



Local Planning Policy 4.1.9 – Wind turbines in rural areas

1. Introduction

Wind turbines can be a reliable and cost effective way to provide energy to a home or farm. Depending on the size of the wind turbine, their placement and operation can cause amenity issues in relation to their size, appearance, location and operating noise levels. This Policy provides guidance to applicants on the application requirements and when an application can be considered under delegated authority or when an application will be referred to Council for determination.

2. Policy objective

To ensure that development applications for wind turbines can be efficiently processed and take into account the amenity of surrounding properties.

3. Policy scope

This Policy applies to all proposals for wind turbines within the Shire to be located within “Intensive Farming” or “General Farming” zones.

4. Policy

Development approval is required for wind turbines in accordance with Section 60, Part 7 of the Planning and Development (Local Planning Scheme) Regulations 2015 – Schedule 2 Deemed Provisions.

Staff have delegated authority to approve development applications for 1 (one) wind turbine per property, with a maximum rotor blade diameter of 3.8m in and a maximum tower height of 10m subject to:

- The property complying with the minimum lot size required by the Shire of Harvey’s District Planning Scheme No. 1 for the zone.
- The turbine being positioned at least 50m from all property boundaries.
- The turbine should be of a colour similar to existing buildings and the character of the locality so as to blend the structure with the surrounding environment.
- The application must demonstrate that noise emissions from the wind turbine meet the standards prescribed under the Environmental Protection (Noise) Regulations 1997 (as amended).

- Development applications for wind turbines that are inconsistent with this part will be referred to Council for determination.

5. Strategic objective

The policy aligns to the following strategic objective:

	<p>Protected natural environment Adopting a range of management practices to protect, conserve and rehabilitate the biodiversity of the natural environment.</p>
	<p>Effective civic leadership Effective civic leadership is visionary and influential. It means listening to the community, balancing competing demands, making fair decisions and acting with integrity.</p>

6. Definitions

- Nil.

7. Legislation

- *Planning and Development Act 2005*
- Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 Deemed Provisions (Part 2)
- Shire of Harvey's District Planning Scheme No.1.

8. Related documents

- Delegated Authority 9.1.2 and 9.1.3.
- Former Council Policies 15.20 and 4.1.17.

Responsible officer	Director Sustainability		
Responsible team	Planning		
Responsible area	Planning Services		
Version control	Date	Resolution	Number
Version 1	08.09.2009	Resolution	09/324
Version 2	19.09.2017	Resolution	17/259
Version 3	26.04.2022	Resolution	22/040