



RENEWABLE PROJECT PROPOSALS

KEY INFO FOR PROPONENTS

ADVICE TO APPLICANTS

1.0	Community Benefit	<p>Community benefit excludes that which is required to mitigate adverse impacts of development including (but not limited to) host and adjoining landowner payments required to obtain consent or prescribed by legislation. The financial value of community benefit will vary from project to project, however, the minimum community benefit threshold for the Council will be guided by the following:</p> <ul style="list-style-type: none"> • \$ per megawatt per annum for solar energy development for the life of the development (including future modified or recommissioned projects), • \$ per megawatt per annum for wind energy development for the life of the development (including future modified or recommissioned projects), and / or • \$ per megawatt of capacity for energy storage developments. <p>*Note: While contribution amounts are yet to be determined, these will be guided by industry standards. Should guidance of Community Benefit contributions be provided by relevant legislation or guidelines at Federal, State Government or the Renewable Energy Industry, the Shire will be guided by these as appropriate.</p> <p>The intention is that funds will be allocated to progress projects and strategic objectives as identified in the Shire's Council Plan. Through this policy, we expect the CBS to accelerate the delivery of priority infrastructure and deliver benefits to host communities.</p>
2.0	Development Assessment	<p>Reference: Shire of Dandaragan Renewable Energy Facilities Local Planning Policy</p> <p><i>This policy provides direction and guidance on the development of renewable energy facilities (such as wind and solar farms) under the Shire of Dandaragan Local Planning Scheme No.7. The policy provides information regarding Development Application requirements, community and stakeholder engagement, and the assessment of proposals for 'Renewable Energy Facilities'. This policy is to be read in conjunction with the Western Australian Planning Commission's Position Statement: Renewable Energy Facilities.</i></p> <p>https://www.dandaragan.wa.gov.au/Profiles/dandaragan/Assets/ClientData/Documents/Policy_Manual/FINAL_Renewable_Energy_Local_Planning_Policy_July_2025.pdf</p>

		<p>Submission Requirements</p> <p>5.1 Development Application is required for all renewable energy facilities. LPS7 does not currently contain a land use definition for 'renewable energy facility' and as such all Applications of this type will be considered a 'use not listed.'</p> <p>5.2 A development application for a renewable energy facility, including a meteorological mast associated with a proposed wind farm, should include a completed Development Application Form signed by all landholders and the following supplemental information:</p> <ul style="list-style-type: none"> a) Site plan clearly showing setback distances to relevant property boundaries. b) Elevation plan(s) including colour and finish of structures and any lighting proposed; c) Decommissioning and Rehabilitation Plan; d) Environmental Survey and assessment of potential environmental impacts, prepared by a suitably qualified consultant; e) Visual and Landscape Impact Assessment prepared by a suitably qualified consultant, informed by the Western Australian Planning Commission's Visual Landscape Planning in WA: A manual for evaluation, assessment, siting and design ; f) For wind farm and met mast proposals, an Aviation Impact Assessment prepared by a suitably qualified consultant and informed by Guideline D of the National Airports Safeguarding Framework – Managing the Risk to Aviation Safety of Wind Turbine Installations (Wind Farms)/ Wind Monitoring Towers and the Civil Aviation Safety Authority Advisory Circular AC139.E-05 v.1,1 – Obstacles (including wind farms) outside the vicinity of a CASA Certified Aerodrome; g) Details of the proposed access / egress to the site including the transport route(s) that will be utilised during construction; and h) Evidence of pre-lodgement consultation with relevant stakeholders, including the Yued Aboriginal Corporation. <p>5.3 The following information may be required on a case-by-case basis:</p> <ul style="list-style-type: none"> a) Acoustic Study including a Noise Management Plan prepared by a suitably qualified acoustic consultant. The Noise Management Plan should include a clear process for managing complaints associated with the development; b) Heritage Assessment, when the proposal is in proximity to Aboriginal, historic or natural heritage sites;
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		<p>c) An Environmental Management Framework establishing the requirements for a future Environmental and Construction Management Plan. This plan will be required to be finalised as a condition of approval and should address, at minimum:</p> <ul style="list-style-type: none"> i. Standards and procedures to be implemented during construction of the development and how these will mitigate potential impacts, such as dust and noise, on adjoining properties; ii. Measures to minimise site disturbance including proposed means of managing erosion, drainage run-off, flooding, water quality, retention of remnant vegetation, top soil, and weed and disease hygiene; iii. Vehicle and machinery access and movement; and iv. The location of any bulk material sources (i.e. sand and gravel) proposed to be used during site construction, the quantities of such materials to be required and the method of transporting materials to the development site. Sand and gravel are only to be taken from within the project site or from borrow pits with an approved extractive industry licence. <p>d) The location and approval status of any proposed workforce accommodation, including approved routes from such accommodation to the development site.</p> <p>e) Shadow Flicker Assessment;</p> <p>f) Transport Impact Statement or Transport Impact Assessment, informed by the Western Australian Planning Commission's Transport Impact Assessment Guidelines.</p> <p>g) Electromagnetic Interference Assessment;</p> <p>h) Bushfire Hazard Level Assessment; and</p> <p>i) Community Engagement Plan outlining the outcomes of the pre-lodgement community and stakeholder engagement and a strategy for future engagement activities and consultation planned to occur throughout the life of the project.</p> <p>Development Requirements</p> <p>7.1 Wind turbines are to be setback a minimum of 1.5km from any sensitive land use. Any proposals seeking to vary this requirement are to be accompanied by an Acoustic Study including a Noise Management Plan, prepared by a suitably qualified acoustic consultant.</p>
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		<p>7.2 Wind turbines are to be set back a minimum of 1.1 times the total height of the structure including the propellor blades at the highest point (the 'tip height'), from public roads and lot boundaries, where the adjoining lot is not included within the wind farm project area.</p> <p>A reduced setback to a lot boundary that is not within the wind farm project area may be approved on a case-by-case basis subject to written agreement with the adjoining property owner. A minimum setback of 1.1 times the blade length, with 'blade length' defined as one half the rotor diameter, is required instances to prevent blade overhang. Any proposals seeking to vary this requirement are to be accompanied by a planning merit-based justification by the applicant.</p> <p>7.3 Clearing of native vegetation is to be minimised. Renewable energy facilities should be sited on cleared farming land.</p> <p>7.4. Wind turbines should be located in flatter landscapes, where feasible, to reduce visibility due to shortening the visual perspective of the structure.</p> <p>7.5. Wind turbines should generally have uniformity in terms or colour, size, and shape.</p> <p>7.6 Wind turbines should not significantly adversely impact upon nearby sensitive land uses by reason of shadowing, flickering, reflection, or blade glint.</p> <p>7.7 Where practical, landscaping should be implemented within the development site to mitigate the visual impact of the development from sensitive land uses and public roads.</p>
3.0	Community Engagement	<p>Evidence of pre-lodgement consultation with relevant stakeholders should be provided as part of the Development Application submission. These stakeholders may include, but are not limited to, the following:</p> <p>Community</p> <ul style="list-style-type: none"> • The local government; • Adjoining property owners; • Local Traditional Owner Groups and the Yued Aboriginal Corporation. • Local aerial spraying contractors; • Unlicensed airstrip owners (within a 5km radius of a wind turbine); and • any relevant incorporated aeronautical associations.

		<p>State and Commonwealth Government</p> <ul style="list-style-type: none"> • Main Roads WA; • Western Power; • Civil Aviation Safety Authority (CASA); • Air Services Australia; • Department of Defence; • Royal Flying Doctor Service (RFDS); • Department of Fire and Emergency Services (DFES); • Department of Planning, Lands and Heritage (DPLH); • Department of Water and Environmental Regulation (DWER); • Department of Biodiversity, Conservation and Attractions (DBCA); • Department of Primary Industries and Regional Development (DPIRD); • Bureau of Meteorology; and • Environmental Protection Authority (EPA). <p>6.2 Where a Community Engagement Plan is deemed to be required (generally for larger, long-term proposals that are likely to have a substantial impact upon the local community), this plan should be informed by best-practice community engagement principles, including the Clean Energy Council's Community Engagement Guidelines for the Wind Industry (2018) and the Clean Energy Council's Leading Practice Principles: First Nations and Renewable Energy Projects (2024).</p> <p>6.3 The local government may seek to enter into an agreement with the developer to contribute to a community benefit fund. The community benefit fund will be managed by the local government and utilised to undertake projects and provide services that benefit the broader community.</p> <p>6.4 Public Advertising for a renewable energy facility Development Application will be undertaken in accordance with the requirements for advertising a 'complex application' under Clause 64(3) of Schedule 2 – Deemed Provisions of the Regulations, augmented by the requirements under this policy, to ensure maximum public feedback may be obtained. Public Advertising will include:</p> <p>(a) A Public Notice of the proposed development and relevant plans and accompanying material will be published on the local government website and displayed at the local government offices.</p>
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		<p>(b) Written notice of the proposed development will be given to the owners of every property that is within 500m of the proposed development; and to any other owners or occupiers of properties in the vicinity of the proposed development who, in the opinion of the local government, are likely to be affected by the granting of development approval.</p> <p>(c) The proponent will, at their cost, erect a sign or signs in a conspicuous place on the land the subject of the application giving notice of the proposed development in the form set out in Clause 86(3) of the Regulations. The proponent will submit photographic evidence to the local government that the sign has been erected at the commencement of the public advertising period.</p> <p>(d) Referral of the proposal to any statutory, public or planning authority which the local government considers the proposed development may affect.</p> <p>6.5 The local government will predominantly notify owners of potentially affected land and, where appropriate and feasible, will also notify occupiers of the land.</p>
4.0	Vehicular Access & Traffic Management	<p>Road Upgrade / Sealing Advice Notes</p> <p>The proponent shall upgrade and seal all nominated haulage routes to the satisfaction of the Shire of Dandaragan prior to the commencement of construction. Construction of any sealing of our roads will be as per the design attached.</p> <p>Where this is not undertaken, the following conditions shall apply.</p> <p>1. Closure of Gravel Roads Following Rainfall</p> <p>Unsealed roads approved for use by construction traffic shall be closed to all heavy vehicles for a minimum of 24 hours following any rainfall event exceeding 5 mm in 24 hours, or until such time as the Shire determines the pavement has sufficiently dried to support safe traffic.</p> <p>2. Closure of Gravel Roads Due to Safety Hazards</p> <p>Unsealed roads may be closed to construction traffic at the discretion of the Shire where any of the following occur:</p> <ul style="list-style-type: none"> a) Corrugations, rutting or sand blow-outs cause unsafe road conditions. b) Dust suppression is insufficient, resulting in reduced visibility for oncoming or local traffic. c) The road condition presents a hazard to other road users or local residents.

		<p>d) Construction traffic fails to operate within approved traffic management arrangements – e.g. speeding, use of unapproved road routes or failing to observe time exclusions.</p> <p>3. Road Maintenance Responsibilities The proponent shall be responsible for the full cost of maintenance of all unsealed roads used by construction traffic, including but not limited to grading, watering, dust suppression, and reinstatement, at the frequency determined necessary by the Shire, for the duration of the construction phase of the project.</p> <p>4. Road Condition Surveys Prior to the commencement of works, the proponent shall fund a joint dilapidation survey of all roads to be used for construction traffic. A repeat survey shall be conducted at the completion of construction, with all identified damage to be reinstated to the satisfaction of the Shire at the proponent's cost.</p> <p>5. Damage Liability The proponent shall be liable for all damage caused to Shire roads (sealed and unsealed) as a result of construction, operation, or associated traffic movements.</p> <p>6. Road Safety and Traffic Management The proponent shall prepare, implement, and maintain a Shire-approved Traffic Management Plan addressing:</p> <ul style="list-style-type: none"> a) Construction vehicle speed limits. b) Approved haulage routes and times of operation (to avoid conflict with school buses and community use). c) Dust suppression and local road safety measures. <p>7. Bonds and Securities Prior to the commencement of construction, the proponent shall lodge a road maintenance bond or bank guarantee with the Shire, equal to the estimated cost of restoring the approved road network to pre-construction condition (plus 25% contingency).</p>
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5.0	Workforce Accommodation	<p>Development Application Requirements</p> <p>All development applications for workforce accommodation should be accompanied by the requirements prescribed in clause 63 in Schedule 2 of <i>the Planning and Development (Local Planning</i></p>

		<p><i>Schemes) Regulations 2015</i> and the Shire of 'Dandaragan Development Application Checklist' and will need to provide following additional information:</p> <ul style="list-style-type: none"> • Details of the purpose and underlying need for the proposed development (i.e. • Details confirming the maximum number of workers proposed to be accommodated on the land and for what period of time. • Details of the location of the work site(s) the occupants of the workforce accommodation will be employed. • Details confirming if and how the workforce accommodation development will be staged and the likely date of commencement of works, completion and occupancy. • Details confirming the period of time the workforce accommodation is anticipated to be in place or will be operational. • Details confirming the 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, local government, 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 of accommodation and infrastructure. <p>In addition to 6.1 above, workforce accommodation proposals for workforce villages (13 or more employees), proposals that meet the requirement for 'high design standards', or in instances where the local government considers necessary should include:</p>
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		<p>A detailed Management Plan demonstrating how the development will be effectively and appropriately managed. The Management Plan should be submitted with the development application and address:</p> <ul style="list-style-type: none"> • strategies ensuring that noise, dust, odour, lightspill and litter are acceptably managed • strategies resolving conflict with owners and/or occupiers of land within the vicinity of the site that may be affected by the operation of the workforce accommodation and timeframes for conflict resolution • details of all vehicle access and parking management including transportation of workers to the site where construction is taking place. • strategies for managing the consumption of alcohol in workforce villages (if applicable) • ongoing maintenance of and repairs to the facility • emergency evacuation measures/procedures; and • who will be directly responsible for implementing the strategies contained in the Management Plan including their contact details.
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		<p>Location</p> <p>7.2.1 Workforce accommodation proposals for operations located within 30 minutes driving time of a townsite are encouraged to locate in close proximity to the town or provide town-based workforce accommodation.</p> <p>7.2.2 The local government will have due regard for the type and scale of surrounding land uses and associated impacts and the local community's views before determining a development application for workforce accommodation or proposals under other legislation referred to the local government for comment. Workforce accommodation proposals may not be supported where the local government determines that they could result in significant land use conflict with existing uses on the land or adjoining properties.</p> <p>7.2.3 The local government does not support workforce accommodation proposals where suitable permanent or short-term accommodation options are readily and practically available within existing townsites and in reasonable proximity to the workplace. Preference is given to integrated, town-based accommodation—such as new or existing dwellings, hotels, motels, or other approved short-stay facilities—wherever possible.</p> <p>7.2.4 Workforce accommodation is to be located to avoid the loss or fragmentation of productive agricultural land and not adversely, detrimentally or prejudicially affect the use, or continued use, of the land or any adjoining land for agricultural or other approved purposes.</p> <p>7.2.5 The local government may approve a workforce village on 'Rural' zoned land, where it can be demonstrated it will be consistent with and not compromise the aims and objectives of the local government's local planning framework.</p> <p>7.2.6 The local government may support the ongoing retention of workforce accommodation, on land zoned 'Rural', where the accommodation is used for an agriculture and seasonal workforce, remains small in scale, excludes substantial communal facilities, and is incidental to the predominant "Rural" land use of the subject property.</p>
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		<p>7.2.7 The local government may support workforce accommodation on land zoned “Commercial”, “Harbour”, or “Tourism” under LPS7 where the development demonstrates ‘High Design Standards’. Proposals should include communal facilities and parking areas. The proposal is to demonstrate adaptability and demand for a future use aligned with the underlying zone or transition to an appropriate use such as ‘Tourist and visitor accommodation’, ‘Residential aged care facility’ or ‘Independent living complex’.</p> <p>7.2.8 The local government may support workforce accommodation in and adjacent to “Residential” zones in the townsites of Badgingarra and Dandaragan where land tenure is suitable. The workforce accommodation is to be suitably located and designed to limit impacts on existing residential areas.</p> <p>7.2.9 This policy may apply to proposals for workforce accommodation on “Public Purpose” reserves in and adjacent to townsites where land tenure and management orders are suitable and consistent with the intended use of the reserve. tenure conditions such as gifting or service connections.</p> <p>Servicing</p> <p>7.3.1 Proponents should ensure that the capacity for servicing the proposal is addressed.</p> <p>7.3.2 Arrangements are to be made with the relevant service provider to ensure a reticulated water supply is provided to service the needs of a workforce accommodation development in urban areas, including infrastructure required for firefighting purposes.</p> <p>7.3.3 Where a reticulated water supply service is not available, suitable arrangements should be made to the specifications and satisfaction of the local government to provide an adequate supply of water for human consumption and firefighting purposes.</p> <p>7.3.4 All tanks and vessels used for the storage of water for human consumption need to have sufficient capacity to ensure a minimum of 80 litres of water per person per day is available at all times.</p>
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		<p>7.3.5 All tanks and vessels used for the storage of water for human consumption are to be constructed and covered to prevent water stored from becoming polluted or contaminated.</p> <p>7.3.6 All water stored for human consumption is to be maintained at all times to the satisfaction of the local government and in accordance with the Australian Drinking Water Guidelines published by the National Health and Medical Research Council.</p> <p>7.3.7 Arrangements need to be made with the relevant service provider to ensure workforce accommodation development is served by reticulated sewerage disposal infrastructure where this service is immediately available. Where reticulated sewerage disposal infrastructure is not immediately available, suitable arrangements are to be made to the specifications and satisfaction of the local government or the Department of Health to provide an adequate on- site effluent disposal system.</p> <p>7.3.8 Workforce accommodation requires access to appropriate power infrastructure. This includes confirmation of 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).</p> <p>7.3.9 Arrangements for waste management and transport need to be made in consultation with the local government. Where applicable, a waste management plan may be submitted for the local government's consideration and approval.</p> <p>Design</p> <p>7.4.1 All buildings and structures proposed to be used for workforce accommodation purposes are required to be of scale, form and appearance (including materials and colours) that do not detract from the amenity and desired character of the immediate locality. The standard of development should be commensurate to its location and existing development in the immediate locality and should be consistent with the surrounding streetscape, LPS7 requirements and applicable Design Guidelines.</p>
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		<p>7.4.2 This policy defines workforce accommodation into two categories of design standards (basic and high):</p> <p>7.4.2.1 ‘Basic design standards’ require:</p> <ul style="list-style-type: none"> a. Workforce accommodation to include ablutions with kitchen/cooking facilities, showers, toilets, laundry, and associated amenities. b. The use of second-hand transportable structures for workforce accommodation purposes will only be supported by the local government where the proponent clearly demonstrates the structures are in good condition, fit for purpose and will not have a detrimental impact on the visual amenity of the immediate locality. c. Workforce accommodation to be appropriately screened by vegetation or other means, to the satisfaction of the local government when deemed necessary. d. Wherever possible, natural vegetation to be retained in any development scenario unless its removal is required for safety and/or bushfire management purposes. e. 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 local government. f. Small-scale accommodation is to be clustered in close proximity to existing dwellings and/or other buildings where possible. g. The accommodation to be appropriately setback from existing productive agricultural land and buildings thereon to avoid land use conflicts such as spray drift, dust, odour and noise. h. 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. i. 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. j. Stormwater is to be contained on site. <p>7.4.2.2 In addition to clause 7.3.2.1 ‘Basic Design Standards’ for Workforce accommodation, proposals for workforce villages (13 or more employees), or where the local government considers necessary should include the following:</p>
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		<ol style="list-style-type: none"> a. 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. b. 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 local government. c. All internal roads and accessways are to be designed and constructed to the satisfaction of the local government to ensure the safe and convenient movement of vehicles. d. Adequate external lighting should be provided to allow for pedestrian and vehicular safety and security throughout the development. All external lighting should be designed and installed so as not to adversely impact adjoining and other nearby properties. <p>2. 'High Design Standards' require:</p> <ol style="list-style-type: none"> a. Basic standards as detailed in clause 7.3.2.2 a, b, c and d, and Table 1: High Design Standards. b. The development of workforce accommodation using typical transportable camp buildings and layouts, including dongas and sea containers, are not suitable due to inconsistencies with the aims and objectives of this policy. c. Active building frontages positioned at the street front boundary, including building height and setbacks relative to the zone and scheme objectives. <p>A detailed Decommissioning Plan confirming:</p> <ul style="list-style-type: none"> • when the workforce accommodation will be decommissioned. • any improvements that are proposed to remain in place following decommissioning. • arrangements for the decommissioning and rehabilitation of the site including likely timeframes; and • what assets may be transferred to public or private ownership where this has been agreed/committed to.
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		<p>Timeframes</p> <p>7.5.1 Development approvals for workforce accommodation will generally be subject to a temporary approval of up to 5 years. The specific time limit set in each case will however have regard to the purpose of the workforce accommodation (i.e. construction or operational staff) and the location of the accommodation. It should not be assumed that a 5-year approval period will be granted in all cases.</p> <p>7.5.2 In considering the period of time for which development approval is granted for workforce accommodation, the local government will consider the timeframe requested by the landowner and the tenure arrangements for the land.</p> <p>7.5.3 Any proposal to extend the term of approval for workforce accommodation development will require the preparation and lodgement of a new development application with the local government prior to expiry of any development approval. All applications will be assessed and determined in accordance with the standards and requirements of the local government's local planning framework applicable at the time.</p>
6.0	Bushfire Management	<p>The Shire of Dandaragan will review every development on a case-by-case basis due to the varying emergency management requirements and implications that may arise as a result of the development.</p> <p>Developers should seek initial guidance from the Shire's Emergency Management team, <i>CFA Design Guidelines and Model Requirements – Renewable Energy Facilities</i> as amended (REF Guidelines) which is currently considered best practice for the development of renewable energy facilities.</p> <p>Specific requirements of SPP 3.7 and the supporting Guidelines and the REF Guidelines are to be further addressed in the Bushfire Management Plan to be prepared in accordance with the above guidelines, State Planning Policy 3.7 – Planning in Bushfire Prone Areas, and the Shire's annual Fire Break & Hazard Reduction Notice. The notice, taking guidance from best practice doctrine such as the State Planning Policy 3.7, provides the minimum local requirements within the LGA for hazard separation distances, fire breaks and on-property fuel loads relevant to the properties zoning.</p>

	<p>General Requirements</p> <p><u>6.1 Bushfire Risk Assessment</u></p> <p>All renewable energy proposals must include a Bushfire Management Plan (BMP) prepared by an accredited Bushfire Planning Practitioner in accordance with <i>State Planning Policy 3.7 – Planning in Bushfire Prone Areas</i> and the associated <i>Guidelines for Planning in Bushfire Prone Areas</i>.</p> <p>The BMP must assess the bushfire risk across all project components, including:</p> <ul style="list-style-type: none"> ○ Generation infrastructure (turbines, panels, inverters). ○ Transmission corridors and substations. ○ Access and internal roads. ○ Ancillary facilities such as batteries, operations buildings and laydown areas. <p>The BMP must demonstrate how bushfire protection criteria will be met: location, siting and design, vehicular access, water supply and emergency planning.</p> <p><u>6.2 Asset Protection and Separation</u></p> <p>Proposals must include defensible space around critical infrastructure, ensuring separation distances between vegetation, buildings, and energy storage systems.</p> <p>Particular attention must be given to:</p> <ul style="list-style-type: none"> ○ Battery Energy Storage Systems (BESS): as per DFES guidance, systems must be located, ventilated and isolated to minimise fire spread. ○ Wind Turbines: appropriate spacing and access for firefighting appliances. ○ Solar Farms: perimeter setbacks and provision for firebreaks and perimeter tracks. <p><u>6.3 Access and Egress Requirements</u></p> <p>Projects must provide all-weather access roads designed for firefighting appliances (minimum 4 m trafficable surface, 6 m vertical clearance, turn-around areas at defined intervals).</p>
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		<p>Access roads must be clearly signposted, unobstructed, and allow for both entry and exit in the event of fire.</p> <p>Developers must consult with the Shire of Dandaragan and DFES to ensure access design aligns with operational needs.</p> <p><u>6.4 Water Supply and Firefighting Resources</u></p> <p>A dedicated water supply for firefighting must be provided at strategic locations across the project site. Minimum requirements:</p> <ul style="list-style-type: none"> ○ Tanks fitted with camlock fittings compatible with DFES and local brigade appliances. ○ Above-ground hydrants or water points located in accessible areas with hardstand. ○ Water sources must be maintained and identified on site plans and emergency information provided to the Shire and brigades. <p><u>6.5 Emergency Management Planning</u></p> <p>Developers must prepare an Emergency Response Plan (ERP) specific to the site, to be reviewed and updated annually. The ERP must:</p> <ul style="list-style-type: none"> ○ Address bushfire scenarios as well as other hazards (structural fire, hazardous materials, electrical faults). ○ Provide evacuation procedures for staff, contractors, and visitors. ○ Include site maps, muster points, communication protocols and responsibilities. ○ Copies of the ERP must be shared with the Shire, DFES, and local volunteer bushfire brigades. <p><u>6.6 Construction Phase Requirements</u></p> <p>Developers must manage bushfire risk during construction and commissioning phases, including:</p> <ul style="list-style-type: none"> ○ Hot works permits, fire spotters and exclusion zones. ○ On-site water and suppression equipment during risk periods. ○ Scheduling of works to avoid peak fire danger days. ○ Contractors must be inducted in bushfire safety and emergency procedures.
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		<p><u>6.7 Ongoing Maintenance and Compliance</u></p> <ul style="list-style-type: none"> ○ Vegetation management, firebreaks, and perimeter access tracks must be maintained in accordance with the Shire's Firebreak and Hazard Reduction Notice. ○ Annual compliance inspections may be undertaken by Shire Rangers. ○ Developers are responsible for ensuring lessees, operators and contractors maintain fire mitigation measures throughout the project's lifecycle. <p><u>6.8 Stakeholder Engagement</u></p> <p>Developers must consult with:</p> <ul style="list-style-type: none"> ○ Department of Fire and Emergency Services (DFES) for technical input on fire safety measures. ○ Local Bushfire Brigades to ensure awareness of site layout, hazards and access. ○ Western Power / relevant utility providers on electrical safety and emergency shut-down procedures. <p><u>6.9 Special Considerations for Renewable Projects</u></p> <ul style="list-style-type: none"> ○ Solar Farms: Risk of panel ignition and spread across wide areas requires perimeter buffers and rapid access points. ○ Wind Farms: Turbine fires can result in falling debris; exclusion zones and setback distances must be demonstrated. ○ Battery Storage Facilities: Must meet <i>Australian Standard AS IEC 62933</i> and DFES requirements for hazardous materials containment. <p><u>6.10 Legislative and Policy Framework</u></p> <p>Developers should familiarise themselves with the following:</p> <ul style="list-style-type: none"> ○ <i>Bush Fires Act 1954 (WA)</i> ○ <i>Emergency Management Act 2005 (WA)</i> ○ <i>State Planning Policy 3.7 – Planning in Bushfire Prone Areas</i> ○ Shire of Dandaragan Firebreak and Hazard Reduction Notice ○ Relevant Work Health and Safety (WHS) Regulations
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	<p>Potential Implications to be Addressed</p> <p><u>Increased temporary population</u> Developments of varying scales and complexity increase the human population of often low human density areas by significant degrees. This additional population creates a natural increase to the consequence factor of bushfire on the landscape and adds significant impact factors for incident managers to consider.</p> <p>Staff and workers involved in the development must be educated on the risk of fire within the LGA as it can be vastly different and not greatly understood by individuals who normally reside in an urban or metropolitan area.</p> <p><u>Increased Likelihood of Fire</u> Due to the increase in human population and mechanical infrastructure to bushfire prone areas the likelihood of fire occurring increases. The developer will be required to address the following factors which have the possibility of increasing fire occurrence:</p> <p>Human –</p> <ul style="list-style-type: none"> • Smoking • Human Error when using tools, vehicles and equipment • Employee/Contractor failure to adhere to administrative mitigation policies <p>Mechanical –</p> <ul style="list-style-type: none"> • Hot works such as grinding, welding, cutting etc • Vehicle use and use of internal combustion engines, hot exhausts etc. • Equipment failure causing fire, including vehicles, power infrastructure <p><u>Increased Exposure to Critical Infrastructure</u> Renewable energy projects (wind farms, solar farms, substations, BESS) create new high-value assets in bushfire-prone areas. A bushfire incident can cause widespread economic loss, electricity disruption, and cascading impacts on regional power networks.</p> <p>Emergency services must plan for asset protection operations, often at the expense of broader community protection priorities.</p>
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