



Policy Name	Local Planning Policy: Wind Turbines
Purpose	To provide a framework for the assessment of proposed small scale Wind Turbines within the Shire of Irwin.
Statutory Compliance	Local Planning Scheme (LPS) No. 5: http://www.irwin.wa.gov.au/planning.aspx
Definitions	<p>Wind Turbine: Any equipment, ancillary to existing development, that is used to convert and then store and/or transfer energy from the wind into usable electrical energy. The term includes any equipment used in the activity such as base, blades, generator, pole, tower, transformer, vane, wire, inverter, batteries etc.</p> <p>Domestic Wind Turbine: Any Wind Turbine that is used to generate electricity for domestic energy consumption with a rated capacity of 2.2kW or less.</p> <p>Maximum Height: The vertical height from natural ground level to the highest point of the proposed Wind Turbine e.g. the tip of the generator blade at its highest point.</p>

Policy Objective: To allow for the construction of Wind Turbines, where they are ancillary to existing development, throughout the Shire without compromising the local character and setting of the area or the amenity of neighbouring properties.

Policy Provisions:

1. Planning Approval is required for all Wind Turbines. In addition to the completed application form and relevant fee, applicants must submit a location plan, site plan, elevations and manufacturer's specifications and details demonstrating compliance with the Environmental Protection (Noise) Regulations 1997.
2. Applications for Wind Turbines located on properties/buildings identified on the Shire's Heritage List or Municipal Inventory of Heritage Places, will require submission of written justification by a suitably qualified person (e.g. a qualified Heritage Advisor), unless determined otherwise by the Shire's Planning Services in consultation with the State Heritage Office.
3. If proposing to connect a Wind Turbine to the electric utility supply, a copy of the agreement between the proponent and the Agency, which demonstrates that the turbine complies with relevant requirements, shall be submitted with the application for planning approval.
4. Wind Turbines and any infrastructure required to support the turbine or allow for its operation must not adversely affect the amenity of the locality by reason of visual impacts or the emission of noise.
5. In the Residential and Town Centre zones only Domestic Wind Turbines are permissible, and such turbines are only permissible on lot sizes of no less than 800m² with a maximum of one turbine per lot. The Maximum Height of Domestic Wind Turbines shall be:
 - a. 6m for pole mounted turbines; and
 - b. 3m above the roofline for roof mounted turbines.
6. The Maximum Height for Wind Turbines in zones other than the Residential and Town Centre zones shall be:
 - a. 10m for pole mounted turbines; and
 - b. 7.5m above the roofline for roof mounted turbines.
7. Wind Turbines are not permitted between the building and the street alignment and must meet the relevant zone's side and rear boundary setbacks.
8. All Wind Turbines must be:
 - a. fitted with some form of automatic breaking, manual breaking and speed protection and locked:
 - i. to allow for maintenance; and
 - ii. to allow the unit to cease operations during noise sensitive periods;
 - b. maintained to avoid adverse impacts on adjoining properties; and
 - c. constructed of non-reflective materials.
9. Proposed variations to provisions 5 and 6 above must be advertised in accordance with clause 9.4 of LPS No.5. No other provisions may be varied.

Guidance: All Wind Turbines are required to comply with the Environmental Protection (Noise) Regulations 1997 and require Building Approval after the issuance of a valid Planning Approval. In addition, wind energy systems that connect to the electric utility supply must comply with the requirements of the relevant public authorities.