Local Planning Policy

Renewable Energy Facilities

Shire of Boyup Brook - Local Planning Scheme No.2

1. Introduction

This policy applies to an application for a 'Use Not Listed – Renewable Energy Facility'.

Renewable energy facilities in Western Australia are principally wind turbine and solar array systems.

'Renewable Energy Facility' means:

premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.

Requirements of this policy may vary dependent on the application type - wind turbine or solar array system.

2. Background

The *Western Australian Planning Commission's State Planning Strategy 2050*[1] promotes renewable energy initiatives.

The placement and management of renewable energy facilities have become contentious issues in local communities across Western Australia. Concerns have been raised regarding the location of these facilities on agricultural land, their proximity to rural boundaries and residences, and their potential impact on right-to-farm practices such as aerial spraying activities (WALGA Research Paper October 2024)[2].

3. Relevant Scheme Provisions

A 'renewable energy facility' is not defined in the Shire of Boyup Brook *Local Planning Scheme No.2*, nor is it listed in the Scheme's Table 3: Zoning Table. A renewable energy facility therefore must be processed as a

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[1] Western Australian Planning Commission's State Planning Strategy 2050
https://www.wa.gov.au/government/publications/state-planning-strategy-2050

[2] WALGA Research Paper October 2024
https://walga.asn.au/awcontent/Web/Documents/Economics/Renewable-Energy-in-WA-WALGA-Research-Paper.pdf

“Use not Listed” whereby the determining authority may:

a. determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

b. determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or

c. determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

The following scheme provision may be considered relevant in assessing proposals for renewable energy facilities:

Table 2 – Zone Objectives

Rural - To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.

9 – Aims of Scheme – e) require development, under a planning consent procedure, to achieve and maintain satisfactory standards of amenity

4. Policy Objectives

The purpose of this policy is to provide a framework for the assessment of renewable energy facilities in the Shire of Boyup Brook.

This policy seeks to ensure that:

1) The local community is engaged in the early stages of renewable energy facility planning by the proponent before lodgement of any formal development application. Consultation is also to be undertaken by the local government as a component of a development application.

2) Renewable energy facilities do not impact on rural activities (food production) and including associated aviation (for wind farms).

3) Renewable energy facilities do not impact on the potential for tourism in the Shire of Boyup Brook.

4) Satisfactory distances and buffers are considered to townsites, sensitive land uses, lot boundaries and future development of adjacent lots, considerate of noise (wind farms) and visual amenity.

5) Areas of visual significance are protected and that energy facilities are appropriately and sensitively sited.

6) The natural environment (remnant vegetation, flora and fauna) is not compromised.

7) Sensitive uses are not impacted by noise (wind farms), in accordance with the *Environmental Protection (Noise) Regulations 1997* (WA Noise Regulations)[3].

[3] Environmental Protection (Noise) Regulations 1997 (WA Noise Regulations) https://www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_1399_homepage.html

8) Road infrastructure is protected. The developer is responsible for the repair of any undue damage to public roads caused by movement of machinery associated with the development of a renewable energy facility.

9) Cultural heritage is considered. This may involve a review of registered sites and consultation with local Elders and the Wagyl Kaip Southern Noongar Aboriginal Corporation.

10) Bushfire hazards and bushfire risk management is considered in the development and ongoing operations of a renewable energy facility.

11) Decommissioning and remediation works is undertaken within 12 months of a renewable energy facility ceasing to operate.

5. Application Requirements

An application for a renewable energy facility must be accompanied by the following information, as appropriate:

1) Detailed specifications of the renewable energy system to be installed, including site plans detailing setbacks, access, floor plan and elevation plans for any building structures (see section 6).

2) A Community and Stakeholder Engagement Plan (see section 7).

3) An Environmental Survey (see section 8).

4) A Visual and Landscape Impact Assessment (see section 9).

5) A Noise Impact Assessment and including a Noise Impact Mitigation Plan (Specifically relates to wind farms - see section 10).

6) A Cultural Heritage Impact Assessment (see section 11).

7) A Construction Management Plan (see section 12)

8) An Operational Management Plan (see section 13).

9) A Traffic Management Plan (see section 14).

10) A Bushfire Management Plan (see section 15).

11) An Aviation Impact Assessment (Specifically relates to wind farms - see section 16).

12) A Shadow Flicker Assessment (Specifically relates to wind farms - see section 17).

13) A Decommissioning Plan (see section 18).

6. Detailed Design

The design of the renewable energy facility should be presented in written and illustrative form, including details of:

1) Solar panel or wind turbine and blade design, including dimensions, height, colour and materials;

2) Layout, orientation and siting arrangements;

3) Road design;

4) Earthworks, vegetation clearing and rehabilitation areas;

5) Small-scale plans and cross sections showing the layout of infrastructure, ancillary buildings and equipment;

6) Power output and description of electrical specifications and connections; and

7) Operational and maintenance arrangements, including tourist management facilities and amenities.

The impact of renewable energy facilities on nearby property owners, road users, and the use of adjacent land should be addressed through the detailed design.

Wind farm proposals in-particular, should not have negative impact through:

1) Shadow flickering, reflection, or blade glint impacts beyond the boundaries of any lot subject to the application;

2) Unreasonable interference with normal agricultural or farming activities of nearby rural properties, such as aerial spraying.

3) Interference with existing lawful continued use of neighbouring land including intensive rural activities, and tourism uses; or

4) Proximity to established residential areas, whether the land is zoned residential, rural residential or is residential by nature (smaller lots of a typical residential size containing dwellings). The amenity of urban and semi-urban areas and the rural character surrounding urban areas needs to be afforded a high level of protection.

The Shire will also consider any wind farm application under clause 5.3.5 (Public Aviation and Safety), 5.3.6 (Heritage), and 5.3.7 (Construction Impact), contained in the 'Western Australian Planning Commission Position Statement: Renewable Energy Facilities' (March 2020)[4]. Where there is a conflict between this Policy and the Western Australian Planning Commission Position Statement, this Policy shall prevail.

Council will also consider relevant sections of Guideline D of the 'National Airports Safeguarding Framework'[5] including clause 25 on consultation, clauses 26-29 on risk assessment, clauses 33-34 on lighting, clause 39 on wind monitoring towers, clause 41-42 on obstacle lighting and clause 43 on turbulence.

7. Community and Stakeholder Consultation

Renewable energy facility proponents must actively engage in early community and stakeholder consultation, prior to lodgement of any formal application. This includes early consultation with the Shire of Boyup Brook.

Consultation should demonstrate a commitment to providing clear information and ensuring opportunities for genuine input and delivering good planning outcomes.

Pre-lodgement consultation should be aimed at identifying and considering options for eliminating, reducing or otherwise managing impacts, not merely informing communities and stakeholders on the proposed layout.

The Shire expects that proponents will use a range of tools for community and stakeholder engagement. The Shire has a strong view that developers need to invest time and effort into positive community engagement and to build a relationship with nearby and adjacent owners, before any formal lodgement of an application.

This Policy requires applications for renewable energy facilities to address consultation comprehensively

[4] Western Australian Planning Commission (WAPC) Position Statement on Renewable Energy Facilities
https://www.wa.gov.au/system/files/2021-07/POS-Renewable-energy-facilities-position-statement.pdf

[5] 'National Airports Safeguarding Framework'
https://www.infrastructure.gov.au/infrastructure-transport-vehicles/aviation/aviation-safety/aviation-environmental-issues/national-airports-safeguarding-framework

and including:

1) Lodgement of a detailed Community and Stakeholder Engagement Plan that outlines the outcomes of pre-lodgement community consultation, and a strategy for further consultation for the life of the development. The engagement plan should identify key stakeholders early in the project planning stage and provide them with regular written updates before lodgement;

2) The Community and Stakeholder Engagement Plan should incorporate the fundamental principles, actions and frameworks outlined in the Clean Energy Council 'Community Engagement Guidelines for the Australian Wind Industry'[6]; and

3) An outline of how landowners' and stakeholders' issues have been considered before lodging any formal development application.

Proponents should liaise with all relevant stakeholders early in the process including, but not limited to the Shire, Main Roads WA, Western Power, Civil Aviation Safety Authority, Air Services Australia, Royal Flying Doctor Service, Department of Fire and Emergency Services, Department of Planning, Lands and Heritage, Department of Water and Environmental Regulation, Department of Biodiversity, Conservation and Attractions, Department of Primary Industries and Regional Development, Environmental Protection Authority, local aerial spraying contractors, unlicenced airstrip owners (within a five (5) kilometre radius of a turbine), any relevant incorporated local aeronautical associations, and any relevant local community groups.

8. Environmental Impact

Consistent with the Western Australian Planning Commission (WAPC) Position Statement on Renewable Energy Facilities[7], this Policy requires applicants to address, avoid and minimise impacts of any renewable energy facility on the natural landscape, and environment, including flora and fauna.

Applications should be accompanied by an Environmental Survey of the site by a suitably qualified environmental consultant and address:

1) The type, location and significance of flora and fauna.

2) Any rare or endangered species.

3) Stopover sites, migration routes, and roosting or nesting sites for birds of conservation significance.

4) Location of bat colonies (for wind farm applications).

5) Areas of high raptor (bird of prey) activity (for wind farm applications).

6) Existing remnant vegetation to be retained or that is proposed to be removed (on a plan).

7) Distances to areas of habitat, remnant vegetation and areas of natural environment on a context plan, including conservation areas, reserves or crown land.

8) Maximising distances to bird conservation areas, breeding grounds of sensitive species and areas of remnant bushland that are likely high-value bird habitats or habitats for birds of conservation significance.

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[6] Clean Energy Council 'Community Engagement Guidelines for the Australian Wind Industry' https://assets.cleanenergycouncil.org.au/documents/advocacy-initiatives/community-engagement/wind-community-engagement-guidelines.pdf

[7] Western Australian Planning Commission (WAPC) Position Statement on Renewable Energy Facilities https://www.wa.gov.au/system/files/2021-07/POS-Renewable-energy-facilities-position-statement.pdf

9) Methods to avoid bird collision such as increasing the visibility of rotor blades (where feasible), flashing lights, and keeping bird migration corridors free.

9. Visual and Landscape Impact

A Visual and Landscape Impact Assessment is required and shall:

1) Describe the appearance of changes in the landscape caused by the proposed renewable energy facility.
2) Identify the view of the renewable energy facility from key sensitive land uses, views from key locations of major roads and tourist routes (including rest areas), heritage places, tourist facilities, recreational reserves and areas utilised by the general public such as camping areas and walking trails.
3) Ensure photos in the report include a view of the existing landscape and a clear photomontage with the energy facility superimposed. Photomontages should include height dimensions to clearly show the scale.
4) Include all images in colour with a high-quality resolution.
5) Include a clear plan that shows the location of where each photo was taken, the direction it was taken, and the numbering of each photo location.
6) In addition to addressing this Policy, Visual and Landscape Impact Assessment should be undertaken in accordance with the WAPC 'Visual Landscape Planning in Western Australia' manual[8] and the 'Wind Farms and Landscape Values' (2005) published by the Australian Wind Energy Association and Australian Council of National Trust[9].
7) Renewable energy facilities are required to be designed, sited and operated to minimise their visual impacts and off-site impacts and shall meet the following requirements:
    a) For wind farms - a setback of two (2) kilometres between any wind turbine, measured from the tip of the blade, when at its nearest point from an existing dwelling on a neighbouring lot, that is not associated with the development. A lesser setback may be considered by the Council if agreed to in writing by the affected property owner(s) at the time of lodgement of a development application.
    b) For wind farms - a setback of one (1) kilometre between any wind turbine, measured from the tip of the blade, when at its nearest point from a neighbouring lot boundary, that is not associated with the development. A lesser setback may be considered by the Council if agreed to in writing by the affected property owner(s) at the time of lodgement of a development application.
    c) For wind farms - blades on wind turbines to rotate in the same direction and ensure that all turbines have uniformity in terms of colour, size, and shape.
    d) Solar panels should be sited to reduce the likely impacts of glint and glare.

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[8] WAPC 'Visual Landscape Planning in Western Australia' manual.
https://www.wa.gov.au/system/files/2021-06/ML_Visual-landscape-planning-in-Western-Australia.pdf

[9] 'Wind Farms and Landscape Values' (2005) published by the Australian Wind Energy Association and Australian Council of National Trust.
Available From:

- Australian Wind Energy Association, GPO Box 4499, Melbourne VIC 3001
- Australian Council of National Trusts, PO Box 1002, Civic Square ACT 2608

e) Implementation of landscaping within the development site to mitigate visual impact to the greatest extent possible from sensitive land uses. Locating energy facilities in flatter landscapes, where feasible, to reduce visibility due to shortening the visual perspective of the structures.

Landscaping outside of the lots being developed for a renewable energy facility is not accepted as being a practical mechanism for visual mitigation as conditions of planning approval cannot require works outside of the development site.

For the purpose of this Policy, the term 'sensitive land use' is as per the definition in the WAPC Position Statement on Renewable Energy Facilities[10] as 'land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time. These include dwellings, short-stay accommodation, schools, hospitals and child care centres and generally exclude commercial or industrial premises.'

The Shire will also take into account the description of types of 'sensitive land use' as outlined in Clause 2.3 of the Environmental Protection Authority 'Guidance for the Assessment of Environmental Factors'[11].

10. Noise Impact (Specifically for wind farms)

A Noise Impact Assessment shall be lodged with any wind farm proposal to demonstrate that it can meet the standards under the *Environmental Protection (Noise) Regulations 1997* (WA Noise Regulations)[12].

The current version of the South Australian Environmental Protection Authority 'Wind Farms Environmental Noise Guidelines (2021 or its replacement)[13] should also be referenced for assessment purposes. It is accepted that wind farm noise can be generally masked by wind generated noise, and the assigned levels can then be calibrated by the wind generated noise, if it does mask the noise at the sensitive premises location.

The Noise Impact Assessment is to be completed by a suitably qualified acoustic consultant, and should address construction noise, predicted noise levels associated with a fully operational wind farm, including infrasound and ground vibration, and is required to be completed by an acoustic consultant.

The Noise Impact Assessment may reference information from:

- The Victoria State Government Health Department technical information report on 'Wind farms, sound and health'[14] which provides information explaining the characteristics of low- frequency sound; and

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[10] Western Australian Planning Commission (WAPC) Position Statement on Renewable Energy Facilities https://www.wa.gov.au/system/files/2021-07/POS-Renewable-energy-facilities-position-statement.pdf

[11] The Environmental Protection Authority 'Guidance for the Assessment of Environmental Factors' https://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf

[12] Environmental Protection (Noise) Regulations 1997 (WA Noise Regulations) https://www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_1399_homepage.html

[13] South Australian Environmental Protection Authority 'Wind Farms Environmental Noise Guidelines (2021 or its replacement). https://www.epa.sa.gov.au/files/47788_windfarms.pdf

[14] The Victoria State Government Health Department technical information report on 'Wind farms, sound and health' https://content.health.vic.gov.au/sites/default/files/migrated/files/collections/policies-and-guidelines/1/1212016_wind_turbine_community_web---pdf.pdf

- The Environment Protection and Heritage Council draft 'National Wind Farm Development Guidelines' (2010)[15] which explains the characteristics of low-frequency noise and infrasound.

The Noise Impact Assessment must consider the location of any existing sensitive land use. Applicants should address in detail how turbines are located to minimise future land use conflict and noise impact on future sensitive land uses.

The WA Noise Regulations protect 'rural premises' and other sensitive land uses. There is a 'highly sensitive area' defined in the WA Noise Regulations, which is an area within 15 metres from the building associated with sensitive use (such as a dwelling). If an adjacent landowner decides to subdivide or build a second dwelling on their lot, the most stringent assigned noise levels would apply to any new second house.

An application shall address the following:

1) Commitment to providing a Noise Impact Mitigation Plan for post-operational noise monitoring, to demonstrate that any constructed wind farm complies with the WA Noise Regulations, and to manage complaints regarding noise impact during the operational phase of the development.
2) Ability to contain all 'noise buffers' within the development lot boundaries for long-term ongoing compliance with the WA Noise Regulations to accommodate future development of adjacent lots with sensitive land uses/highly sensitive areas, particularly any form of dwellings. This is to ensure any wind farm location is compatible with existing land uses and future development.
3) The term 'noise buffers' in this Policy means any predicted noise contour lines/emissions that are higher than those acceptable for a "highly sensitive area".

Note: if an adjacent landowner constructs a dwelling on their property after a wind farm is constructed, it is the wind farm operator that has to take action to ensure that any new dwelling or sensitive premises is not impacted by noise levels exceeding what is permissible for a 'highly sensitive area' under the WA Noise Regulations. Applicants will need to demonstrate that any wind farm will not limit any future rural land use or sensitive land use on existing lots that do not form part of the development application.

11. Cultural Heritage

An assessment of potential impacts to cultural heritage values is to be undertaken as follows:

1) Initial consultation with the Wagyl Kaip Southern Noongar Aboriginal Corporation;
2) A desktop assessment to determine the environmental context and Aboriginal history and any lodged or registered Aboriginal artifacts or heritage sites of the project investigation area;
3) A ground survey to identify the presence of Aboriginal cultural heritage in or associated with the project site;
4) Engagement with local Elders.

In the event of an Aboriginal Heritage Site being discovered during development, the site is to be preserved and managed as per regulatory requirements and the impending Noongar Standard Heritage Agreement.

12. Construction Management Plan

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[15] The Environment Protection and Heritage Council draft 'National Wind Farm Development Guidelines' (2010) https://www.nepc.gov.au/sites/default/files/2022-09/draft-national-wind-farm-development-guidelines-july-2010.pdf

A Construction Management Plan is to be submitted to address the following matters:

1) Standards and procedures for the construction of the development including the management of environmental emissions such as dust and noise;

2) Site disturbance should be minimised during construction through careful siting and measures to address erosion, drainage run-off, flooding, water quality, retention of remnant vegetation, stabilisation of top soil, and weed and disease hygiene;

3) Vehicle and machinery access and movement.

The transport of equipment and freight to the site should be carefully managed and may need to be coordinated with adjacent local governments. If ongoing disruption to traffic is likely to occur, police escorts may be required for the transport of large facilities.

Site clearance works, earth moving, cutting, filling and stockpiling of topsoil should be kept to a minimum wherever possible.

13. Operational Management Plan

An Operational Management Plan is to be submitted indicating ongoing management of the site (e.g. management for bushfire) and including infrastructure and service road maintenance as required for the operation of the energy facility.

The Operational Management Plan should have regard to any environmental and landscape impacts.

If visitor facilities are planned as part of the development, additional services may be required, including gas, water, telecommunications and on-site or off-site sewage treatment.

When a site is decommissioned, the demolition work will need to be managed and the site should be reinstated to its original use and condition, or other agreed use.

14. Traffic Management and Protection of Roads and Infrastructure

The Shire recognises that the development of renewable energy facilities may have significant impacts on the condition and serviceability of the local road network, during the construction phase.

The Shire requires proponents of renewable energy facilities to be assessed for any road contributions for repairs or upgrades to sealed and/or unsealed roads managed by the Shire (Traffic Management Plan) because of construction or ongoing activities associated with the development beyond those considered normal day to day access and egress.

Reference should be made to the WAPC Transport Assessment Guidelines[16].

The Traffic Management Plan should consider/include:

1) The MRWA - Operation and Maintenance Agreements to Access State Road Network[17];

2) Route Assessments for the transport of dangerous goods on road networks;

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[16] WAPC Transport Assessment Guidelines
https://www.wa.gov.au/government/publications/planning-guidelines-transport-impact-assessment

[17] Operation and Maintenance Agreements to Access State Road Network – Main Roads Western Australia
https://www.mainroads.wa.gov.au/4a1dad/globalassets/heavy-vehicles/rav-access/rav-access-approval-review-policy.pdf?v=4a1d64

3) Permit for vehicle and machinery access and movement for Restricted Access Vehicles – to the satisfaction of Heavy Vehicle Services – Main Roads WA (e.g. Transport of large wind turbine blades and towers).

4) A Road and Shire Infrastructure Condition Report, that identifies and records the conditions of any local roads and the Shire infrastructure that will be affected by any route for heavy vehicles and delivery trucks needed for the construction phase;

5) The costs associated with any damage caused to the roads or Shire infrastructure attributed to the construction phase of the development. Any damage shall be rectified by the developer to the standard identified in the pre-lodgement Road and Shire Infrastructure Condition report; and

6) All costs of any upgrading required for construction transport routes and/or the development.

The road contributions will be calculated based on the Western Australia Local Government Association's Heavy Vehicle Cost Recovery Policy Guideline for Sealed Roads[18], which provides a fair and transparent method for determining the additional maintenance and reconstruction costs attributable to the increased heavy vehicle traffic generated by the wind energy facility development. Any contributions need to be consistent with the principles that underpin the State Planning Policy 3.6 – Infrastructure Contributions[19].

The road contributions will be negotiated and agreed upon between the Shire and the developer before the approval of the development application. The road contributions will be paid by the developer to the Shire under the terms and conditions of the agreement.

15. Bushfire Management

A Bushfire Management Plan is to be provided for areas that fall within a Bushfire Prone Area. Reference should be made to State Planning Policy 3.7 – Planning in Bushfire Prone Areas[20]. It is also recommended that the developer review the Victorian Country Fire Associations document - Design Guidelines and Model Requirements for Renewable Energy Facilities v4 (2023)[21], as this document provides a best practice approach to considering bushfire risk and fire safety measures in the design, construction, and operation of renewable energy facilities (including windfarms).

16. Aviation Impact Assessment (Specifically for wind farms)

An Aviation Impact Assessment is to be submitted identifying aerodromes in the locality and potential flight paths that may occur as a result of night flying, aviation training, firefighting, recreation aviation, agricultural related activities and emergency services flying. Particular attention is to be paid to fire fighting water bombing requirements.

The Aviation Impact Assessment is to be undertaken by a qualified aviation consultant and is to demonstrate

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[18] Western Australia Local Government Association's Heavy Vehicle Cost Recovery Policy Guideline for Sealed Roads
https://walga.asn.au/awcontent/Web/Documents/Infrastructure/Heavy_Vehicle_Cost_Recovery_Policy_Guidline_for_Sealed_Roads-(ID-693988).pdf

[19] State Planning Policy 3.6 – Infrastructure Contributions
https://www.wa.gov.au/government/publications/state-planning-policy-36-infrastructure-contributions

[20] State Planning Policy 3.7 – Planning in Bushfire Prone Areas
https://www.planning.wa.gov.au/state-planning-policy-3.7-bushfire

[21] Victorian Country Fire Associations document - Design Guidelines and Model Requirements for Renewable Energy Facilities v4 (2023)
https://news.cfa.vic.gov.au/news/latest-cfa-renewable-energy-guidelines-released

that turbines will not impact on aerial spraying activities of surrounding farms or unlicensed airstrips.

Any potential aviation safety risks identified require consultation with Civil Aviation Safety Authority (CASA), Air Services Australia and/or the Commonwealth Department of Defence.

17. Shadow Flicker Assessment (Specifically for wind farms)

A Shadow Flicker Assessment is to provide an assessment of the potential for shadow flicker occurrence resulting from a proposed wind turbine at the nearest receptors.

Under certain combinations of geographical position, time of day and year, wind speed and wind direction, the sun may pass behind the rotor and cast a shadow over neighbouring buildings and roads and cause a flicker effect.

It is important to understand the casting shadow impact to surrounds, in particular public roads and existing and potential housing.

The Draft National Guidelines include recommendations for shadow flicker limits relevant to wind farms in Australia, such that the modelled theoretical shadow flicker duration should not exceed 30 hours per year, and that the actual or measured shadow flicker duration should not exceed 10 hours per year. The guidelines also recommend that the shadow flicker duration at a dwelling be assessed by calculating the maximum shadow flicker occurring within 50 metres of the centre of a dwelling.

18. Decommissioning Program

A Decommissioning Plan is to be submitted, outlining the removal of all renewable energy facilities and rehabilitation of the affected land at the end of the development’s life (unless major refurbishment is separately approved).

Decommissioning should be considered in the design phase of projects and as part of the development application process so that structures may be easily disassembled at the end of their life, and to ensure that the funds are available to decommission them. If projects do not perform as predicted, this may have a financial impact on its decommissioning plan. Applicants should outline how funds will be directed into future decommissioning or refurbishment costs.

General information at the development application stage should detail a process and steps for decommissioning or refurbishment of energy facilities and staging/timing for planning for decommissioning/refurbishment over the life of the development.

Waste or surplus infrastructure is not to be disposed at the Shire’s rubbish tips without approval.

There is an expectation that land developed with a renewable energy facility will be returned to a pre-development condition once the renewable energy facility reaches the end of its lifecycle. If an applicant seeks to retain some infrastructure on the land (such as roads or turbine foundations), then it needs to be made clear at the initial development application lodgement stage.

Substantial decommissioning and remediation works are expected to commence within 12 months of renewable energy facilities no longer generating permanently unless an alternative reasonable timeframe is outlined in the development application.