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Government of Western Australia
Department of Planning

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Our ref: 553/1/1/8PV3
Enquiries: Tara Cherrie Ph: (08) 9264 7921

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SHIRE OF KOJONUP				
FILE:	DB.BDA.8			
CEO	EC or MC	NFA	MCS	MRCS
RGR	SFO	WM	CDPO	PB
NRSM	SHM	PLAN		

Stephen Gash
Chief Executive Officer
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Dear Stephen

Planning Bulletin 67 Guidelines for Wind Farm Development

Thank you for your letter received 4th April 2011 regarding the above.

There is no specific timeframe for the review of Planning Bulletin 67. The Draft National Wind Farm Guidelines (EPHC 2010) will be released as a final document in mid 2011. After that time, policy and bulletin statements may require updating to reflect the new guidelines and other state initiatives towards renewable energy developed since 2004.

The Shire of Kojonup should follow the guidance outlined in Planning Bulletin 67 in response to wind farm applications.

Other guidelines that the Department of Planning utilises to assess wind farm proposals are:

Visual Landscape Assessment in Western Australia: a manual for evaluation, assessment, siting and design, Part 3, Utility Towers, Wind Farms, pp 128-136;

Best Practice Guidelines for Implementation of Wind Energy Projects in Australia (Auswind 2006);

National Wind Farm Development Guidelines - Draft (Environment Protection and Heritage Council 2010); and

Any specific local planning scheme provisions (if applicable).

The Department's response to the Senate Inquiry is directly aligned with the response in this letter, in regards to environmentally and socially responsible wind farm development. The response to the Senate was specifically related to buffer requirements for wind farms.

The Department of Planning's advice regarding the suggested buffer distance (as outlined in Planning Bulletin 67), notes that the distance is only suggested as a guide:

'As a guide, the distance between the nearest turbine and a noise-sensitive building not associated with the wind farm, is likely to be 1km. The ultimate distance between sensitive uses and the wind turbine, may be determined on the basis of acoustic studies' pg 4, Section 6.2 Noise.

The National Wind Farm Development Guidelines (draft EPHC 2010) do not state a specific buffer distance, as each jurisdiction has differing statutory requirements. In the case of noise-sensitive areas/residences, the draft Guidelines recommend such areas undergo a noise impact assessment, as does Planning Bulletin 67. The buffer distance would then be determined on a case-by-case basis, as an outcome of the noise impact assessment.

The Department of Planning supports the above advice in relation to buffer distances for noise-sensitive areas.

Yours sincerely



David Saunders
A/ Director General

21/4/2011