



# Warradarge Wind Farm

Planning and Context Statement

May 2012

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Ray Haeren
Senior Consultant	Kris Nolan
Consultant	Megan Gammon
Job Code	PA0794
Report Number	Planning and Context Statement_May2012

© Urbis Pty Ltd  
ABN 50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission. While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

**URBIS**  
**Australia Asia Middle East**  
urbis.com.au

<b>1</b>	<b>Introduction .....</b>	<b>5</b>
<b>2</b>	<b>Warradarge Wind Farm Proposal .....</b>	<b>6</b>
<b>3</b>	<b>Development Approval Approach .....</b>	<b>8</b>
<b>4</b>	<b>Site Analysis.....</b>	<b>9</b>
4.1	Significant Features .....	9
4.2	Sites of Cultural Significance.....	9
4.3	Key Characteristics.....	10
4.4	Contours.....	10
4.5	Existing Land Uses .....	10
4.6	Land Ownership .....	10
<b>5</b>	<b>Federal Planning and Environmental Framework.....</b>	<b>12</b>
5.1	Renewable Energy (Electricity) Act 2000.....	12
5.2	Environmental Protection and Biodiversity Conservation Act 1999 – Policy Statement 2.3 – Wind Farm Industry .....	12
<b>6</b>	<b>State Planning Framework.....</b>	<b>13</b>
6.1	State Planning Strategy .....	13
6.2	State Sustainability Strategy .....	13
6.3	Environmental Protection Authority – Position Statement No.2 – Environmental Protection of Native Vegetation in Western Australia .....	14
6.4	Planning Bulletin No.67 - Guidelines for Wind Farm Development (WAPC 2004) .....	14
6.5	Visual Landscape Planning in Western Australia – A Manual for Evaluation, Assessment, Siting and Design WAPC 2007 .....	14
6.6	Relevant State Planning Policies (SPPs).....	15
6.6.1	State Planning Policy No.2 (SPP2) – Environment and Natural Resources Policy .....	15
6.6.2	State Planning Policy No.2.5 (SPP 2.5) – Agricultural and Rural Land Use Planning.....	15
6.7	Energy 2031 - Strategic Energy Initiative – Office of Energy .....	15
<b>7</b>	<b>Regional Planning Framework .....</b>	<b>17</b>
7.1	Mid West Regional Planning and Infrastructure Framework – The Way Forward (Draft) ....	17
<b>8</b>	<b>Local Planning Framework.....</b>	<b>18</b>
8.1	Shire of Coorow Town Planning Scheme No.2.....	18
8.2	Shire of Coorow Local Planning Strategy .....	19
8.3	Shire of Coorow Local Strategic Plan 2007 .....	20
8.4	Shire of Coorow Plan For The Future 2010-2015 .....	20
8.5	Shire Of Carnamah Town Planning Scheme No.1 .....	20
8.6	Shire of Carnamah Plan for the Future 2009-2011 .....	22
<b>9</b>	<b>Conclusion .....</b>	<b>23</b>

## FIGURES:

Figure 1 – LOCATION PLAN (SOURCE: URBIS).....	7
Figure 2 – REGISTERED SITES OF ABORIGINAL HERITAGE (SOURCE: DEPARTMENT OF INDIGENOUS AFFAIRS) .....	10
Figure 3 – SHIRE BOUNDARY (SOURCE: LANDGATE) .....	11
Figure 4 – SHIRE OF COOROW TPS2 – SCHEME EXTRACT (SOURCE: WAPC) .....	18
Figure 5 – SHIRE OF CARNAMAH TPS1 – SCHEME EXTRACT (SOURCE: WAPC).....	21

**TABLES:**

TABLE 1 – LAND TENURE (SOURCE: LANDGATE) ..... 11

# 1 Introduction

This Planning and Context Statement (Statement) describes the key social, economic, environmental and planning context of the Warradarge Wind Farm proposal, located within the Shire of Coorow and Shire of Carnamah. Specifically, this Statement addresses the following key elements:

- A description of the Warradarge Wind Farm Proposal.
- The proposed Development Approval approach.
- Site Analysis –
  - Significant Features.
  - Sites of Cultural Significance.
  - Characteristics.
  - Contours.
  - Existing Land Uses.
  - Land Ownership.
- Current Planning Framework –
  - State Planning Framework considerations.
  - Regional Planning Framework considerations.
  - Local Planning Framework considerations.

This document is intended to be read in conjunction with the Development Application Report and the Planning Compliance Report (Annex 1). The primary purpose of this report is simply to identify those components of the planning framework, in which the Development Application will be considered. It is the function of the Planning Compliance Report to assess the development application against this framework.

## 2 Warradarge Wind Farm Proposal

Urbis understands Verve Energy is seeking development approval to construct the Warradarge Wind Farm on rural land between Rose Thomson Road and Garibaldi Willis Road. The proposed wind farm is located predominately within the Shire of Coorow, however a transmission line crosses into the Shire of Carnamah. The proposed Wind Farm is approximately 15 kilometres north-east of Warradarge, 15 kilometres south-east of Eneabba and 40 kilometres south-west of Carnamah. The Warradarge farm will have an overall electrical capacity of up to 250 MW and may contain up to 100 individual wind turbines. The location of the proposed wind farm is shown in Figure 1, overleaf.

We understand the construction of the wind farm will be progressed over 3 stages, with the first stage expected to be commenced in 2014 and the final Stage to be completed by 2020.

Furthermore, we understand that Verve Energy is seeking flexibility in their development approval as the final number, location and make/model of each turbine is not yet determined due to the fact the capacity of a proposed new 330.kV transmission line proposed to be utilised by the Warradarge proposal is not yet known and the make/model of the individual turbines will not be determined until a post Development Approval tender process. Accordingly, in seeking flexibility in the first place, Verve intend on seeking approval for the largest number of wind turbines with the greatest impact specifications (i.e. largest and noisiest turbines possible). In this way if smaller turbines with a lesser impact are provided, they should be deemed to comply with the requirements and standards of the state and local authority, without the need for re-approval. Our report has been prepared on this basis.

Specifically the proposal comprises:

- 100 wind turbines with an overall tip height of 152m. The turbines are located on Lots 10850, 10851 and 10853.
- 5 wind monitoring masts.
- Underground cabling between turbines and substation
- A substation compound including a metering building, site office and workshop and communication mast,.
- A 10km transmission line connection the onsite substation to the Eneabba to Karara line. This line would comprise 22 pylons, up to 63 m in height, spaced every 500m.
- 40 x 25 metre hard-stand areas adjacent to each of the 100 wind turbine pylons, as well as 5 masts, totalling 105,000m<sup>2</sup>.
- 8.5km of new and upgraded tracks.
- A construction compound containing site offices and welfare facilities.

Overall the proposal will have a development footprint of approximately 82.5 hectares. A wind farm layout is shown in Figures 3 and Figure 4 of the Development Application Report. The development application is for a 100 turbine wind farm and all associated infrastructure to be located within the wind farm envelope, as shown in Figure 5 and Figure 6 of the Development Application Report. Within the wind farm envelope are a number of excluded areas where no turbines or associated infrastructure will be located. These are vegetated areas and have been intentionally avoided to minimise the environmental disturbance of the Proposal.

The exact route of the transmission line is not finalised but a likely route through the transmission line corridor has been selected. Depending on Western Power's final connection requirements and the type and number of towers used, the line route may vary within the transmission line corridor as shown in Figure 5 and Figure 6 of the Development Application Report.



FIGURE 1 – LOCATION PLAN (SOURCE: URBIS)



 Wind Farm Subject Site

### 3 Development Approval Approach

As discussed previously in this Statement, Verve Energy is seeking flexibility in their development approval for the proposed Warradarge Wind Farm. This flexibility is required for the following reasons:

- The proposed wind farm is dependent upon the proposed Mid-West Energy Project (MWEP), which involves the construction of a 330kV transmission line from Pinjar substations to Eneabba, onto Three Springs and the Karara mine. The overall capacity of the proposed Wind Farm will therefore be dependent upon the capacity of this transmission line to accommodate power generated by the wind farm. Accordingly, whilst 100 turbines is proposed, a lesser number of turbines may be constructed.
- The exact make, model and size of turbines will not be determined until a tender process for a preferred supplier has been undertaken. It is understood that this tender process will be progressed after development approval has been issued. The turbine with the maximum tip height of 152 metres has been proposed in the Development Application, however the turbine constructed may be of a lesser height.

Consequently, in obtaining Development Approval for the Warradarge Wind Farm, Verve Energy is seeking for flexibility in the size, make/model and location of turbines. Accordingly, through technical investigations, a 'Wind Farm Envelope' has been determined in which the proposed turbines will be located. This 'Wind Farm Envelope' assumes the 'worst-case scenario' from a turbine size and noise emission perspective. In this way, lesser turbines would be deemed to comply.

In addition, it is acknowledged that the Shire of Coorow Town Planning Scheme No.2 states that development approvals lapse should development not be substantially commenced within 2 years from the date of development approval. Given the lengthy timeframes proposed by Verve Energy, a change to this provision is requested to allow works to be commenced within 5 years. Once Stage 1 has commenced, the proposal would be "substantially completed" and therefore there would be no need to obtain new approvals for the additional 2 stages. The validity period for a development approval within the Shire of Carnamah is at the discretion of Council. Accordingly, a development approval period of 5 years will be requested.



## 4 Site Analysis

### 4.1 SIGNIFICANT FEATURES

The subject site is predominately cleared agricultural land and does not comprise any significant features. There is a fault line which is located within the southern portion of the subject site, however preliminary investigations indicates that the earth quake potential is lower than that of the Perth metropolitan area.

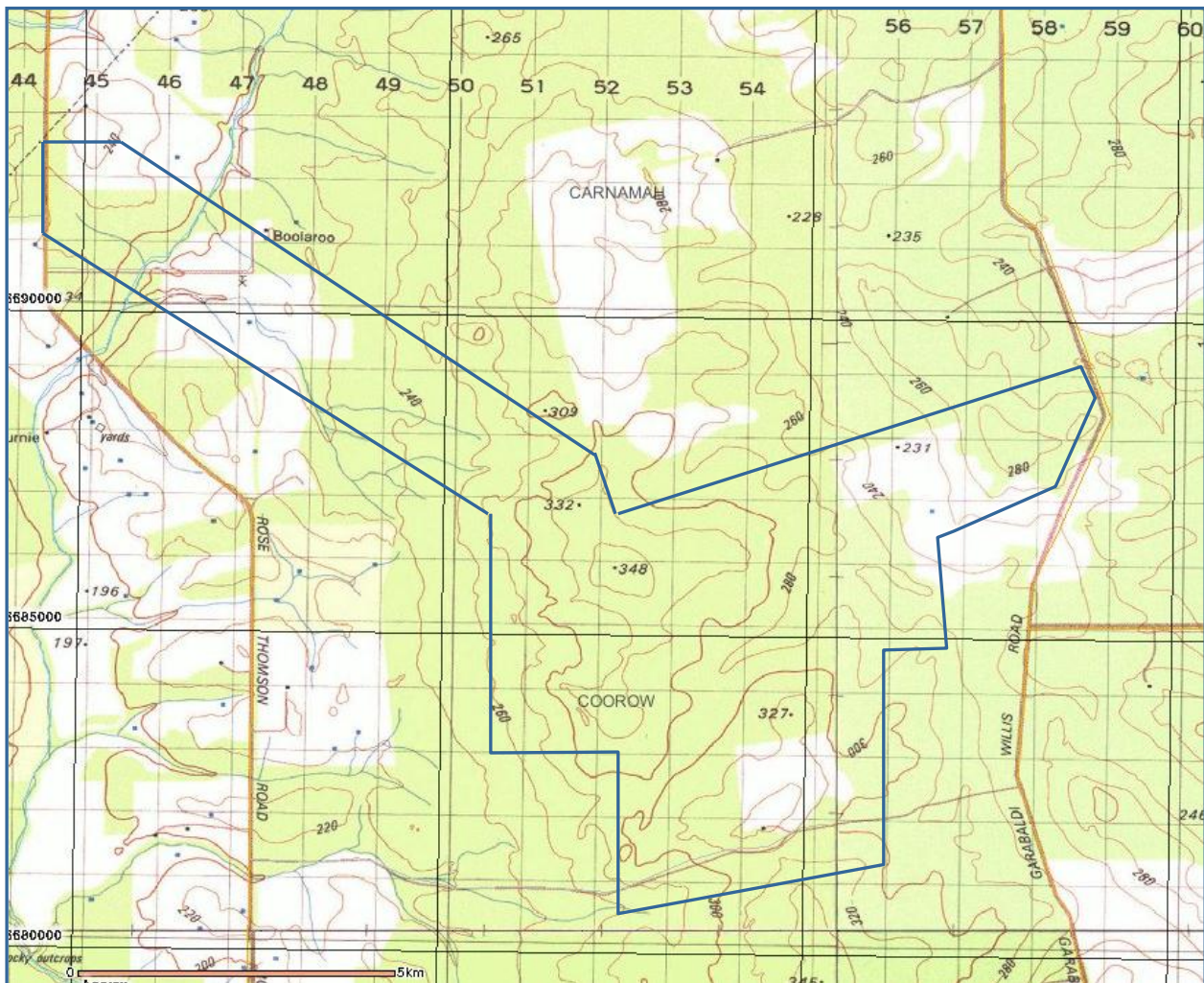
Significant areas of remnant native vegetation exist directly north, east and south of the study area, as well as several national parks and nature reserves within 10 kilometre radius of the study area, including:

- Alexander Morrison National Park (South, South East).
- Tathra National Park (North).
- Wotto Nature Reserve (North).
- Eneabba Nature Reserve (East).
- Coomallo Nature Reserve (South).

### 4.2 SITES OF CULTURAL SIGNIFICANCE

There are no registered sites of Aboriginal heritage within the proposed Warradarge Wind Farm area, as shown on Figure 2, below:

FIGURE 2 – REGISTERED SITES OF ABORIGINAL HERITAGE (SOURCE: DEPARTMENT OF INDIGENOUS AFFAIRS)



 Indicative Wind Farm Subject Site

### 4.3 KEY CHARACTERISTICS

The study area is predominantly cleared farm land with pockets of remnant native vegetation. Several small creeks/drainage channels also traverse the subject site, as well as several dwellings, which are located around the subject site.

### 4.4 CONTOURS

The subject site is characterised by gentle undulating plains with areas of complex table-top topography. This topography of the site is shown previously in Figure 2.

### 4.5 EXISTING LAND USES

The subject site is currently used for predominately rural agricultural purposes (agricultural grazing), with scattered private housing.

### 4.6 LAND OWNERSHIP

The proposed Warradarge Wind Farm is across two Shires and contained within Part Lot 10847, Part Lot 10848, Part Lot 10850, Part Lot 10851 and Part Lot 10853 as shown in Table 1 and Figure 3, below:



LOT NO.	PLAN/DIAGRAM	TOTAL LOT AREA (HA)	REGISTERED PROPIETER
Part Lot 10848	P210798	1441.4ha	Judeen Nominees Pty Ltd
Part Lot 10850	P210795	2001.7ha	Judeen Nominees Pty Ltd
Part Lot 10851	P210795	1825.7ha	Judeen Nominees Pty Ltd
Part Lot 10853	P210795	2012.0ha	Gary Marshall Chivers
Part Lot 10847	P210798	1806.4ha	Judeen Nominees Pty Ltd

[illegible]

## 5 Federal Planning and Environmental Framework

### 5.1 RENEWABLE ENERGY (ELECTRICITY) ACT 2000

The Mandatory Renewable Energy Target Scheme (MRET) is a market based scheme designed to encourage investment in renewable energy generation capacity, contributing to development of an Australian renewable energy industry and to cut greenhouse gas emissions from electricity generation. The MRET commenced on 1 April 2001 by means of the *Renewable Energy (Electricity) Act 2000* (the Act).

They key objectives of the Act are to:

- Encourage the additional generation of electricity from renewable sources;
- Reduce emissions of greenhouse gases in the electricity sector; and
- Ensure that renewable energy sources are ecologically sustainable.

The MRET operates by placing a responsibility on wholesale electricity purchasers to source specific proportions of total electricity sales from renewable energy sources according to a fixed timeframe, with the scheme running until at least 2020. The Western Australian Government has been active in supporting the national target and in attracting renewable energy investors to provide the renewable energy certificates necessary to satisfy Western Australia's liability from within the State.

### 5.2 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 – POLICY STATEMENT 2.3 – WIND FARM INDUSTRY

Policy Statement 2.3 is one of a series of *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) policy statements aimed at providing more detailed guidance on how the EPBC Act may apply to specific places, species, ecological communities or industry sectors and activities. Importantly, this Policy Statement intends to assist Applicants in deciding whether or not a wind farm application should be referred for Federal Environmental Approval under the EPBC Act.

Policy Statement 2.3 indicates that federal environmental approval will be required if a wind farm proposal has or is likely to have a significant impact on one or more matters of national environmental significance, including:

- World Heritage properties.
- National Heritage properties.
- Ramsar Wetlands of international importance.
- Listed threatened species and communities.
- Migratory species protected under international agreements.
- The Commonwealth Marine environment.

## 6 State Planning Framework

This section provides an explanation of the strategic and statutory planning context for the subject site in the State Government context.

### 6.1 STATE PLANNING STRATEGY

The State Planning Strategy is a land use planning strategy for Western Australia's development up to the year 2029.

The Strategy prepares for significant population growth, an expanding economy, a changing and vibrant community and a sustainable future. It provides a vision to assist strategic decision-making and a set of principles by which coordinated, sustainable development will be implemented. It is a plan to meet community needs and aspirations, and facilitate wealth creation, the provision of public infrastructure and the protection and improvement of the environment.

A key principal of the Strategy, relevant to the Warradarge Wind Farm proposal is to:

*'Protect and enhance the key natural and cultural assets of the State and deliver to all Western Australians a high quality of life which is based on environmentally sustainable principles'.*

The Strategy aims to increase use of energy sources which have minimal impact on the environment, prevent further loss in biodiversity, ensure that air, water and soil quality are protected and where necessary improved, reduce consumption of materials and promote recycling, promote management and protection of resources, protect landscape, open space and public access, enhance the quality of life for all Western Australians and protect the State's cultural heritage.

### 6.2 STATE SUSTAINABILITY STRATEGY

The State Sustainability Strategy (the Strategy) provides a framework for the State Government to respond to its sustainability agenda. The Strategy proposes a set of sustainability principles that guide how government, industry and communities think about and approach the management of resources. These principles are aimed at facilitating change that has net social, environmental and economic benefit for current and future generations.

The Strategy identifies six broad goals and forty-two strategy areas which are intended to guide Government action towards achieving its vision for a sustainable Western Australia. The six broad goals are:

- Sustainability and Governance,
- Contribution to Global Sustainability,
- Sustainable Natural Resource Management,
- Sustainability and Settlements,
- Sustainability and Community, and
- Sustainability and Business.

In relation to sustainable and renewable energy sources, the Strategy identifies the need to facilitate renewable energy generation in the electricity market by removing impediments and ensuring the new electricity market provides opportunities for effective participation. The development of wind farm operations is closely aligned with this objective.

This Strategy reflects on the imperative of ensuring land use and development is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions. Energy produced by wind farms is considered as a clean and sustainable energy which thereby embodies the principles of this Strategy and the broader international and national agenda to reduce greenhouse gas emissions.



### 6.3 ENVIRONMENTAL PROTECTION AUTHORITY – POSITION STATEMENT NO.2 – ENVIRONMENTAL PROTECTION OF NATIVE VEGETATION IN WESTERN AUSTRALIA

This Position Statement provides an overview of the EPA's position on the clearing of native vegetation in Western Australia with particular reference to clearing within agricultural areas. Where a proposed wind farm involves clearing of remnant vegetation, the proposal should be assessed against the EPA Position Statement No.2.

In assessing a proposal, the EPA will consider supporting clearing in an agricultural area where:

- The proposed land use addresses alternative mechanisms for protecting biodiversity. Opportunities for addressing biodiversity could include rehabilitation of disturbed areas and/or acquisition of areas containing remnant native vegetation. The EPA would like to see an overall environmental benefit as a result of the proposal, such as ensuring protection and management of higher quality remnant native vegetation in the general area (not necessarily on the same property).
- The area proposed for clearing is relatively small, depending on the scale over which significant biodiversity changes occur in the particular area, including the extent of vegetation in the surrounding area, and recognising that the values will vary for different ecosystems.
- The proponent demonstrates that the elements set out in the Position Statement are being met (eg. biodiversity values, Indigenous plants and animals, on and off-site impacts managed appropriately, etc). This will require extensive local and regional biodiversity work.

### 6.4 PLANNING BULLETIN NO.67 - GUIDELINES FOR WIND FARM DEVELOPMENT (WAPC 2004)

Planning Bulletin No.67 (PB67) was prepared to provide local government, other relevant approval authorities and wind farm developers with a guide to the planning framework for the balanced assessment of land-based wind farm developments throughout Western Australia. PB67 identifies key planning issues relevant to wind farm developments, and provides guidance in the design and siting of wind farms, as well as assisting local governments in their assessment process. The key objectives of PB67 are as follows:

- Facilitate the development of wind farms in an efficient, cost-effective and environmentally responsible manner that meets community needs, while taking into account the needs of developers, and State and national imperatives.
- Promote community understanding of the issues involved in the design and installation of wind farm infrastructure and provide opportunities for community input into decision-making.
- Promote a consistent approach in the preparation, assessment and determination of applications for planning approval for wind farm developments.
- Minimise disturbance to the environment (including landscape) and loss of public amenity in the establishment, operation, maintenance and decommissioning of wind farms.

### 6.5 VISUAL LANDSCAPE PLANNING IN WESTERN AUSTRALIA – A MANUAL FOR EVALUATION, ASSESSMENT, SITING AND DESIGN WAPC 2007

The Visual Landscape Planning Manual has been developed to help public and private sector planners to address visual landscape matters in the planning process. The Manual explains the fundamental planning tools of visual landscape evaluation and visual impact assessment and provides guidelines for siting and design in relation to a range of landscape types and land uses.

The Manual acknowledges that wind farms have a context that is broader than other utility towers. Although wind farms involve planning issues at local level (as with other utility services) they also

*'involve more global issues such as climate change. In this context, the planning processes need to be cognisant of the broad context while dealing with the local planning considerations.'*

The Manual establishes a series of state, regional, local and site level principles and guidelines with respect to wind farms. This includes addressing factors with respect to avoiding significant landscapes, minimising impact through the layout, size, number and colour of turbines and associated infrastructure, minimising earthworks and implementing a program of rehabilitation.

## 6.6 RELEVANT STATE PLANNING POLICIES (SPPS)

### 6.6.1 STATE PLANNING POLICY NO.2 (SPP2) – ENVIRONMENT AND NATURAL RESOURCES POLICY

SPP2 is primarily concerned with the conservation and protection of environmental assets and biodiversity as well as sustainable management of natural resources across Western Australia. The key objectives of SPP 2 are as follows:

- Integrate environment and natural resource management within broader land use planning and decision making.
- Protect, conserve and enhance the natural environment.
- Promote and assist in the wise and sustainable use and management of natural resources.

Specifically, SPP 2 recognises there is widespread awareness of the need to increase the efficiency with which energy is used in Western Australia, including the need to reduce reliance on energy produced from non-renewable resources such as fossil fuels. SPP 2 indicates that planning decision-making should:

*'Support the use of alternative energy generation, including renewable energy, where appropriate'.*

### 6.6.2 STATE PLANNING POLICY NO.2.5 (SPP 2.5) – AGRICULTURAL AND RURAL LAND USE PLANNING

SPP 2.5 focuses on the identification and appropriate zoning of highly productive agricultural land throughout Western Australia.

Given the proposed Warradarge Wind Farm is located within a 'Rural' Zone of the Shire of Coorow Town Planning Scheme No.2 and the Shire of Carnamah Town Planning Scheme No.1, it will be important to consider the key objectives and elements of SPP 2.5. Importantly, the proposal will need to consider the following:

- Potential for land use conflict –an adequate separation distance has been provided between the proposed wind farm and potential conflicting/sensitive land uses.
- Site Selection – a comprehensive site selection process has been undertaken, in relation to key technical, environmental, statutory planning and community aspects.

## 6.7 ENERGY 2031 - STRATEGIC ENERGY INITIATIVE – OFFICE OF ENERGY

The WA State Government Office of Energy released *Energy 2031 – Strategic Energy Initiative* in March 2011, which proposes a vision for the next 20 years. The initiative proposes to develop plans, strategies, policies and regulatory frameworks to ensure a range of energy supply options is available to meet WA's future needs under various scenarios. The Strategic Energy Initiative process aims to develop:

- An energy vision for 2031, including a range of demand scenarios and potential supply options;

- A set of clear goals to guide decisions by policy makers and investors;
- A range of flexible strategies to allow industry and the community to adapt to emerging opportunities and challenges; and
- Policy and regulatory frameworks to promote investment and competitiveness in the energy value chain and remove impediments to technological change.

This Strategic Initiative highlights that the introduction of the Commonwealth Government's Renewable Energy Target (RET) Scheme and the introduction of the carbon pricing system will drive low emission generation technology (for example, renewable energy) and carbon offset technology (for example, carbon capture and storage).

## 7 Regional Planning Framework

This section provides an explanation of the strategic and statutory planning context for the subject site in the Regional Planning context.

### 7.1 MID WEST REGIONAL PLANNING AND INFRASTRUCTURE FRAMEWORK – THE WAY FORWARD (DRAFT)

The Warradarge Wind Farm proposal is situated within the Mid-West region of Western Australia. Once finalised, the Mid-West Regional Planning and Infrastructure Framework (the Framework), released in November 2011, will become a second tier document preceded by the WA State Planning Strategy (1997) and will be recognised as a regional strategy under the State Planning Framework. The key objectives of the Draft Framework are to:

- Provide the regional context for land-use planning in the Mid-West.
- Provide an overview of the major regional economic, social, cultural and environmental issues.
- Identify the priority actions required to enable the comprehensive regional and sub-regional planning, and
- Identify the priority regional infrastructure projects to facilitate the economic and population growth in the Mid-West.

The Framework identifies several key themes to assist in achieving the above objectives. The themes which are considered to be directly relevant to the Warradarge Wind Farm proposal are as follows:

- A green region that should grow within the constraints of its diverse and unique natural assets and that seeks to utilise its renewable assets.
- A responsible region that ensures that future growth is sustainable, responsible and in keeping with the natural landscape.
- An innovative region that embraces technology to add value to its industries, support the delivery of services and stimulate new technology-based enterprises.

The Draft Framework identifies that the Mid-West region has abundant renewable energy resources, such as solar, wind and geothermal, and specifically highlights the Greenough River Solar Farm proposal by Verve Energy, in an effort to showcase the strong renewable energy push in the Mid-West region. The Framework also identifies that a key challenge in future energy production in the region will be the increasing transmission capability for the Mid-West region including support for renewable energy production and supply.

The Framework indicates that a Mid-West Energy Strategy will be prepared, and will be guided by the State Energy Strategy, to focus on the delivery of regional energy infrastructure necessary to meet anticipated demand and support regional development. The Strategy will identify opportunities to further diversify regional power generation, including potential renewable energy projects (including wind) and also the viability of towns to support alternative energy sources. This Strategy is identified as a flagship priority project.

## 8 Local Planning Framework

This section provides an explanation of the strategic and statutory planning context for the subject site in the Local Government context.

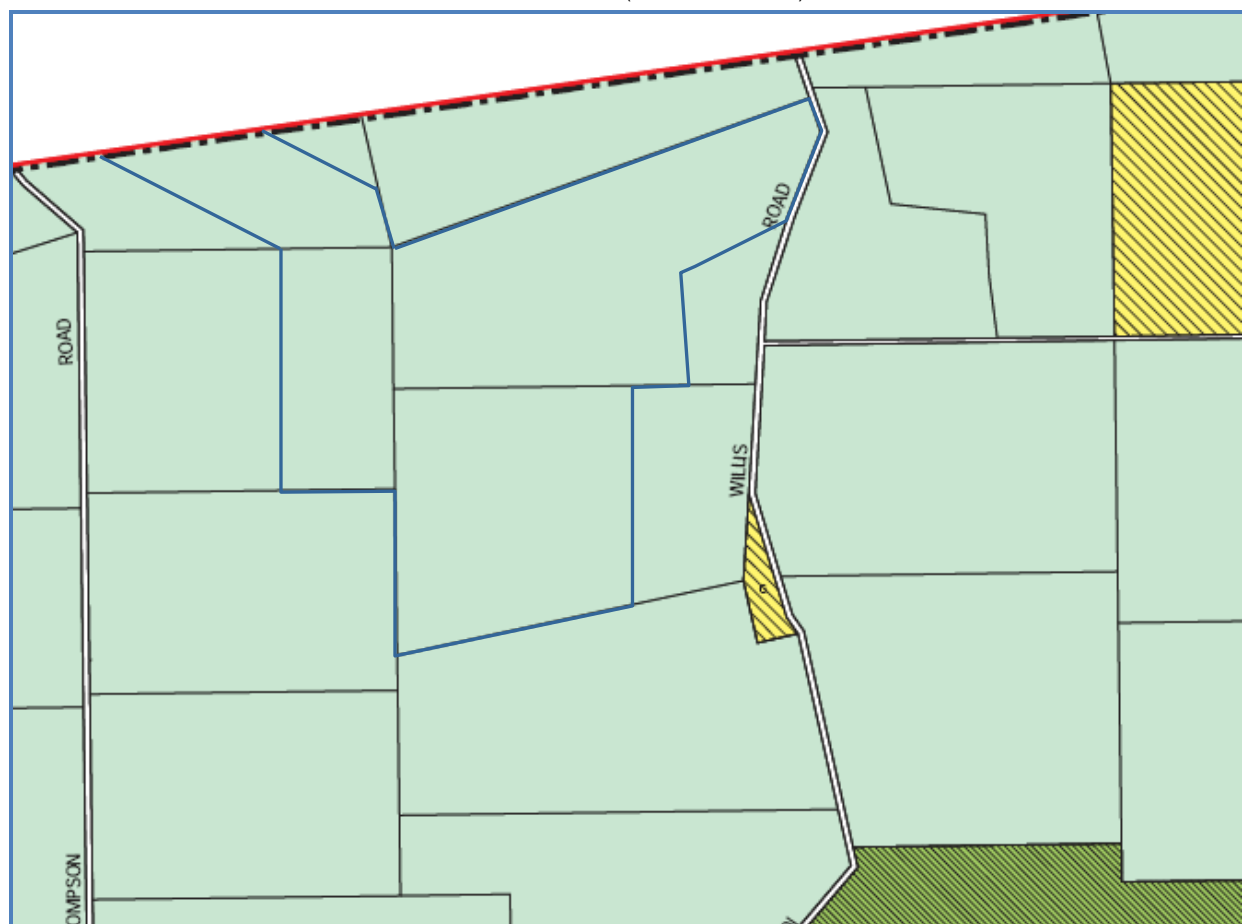
### 8.1 SHIRE OF COOROW TOWN PLANNING SCHEME NO.2

The Shire of Coorow Town Planning Scheme No.2 (TPS2) provides the local statutory framework for land use and development control within the Warradarge locality. An assessment of the proposed Warradarge Wind Farm against relevant provisions of TPS2 is provided within the following sections.

#### Zoning

The proposed Warradarge Wind Farm is located within a 'Rural' zone of the Shire of Coorow's TPS2, as shown below:

FIGURE 4 – SHIRE OF COOROW TPS2 – SCHEME EXTRACT (SOURCE: WAPC)



#### LOCAL SCHEME RESERVES

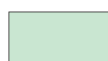


##### PUBLIC PURPOSES

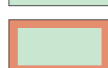
DENOTED AS FOLLOWS:

A	AMBULANCE SUB CENTRE
CO	COUNCIL OFFICE
CW	CAMPING & WATER
D	DRAIN
EX	COUNTRY AUTOMATIC EXCHANGE
FP	FORESTRY PURPOSES
G	GRAVEL

#### ZONES



RURAL



RURAL RESIDENTIAL



Subject Site



The general objectives of each zone are set out in Clause 4.2 of TPS2. The key objective of the 'Rural' zone is as follows

*'To provide for a range of rural pursuits such as broadacre and diversified farming which are compatible with the capability of the land and retain the rural character and amenity of the locality'.*

Clause 1.6 of TPS2 sets out the general objectives of the Scheme. The key objectives for the Scheme, relevant to the proposed Warradarge Wind Farm are as follows:

- To promote the sustainable use of rural land for agricultural purposes whilst accommodating other rural activities.
- To protect and enhance the environmental values and natural resources of the Scheme area and to promote ecologically sustainable land use and development.
- To safeguard and enhance the character and amenity of the built and natural environment of the Scheme area.

#### *Land Use Definition*

As outlined in Planning Bulletin 67, the Model Scheme Text does not include a definition for wind farms or wind energy facilities, hence wind farm developments are typically classified as a 'use not listed' in town planning schemes. A 'wind farm' as a use class is not specifically defined in the Shire of Coorow's TPS2 and therefore it is classified as a 'use not listed' in accordance with Clause 4.4.2 of TPS2.

*'If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category, the local government may –*

- (a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- (b) determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or*
- (c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

It is expected that the Shire will determine that either the use is or may be consistent with the objectives of the Rural zone (Items (a) and (b) above). Based on initial discussions with the Shire of Coorow, the application is unlikely to be inconsistent with the objectives of the Rural zone.

## 8.2 SHIRE OF COOROW LOCAL PLANNING STRATEGY

This Local Planning Strategy was prepared to provide strategic guidance for the future development of the Shire by providing an explanation of the content of the Scheme. The Strategy provides a detailed overview of state and regional context, a profile and key issues within the area, and a focus upon town site strategies.

The key objectives for development within the 'Rural' zone of the Strategy are as follows:

- To ensure the continuation of the basic rural use within the zone, encouraging where appropriate, the retention and expansion of present agricultural activities.
- To consider granting Planning Consent to non-rural uses where these can be demonstrated to be of benefit to the district and not detrimental to the area's natural resources and environment generally.
- To permit, subject to Planning Consent, development providing facilities for tourists, travellers and for recreational usage.

### 8.3 SHIRE OF COOROW LOCAL STRATEGIC PLAN 2007

This Shire of Coorow Strategic Plan provides a present and future blueprint for the future growth and development of the Shire. Goal 5 of the Local Strategic Plan deals specifically with the local environment, aiming to *'enhance, utilise and conserve natural resources'*. The Strategic Plan indicates that this will be achieved through:

- Value adding.
- Initiatives to maintain and improve the Shire's environment.
- Developing initiatives for water.

### 8.4 SHIRE OF COOROW PLAN FOR THE FUTURE 2010-2015

The Shire of Coorow 'Plan for the Future' provides the direction for the Shire over the period 2010/11 to 2014/15. The Vision Statement outlined in the Shire's Plan for the Future is as follows:

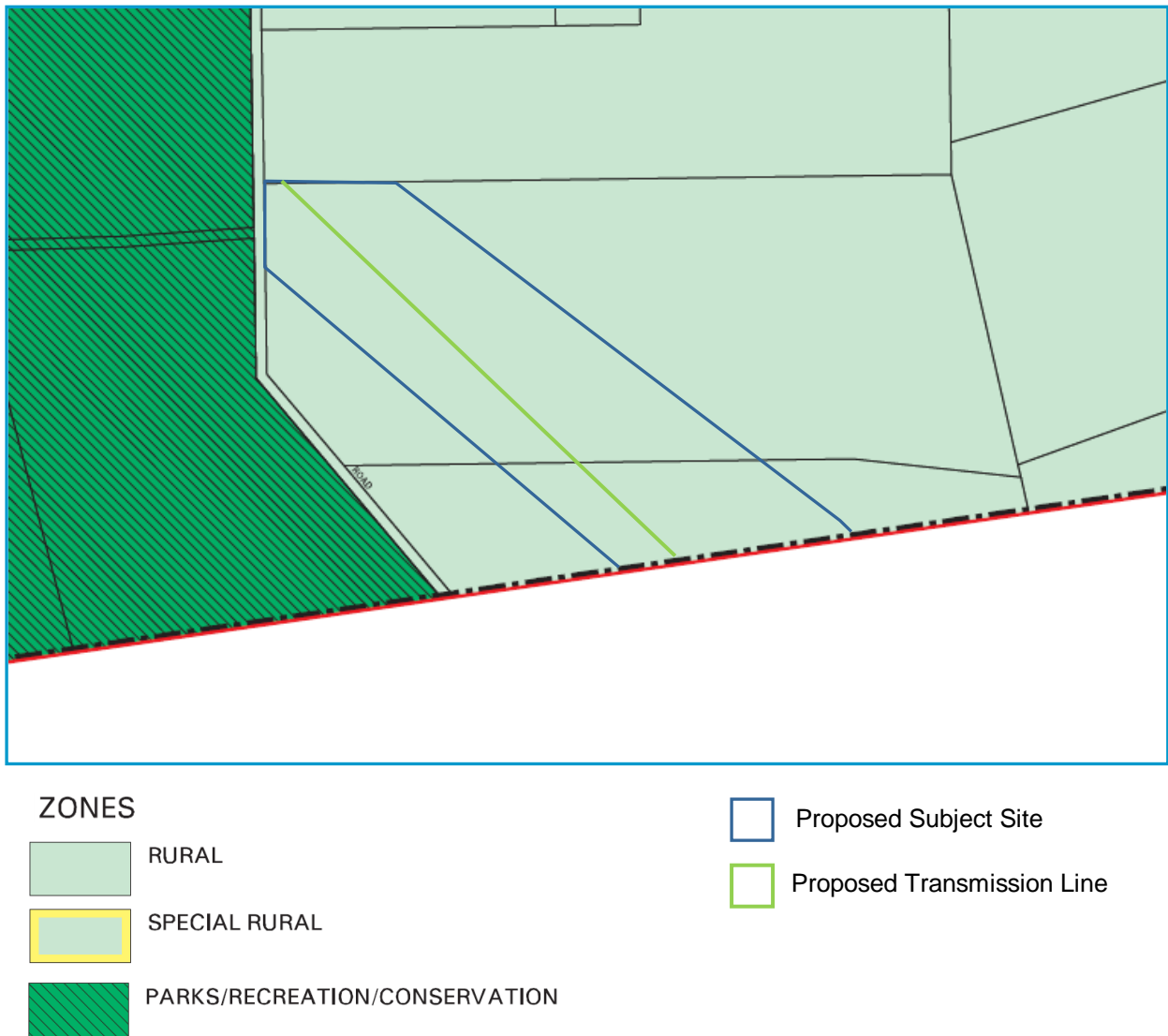
*'The Shire of Coorow will be a sustainable, progressive, desirable and caring community which recognises and values its diversity'.*

### 8.5 SHIRE OF CARNAMAH TOWN PLANNING SCHEME NO.1

The Warradarge Wind Farm proposes a transmission line which runs north-west of the proposed wind farm, crossing into the Shire of Carnamah. Accordingly, there is a requirement to obtain planning approval from the Shire of Carnamah for the development of the transmission line. Based on Verve Energy's understanding of the Shire of Carnamah TPS1, it is understood an application will need to be made to the Shire of Carnamah for the portion of the transmission line only.

The proposed transmission line is located within a 'Rural' zone of the Shire of Carnamah's Town Planning Scheme No.1 (TPS1), as shown below:

FIGURE 5 – SHIRE OF CARNAMAH TPS1 – SCHEME EXTRACT (SOURCE: WAPC)



The key objectives of the 'Rural' zone in TPS1 are as follows:

- a) *To give priority to the continuation of viable agriculture production in a manner consistent with sound land use and management practices;*
- b) *To provide for and monitor mining activities and associated works; and*
- c) *Without necessarily limiting the activities at (a) and (b), to conserve and preserve national bushland, waterways, and Indigenous flora and fauna so that the viability of any natural ecosystem is not adversely affected'.*

#### Development Requirements

In considering development within the 'Rural' zone, the Shire of Carnamah will have regard for the following (in accordance with Clause 5.7 of TPS1):

- (a) *'The need to ensure that the continuation of Rural land is protected, encouraging where appropriate, the retention and expansion of agricultural activities, and supporting proposal which promote the retention of the predominant lot sizes in the locality.*

- (b) The need to preserve the rural character and rural appearance of the land within this zone.*
- (c) The need to protect, preserve and enhance any natural undeveloped land areas throughout the zones by requiring as conditions on any planning consent issued, the planting of vegetation which will assist in the balancing of the greenhouse effect, provision for shade, prevention of erosion, reduction in salinity, or the provision of habitats for fauna.*
- (d) The State Planning Commission Policy DC3.4 – Rural Land Use Planning Policy’.*

Similarly to the Shire of Coorow TPS2, a ‘wind farm,’ as a use class is not specifically defined in the Shire of Carnamah TPS1, therefore it will be classified as a ‘use not listed’ and will likely need to be advertised for a minimum period of 14 days.

The proposed transmission line (for the purpose of transmitting power from the proposed wind farm to the existing Eneabba to Karara line) will result in minimal onsite modification to the existing rural landform of and minimal modification to vegetation in the ‘Rural’ zone.

## 8.6 SHIRE OF CARNAMAH PLAN FOR THE FUTURE 2009-2011

The Shire of Carnamah’s Plan for the Future, released in 2009, provides a general overview of the key strategies of the Shire’s Strategic Plan and provides a report on the current status of the implementation of these strategies.

## 9 Conclusion

This Planning and Context Statement has considered the local site analysis and various frameworks (planning, environmental, social and political) in which the Warradarge Wind Farm proposal will be considered at both a local and state (JDAP) level.



**Sydney**

Level 21, 321 Kent Street  
Sydney, NSW 2000  
t +02 8233 9900  
f +02 8233 9966

**Brisbane**

Level 12, 120 Edward Street  
Brisbane, QLD 4000  
t+07 3007 3800  
f+07 3007 3811

**Melbourne**

Level 12, 120 Collins Street  
Melbourne, VIC 3000  
t+03 8663 4888  
f+03 8663 4999

▪ **Perth**

Level 1, 55 St Georges  
Terrace  
Perth, WA 6000  
t+08 9346 0500  
f +08 9321 7790

Australia • Asia • Middle East  
wurbis.com.aueinfo@urbis.com.au