

## Draft Local Planning Policy – Wind and Solar Farms

The Shire of Broomehill-Tambellup under the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* shall consider the following policy requirements in the assessment of a wind or solar farm in the Farming zone.

### 1.0 BACKGROUND

The WA Planning Commission Position Statement on Renewable Energy Facilities (March 2020) includes the advice:

*The minimum recommended distance between noise-sensitive land uses and a wind turbine is 1,500 metres\*. (Based on the outcomes in the National Health and Medical Research Council Report (February 2015)).*

The WA Planning Commission Position Statement on Renewable Energy Facilities (March 2020) enables Local Government to prepare Local Planning Policies:

#### *5.2.3 Local planning policy*

*A local planning policy can be used to provide specific development standards applicable to renewable energy facilities, and any other matters required to guide the local government in its decision making on a renewable energy facility.*

The Shire of Broomehill-Tambellup considers the Shire's rural areas to be of high value agricultural land with a long successful tradition of grain and livestock production and concerned that large wind or solar farm developments are not compatible with the future use and character of the rural areas in the Shire and may negatively impact existing agricultural operations such as aerial spraying.

### 2.0 OBJECTIVES

The Policy Objectives are:

- (a) To protect existing agricultural enterprises and high value agricultural land within the Shire; and
- (b) To minimise the amenity impact of wind farms on neighbouring properties by implementing a minimum setback between turbines and property boundaries.

### 3.0 POLICY STATEMENT

In addition to the requirements contained within the WA Planning Commission Position Statement on Renewable Energy Facilities (March 2020), this Policy requires wind farms to be designed, sited, and operated to minimise their impacts and shall meet the following requirements:

- (a) A setback of 2 kilometres between any wind turbine from an existing dwelling on neighbouring lot, that is not associated with the development; and
- (b) A setback of 1 kilometre between any wind turbine from a neighbouring lot boundary, that is not associated with the development; and
- (c) A lesser setback may be considered by Council if agreed to in writing by the affected property owner at the time of lodgement of a development application.