



Development Application Temporary Meteorological Mast

**Lot 10347 DP 206613 Nangetty-Walkaway Road, West
Casuarinas**

Mid West Wind Farm Pty Ltd

Level 4, 312 St Kilda Road
Melbourne VIC 3004

Prepared by:

SLR Consulting Australia Pty Ltd

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Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Mid West Wind Farm Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



Executive Summary

This report has been prepared by SLR Consulting Australia Pty Ltd (**SLR**) on behalf of Mid West Wind Farm Pty Ltd, owned by Vestas Development Australia Pty Ltd (**Vestas**) in support of a development application seeking planning approval for one (1) temporary meteorological mast (**met mast**) located at Lot 10347 Deposited Plan 206613 Nangetty-Walkaway Road, West Casuarinas, the subject site, within the City of Greater Geraldton (**City**).

The met masts are proposed on 'Rural' zoned land under the City's Local Planning Scheme No. 1 (**LPS 1**).

The purpose of installing the met mast on the subject site is to record wind and environmental data which will assist in determining the viability of a potential future renewable energy facility (wind farm) on the site.

In support of this development application, this report includes:

- 1 A site analysis including a summary of relevant property, environmental and heritage considerations;
- 2 A detailed description of the development;
- 3 An assessment of the proposal against the applicable planning framework;
- 4 A copy of the signed development application form and the certificate of title (**Appendix A**);
- 5 A copy of the proposed Met Mast Design (site plan and elevation) (**Appendix B**);
- 6 An Aviation Impact Assessment by Aviation Projects (**Appendix C**).

The proposed met mast does not fall within a defined use class in LPS 1 and therefore, the use is considered a 'use not listed' in the 'Rural' zone. However, as outlined in this report, the proposed met mast use is consistent with the Rural zone objectives and therefore can be permitted pursuant to clause 3.15.4(a) of LPS 1.

The proposal is compatible with the subject site and surrounding area in respect to existing land uses and is therefore consistent with the purpose and intent of the 'Rural' zone. The proposal will also have negligible impact on local amenity and has been sited to avoid any native vegetation clearing.

The proposal satisfies the applicable provisions of the State and local planning framework, is wholly consistent with the vision articulated for the City in the Local Planning Strategy with respect to rural land, and is consistent with the accepted principles of orderly and proper planning.

We therefore respectfully request that the City approves the proposed development for a period of five (5) years.



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Appendices

Appendix A	Development Application Form & Certificate of Title
Appendix B	Met Mast Detailed Design
Appendix C	Aviation Impact Assessment



Acronyms and Abbreviations

DBCA	Department of Biodiversity, Conservation and Attractions
DFES	Department of Fire and Emergency Services
DPLH	Department of Planning Land and Heritage
DWER	Department of Water and Environmental Regulation
LPS 1	City of Greater Geraldton Local Planning Scheme No. 1
Met mast	Meteorological mast
SLR	SLR Consulting Australia Pty Ltd
SPP 2.5	State Planning Policy 2.5 – Rural Planning
SPP 3.7	State Planning Policy 3.7 – Bushfire
The City	City of Greater Geraldton
The Regulations	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
The subject site	Lot 10347 DP 206613 Nangetty-Walkaway Road, West Casuarinas
UXO	Unexploded Ordnance
Vestas	Vestas Development Australia Pty Ltd
WAPC	Western Australian Planning Commission



1.0 Introduction

1.1 Site context

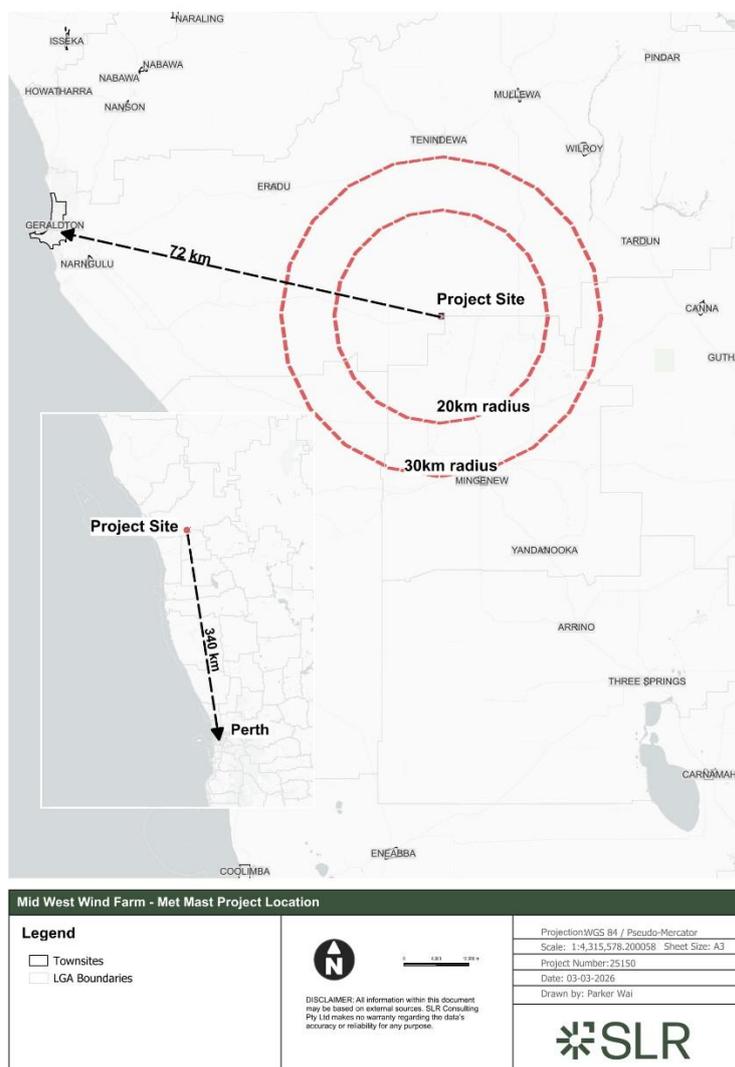
1.1.1 Local context

The subject site is located within West Casuarinas, within the City of Greater Geraldton. The subject site is approximately 72 kilometres east of Geraldton. The area is characterised by expansive broadacre rural properties.

1.1.2 Regional Context

The City of Greater Geraldton is located approximately 424km north of the Perth Metropolitan Area within the Mid West region (see Figure 1). Covering an area of around 12,625 square kilometres, the City encompasses Geraldton City and surrounding rural areas. Major transport routes such as Brand Highway, the North West Coastal Highway and Geraldton-Mount Magnet Road provide regional connectivity.

Figure 1: Location Plan



1.2 Property details and site character

The proposed met mast is to be located on Lot 10347 Deposited Plan 206613 Nangetty-Walkaway Road, West Casuarinas, within the City of Greater Geraldton (**City**), approximately 20m from the road boundary.

The subject site is zoned 'Rural' under LPS 1 and is predominantly used for agricultural activities, with the portion of the site subject to development containing broadacre agricultural land, grasses associated with previous farming uses, a cluster of native vegetation, discontinued sand excavation pits water tanks and laydown, access tracks and a tower (approximately 15m in height) providing communications for a tractor system.

The met mast will be accessible from Nangetty-Walkaway Road via an existing crossover.

The met mast will be located approximately 2.2 kilometres from the nearest dwelling which is located on Lot 4121 (No. 502) Nangetty-Walkaway Road.

The Certificate of Title and land ownership details for the subject site are provided in Table 1 below. The signed development application form and Certificate of Title are attached as **Appendix A**.

Table 1: Certificate of Title

Lot	Deposited Plan	Volume/Folio	Land area	Registered Proprietor
10347	206613	1356/708	416.43ha	Rodney Mark Cosgrove & Tania Maree Cosgrove

Vestas has landowner agreements in place with the registered proprietors which deal with the construction and operation of the proposed temporary met mast on their property.

Figure 2: Met mast location



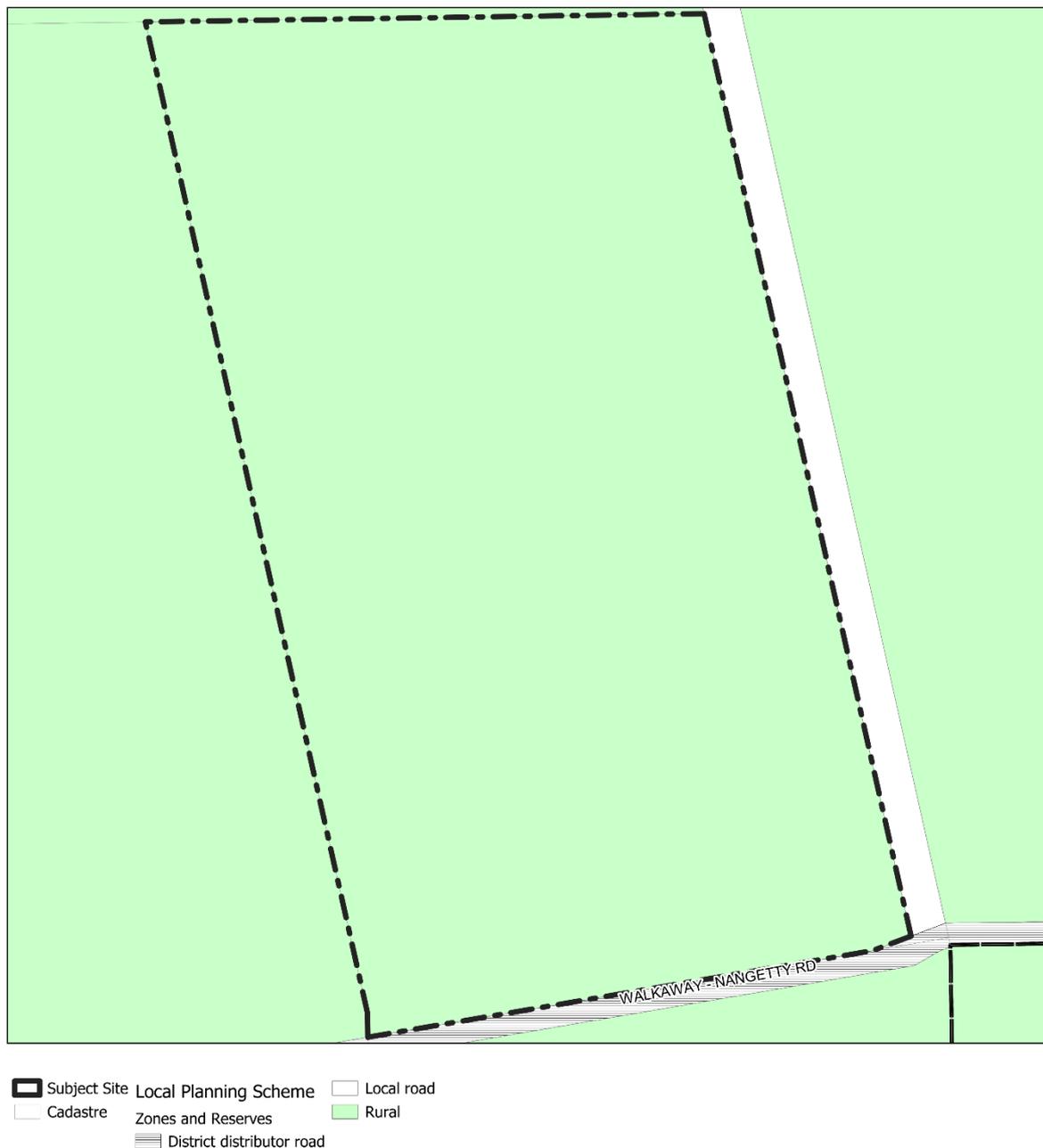
Figure 3: Aerial Plan



 Subject Site



Figure 4: City of Greater Geraldton Local Planning Scheme Zoning Plan



1.3 Site Considerations

1.3.1 Indigenous Heritage

A desktop search of the Department of Planning Land and Heritage (**DPLH**) Aboriginal Cultural Heritage Inquiry System indicates that there are no places of recorded Aboriginal heritage significance on the subject site.

The subject site is located within the area of the Yamatji Nation Indigenous Land Use Agreement (WI2020/002). Vestas is engaging with the Yamatji Southern Regional Corporation (**YSRC**) about the met mast and wider potential wind farm project. Vestas has a Heritage Agreement in place with YSRC and an Activity Notice has been submitted to YSRC



for the met mast. This will govern Vestas's activities in relation to the subject site and the management of any relevant Aboriginal cultural heritage obligations under the *Aboriginal Heritage Act 1972 (WA)*.

1.3.2 European Heritage

In respect of European heritage, the subject site is not listed on the City's Municipal Inventory or State Register of Heritage Places. There are no known European heritage places in the vicinity of the subject site.

1.3.3 Acid Sulfate Soils

A desktop search of the Department of Water and Environmental Regulation's (DWER) Contaminated Sites Database indicates that the subject site is not recorded as containing acid sulfate soils.

1.3.4 Unexploded Ordnance

A desktop search of the Australian Government Defence mapping system indicates that the subject site is within an area identified as having 'slight' potential for Unexploded Ordnance (UXO). On this basis, a UXO risk assessment may be required prior to installation of the met mast. The UXO area is shown in Figure 5 below.

Figure 5: UXO Potential



■ Subject Site UXO Potential (DFES-034)
■ Slight UXO Potential



1.3.5 Bushfire Risk

A desktop search of the Department of Fire and Emergency Services (DFES) Map of Bushfire Prone Areas indicates that the proposed met mast will not be sited within the bushfire prone area.

Given that the proposed met mast is located outside of areas mapped as being bushfire prone and given that the Proposal does not involve any habitable buildings, the Proposal does not necessitate an assessment against State Planning Policy 3.7 – Bushfire (**SPP 3.7**).

1.3.6 Native Vegetation Extent

The proposed met mast is located outside of any native vegetation areas (see Figure 5). Vestas will not be required to clear any native vegetation in order to install the met mast and therefore will not require a clearing permit under Part V of the *Environmental Protection Act 1986* (WA).

Figure 6: Native Vegetation



-  Subject Site
-  Cadastre
-  Native Vegetation Extent



1.3.7 Aviation

The Aviation Impact Assessment (**Appendix C**) confirms the following:

- There are no certified aerodromes within 30 nm of the proposed site. The closest certified aerodrome would be Geraldton Airport (**YGEL**), which is located approximately 66.2 km/35.7 nm west of the subject site.
- The proposed met mast will not be within the OLS surface of Geraldton Airport.
- There are no uncertified aerodromes identified within 3 nm of the proposed met mast.
- The closest uncertified aerodrome is approximately 10 nm away from the subject site.
- The Proposal would not affect any Grid or airway route segment LSALT.
- The met mast would not have an impact on controlled or designated airspace.

2.0 Proposed Development

2.1 Met Mast Structure

The proposed met mast will provide independent and detailed wind speed and direction data for the area. The monitoring data that is collected will be used to characterise suitability of the site for generating wind power and inform the design and suitability for a potential future wind farm development project.

The location of the met mast will be in accordance with the site plan (see Appendix B). Photos of the proposed location are shown in Figure 7, Figure 8 and Figure 9 .

The proposed met mast has a height of 122.611 m and will be composed of an angular steel lattice structure. The met mast will be equipped with meteorological measuring equipment at various heights. The met mast will be supported by rigging hardware, six (6) buried anchors, guy wires and supporting infrastructure including the following:

- The mast base foundation excavation with approximate dimensions of 0.962 metres in depth and 2.56 square metres in area.
- Three (3) inner anchor footings inserted at an angle of 41 degrees for 2.5 metres.
- Three (3) outer anchor footings inserted at an angle of 49 degrees for 2.2 metres.
- Mounting booms for monitoring equipment.
- Data and electrical cabling.

The met mast is intended to be a temporary development, installed for up to 5 years.

The met mast location has been strategically selected with regard to the existing 15m communications tower, geotechnical constraints associated with the excavated sandpits, and appropriate separation from the road boundary. No clearing of native vegetation or crossing watercourses will be required during preconstruction or construction of the met mast.



Figure 7: Photo of subject site, showing the onsite accessway (December 2025)



Figure 8: Photo of subject site, showing the excavated sandpits (December 2025)



Figure 9: Photo of subject site, showing the communications tower (December 2025)



2.2 Pre Lodgement Engagement

SLR liaised with City officers on 30 October 2025 and 25 February 2026 to discuss the proposal, development application requirements and assessment timeframes and process.

Landowner consent has also been obtained for the proposed development and land use as demonstrated in the signed application form (see **Appendix A**).

Aviation Projects have commenced engagement with Air Services Australia and the Department of Defence. The outcomes of this engagement will be provided to the City upon completion.

The Civil Aviation Safety Authority and Airservices Australia (**CASA**) will be notified as part of the public referral development assessment process, and in accordance with the Aviation Impact Assessment (**Appendix C**).



Further consultation will be undertaken with neighbouring landowners, the local community, Traditional Owners and other relevant stakeholders in relation to any future wind farm development. This future consultation process is separate from the scope of the current DA.

2.3 Rural amenity and visual impact

There will be no noise or air emissions from either the met mast or the monitoring equipment.

The met mast will be an open lightweight steel and wire structure, similar in appearance to other met masts previously established for climate monitoring for wind farms within Australia (refer to Figure 10 below).

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.



Figure 10: Example of a meteorological mast



2.4 Construction, operation, and decommissioning

The met mast will be fabricated off-site and transported to the site in sections and assembled on site. The met mast on-site construction is expected to take approximately two weeks commencing the end of May 2026. The construction workforce will employ 6 people in total.

Pre-construction and construction activities will be undertaken during daylight hours.

Following installation, the met mast will be unmanned for most of its operation and inspections will be undertaken by two (2) employees on a periodic basis. There will be no other traffic generated by the operation of the met mast. The routine maintenance includes inspection of the foundations, assessment of the tower structure and guy wires for corrosion, checks of guy wire tension and may include climbing of the mast to inspect and maintain the wind monitoring system.

2.5 Traffic and transportation

Access will be from an existing crossover on Nangetty-Walkaway Road and access track on site. No new permanent or temporary crossovers will be required.

Vehicle types and volumes during the construction phase will be similar in volume and scale to that of the current agricultural use. All components and construction materials for the met mast will be transported to site via a flat bed/semi trailer truck (15m) and access will be from Nangetty-Walkaway Road. Light vehicles for site personnel will also be required. No over-dimensional vehicles will be required.

The low level of traffic expected to be generated from construction is unlikely to significantly impact the efficiency or safety of the surrounding road network.

Traffic generated during decommissioning of the met mast will be similar to that during construction.

2.6 Aviation impacts

The following visibility provisions will be included to mitigate potential aviation impacts:

- Ø300mm orange ball markers on outmost guy wires
- Rotamarka ring spindle markers on outmost guy wires
- AV1 - AVIATION LIGHT MEDIUM INTENSITY RED FLASHING 24H
- Mast painted red/white to full height
- Painting on cattle fencing red/white
- Aviation lower ground markers – 5 x Yellow 600x600x50 at ground anchors

3.0 Planning Assessment

3.1 State Planning Framework

3.1.1 State Planning Strategy 2050

The Western Australian Planning Commission (**WAPC**) is required to prepare and keep under review a planning strategy for Western Australia. The State Planning Strategy 2050 is the highest-level strategic planning document in WA. It contemplates planning as part of its broader economic, social and environmental context, both in Australia and globally. The



strategy provides a basis for Government to plan for the State’s physical and social infrastructure, environment, food security, land availability, economic development, housing accessibility, security, education and training. There are six principles that underpin and inform the State Planning Strategy, as follows:

- Community – enable diverse, affordable, accessible and safe communities
- Economy – facilitate trade, investment, innovation, employment and community betterment
- Environment – conserve the State’s natural assets through sustainable development
- Infrastructure – ensure infrastructure supports development
- Regional Development – build the competitive and collaborative advantages of the regions
- Governance – build community confidence in the development processes and practices

Energy cost and supply is identified as a constraint to export driven economic development in WA. Although the proposal is not itself a renewable energy project, its purpose is to provide preliminary meteorological data that will determine the future viability of a wind farm. The relevant objective and aspirations are assessed in Table 2.

Table 2: Relevant energy objective and aspirations of the State Planning Strategy 2050

Objective	Aspirations	Assessment
To enable secure, reliable, competitive and clean energy that meets the State’s growing demand.	Energy provision remains reliable with few interruptions to service.	The Proposal will assist in determining the viability of a potential future renewable energy facility on the site. Renewable energy is recognised by the State Planning Strategy 2050 for Energy. The proposal will support the collection of meteorological data that may inform the viability of a future Renewable energy facility and therefore is consistent with the objectives and aspirations of the State Planning Strategy 2050.
	Various forms of renewable energy including wind, continue to be developed and integrated into the grid.	
	Source diversification and network security supply.	
	The energy supply is sufficient to meet demand over the longer term.	

The proposal is consistent with the relevant objective and aspirations of the State Planning Strategy 2050 as it relates to energy provision and security.

3.1.2 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 (Regulations)* requires that a 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 listed under clause 61 of the Regulations that is exempt from the requirements for development approval.

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

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

Table 3: Planning and Development (Local Planning Scheme) Regulations 2015 – Deemed Provisions Clause 67(2) Assessment Matters

Provision	Assessment	Compliance
The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area	The proposed met mast is a land use that is not listed in the scheme zoning table (Table 14 of LPS 1). That notwithstanding, the proposal aligns with the objectives of the 'Rural' zone. Refer to the LPS 1 assessment below.	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.	There is no proposed local planning scheme or amendment that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving that would be relevant to the proposal.	Not Applicable
Any approved State planning policy.	The Proposal has been assessed against and is considered to comply with the relevant provisions of State Planning Policy 2.5 – Rural Planning (SPP 2.5) and State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7). An assessment against the relevant provisions of SPP 2.5 is included at Section 3.1.3 of this report. The subject site is not mapped as being bushfire prone under SPP 3.7. Furthermore, the nature of the land use will not intensify either employment or habitation on the subject site. On this basis, a departure from the bushfire assessment and management provisions of SPP 3.7 is warranted.	Compliant
Any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d).	N/A – the proposed development does not trigger significant thresholds for environmental factors	Not Applicable



Provision	Assessment	Compliance
Any policy of the Commission	The proposal is for a met mast, not a Renewable energy facility land use. There are no WAPC policies relating to met masts and assessment against the WAPC Position Statement: Renewable Energy Facilities 2020 is not required.	Not Applicable
Any policy of the State.	There are no additional relevant policies of the State.	Not Applicable
Any local planning strategy for this Scheme endorsed by the Commission.	The proposed development has been considered against and found to be consistent with the intent and objectives of the City's Local Planning Strategy.	Compliant
Any local planning policy for the Scheme area.	There are no relevant local planning policies.	Not Applicable
Any structure plan or local development plan that relates to the development.	There is no applicable structure plan or local development plan.	Not Applicable
Any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015.	Not applicable.	Not Applicable
In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve.	Not applicable.	Not Applicable
The built heritage conservation of any place that is of cultural significance.	There is no built heritage of significance identified in proximity to the subject site.	Not Applicable
The effect of the proposal on the cultural heritage significance of the area in which the development is located.	There are no registered or lodged cultural heritage sites located in or within close proximity of the subject site. Separate assessment will be undertaken to ensure any relevant obligations are addressed under the <i>Aboriginal Heritage Act 1972</i> .	Not Applicable
The compatibility of the development with its setting including – <ul style="list-style-type: none"> 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 including, 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 rural character of the subject site and the wider setting. The installation of the met mast is visually unobtrusive, meaning that it can co-exist with the continuation of agricultural activities on the subject site. The met mast will not impact the local rural character of the area given its limited footprint and relatively slimline and open form structure. It is separated from the road boundary by 20m, the distance required by the	Compliant



Provision	Assessment	Compliance
	City of Greater Geraldton Local Planning Scheme No. 1.	
<p>The amenity of the locality including the following:</p> <ul style="list-style-type: none"> i. Environmental impacts of the development; ii. The character of the locality; and iii. Social impacts of the development. 	<p>The proposed met mast will be sited to avoid areas of environmental significance including registered threatened species and areas of vegetation. Site access will be from an existing access track.</p> <p>The proposed development is not expected to have any onsite or offsite environmental or social impacts.</p> <p>The development may support subsequent investment in the City and the broader region's contribution to power generation needed to support the State's green energy transformation.</p>	Compliant
<p>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.</p>	<p>As noted above, the location of the met mast will not have any significant impacts on the natural environment given it is to be located outside of existing vegetated areas and will be well separated from water resources.</p>	Compliant
<p>Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved.</p>	<p>The proposed development is limited to existing cleared areas on the subject site. Existing native vegetation is to be retained and will not be affected.</p> <p>No additional landscaping is proposed or is considered to be necessitated by the development.</p>	Compliant
<p>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.</p>	<p>The land is not impacted by mapped flood zones or other land suitability risk factors and is capable and suitable to accommodate a met mast structure of this scale and nature.</p>	Compliant
<p>The suitability of the land for the development taking into account the possible risk to human health or safety.</p>	<p>The land is suitable for the development considering the possible risk to human health and safety given the separation distances between the development and any sensitive receptors.</p>	Compliant
<p>The adequacy of:</p> <ul style="list-style-type: none"> i. The proposed means of access to and egress from the site; and ii. Arrangements for the loading, unloading, manoeuvring and parking of vehicles. 	<p>The met mast will be accessible using the established road network and then via existing access tracks within the subject site.</p> <p>Once constructed the proposed met mast will be typically unattended and will therefore not generate significant vehicle trips to the site. There is also</p>	Compliant



Provision	Assessment	Compliance
	very limited maintenance needed post installation. Accordingly, there is no need for further assessment of transport impacts and the existing access arrangements on to the subject site are considered to be suitable.	
The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.	During construction of the met mast, vehicle movements on the subject site from the existing crossover will be carefully managed to maintain a safe environment. If necessary, traffic management measures will be implemented in consultation with the City. Once operational, the development will result in negligible additional traffic movements. Any occasional maintenance visits are expected to be readily accommodated within the existing road network, with intersection performance and network capacities able to operate effectively without modification.	Compliant
The availability and adequacy for the development of the following — i. public transport services; ii. public utility services; iii. storage, management and collection of waste; iv. access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); v. access by older people and people with disability;	Public transport provision is not a relevant planning consideration for the proposed development. The proposal does also not rely on the provision of any public utility services. It will not generate any waste or sewerage. Access by pedestrians and cyclists and access for older people or people with a disability is not a relevant planning consideration given the nature of the proposed development and its location.	Not Applicable
The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses.	The development will not result in the loss of any community service or benefit.	Compliant
The history of the site where the development is to be located.	The subject site has historically been, and continues to be, used for broad acre agriculture.	Compliant
The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.	The proposed development is located appropriately within the subject site to avoid impacts on existing native vegetation on site. It is considered that the impact of the development on the community as a whole will be either neutral or	Compliant



Provision	Assessment	Compliance
	potentially positive as a result of potential future investment in the local community.	
Any submissions received on the application.	Any submissions received during advertising (if required) will be considered in due course.	Not applicable at the development application lodgement stage
The comments or submissions received from any authority consulted under clause 66.	Any comments or submissions received from authorities consulted under clause 66 will be considered in due course.	Not applicable at the development application lodgement stage
Any other planning consideration the local government considers appropriate.	The development proponents will respond appropriately to any additional planning considerations raised by the Shire during the assessment of the development application.	Not applicable at the development application lodgement stage

3.1.3 State Planning Policy 2.5 – Rural Planning

State Planning Policy 2.5 – Rural Planning (**SPP 2.5**) applies to all rural zoned land in WA. The intend of SPP 2.5 is to protect and preserve rural zoned land, to ensure its economic, natural resource, food production, environmental and landscape values are maintained.

Section 5.1 of SPP 2.5 sets out the provisions for the protection of rural land and land uses.



Table 4 below provides an assessment of the Proposal against the relevant provisions of Section 5.1 of SPP 2.5.



Table 4: State Planning Policy 2.5 - Rural Planning - Section 5.1 Assessment

Provision	Response	Compliance
<i>Requiring that land use change from rural to all other uses be planned and provided for in a planning strategy or scheme;</i>	The subject site is a large site that is currently used for agricultural purposes. The proposed development has a small footprint (relative to the size of the subject site) and will not prejudice the ongoing use of the majority of the subject site for agricultural land uses.	✓
<i>Retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose;</i>	The subject site is not identified as priority agricultural land in a planning strategy or scheme.	N/A
<i>Ensuring retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views;</i>	The proposed development does not result in the clearing of any remnant native vegetation. There are not expected to be any adverse impacts from the proposed development on the local landscape or views given the contextually minor and visually unobtrusive nature of the development; the limited footprint of the development and its open design.	✓
<i>Protecting land, resources and/or primary production activities through the State's land use planning framework;</i>	The proposal meets the relevant requirements of the land use planning framework and is consistent with the vision for the State to encourage the investigation of opportunities for various forms of renewable energy including wind, to continue to be developed and integrated into the grid.	✓
<i>Creating new rural lots only in accordance with the circumstances under which rural subdivision is intended in Development Control Policy 3.4: Subdivision of rural land;</i>	No new rural lots are proposed.	N/A
<i>Preventing the creation of new or smaller rural lots on an unplanned or ad-hoc basis, particularly for intensive or emerging primary production land uses;</i>	No new rural lots are proposed.	N/A
<i>Comprehensively planning for the introduction of sensitive land uses that may compromise existing, future and potential primary production on rural land; and</i>	The proposal is not for a sensitive land use.	✓
<i>Accepting the impacts of well-managed primary production on rural amenity.</i>	The proposed development facilitates the continued use of the predominant part of the subject site for agricultural production. There is no change proposed to current agricultural operations.	N/A

The proposal is consistent with the relevant provisions of the SPP 2.5, particularly as it relates to the protection of rural land and rural land uses.



3.1.4 State Planning Policy 2.0 – Environment and Natural Resources Policy

State Planning Policy 2.0 – Environment and Natural Resources Policy (**SPP 2.0**) aims to resolve conflicts between the use and protection of natural resources, having regard to potential impacts on the environment, as well as those on community lifestyle and the economy.

The objectives of SPP 2.0 are:

- To integrate environment and natural resource management with broader land use planning and decision-making;
- To protect, conserve and enhance the natural environment; and
- To promote and assist in the wise and sustainable use and management of natural resources.

Section 5.10 Greenhouse Gas Emissions and Energy Efficiency states that:

The primary objective is to reduce greenhouse gas emissions by means including (but not limited to) increasing energy efficiency, decreasing reliance on non-renewable fuels, and increasing usage of renewable energy sources.

The proposed development is consistent with this statement as it will assist in determining the viability of a potential future renewable energy facility on the subject site and/or surrounding landholdings.

3.1.5 Position Statement: Renewable Energy Facilities

The position statement outlines the WAPC's requirements to support the consistent consideration and provision of Renewable energy facilities within Western Australia. It identifies assessment measures to facilitate appropriate development of renewable energy facilities. It also seeks to ensure these facilities are in areas that minimise potential impact upon the environment, natural landscape and urban areas while maximising energy production returns and operational efficiency. Notably, renewable energy projects can enhance local economies and connect into the network grid. The contribution that renewable energy facilities make to the reduction in carbon emissions is an important consideration for the growth of the industry, as well as the socio-economic benefits to the State.

The position statement is only applicable to the development or redevelopment of renewable energy facilities. The Proposal is intended to assist in determining the viability of a potential future renewable energy facility; however, it is not itself a renewable energy facility.

That notwithstanding, the proposal is consistent with relevant policy measures set out in the position statement relating to environmental impact, visual impact and heritage.

The requirements of the position statement will be directly apply to any future development application for a Renewable energy facility and will be considered in further detail at this time.



3.2 Local Planning Framework

3.2.1 City of Greater Geraldton Local Planning Scheme No. 1

The Proposal is subject to the provisions of the City's LPS 1.

3.2.1.1 Scheme Aims

The proposal supports or indirectly supports the following aims of LPS 1:

- a. *Encourage growing towards a regional city with the capacity to sustain a population of 80,000 – 100,000.*
- b. *Facilitate our sense of community, our small town feel and the lifestyle opportunities of our coastal location and bushland.*
- c. *Provide for our cultural heritage and our creative community.*
- d. *Promote our natural and built environment and live sustainably; in balance with nature.*
- e. *Foster a healthy thriving economy that provides diverse employment opportunities while protecting the environment and enhancing social and cultural outcomes.*
- f. *Support an open and trusting relationship between the community, Local Government and other decision makers.*

3.2.1.2 Rural Zone Objectives

Under LPS 1 the subject site is zoned 'Rural'. The Proposal is consistent with the zone objectives as assessed in Table 5 below.

Table 5: LPS 1 Rural Zone Objectives

Objective	Assessment
a) <i>Provide for the maintenance and enhancement of specific local character.</i>	Complies. The land will remain rural is character with the proposed met mast utilising only a small portion of the site and resulting in minimal short-term visual impact and impact on the local character and amenity within the locality.
b) <i>Protect broadacre agricultural activities, such as cropping and grazing, and intensive uses, such as horticulture, from incompatible uses and minimise land use conflicts.</i>	Complies. The proposal will have a low impact on the rural landscape and will not cause land use conflicts with the adjacent agricultural land. The proposal will have a relatively small, discrete footprint and is not sensitive to rural land uses. The remainder of the property and adjacent land remains viable for current and future rural activities.
c) <i>Provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with the surrounding rural uses.</i>	Complies. The proposal is a short-term, temporary, non-rural land use which will confirm if the location is suitable for future renewable energy facilities within this locality, which will have a demonstrated benefit, consistent with objective (d) below. The proposal is compatible with and not sensitive to surrounding rural land uses.



Objective	Assessment
d) <i>Protect and provide for existing or planned key infrastructure, public utilities and renewable energy facilities.</i>	Complies. The proposal will determine the suitability of the location for a future potential renewable energy facility, consistent with this objective.

3.2.1.3 Land Use Permissibility

Land Use Permissibility is set out in the Zoning Table (Table 14) of LPS 1. Clause 3.15.3 provides that a specific use class referred to in the zoning table is excluded from any other use class described in more general terms.

The Zoning Table does not contain a use class specific to a met mast.

Pursuant to Clause 3.15.4, if a use is not specifically referred to in the zoning table, or in a special use zone listed in Schedule 3, and cannot reasonably be determined as falling within a use class referred to the zoning table, the local government 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 the zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of land; or*
- c) *Determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted in the zone.*

The proposal is consistent with the Rural zone objectives as outlines at section 3.2.1.2. It is therefore a permitted use per clause 3.15.4(a) or (b) of LPS 1.

The City may give notice of the application in accordance with Clause 64 of the deemed provisions (effectively public advertising) as set out at clause 3.14.4(b).

3.2.1.4 Site and development requirements

An assessment of the proposal against the Rural Zone site and development requirements under clause 3.11.2 of LPS 1 is summarised in Table 6 below.

Table 6: LPS 1 Rural zone site and development requirements

Requirement		Outcome
Minimum lot size	Variable	N/A
Minimum setback Primary street	20 metres	Complies. The Proposal is located 20 metres from the primary street frontage.
Minimum setback Secondary street / side boundary	10 metres	Complies. The proposal is located greater than 10 metres from side boundaries.
Minimum setback Rear boundary / other	10 metres	Complies. The proposal is located greater than 10 metres from side boundaries.
Minimum plot ratio	Variable	N/A
Maximum building height	As per R-Codes for residential development	N/A



Requirement		Outcome
Minimum landscaping	Variable	N/A

Clause 3.11.2.3 of LPS 1 outlines a number of factors that the local government shall have regard to in considering development applications. These are assessed in Table 7.

Table 7: LPS 1 Rural zone development application matters for local government consideration

Consideration	Assessment
a) <i>The Department of Agriculture and Food's studies into identification of high quality agricultural land, to protect the economic and agricultural viability of this land.</i>	Complies. The small portion of land and short-term nature of the proposal will not impact of the economic and agricultural viability of the site or surrounding locality. The remainder of the site can still be utilised for agricultural or rural activities and contribute to the economic viability of the site.
b) <i>The need to protect the economic viability of the rural land use generally.</i>	Complies. As per (a) above, the remainder of the land can still be utilised for rural or agricultural activities to protect the economic viability of the rural land use.
c) <i>The need to preserve the rural character and a rural appearance of the area.</i>	Complies. The land will remain rural in character with the proposed met mast utilising only a small portion of the site and resulting in minimal short term visual impact and overall impact to the site and surrounds.
d) <i>The need to ensure that the existing standard of roads, water and electricity supply and other services is sufficient for the additional demands that the proposed development would create.</i>	Complies. The proposal will not generate additional demand on the existing infrastructure and services within the locality. Construction traffic can be managed under a Construction Traffic Management Plan.
e) <i>The need to consider the existence of basic raw materials, mineral resources and the impact of the proposal on existing and potential extractive industry operations in the area.</i>	Complies. The proposed development will not impact on any existing or potential extractive industry operations within or surrounding the site, as only a small portion of the site will be utilised.

3.2.1.5 Development height

Clause 4.17 of the LPS 1 identifies the development height provisions applicable to development within the City. Subclause 4.17.1 requires that, unless otherwise approved by the local government, no development shall be constructed to exceed the height limits of the Geraldton Airport Obstacle Limitation Surface or this Scheme.

The Aviation Impact Assessment (Appendix C) concludes that the proposal would not be within the OLS Surface of Geraldton Airport.

There is no applicable height limit under the Scheme for non-residential buildings/structures in the Rural zone.



3.2.2 City of Greater Geraldton Local Planning Strategy

The City of Greater Geraldton Local Planning Strategy sets out the Council's vision for the municipality, and the longer-term directions for land use and development within the Shire.

The portion of the subject site proposed to accommodate the proposal is identified in the Strategy as 'Other Rural Land'. The north-western portion of the site is identified as 'Higher Versatility Agricultural Land'. Surrounding land is mapped similarly.

Rural land within the City of Greater Geraldton supports a range of land uses including agriculture, horticulture, conservation, tourism, mining and renewable energy. The City seeks to protect higher versatility agricultural land from incompatible development (predominantly urban or rural living encroachment). The Strategy also recognises the opportunity within the region for renewable energy projects.

The Proposal is a discrete facility that will not preclude other rural activities from being undertaken within the remainder of the site or on surrounding properties, and it is not sensitive to rural land uses, and will not impact environmental or natural landscape values. Therefore, it is consistent with the following Rural Land Strategies and Actions:

Strategies

1. *Protect rural land from incompatible land uses and protect high quality agricultural land.*
2. *Enable compatible land uses in recognition that rural land also accommodates significant environmental assets and natural landscape values.*

Actions

3. *Allow for incidental and compatible land uses in the Rural zone.*

The Proposal is consistent with the vision and principles of the Local Planning Strategy with respect to rural land use.

3.3 Regional Strategies

3.3.1 Mid West Planning and Infrastructure Framework

The Mid West Planning and Infrastructure Framework provides the regional context for land use planning in the Mid West. It provides an overview of major regional issues facing the Mid West and identifies priority actions required to enable comprehensive regional and sub-regional planning.

The Framework encourages infrastructure provision to support economic growth and diversification, noting that the increase in demand for energy in the Mid West is anticipated to be substantial, and that the Mid West region has access to abundant energy resources such as solar, wind and geothermal, which also have the benefit of potentially reducing carbon emissions. The proposed met mast is intended to investigate the viability of a potential future wind farm, which will contribute to energy diversification and support economic growth.

3.3.2 Mid West Regional Blueprint

The proposal is consistent with the Mid West Regional Blueprint, which seeks to ensure the Mid West realises its full potential by capitalising on its regional advantages and opportunities and addressing current and future challenges.

The Blueprint highlights the importance of having energy infrastructure in place to supply the growth needs of Mid West communities and industry and for development of renewable



energy as a key industry. The Blueprint intends for the Mid West to become a national leader in renewable and remote energy solutions.

4.0 Orderly and Proper Planning

In addition to the assessment and justification provided in the planning assessment, the principles of orderly and proper planning require that new development is a logical and efficient extension of existing development and is consistent with the planning vision and strategic direction for the locality.

The key points regarding the Proposal are as follows.

4.1 LPS No. 1 – Zoning & Objectives

The site is zoned 'Rural'. The Proposal:

- Is consistent with each of the Scheme Aims;
- Is consistent with the objectives of the Rural Zone. In particular, the proposal is not incompatible with broadacre agricultural activities and intensive uses, and will not result in land use conflicts;
- Is for a 'use not listed'. As the proposal is consistent with the Rural zone objectives, it is a permitted use per clause 3.15.4(a).
- Meets each of the development application matters for local government consideration. In particular, the small portion of land and short-term nature of the proposal will not impact of the economic and agricultural viability of the site or surrounding locality. The remainder of the site can still be utilised for agricultural or rural activities and contribute to the economic viability of the site.

4.2 Planning and Development (Local Planning Schemes) Regulations 2015

The proposal is not exempt from approval under Clause 61; hence, approval is being sought.

The application has addressed all relevant considerations under Clause 67, demonstrating compliance in terms of land use, environmental impact, amenity, transport access, and land suitability.

4.3 State and local strategies

The proposal is consistent with the Local Planning Strategy which seeks to protect rural land from incompatible land uses, protect high quality agricultural land, and enable compatible land uses.

The proposal is consistent with the State Planning Strategy 2050 because it supports development that delivers secure, reliable, and clean energy. The Proposal will assess the feasibility of wind energy generation, which directly contributes to energy security, source diversification, and the transition to low-carbon energy.

The proposal supports the primary use of rural land without compromising agricultural activity. Therefore, it is consistent with SPP 2.5. The Proposal aligns with the principles around biodiversity protection, sustainable land use, and facilitating diversified rural economic activity.



The proposal assists in reducing greenhouse gas emissions by facilitating the potential future use of renewable energy and thereby supports the policy's environmental and sustainability objectives. Therefore, it is consistent with SPP 2.0.

The WAPC Position Statement: Renewable Energy Facilities (2020) is not applicable to the proposal, because it is not renewable energy facility. Nonetheless, the proposal will assist in determining the viability of a potential future Renewable energy facility on the site and is consistent with the policy measures set out in the position statement relating to relevant environmental impact, visual impact, and heritage matters.

4.4 Site Specific Considerations

Minimal environmental impact: The proposal is located on previously cleared land and will not require native vegetation removal nor impact on watercourses.

Visual and Noise Amenity: The proposal will be a lightweight, slimline, open-frame structure with no adverse visual or acoustic impacts.

Infrastructure and Access: The proposal will use an existing road and track access, requiring no new infrastructure or services.

Land Use Compatibility: The proposal is a passive use that will coexist with existing agricultural land use and will not compromise rural or landscape values.

Aviation: The Aviation Impact Assessment (**Appendix C**) did not raise any concerns in relation to the Proposal's siting or design. Visibility provisions are proposed, and CASA and Airservices Australia will be engaged with as required.

Given the above, the proposal is considered to be consistent with the principles of orderly and proper planning and should be supported on its planning merit.

5.0 Conclusion

This application seeks the City of Greater Geraldton's approval for the installation of one (1) met mast for a period of up to five (5) years on Lot 10347 DP 206613 Nangetty-Walkaway Road, West Casuarinas.

The met mast will measure wind and environmental conditions to assist in determining the viability of a potential future renewable energy facility on the site.

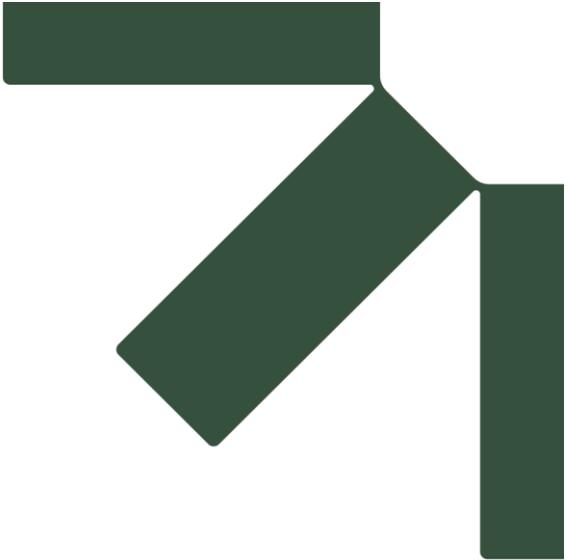
Based on the planning assessment set out in this report, the proposal will not compromise the strategic intent for the area and is consistent with development standards and requirements in the applicable statutory planning framework.

The proposal will not impact on the landscape, the sustainable and ongoing agricultural land use or the site's environmental qualities. It is well separated from nearby rural dwellings and will avoid adverse visual amenity impact.

The proposal is consistent with State, regional and local planning policy objectives. They facilitate investigation of renewable energy options, support long-term energy and environmental policy goals, and are compatible with rural land use and development standards.

On this basis, the proposal is demonstrably consistent with the principles of orderly and proper planning. Accordingly, it is respectfully requested that the City support and grant approval of the proposed development for a period of five (5) years subject to appropriate and reasonable conditions.





Appendix A Development Application Form & Certificate of Title

Development Application Temporary Meteorological Mast

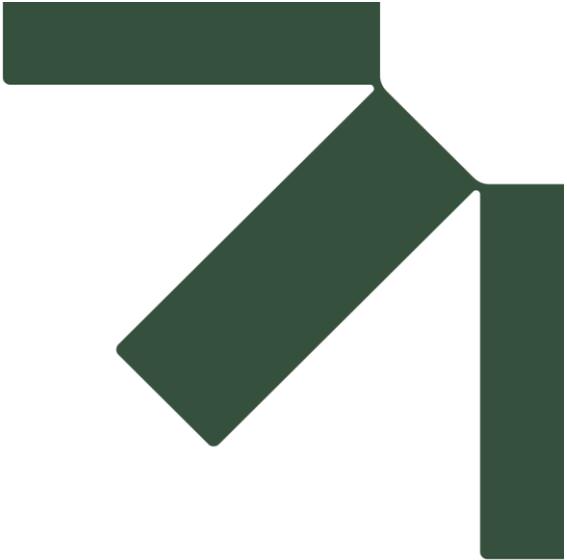
Lot 10347 DP 206613 Nangetty-Walkaway Road, West Casuarinas

Mid West Wind Farm Pty Ltd

SLR Project No.: 675.072296.00001

12 March 2026





Appendix B Met Mast Detailed Design

Development Application Temporary Meteorological Mast

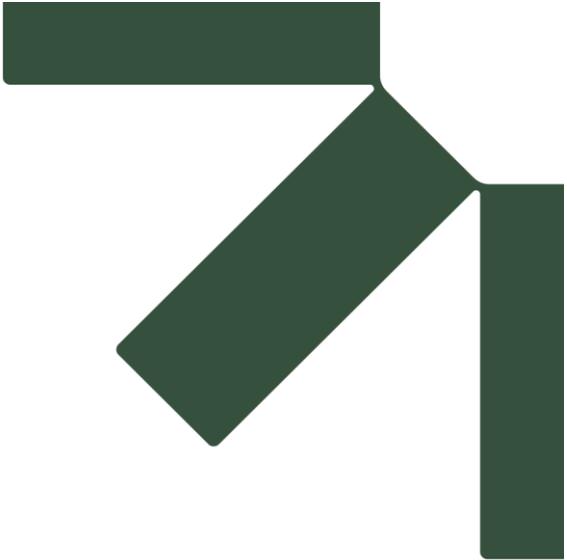
Lot 10347 DP 206613 Nangetty-Walkaway Road, West Casuarinas

Mid West Wind Farm Pty Ltd

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Appendix C Aviation Impact Assessment

Development Application Temporary Meteorological Mast

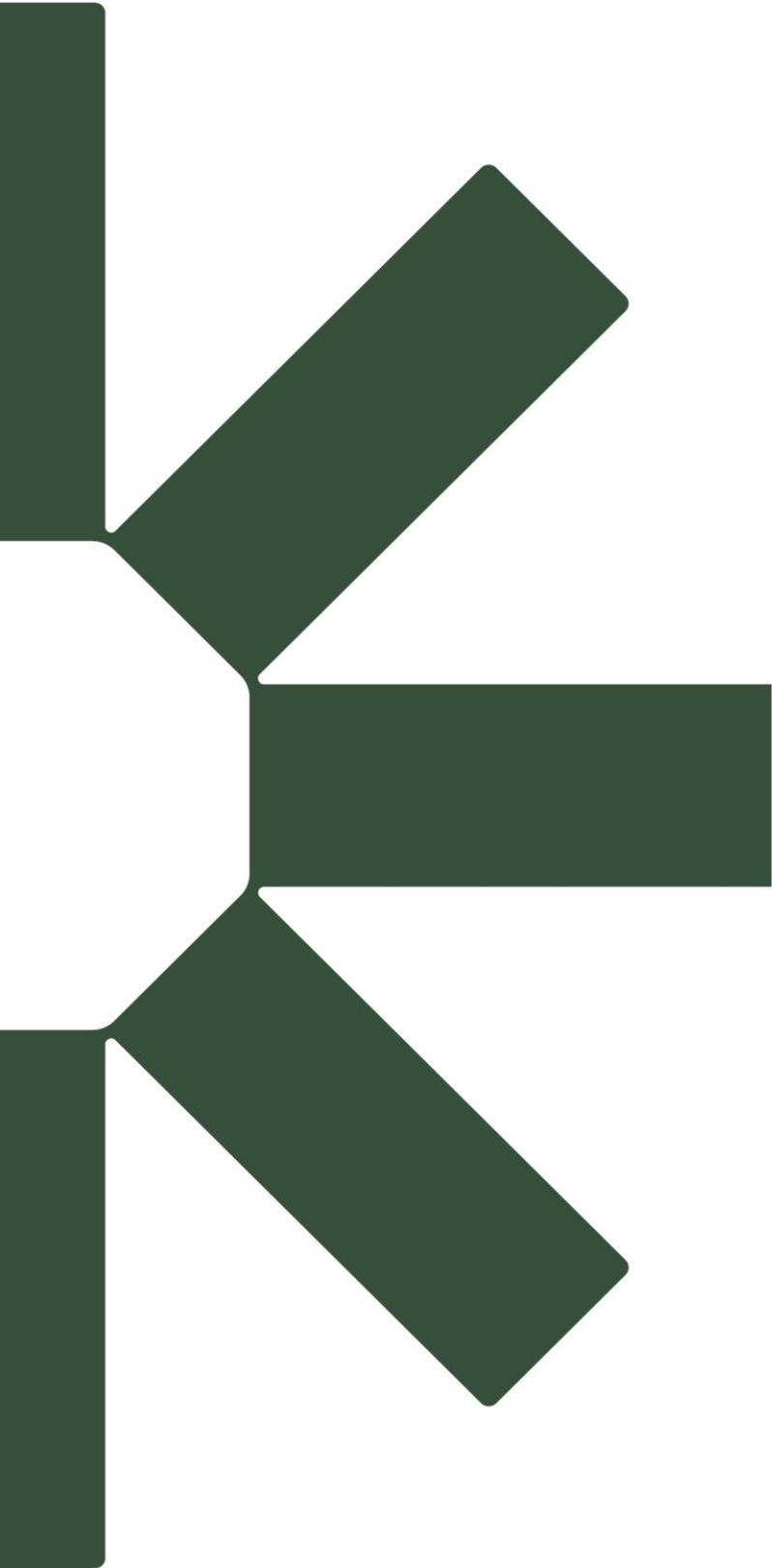
Lot 10347 DP 206613 Nangetty-Walkaway Road, West Casuarinas

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