part IV of the *Environmental Protection Act 1986* (EP Act), due to potential significant impacts on flora and vegetation, terrestrial fauna and social surroundings. It is noted that the location of the Proposal is identified as 'Proposed Construction Footprint' as part the referral to the EPA. Potential impacts arose from the clearing of native vegetation and fauna habitat, ongoing risk of fauna collision with wind turbines, and impacts relating to noise, visual amenity and Aboriginal cultural heritage.

The EPA examined the referral and conducted preliminary investigations and inquiries, ultimately deciding not to assess the proposal.

Additionally, the EPA considered that potential impacts can be regulated under other decision-making processes, including development approval under the *Planning and Development Act 2005* and the Native Vegetation Clearing Permit process under Part V Division 2 of the EP Act.

3. Planning considerations

3.1 Local Planning Strategy

The Shire's Local Planning Strategy was adopted in 2020 and sets out the vision, planning direction and actions for future planning activities.

The Strategy identifies renewable energy as a key growth industry for the Shire, supported by its favourable climatic and environmental attributes, specifically consistent coastal winds and proximity to the SWIS, which together create a competitive advantage for wind energy production. By enabling the construction of a renewable energy facility, the Proposal aligns strongly with the renewable energy strategic directions outlined in the Strategy, including:

- *'Work with industry to investigate and identify opportunities for renewable energy projects based on the Shire's competitive advantages (i.e.: coastal winds and flat terrain).'*
- *'Encourage alternative energy generation to support the growth of energy intensive agricultural activities where compatible with other rural uses and character'*

In addition, the Strategy contains a range of strategic directions and actions aimed at protecting existing land use, biodiversity values and natural and rural landscapes. Section 4 of this report describes the environmental considerations relevant to the assessment of this application.

3.2 Local Planning Scheme

The Proposal is subject to the provisions of the Shire's Local Planning Scheme No. 7 (LPS7). LPS7 controls the use and development of land across the Shire and sets out specific requirements for development applications according to land use and zoning.

LPS7 was gazetted in October 2006. Since its adoption it has not been consolidated pursuant to Part 5 – Local Planning Schemes (Division 5) of the PD Act. However, in November 2023 the Shire resolved to prepare a new local planning scheme. In February 2024 the WAPC endorsed the Shire's Report of Review.

Advice from the Shire indicates that preparation of Local Planning Scheme No. 8 is underway.

3.2.1 Zoning

The subject land is zoned 'Rural' under LPS7. The land is not subject to any environmental conditions (clause 4.7), or special areas (special control areas, etc).

3.2.2 Land use

Under LPS7, land use types are defined in Schedule 1 – Dictionary of Defined Words and Expressions and permissibility is set out in Table 1 – Zoning Table.

The Proposal is considered 'Workforce Accommodation', which is not specifically referred to and cannot be reasonably determined to fall within a use referred to in the Zoning Table. As such, the Proposal is considered a 'use not listed' and the local government may –

- determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 64 of the deemed provisions in considering an application for development approval; or*
- determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

3.2.3 Zone objectives

Clause 3.2 of LPS7 provides the following objective for development in the Rural zone:

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 Proposal is consistent with the objective of the zone, considering the following:

- The Proposal is temporary and will allow rural land uses to continue following its decommissioning
- The Proposal does not interfere with surrounding rural uses
- The Proposal will be consistent with the rural character, as addressed in section 4.3 below
- The Proposal will not contribute to further land degradation or loss of biodiversity, as will be demonstrated by technical information accompanying the development application

3.2.4 General development requirements

3.2.4.1 Access to constructed roads

Clause 4.9 of LPS7 requires development to be provided with access to a constructed and gazetted road. Access to the Proposal will be constructed via Dandaragan Road and Gillingarra Road. Further discussion of transport and access considerations relevant to this Proposal is provided in section 4.8 below.

3.2.4.2 Environmental protection

Clause 4.10 of LPS7 requires development to be assessed against the 'Guidelines for Environmental Planning', prepared by the Environmental Protection Authority (EPA). Section 4 of this report describes the environmental considerations relevant to the assessment of this application.

3.2.4.3 Waterway management and protection

Clause 4.21 of LPS7 requires all development to be assessed for its impact on water resources, including managing water balance, maintaining and enhancing water quality, encouraging water conservation, maintaining water related environmental values, and maintaining recreational and cultural values associated with water sources.

Section 4.5 of this report describes the hydrology considerations relevant to the assessment of this application. Section 4.9.1 describes the water supply arrangements for the Proposal.

3.3 Local Planning Policies

3.3.1 Local Planning Policy 9.15 – Workforce Accommodation

Local Planning Policy 9.15 – Workforce Accommodation (LPP9.15) provides direction and guidance on the development of workforce accommodation within the Shire. LPP9.15 outlines specific provisions relating to 'workforce villages', defined as workforce accommodation facilities used for the accommodation of a workforce of 13 or more occupants.

Table 3 Proposal consistency with Local Planning Policy 9.15 – Workforce Accommodation

Policy requirement	Comment
Development application requirements	
Additional information is to be provided by development applications for all workforce accommodation proposals, including: – The purpose and underlying need for the proposal	Information requirements are addressed by this report, including: – Proposal purpose and need – refer section 2.5 – Details regarding the construction and operation of the Proposal – refer sections 2.5.2 and 2.5.3

Policy requirement	Comment
– The maximum number of workers to be accommodated and for what period of time – Details regarding construction staging and date commencement of works, completion and occupancy – Capacity of existing essential services, and any additional services necessary to be provided to the site to service the development – Details of any prior consultation with the local community, Shire, other government agencies and key essential service providers – Details of landscaping, fencing, internal access roads and building materials and finishes – Landowner/proponent statement of intent for proposed transitional use (adaptive reuse) of the infrastructure and/or accommodation	– Details of proposed servicing – refer section 4.9 – Summary of pre-lodgement stakeholder engagement and consultation – refer section 2.6 – Details regarding the design of the Proposal – refer section 4.3 – Statement of intent for decommissioning / adaptive reuse – refer section 2.5.4
Development applications for workforce villages are to be submitted with a detailed management plan and decommissioning plan.	A preliminary Operational Management Plan (OMP) (refer Appendix I) and Decommissioning Plan (refer Appendix J) have been prepared to support the Proposal.
Location	
Where work sites are located within a 30-minute drive of a townsite, location of workforce accommodation near or within the townsite is encouraged.	Locating the Proposal within the wind farm development envelope is considered appropriate, as it provides accommodation in close proximity to the work site, reduces daily commuting requirements, and supports the efficient delivery of the Proposal.
Siting of workforce accommodation should avoid the loss / fragmentation of productive agricultural land and should not adversely affect adjoining land uses.	The Proposal is a temporary use and will not result in the permanent loss or fragmentation of productive agricultural land. Potential impacts on adjoining agricultural operations, including dust and noise, will be appropriately managed, through the implementation of the OMP.
Workforce villages may be approved on 'Rural' zoned land, where the proposal can demonstrate consistency with the Shire's local planning framework.	As outlined in sections 3.1 to 3.3, the Proposal is consistent with the local planning framework and the objective of the Rural zone.
Servicing	
Ensure reticulated water supply is provided to the development to provide an adequate supply of water for human consumption and firefighting purposes. Where this is not available, suitable arrangements should be made to the specifications and satisfaction of the Shire.	The Proposal is supported by a Servicing Strategy, providing appropriate arrangements for water supply, sewerage, power and waste management. Servicing arrangements are further discussed in section 4.9 below.
Ensure sufficient capacity of water for human consumption is available at all times (80 L/person/day) and that water storage tanks / vessels are maintained to the satisfaction of the Shire and in accordance with the Australian Drinking Water Guidelines.	
Ensure development will be serviced by reticulated sewerage disposal infrastructure where available. Where this is not available, suitable arrangements are to be made to the specifications and satisfaction of the Shire or the Department of Health to provide an adequate on-site effluent disposal system.	
Confirm capacity and connection feasibility, or the provision of a suitable on-site power system, in accordance with Western Power's requirements and the Western Australian Service and Installation Requirements (WASIR).	
Suitable arrangements for waste management and transport must be made in consultation with the Shire.	

Policy requirement	Comment
Design standards	
The development should be compatible with the character and built form of its surrounds. The scale, form and appearance of the development should not detract from the amenity and character of the immediate locality or surrounding streetscape.	The Proposal is supported by a Landscape and Visual Appraisal (LVA), assessing the relevant landscape and visual considerations (refer section 4.3).
Workforce accommodation proposals are to include kitchen/cooking facilities, showers, toilets, laundry, and associated amenities.	The Proposal includes ablution, kitchen / dining, and laundry facilities, as illustrated in the proposed plans (refer Appendix C).
Workforce accommodation is to be appropriately screened by vegetation or other means, to the satisfaction of the Shire when deemed necessary	The Proposal will retain existing vegetation where practicable to provide appropriate screening (refer section 4.3).
Wherever possible, natural vegetation is to be retained in any development scenario unless its removal is required for safety and/or bushfire management purposes.	The Proposal site comprises predominantly cleared agricultural land. Clearing will be avoided where practicable, unless required for vehicular access or bushfire management purposes (refer section 4.7).
In the "Rural" zone, a minimum setback of 20 metres from front, side and rear boundaries is required unless otherwise required and approved by the Shire.	Perimeter fencing around the Proposal will be setback a minimum of 28 m from all boundaries.
Appropriate set back from existing productive agricultural land and buildings thereon required to avoid land use conflicts such as spray drift, dust, odour and noise.	Potential impacts on adjoining agricultural operations, including dust and noise, will be appropriately managed, through the implementation of the OMP.
The layout and arrangement of workforce accommodation developments should minimise the impacts of noise and headlight glare of vehicles to bedrooms and major habitable rooms of existing dwellings on adjoining and other nearby properties.	External lighting is proposed to ensure the safety of vehicles and pedestrians moving throughout the site. The Proposal aims to minimise impacts of noise and light on accommodation modules and nearby landowners, in accordance with the OMP.
Adequate external lighting should be provided to allow for pedestrian and vehicular safety and security throughout the development.	
All external lighting is to comply with the requirements of AS4282 – Control of Obtrusive Effects of Outdoor Lighting and the Western Australian Planning Commission's Dark Sky Principles to prevent light spill from the site.	
Stormwater is to be contained on site.	Stormwater will be appropriately managed in accordance with the OMP.
For workforce villages, additional facilities including a sheltered entry area, outdoor activity space (covered or shaded), a commercial kitchen and eating area, suitably located and screened clothes drying and storage areas, and a designated, screened rubbish collection and bin washdown area should be provided.	The Proposal includes recreation, catering, dining, laundry and waste disposal facilities, as illustrated in the proposed plans.
Internal pedestrian access is to be provided to and between all workforce accommodation buildings and facilities by way of adequate pathways to the satisfaction of the Shire.	Internal pedestrian access is proposed between accommodation modules and other site buildings and facilities, as illustrated in the proposed plans.
All internal roads and accessways are to be designed and constructed to the satisfaction of the Shire to ensure the safe and convenient movement of vehicles.	Internal roads will be constructed in accordance with the appropriate standards and to the satisfaction of the Shire.
Timeframes	
Development approvals for workforce accommodation will generally be subject to a temporary approval of up to 5 years. Tenure arrangements will be considered in determining the approval timeframe.	Temporary approval is sought for a period of 5 years from construction commencing.
Decommissioning and rehabilitation	

Policy requirement	Comment
Workforce accommodation that is only required for a certain period of time will be required to be decommissioned at the end of the project, unless the buildings can be re-used for another land use and have been designed to be adaptive.	Following the construction of the Marri Wind Farm, all structures associated with the Proposal will be fully removed and the land rehabilitated, in accordance with the Decommissioning Plan (refer Appendix J)
All improvements associated with a workforce accommodation development to be decommissioned and removed from the land at the end of the approval term and the land reinstated to its natural condition insofar as practicable	

3.4 State Planning Framework

3.4.1 State Planning Policies and Position Statements

3.4.1.1 State Planning Policy 2.5 – Rural Planning

State Planning Policy 2.5 (SPP2.5) guides decision-making on subdivision and development in rural areas. The policy seeks to protect rural land from fragmentation that would compromise agricultural productivity or create ad hoc non-rural uses, while recognising that certain infrastructure and utility uses have a functional requirement to locate in rural areas.

The project is situated on land zoned 'Rural' under LPS7 but is not expected to compromise existing rural and agricultural land use. The development is temporary in nature, and the land will be rehabilitated following decommissioning, allowing rural land uses to continue.

3.4.1.2 State Planning Policy 2.9 – Water

State Planning Policy 2.9 (SPP2.9) provides a State-wide framework for integrating land use planning and water resource management. It seeks to protect and enhance water resources and associated environmental values by ensuring development is appropriately sited and designed to manage water quality and quantity, drainage, flooding and waterway function, and to avoid land use conflicts that could compromise water-dependent ecosystems and infrastructure.

Water-related considerations are discussed in section 6 – Environmental considerations below.

3.4.1.3 State Planning Policy 3.7 – Bushfire

State Planning Policy 3.7 (SPP3.7) establishes requirements for managing bushfire risk through the planning system, including ensuring development is located, designed and serviced in a manner that reduces risk to life and property, supports safe access and egress, and enables effective firefighting. The policy is implemented with associated bushfire planning guidelines and is relevant where land is within, or may be affected by, areas of bushfire hazard.

SPP3.7 applies to development applications within an area designated as bushfire prone on the *Map of Bush Fire Prone Areas*, where the application is for the construction of a habitable building. A majority of the Proposal, including all habitable elements, have been sited outside of bushfire prone areas, meaning that the provisions of SPP3.7 do not apply.

Notwithstanding the above, Bushfire Planning Advice has been sought from a BPAD Accredited practitioner to inform Proposal layout and design and minimise bushfire risk (refer **Appendix D**). Specific bushfire considerations for the Proposal are further addressed in section 4.7 of this report.

3.4.1.4 Position Statement: Workforce accommodation

The WAPC Position Statement: Workforce accommodation outlines the key land use planning considerations relevant to workforce accommodation developments in Western Australia. The Position Statement provides that, where practicable, workforce accommodation should be provided in established towns, in locations suitable to their context, to facilitate their ongoing sustainability. It also recognises that workforce accommodation can represent

economically critical infrastructure and that proposals may need to be assessed on a case-by-case basis having regard to local circumstances

The Position Statement provides that, where practicable, workforce accommodation should be provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability. It also recognises that workforce accommodation can represent economically critical infrastructure and that proposals may need to be assessed on a case-by-case basis having regard to local circumstances.

In this instance, the scale of the temporary construction workforce associated with the wind farm development cannot be reasonably accommodated within existing accommodation stock in nearby townsites. Accordingly, the workforce accommodation is proposed within the broader development envelope, providing accommodation in close proximity to the construction work areas and reducing the need for daily workforce commuting.

The Position Statement further provides that the planning and development of workforce accommodation should be consistent with applicable local planning strategies and schemes. The Proposal's consistency with the local planning framework is discussed in sections 3.1 to 3.3 above.

4. Environmental considerations

4.1 Ecology

4.1.1 Flora and vegetation

Phoenix Environmental Sciences (2025b; 2025d; 2025e) conducted a series of flora and vegetation assessments within the wind farm development envelope to identify conservation significant species and ecological communities, including:

- A high-level desktop assessment of potential constraints
- A reconnaissance field survey in September 2024
- Targeted flora and vegetation surveys and additional vegetation mapping in February and July 2025

Across the broader survey area, vegetation condition ranged from, intact native woodlands to disturbed pasture and plantation areas. Eight introduced flora species were recorded, none of which were classified as Weeds of National Significance or Declared Pests.

The Proposal site is predominantly cleared, with scattered vegetation. No threatened flora or ecological communities were recorded within the site, as shown by Figure 3 and Figure 4 below. *Banksia dallanneyi*, a potential priority species, was recorded in the roadside vegetation abutting the site.

Given the highly modified nature of the site and the absence of conservation significant flora and vegetation, the Proposal is expected to result in negligible impacts to flora and vegetation values. Indirect impacts, such as altered fire regimes and the introduction or spread of invasive species, will be minimised through standard environmental management practises.

Native vegetation clearing will be required, primarily to facilitate access to the site and for bushfire risk management purposes. Clearing activities will be regulated by the Native Vegetation Clearing Permit (NVCP) process under Part V, Division 2 of the EP Act.

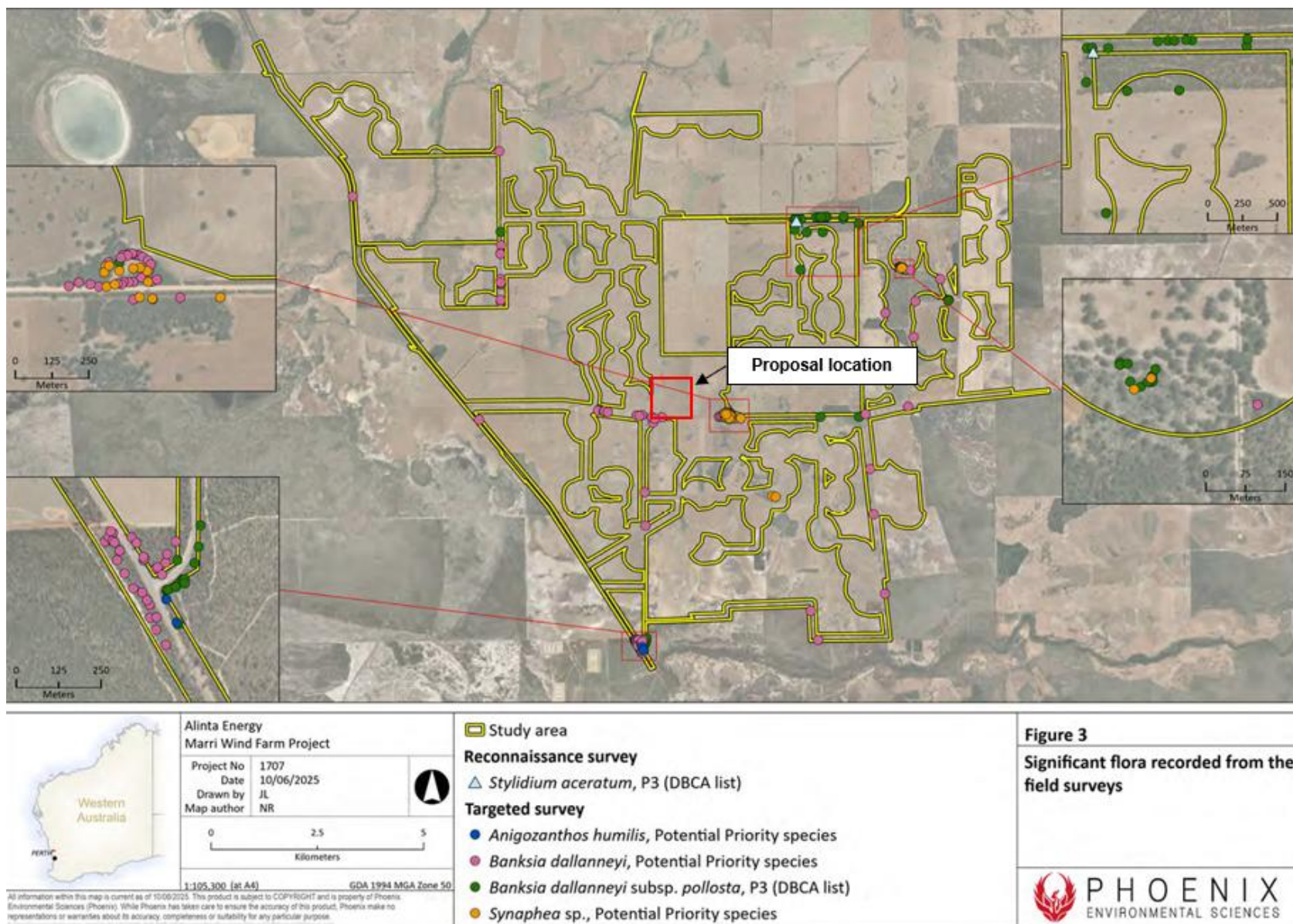


Figure 3 Conservation significant flora recorded during field surveys (Phoenix Environmental Sciences, 2025e)

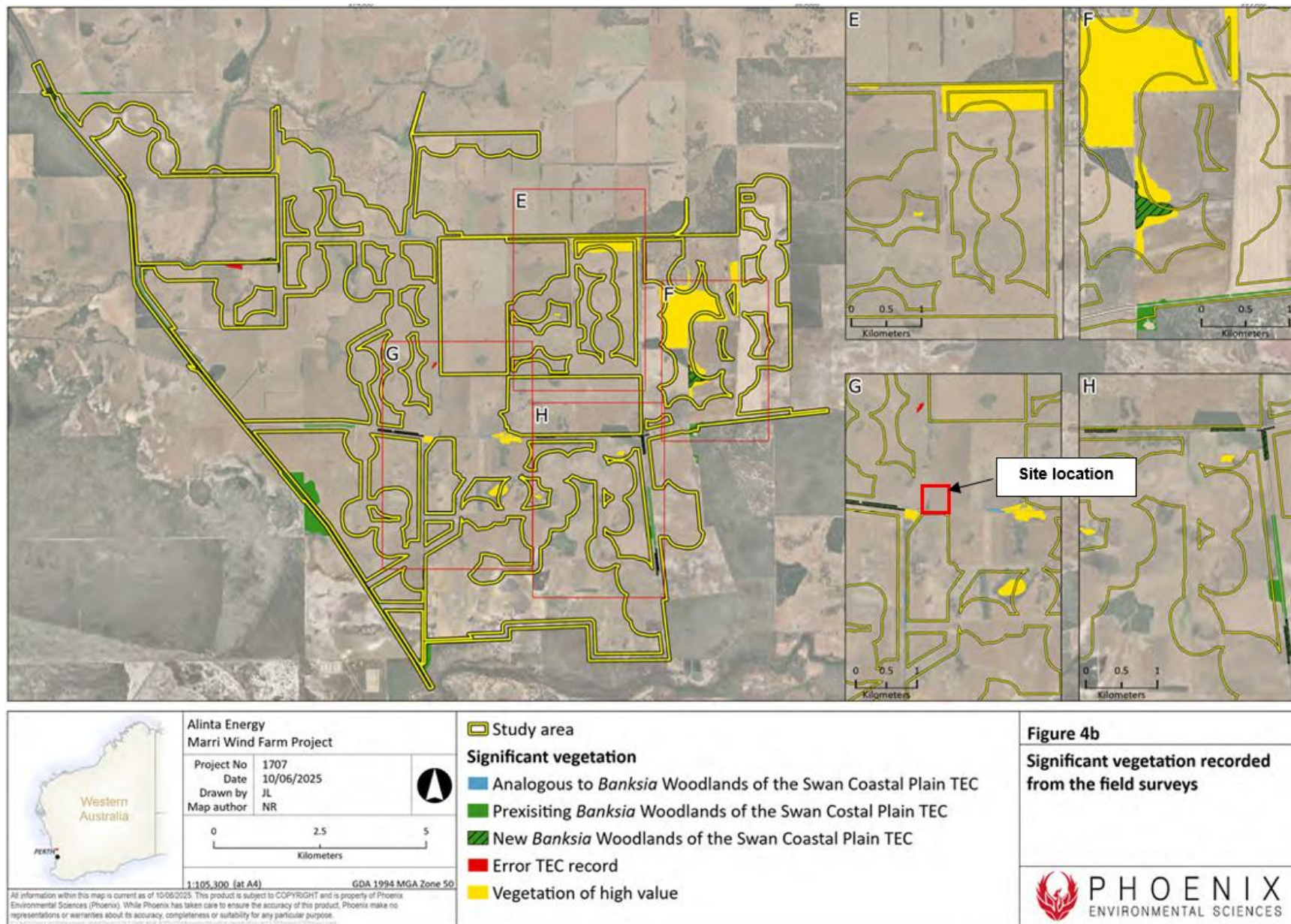


Figure 4 Significant vegetation recorded during field surveys (Phoenix Environmental Sciences, 2025e)

4.1.2 Fauna and habitat

Terrestrial fauna assessments were undertaken by Phoenix Environmental Sciences (2025a; 2025c) for the Marri Wind Farm, including:

- A basic and targeted terrestrial fauna survey in August 2024
- Targeted black cockatoo habitat assessments between March and August 2025

The basic and targeted fauna survey (Phoenix Environmental Sciences, 2025a) found that the survey area was predominantly cleared (89.8%), with native habitats occurring as small, fragmented patches (9.5%), typical of agricultural landscapes. Evidence of introduced predators, including foxes, cats and dogs, was also recorded across the survey area.

Fauna habitat within the site comprises entirely cleared agricultural land, while adjacent roadside vegetation has been mapped as *Banksia* heath and woodland (refer Figure 5). No conservation significant fauna species were recorded within the site during either the desktop assessment or field surveys. Similarly, no direct sightings of Black Cockatoos, potential nest trees, night roosts, or foraging evidence were recorded within the site.

Carnaby's Black Cockatoo (*Zanda latirostris*), listed as Endangered under the *Environment Protection and Biodiversity Conservation Act 1999* and *Biodiversity Conservation Act 2016*, was recorded within approximately two kilometres of the site and on several occasions within the broader survey area. Whilst the adjacent *Banksia* heath and woodland provide high value foraging habitat for the species, the wider landscape was assessed as possessing generally low foraging value due to the dominance of cleared agricultural land.

Given that the site is predominantly cleared, impacts to fauna and fauna habitat are expected to be minimal. However, some clearing of the *Banksia* heath and woodland habitat will be required to facilitate access to the site. Indirect impacts to fauna and habitat, such as altered fire regimes and the introduction or spread of invasive species, will be minimised through standard environmental management practises.

As forementioned, clearing activities will regulated by the NVCP process under Part V, Division 2 of the EP Act. The NVCP assessment process includes consideration of potential impacts to biodiversity values, including fauna habitat, and provides an appropriate mechanism for avoiding, minimising and managing clearing-related environmental impacts.

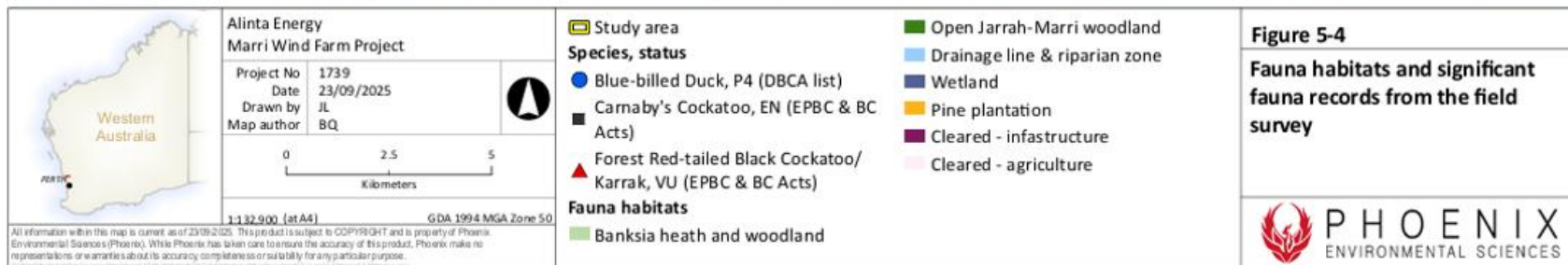
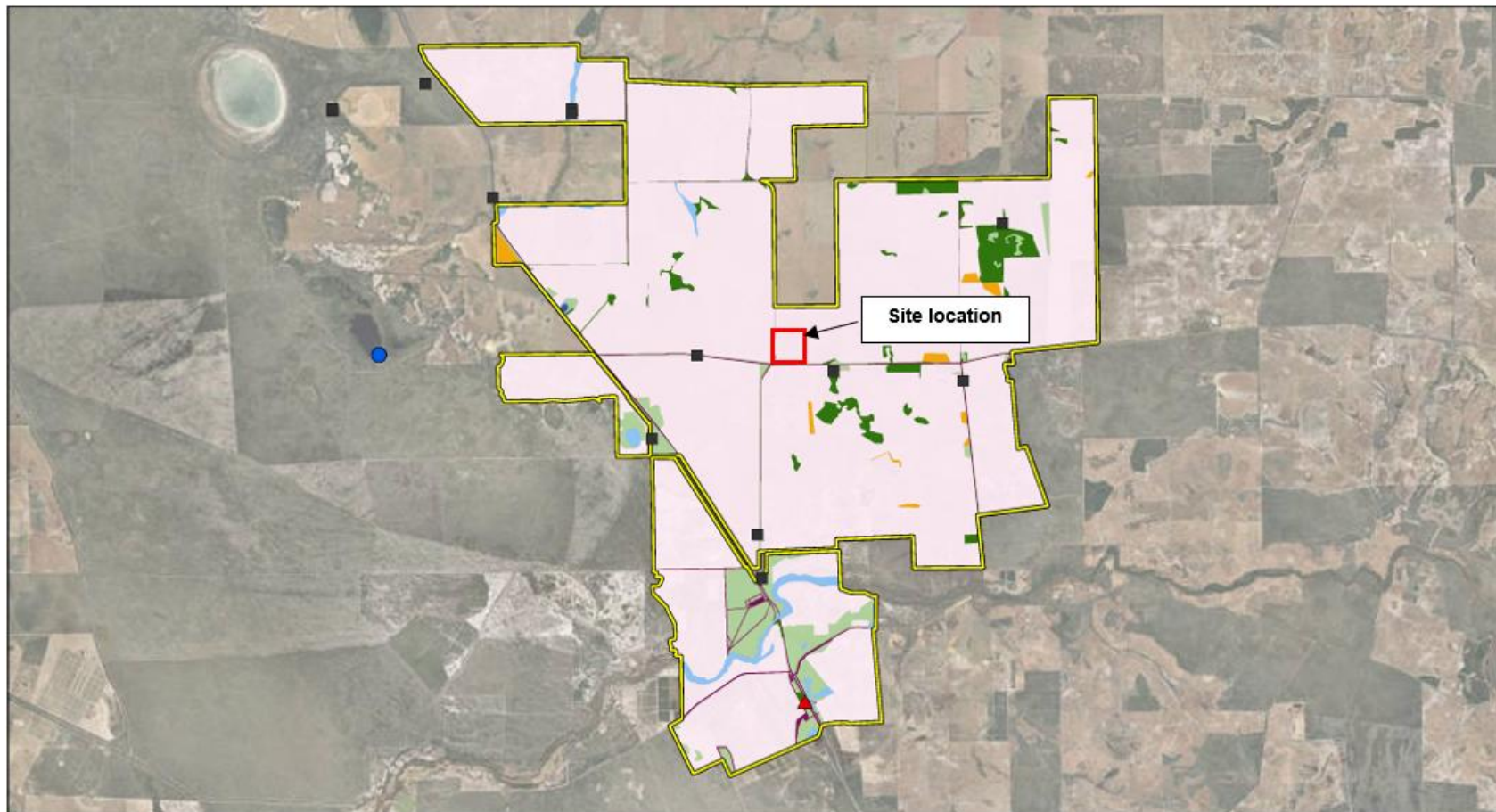


Figure 5 Fauna habitat types and conservation significant fauna records

4.2 Heritage

A Heritage Due Diligence Assessment (archae-aus, 2025) was prepared to support the wind farm development application. The report assesses the potential for Aboriginal and historic heritage within the wind farm development envelope and identifies potential heritage constraints under the *Aboriginal Heritage Act 1972* and the *Heritage Act 2018*.

4.2.1 Aboriginal heritage

The Heritage Due Diligence Assessment identified no Lodged or Registered Aboriginal Cultural Heritage (ACH) Places within the Proposal site. This was confirmed by a review of the Aboriginal Cultural Heritage Inquiry System (ACHIS) (DPLH, 2026). However, ACHIS also provides that no previous heritage surveys have occurred across the site.

The assessment notes that the region has been subject to limited archaeological and ethnographic survey efforts, meaning that the ACHIS database may not fully represent the extent or distribution of ACH. However, the site was assessed to have a low potential for occurrence of ACH.

Should any ACH be discovered during ground works, the Traditional Owners and DPLH and the Shire of will be consulted to ensure that appropriate heritage management procedures and approvals are implemented before any further disturbance occurs.

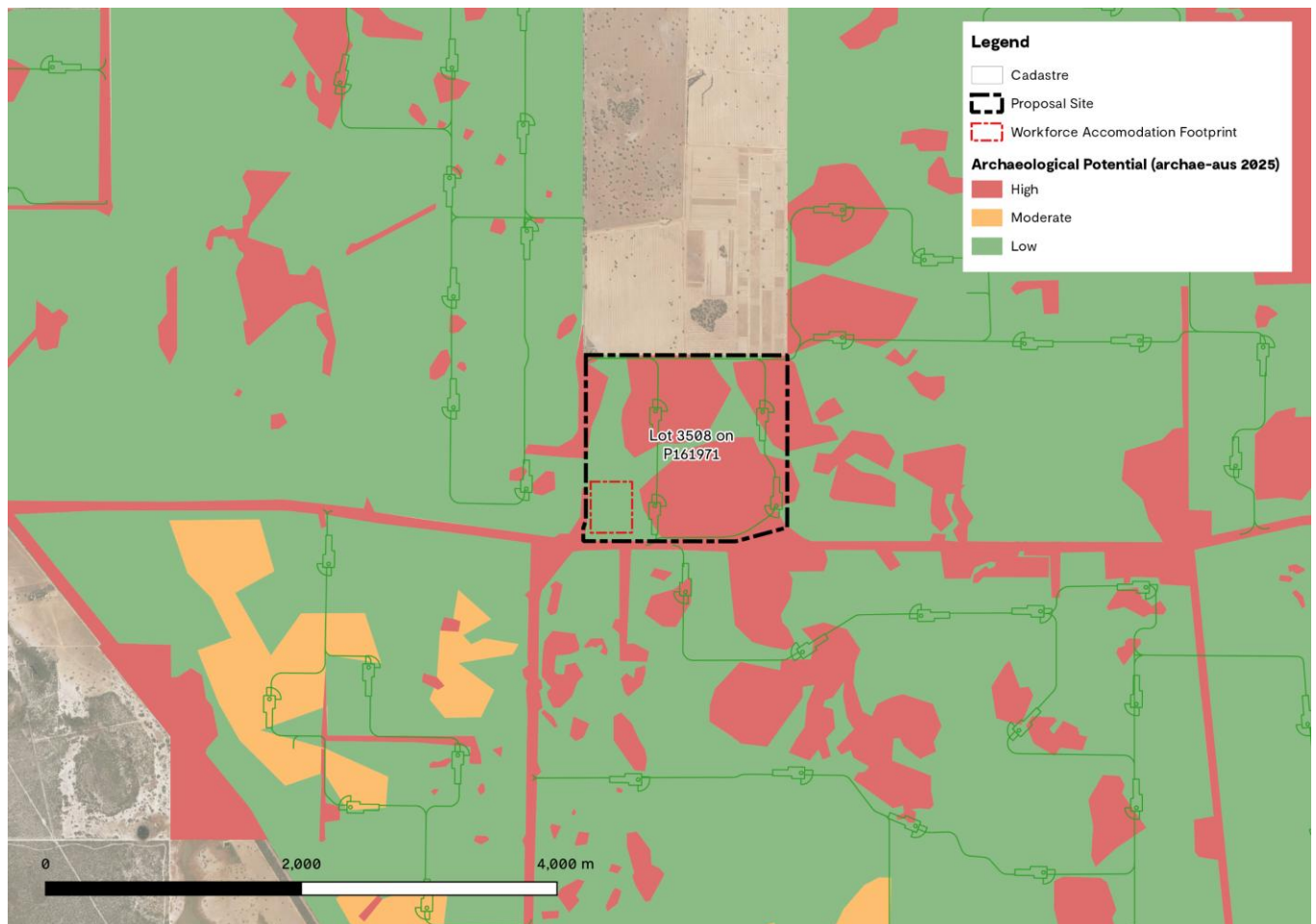


Figure 6 Potential for occurrence of Aboriginal Cultural Heritage

4.2.2 Historic heritage

The Heritage Due Diligence Assessment identified no historic heritage sites across the entire wind farm development envelope, including the Proposal site.

The construction of the Proposal will not impact these heritage sites. Should any historical heritage materials or features be discovered during heritage surveys or ground works, the DPLH and the Shire of Dandaragan will be consulted to ensure that appropriate heritage management procedures and approvals are implemented before any further disturbance occurs.

4.3 Landscape and visual considerations

A Landscape and Visual Appraisal (LVA) has been prepared by GHD to provide a high-level desktop assessment of the landscape and visual considerations associated with the Proposal. The LVA draws upon the findings of the approved Marri Wind Farm Landscape and Visual Impact Assessment (Aurecon, 2025) and considers the Proposal within its existing landscape, visual, and land use context.

The LVA identifies the site as being located within LCZ1 Agricultural Pasture, a landscape character zone comprising broad-acre cropping and grazing land, local road networks, farm infrastructure, dispersed rural dwellings and remnant vegetation corridors. The landscape is representative of the wider Dryandra Uplands agricultural setting and has been assessed as having a medium landscape value.

The Proposal would introduce temporary workforce accommodation infrastructure into the existing rural landscape and would be theoretically visible from sections of Gillingarra Road, Dandaragan Road and a limited number of nearby rural residential properties. However, views would generally occur within the context of an established agricultural landscape that already contains farm infrastructure, road networks and other rural development. The Proposal would also be viewed in conjunction with the approved Marri Wind Farm development, which represents the dominant source of long-term visual change within the broader locality.

The Proposal will adhere to the following recommendations of the LVA in order to minimise adverse effects on landscape character, visual amenity, valued views or areas of visual significance:

- Retain existing vegetation where practicable.
- Utilise materials, colours and finishes that are compatible with the surrounding rural landscape.
- Minimise visual prominence through appropriate siting, scale and design.
- Rehabilitate disturbed areas following decommissioning to ensure consistency with the surrounding landscape character.

Overall, due to the nature of the Proposal, any changes to landscape character and visual amenity are expected to be temporary, localised and reversible.

4.4 Noise impacts

GHD (2026) completed a high-level noise and vibration assessment for the proposed Marri Wind Farm temporary workforce accommodation village. The assessment considered noise from the closest Marri Wind Farm wind turbines, construction noise sources, heavy vehicle movements on surrounding and internal roads, and evaporative cooler fans associated with the camp kitchen and mess facilities.

The criteria adopted for the assessment were informed by the World Health Organisation *Night Noise Guidelines for Europe* (2009) and the Australian/New Zealand Standard AS 2107:2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors* (refer Table 4).

Table 4 Adopted noise criteria

Standard / Guideline	L _{Aeq} (dB)
Indoor bedroom sound levels (AS/NZS 2107:2016)	35
External interim sound levels (WHO 2009)	55

Noise impacts were modelled conservatively, based on a worst case scenario where noise sources are simultaneous in operation. Predicted noise contours from the assessment are illustrated in Figure 7 below.

The highest predicted external noise level at an accommodation unit facade is 57 dB(A) L_{Aeq}. This is at a marginal and acceptable level above the adopted external criterion of 55 dB(A) L_{Aeq} given the conservative parameters used in the noise model.

The assessment recommends an external-to-internal noise reduction of approximately 22 dB to achieve the adopted internal bedroom target of 35 dB(A) LAeq. The Proposal will achieve this using conventional insulated modular construction, standard glazing, sealed acoustically rated external doors and windows, and mechanical air conditioning that enables windows to remain closed when required. The predicted construction vibration setback distances indicate that the accommodation units are outside the adopted 5 mm/s PPV cosmetic damage and 1 mm/s PPV human comfort screening distance. As such, vibration levels are not expected to adversely affect the accommodation units.

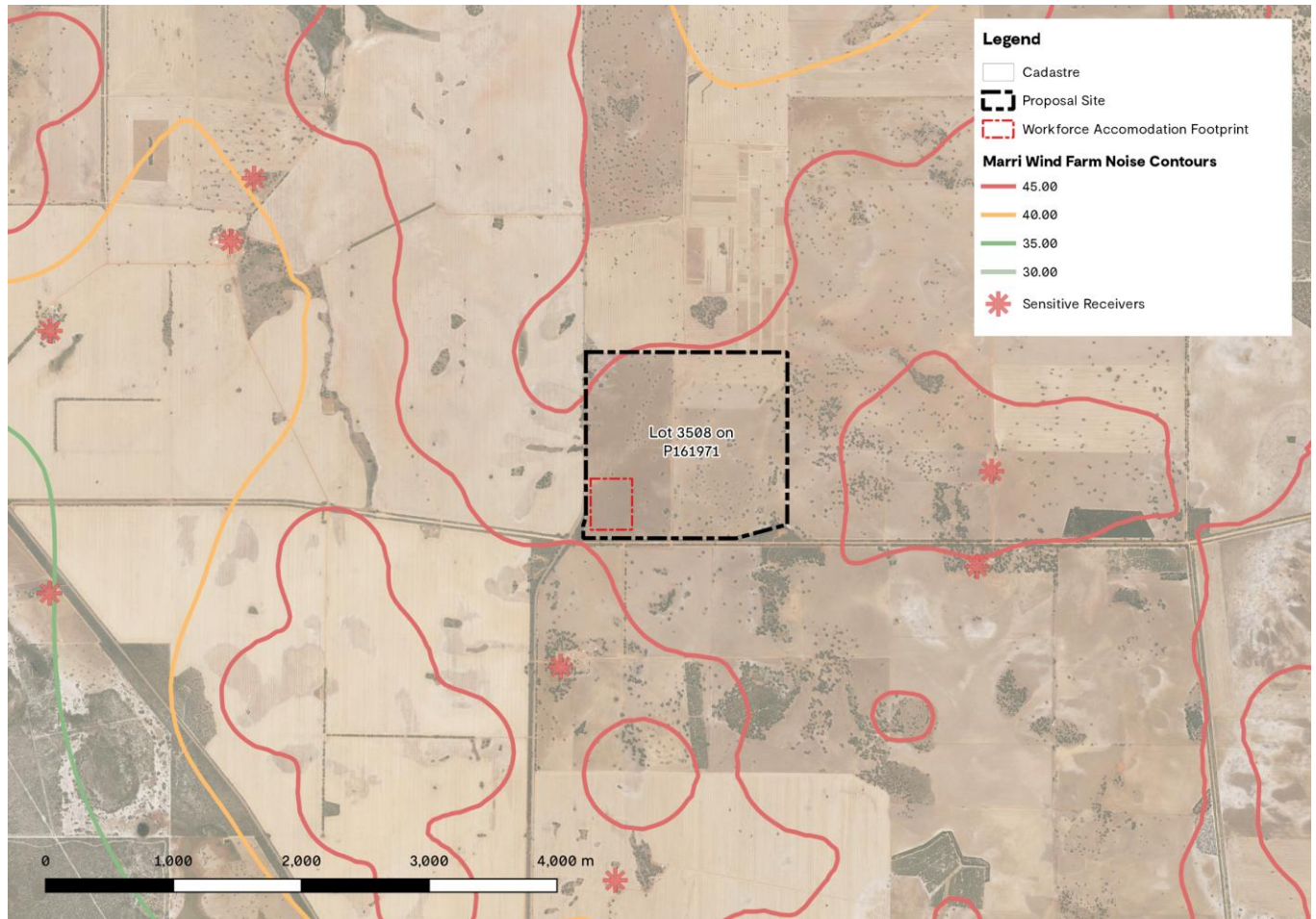


Figure 7 Noise contours

4.5 Operational noise

Operational noise from the Proposal may arise from fixed plant and routine camp activities, including diesel generators, water and wastewater treatment equipment, pumps, air-conditioning and ventilation plant, waste collection, deliveries, buses and light vehicles, maintenance activities, use of recreation areas, outdoor gatherings, amplified music and general occupant activity.

The *Environmental Protection (Noise) Regulations 1997* establish assigned noise levels for noise received at other premises and provide a statutory mechanism for addressing unreasonable or non-compliant noise. These requirements apply to relevant mechanical plant, equipment and site activities. However, compliance with the Regulations will not, by itself, manage every amenity issue associated with a temporary accommodation village.

The Regulations are principally receptor-based and do not provide a complete operating framework for cumulative low-level activity, short-duration events, the timing and frequency of vehicle movements, or occupant behaviour. The considerable distance to nearby sensitive receptors means any noise impacts from these activities is likely to be negligible.

In any event, operational noise will be managed through the Operational Management Plan (OMP). A Preliminary OMP accompanies this application (refer **Appendix I**). The Preliminary OMP establishes controls and

responsibilities. The Preliminary OMP establishes practices for the management of potential noise, complaints handling and resolution processes, and induction of occupants into maintaining neighbourly practices throughout their occupation of the Proposal.

4.6 Hydrology

4.6.1 Surface water and drainage

A Flood Study (Aurecon, 2025a) was prepared to support the Marri Wind Farm, assess the existing surface water conditions and evaluating the potential flood risks associated with the development. The study modelled conservative, worst-case flood scenarios to support surface water management and layout refinement.

The study identified that the broader wind farm development area is influenced by the Caren Caren Brook and Moore River catchments. However, no watercourses or defined catchments intersect the Proposal site.

The study also determined that the Proposal site is not subject to significant flooding constraints under existing conditions. The outcomes of the study have provided a basis for the design of appropriate drainage and stormwater management measures for the Proposal.

4.6.2 Groundwater

The site is located within the Gingin Groundwater Area and is underlain by several groundwater systems, including shallow surficial and superficial aquifers and the deeper Leederville, Parmelia and Yarragadee Formations.

The baseflows of the Moore River and local groundwater dependent ecosystems are dependent on groundwater. As such, groundwater abstraction must be carefully managed within licensed allocation limits. Water required for the Proposal will be sourced from groundwater under an existing licensed allocation that is not currently utilised to its full extent, as described in section 4.9.1 – Water supply.

Potential impacts to groundwater quality will be managed via the implementation of environmental management measures, in accordance with the OMP:

4.7 Bushfire

As all habitable elements are located outside of bushfire prone areas (refer Figure 8), the provisions of SPP 3.7 do not apply to the Proposal. Notwithstanding this, bushfire planning advice has been obtained to inform the site layout and design and minimise bushfire risk (refer **Appendix D**).

In accordance with the advice, asset protection zones (APZs) will be established and maintained around key infrastructure to the recommended standards, including:

- +10 m around WWTP processing and storage, potable water pumping and storage, maintenance buildings and ancillary buildings
- 20 m surrounding accommodation modules, laundries, generators and fuel storage
- 50 m surrounding kitchen and dining facilities

The *Planning for Bushfire Guidelines* recommend a minimum dedicated firefighting water supply of 10 kL per building. However, having regard to the scale and nature of the workforce accommodation facility, two 50 kL firewater tanks will be provided.

Bushfire Emergency Management Procedures will also be incorporated into the overarching Emergency Management Plan for the facility. These procedures will address matters including the monitoring of Fire Danger Ratings, Total Fire Ban and Harvest and Vehicle Movement Ban days, review of bushfire incidents occurring within the surrounding area, and implementation of early and safe off-site evacuation procedures where required.

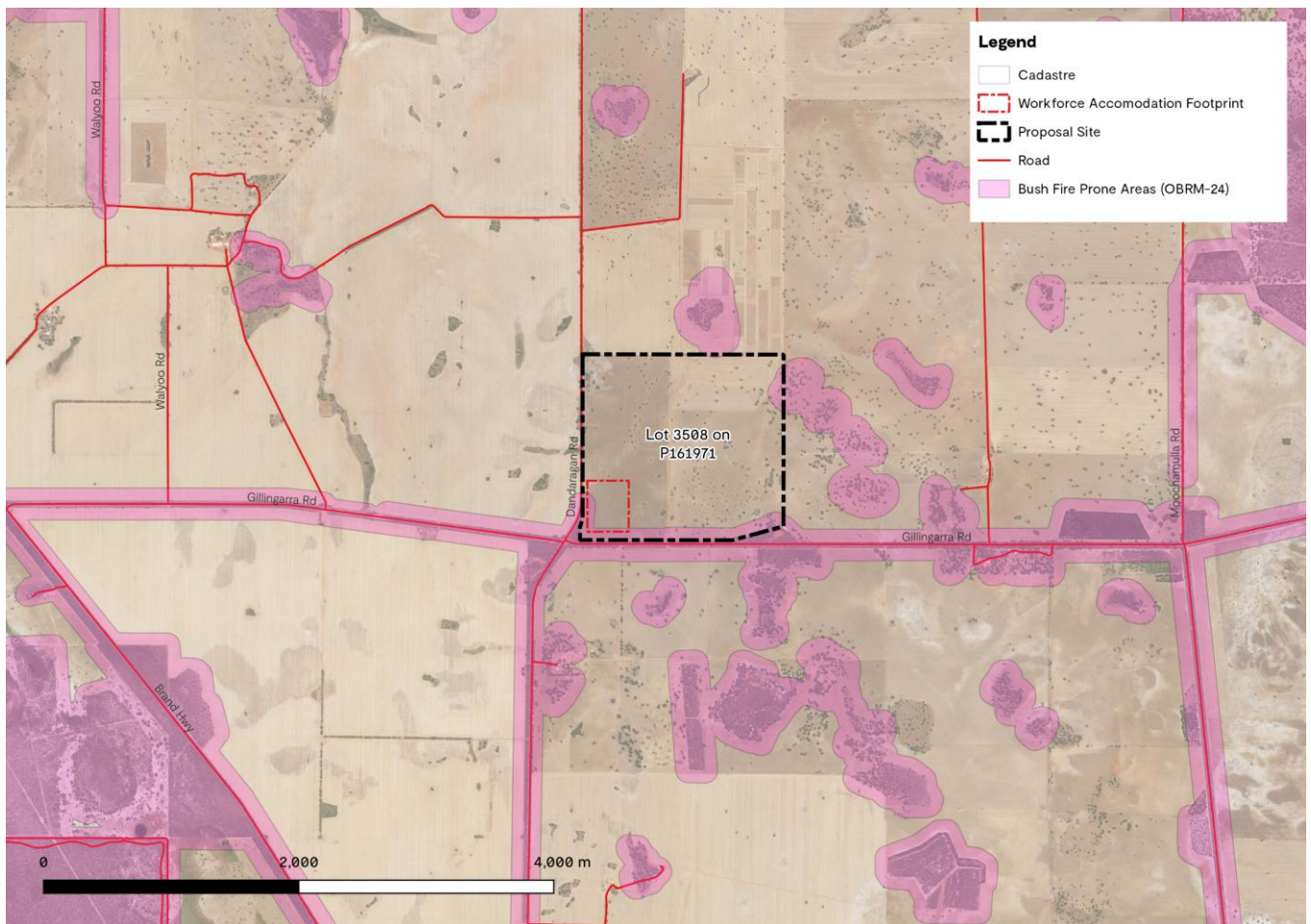


Figure 8 Bushfire prone areas

4.8 Traffic and movement

A Transport Impact Statement has been prepared to support the Proposal (refer **Appendix F**).

The Transport Impact Statement concludes that the Proposal can be accommodated without materially affecting the capacity or operation of the surrounding road network. Primary access will be from Brand Highway via Dandaragan Road. Access from Gillingarra Road will be limited to emergencies unless upgraded and approved by the Shire.

During the six-month construction period, the Proposal is expected to generate approximately 50 to 60 personnel vehicle movements and 50 delivery vehicle movements per day. Traffic will predominantly approach from the south via Brand Highway and Dandaragan Road, which has sufficient capacity to accommodate the forecast increase.

During operation, the Proposal will accommodate up to 450 workers across two to three roster groups. Traffic will be concentrated around weekly roster changeovers, with additional service, delivery, fuel and waste collection movements.

The Dandaragan Road access will accommodate light vehicles, buses, service vehicles and B-doubles. The site provides 301 light vehicle bays, nine universal access bays, 18 bus or long vehicle bays and one ambulance bay. All parking, loading and manoeuvring will occur within the site.

A Traffic Management Plan will address workforce and delivery scheduling, roster changeovers, school bus interactions, heavy and oversize vehicle movements, emergency access and temporary traffic controls. Subject to these measures, the Proposal is not expected to compromise road safety or network efficiency.

4.9 Servicing

A Services Assessment has been prepared to support the Proposal, outlining arrangements for water supply, sewerage, waste management, and power supply (refer **Appendix G**).

4.9.1 Water supply

The workforce potable water demand will be approximately 200 L per person per day, totalling to 90,000KL per day at maximum occupancy.

Potable water pumping and 4 x 50 kL water storage tanks will be provided on site to service the Proposal. Water will primarily be sourced through groundwater abstraction from an existing licensed groundwater allocation. Alternative supply arrangements, such as water trucking, will be available if required. Groundwater will be treated through an on-site water treatment system to achieve potable water standards.

4.9.2 Sewerage

As reticulated sewerage is not available to the site, a WWTP will be constructed to service the Proposal. Treated effluent will be discharged within an approximate 27,000 m² disposal field, in accordance with the *Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

The WWTP and disposal system has been designed to accommodate the anticipated wastewater volumes generated during operation of the facility. Approval for the WWTP will be obtained from the Department of Health prior to installation and commissioning.

Wastewater management will be undertaken in accordance with the OMP to mitigate potential health and environmental impacts.

4.9.3 Waste management

Waste generated during operation of the Proposal will comprise general waste, including food waste and non-recyclable packaging, and co-mingled recyclable materials, including aluminium cans, glass containers, paper and cardboard.

A typical workforce accommodation facility generates up to ~2.5 kg per person, per day. Actual waste volumes are anticipated to fluctuate throughout the construction period and will be reduced through the provision of recycling facilities, centralised waste collection and housekeeping practices.

Accommodation rooms will be provided with individual waste receptacles, which will be serviced regularly by housekeeping staff. As meals will be prepared and consumed within the communal kitchen and dining facilities, waste generation within accommodation rooms is expected to be minimal. Additional general waste and recycling receptacles will be distributed throughout the site to encourage appropriate waste segregation and disposal.

Waste streams will be collected, sorted and temporarily stored within a dedicated and screened bin enclosure area. Waste will be removed from the site by a licensed waste contractor and transported to an appropriately licensed waste management facility for disposal and recycling. The Dandaragan Transfer Station and Recycling Depot is expected to serve as the primary receiving facility due to its proximity to the site. However, alternative licensed waste management facilities, including the Jurien Bay Transfer Station and Recycling Centre, may be utilised where capacity constraints necessitate an alternative receiving location.

Given the temporary nature of the Proposal, the anticipated waste volumes, and the availability of alternative licensed waste management facilities within the region, the Proposal is not expected to result in a significant or long-term increase in regional waste management requirements. Waste management practices for the Proposal will be implemented in accordance with the OMP.

4.9.4 Power

Electrical power will be supplied by on-site 4 x 400kV diesel generators, providing a reliable and self-sufficient power supply. The generators will provide electricity for accommodation units, administration and communal

facilities, lighting, water supply infrastructure, wastewater treatment infrastructure and other ancillary services required for the operation of the Proposal.

Fuel required for generator operation will be stored within dedicated on-site fuel storage facilities designed and operated in accordance with relevant regulatory requirements and industry standards. Fuel storage areas will incorporate appropriate spill containment and management measures to minimise the risk of land or water contamination.

5. Conclusion

This report has been prepared by GHD for Alinta Energy to accompany an application for temporary development approval under the Shire of Dandaragan Local Planning Scheme No. 7. Alinta Energy is seeking to develop temporary workforce accommodation to support the construction of the Marri Wind Farm.

The proposed Marri Wind Farm is located approximately 20 km south of Dandaragan, within the Shire of Dandaragan, Western Australia. The wind farm will generate up to 550 MW of renewable energy and connect directly to the SWIS, forming part of WA's broader energy infrastructure network and contributing to State decarbonisation targets.

This report assesses the Proposal against the relevant provisions of the planning framework and is accompanied by a series of reports, technical information, and assessments demonstrating the Proposal's consistency with orderly and proper planning and the preservation of amenity. To ensure potential impacts to amenity are appropriately managed, the following will be implemented prior to operation of the Proposal:

- Operational Management Plan, inclusive of an agreed complaints monitoring and handling procedure
- Final Decommissioning Plan; and
- Traffic Management Plan.

It is requested that the Proposal be granted a time-limited development approval for a period of 5 years starting from the commencement of construction.

6. References

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Appendix A

Application Form

Appendix B

Certificate of Title

Appendix C

Development Plans

Appendix D

Bushfire Advice

Appendix E

Noise Assessment

Appendix F

Transport Impact Statement

Appendix G

Services Assessment

Appendix H

Landscape and Visual Appraisal

Appendix I

Preliminary Operational Management Plan

Appendix J

Preliminary Decommissioning Plan

