

Development Application Wind Meteorological Measuring Mast – Lot 2 Warrenup Road (Deposited Plan 88855)

June 2025 | 23-305

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We acknowledge the Whadjuk people of the Noongar nation as Traditional Owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

Contents

1. Executive Summary	1
2. Introduction	2
2.1 Subject Site	2
2.2 Site Constraints	6
2.3 Local Context	9
2.4 Regional Context.....	9
3. Development Description	12
3.1 Meteorological Measuring Mast Tower Structure	12
3.2 Mast Ancillaries	12
4. Planning Assessment	13
4.1 Planning and Development (Local Planning Schemes) Regulations 2015	13
4.2 Shire of Broomehill Town Planning Scheme No.1	15
4.2.1 Land Use Permissibility	15
4.3 Shire of Broomehill-Tambellup Local Planning Strategy	16
4.4 Local Planning Policy No.2 – Wind Farms	16
4.5 Great Southern Regional Planning and Infrastructure Framework	16
4.6 State Planning Policy 3.7 – Planning in Bushfire Prone Areas.....	17
4.7 Position Statement – Renewable Energy Facilities 2020.....	17
4.8 Aviation Impact Assessment.....	18
4.9 Orderly and Proper Planning.....	18
5. Conclusion.....	19
Appendix A – Development Application Form	20
Appendix B – Certificate of Title.....	21
Appendix C – Development Plans	22
Appendix D – Aviation Report.....	23

1. Executive Summary

This report has been prepared by Element Advisory (part of SLR) (Element Advisory) on behalf of Water Corporation (WaterCorp) in support of an application for development approval to install a temporary Wind Meteorological Measuring Mast (Met Mast) on Lot 2 Warrenup Road, Broomehill West for a period of five (5) years. The met mast is proposed on 'Farming' zoned land under the Shire of Broomehill Town Planning Scheme No.1 (TPS 1). The proposal is located with the approved Flat Rocks Wind Farm development area (Kinghurst locality) approved under DAP application DAP/12/01359.

This application supports the development of the balance of the Flat Rocks Wind Farm project (Stage 2 owned by WaterCorp). The purpose of installing a met mast on the subject site is to record meteorological information including wind conditions over five-year period which will support detailed design and energy output studies.

In support of this development application, this report includes:

1. Site analysis including a summary of the environmental and heritage considerations;
2. A detailed description of the development;
3. An assessment of the proposal against the applicable planning framework;
4. A signed Development Application Form (**Appendix A**);
5. A copy of the Certificate of Title (**Appendix B**);
6. A copy of the proposed Development Plans (**Appendix C**);
7. A copy of the Aviation Impact Assessment (**Appendix D**).

The proposed met mast can be defined as a Renewable energy facility, however, this land use is undefined under TPS 1 and therefore is a 'use not listed' in the 'Farming' zone under Table 1 of TPS 1.

The development is compatible with the existing land use. Its relatively small footprint allows for the co-existence of existing broadacre farming and thereby achieves the Farming zone objectives. The proposed met mast can be accessed by local roads and internal existing dirt tracks and will be an unmanned structure once operational. It will have a negligible impact on local amenity and environmental values given it is sited 1.9km from the nearest dwelling and away from native vegetation clearing and bushfire prone areas. It additionally has a lightweight and open construction. Furthermore, Airservices Australia, who was contacted for feedback during pre-lodgement engagement, had no objection as noted in the Aviation Impact Assessment provided in Appendix D. The proposed development supports the continued development of the approved Flat Rocks Wind Farm project and satisfies the relevant provisions of the current state and local planning framework. For the reasons provided in this report, it is consistent with orderly and proper planning.

It is therefore respectfully request that the Shire of Broomehill-Tambellup approves the proposed development for a period of five (5) years.

2. Introduction

2.1 Subject Site

The proposed met mast is to be located on Lot 2 Warrenup Road, Broomehill West (subject site) within the Shire of Broomehill-Tambellup (the Shire) (refer to Figure 1). The exact location of the met mast is provided in Table 1 below.

Table 1 – Certificate of Title

Latitude (deg)	Longitude (deg)	Easting (m)	Northing (m)
-33.91723	117.37855	534992	6246957

Access to the site is via Warrenup Road and Palomar Road.

The subject site forms part of the Flat Rocks Wind Farm development area (Kinghurst locality) approved under DAP application reference: DAP/12/01359 (refer to Figure 2).

The subject site is zoned 'Farming' under the Shire of Broomehill-Tambellup Town Planning Scheme No.1(TPS 1) (refer to Figure 3). The subject site is predominantly cleared and used for broadacre farming (cropping) although portions of the site contain clusters of vegetation and wind breaks.

The met mast will be located approximately 1.9km from the nearest dwelling in a cleared portion of the site and will be accessible via Warrenup Road and Palomar Road and internal dirt tracks.

The land ownership details are provided in Table 2 below:

Table 2 – Certificate of Title

Lot	Diagram	Volume/ Folio	Land Area	Registered Proprietor
2	88855	2062/299	231.5ha	BR&SL Investments Pty Ltd

Refer to Appendix B – Certificate of Title



-  Subject Site
-  Met Mast Location

Aerial Plan
 Lot 2 Warrenup Road, Broomehill West



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Figure 1 Aerial Plan

element.

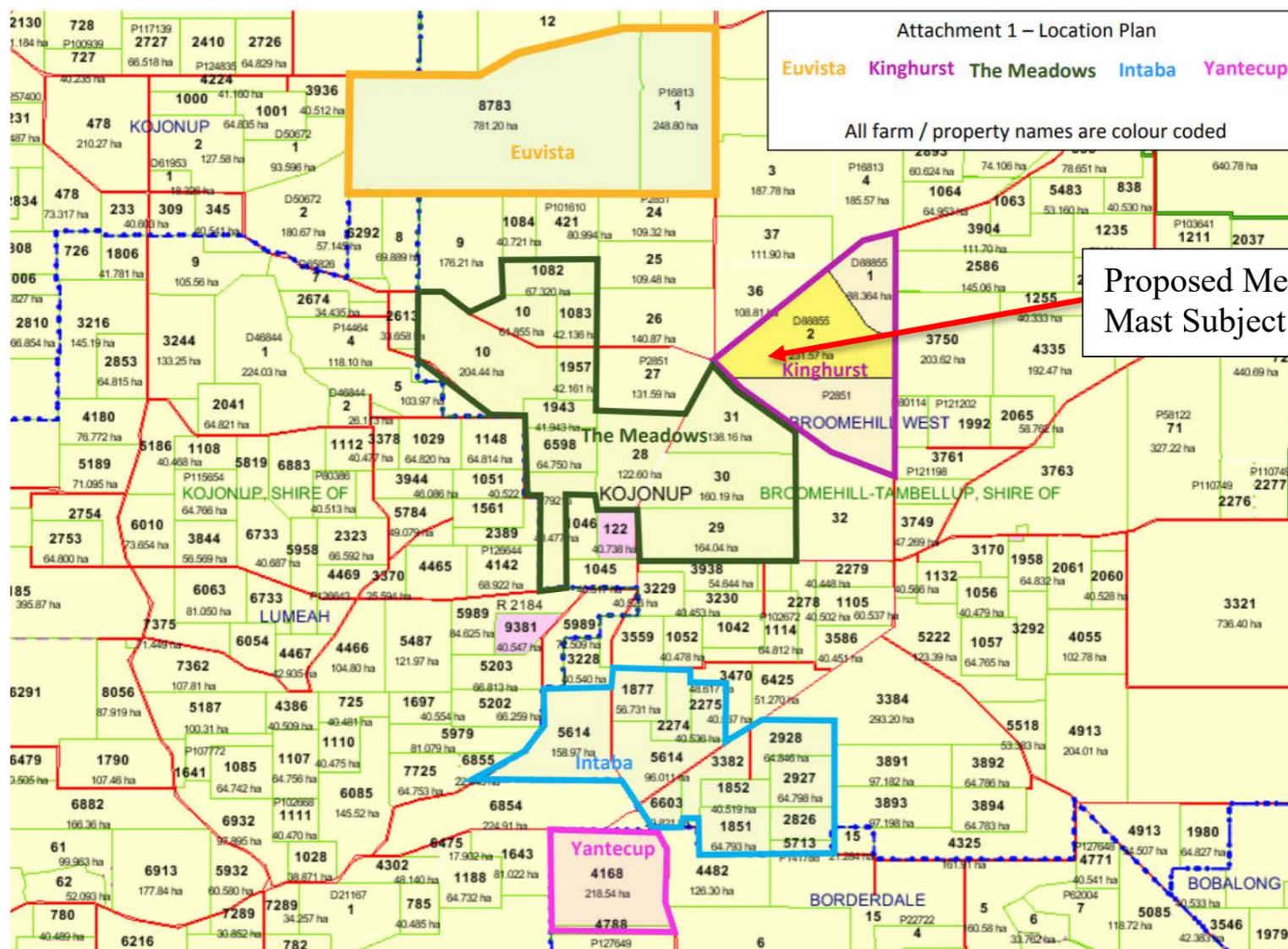
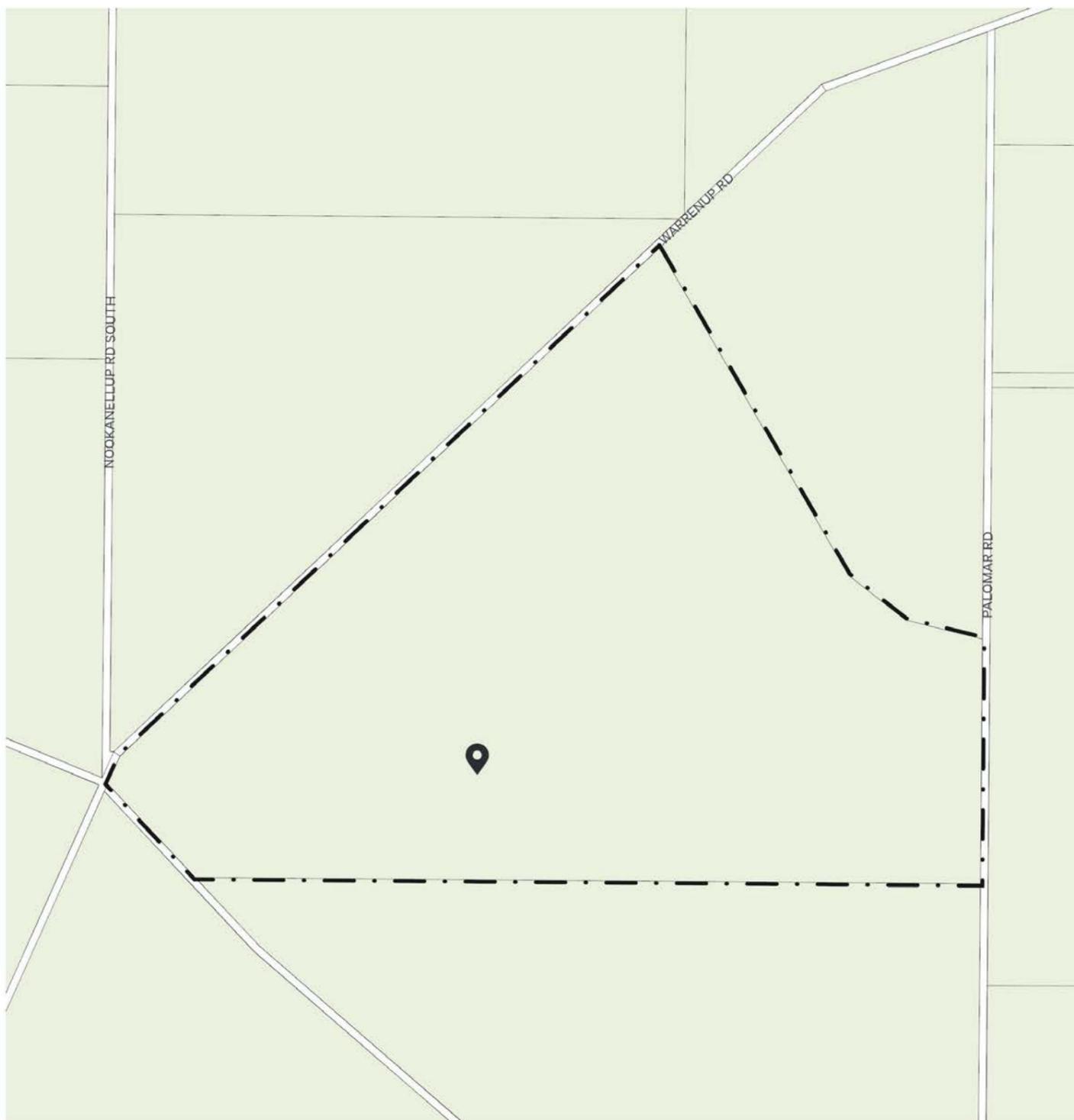


Figure 2 Flat Rocks Wind Farm site area (DAP/12/01359).



-  Subject Site
-  Local Government Boundary
-  Met Masts
- Local Scheme Zones**
-  Farming

Shire of Broomehill-Tambellup
Local Planning Scheme No. 1
 Lot 2 Warrenup Road, Broomehill West



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Figure 3 Local Planning Considerations

2.2 Site Constraints

Indigenous Heritage

A desktop search of the Department of Planning Lands and Heritage's Aboriginal Cultural Heritage Inquiry System indicates that there are no places of recorded Aboriginal Heritage on the subject site.

The subject site is located within the area previously subjected to two previous Aboriginal heritage investigations in 2010 as part of the Flat Rocks Wind Farm project originally managed by Moonies Hill Energy Pty Ltd. These investigations included both an archaeological and ethnographic survey.

The archaeological survey was conducted by John Cecchi in 2010 and employed a sampling strategy targeting approximately 30% of the total survey area including all the proposed project wind turbine areas and areas of high archaeological potential.

The archaeological survey did not result in the identification of any archaeological sites with the project area. Two isolated quartz artefacts were identified during the survey. One of the isolated artefacts was located within a salt pan and the other was located on the upper slopes of a creek line. No Aboriginal archaeological places were identified in the project area although sub-surface cultural material potential was possible.

The ethnographic survey was conducted by Rory O'Connor and did not result in the identification of any new ethnographic sites. Noongar representatives consulted for the survey were nominated by the South West Aboriginal Land and Sea Council.

European Heritage

The subject site is not listed on the Shire's Municipal Inventory or State Register of Heritage Places. There are no known European Heritage places in the vicinity of the subject site.

Acid Sulphate Soils

A desktop search of the Department of Environmental Regulation's Contaminated Sites Database indicates that the site is not recorded as containing acid sulphate soils.

Bushfire Risk

A desktop search of the Department of Fire and Emergency Services Map of Bushfire Prone Areas indicates the subject site is affected by bushfire risk, that is particularly correlated with existing areas of vegetation.

The proposed met mast will not be sited within the bushfire prone area (refer to Figure 4) and will not result in any increased habitation as it will be unmanned post construction. The development is therefore exempt from the provisions of *State Planning Policy 3.7 – Bushfire*.

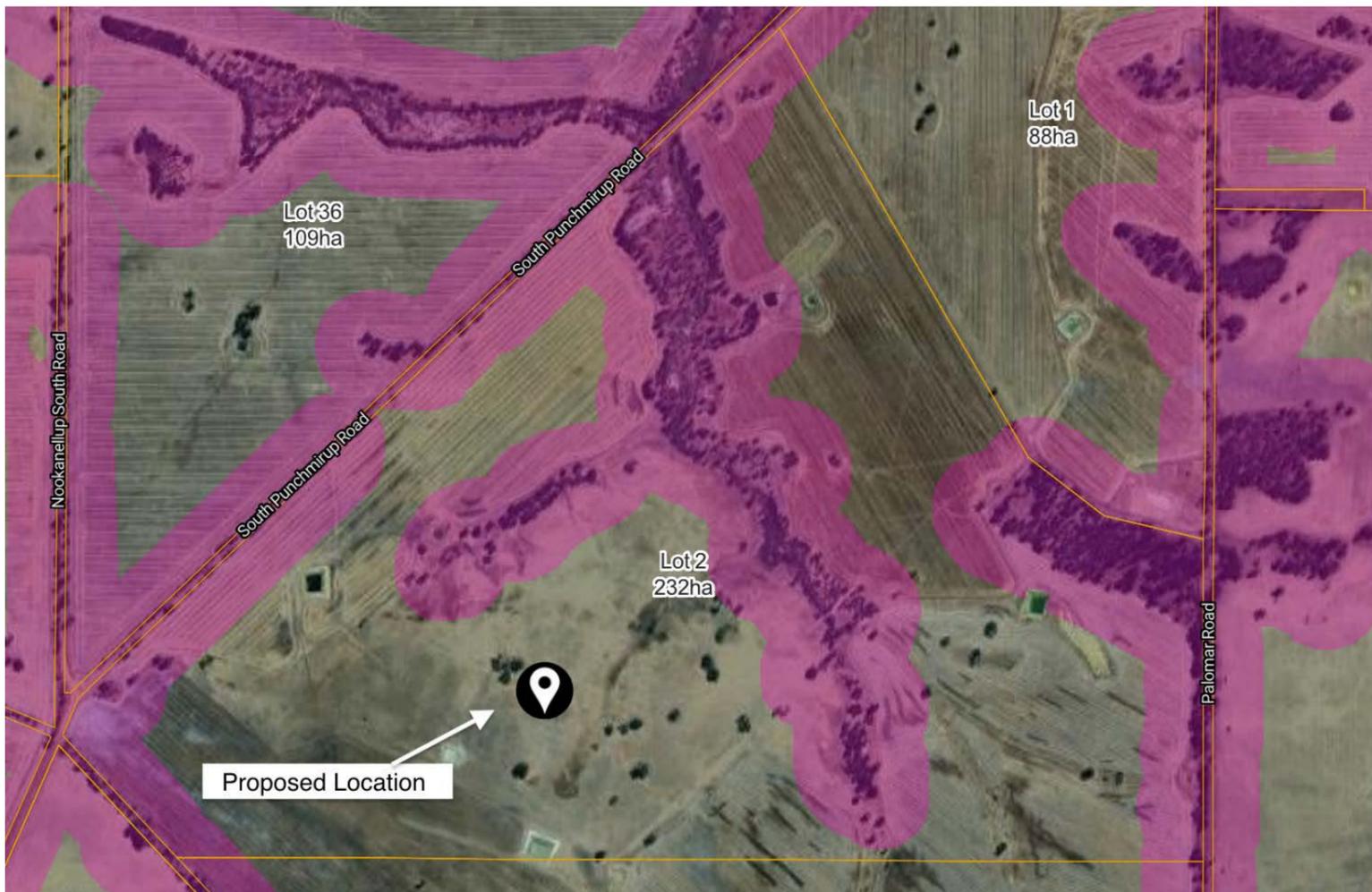


Figure 4 Bushfire Prone Mapping

Threatened Ecological Communities

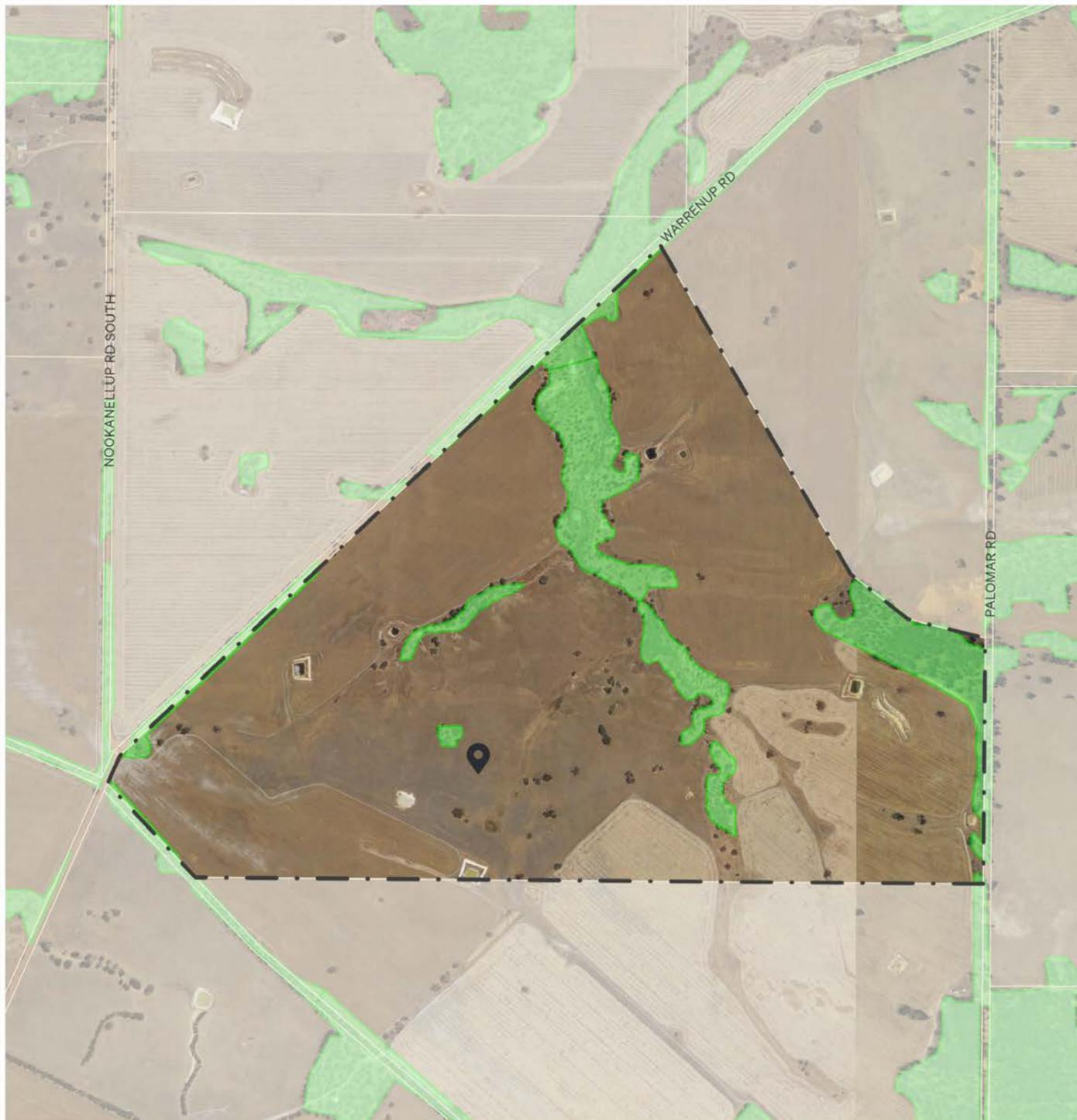
A desktop search of the Department of Biodiversity, Conservation and Attractions mapping indicates that there are no identified Threatened Ecological Communities on site.



Figure 5 TEC Mapping

Native Vegetation Extent

Portions of the subject site contain clusters of native vegetation (refer to Figure 6); however, the proposed met mast is located outside of any native vegetation areas.



- Subject Site
- Native Vegetation Extent
- Cadastre
- Met Mast

Native Vegetation Extent

Lot 2 Warrenup Road, Broomehill West



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Source: Landgate, EPLH

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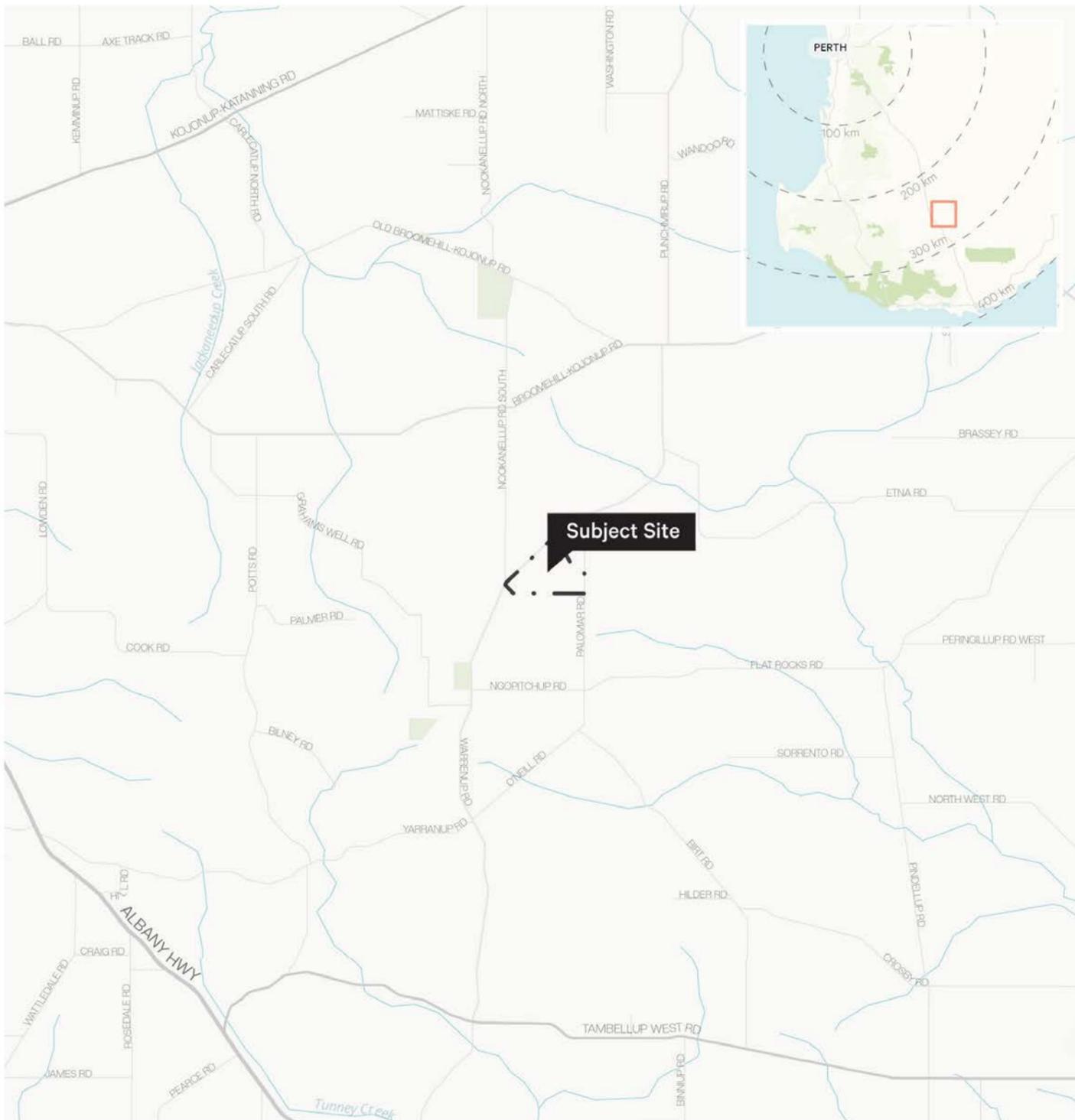
Figure 6 Native Vegetation Extent

2.3 Local Context

The Shire of Broomehill-Tambellup is located in the Great Southern region of Western Australia. The Shire comprises approximately 2,813km² in area and is located centrally within the region between the Shires of Katanning and Cranbrook. The Broomehill townsite is located 306km southeast of Perth on the Great Southern Highway.

2.4 Regional Context

The Shire of Broomehill-Tambellup, situated in Western Australia's Great Southern region. Located approximately 257km southeast of Perth and 137km north of Albany. The shire is characterised by its agricultural land uses, primarily broadacre cropping and livestock grazing, which are central to the regional economy.



Location Plan
 Lot 2 Warrenup Road, Broomehill West

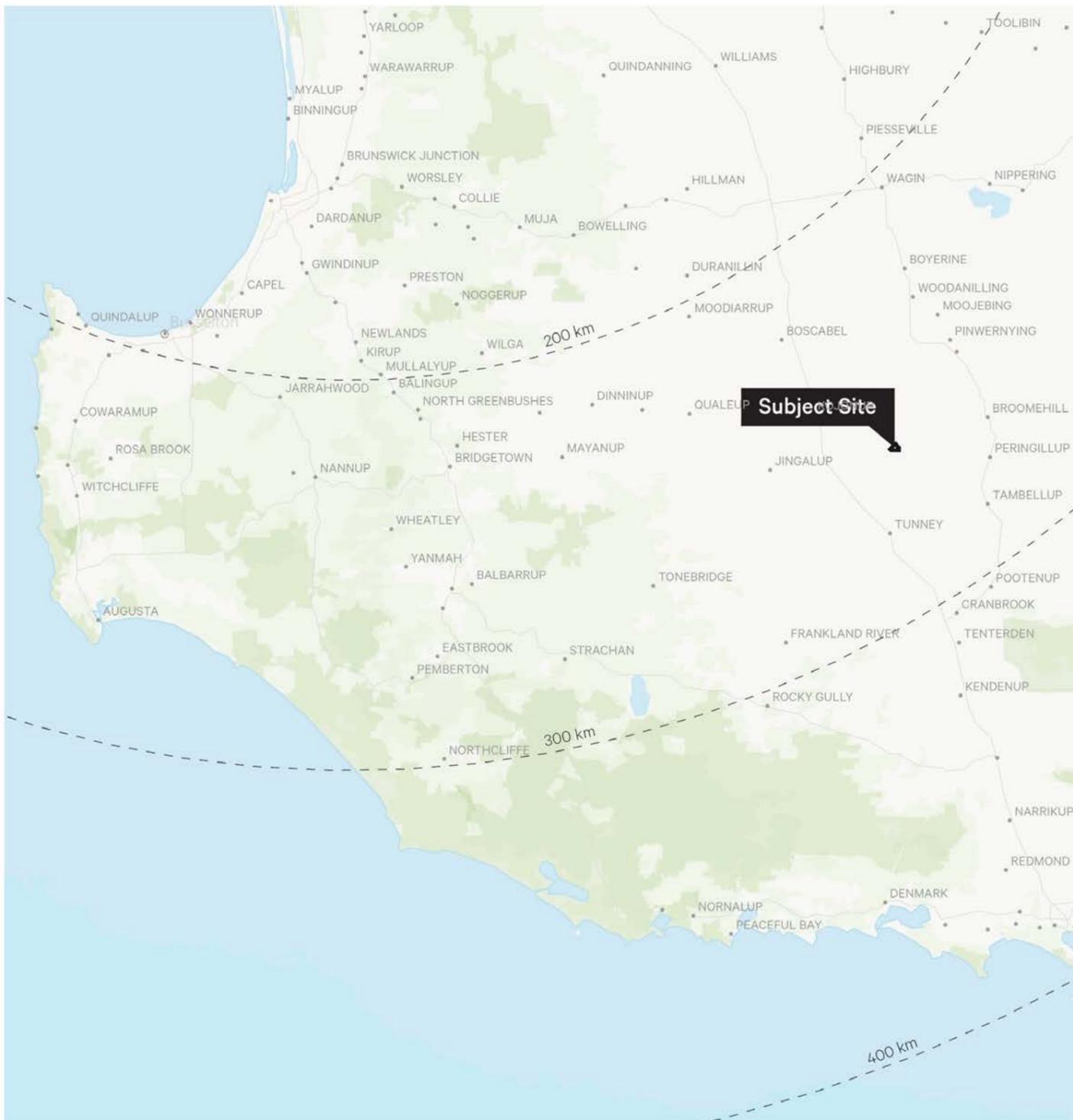


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Figure 7 Location Plan



Regional Context
Address / Project Name

Date: 30/05/2025
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Revision: -

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Description:

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Figure 8 Regional Context Plan

3. Development Description

3.1 Meteorological Measuring Mast Tower Structure

The proposed met mast is a guyed radio mast structure containing meteorological measuring equipment, refer to **Appendix C**. The mast is secured by concrete foundations and tethered to the ground by a series of guy anchors. The proposed met mast will be a temporary structure that collects meteorological data (mainly wind speed and direction, air temperature and barometric pressure) over a five-year period which will further inform the feasibility of establishing a future renewable energy facility site.

The met mast measures weather data independently and following construction subsequent activity on the site is minimal. The met mast comprises two main elements; the main mast structure and mast ancillaries which support the measurement of wind data as described below.

The met mast structure is summarised below:

1. Approximately 150m in height, with the highest ground elevation being 369m AHD and resulting in a maximum overall height of approximately 519m AHD (1702.8ft above mean sea level).
2. Secured by a concrete mast base foundation;
3. Tether by six (6) anchor footings (inner and outer anchors);
4. The met mast is protected with an anti-climb barrier
5. The met mast includes (1) lightning finial; and
6. The met mast structure is constructed from various grades of steel.

3.2 Mast Ancillaries

In addition to the main structure, the met mast will include the following equipment:

- Four (4) Anemometers including one (1) Vertical Wind Anemometer;
- Three (3) Wind Vanes;
- One (1) Data Logger;
- One (1) Low Intensity Aircraft Warning Light and lighting finial;
- One (1) Solar Panel;

An Aviation Impact Assessment was undertaken for the proposed development, which noted that whilst obstacle marking and lighting are not mandatory, the following measures are recommended in accordance with Civil Aviation Safety Authority (CASA) and National Aerodromes Safeguarding Framework (NASF) Guideline D:

- The top third of the mast will be painted in alternating contrasting bands.
- Marker balls or high-visibility sleeves will be installed on guy wires.
- Guy wire ground attachment points will be treated with contrasting colours.

4. Planning Assessment

4.1 Planning and Development (Local Planning Schemes) Regulations 2015

Clause 60 of the Deemed Provisions under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) requires that person must not commence or carry out any works on, or use, land in the scheme area unless the person has first obtained the development approval of the local government. The proposed met mast is not a land use that is exempted under clause 61 of the Regulations.

Clause 72 of the Regulations allows the local government to impose conditions limiting the period of time for which development approval is granted. A five (5) year approval period is sought.

Pursuant to clause 67(2) of the Regulations, the Shire is to have due regard to the following matters set out in Table 3, when considering an application for development approval.

Table 3 – Clause 67(2) Assessment

Provision	Assessment	Compliance
The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.	<p>The proposal supports the achievement of the scheme aims by:</p> <ul style="list-style-type: none"> implementing the scheme's zones, securing the amenity, health and convenience of the Scheme Area and the residents of the Shire. proposing appropriate development having regard to the nature of the land, location of development, activities of the area and lot characteristics. <p>The proposed temporary met mast forms part of a Renewable energy facility land use. This land use is not defined in TPS 1 or listed the zoning table. That notwithstanding, the proposed development aligns with the objectives of the farming zone. More broadly, the proposal is located in the approved Flat Rocks Wind Farm project area (DAP/12/01359) and supports the construction of the approved development.</p>	Compliant
The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instruments that the local government is seriously considering adopting or approving.	Refer to section 4.9 below.	Compliant
Any approved State planning policy.	The subject lot is mapped as being partially Bushfire Prone under State Planning Policy 3.7 however, the met mast location (footprint) is not in a mapped bushfire prone	Compliant

	area. Furthermore, the nature of the land use will not intensify either employment or habitation on the site. On this basis, a SPP 3.7 does not apply.	
Any local planning policy for the Scheme area.	N/A	Compliant
The compatibility of the development with its setting including – i. The compatibility of the development with the desired future character of its setting; and ii. The relationship of the development to development on adjoining land or on other land in the locality, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.	The proposed met mast is compatible with the desired future farming character of the site. The installation of the met mast is temporary and can co-exist with the continuation of broad acre cropping on the subject site. It will not impact the local character given its limited footprint and relatively light weight and open structure.	Compliant
The amenity of the locality including the following: i. Environmental impacts of the development; ii. The character of the locality; and iii. Social impacts of the development.	Based on the desktop analysis, the proposed met mast will be sited to avoid areas of environmental significance including registered threatened species and areas of existing native vegetation. The proposal remains compatible with the surrounding rural locality and can co-exist with broad acre cropping. With an overall height of 150m, the structure is tall relative to surrounding development. However, the temporary structure has an open and lightweight construction and will be separated by approximately 1.9km from the nearest existing dwelling. It will not generate adverse visual impacts to the local character of the amenity of the area. The met mast will be accessed by local roads and existing dirt tracks.	Compliant
The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource.	The location of the met mast will not have any effect on ecological resources given the structure will not impact areas of native vegetation and there are no mapped environment values in the vicinity of the structure.	Compliant
The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk.	The land is not impacted by flood mapping and is capable of supporting a structure of this nature.	Compliant
The adequacy of: i. The proposed means of access to and egress from the site; and ii. Arrangements for the loading, unloading, manoeuvring and parking of vehicles.	The subject site is adjacent to Warrenup Road and site access available through internal dirt tracks. Further road construction is unnecessary, and the met mast will not be manned post construction. Only limited maintenance will be required post installation.	Compliant
The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.	The impact of the proposal is limited to the subject land and is proposed to be installed for a five (5) year temporary period. Whilst tall at 150m, the met mast will not impact any neighbouring dwellings due to the	Compliant

	significant distances between the site and neighbouring dwellings. The proposed met mast location is approximately 1.9km from the nearest dwelling. The proposal can be supported from air traffic considerations.	
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4.2 Shire of Broomehill Town Planning Scheme No.1

The proposed development is located in the Shire of Broomehill-Tambellup and is subject to the Shire of Broomehill Town Planning Scheme No.1 (TPS 1).

The objectives of the Farming zone are as follows:

- a) *The Council intends the predominant form of rural activity in the Farming zone will continue to be based on large farming units. It will generally be opposed to the fragmentation of farming properties through the process of subdivision.*
- b) *The Council may recommend approval for subdivision in the Farming zone for use of the land for more intensive forms of rural production but only where the application as submitted to the Commission is accompanied by the following:*
 - I. *Identification of soil types, availability and adequacy of water supply, and any areas of salt affected land;*
 - II. *Evidence of consultations by the proponent with Agriculture Western Australia on the suitability of the proposed lot(s) and lot size of the intended land use;*
 - III. *The proponent entering into an Agreement with the Council to proceed with the intended land use;*
 - IV. *Details of stream protection where appropriate; and*
 - V. *Such other matters as may be requested by the Council.*
- c) *The Council does not recognise precedent resulting from subdivision created in the early days of settlement of the District as a reason for it to support further subdivision in the farming zone.*
- d) *The Council will favourably consider applications for adjustment of lot boundaries where the application if approved will not result in the creation of one or more additional lots.*

The proposal satisfies the Farming Zone objectives since it:

- Can co-exist with existing broadacre (cropping) activities given its limited footprint and required hardstand area.
- Doesn't necessitate rural land subdivision.
- Can utilise the local road network and existing dirt tracks on site.
- Has been sited outside of native vegetation and bushfire prone areas.
- Will not result in future habitation or employment on site being unmanned post construction.
- Is located in the approved Flat Rocks Wind Farm project and will support the detailed design and development of Stage 2.

4.2.1 Land Use Permissibility

The 'Renewable energy facility' land is defined in the WAPC *Position Statement: Renewable energy facilities March 2020* to mean:

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. (emphasis added)

The Renewable energy facility land use is not defined under TPS 1 and the proposal cannot otherwise reasonably be determined as falling within the interpretation of one of the use categories provided under TPS 1.

The proposal is therefore a 'Use Not Listed' under TPS 1. Pursuant to Clause 3.2.5 of TPS1, Council may:

- a. *Determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted; or*
- b. *Determine by absolute majority that the proposed use may be consistent with the objectives and purpose of the zone and thereafter follow the advertising procedures of clause 7.2 in considering an application for planning consent.*

The proposed met mast aligns with the objectives of the Farming zone. It is a relatively minor structure given its limited footprint and lightweight open construction. It has been sited to support the continuation of broadacre farming and avoid environmental values. It does not necessitate land fragmentation, subdivision of rural land or alterations to lot boundaries. It is furthermore noted that the met mast is proposed on land previously approved for the Flat Rocks Wind Farm.

4.3 Shire of Broomehill-Tambellup Local Planning Strategy

The Shire of Broomehill- Tambellup Local Planning Strategy (the Strategy) was endorsed in 2014 and serves as a principal land use planning document guiding development within the Shire over a 10-15 year period. The Strategy outlines aims and strategies to guide the future development of the Shire.

Table 4 – Relevant Local Planning Strategy Aims

Aim	LPS Strategies
Support the protection, enhancement and sustainable use of the environment and all natural resources in the Shire.	Support the Federal and State government natural resource management initiatives.

The proposed met mast supports the aims of the Strategy as it will contribute to the sustainable use of the environment which supports the federal and State government natural resource management initiatives. It is noted that the met mast is proposed on land previously approved for the Flat Rocks Wind Farm (Stage 2).

4.4 Local Planning Policy No.2 – Wind Farms

The Shire's Local Planning Policy No.2 – Wind Farms (LPP2) was adopted in November 2024 and seeks to ensure that any proposed wind energy projects are developed in a manner which minimises negative impacts and maximises the benefits to the community and the environment.

Notwithstanding LPP2 does not expressly relate to met masts and the subject site has already been approved for the Flat Rocks Wind Farm, the proposed met mast development remains consistent with the objectives of LPP2 since:

- It has a small footprint and by utilising existing cleared land and roads and access tracks, the development can co-exist harmoniously with existing agricultural land uses (cropping) and will not adversely impact local environmental values.
- The met mast is well recessed from the closest dwelling and will not impact local amenity.
- Visually, it has a lightweight and open form and structure.

4.5 Great Southern Regional Planning and Infrastructure Framework

The Great Southern Regional Planning and Infrastructure Framework (the Framework) defines a strategic direction for the future development of the Great Southern region over the next 20 years. It

addresses the scale and distribution of population growth, opportunities for economic development and associated infrastructure priorities in the region; and aims to ensure that social, economic and environmental change will benefit residents and enhance the regions character and natural resource.

The proposed met mast is located on land approved as part of the Flat Rocks Wind Farm. The proposed met mast will aid the future development of the Great Southern Region by supporting local economic development opportunities related to the green renewable energy sector.

4.6 State Planning Policy 3.7 – Bushfire

Although the subject lot is registered as bushfire prone, in accordance with the Planning for Bushfire Guidelines for the Implementation of SPP3.7, SPP 3.7 and the Guidelines apply where the land is designated bushfire prone on the Map of Bush Fire Prone Areas (Map) and the planning proposal will:

- result in the intensification of development (or land use); or
- result in an increase of visitors, residents or employees; or
- adversely impact or increase the bushfire risk to the subject or surrounding site(s).

Clause 1.2.1 of the guidelines sets out the exemptions applicable to SPP 3.7 and the Guidelines, which includes:

a development application for incidental non-habitable buildings or structures located not less than six metres from the habitable building, including but not limited to private garages, carports, patios, storage sheds, outbuildings, swimming pools, spa pools and fences.

The proposed met mast application should be exempted from the requirements of SPP 3.7 on the basis that the proposal:

- a) is not habitable; will be unmanned post construction.
- b) will not add additional employees, visitors or residents on the site; or
- c) involve the occupation of employees onsite for extended periods.

The proposal does not increase the level of threat of bushfire beyond that of any existing structure on the subject land and should therefore be exempt from SPP3.7.

4.7 Position Statement – Renewable Energy Facilities 2020

The WAPC *Position Statement: Renewable Energy Facilities 2020* was prepared to assist local governments plan and decision makers determine applications for Renewable energy facilities in a consistent manner to reach the State's sustainability targets.

The WAPC Position Statement does not overtly address met masts development. However, that notwithstanding, the proposal, which represents subsidiary infrastructure required to support the already approved Flat Rocks wind farm development, will reinforce the objectives of the Position Statement by:

- Assisting the development of the approved Flat Rocks Wind Farm to support to support the State Energy Transformation Strategy (March 2019).
- Ensuring the met mast is appropriately sited:
 - It is proposed outside of native vegetation and bushfire prone areas.
 - Recessed from dwellings (nearest dwelling is 1.9km).
 - It is proposed in a rural area with a limited hardstand footprint and enables the co-existence of existing broad acre agriculture activities.

- It has an open lightweight construction that will not generate adverse visual amenity impacts.
- Early pre-engagement with relevant air traffic authorities demonstrates the structure will not impact aviation impacts.

4.8 Aviation Impact Assessment

The proposed met mast is located within 30 nautical miles of the Katanning Airport.

An Aviation Impact Assessment completed by Aviation Projects concluded the met mast will not have an impact on controlled or designated airspace:

- The met mast will not impact the OLS of any airport.
- The met mast will not impact the MSA surfaces of any airport.
- The met mast will not impact the IFR Circling areas of any airport.
- The met mast will not impact the PANS-OPS Approach Surfaces of any airport.
- The met mast will not affect any Grid or airway route segment LSALT.

*Refer to **Appendix D** – Aviation Impact Assessment*

4.9 Orderly and Proper Planning

The proposed temporary met mast is considered a Renewable energy facility land use, an undefined land use under TPS 1 and therefore a 'Use Not Listed' within the Farming zone.

The proposed development however remains compatible with zone objectives and the broader TPS1 objectives. The limited nature of the development in terms of footprint and proposed time-limited operation, together with its proposed siting outside of sensitive environmental, bushfire and populated areas, ensures it can coexist with existing agricultural activities occurring the site. The proposal will not result in adverse amenity impacts including views or landscape values given its limited footprint and relatively lightweight and open form and structure. The met mast will not be highly visible from dwellings (being separated by 1.9km from the nearest dwelling), adjacent lots or streets, and will utilise cleared land and existing access. Pre-lodgement consultation with airspace authorities demonstrates the proposal will not impact Katanning Airport.

The proposed temporary development supports the approved Flat Rocks Wind Farm development and the State's transition to green energy sources. The proposal meets the objectives and requirements of the planning framework and is therefore consistent with the principles of orderly and proper planning.

5. Conclusion

This application seeks approval from the Shire of Broomehill-Tambellup for the installation of one (1) meteorological mast for a period of five (5) years on Lot 2 Warrenup Road, Broomehill West.

The met mast will provide invaluable data on wind flows in the area and will contribute to the study of wind as a potential source of future renewable electricity generation. The met mast development is proposed within the approved Flat Rocks Wind Farm and will support the future development of stage 2 of the project.

The met mast fits within the definition of a Renewable energy facility land use which is an undefined land use in TPS 1 and therefore a 'Use Not Listed' under the TPS 1 Zoning Table. The assessment of the met mast provided in this report demonstrates the development meets the requirements of the applicable planning framework.

In consideration of the above, we respectfully request that the Shire of Broomehill-Tambellup grant development approval for a period of five (5) years subject to additional appropriate conditions.

element.

Appendix A – Development Application Form

element.

Appendix B – Certificate of Title

element.

Appendix C – Development Plans

element.

Appendix D – Aviation Impact Assessment