-- Map Viewer Plus --

Author:

Created: 2 February 2026 from Map Viewer Plus: https://map-viewer-plus.app.landgate.wa.gov.au

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Roads

Proposed Roads

Other Roads

Minor Roads

Minor

Minor Unsealed

Laneway, Tracks

Laneway

Laneway Unsealed

Other

Tracks

Freeways, Highways & Main Roads (L)

Freeway Underground

Freeway On Off Ramp

Freeway

National/State Highway

Main and National/State Highway On Off Ramp

State Highway Unsealed

Main

Main Unsealed

Bridges / Tunnels (Line)

Bridge

Tunnel

Bridge / Tunnel (Point)

Bridge

Footbridge

General Transport (Point)

TrafficLight

TrafficControlDevice, LevelCrossing

Landgate WA Now Mosaic

WA Now Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

-- Map Viewer Plus --

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GOVERNMENT OF WESTERN AUSTRALIA

Submission guide

Regional Development Assistance Program

Supporting Regional Communities

Shaping our State's future

DevelopmentWA

Regional Development

We have a key role in the **delivery of land and infrastructure** that provides a **lasting and positive** impact for Western Australian communities.
More than half of our projects are in regional Western Australia.
Through our **regional development program**, we can facilitate the **delivery of serviced residential, industrial and commercial land** in town sites throughout the state.

The availability of land is a significant factor in stimulating social and economic regional growth. We work closely with Local Authorities, Regional Development Commissions and business groups to facilitate regional growth. In every community we seek to achieve the best possible triple bottom line result – that is providing good social and environmental outcomes as well as lasting economic benefits.

Due to the often prohibitive servicing costs associated with undertaking developments in regional WA, many projects are not commercially viable, resulting in the supply of privately developed land in those towns being limited or non-existent. Housing affordability is also an important consideration for regional WA and we are conscious of the desire of communities to have houses and buildings available, rather than simply providing lots.

We continually receive applications from Local Authorities.

Applicants are encouraged to contact DevelopmentWA officers at the earliest opportunity to discuss their proposed project. A successful application is more likely to include a local authority contribution to the project (so that the program can benefit the maximum number of communities), a suitably zoned land parcel so that the development can be used for the intended purpose, a demonstrated capacity to deliver early built form outcomes and it would address all of the information requested in the program's application form.

Remember to include the Council resolution supporting the application.

We look forward to receiving your project submission and, in turn, supporting regional growth in Western Australia.

What is the local regional development assistance program?

The local Regional Development Assistance Program (RDAP):

- develops land to support projects that expand the social and economic vitality of regional communities;
- undertakes small land development projects (usually less than 20 lots) in regional Western Australia;
- is available for projects in towns where there are either limited or no active private developers releasing land;
- is undertaken on land held by the Crown or the Local Authority
- requires future landowners to build within a specified period to prevent land speculation, to encourage new building activity and build strong and diverse communities;
- is active in towns where land supply needs are not currently being met, primarily due to the high servicing costs and low market prices for lots;
- seeks to rationalise the land bank of lots available throughout regional areas so housing and employment opportunities can co-exist; and
- eligibility extends to residential, commercial, tourism and light industrial developments, with Local Authorities permitted to lodge applications for multiple towns within their district or for multiple land uses within a town (priorities will be attached to those applications encouraging economic development and employment opportunities).

Local Authorities are advised that the RDAP is not a funding program for Local Authorities to access. We will not be supporting projects which compete with private sector developments or where there is existing comparable land for sale. We will not release 'Greenfield' estates where undeveloped lots are available within the current urban area. Also, the RDAP will be supplying land into the market at prices that may be above valuation and are more reflective of the cost of production.

Alternatives to RDAP

Local Authorities may be able to access, from sources currently not available to DevelopmentWA, the funding required for the Local Authority to undertake the proposed project in its own right. The Local Authority may also want to explore partnership opportunities with not-for-profit organisations or the private sector.

DevelopmentWA will also assist Local Authorities to discuss other land development options (leases, etc) with the Department of Planning, Lands and Heritage.

In some towns, we may have already investigated the potential to develop the proposed project and can provide you with any prefeasibility or due diligence reports that we have compiled. We may also be able to provide you with professional advice to provide accurate information on the development opportunity and assist you through your land development process. Please contact us for further information.

The RDAP Application Process

We are happy to assist you through the completion of your application. Working through the application may also help you to identify any major issues and allow you to review your project(s). Alternatively, it may strengthen your resolve and provide more evidence to reinforce your original decision.

DevelopmentWA officers will assist Local Authorities to advance applications for projects that are 'development ready' and will assist in ensuring that the financial and other responsibilities of the parties for the project, under the RDAP program, are understood.

The information supplied in the application form should be as comprehensive and complete as possible to allow us to assess your application, to understand your individual circumstances and to submit your project to our Board for consideration.

Greater priority will be given to those projects where funding is provided by the Local Authority (or a third party), where in-kind contributions (access to construction materials, undertaking to construct roads, etc.) are identified in the application and where demand has been demonstrated.

How do we assess RDAP applications?

The following criteria are used to assess and prioritise the applications received:

- social and economic significance to supporting sustainable regional cities/ centres and sub-regional centres;
- absence of other land supply options and/ or the proposal site is the best option to persue;
- no competing private sector land supplies;
- site availability, appropriate land use zoning and no apparent delays/hurdles to impact delivery;
- availability of utility services and/or benefit of new services to development potential of adjacent landholdings;
- demonstrated demand for the development evidenced by securing pre-sales commitments from buyers; and
- level of external contribution to the development.

Where can you source information?

Information on how to answer these criteria can be obtained from DevelopmentWA (the RDAP process and land development requirements), Department of Planning, Lands and Heritage (Land tenure, Native Title, Crown Land availability and Aboriginal Heritage), Horizon Power, Western Power, Synergy, Water Corporation and Telstra (power, water, sewerage and telecommunications utilities), Department of Mines, Industry Regulation and Safety and Chamber of Commerce and Regional Development Commissions (economic demand drivers).

What makes a comprehensive RDAP application?

Make sure you have completed the application form and attached the following:

- maps;
- copy of your Council's resolution inviting DevelopmentWA to progress project;
- any advice from servicing agencies – capacity and required upgrades, approval requirements;
- land tenure details (including any details of land ownership, access agreements, etc); and
- documentation on demand for the project or advice (supported by your Regional Development Commission) on likely drivers of future demand (mining, tourism etc) with the possible investment timeframes for the driver.

Information on how to complete the application form is included in the following pages.

How to lodge your application?

Download the application form from www.DevelopmentWA.com.au/RDAP and then complete as thoroughly as possible (the more information you provide, the greater chance of project approval). Where possible, please include maps, land tenure information, servicing access and capacity as well as approval requirements.

Remember you must include a Council resolution in support of your RDAP application.

Additional supporting information should also include letters of support from Regional Development Commission or other government agencies, extracts from regional economic blueprints and evidence of authority or agreements with Department of Lands for the use of the land (if the project site is Crown land).

Application forms can either be posted to:

RDAP Applications
DevelopmentWA
Locked Bag 5
Perth Business Centre
Perth WA 6849

or emailed to

rdap@developmentwa.com.au

(please use a zip file for attachments which are limited to a maximum size of 20MB)

GUIDE ONLY. Please visit **www.developmentwa.com.au/rdap** to download the application form

Application Form

Name: _____

Organisation: _____

Address: _____

Contact number: _____

E-mail address: _____

Organisation overview: _____

Requirements of applicant to the project (please confirm)

1. Any freehold land supplied to the project from the Local Authority shall be ceded to DevelopmentWA at no cost, prior to the commencement of construction. ☐ YES ☐ NO
2. If requested, the Local Authority will assist DevelopmentWA by sponsoring a funding application for the extension of services to the project, if requested by DevelopmentWA. ☐ YES ☐ NO
3. The Local Authority agrees to maintain firebreaks on the future lots for the duration of the period until the lots are sold to a third party. ☐ YES ☐ NO
4. The Local Authority agrees to regularly inspect, maintain and replace any sales signage placed on the proposed lots by DevelopmentWA (with materials supplied by DevelopmentWA) for the period until the lots are sold to a third party by DevelopmentWA. ☐ YES ☐ NO
5. The Local Authority agrees to waive all bonds, fees and charges relating to the development / holding of the proposed lots by DevelopmentWA for the period until the lots are sold to a third party by DevelopmentWA. ☐ YES ☐ NO
6. The Local Authority acknowledges that, should the subdivision conditions require a 10% POS contribution and the Local Authority does not wish that contribution to be provided as land from within the project, the Local Authority will actively support a reconsideration / review of that condition as an alternative to DevelopmentWA having to provide a cash in lieu payment. ☐ YES ☐ NO
7. The Local Authority agrees to promote the sale of the proposed lots within the project through the Shire's website, Shire newsletters, by displaying brochures, etc, where practical. ☐ YES ☐ NO

Potential contribution by applicant to the project (land, works, in-kind support, cash contribution, etc):

_____

_____

_____

_____

_____

_____

Fill out the next section as applicable. Remember, the more information you can provide, the easier it is to assess and prioritise.

Typical information to be provided

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Overview of proposal	Description
Proposal overview - describe project, number of lots, intended land use and desired outcome	*Provide detailed, practical information about the development itself including maps, schematics or subdivision plans*
Site overview	**Description**
Land Area	*In square metres or hectares*
Location Plan (attach)	*Aerial photo (available from Google Maps or Landgate), location map*
Current tenure and physical description of land	*Improved/vacant/leased, freehold/Unallocated Crown Land/ reserved land (under management order), Landform/topography of site/ vegetation cover*
Local Government support	**Description**
Delivery options (Local Government Authority joint venture or partnership, DevelopmentWA project management, development of business case)	*How do you believe the project will be best delivered from a finance, partnership and management perspective? Is DevelopmentWA support only required to get project shovel ready?*
Local Authority Council Resolution (in support of application)	*Copy of a Council resolution in support of DevelopmentWA delivering the project (or part thereof)*
Supporting works (possible grants or LGA involvement in delivering project)	*Other funding sources including grants and contributions in kind (staff, equipment time, supply materials, etc)*
Community expectations	**Description**
Community development plan	*Insert relevant section of the community development plan*
Local Authority's expectations/views	*Detail Council's desired outcome(s) from project*
Local community views	*Outline any community consultation process undertaken and documented in reports or media clippings*
Lobby/interest groups	*From media or direct correspondence (letters, emails) or groups within community affected (either positively or negatively) by project*
Local market conditions (sales evidence) and likely demand (from Regional Development Commission and local real estate/marketing advice)	*A supporting letter from your Regional Development Commission on the future or current demand likely from economic drivers Any advice from real estate agents and valuers on likely sales demand*
Surrounding land uses and environment (built & natural)	*Insert details of current uses*

Typical information to be provided

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Legal	Description
Title Details/Actions to reconcile titles to create project area	*Title details, previous negotiations with the Department of Planning, Lands and Heritage (including file numbers), proposals to adjust management orders*
Form of tenure/title (interest) Ownership (number of land owners, Crown lots, tenure - leased or freehold) copy of title	
Encumbrances, easements etc. (2nd schedule of C/T)	*Contact Shire, Water Corporation or Western Power to determine if services affect site, but not protected by formal easement*
Native Title status of project site	*Has previous land use extinguished Native Title and has any negotiations with claimant group been commenced?*
Search for other interests in & claims of rights over land	*Are there any caveats etc if applicable?*
Mining tenements eg. Prospecting Licences/ Mining Leases affecting land (Department of Mines, Industry Regulation and Safety)	*Indicate any known encumbrances on the land*
Approval under s.16(3) of the Mining Act 1978 required?	*Is ministerial approval required to use Crown land within a mineral field?*
Planning	**Description**
Zoning (current and proposed)	*What is the current zoning of the land, if not currently suitable, attach information on progress towards finalisation of a scheme amendment to rezone the land*
Environmental Protection Act 1986 (WA) assessment advice received under s.38 & s.48A of Act during scheme amendments	*Has your current scheme received an environmental assessment and are there any matters which need to be considered as a result?*
Previous/existing planning proposals and work (indicative subdivision plans, concept plans, structure plans etc.)	*If available (include relevant section of local planning strategy)*
Current/likely subdivision condition requirements from servicing authorities	*If applicable include a copy of subdivision approval, or information from agencies on likely subdivision conditions*
Planning status for surrounding land/locality in Local Planning Strategy	*Copies of relevant section from the State or local planning strategic or statutory plans*
Buffer Zones (industry, rail, aircraft, agricultural uses/animal production, radio/ telephone towers)	*If applicable.*
Noise, light, dust, odour impact etc. of adjoining land uses	*The Shire's Environmental Health Officer should be able to provide this information*
Bush fire requirements	*If applicable copies of relevant documentation from Fire Management Plan, Emergency Management Plan or Bush Fire Strategy*

Typical information to be provided

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Engineering/Servicing	Description
Services to land & capacity (upgrading requirements) – services constraints	*Copies of service agency advice (emails or letters). Also, servicing standards likely to be required by Local Government*
Location of services (including location of redundant services) & impact on development	*If applicable copies of detailed survey plans*
Flood plain/storm surge constraints	*If applicable copies of relevant documentation from Department of Planning or State Emergency Plan*
Development restrictions (moratoriums) - noise, dust, access, traffic	*Is there any advice from the Shire's Engineer regarding the proposed site*
Geotechnical/soil types	*If known*
Archaeological/Ethnographic Aboriginal heritage	
Ethnographic - (DIA) Is site culturally significant or require Section 18 clearance?	*Check with the Department of Planning, Lands and Heritage and relevant claimant group (If local contacts known)*
Archaeological - known Aboriginal artefacts or Aboriginal Site register (WA Museum)	*As above*
Heritage	**Description**
European historical/cultural significance (Heritage Council of WA or Local Government Authority registers)	*Check with relevant organisations for the registers and inventories listed below and provide documentation or reference numbers where appropriate.* • *Heritage Council of WA State Register of Heritage Places* • *(Heritage of WA Act 1990)* • *Register of National Estate / Historic Building Register* • *Australian Heritage Commission* • *Local Government Heritage Listing Municipal Inventory*

Typical information to be provided

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Environmental	
Environment Protection & Biodiversity Conservation Act 1999 (Commonwealth) – Environment Australia	*Is this project likely to require assessment under the EPBC Act? (eg. black cockatoos, sun moth)*
Flora (DEC – priority list); (Regionally significant vegetation)	*If the site is vegetated is there any known environmentally significant flora on or near the site?*
Fauna (DEC – priority list; Endangered Species/ International Treaties)	*If the site is vegetated is there any known environmentally significant fauna on or near the site?*
System 6 Wetlands/Environmental Protection (Swan Coastal Plain Wetlands) Policy 2000WRC's Wetland Atlas	*If applicable*
Groundwater priority areas (water supply protection zones)	*If applicable*
Contamination (Contaminated Sites Act, hazardous materials, UXO register, prior site use)	*Are there any known previous uses on or adjacent to the site which needs to be considered?*
Other comments/observations	
	Provide any other relevant information that you believe could strengthen your case.

Need more information?

If you require further information about the program, please contact the RDAP team:

Phone: +61 (8) 6200 4000

Email: RDAP@developmentwa.com.au

Internet: www.developmentwa.com.au/rdap

Freedom of information act

We are subject to the WA Freedom of Information (FOI) Act, which provides a general right of access to records held by State Government agencies and local government authorities.

If you require any further information in relation to FOI process, please contact our FOI Coordinator on +61 (8) 6200 4000.

Regional Development Assistance Program

RDAP Projects •

This map shows a selection of our RDAP projects.

Peel
Ranford - Residential

Goldfields - Esperance
Burraccopin - Residential
Coolgardie - Residential
Grass Patch - Residential
Hopetoun - Residential
Kambalda - Industrial
Laverton - Residential
Leonora - Residential
Menzies - Residential
Norseman - Residential
Ravensthorpe - Residential
Ravensthorpe - Industrial

Mid West
Coorow - Residential
Cue - Residential
Green Head - Residential
Green Head - Industrial
Kalbarri - Residential
Kalbarri - Light Industrial
Leeman - Residential
Leeman - Light Industrial
Meekatharra - Residential
Mingenew - Residential
Morawa - Residential
Mount Magnet - Residential
Mount Magnet - Light Industrial
Nabawa - Residential
Three Springs - Residential
Yalgoo - Residential

Wheatbelt
Badgingarra - Residential
Ballidu - Residential
Bencubbin - Light Industrial
Bolgart - Residential
Bruce Rock - Residential
Cervantes - Residential
Coomberdale - Residential
Cunderdin - Residential
Darkan - Residential
Darkan - Light Industrial
Doodlakine - Residential
Dowerin - Residential
Dumbleyung - Residential
Hyden - Residential
Hyden - Light Industrial
Kalannie - Residential
Kalannie - Light Industrial
Karlgarin - Residential
Kellerberrin - Residential
Kondinin - Residential
Kununoppin - Residential
Lake Grace - Light Industrial
Lake King - Residential
Lake King - Light Industrial
Moora - Residential
Moorine Rock - Residential
Merredin - Light Industrial
Mukinbudin - Light Industrial
Narrogin - Residential
Newdegate - Residential
Popanynning - Residential
Tammin - Residential
Varley - Residential
Wagin - Residential
Wagin - Light Industrial
Westonia - Residential
Wickepin - Light Industrial
Williams - Residential
Wundowie - Residential

South West
Collie - Residential
Collie - Light Industrial
Walpole - Light Industrial

Great Southern
Borden - Residential
Borden - Light Industrial
Broomehill - Residential
Cranbrook - Residential
Denmark - Industrial
Gnowangerup - Residential
Jerramungup - Commercial
Katanning - Residential
Mount Barker - Residential
Nyabing - Residential
Rocky Gully - Residential
Woodanilling - Residential

Gascoyne
Carnarvon Cornish Street- Light Industrial++
Carnarvon Northwater - Residential
Denham
Exmouth Nimitz Street - Residential++
Exmouth Learmonth - Residential++

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Shaping our State's future

DevelopmentWA

GOVERNMENT OF WESTERN AUSTRALIA

Application form

Regional Development Assistance Program

Supporting Regional Communities

Shaping our State's future

DevelopmentWA

Application form

Name: _____

Organisation: _____

Address: _____

Contact number: _____

E-mail address: _____

Organisation overview: _____

Requirements of applicant to the project (please confirm)

1. Any freehold land supplied to the project from the Local Authority shall be ceded to DevelopmentWA at no cost, prior to the commencement of construction. ☐ YES ☐ NO
2. If requested, the Local Authority will assist DevelopmentWA by sponsoring a funding application for the extension of services to the project, if requested by DevelopmentWA. ☐ YES ☐ NO
3. The Local Authority agrees to maintain firebreaks on the future lots for the duration of the period until the lots are sold to a third party. ☐ YES ☐ NO
4. The Local Authority agrees to regularly inspect, maintain and replace any sales signage placed on the proposed lots by DevelopmentWA (with materials supplied by DevelopmentWA) for the period until the lots are sold to a third party by DevelopmentWA. ☐ YES ☐ NO
5. The Local Authority agrees to waive all bonds, fees and charges relating to the development / holding of the proposed lots by DevelopmentWA for the period until the lots are sold to a third party by DevelopmentWA. ☐ YES ☐ NO
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7. The Local Authority agrees to promote the sale of the proposed lots within the project through the Shire's website, Shire newsletters, by displaying brochures, etc, where practical. ☐ YES ☐ NO

Potential contribution by applicant to the project (land, works, in-kind support, cash contribution, etc):

Fill out the next section as applicable. Remember, the more information you can provide, the easier it is to assess and prioritise.

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Overview of proposal	
Proposal overview - describe project, number of lots, intended land use and desired outcome	
Site overview	
Land Area	
Location Plan (attach)	
Current tenure and physical description of land	
Local Government support	
Delivery options (Local Government Authority joint venture or partnership, DevelopmentWA project management, development of business case)	
Local Authority Council Resolution (in support of application)	
Supporting works (possible grants or LGA involvement in delivering project)	
Community expectations	
Community development plan	
Local Authority's expectations/views	
Local community views	
Lobby/interest groups	
Local market conditions (sales evidence) and likely demand (from Regional Development Commission and local real estate/marketing advice)	
Surrounding land uses and environment (built & natural)	

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Legal	
Title Details/Actions to reconcile titles to create project area	
Form of tenure/title (interest) Ownership (number of land owners, Crown lots, tenure - leased or freehold) copy of title	
Encumbrances, easements etc. (2nd schedule of C/T)	
Native Title status of project site	
Search for other interests in & claims of rights over land	
Mining tenements eg. Prospecting Licences/ Mining Leases affecting land (Department of Mines, Industry Regulation and Safety)	
Approval under s.16(3) of the Mining Act 1978 required?	
Planning	
Zoning (current and proposed)	
Environmental Protection Act 1986 (WA) assessment advice received under s.38 & s.48A of Act during scheme amendments	
Previous/existing planning proposals and work (indicative subdivision plans, concept plans, structure plans etc.)	
Current/likely subdivision condition requirements from servicing authorities	
Planning status for surrounding land/locality in Local Planning Strategy	
Buffer Zones (industry, rail, aircraft, agricultural uses/animal production, radio/ telephone towers)	
Noise, light, dust, odour impact etc. of adjoining land uses	
Bush fire requirements	

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Engineering/Servicing	
Services to land & capacity (upgrading requirements) – services constraints	
Location of services (including location of redundant services) & impact on development	
Flood plain/storm surge constraints	
Development restrictions (moratoriums) - noise, dust, access, traffic	
Geotechnical/soil types	
Archaeological/Ethnographic Aboriginal heritage	
Ethnographic - (DIA) Is site culturally significant or require Section 18 clearance?	
Archaeological - known Aboriginal artefacts or Aboriginal Site register (WA Museum)	
Heritage	
European historical/cultural significance (Heritage Council of WA or Local Government Authority registers)	

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Environmental	
Environment Protection & Biodiversity Conservation Act 1999 (Commonwealth) – Environment Australia Flora (DEC – priority list); (Regionally significant vegetation)	
Fauna (DEC – priority list; Endangered Species/International Treaties)	
System 6 Wetlands/Environmental Protection (Swan Coastal Plain Wetlands) Policy 2000WRC's Wetland Atlas	
Groundwater priority areas (water supply protection zones)	
Contamination (Contaminated Sites Act, hazardous materials, UXO register, prior site use)	
Other comments/observations	

SUBMIT FORM

Hyden Townsite - Land Available for Residential Development

Legend

- Residential and Vacant
- Residential and Occupied
- Commercial
- General Industry
- Light Industry
- Public Open Space
- Public Purposes
- Rural
- Urban Development
- Other Lots

Karlgarin Townsite - Land Available for Residential Development

Legend

- Rural Townsite Vacant Lots
- Rural Townsite Occupied Lots
- Environmental Conservation Reserve
- Public Open Space
- Public Purposes
- Rural
- Other Lots

RESIDENTIAL DEVELOPMENT CAPACITY ASSESSMENT

Kondinin Townsite Planning Context and Vacant Lots with Residential Potential

Tenure of vacant lots within the Kondinin townsite zoned as town centre or residential

and

Vacant lots subject to possible inclusion in the Southwest Settlement

Legend

- Southwest Settlement
- Freehold
- Local Government
- State Crown Land

Shire of Kondinin

Urges *the Federal Government to recognise that reliable communications are an essential service in regional Australia, comparable to power and water, and should be treated accordingly in policy, funding and regulation.*

Urges *the Federal Government to* ***acknowledge*** *that regional communities are disproportionately affected by communication outages due to limited infrastructure, reliance on single points of failure, and lack of alternative connectivity options.*

Urges *the Federal Government to* ***acknowledge*** *the increasing frequency and severity of telecommunications outages affecting regional and remote Western Australia, including prolonged loss of mobile, internet and data services.*

Expresses serious concern *about the impacts of these outages on:*

- *emergency response and public safety, including loss of access to 000 services, emergency warnings, and coordination with emergency agencies;*
- *the safety and wellbeing of vulnerable community members, including seniors, people with disability, those with medical conditions, and residents living alone or in isolated locations;*
- *local businesses and the regional economy, including business interruption, the inability to process EFTPOS and electronic payments, supply chain disruption, and loss of income;*
- *agricultural operations, mining, transport and essential services that rely on real-time communications;*
- *community connection, social cohesion and mental wellbeing, with residents experiencing isolation and anxiety during prolonged outages;*
- *Council operations and the ability of local governments to deliver essential services, coordinate emergencies, and communicate with their communities.*

Calls on the Australian Federal Government *to urgently:*

- *prioritise telecommunications resilience in regional and remote Australia as a matter of national safety and equity;*
- *require telecommunications providers to implement redundant and resilient network infrastructure, including backup power, diverse routing, and alternative technologies;*
- *support the deployment of multi-layered connectivity solutions, such as satellite, mobile, fixed wireless, and other emerging technologies, to prevent single points of failure;*
- *ensure critical infrastructure, including emergency services, health facilities, fuel outlets and food supply points, maintain minimum guaranteed connectivity during outages;*

- *review regulatory and funding frameworks to ensure regional communities receive communications infrastructure that is reliable, robust, and fit for purpose;*
- *mandate telecommunications operators **to immediately** notify affected Councils of pending or other outages.*

***Requests that the Federal Government** work collaboratively with:*

- *State and local governments;*
- *Telecommunications providers;*
- *Emergency services and community organisations*

to develop a coordinated, long-term strategy to prevent, mitigate and respond to communication outages in regional areas.

Joint Local Government Submission

On behalf of

Country Local Governments Renewables Alliance

PoweringWA – Draft Guideline on Community Benefits for Renewable Energy Projects (Consultation Paper)

Final Version - 7 August 2025

PROJECTS JSA
Regional Advisory

Overview

Western Australia has an opportunity to set a nation leading standard for community benefits arrangements that benefits local communities, industry and all Western Australians. Developing a robust, WA oriented framework that benefits from the experiences of more advanced jurisdictions is essential to provide industry and local communities with the certainty and confidence necessary to navigate the renewable energy transition.

Local Government Authorities (LGAs) that have contributed to this submission are supportive of the need for a Community Benefits Guideline that recognises the diverse characteristics and needs of Western Australia's LGAs. The PoweringWA Draft *Guideline* is a welcome start that requires some targeted improvements and a clear regulatory or state policy standing.

This submission by the undersigned LGAs identifies a series of opportunities to improve the clarity and effectiveness of the Guideline prior to finalisation. These include:

- **A single recommended contribution value**
  A single contribution value benchmark (based on the NSW Guidelines) instead of the wide ranges in the Draft Guideline is recommended. This fixed contribution value in the Guide should be indexed to CPI on 30 June each year. This approach will provide better basis for agreement of mutually acceptable terms between LGAs and industry. It will also improve the transparency of the process and reduce the risks to LGAs involved in negotiations on behalf of the community.

- **Allocation of benefits according to the location of nameplate capacity**
  Many projects are located in multiple LGAs. The Guideline should include a recommendation that benefits are allocated according to the nameplate capacity located in each LGA. This will provide a simple and transparent basis for allocating benefit contributions between communities.

- **Neighbour payments schemes separate and additional to community benefit contributions.** The Guidelines should make clear that the value or extent of any Neighbour Benefit Scheme (NBS) implemented by a proponent *shall not be* deducted from or used to offset the agreed Community Benefits Fund (CBF) contribution.

- **Including Security of benefits arrangements as a key element in the Guideline**
  Ensuring the security of benefits arrangements is essential for both communities and industry to have certainty over the operating life of these projects. The addition of a Secure principle in the Guideline and an explicit expectation that community benefit contributions will be secured by LGA-developer agreements (and/or network access and planning conditions if future policies allow this to occur).

  The future security of contributions is essential for communities who need to make long term planning, financial and other decisions. It also reduces sovereign risk for industry.

  LGAs are also engaging with Planning Minister and WPCEO to seek practical changes to planning and network access arrangements that can improve security. We request PoweringWA support in achieving these outcomes.

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- **Focussing on the opportunities community benefits provide**
  Community benefit arrangements should not be identified as a driver of power prices or project viability by the Guideline and these inferences should be removed. Drawing these links is unnecessarily divisive and not supported by the evidence.

  The Guideline should focus on the opportunities community benefit arrangements provide for communities, industry and government which far outweigh the minor additional costs.

- **Removing inconsistencies in the discussion of local rates**
  Community benefit arrangements should be consistently recognised as additional and separate from rates within the final Guideline.

- **Investing in LGA capability**
  A request for PoweringWA to convene workshops to build LGA negotiating capabilities alongside finalisation of the Guideline.

- **Providing advice on existing projects**
  Including clear trigger points for existing renewable energy project community benefit arrangements to be brought in line with the Guideline in the future. This will avoid confusion about whether there needs to be changes to arrangements for projects that are built, in construction or have approvals.

These recommended improvements reflect the deep, direct and ongoing experience of LGA leaders in negotiating with renewable developers on behalf of their communities. These negotiations have been undertaken without the support of PoweringWA's guidance. The proposed changes will benefit all parties – communities, State and LGAs and industry - if they are incorporated by PoweringWA into the final guideline.

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Local Governments supporting this Submission

This submission has been prepared on behalf and is supported by the following **forty (40)** Local Governments:

- Shire of Beverley
- Shire of Boddington
- Shire of Bruce Rock
- Shire of Brookton
- Shire of Carnamah
- Shire of Chapman Valley
- Shire of Chittering
- Shire of Coorow
- Shire of Corrigin
- Shire of Cunderdin
- Shire of Cuballing
- Shire of Dandaragan
- Shire of Gingin
- Shire of Goomalling
- Shire of Kellerberrin
- Shire of Katanning
- Shire of Kondinin
- Shire of Kulin
- Shire Mingenew
- Shire of Moora
- Shire of Mount Marshall
- Shire of Mukinbudin
- Shire of Nannup
- Shire of Narrogin
- Shire of Northam
- Shire of Northampton
- Shire of Nungarin
- Shire of Pingelly
- Shire of Toodyay
- Shire of Trayning
- Shire of Victoria Plains
- Shire of Wandering
- Shire of West Arthur
- Shire of Westonia
- Shire of Williams
- Shire of Wongan-Ballidu
- Shire of Woodanilling
- Shire of Wyalkatchem
- Shire of Yilgarn
- Shire of York

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Key Points of Feedback

1. Replace the Benefit Contribution Ranges with a single recommended contribution and include contribution guidance for BESS projects

The signatories strongly advocate for the adoption of a uniform, fixed-contribution per megawatt ($/MW) formula for determining community benefit contributions associated with wind energy, solar array, and battery energy storage system (BESS) developments across Western Australia.

In contrast to a variable or range-based contribution model—where proponents negotiate individual outcomes with host local governments—the fixed-contribution model provides clarity, fairness, transparency, and consistency. A **mandated** contribution value would significantly reduce the uncertainty and risks inherent in the approach proposed by the State's draft Guideline.

The proposed range-based model creates a situation where local governments and their representatives are placed under unreasonable and unsustainable sovereign and political risk. This risk arises from the perception—often shaped during local election cycles or executive reviews—that a council's mayor, president, CEO, or negotiating officers have either failed to secure a 'sufficient' contribution or have been outperformed by other jurisdictions. This dynamic fosters:

- Public mistrust, especially in communities that may compare outcomes across local governments;
- Accusations of incompetence or, worse, corruption, where negotiations fall short of the upper end of the State's recommended range;
- Undue pressure on elected members and executives, which can erode public confidence and destabilise local governance;
- Political weaponisation of contribution outcomes during biennial local government elections, CEO contract renewals, or changes in council leadership.

This is particularly fraught given that local governments are often negotiating with multinational corporations possessing vastly greater resources, legal capacity, and experience. The expectation that volunteer elected members or even seasoned CEOs can reliably negotiate top-tier contributions within a range framework is not only unrealistic—it is systemically inequitable and unsustainable.

In contrast, a statewide fixed-contribution approach, as already implemented successfully in jurisdictions such as New South Wales, provides a level playing field. It ensures:

- Predictability for proponents, streamlining project feasibility and budgeting;
- Certainty and consistency for local governments, avoiding reputational damage from perceived negotiation shortcomings;
- Transparency and fairness for communities, who are assured of equitable treatment regardless of where they live;

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- Reduced risk of conflict or regulatory scrutiny, as contribution expectations are clearly established in policy and uniformly applied.

Unless there are extraordinary or site-specific extenuating circumstances, the use of a fixed contribution value per MW is a superior model—one that mitigates sovereign and political risk, fosters public trust, and enhances the integrity of renewable energy planning and delivery in WA.

Accordingly, we strongly recommend that the WA State Government adopt a consistent, mandated community benefits contribution value, aligned with the proven New South Wales model, and resist the implementation of loosely defined or negotiable contribution ranges. The single recommended contribution value aligned to the NSW Guideline[1] and including a contribution for stand-alone Battery Energy Storage Systems (BESS) would be:

- $1,050 per megawatt per annum indexed to the Consumer Price Index (CPI) for wind energy development
- $850 per megawatt per annum indexed to CPI for solar energy development
- $150 per megawatt hour per annum indexed to CPI for stand-alone battery energy storage systems[2]

The Guideline should also specify that these values are indexed to CPI on 30 June each year following publication of the Guideline.

Setting clear contribution value guidance empowers local communities and industry, creating a firm foundation for agreements that can demonstrate the maturity of interactions between the parties and create mutually beneficial outcomes reflecting the local community and project context.

2. Benefit contribution allocations should align to nameplate capacity location for projects that span multiple LGAs

Community benefits should flow to impacted communities. Many renewable energy projects are located within more than one LGA and it is important that there is clarity on how community benefits should be allocated between communities.

The Guideline should include clear guidance that allocation of community benefit contributions should be made on the basis of the proportion of nameplate capacity located in each LGA. For example, if a 10MW project had 4MW in one LGA and 6MW in another then a 40/60 split would be made in the contribution arrangements.

There may be exceptions to this approach for a small number of projects. For example, where significant population areas are located in close proximity to a project but the majority of the

[1] NSW Department of Planning, Housing and Infrastructure 2024, Benefit-Sharing Guideline: Guidance for large scale energy projects https://www.planning.nsw.gov.au/sites/default/files/2024-11/benefit-sharing-guideline.pdf

[2] The consultation paper argues that there is no industry benchmark for BESS projects. In our view, the NSW Guideline has established an industry benchmark for BESS agreements, and this should be included in the Guideline. Not including a contribution for BESS projects will unnecessarily complicate negotiations, creating risks for both parties.

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project is an adjoining LGA with no nearby towns or more densely settled areas. These exceptions can be resolved by discussion and agreement.

However, for vast majority of arrangements this simple approach to apportioning benefits funds will provide a clear basis for agreement. Inclusion of this expectation in the Guideline will help to avoid unnecessary conflict, competing expectations or time-consuming negotiations between LGAs.

3. Neighbour Payment Schemes are not Community Benefit Contributions

Neighbour Benefit Schemes (NBS) or *Near Neighbour Payments* should **not** be considered part of the *Community Benefits Funds* (CBFs). The value or extent of any Neighbour Benefit Scheme (NBS) implemented by a proponent *shall not be* deducted from or used to offset the agreed Community Benefits Fund (CBF) contribution.

Proponents are encouraged to implement both NBS and the CBF as **complementary but separate** streams of community engagement and investment — each serving distinct purposes.

The draft Guideline infers that these kinds of neighbour-specific payments fall under the broader "community benefits" category. These payments are made to address specific impacts experienced by individual landholders within the community, rather than being for broader community benefits purposes. As such, they are distinct — and must not be construed as offsetting or reducing the CBF contribution.

This approach has been accepted by project proponents in recent negotiations undertaken by Alliance members and should be reflected in the final Guideline.

4. The Guideline should include a focus on ensuring the security of benefits arrangements for communities and industry

The Guideline should include a focus on ensuring the security of community benefit arrangements to increase certainty for both industry and communities.

Security is essential as LGAs, and communities must have confidence that benefit arrangements (and other commitments to supporting local communities) will actually be enforceable and delivered by industry once approvals are in place. This is essential for long-term statutory management, financial and strategic planning.

Without proper security from the outset, these arrangements could be the subject of renegotiation or change at the discretion of the project owner or LGAs. A lack of security therefore introduces risk for both communities and project owners. In our view:

- Relying on the on-going goodwill of industry over 30-year project lifespans and potentially repeated changes in ownership is an excessive and unreasonable risk to communities. If a project ceases payments, there is no way for this to be addressed unless these arrangements are secure.
- There are also sovereign risks for industry without proper security. New Councils or leaders in LGAs could seek to renegotiate for higher benefit arrangements at their

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discretion unless arrangements are appropriately secure. Renegotation may also become a local political issue during election campaigns, leading to local division and uncertainty.

The fundamental insecurity of benefit arrangements has been emphasised in recent project approvals. Currently, community benefit arrangements are only recognised within the advice notes of statutory body assessments. The advice notes are not binding which provides very limited to no security for the future.

We note that community benefit agreements are better secured in other jurisdictions. For example, Voluntary Planning Agreements are utilised in NSW, supported by planning conditions. Community Benefit Agreements have also recently been introduced in Queensland as part of legislative changes.

To address this issue in the Guideline it is recommended that **Secure** be added as an additional principle in the guideline in *Principles for community benefit arrangements* section. This could be drafted as:

- **Secure**: the arrangements for community benefits should be appropriately secured via enforceable agreements between LGAs and project owners to provide certainty for communities and industry over the life of the project. These agreements should wherever possible be integrated within planning approvals and network access arrangements where policies provide the basis for these links to be made.

Whilst security can be supported via community benefits being captured in dedicated legal agreements between LGAs and project owners, this approach brings additional costs. Establishing a requirement within network access arrangements with Western Power is a preferred pathway and consistent with approaches in other jurisdictions.

Specifically, agreement of a community benefits contribution consistent with the Guideline should be made a condition for granting and maintaining a network access licence with Western Power. This would also require the granting of any future network access licenses / agreements to be conditional on the new operator committing to the community benefit arrangement.

We note that *State Planning Policy 3.6 Infrastructure Contributions*[3] could also provide a pathway for creating a nexus within the existing planning framework. However, the requirements for these processes are onerous and SPP3.6 is not commonly utilised by smaller rural local governments, creating a significant burden on LGAs.

The focus on achieving greater security through network access arrangements mirrors arrangements in NSW such as the Renewable Energy Zone Access Scheme and complements existing considerations in the Commonwealth Capacity Investment scheme. By linking appropriate community benefit arrangements to network access and government support, community benefits are placed at the heart of project arrangements and developers have a significant incentive to agree to proper arrangements with communities.

[3] https://www.wa.gov.au/system/files/2021-09/SPP_3.6_Infrastructure%20Contributions_Guidelines%20april2021_0.pdf

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Whilst we recognise that implementing these changes is beyond the scope of the Guideline and PoweringWA's mandate, PoweringWA can play an important role in realising this security through its advocacy for change within government and we request your support.

The Guideline can also support this by recognising the potential for these future security pathways and creating an expectation that - in the absence of the changes recommended above - developers should enter into binding agreements with Local Governments to provide life-of-project security and certainty for host communities.

5. Remove elements of the Guideline that link community benefit contributions to power prices, project viability and sovereign risk

Community benefit arrangements are an insignificant factor in future power prices, are not a material factor impacting project viability and communities are not creating sovereign risk by seeking reasonable benefit arrangements.

It is also unnecessarily divisive to include these inferences within the Guideline. To do so implies that host communities seeking reasonable community benefits are imposing significant costs and risks for industry and the rest of the Western Australian community. In an environment where renewable energy is already very divisive within communities, it is important the WA Government seeks to foster unity and maximise benefits for all Western Australians from the energy transition.

Tables 2 and 3 provide a simple evidence-based review of the significance of community benefit contributions to power prices and project viability, supporting the removal of any negative links to power prices, sovereign risk and project viability in the final Guideline.

This simple indicative analysis is based on industry benchmarks. It identifies community benefit contributions as comprising less than half a percent of potential generation revenue and around 0.1% of retail power prices in 2024. They represent a small, fixed additional cost and will only be incurred once projects are operational and generating revenue.

Compared to major cost factors such as project capital expenditure, financing costs, and supporting transmission capital investment, community benefit contributions cannot reasonably be identified as a significant factor impacting either project viability or future power prices.

More importantly, communities hosting renewable energy are making a significant contribution to the future of the energy system, bearing the direct impacts of this change which is industrialising rural landscapes, and they should be justly recognised for that contribution.

Rather than framing these contributions as a cost, community benefits should be framed in the Guideline as an opportunity to contribute to the future development of regional communities and create a genuine social licence for the energy transition.

The development of a robust and secure basis for negotiating community benefits is also an opportunity to reduce sovereign risk for developers. If this approach also helps to achieve earlier approvals the reductions in capital costs, smoothing of the energy transition and other benefits has the potential to increase project viability and contribute to lower power prices. These positive impacts could well outweigh the modest additional costs imposed on projects.

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Table 2: Comparative Factors

Project Type	Indicative annual MWh generation per MW[4]	2024 average SWIS wholesale price/MWh[5]	2024 retail electricity charge ($/MWh)[6]	Community Benefit Contribution
Onshore wind	3504	$79.93	$315.82	$1,050
Solar	2190	$79.93	$315.82	$850

Table 3: Community Benefit Significance Assessment

Project Type	Indicative Annual Generation Revenue/ MW	Community Benefit: cost to project owner ($/MWh)	Community Benefit: % of annual facility revenue	Community Benefit: % of average annual wholesale price	Community Benefit: % of retail energy price
Onshore wind	$280,075	0.30	0.37%	0.37%	0.09%
Solar	$175,047	0.38	0.49%	0.47%	0.12%

6. Clarify that community benefit arrangements are additional and are separate to local rates

Community benefit arrangements are necessitated by the limited long-term positive impact the renewable industry will leave for host communities. Unlike other key regional industries such as agriculture, tourism and resources, renewables provide very limited direct economic benefits over their operating life but have on-going material impacts.

Like other State fees, taxes and charges, local rates should be immutably independent of community benefit arrangements. Local rates represent a baseline contribution by all landowners to support community infrastructure and services.

The draft Guideline is inconsistent on this separation and needs clarification.

The statements in the first paragraph of the Community Benefits section and Role of Rates sections appropriately identify that community benefit payments are additional and separate to any rate obligations. These statements should be retained.

However, the following paragraph in the Role of Rates section should be removed:

[4] Derived based on the midpoint of the relevant capacity factor ranges in the CSIRO GenCost report - https://www.csiro.au/-/media/Energy/GenCost/GenCost2024-25ConsultDraft_20241205.pdf
[5] Sourced from the AEMO WEM data dashboard https://aemo.com.au/energy-systems/electricity/wholesale-electricity-market-wem/data-wem/data-dashboard
[6] Based on 2024 residential electricity tariff, excluding supply charges https://www.wa.gov.au/organisation/energy-policy-wa/household-electricity-pricing

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> *"Nevertheless, communities and Local Governments should consider the cumulative impact of any change in ratings approach along with any independently negotiated community benefits program. This will ensure commerciality is maintained, sovereign risk is reduced, and that additional revenue is split fairly between hosting councils seeking to recover their costs, and communities seeking benefits for hosting new renewable energy projects."*

This paragraph undermines the clarity of earlier statements and introduces inappropriate and inaccurate statements. In particular, conflating the payment of rates with the commerciality of projects is inappropriate. There is no evidence to suggest that these relatively minor fixed costs are a material commercial consideration for developers and they are a cost that any land use in the State must pay.

The charging of rates based on State Government statutes by LGAs does not constitute a sovereign risk issue and this reference is similarly inappropriate.

Finally, this paragraph also infers that community benefit funds are a cost recovery mechanism for LGAs. This is completely at odds with the way in which community benefit funds are defined in the Guideline (see for example the *Communities and The Energy Transition* section). The intent of these funds to provide additional benefits to host communities beyond what local resources – including rates – can provide.

The reference to rates within the criteria for negotiating benefit contributions should be also removed.

7. Invest in LGA strategy and negotiation capability

The objective of community benefit contributions is to improve the long-term position of LGAs and their communities. This means, the LGAs involved need to produce a clearly thought through strategy to preserve their infrastructure and facilities for the next 20-30 years. Once this wave of development passes, the communities are unlikely to be supported at anything but the most basic level.

The Guideline should encourage long-term LGA strategic thinking, formulation of legacy projects and outcomes, and consideration of how community benefits funds can be applied and maximised to enable communities to position themselves for the future. A strategic view of how the community will absorb and manage both the immediate development pressure and the future beyond the construction period when new economic activity dissipates, and communities are left to reassemble themselves.

The Western Australian Local Government Association (WALGA) has recently developed a Renewable Energy Community Benefits and Community Engagement Guide[7]. The Guide provides LGAs with a baseline of practical information and processes to consider their local strategy and priorities, engagement with developers and the community, and development of community benefit schemes that work locally.

[7] https://walga.asn.au/getmedia/ea947a1a-fc88-460f-966b-7e55f511d3a2/WALGA_Renewable-Energy-Community-Benefits-and-Engagement-Guide.pdf

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PoweringWA should build on this initiative and the Guideline by funding negotiation workshops for LGAs. These workshops would assist local leaders in preparing and presenting their expectations/ask to developers, improving face-to-face meeting conduct, issues management, knowledge, and the overall capacity of LGAs to negotiate successfully with developers. With much of the development occurring in small, under resourced rural LGAs, this capability building approach would greatly assist in lifting skills, avoiding delays and improving community and industry outcomes.

8. Emphasise the importance of early engagement and genuine consultation

The Guideline should emphasise the importance of early engagement with LGAs by developers and genuine engagement with communities as a foundation for agreeing strong community benefits arrangements. This will allow the communication of key issues between both sides and the identification and understanding of how communities can best utilise contributions and create a foundation for future prosperity as energy generating regions. This is currently mentioned in the Guideline but could be more clearly identified as an expectation of the Government and important pathway to success.

9. Provide clearer guidance on community benefit arrangements for existing projects

The Guideline will provide a framework for improved benefits for new projects. However, we note that there are many existing projects (completed, under construction or approved) that have community benefit arrangements that do not align to the guidance provided.

It is not reasonable or feasible that these pre-Guideline community benefit arrangements be renegotiated to align to the new standard.

However, the Guide should note clear triggers for project arrangements to be improved to align to the Guideline. These triggers should include:

- if a project is rescoped and an approval significantly modified
- if turbines, panels or batteries are progressively upgraded to higher capacity (name plate),
- project life extensions (repowering),
- changes to operating approvals.

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Conclusion

The transition to renewable energy presents a once-in-a-generation opportunity to deliver long-term social, economic and environmental benefits to Western Australia's regions. The Draft Guideline represents a strong starting point, but it must be refined to ensure **fair, consistent and secure outcomes** for host communities.

As the tier of government closest to the communities impacted by these projects, Local Governments are uniquely placed to facilitate, administer and advocate for lasting community benefit outcomes. However, this role must be supported by a clear, enforceable policy framework that empowers LGAs and sets a minimum benchmark for industry to meet.

The signatory Local Governments call on PoweringWA to incorporate the recommended improvements outlined in this submission, including adopting a fixed-contribution model, embedding benefit security mechanisms, clarifying and distinguishing the independence of community contributions from rates, and supporting LGA capability building.

These changes will foster trust, reduce risk, and enhance the social licence of renewable energy projects across Western Australia. With the right framework in place, community benefits can become a catalyst for strengthening regional communities and ensuring the energy transition delivers for all.

MEDIA RELEASE

Local Communities Must Be at the Table on Renewable Energy Benefits

Local Governments across regional Western Australia have issued a united call for **mandatory, locally administered community benefit arrangements** for renewable energy projects (wind, solar and battery storage), warning that communities cannot be sidelined in decisions that shape their landscapes, economies and futures.

"*There is a simple principle at stake*," said **Mr Leigh Ballard, Shire President of Narrogin**. *"If decisions are being made about our communities without us, then something is wrong. Local Governments are elected by their communities, accountable to their communities, and closest to the impacts of these projects. We must be at the table — not watching from the sidelines."*

The joint statement follows an **alliance submission to the State Government back in August 2025**, **jointly signed and supported by 40 Regional Local Governments**, some of whom are faced with 100's of wind turbines proposed for their district, calling for clarity and certainty to PoweringWA's Draft Guideline on Community Benefits for Renewable Energy Projects.

Local Governments strongly support the renewable energy transition and the State and Commonwealth targets it underpins. However, they say community benefits must be **compulsory, secure and fair**, not discretionary or vulnerable to future policy shifts or white board politics.

Cr Karen Harrington, Shire President of West Arthur, said certainty is critical for both communities and industry. *"Community benefit contributions should be mandatory and secured over the life of a project. Linking these arrangements to Western Power approvals and ongoing network access provides certainty, reduces risk, and ensures commitments made to communities are commitments kept."*

The alliance submission calls for a **clear, enforceable framework** that:

- mandates community benefit contributions,
- secures them for the life of the project through binding mechanisms,
- is administered locally by the COMMUNITY or local government, not centrally, and
- aligns benefit allocations to the **nameplate capacity located within each host Local Government**.

Cr Liz Sudlow, Shire President of Northampton, said benefits must flow to the communities that host the infrastructure. *"Where projects span multiple Local Governments, contributions should be allocated according to where the generation or storage actually occurs. Decisions about local futures should not be made by centralised agencies or by bureaucrats sitting in Perth, on our behalf, however 'strategic' those decisions may be presented."*

Local Governments emphasise they are not seeking control for its own sake, but **responsible local stewardship**.

Cr Pauline Bantock, Shire President of Victoria Plains, said Local Governments are best placed to manage these funds transparently and accountably. *"Councils already have audited financial systems, restricted cash reserve mechanisms and established community engagement processes. Empowering Local Governments to manage these funds locally strengthens trust, protects social licence and helps the State achieve its renewable energy objectives."*

The signatories stress that local administration of community benefit funds will **support the State and Commonwealth to deliver the energy transition faster and more fairly**, while ensuring regional communities share in the long-term benefits.

We the undersigned call on **Premier Roger Cook** and **Amber-Jade Sanderson, the Minister for Energy and Decarbonisation** to release the long-awaited Guideline and to ensure that it reflects what is *just, practical and right* for host communities, and recognises Local Government, on behalf of its impacted communities, as a genuine partner in delivering Western Australia's energy future.

"*With the right framework in place*," the statement concludes, "*community benefits can become a catalyst for stronger regional communities, ensuring the energy transition delivers for all Western Australians and in particular, for those that are having to host them.*"

– Ends –

Issued jointly by the following Local Governments:

Shire President Mr Leigh Ballard, Shire of Narrogin
Shire President Cr Karen Harrington, Shire of West Arthur
Shire President Cr Liz Sudlow, Shire of Northampton
Shire President Cr Pauline Bantock, Shire of Victoria Plains
Shire President Cr Tony O'Gorman, Shire of Dandaragan
Shire President Cr Grant Robins, Shire of Kulin
Shire President Cr Hellene McTaggart, Shire of Mingenew
Shire President Cr Ken Seymour, Shire of Moora
Shire President Cr Jarrad Logie, Shire of Williams

FOR OFFICE USE ONLY:

Attachments Yes

1. Joint Submission to the Government

9.1 MANAGER OF PLANNING & ASSETS

9.1.2. DEVELOPMENT PLAN FOR PTA RESERVE – HYDEN

REPORTING OFFICER: **Tory Young, Manager Planning and Assets**
AUTHORIZING OFFICER: **David Burton, Chief Executive Officer**
DATE: **13th April 2022**
ATTACHMENTS: **Development Plans**

RESOLUTION #3909
Moved: Cr P. Green **Seconded: Cr K. Green**

That Council:

APPROVES in principle the attached Development Plan to guide the development of the PTA reserve on Marshall Street, Hyden;

SUPPORTS the Shire's Administration to continue to liaise with the Public Transport Authority, the lease agency Burgess Rawson and the Hyden Progress Association to develop the site; and

NOTES that the Shire has commenced works on the pedestrian pathway on the east of the site as per the development plan attached, intended to be used as a guide to position the CORTEN steel signs installed by the Hyden Progress Association.

Carried: 8/0

BACKGROUND
The Shire have been in regular contact with the Public Transport Authority (PTA), the lease managers of the site Burgess Rawson and the Hyden Progress Association on proposed options for this area. The Shire have regularly reported this matter to Council with the latest report being to the 16th February 2022 Ordinary Meeting, where Council approved to proceed with the structural engineering report for the Railway Barracks.

Through liaison with the abovementioned parties, the Development Plan has been prepared as attached to guide the development of this site in future, subject to any required approvals. A site visit was undertaken on the 24th March 2022 with representatives from the Shire's Administration, Councillors and Hyden Progress Association as summarized below.

Key points from the Meeting:

- Gravel path route to be amended to extend from the eastern entrance of the information bay and loop around the site and into the seating area. See updated plan attached shown in purple hash. Western pathway dependent on outcome of relocation of the Railway Barracks.
- Some of the CORTEN steel signs to be moved back from the road to follow the gravel pathway. See updated plan attached shown in green boxes.
- Car / Light vehicle access and parking to the eastern area of the PTA land and Trucks / Heavy Vehicles to the western side of the area

Actions from the Meeting:

1. Shire to cost, source gravel and budget permitting arrange the 2m width gravel pathways by July 2022 – IN PROGRESS
2. HPA to mark out and install signs posts and attach signs after paths are in – BY JULY 2022

3. Shire to cost and budget permitting arrange parking signage by July 2022 – QUOTES OBTAINED
4. Shire to contact PTA about fixing the platforms at the Goods Shed and permission for Shire to engage contractor to undertake works – EMAIL SENT. AWAITING RESPONSE

Other matters discussed at the Meeting;

- Sealing of whole area – to be fully costed, the scope confirmed and levels to be undertaken and reported to Council for future budget considerations
- Drainage towards the south east of the site to reduce current pooling of water – scope of this undefined. Levels need to be undertaken and scope and cost confirmed and budgeted prior to any works being undertaken. Consideration of full seal of area is recommended before doing this.
- Additional gravel for truck parking area - – scope of this undefined. Levels need to be undertaken and scope and cost confirmed and budgeted prior to any works being undertaken. Consideration of full seal of area recommended before doing this.

Since the matter of the Railway Barracks was presented to Council in September 2021, the Shire have been advised in an email from the Property Managers (Burgess Rawson) that the PTA have re-considered their position and have advised that they now support the relocation of the Railway Barracks to another location subject to the proper approval process, in particular the submission of a structural engineer report and the removal of all asbestos from the building.

In terms of the asbestos removal, PTA engaged ERC Consultancy to remove the asbestos, which was undertaken during the week beginning the 31st January 2022.

In terms of the structural engineering report, the Shire have arranged for a structural engineering report to be undertaken and submitted to the Shire. To date the inspection has been undertaken and the Shire's Administration are awaiting the report. Once the outcome of the structural engineer report is received, the matter can be reported back to Council with a view of confirming a way forward on this matter.

It is to be noted that the Hyden Progress Association have provided the Shire with contractor details to undertake the demolition and reconstruction of the Railway Barracks building, however the Shire cannot take action on this until receiving the structural engineer report and approval from the PTA.

CONCLUSION
In light of the above, it is recommended that the Council support the Officer's Recommendation to endorse the Development Plan attached to this Agenda Report and continue to liaise with the relevant parties to develop this site.

STATUTORY ENVIRONMENT
Lease L7363 (barracks lease area)
Lease Area 3553 (remainder of site)

POLICY IMPLICATIONS
Nil

PUBLIC CONSULTATION
The Shire's Administration have been in regular contact with the Hyden Progress Association on this matter.

FINANCIAL IMPLICATIONS
$6,000 - Consultancy Services Account # 1042300

STRATEGIC IMPLICATIONS
Supports the following section of the Shire's Strategic Community Plan 2016 – 2026

"2.4 Encourage, promote and support tourism experiences and businesses in the Shire of Kondinin

2.4.1 Collaborate with key stakeholders and local networks to develop and promote our tourism experiences across the entire Shire
2.4.2 Add value to current tourism experiences and facilities as well as creating additional tourism experiences and facilities."

CULTURAL IMPLICATIONS
Nil

VOTING REQUIREMENTS
Simple majority required

Mr Mark Burgess left the meeting at 4pm and did not return.

NAUGHTON
MCPHERSON STREET
Access road between Information Bay and Street Art Area
Shared driveway Trucks restricted from car/caravan area by signs
33998
151
24
23
2122
20
STREET
VCL
45
LEASE 3553
2.0ha
MARSHALL
RAILWAY
RESERVE
ROAD
LEASE 7363C
3075m²
801
Approximate position of existing railway barracks
Degrees
0 20 40 60 80 100 120m
SCALE 1:2000
ORIGINAL PLAN SIZE: A3
NORTH
PREPARED FOR:
The Hyden Progress Association
HYDEN PROGRESS ASSOCIATION
DATE: 25.03.2022
Approved extension to existing lease - 584m²
Proposed Corten Steel Signs
Pathways
Proposed Relocated Railway Barracks
Proposed Up Lights
Historic Interpretation
Designated Truck / Heavy Vehicle Access & Parking Area
Designated Car / Light Vehicle Access & Parking Area
SITE PLAN
LEASE AREAS 3553 & 7363C
MARSHALL STREET, HYDEN
Shire of Kondinin

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