



LG Ref: SOK-01-25
DAP Ref: DAP/25/03017
Enquiries: (08) 6551 9919

Claire Willey
Element Advisory
1/500 Hay Street
SUBIACO WA 6008

Dear Claire

REGIONAL DAP - SHIRE OF KOJONUP - DAP APPLICATION - SOK-01-25 - DETERMINATION

Property Location:	Various Lots, Jingalup
Application Details:	Windfarm and Transmission Line

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the Shire of Kojonup on 13 November 2025 for the above-mentioned development.

This application was considered by the Regional DAP at its meeting held on 26 February 2026, where in accordance with the provisions of the Shire of Kojonup Town Planning Scheme No.3, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Grant Thompson on behalf of the Shire of Kojonup on 08 9831 9400.

Yours sincerely,

DAP executive director

5 March 2026

Encl. DAP Determination Notice
Approved Plans

Cc: Grant Thompson
Shire of Kojonup

Planning and Development Act 2005

Shire of Kojonup Town Planning Scheme No.3

Regional Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Various Lots, Jingalup

Application Details: Windfarm and Transmission Line

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 26 February 2026, subject to the following:

1. **Accept** that the DAP Application reference DAP/25/03017 is appropriate for consideration as a “use not listed” land use and compatible with the objectives of the zoning table in accordance with Clause 3.2 of the *Shire of Kojonup Town Planning Scheme No. 3*.
2. **Approve** DAP Application reference DAP/25/03017 and accompanying plans (as contained in the Development Application Report, as shown in Attachment 1 (Appendix C) of the Responsible Authority Report in accordance with Clause **68** of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 6.3 of the *Shire of Kojonup Town Planning Scheme No. 3*, subject to the following conditions:

DEVELOPMENT APPROVAL SCOPE

1. This decision constitutes planning approval only and is valid for a period of 5 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The approved development shall be undertaken generally in accordance with the plans and undertakings provided by the applicant and forming the Application for Development Approval as attached to this report subject to any modifications required as a consequence of any condition/s of this approval.
3. This approval is for a maximum of 33 wind turbines with a maximum blade tip height of 206 metres above ground level.
4. The wind turbines and rotors are to be constructed in white or light grey colour.
5. Pursuant to Schedule 2, clause 74 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, further detailed plans for the proposed development shall be submitted to the local government for approval.

Further detailed plans may include the micro-siting wind turbines and associated infrastructure up to 100m.

6. The 132 kV transmission line is to be installed underground only.

ADDITIONAL REPORTS

7. Once turbine locations and parameters have been finalised and prior to construction commencing on-site, an updated Aviation Impact Assessment, including any amendments required to the Grid Lowest Safe Altitude (LSALT) height, is to be submitted to the Local Government for approval.
8. Prior to construction commencing on-site, the applicant is to submit for approval either:
 - (i) Updated reports which assess the impact of the final turbine locations; or
 - (ii) A technical note from the author of the report or equivalent expert confirming that the change in location of the turbines does not change the outcome or recommendations in the report.

The reports to which this condition relate are:

- (i) Shadow flicker and blade glint;
 - (ii) Electromagnetic Interference;
 - (iii) Environmental Assessment and Management Plan;
 - (iv) Aviation Impact Assessment; and
 - (v) Noise Impact Assessment.
9. An Independent Engineering Certification Report, prepared by a suitably qualified and independent structural engineer, is required to certify:
 - (i) Pre-construction: That the wind turbines and their foundations have been designed in accordance with relevant Australian and international standards.
 - (ii) Post-construction: That the wind turbines and their foundations have been constructed in accordance with relevant Australian and international standards.

CONSTRUCTION

10. Prior to construction, a Construction and Environmental Management Plan shall be submitted to the Local Government for approval. Once approved, the Construction and Environmental Management Plan shall be implemented at all times during the construction phase to the satisfaction of the Local Government upon advice from relevant agencies.

11. Prior to delivery of turbines, a Traffic and Transport Management Plan relating to construction related transport within the Shire of Kojonup shall be submitted to the Local Government for approval.

The Traffic and Transport Management Plan shall address the requirement for the applicant to assess the pavement condition pre and post construction and to rectify and restore the road network and other affected infrastructure following construction to the satisfaction of the local government, in consultation with Main Roads WA.

Once approved, the Traffic and Transport Management Plan shall be implemented at all times to the satisfaction of the Local Government for works on local roads and Main Roads WA for works on State roads, including Albany Highway if / as required.

12. All wind turbine towers to have lighting which is satellite or radio frequency activated when aircraft are in the vicinity.
13. Prior to installing any of the turbines, the applicant is to advise the following entities regarding the construction of the wind turbines, including estimated dates of installation, details of exact locations and heights:
 - (i) Civil Aviation Safety Authority (CASA);
 - (ii) Airservices Australia;
 - (iii) Royal Flying Doctor Service;
 - (iv) Royal Australian Air Force;
 - (v) All known private airstrip owners within 20km of any wind turbine; and
 - (vi) All known aerial agriculture operators, including the Aerial Agriculture Association of Australia.

NOISE

14. Prior to construction, an updated Noise Impact Assessment is to be provided. Amongst matters, the assessment is to confirm the development complies with the *Environmental Protection (Noise) Regulations 1997* (as amended) and *South Australian EPA Wind Farms Environmental Noise Guidelines (2021)*, to the satisfaction of the local government upon advice from the Department of Water and Environmental Regulation and/or the Department of Health.
15. This approval is for Vestas V162-6.2MW wind turbine. Where the use of an alternative wind turbine is proposed, the applicant must prepare and lodge with the local government a revised Noise Impact Assessment based upon the proposed alternative turbine, which demonstrates that that the alternative turbine complies with Condition 17. Any revised Noise Impact Assessment is to be to the satisfaction of the local government.

16. The applicant is to undertake post-commissioning noise testing based upon the testing procedures and analysis contained in the South Australian EPA Wind Farms Environmental Noise Guidelines (2021) to address the *Environmental Protection (Noise) Regulations 1997* (as amended) to the satisfaction of the local government upon advice from the Department of Water and Environmental Regulation and/or the Department of Health. The noise testing should:
 - (i) Be made publicly available on the wind farm operator's website for the life of the wind farm.
17. The applicant shall ensure at all times that the operation of the wind farm complies with the following noise levels within a 30 metre curtilage of a dwelling:
 - a) Will not exceed 35dB(A) (LA90, 10 minutes); or
 - b) Will not exceed the background noise (LA90, 10 Minutes) by more than 5dB(A), whichever is the greater up to 45dB(A). Assessment of noise impact is to be performed in accordance with South Australian EPA Wind Farms Environmental Noise Guidelines (2021) at the end of the condition as suggested by the applicant.

OPERATIONAL MATTERS

18. Post-construction, the applicant must provide the local government with:
 - (i) GPS co-ordinates for each constructed wind turbine; and
 - (ii) A plan showing the location of all constructed access tracks.
19. Prior to wind turbine commissioning, a Bird and Bat Adaptive Management Plan is to be prepared to the satisfaction of the Local Government, on advice from the Department of Water and Environmental Regulation and other relevant stakeholders.
20. Prior to wind farm operations commencing, an Operational Management Plan shall be submitted to the Local Government for approval. Once approved, the Operational Management Plan shall be implemented at all times during the operational phase to the satisfaction of the Local Government.

The Operational Management Plan will also include:

- (i) Information and contact details of the Operator of the Wind Farm;
- (ii) A complaints procedure for managing all complaints received, including noise complaints;
- (iii) The requirement to maintain a complaints register;
- (iv) Arrangements with adjoining landowners regarding the construction of future dwellings on adjoining lots; and
- (v) Arrangements with adjoining and nearby landowners undertaking agricultural aerial spraying and or aerial water bombing for fire management.

21. Prior to construction, a Bushfire Management Plan and Risk Management Plan shall be submitted to the local government for approval on advice of the Department of Fire and Emergency Services.
22. Prior to commencement of operations, an Emergency Response Plan shall be developed in consultation with the Local Government. The Emergency Response Plan shall be implemented at all times during the operational phase to the satisfaction of the Local Government.
23. The applicant is to ensure suitable potable water supply and effluent disposal facilities / infrastructure are designed, installed and maintained for the life of the development in accordance with the Local Government's requirements, upon advice of the Department of Health as necessary.

DECOMMISSIONING

24. At least 12 months prior to discontinuation of the relevant approved stage of the development, an updated Decommissioning and Rehabilitation Management Plan is to be prepared and approved to the satisfaction of the local government.
25. If notifications are to be placed on the affected Certificates of Title to alert prospective purchasers that there are underground cables and or infrastructure on the land which may impact on future development, these notifications are to be prepared and lodged at the cost of the Shire and with the consent of the applicant or owner.

ADVICE NOTES:

1. This is a development approval only. The applicant is advised that it is their responsibility to ensure the proposed development complies with all other applicable legislation, local laws and/or licence/permit requirements that may relate to the development. This includes the *Biodiversity Conservation Act 2016*, *Environmental Protection (Noise) Regulations 1997*, *Environmental Protection Act 1986*, *Rights in Water and Irrigation Act 1914*, *Aboriginal Heritage Act 1972*, *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* and *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*, amongst others.
2. For any condition that requires a plan(s) to be submitted to the Local Government, a new and updated plan(s) shall be submitted for each stage of the development unless otherwise advised by the Local Government.
3. The further detailed plans required by Condition 10 must include:
 - (i) Temporary works required during construction including:
 - (a) Construction compounds;
 - (b) Concrete batching plant;
 - (c) Materials storage / laydown areas.

- (ii) Permanent structures and detail, including:
 - (a) Micro siting of wind turbines subject to addressing Condition 6 and avoiding native vegetation;
 - (b) Substation;
 - (c) Operation and maintenance building;
 - (d) Battery Energy Storage System (BESS);
 - (e) Underground cabling and underground cable road crossings;
 - (f) Service roads and parking.
- 4. In relation to Conditions 10 and 15, the updated Aviation Impact Assessment is to be submitted to the local government for approval upon advice from Civil and Safety Authority (CASA). If required by CASA, all wind turbine towers to have lighting which is satellite or radio frequency activated when aircraft are in the vicinity.
- 5. In relation to the Construction and Environmental Management Plan, the following information should also be included:

Construction

- (i) A program of works;
- (ii) The location of:
 - (a) the crane hardstand areas;
 - (b) the concrete batching plant, water tanks and any construction compounds and materials storage / laydown areas
 - (c) temporary buildings;
 - (d) temporary access / egress points;
 - (e) temporary car parking areas;
 - (f) the location and extent of excavation required for the purpose of laying cabling;
- (iii) A timetable for the removal of temporary development after completion of the construction phase;
- (iv) Detail how disturbed land will be rehabilitated;
- (v) An accommodation strategy which identifies how workers will be housed during the construction phase;
- (vi) Stakeholder and community engagement (including complaints handling processes);

(vii) Address the matters outlined below:

- (a) Safety and emergency management;
- (b) Safety and site hygiene management, including the provision of water and waste water services to buildings with amenities;
- (c) Natural hazard management, including fire and emergency management;
- (d) Fuel and chemical storage and handling;
- (e) Aviation impacts and management;
- (f) Waste management including construction waste;

(viii) The management of potential construction impacts, including:

- (a) The management of weed infestations;
- (b) Erosion and sediment control;
- (c) Stormwater management;
- (d) Dust management;
- (e) Water management;
- (f) Waterways protection;
- (g) Noise and vibration management;
- (h) Flora and fauna management;
- (i) Biosecurity management measures including minimisation of biosecurity risks to the land owners, adjoining properties and along the transport routes;
- (j) Historic cultural heritage management; and
- (k) Aboriginal cultural heritage management including ensuring contractors and operators are informed of the obligations relating to site discovery and reporting requirements.

6. Any additional wind monitoring mast(s) is to include the following measures as recommended by the Aviation Impact Assessment and by government agency submissions:

- (i) Three marker balls are to be placed on the outside guy wires at the top of the masts;
- (ii) Guy wire ground attachment points should be in contrasting colours to the surrounding ground/vegetation;

- (iii) Paint markings should be applied in alternating contrasting bands of colour on the top one-third of the masts, in line with the National Airports Safeguarding Framework Guideline D;
 - (iv) Masts are to be reported to the Airservices Australia via the Vertical Obstacle Data Form once mast parameters and locations have been finalised and at least two (2) weeks before construction commencing, to be included on aeronautical maps and charts;
 - (v) Adjacent landowners are to be notified of obstacles relating to aerial recreation or agricultural activities; and
 - (vi) Suitable ground signage or other warning devices are to be erected at road entrances and key access points around agricultural machinery of the presence of guy wires and other infrastructure associated with the masts.
7. With regard to the Traffic and Transport Management Plan required by Condition 13, the following information should be included:
- (i) Traffic impact assessment;
 - (ii) Details of Oversize and Overmass loads;
 - (iii) Swept path analysis;
 - (iv) Haul movements and routes;
 - (v) Details of any temporary or permanent modifications, works or upgrades required to intersections, roads or site access points; and
 - (vi) Permit /approval requirements, local government or Main Roads WA.
8. With regard to the Traffic and Transport Management Plan, Main Roads WA approval and permit requirements may include:
- (i) Movements of wind farm components require necessary permits from Main Roads WA's Heavy Vehicle Services (HVS) under the *Road Traffic (Vehicles) Act 2012* complying with the HVS route survey requirements, Oversize Overmass Transport Management Plan (OSOM-TMP) requirements, the Movement of High Risk OSOM Vehicles Policy and the Single Trip OSOM Vehicle Standard Operating Conditions;
 - (ii) Proposed works within State road reserves are subject to a separate approval process under the *Main Roads Act 1930*;
 - (iii) All Traffic Control Signal installations, removals, or alterations within Western Australia require approval from Main Roads Network Operations under Regulation 297 of the *Road Traffic Code 2000*;
 - (iv) Main Roads approval for signage and pavement marking modifications is required under the *Road Traffic Code 2000*; and

- (v) Any road signs are to comply with Main Roads Policy Application Guidelines for Advertising Signs within and beyond State Roads Reserves under the *Main Roads (Control of Advertisements) Regulations 1996*.
9. With regard to the Traffic and Transport Management Plan, local government approval requirements may include:
 - (i) Roads to remain open for public use where practicable during road construction/upgrade activities;
 - (ii) Source of and testing results of gravel proposed for use on public roads are to be to the satisfaction of the local government; and
 - (iii) Upgrades of the entry points to the Project Site from adjoining public roads.
 10. The Shire of Kojonup is unable to provide guarantee of all-weather access on its unsealed road network, and in the event that the applicant requires all- weather access to the project site, the applicant is required to seal the affected portion of road network to the satisfaction of the local government.
 11. All service roads are to be located, designed, constructed and drained to minimise the impact on local drainage systems, landscape and farming activities.
 12. With regard to the Fire Management Plan and the Emergency Response Plan, the Department of Fire and Emergency Services (DFES) Regional Office, DFES Aviation Services, District Officer and the local fire and emergency services should be consulted during the final design, construction, and leading up to the commissioning of the wind farm facility and associated infrastructure. The Shire of Kojonup and DFES consider it critical for the local fire and emergency services to understand the hazards present in the facility and the measures required to ensure the safety of firefighting personnel when working in or around the facility. This may impact on how crews respond to a fire within the facility, which may in turn have ramifications regarding the optimal number and location of water supplies. The Emergency Response Plan is also to address other potential emergency types such as medical incident response (i.e. ambulance attendance) and storm events.
 13. The concrete batching plant will need to demonstrate compliance with the *Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998* irrespective of whether the premises is a Prescribed Premises or not.
 14. The development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict. Arrangements should be made to the specifications of Western Power for the provision of necessary electricity easements as and where required. No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or restriction zones without the prior written approval of Western Power.
 15. The applicant shall immediately advise the local government of completion of construction of the development, including completion of any individual stages.

16. The applicant is strongly encouraged to establish and implement a Community Benefits Fund in conjunction with the Shire of Kojonup, consistent with the WA Government endorsed (currently draft) '*Guideline on Community Benefits for Renewable Energy Projects*'.
17. The applicant is advised that:
 - (i) There is potential for vacant lots adjacent to the proposed wind farm to be further developed with dwellings;
 - (ii) Legislation in Western Australia requires that the wind farm comply with the *Environmental Protection (Noise) Regulations 1997*. The controls on noise contained in this approval do not override those contained in the Regulations, nor vice versa, but the wind farm must comply with whichever control is more stringent at any given location at any given time under then-prevailing meteorological etc conditions;
 - (iii) The applicant takes the commercial risk that future wind farm operations may need to be altered or modified to continue to comply with noise limitations;
 - (iv) It is recommended that the applicant prepare and submit acoustic compliance reports by a suitably qualified and independent acoustic engineer to demonstrate compliance with Condition 19 at key stages of development. This would provide compliance assurances to both the local government and surrounding landowners;
 - (v) These conditions must be read in conjunction with all relevant legislation and regulations and the applicant must comply with all other relevant legislation and regulations specifically the *Environmental Protection Act 1986* and associated regulations;
 - (vi) A clearing permit under the *Environmental Protection Act 1986*, for the proposed clearing of any native vegetation may be required;
 - (vii) The applicant is advised to investigate whether or not approval is required pursuant to the *Aboriginal Heritage Act 1972* prior to commencement of any activities or works on site;
 - (viii) The transformer associated with each wind turbine shall be located beside each tower or enclosed within *the* tower;
 - (ix) All fill placed on the land must be free of disease and weeds;
 - (x) All wind turbine towers are to be fully enclosed (to prevent birds perching or nesting);

- (xi) There are various Department of Water and Environmental Regulation requirements relating to matters including water licensing, water supply and surface water management –
 - (a) A Bed and Banks permit under the *Rights in Water and Irrigation Act 1914*, will be required for the interference with the bed and bank of any watercourse; and
 - (b) A licence to take water under the *Rights in Water and Irrigation Act 1914*, will be required if it is proposed to take surface water from a watercourse.
 - (xii) Once turbine locations and parameters have been finalised and at least two (2) months before installation of any wind turbines commencing, the applicant/operator will submit the details of all wind turbines to Airservices Australia via the Vertical Obstacle Data Form, as required by Conditions 16 and 21.
 - (xiii) On commissioning, the Vertical Obstacle Data Form should be resubmitted to Airservices Australia with the surveyed height and location of each installed turbine and wind monitoring mast.
18. Should the applicant be aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.
19. In relation to Condition 21, the Bushfire Management Plan shall be prepared to address the requirements under State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guidelines. The Risk Management Plan shall be prepared taking general guidance from the Victorian Country Fire Association's Design Guidelines and Model Requirements – Renewable Energy Facilities.
20. The Decommissioning and Rehabilitation Management Plan must describe the scope and staging of decommissioning and rehabilitation works, and address the following matters including:
- (i) Safety and emergency management;
 - (ii) Environmental management;
 - (iii) Waste management;
 - (iv) A detailed decommissioning schedule or works with timeframes for each stage;
 - (v) A Traffic Management Plan;
 - (vi) A Fire Management Plan;
 - (vii) Sufficient information that clearly outlines any below ground infrastructure to be retained on site and its treatment to allow for continued agricultural use;
 - (viii) Implementation of suitable mechanisms to alert prospective purchasers of retention of any below ground infrastructure which may affect future building locations or development;

Decommissioning and rehabilitation works are required to be completed within 18 months of the turbines or a single turbine operation, through the life of the project, ceasing operation to the satisfaction of the local government.

The applicant shall rehabilitate any and all sites as required to the satisfaction of the local government to enable broadacre farming or other approved farming activity to resume / continue, with the exception that underground infrastructure (such as footings and cables) may be retained below normal ploughing levels where retention allows for continued agricultural use.

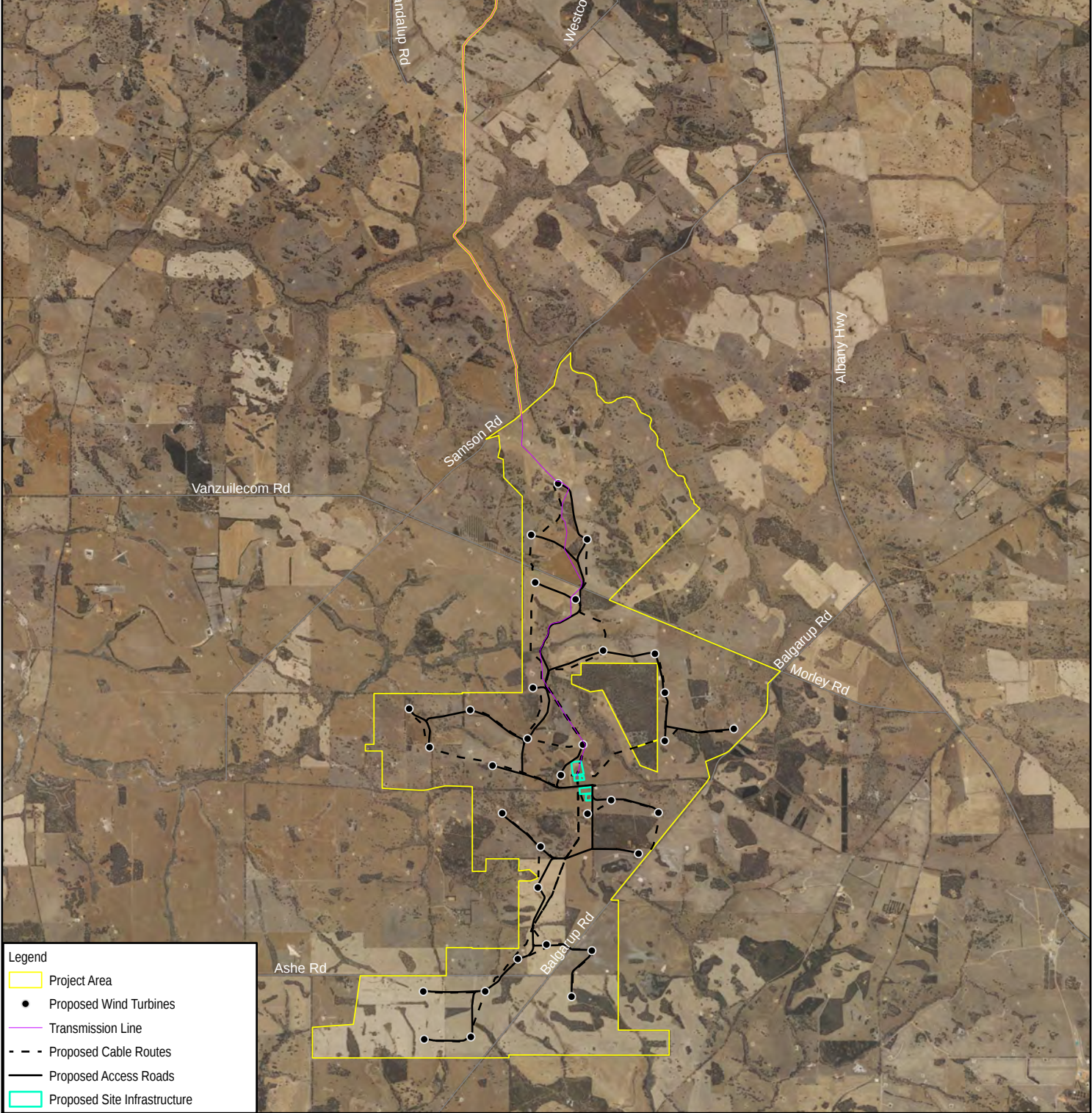
21. Condition No.25 is not imposing an obligation on the Local Government. If the Local Government chooses to lodge a Notification under Section 70A, the proponents' obligation is to give their consent to the Local Governments application and nothing more.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.



DEVELOPMENT
ASSESSMENT PANEL

APPROVED
26-Feb-2026



Legend

- Project Area
- Proposed Wind Turbines
- Transmission Line
- Proposed Cable Routes
- Proposed Access Roads
- Proposed Site Infrastructure



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Coordinate System:	GDA2020 MGA Zone 50
Scale:	1:95,000 at A4
Project Number:	675.073200.00001
Date Drawn:	27/10/2025
Drawn by:	JH
Reviewed by:	WK

Service Layer Credits:
Landgate / SLIP

KOJONUP WIND FARM
ENVIRONMENTAL ASSESSMENT REPORT

SITE LOCATION

FIGURE 1