Baru Marnda Renewable Energy Project

Yindjibarndi Energy Corporation

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RFFAUSTRALIA.COM

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Abbreviations

Abbreviation	Definition
AGL	Above Ground Level
AHD	Australian Height Datum
BC Act	Biodiversity Conservation Act 2016 (WA)
BESS	Battery Energy Storage System
CEMP	Construction Environmental Management Plan
DBCA	Department of Biodiversity, Conservation and Attractions
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DPLH	Department of Planning, Lands and Heritage
DWER	Department of Water and Environment Regulation
EP Act	Environmental Protection Act 1986 (WA)
EPA	Environmental Protection Authority
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999 (Cth)
MNES	Matters of National Environmental Significance
MWh	Megawatt hour
MW	Megawatt
O&M	Operations and Maintenance
PD Act	Planning and Development Act 2005 (WA)
RSA	Rotor Swept Area
WAPC	Western Australian Planning Commission

Executive Summary

This Development Application has been prepared by RFF on behalf of Yindjibarndi Energy Corporation (YEC) for the Baru Marnda Renewable Energy Project, a large-scale renewable energy precinct on Yindjibarndi Ngurra in the Shire of Ashburton, approximately 55 kilometres from Karratha and 180 kilometres north-west of Tom Price.

The Project comprises the Baru area, approximately 19,840 hectares to the north-west on a portion of Unallocated Crown Land PIN 1017635, and the Marnda area, approximately 16,500 hectares on Unallocated Crown Land PIN 1017640 and a portion of R 38991 jointly managed by Water Corporation (Water Corp) and the Department of Water and Environmental Regulation (DWER). The land is within the Yindjibarndi portion of the Ngarluma/Yindjibarndi determination area and is subject to the registered Yindjibarndi Renewable Energy Project Indigenous Land Use Agreement. The Project area was selected with Yindjibarndi Traditional Owners, having regard to cultural, environmental, land-use and infrastructure constraints.

The proposal includes up to 1,000 MW of wind generation from up to 108 turbines, up to 500 MW of solar photovoltaic generation and battery energy storage, supported by substations, electrical reticulation, access tracks, watercourse crossings, operations and maintenance facilities, satellite offices, production bores, borrow pits and water storage. Temporary construction infrastructure includes concrete batching plants, laydown areas and compounds. Workforce accommodation and the Chichester Range Transmission Corridor are excluded and will be subject to separate approvals where required.

The Project will be delivered progressively across four stages in the Baru and Marnda areas, enabling construction and generation capacity to respond to demand, offtake, financing and transmission availability. Staging will also support progressive management of environmental, cultural heritage, traffic and construction impacts. Construction is anticipated to commence in 2029 and continue for approximately three to six years, subject to approvals and commercial arrangements. The Project is expected to operate for at least 50 years.

YEC is a partnership between Yindjibarndi Aboriginal Corporation and ACEN Corporation. The Yindjibarndi People hold their interest through Yiyangu Pty Ltd, a wholly owned entity of the Yindjibarndi Wealth Trust and nominated proponent for Crown land tenure. This structure supports long-term Yindjibarndi participation, revenue, employment, training, procurement and enterprise development.

Renewable electricity generated and stored by the Project will support decarbonisation of Pilbara mining, processing and industrial activities, including through potential connection to the Northwest Interconnected System. The Project is on the Australian Government's National Renewable Energy Priority List and aligns with Commonwealth and State objectives for emissions reduction, renewable energy, regional diversification and Aboriginal economic empowerment. It is expected to generate substantial regional investment and employment, including approximately 350 peak construction jobs and ongoing operational, maintenance, monitoring and cultural heritage roles.

The design has been informed by environmental, cultural heritage, visual, noise, aviation, hydrological, bushfire and transport investigations. Constraints mapping and consultation with Yindjibarndi representatives have guided infrastructure siting to avoid or minimise impacts on significant environmental and cultural values. Separate referrals under the *Environmental Protection Act 1986* (WA) and *Environment Protection and Biodiversity Conservation Act 1999* (Cth) were submitted in June 2025.

The planning assessment concludes that the Project is consistent with orderly and proper planning and relevant State and local strategic objectives. Subject to proposed

mitigation and management measures, the Project can be developed without unacceptable impacts on surrounding land uses, environmental values, cultural heritage, transport infrastructure or nearby communities.

Approval will facilitate a strategically significant, Indigenous-led renewable energy project that supports long-term decarbonisation and economic development in the Pilbara and Western Australia.

1 Introduction

This Planning Report supports an application for development approval for the Baru Marnda Renewable Energy Project.

The application will be submitted to the Shire of Ashburton for determination by the Regional Development Assessment Panel. This report provides an overview of the Project and assesses the proposal against relevant State and local planning frameworks.

This Planning Report is supported by the following documentation and technical studies:

- Development Application Form and landowner consents (Appendix A).
- Development Plans (Appendix B).
- Pentium Water Management Report (Appendix C).
- Icubed Transport Impact Assessment (Appendix D).
- Coterra Environmental Assessment Report (Appendix E).
- Sonus Noise Impact Assessment (Appendix F).
- Ecoscape Visual Impact Assessment (Appendix G).
- Western Environmental Bushfire Technical Statement (Appendix H).
- Aviation Projects Preliminary Aviation Impact Assessment (Appendix I).

1.2 The Proponent

1.2.1 Yindjibarndi Energy Corporation (YEC)

Yindjibarndi Energy Corporation (YEC) is a partnership between Yindjibarndi Aboriginal Corporation (YAC) and renewable energy company, ACEN Corporation (ACEN). Formed in 2023, YEC represents one of the largest Indigenous-led renewable energy initiatives in Australia, and seeks to develop, construct and operate renewable energy and storage projects on Yindjibarndi Ngurra (country) in Western Australia's Pilbara region. YEC is pursuing up to 3GW in capacity of wind, solar and energy storage projects across an area covering approximately 13,000 km² within the Yindjibarndi Native Title Determination Areas.

The Yindjibarndi People hold their equity stake through Yiyangu Pty Ltd, a wholly owned entity of the Yindjibarndi Wealth Trust. Yiyangu Pty Ltd is the nominated proponent for Crown tenure, ensuring that statutory land interests are directly held by the Yindjibarndi People. As both equity owners and primary tenure holders of the development area, the Yindjibarndi People will benefit from long-term revenue generated by YEC projects. This structure ensures that land interests and economic benefits are maximised within the Yindjibarndi community, reinforcing their leadership and long-term involvement in renewable energy development on Country.

1.2.2 ACEN

ACEN Corporation is the listed energy platform of the Ayala Group and one of the major renewable energy developers in the Asia-Pacific region. Headquartered in the Philippines, ACEN develops, owns and operates clean energy assets with a focus on solar, wind, geothermal, battery storage and retail electricity supply, with around 7 GW of attributable renewable capacity in operation or under construction.

In Australia, ACEN operates through ACEN Australia, which manages the company's local renewable energy assets. Its Australian portfolio includes large-scale solar, wind, battery and pumped hydro projects, with more than 1 GW in construction or operation and a development pipeline of more than 13 GW.

1.3 Project Overview

The Baru Marnda Renewable Energy Project is a large-scale renewable energy development proposed within the Shire of Ashburton. Developed by YEC it will comprise wind turbines, solar photovoltaic arrays, battery energy storage and associated electrical infrastructure. Supporting works include substations, transmission connections, internal roads, construction compounds, laydown areas, temporary workforce accommodation and utility services. The design has been informed by environmental, heritage, hydrological, transport, bushfire, noise, visual and aviation investigations. Infrastructure will be microsited to avoid or minimise impacts on environmental and cultural heritage values while supporting regional decarbonisation.

1.4 Project Benefits

1.4.1 Local and Regional Community Benefits

The Baru Marnda Renewable Energy Project will provide significant economic and employment benefits for the Yindjibarndi People and the wider Pilbara region. The Project is being developed by YEC which gives the Yindjibarndi People a direct role in project decisions and allows long-term financial benefits to flow back to the Yindjibarndi community.

The Project is expected to involve capital investment of approximately $1.5 billion to $2 billion. Construction of Baru Marnda is expected to support approximately 350 full-time jobs. Approximately 20 ongoing full-time jobs are expected once the Project is operational. The Project is also expected to create indirect employment and business opportunities in transport, construction, fabrication, accommodation, maintenance and other services. YEC will seek to:

- prioritise employment opportunities for Yindjibarndi people and other Pilbara residents;
- provide training, apprenticeships and skills-development opportunities;
- support contracts for Aboriginal-owned and Pilbara-based businesses;
- work with local businesses to increase regional procurement;
- support community programs, education and business development; and
- protect Yindjibarndi culture and heritage throughout the life of the Project.

YEC has established a Social Investment Program to support education, training, employment, business development and community infrastructure.

1.4.2 State Benefits

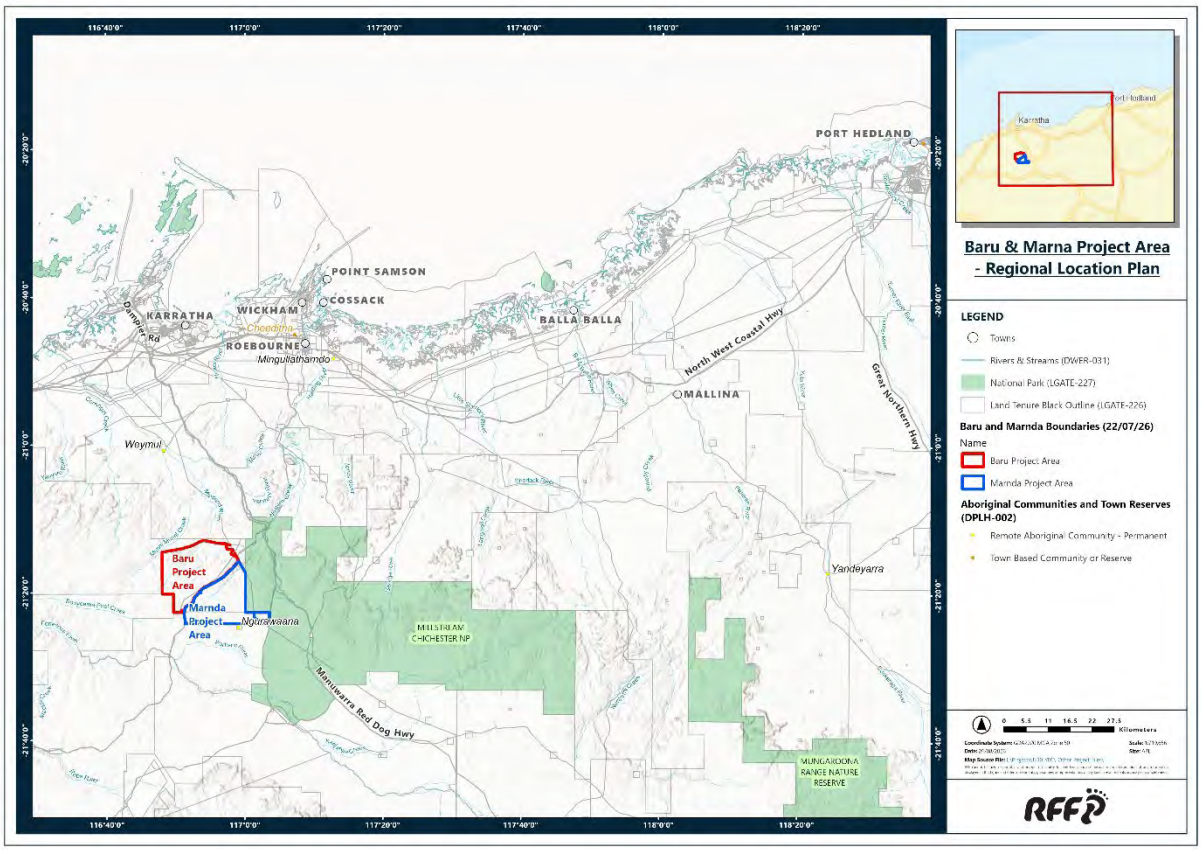
Baru Marnda supports Australia's and Western Australia's emissions reduction targets by delivering a large-scale renewable energy facility. The Project will contribute to decarbonisation, energy security and regional economic diversification. The Baru Marndu Project supports the Pilbara Energy Transition Plan by delivering large-scale renewable generation and storage infrastructure that will help decarbonise the Pilbara's energy system and support future industrial growth. This provides a broader State benefit through reduced emissions, improved energy security, regional investment, employment and meaningful Traditional Owner participation in the renewable energy economy.

2 Site Context

2.1 Regional and Local Context

The Baru Marnda project area (project area) is in Shire of Ashburton approximately 55 kilometres from Karratha and 180 kilometres north-west of Tom Price. The Ngurawaana Aboriginal Community is approximately 3.5 km (at its closest point) from the project area. The project area was chosen in consultation with the Yindjibarndi Traditional Owners to minimise potential impacts on use of the land by traditional owners.

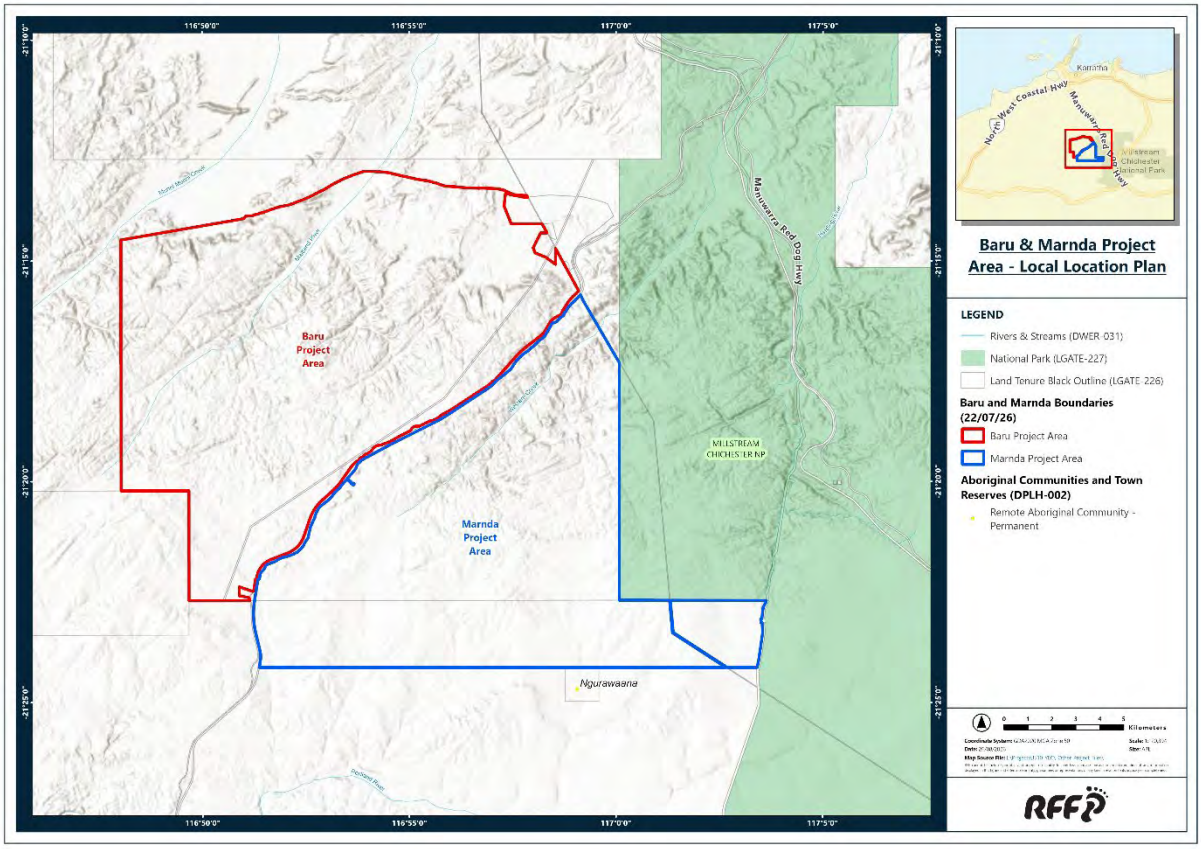
Figure One: Regional Context



Project Baru Marnda comprises two spatial areas divided by the Rio Tinto rail line on Crown lease GE I123390.

- The Baru spatial area is approximately 19,840 hectares in size and located on a portion of Unallocated Crown Land PIN 1017635.
- The Marnda spatial area is approximately 16,500 hectares in size and is located to the southeast of the Baru spatial area partly on Unallocated Crown Land PIN 1017640 with a small development area located on Water Corp/DWER Reserve 38991.

Figure Two: Location Plan



2.2 Social

The Baru Marnda Project is situated on Yindjibarndi Ngurra, in the Shire of Ashburton. The Shire covers approximately 105,674 km² and includes Tom Price, Onslow, Paraburdoo, Pannawonica and remote Aboriginal communities.

At the 2021 Census, the Shire had 7,391 usual residents, a median age of 34 years, and Aboriginal and Torres Strait Islander people represented 10.4 per cent of the population. These figures do not fully reflect the large fly-in fly-out and temporary workforce.

Mining is the dominant economic sector, with iron ore mining employing 42.1 per cent of employed residents in 2021. Construction, education, local government and support services also contribute to the local economy, while full-time employment and household incomes exceed Western Australian averages.

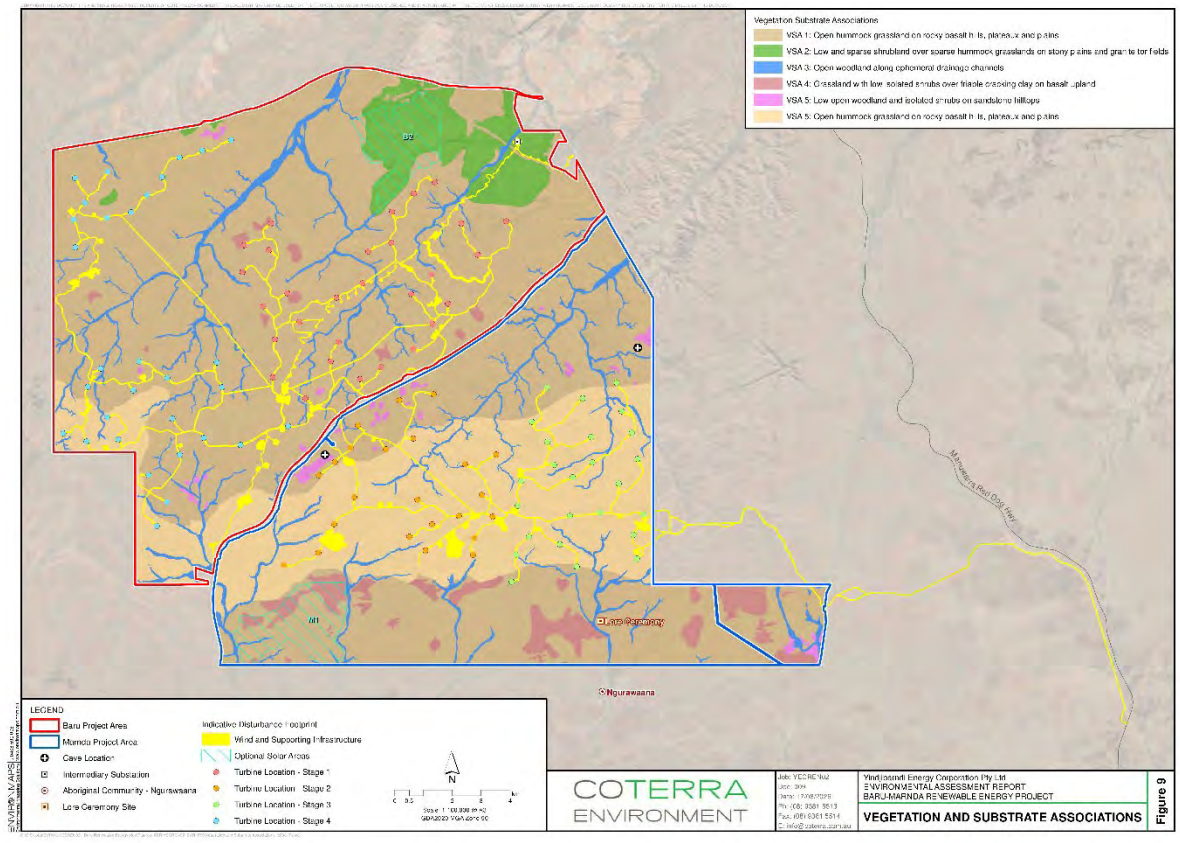
The Shire's small and dispersed population results in long travel distances and elevated service, housing and infrastructure costs. The Project will need to manage workforce, accommodation and transport requirements while maximising employment, training and contracting opportunities for Yindjibarndi People and other Pilbara residents.

2.3 Environmental

The landscape comprises undulating hills and valleys, flatter drainage lines and floodplains, with elevations ranging from approximately 140 mAHD in the north-west to 340 mAHD near the centre of the project area.

Vegetation is characterised by spinifex grassland on rocky basalt and sandstone hills and plains, with associated acacia shrubland, drainage-line woodland, cracking-clay grassland and scattered sandstone hilltop woodland.

Figure Three: Vegetation and Substrate Associations

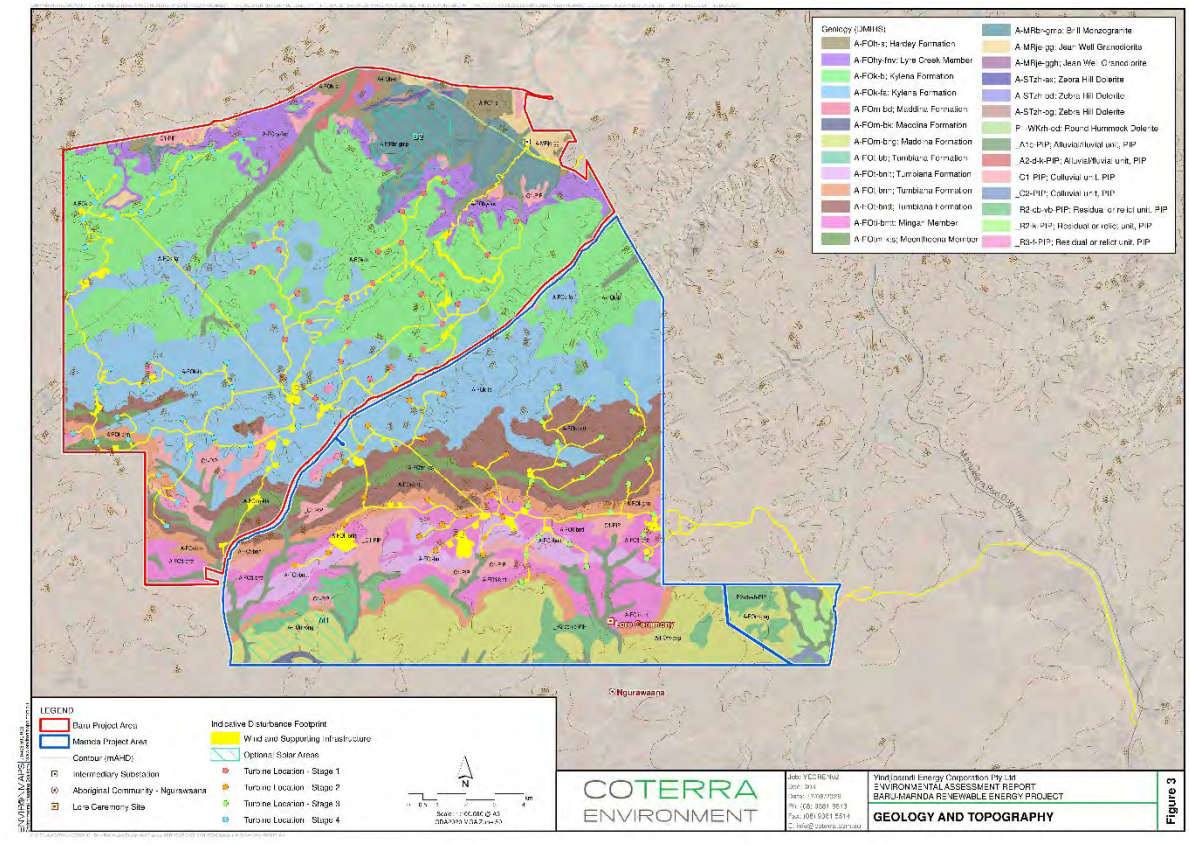


Geology and soils are diverse, comprising volcanic and sedimentary rocks, granite, basalt, sandstone, recent sediments, rocky hill soils, sandy soils, alluvium and cracking clays.

The project area intersects the Maitland, Harding and Fortescue River catchments and is crossed by numerous ephemeral drainage lines, including some permanent or semi-permanent pools. Infrastructure will be sited to avoid major drainage lines and maintain natural surface-water flows.

Groundwater is generally associated with localised weathered and fractured-rock aquifers. Site-specific depth and quality data are limited, although regional bores are typically less than 30 metres deep. Further bore investigations will confirm groundwater availability and conditions.

Figure Four: Geology and Topography



2.4 Project Site

Yindjibarndi Ngurra (Country) covers approx. 13,000km and includes numerous parcels of land with a variety of tenure/ stakeholder interests, including the strongest form of native title, known as Exclusive Possession. Yindjibarndi Aboriginal Corporation RNTBC acts as trustee for the native title rights and interests of the Yindjibarndi People, recognised under the Native Title Act 1993 (Cth) in Yindjibarndi Aboriginal Corporation RNTBC v State of Western Australia 2020. The determination, in the Pilbara region of Western Australia, recognised exclusive and non-exclusive native title rights and interests.

The subject site is:

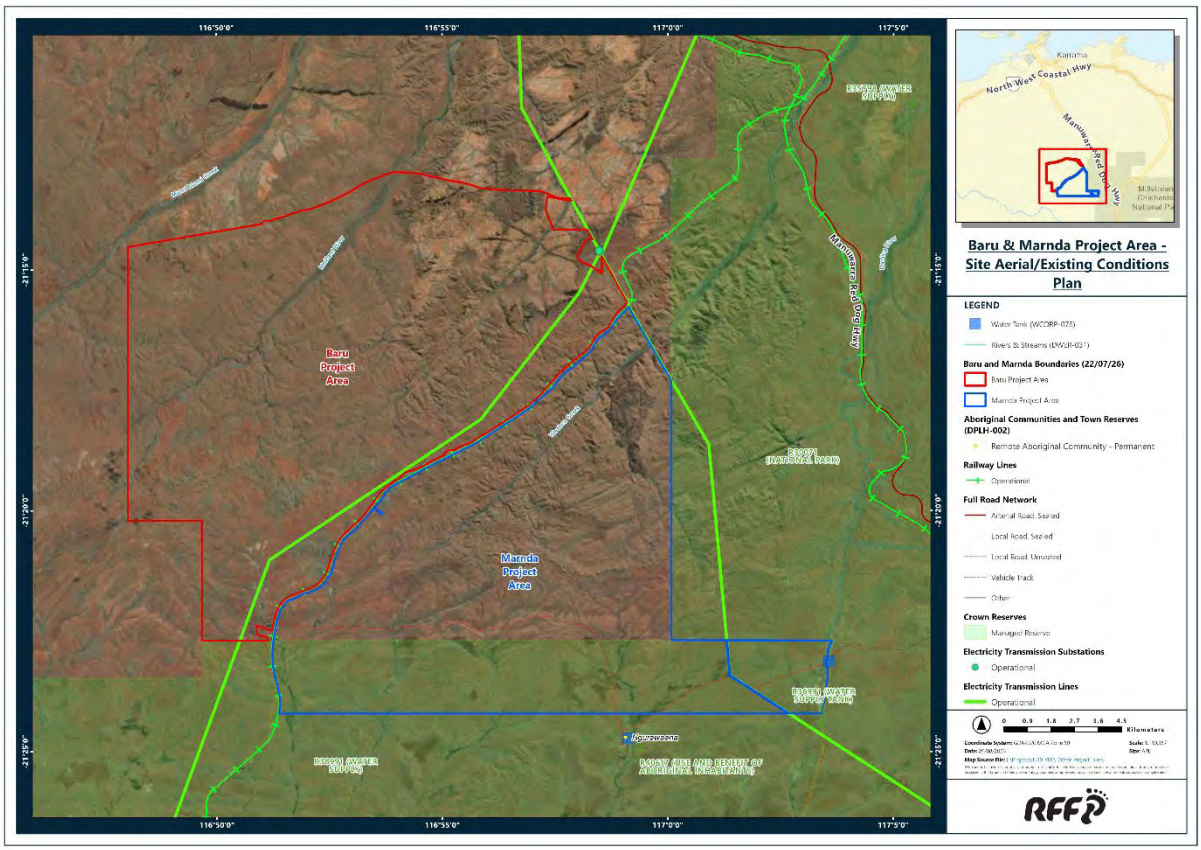
- within the Yindjibarndi portion of the Ngarluma / Yindjibarndi native title determination area (WAD6017/1996).
- on Unallocated Crown Land (UCL) abutting the western edge of Millstream Chichester National Park (Class A Reserve 30071).
- north of the Ngurrawaana Community (Reserve 40617) and proximate to the Karratha–Tom Price Road.
- subject to the registered YREP Indigenous Land Use Agreement (ILUA) (WI2023/010).
- split by Rio Tinto's rail corridor (Crown lease L GE I123390) and access road (Crown lease L GE I123393

The development envelope is located within a section 91 license under the under the *Land Administration Act 199* (WA) (LAA). The licence was granted by the Department of Planning Lands and Heritage/Minister for Lands to Yiyangu Pty Ltd on 1 August 2023. Yiyangu Pty Ltd has granted authority to YEC to enter upon and use those portions of

the development envelope covered by this section 91 license for feasibility studies. These feasibility studies are mainly non-ground disturbing activities including, but not limited to, heritage and environmental surveys1.

A portion of the development envelope (access route) is located within the Millstream Chichester National Park, which is managed by the DBCA under the Conservation and Land Management Act 1984 (WA) (CALM Act). YEC are currently working with DBCA to progress a license to enter and use land within the National Park for the purpose of this access route under section 101 of the CALM Act. YEC is also working collaboratively with Main Roads Western Australia, Water Corporation, Ngurrawaana Community, mining and other stakeholders impacted by the development envelope to secure the necessary consents for the development leases.

Figure Five: Subject Site



2.4.2 Site Legal Description and Ownership

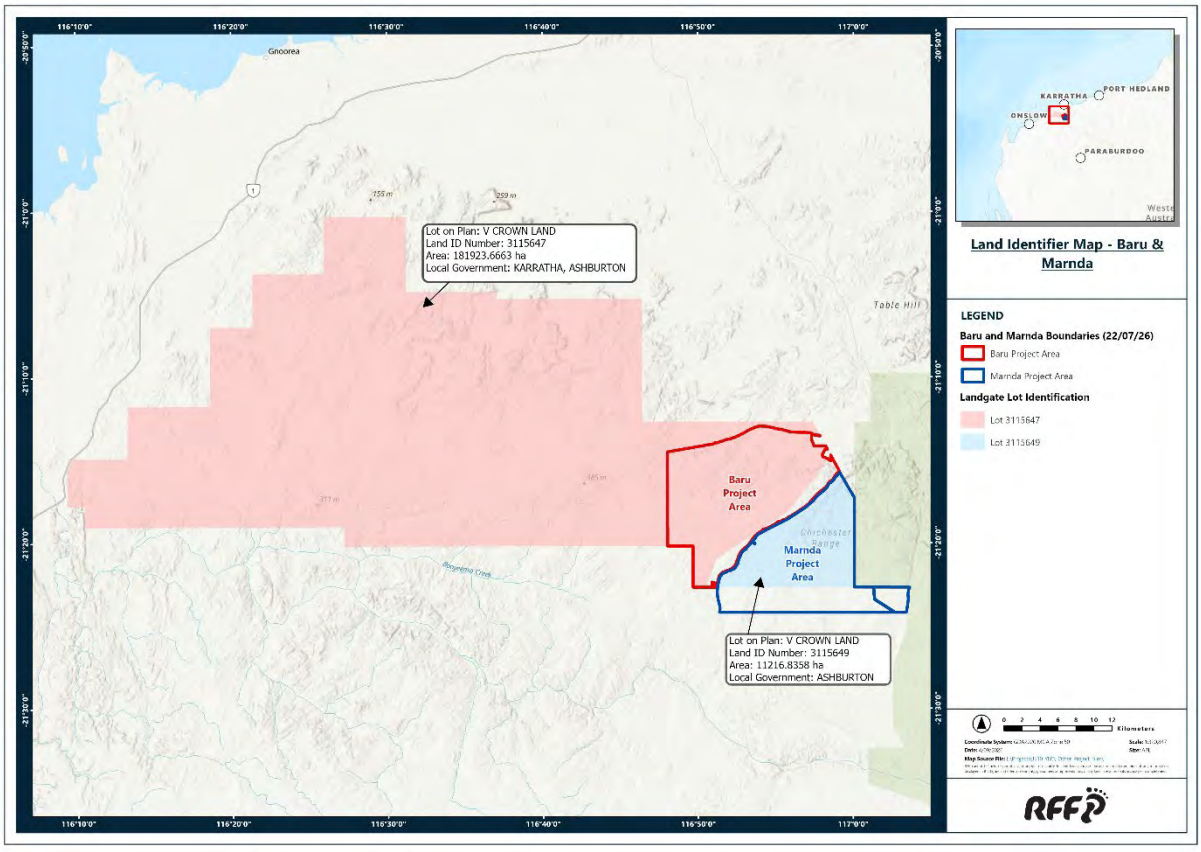
Yindjibarndi Ngurra (Country) includes land subject to a range of Crown land, reserve, infrastructure, mining and native title interests. The Baru Marnda Project is located on, or partly on, the following land areas:

Lot on Plan	V CROWN LAND
Land ID Number	3115649
Area	11216.8358 ha
Local Government	ASHBURTON

Lot on Plan	V CROWN LAND
Land ID Number	3115647
Area	181923.6663 ha
Local Government	KARRATHA, ASHBURTON

Lot on Plan	Lot 33 On Deposited Plan 240249
Land ID	R 38991 and LR3143/733

Figure Six: Land Identification Plan



The Baru Marnda Project is within the Yindjibarndi Native Title Area forming part of the Ngarluma/Yindjibarndi native title determination (WCD2005/001). It recognises exclusive and non-exclusive native title rights and interests in different parts of the determination area. Yindjibarndi Aboriginal Corporation RNTBC (YAC) is the registered native title body corporate holding the native title rights and interests of the Yindjibarndi People on trust.

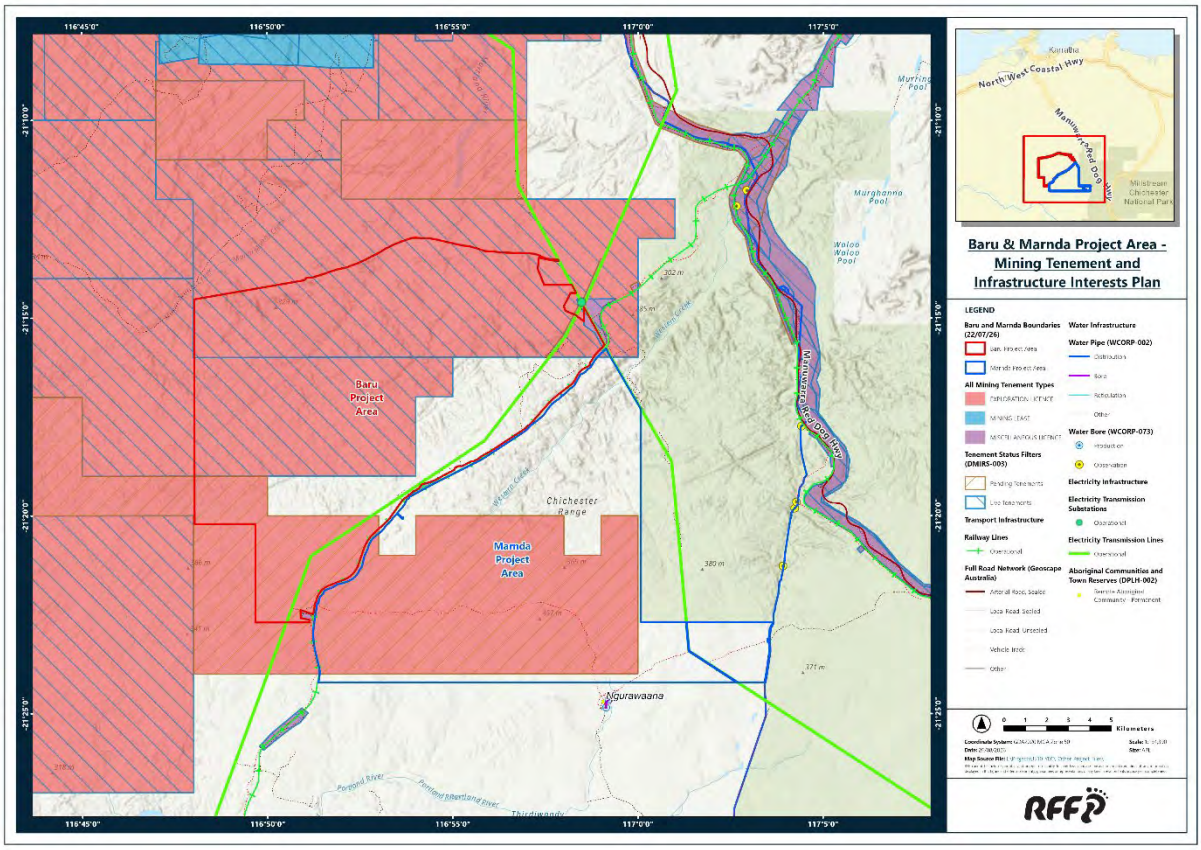
The Baru and Marnda project areas are situated on Crown land adjoining the western boundary of Millstream Chichester National Park (Class A Reserve 30071), north of the Ngurrawaana Community. The Project is west of the Manuwarra Red Dog Highway and the Karratha–Tom Price Road.

The Baru and Marnda spatial areas have different underlying Crown land interests:

- The Baru spatial area is located wholly on Unallocated Crown Land, identified in the Project Development Document as land identification number 3115647.

- The northern part of the Marnda spatial area comprises Unallocated Crown Land, identified as land identification number 3115649.
- The southern part of the Marnda spatial area overlaps Crown Reserve 38991, for which the Water Corp holds the management order jointly with DWER. Water Corp have advised that the development will have no impact on Reserve 38991 and support the project. YEC and Yiyangu are currently engaging with DWER in relation to land tenure (separate to the EPA approval process)
- Reserve 40617, associated with the Ngurrawaana community, is immediately south of but outside the Marnda project area.
- The broader project area is intersected or constrained by existing Rio Tinto rail, access-road and electricity-transmission tenure.

Figure Seven: Mining tenements and infrastructure interests



Yiyangu Pty Ltd holds a licence issued under section 91 of the Land Administration Act 1997.The section 91 licence authorises access to relevant Crown land for feasibility investigations and survey activities. Yiyangu Pty Ltd has authorised YEC to undertake these activities within the areas covered by the licence. Investigations include environmental, cultural heritage, engineering and related feasibility studies. The section 91 licence does not provide permanent tenure or authority to construct and operate the Project. Separate Crown land tenure, statutory approvals and third-party consents will be required before development commences.

2.4.3 Proposed development tenure

YEC and Yiyangu Pty Ltd are engaging with the Department of Planning, Lands and Heritage regarding an option-to-lease arrangement under section 88 of the Land Administration Act 1997. The option would provide a pathway towards the grant of the longer-term Crown tenure required to construct and operate the Project. The final tenure

structure has not yet been determined. Subject to further design development and State Government consideration, it may comprise:

- one or more Crown leases granted under section 79 of the Land Administration Act 1997 where exclusive possession is required;
- one or more diversification leases under section 92B in areas suitable for broader land-use coexistence;
- easements for access, services and electrical infrastructure; and
- other licences or tenure instruments required for temporary construction activities.

The final tenure arrangements will be informed by the approved infrastructure layout, project staging, environmental and heritage constraints, commercial arrangements and existing Crown land interests. The ultimate tenure footprint is expected to be smaller than the broader investigation and option-to-lease areas. Development approval may also form a condition precedent to the exercise of an option or grant of permanent Crown tenure.

2.4.4 Project Access

The preferred access corridor includes the upgrading and use of existing tracks within Millstream Chichester National Park. YEC lodged an application in July 2025 for a licence under the Conservation and Land Management Act 1984 to undertake access-track works within the National Park. That licence remains a separate approval from this Development Application.

Access arrangements will also require continued coordination with the Department of Biodiversity, Conservation and Attractions, Water Corporation, Main Roads Western Australia, the Ngurrawaana community and relevant mining and infrastructure interest holders. The applicable statutory framework is the Conservation and Land Management Act 1984.

2.4.5 Yindjibarndi Renewable Energy Project Indigenous Land Use Agreement

The Baru Marnda development envelope is located within the area covered by the registered Yindjibarndi Renewable Energy Project Indigenous Land Use Agreement (YREP ILUA) (WI2023/010). The YREP ILUA was registered by the National Native Title Tribunal on 8 April 2024 and establishes the native-title consent, cultural-governance and land-access framework for large-scale renewable-energy development on Yindjibarndi Ngurra.

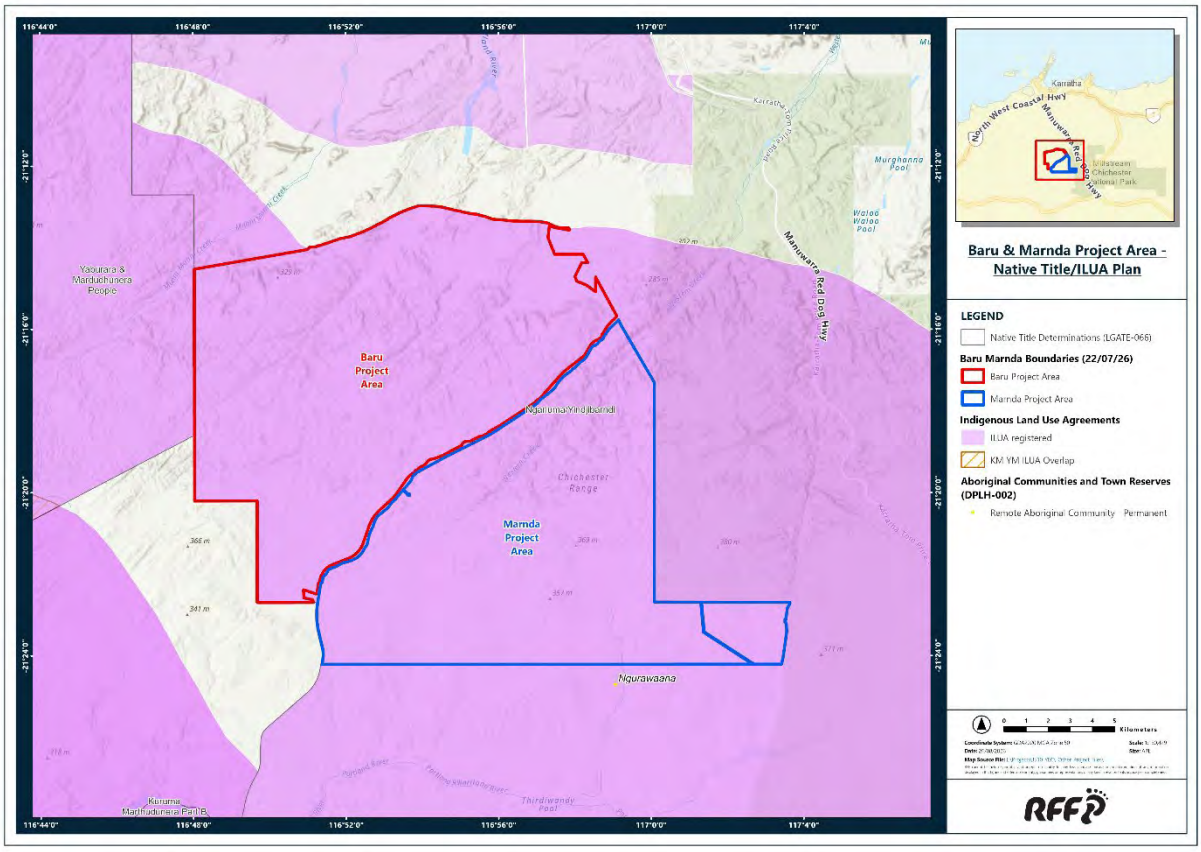
The ILUA provides native-title consent for renewable-energy development and facilitates the grant of associated project tenure to Yiyangu Pty Ltd. The ILUA applies the non-extinguishment principle to relevant tenure grants, meaning that the approved future acts do not extinguish native title rights and interests.

Under the ILUA, a large-scale renewable-energy project may only proceed in an area where the Yindjibarndi Aboriginal Corporation RNTBC and the Yindjibarndi Ngurra Aboriginal Corporation agree that the proposed location is socially, culturally and environmentally acceptable. YAC and YNAC have accepted the proposed Baru Marnda development envelope on this basis, subject to the completion of detailed cultural heritage surveys.

The ILUA incorporates an associated Heritage Protection Agreement that establishes requirements for environmental and heritage investigations, consultation with Yindjibarndi representatives and the protection of Aboriginal cultural heritage. Among other requirements, an application under section 18 of the Aboriginal Heritage Act 1972 to impact an Aboriginal site cannot be made without the consent of YAC and YNAC.

Detailed cultural heritage investigations are continuing in collaboration with Yindjibarndi representatives. The results will inform the final siting and detailed design of project infrastructure and the preparation of a project-specific Cultural Heritage Management Plan. The Project will be implemented in accordance with the YREP ILUA, the associated Heritage Protection Agreement and applicable native-title and Aboriginal cultural heritage legislation.

Figure Eight: Yindjibarndi Renewable Energy Project Indigenous Land Use Agreement



2.4.6 Site Selection

The Site was selected for the following key reasons

- The Project is supported by the Yindjibarndi Aboriginal Corporation RNTBC and the Yindjibarndi Ngurra Aboriginal Corporation through the registered Yindjibarndi Renewable Energy Project Indigenous Land Use Agreement. The ILUA establishes a framework for native title consent, land access, project tenure and cultural heritage management.
- The large project area can accommodate up to 1,000 MW of wind generation, up to 500 MW of solar generation and battery energy storage.
- Environmental, cultural heritage, topographical, social and infrastructure constraints have been progressively mapped. This work is informing the location of turbines, solar arrays, access tracks and supporting infrastructure to avoid or minimise impacts on important values.
- The site has high-quality wind and solar resources. Two meteorological masts and two LiDAR units have been installed, and site-specific wind monitoring has been underway for over two years to inform turbine layout and energy-yield assessments.

- The Project is located within the Pilbara, close to established mining, industrial and energy infrastructure and potential electricity customers. Later stages are intended to connect to the Northwest Interconnected System through the proposed Chichester Range Transmission Corridor.
- A transport study has identified a preferred heavy-haul route from Lumsden Point at the Port of Port Hedland via the Manuwarra Red Dog Highway and existing tracks through Millstream Chichester National Park. The route has been refined to reduce clearing, avoid culturally sensitive areas and improve access arrangements for the Ngurrawaana community.

Overall, the site is suitable for long-term renewable-energy development because it combines Traditional Owner support, substantial available land, strong renewable resources, proximity to Pilbara energy users and infrastructure, practical regional transport access and capacity for staged development.

2.4.7 Climate

The Baru Marnda Project is in the Pilbara, which has a hot, arid climate. Summers are extremely hot and generally coincide with the main rainfall period, while winters are mild and dry.

Rainfall is low and highly variable, with most occurring between December and March through thunderstorms, tropical lows and cyclones. The Pilbara cyclone season generally extends from November to April. Heavy rainfall during this period can cause local flooding and temporarily restrict site access.

The climate provides strong solar and wind resources.

2.4.8 Topography

The Baru Marnda development envelope has varied terrain dominated by undulating hills and valleys, with flatter creek lines and floodplains. Elevations range from approximately 140 mAHD in the north-west to approximately 340 mAHD near the centre of the development envelope. Smoother, lower-lying terrain occurs in parts of the north-west, north-east and south.

The landscape includes granite and basalt hills, sandstone ridges, stony plains, sandy plains, drainage channels and cracking-clay flats. The Project layout has been planned in response to the terrain, drainage patterns and environmental constraints.

3 Project overview

3.1 Project details

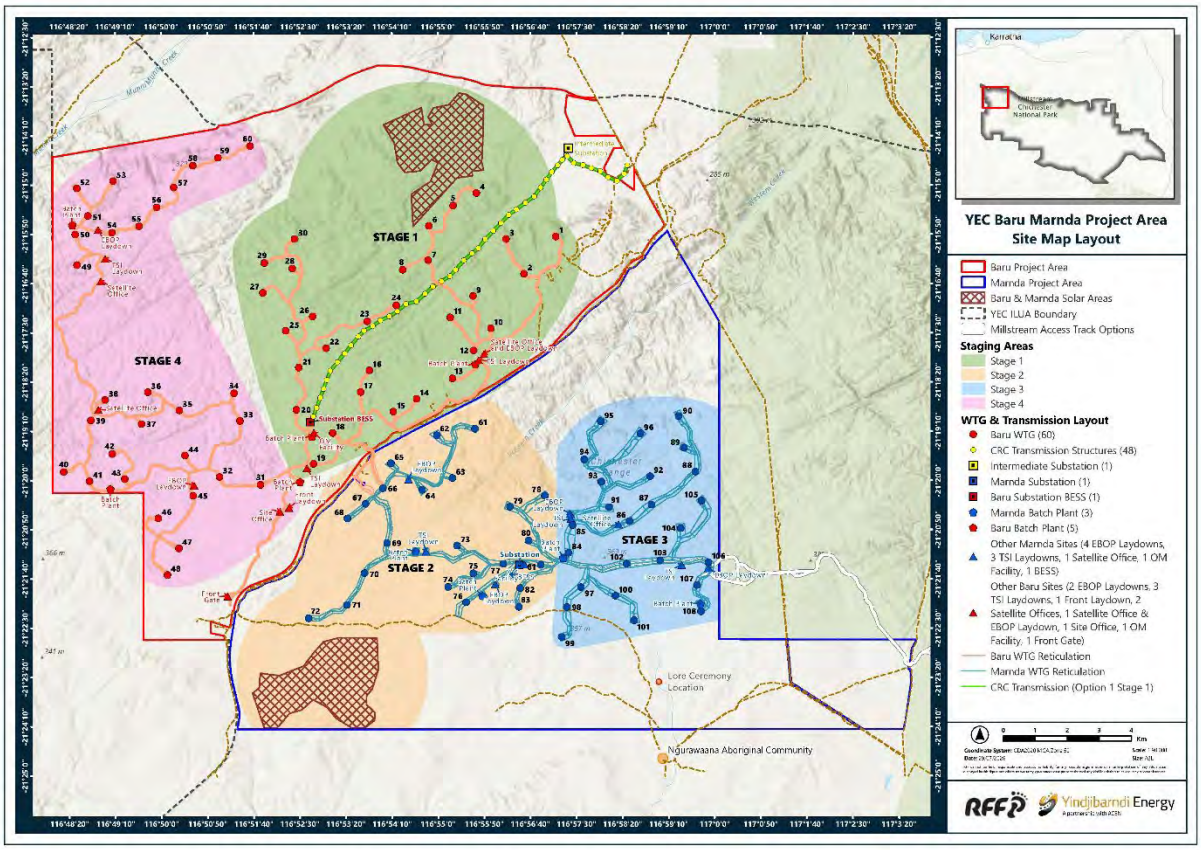
The Baru Marnda Renewable Energy Project will comprise wind and solar energy facilities capable of generating up to 1,000 MW and 500 MW respectively. The Project includes solar and wind generation infrastructure, together with battery energy storage and internal transmission infrastructure.

Supporting development will include access roads, creek crossings, laydown areas, operations and maintenance facilities, satellite offices, borrow pits, groundwater production bores and temporary concrete batching plants. The access road will pass through Millstream Chichester National Park to connect the Project with the regional road network.

Technical studies have informed the Project design and identified measures to avoid, minimise and manage potential impacts on environmental, Aboriginal heritage,

hydrological and landscape values. Following construction, temporarily disturbed areas will be progressively rehabilitated.

Figure Nine: Indicative Project Layout



The Project comprises four stages and will include the following infrastructure elements within the Indicative Project Layout.

Baru project area

- Stage 1
  - 30 wind turbine generators.
  - Baru substation and Battery Energy Storage System (BESS).
  - Wind turbine electrical reticulation.
  - Northern Baru solar area.
  - Associated access tracks and construction infrastructure.
- Stage 4
  - 30 wind turbine generators
  - Wind turbine electrical reticulation.
  - Associated access tracks and construction infrastructure.
- Infrastructure supporting both Baru stages
  - Five concrete batch plants.
  - Two electrical balance-of-plant (EBOP) laydown areas.
  - Three turbine supply and installation (TSI) laydown areas.
  - One laydown area.
  - Two satellite offices.

  - One combined satellite office and EBOP laydown area.
  - main site office.
  - operations and maintenance facility.

Marnda project area

- Stage 2
  - 23 wind turbine generators.
  - Wind turbine electrical reticulation.
  - Southern Marnda solar area.
  - Associated access tracks and construction infrastructure.
- Stage 3
  - 25 wind turbine generators.
  - Wind turbine electrical reticulation.
  - Associated access tracks and construction infrastructure.
- Infrastructure supporting both Marnda stages
  - substation.
  - BESS.
  - Three concrete batch plants.
  - Four EBOP laydown areas.
  - Three TSI laydown areas.
  - One satellite office.
  - One operations and maintenance facility.
- Shared transmission infrastructure
  - Internal Transmission Corridor: 48 transmission structures.
  - One substation.
  - Millstream access-track.

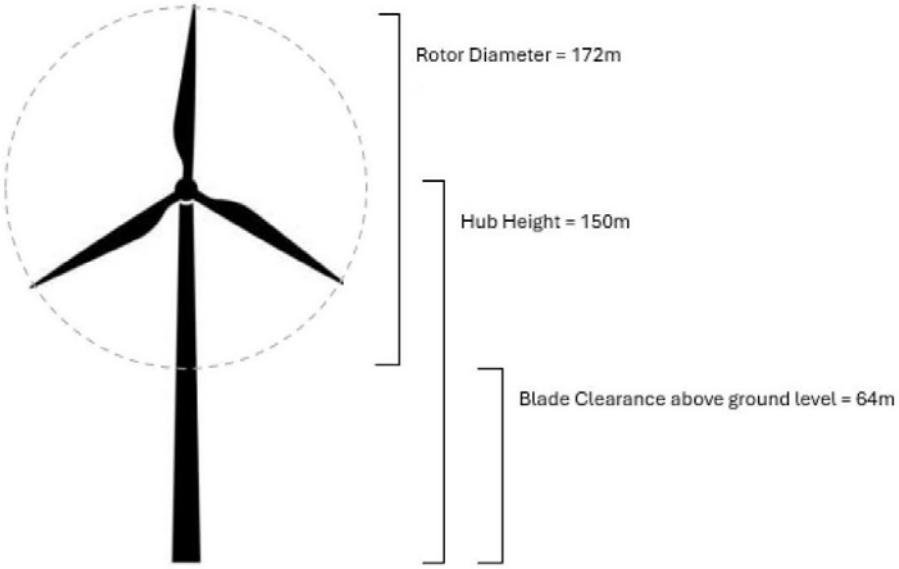
The Project will be delivered in four stages across the Baru and Marnda project areas. Staging will enable development timing and scale to respond to energy demand, financing, grid capacity and supporting infrastructure availability. It will also support the progressive management of construction activities and associated environmental, heritage, traffic and community impacts. This approach provides an orderly development pathway, reduces delivery risk and supports coordinated implementation of mitigation and management measures.

3.1.2 Wind Energy Generation

The Project proposes up to 1,000 MWac of wind generation infrastructure across up to 108 wind turbines.

INDICATIVE WIND TURBINE DETAIL	
Hub Height	150 meters
Rotor Diameter	172 meters
Blade tip clearance above ground level	64 meters

Figure Ten: Indicative Wind Turbine



3.1.3 Solar Energy Generation

The Project proposes up to 500 MWac of solar generation infrastructure. Solar arrays will comprise strings of solar panels generally aligned with existing terrain. The system proposed for the project comprises solar strings mounted on steel piles installed approximately 8 metres apart.

3.2 Design Evolution

The Project Layout has been defined through an iterative design process, informed by ecological, heritage, noise, landscape and visual, hydrological, aviation and wind generation modelling studies. These studies have informed avoidance and mitigation of environmental and amenity impacts.

3.3 Design Flexibility

The Development Application seeks approval to allow minor adjustments to the final location of wind turbines after approval. The Draft Renewable Energy Planning Code and Guidelines (December 2025) allows a development application to include an envelope around each proposed wind turbine. Within that envelope, the turbine location may be adjusted following detailed design and further environmental, heritage and geotechnical investigations. Consistent with the draft Code, the Project proposes:

- a micro-siting envelope with a maximum radius of 100 metres around each indicative turbine location;
- no more than one wind turbine within each envelope;
- all turbine foundations and supporting structures to be located within the relevant envelope;
- turbine envelopes to avoid known physical and environmental constraints;
- all possible turbine locations within each envelope to comply with the Code and the conditions of development approval; and

- minor changes to access tracks where required by micro-siting, provided they do not cause additional environmental, amenity or safety impacts.

Micro-siting will allow the Proponent to:

- locate turbine foundations on suitable ground;
- avoid or reduce impacts on flora and fauna;
- avoid Aboriginal and historic heritage places; and
- respond to local construction constraints identified during detailed design.

Micro-siting will not allow the Project to exceed its approved development envelope, disturbance limits or other conditions of approval. All turbines must continue to meet applicable requirements relating to noise, safety, separation distances, environmental protection and heritage.

Following construction, the YEC will provide the Shire of Ashburton with the final GPS coordinates of each turbine and a plan showing the constructed access tracks.

3.4 Construction Overview

Construction is anticipated to commence in 2029 and proceed in stages over approximately six years, with infrastructure becoming operational during and following this period. Clearing required for temporary construction activities will be rehabilitated following completion of those works.

The Project is anticipated to operate for at least 50 years, with any extension to be considered before decommissioning. Decommissioning will be undertaken in accordance with a Decommissioning and Rehabilitation Plan, if required as a condition of development approval.

3.4.1 Timeframe and Activities

A Construction Environmental Management Plan will be prepared to support construction of the Baru Marnda project. The timing of each stage will depend on project approvals, detailed design, customer demand, contractor availability, material supply and weather conditions. Construction and commissioning dates have not yet been confirmed.

Before the main construction works begin, enabling works may include:

- detailed environmental, heritage, geotechnical and site investigations;
- micro-siting of wind turbines within the approved turbine envelopes;
- survey and marking of approved clearing and avoidance areas;
- establishment of temporary site facilities and laydown areas;
- access road and intersection improvements;
- establishment of water-supply bores, subject to separate approvals;
- transport planning for large and oversized components; and
- obtaining secondary permits and approvals required for construction.

The main construction activities are expected to include:

- clearing and earthworks within approved disturbance areas;
- construction of internal access roads and drainage;
- construction of wind turbine hardstands and foundations;
- delivery and erection of wind turbine towers, nacelles and blades;
- installation of solar panels, mounting structures and inverters;
- construction of the battery energy storage system;

- construction of substations and operations and maintenance facilities;
- installation of underground and overhead electrical infrastructure;
- installation of communications and control systems;
- construction of concrete-batching plants and other temporary facilities, where required;
- testing and commissioning of the wind, solar, storage and electrical infrastructure; and
- rehabilitation of temporary construction areas.

3.4.2 Construction Traffic and Transport

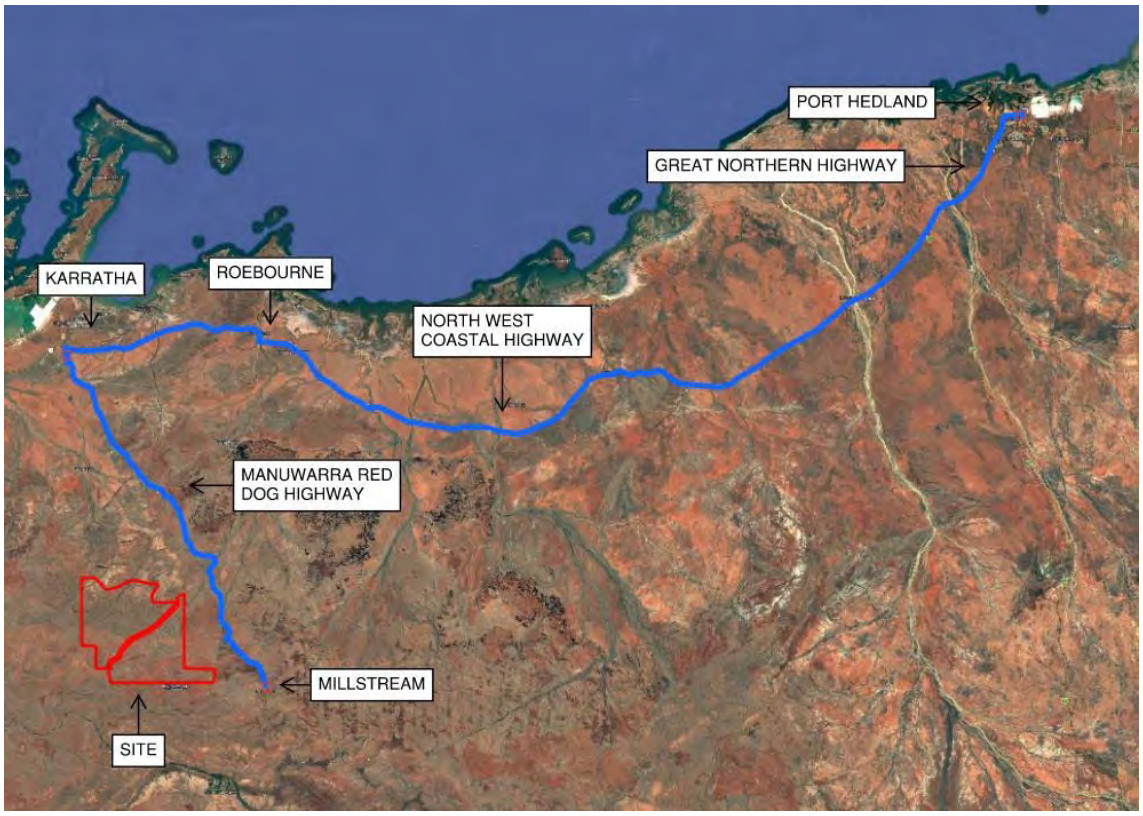
A Preliminary Transport Route Assessment considered two potential oversize and overmass (OSOM) transport routes from the Port of Port Hedland and Dampier Cargo Wharf. The Port Hedland route, using Great Northern Highway, Northwest Coastal Highway through Roebourne and Manuwarra Red Dog Highway, was identified as the preferred route. Non-OSOM construction traffic is expected to travel primarily from Karratha. A new site access intersection is proposed on Manuwarra Red Dog Highway near Millstream.

Construction traffic will include workforce vehicles, heavy vehicles carrying materials and OSOM vehicles transporting turbine components, transformers and other major equipment. The Traffic Impact Assessment forecasts approximately 70 daily two-way vehicle trips during peak construction, including peak-hour volumes of 63 vehicles in both the morning and afternoon. OSOM deliveries are expected to occur outside peak periods under escort.

Construction is currently anticipated to occur across four overlapping stages between 2029 and 2033. The peak construction workforce is estimated at approximately 350 full-time-equivalent personnel. The traffic assessment assumes that 90% of workers will be accommodated at the Jinbi Project workers camp, with the remaining 10% commuting from Karratha.

Subject to detailed route verification, necessary intersection works and implementation of a Construction Traffic Management Plan, the surrounding road network is considered capable of accommodating Project traffic.

Figure Eleven: Port Headland Over Size Over Mass Route



3.4.3 Workforce and Accommodation

YEC has received development approval for a temporary workforce accommodation camp for construction of the Jinbi Project. This facility may be used during construction of the Baru Marnda Project. If additional workforce accommodation is required, a separate development application will be submitted, including details of capacity, utilities, water demand and rehabilitation requirements.

Workforce accommodation does not form part of this Development Application.

3.4.4 Environmental Management

Environmental management will be undertaken in accordance with a Construction Environmental Management Plan (CEMP) which will include a management approach and actions to limit and reduce the potential impacts on fauna, native vegetation, hydrology and other environmental values. It is expected that a CEMP will be required as a condition of development approval. The CEMP will address a range of matters including:

- Surface Water and Erosion
- Vegetation Clearing and Ground Disturbance
- Flora and Fauna
- Weed and Pest (Biosecurity)
- Aboriginal Heritage
- Air Quality and Dust
- Noise and Vibration
- Waste
- Hydrocarbon and Chemical
- Fire

- Demobilisation and Rehabilitation

3.5 Operations Overview

3.5.1 Activities

Key activities that will be undertaken during the operational period will include:

- maintenance of wind turbines, solar arrays, BESS and associated infrastructure.
- safety management.
- implementation of environmental conditions.
- landowner liaison.
- Ongoing maintenance of access tracks.

3.5.2 Workforce and Operations Traffic

During operation, the Project is expected to employ up to 20 full-time workers undertaking routine inspection, security, maintenance and system-monitoring activities. Staff are anticipated to travel from Karratha to the site during the morning peak and return during the afternoon peak.

Operational traffic generation is forecast to be negligible, comprising no more than 12 daily two-way trips, including worker, maintenance and delivery vehicles. Heavy vehicles may visit intermittently to transport materials, while oversize and overmass vehicles would only be required in the rare event that a major turbine component, such as a blade, requires replacement during the operational period.

3.6 Decommissioning and Rehabilitation Planning

The Baru Marnda Renewable Energy Project is expected to operate for a minimum of 50 years, after which the operational period may be extended or the Project decommissioned. Decommissioning and rehabilitation would be undertaken in accordance with a Decommissioning and Rehabilitation Plan, anticipated to be required as a condition of development approval.

Approximately 735 hectares of land disturbed for temporary construction purposes would be rehabilitated following completion of construction. The remaining long-term disturbance footprint, 4,250 hectares, would be rehabilitated as part of the decommissioning process.

The primary objective is to return the land to its pre-development uses where possible, in close consultation with the Yindjibarndi Aboriginal Corporation and Yindjibarndi Ngurra Aboriginal Corporation. Although the decommissioning and closure planning methodology will be confirmed closer to closure, it is expected to document:

- stakeholder consultation.
- rehabilitation objectives
- measurable completion criteria and implementation responsibilities.

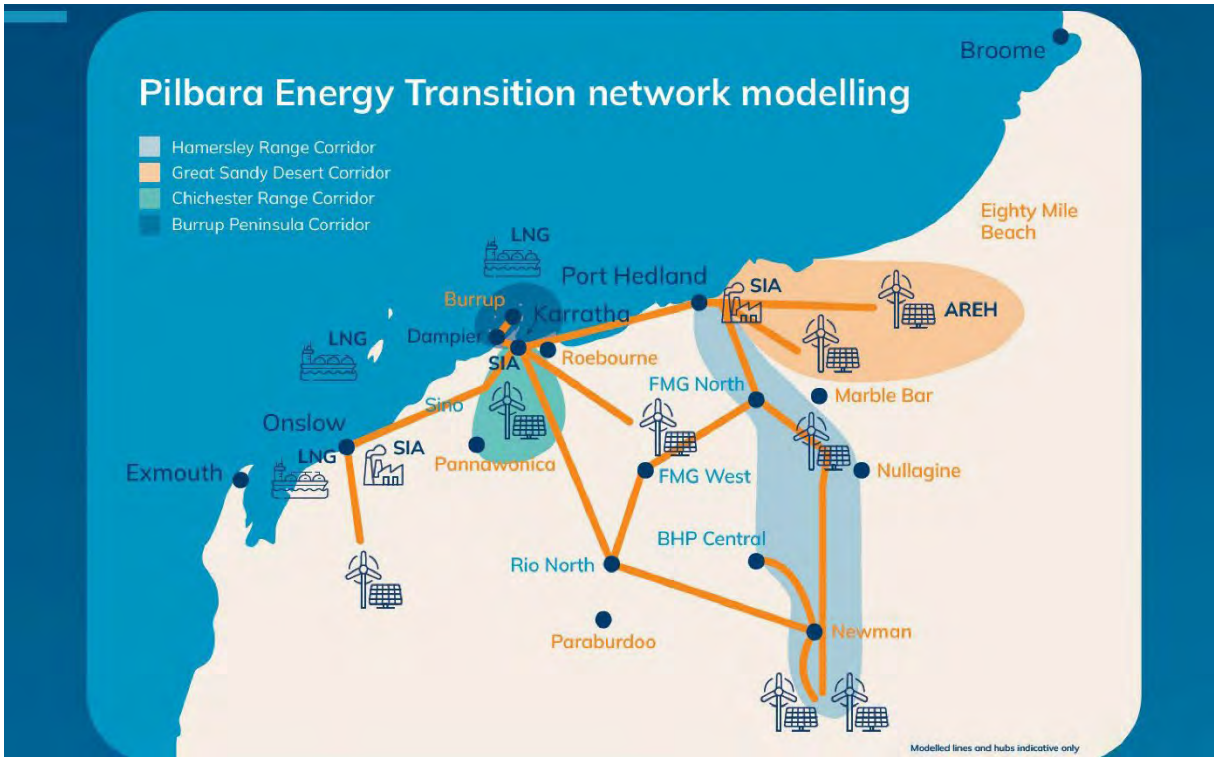
3.7 Proposed Transmission infrastructure: Chichester Range Corridor

The Chichester Range Energy Transmission Corridor is one of four priority transmission corridors identified under the Western Australian Government's Pilbara Energy Transition Plan. The corridor is intended to provide shared high-voltage transmission infrastructure for multiple users and connect YEC's renewable energy developments with key industrial areas, including the Maitland Strategic Industrial Area and the broader Northwest Interconnected System.

YEC has entered into a Priority Corridor Agreement (PCA) with the State of Western Australia. The PCA establishes a partnership framework between YEC and the Western Australian Government to facilitate, coordinate and support the timely development of the Chichester Range Corridor and associated renewable energy projects through defined commitments, approvals support and land access arrangements.

The Chichester Range Energy Transmission Corridor does not form part of this Development Application.

Figure Twelve: Pilbara Energy Transition Network Modelling



4 Stakeholder and Community Engagement

YEC commenced stakeholder engagement for Baru Marnda in 2023. Engagement was undertaken to identify community values and aspirations, understand potential impacts and opportunities and obtain early regulatory guidance. Consultation included the following stages:

- Traditional Owner engagement – ongoing since 2023
  - Regular engagement has occurred with the Yindjibarndi Aboriginal Corporation, Yindjibarndi Ngurra Aboriginal Corporation and Ngurrawaana Group Aboriginal Corporation. Activities have included project briefings, heritage coordination, cultural awareness sessions, technical study participation and community information sharing.
- Project endorsement and site selection – 2023–2024
  - The project Indigenous Land Use Agreement was endorsed in December 2023. The Baru location was sanctioned by Yindjibarndi Elders and the YAC Board in December 2023, followed by the Marnda location in August 2024.
- Community and technical engagement – 2024–2025
  - Project updates were presented at YAC and YNAC annual general meetings. Flora and fauna findings were shared with the Yindjibarndi community and community

members participated in on-Country technical studies. Engagement with Ngurrawaana secured endorsement of the preferred access corridor.

- Environmental and land tenure consultation – ongoing since 2024
  - YEC consulted DWER and the EPA regarding assessment pathways and survey methods, DPLH regarding planning and tenure, DBCA regarding biodiversity and access through Millstream Chichester National Park and Water Corporation regarding access arrangements.
- Infrastructure and transport consultation – ongoing since 2024
  - Engagement with Horizon Power, Main Roads WA, the Department of Transport, Pilbara Ports Authority and the Pilbara Development Commission addressed grid connection, transport routes, road modifications, port logistics, employment and training.
- Commonwealth and local government consultation – ongoing since 2024
  - DCCEEW was consulted regarding the EPBC Act assessment process. In March 2025, YEC briefed the Shire of Ashburton Development Control Unit on the Baru and Marnda projects.
- Further consultation
  - Following lodgement, the Shire of Ashburton will undertake statutory consultation. Advertising may include notices to affected owners and occupiers and publication in a local newspaper, with application documents available for inspection. Relevant submissions and referral advice will be considered before the application is determined.

YEC will continue engagement with Traditional Owners, regulators, infrastructure agencies and the local community as the project progresses.

4.2 Pre-lodgement Engagement: Shire of Ashburton

A pre-lodgement briefing was held with the Shire of Ashburton on 24 August 2026. The briefing included:

- an overview of the Baru Marnda Project, including its scope, staging and development timeframe;
- confirmation of the proposed Development Assessment Panel pathway, application requirements, fees and assessment timeframes;
- discussion of land tenure, landowner consent and evidence required for Crown land and access arrangements;
- confirmation of required development plans and supporting application information;
- identification of the technical reports required to support the application;
- discussion of environmental approvals, agency referrals and the relationship with State and Commonwealth assessment processes;
- confirmation of the Shire's advertising and community consultation requirements; and
- preliminary discussion of potential development approval conditions.

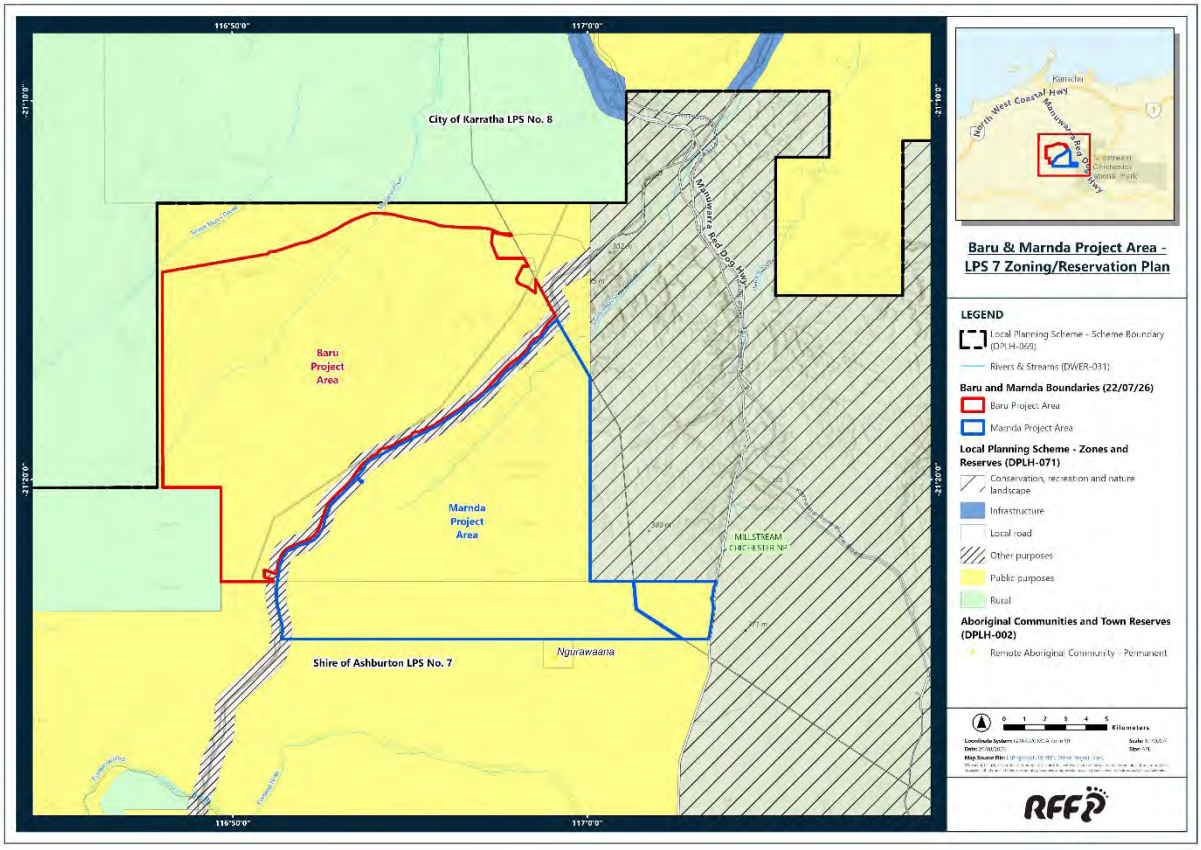
5 Planning Assessment

5.1 Shire of Ashburton Local Planning Scheme No 7 (LPS 7)

The subject land is reserved for 'Public Purposes – Water and Drainage' under the provisions of LPS 7. Land to the south and west of the subject land is also reserved for

'Public Purposes – Water and Drainage', Land immediately north of the subject land is zoned Rural under the provisions of the City of Karratha Local Planning Scheme No. 8.

Figure Thirteen: Shire of Ashburton Local Planning Scheme No 7 (LPS 7) – Scheme map extract



The Department of Planning, Lands and Heritage's Draft Renewable Energy Planning Code (December 2025) defines a renewable energy facility as:

Premises and structures used to generate electricity from a renewable source or sources. It does not include renewable energy electricity generation where the electricity produced principally supplies, and is incidental to, an associated domestic, business or community-related premises.

The Baru Marnda Project includes wind and solar energy generation infrastructure consistent with the definition. The battery storage, substations, access infrastructure and supporting infrastructure are required as part of the broader project. The Draft Renewable Energy Planning Code has not been gazetted and has not been incorporated into LPS 7.

LPS 7 does not include a definition of renewable energy facility in the zoning table or Appendix 2. However, the subject land is reserved and should be assessed under the provisions applying to reserved land.

5.1.1 Planning Rationale

Local Planning Scheme No. 7 allows the decision-maker to consider development within the Public Purposes – Water and Drainage reserve, subject to the following matters being addressed:

- Clause 3.2.1 requires development approval before development can occur within a reserve.

- Clause 3.2.2 requires the decision-maker to consider the intended purpose of the reserve, specifically:

Where an application for planning approval is made with respect to land within a reserve, the Local Government shall have regard to the ultimate purpose intended for the reserve and Local Government shall confer with the organisations it considers relevant to that purpose and the proposed use or development.

The Baru Marnda Project has been designed to protect the water and drainage functions of the reserve, specifically:

- locating infrastructure away from waterways, drainage paths, flood-prone areas and water assets where practicable
- designing waterway crossings to maintain existing flows and reduce erosion, scour and sediment movement
- using bunding, drainage controls and sediment basins to manage surface-water runoff
- managing fuels, chemicals and wastewater to protect surface water and groundwater
- retaining access to water infrastructure where required by the responsible authority
- monitoring water quality and rehabilitating disturbed areas.
- The Water Management Report assesses:
- surface-water catchments and flood behaviour
- surface-water management and drainage crossings
- construction water supply
- water quality
- erosion and sediment controls
- fuels, chemicals, wastewater and other potential contamination sources.

These matters are also considered by the Project's environmental, flora and fauna, bird and bat, traffic, noise, visual, aviation, bushfire and heritage investigations. Identified impacts will be managed through detailed design, construction controls, monitoring, rehabilitation and decommissioning measures.

The *Planning and Development (Local Planning Schemes) Regulations 2015* include deemed provisions in Schedule 2. These provisions set out the information, consultation and planning matters the decision-making authority must consider when assessing and determining applications. These matters are addressed in detail in the table below.

Deemed provisions: Schedule 2 - clause 67(2)	Planning matter	How the Project addresses the matter
67(1)	Limits on approving prohibited or non-compliant development.	The Project is located on land reserved under LPS 7. Clauses 3.2.1 and 3.2.2 of LPS 7 allow development on reserved land to be considered having regard to the purpose of the reserve,

Deemed provisions: Schedule 2 - clause 67(2)	Planning matter	How the Project addresses the matter
67(2)	Relevant planning matters to consider when deciding the application.	The matters in clause 67(2) are addressed below and are supported by the planning report and technical studies prepared for the Project. Where final engineering details are not yet fixed, the assessment identifies the relevant management approach and approvals. Matters that do not change the fundamental nature of the proposal can also be addressed through agency advice, final design information and appropriate development approval conditions.
67(2)(a)	The aims and provisions of LPS 7	The application has been prepared against the aims and provisions of LPS 7. The assessment considers the broader Scheme objectives relating to orderly development, protection of environmental values, infrastructure and the use of land within the Shire of Ashburton.
67(2)(b)	Orderly and proper planning	The Project represents major renewable energy infrastructure in an area with strong wind and solar resources. The proposal supports strategic renewable energy objectives, responds to site constraints, manages impacts and enables compatible, well-planned regional development outcomes.
67(2)(c)	Approved State planning policies.	The application addresses the State planning policy framework relevant to a large renewable energy project. The supporting technical investigations demonstrate how the Project responds to these policy requirements and how identified impacts will be managed.

Deemed provisions: Schedule 2 – clause 67(2)	Planning matter	How the Project addresses the matter
67(2)(d)	Approved environmental protection policies.	Relevant approvals are being sought under the Environmental Protection Act 1986 and Environment Protection and Biodiversity Conservation Act 1999 , and the development application has been informed by the environmental investigations, avoidance measures and management commitments prepared for these processes.
67(2)(e)	WAPC policies.	The application has regard to relevant WAPC policy and guidance for renewable energy development, including the planning framework for renewable energy facilities and visual landscape considerations. The supporting studies address the main planning issues expected for a project of this scale, including biodiversity, water, noise, visual impact, traffic, construction management, rehabilitation and decommissioning. These assessments have also informed the proposed layout and management measures.
67(2)(f)	State policies.	The Project is consistent with broader State objectives to increase renewable energy generation, support decarbonisation and diversify the Pilbara economy. It will also support investment in regional infrastructure and create construction, operational, contracting and training opportunities.
67(2) (fa)	The endorsed local planning strategy.	The Project is generally consistent with the Shire of Ashburton Local Planning Strategy. It supports economic diversification and new energy infrastructure while recognising the need to protect environmental and cultural values.
67(2)(g)	Local planning policies.	The application considers the local planning policies relevant to the proposal. This includes Local Planning Policy 20 in relation to social impact assessment and management of community effects.

Deemed provisions: Schedule 2 - clause 67(2)	Planning matter	How the Project addresses the matter
67(2)(h)	Any applicable structure plan or local development plan.	No approved structure plan or local development applies to the project area.
67(2)(i)	Any published review of the local planning scheme.	Draft LPS No.8 does not introduce a specific planning issue that would prevent or materially alter the Project. The application relies on the current operative provisions of LPS 7 and the endorsed Local Planning Strategy.
67(2)(j)	For reserved land, the reserve purpose and any permitted or additional uses.	The relevant land is identified under LPS 7 as Public Purposes - Water and Drainage reserve. The Project has therefore been designed to protect water-related values and avoid unacceptable interference with drainage functions. The Water Management Report addresses surface water flows, flooding, erosion, sediment, groundwater and water quality. It also identifies setbacks and controls for higher-risk activities. Referral to Water Corporation and DWER will allow the reserve purpose and water management requirements to be confirmed.
67(2)(k)	Conservation of built heritage places.	No built heritage place has been identified within the Project development area

Deemed provisions: Schedule 2 - clause 67(2)	Planning matter	How the Project addresses the matter
67(2)(l)	Effects on the cultural heritage significance of the area.	Aboriginal cultural heritage is a central consideration because the Project is located on Yindjibarndi Country. Project planning has been informed by Traditional Owner involvement, heritage surveys and the agreements and heritage protection processes applying to the land. Infrastructure locations have been selected and refined to avoid known heritage constraints where required. A Cultural Heritage Management Plan and established Yindjibarndi heritage procedures will guide detailed design, construction, access and ongoing operations. Searches of the inHerit Heritage Places Database, State Register of Heritage Places, Shire of Ashburton Heritage List and Local Heritage Survey, Australian Heritage Database, National Heritage List and Commonwealth Heritage List identified no registered or listed Western heritage places within the Baru Marnda project area
67(2)(m)(i)	How the development fits the desired future character of the area.	The Project is located in a remote setting that already accommodates major rail, resource, water and energy infrastructure. Large-scale renewable energy development is compatible with the area's established infrastructure role and the broader transition of the Pilbara energy sector. The layout has also been informed by environmental, cultural heritage, access and engineering constraints so that development is concentrated in areas considered suitable for the proposed use.

Deemed provisions: Schedule 2 – clause 67(2)	Planning matter	How the Project addresses the matter
67(2)(m)(ii)	How the development relates to nearby development, including its height, scale and appearance.	The height and scale of the wind turbines mean that parts of the Project will be visible across the surrounding landscape. The visual impact assessment considers views from Ngurrawaana Community, public roads, Jinbi Springs and other relevant locations. Distance, landform and the large scale of the surrounding landscape reduce visibility from many viewpoints, although turbines will remain visible from some locations. Final turbine siting and micrositing will continue to respond to visual assessment findings and consultation outcomes.
67(2)(n)(i)	Environmental impacts on local amenity.	A broad range of environmental studies has been completed to assess potential effects on local amenity and environmental values. The studies identify avoidance areas, buffers, construction controls, monitoring and rehabilitation measures. The Project layout has also been progressively refined to reduce impacts on sensitive environmental features and to support the separate State and Commonwealth environmental approval processes.
67(2)(n)(ii)	Effects on the character of the locality.	The locality is characterised by a remote Pilbara rangeland landscape with limited settlement and extensive existing resource, transport and utility infrastructure. The Project will introduce large wind turbines, solar infrastructure, substations and associated facilities, which will change views in parts of the locality. However, the broad scale of the landscape, separation from most sensitive locations and intervening topography reduce the overall effect on local character. Temporary construction areas will be rehabilitated where practicable.

Deemed provisions: Schedule 2 - clause 67(2)	Planning matter	How the Project addresses the matter
67(2)(n)(iii)	Social impacts on local amenity.	The Project is expected to provide employment, training, contracting and longer-term economic opportunities, including direct benefits for Yindjibarndi people through their participation in YEC. Potential adverse social effects have also been considered, particularly in relation to Ngurrawaana Community, cultural activities, access, traffic, noise and visual amenity. Ongoing consultation with Traditional Owners, local communities, government agencies and other stakeholders will continue through detailed design, construction and operation.
67(2)(o)	Effects on the natural environment and water resources, and proposed mitigation.	The environmental assessment and Water Management Report consider potential effects on vegetation, fauna habitat, birds and bats, waterways, groundwater, erosion, sediment movement and water quality. The mitigation approach prioritises avoidance and minimisation, including careful infrastructure siting, protection of sensitive creek and riparian areas, reduced clearing and co-location of linear infrastructure. Drainage controls, monitoring, rehabilitation and adaptive management will be used where impacts cannot be fully avoided.
67(2)(p)	Landscaping and retention of trees and vegetation.	Formal urban-style landscaping is not appropriate for a remote renewable energy facility of this scale. The more relevant objective is to retain native vegetation and restore temporarily disturbed areas. Project design seeks to avoid sensitive vegetation and minimise clearing by using existing disturbed areas and co-locating infrastructure where practicable

Deemed provisions: Schedule 2 - clause 67(2)	Planning matter	How the Project addresses the matter
67(2)(q)	Site suitability having regard to flooding, bushfire, erosion, land degradation and other risks.	The Water Management Report specifically addresses flooding, drainage, erosion, sediment movement and the protection of existing surface water flows. Higher-risk facilities such as wastewater treatment, concrete batching, fuel and chemical storage are to be separated from waterways, and key infrastructure is to avoid mapped flood areas where practicable. Bushfire, geotechnical, cyclone and other extreme-weather risks will be addressed through detailed design, engineering standards, emergency planning and operational management procedures.
67(2)(r)	Site suitability having regard to human health and safety.	Potential health and safety issues have been considered through the noise, traffic, environmental and other technical assessments. The noise assessment considers wind turbines and associated infrastructure in relation to nearby receptors such as the Ngurrawaana Community, while the traffic assessment considers construction and operational vehicle movements. Detailed management plans will address bushfire, emergency response, BESS and electrical hazards, dangerous goods, aviation interfaces, construction safety and safe access across the Project area.
67(2)(s)(i)	Adequacy of site access and egress.	The Traffic Impact Assessment assesses the external transport route from Port Hedland and Karratha to the proposed Project entry from Manuwarra Red Dog Highway, including oversize and overmass deliveries. It concludes that the broader road network can accommodate Project traffic subject to mitigation measures. Local access between Manuwarra Red Dog Highway and the development areas, including interfaces with DBCA, Water Corporation, Rio Tinto and other land interests, will be confirmed through detailed design and separate access approvals or agreements.

Deemed provisions: Schedule 2 – clause 67(2)	Planning matter	How the Project addresses the matter
67(2)(s)(ii)	Adequacy of loading, unloading, manoeuvring and parking.	The Project will require substantial construction logistics, including delivery of wind turbine components, solar equipment, BESS components, concrete, plant and other materials. The Traffic Impact Assessment considers heavy and oversize vehicle movements, and the Project layout provides internal roads, laydown areas and construction compounds. Final design documentation will confirm parking, loading and unloading areas, turning paths, laydown areas, construction staging and safe internal circulation for both heavy and light vehicles.
67(2)(t)	Traffic generated by the development and its effect on road capacity and safety.	Construction will generate the highest traffic demand, including workforce movements, heavy vehicles and oversize or overmass turbine deliveries. The Traffic Impact Assessment has assessed the likely increase in traffic and pavement loading on the identified transport route and concludes that the road network can accommodate the Project subject to recommended mitigation. Operational traffic will be much lower. The assessment will be reviewed at detailed design when final turbine selections, construction logistics and transport contractors are known.
67(2)(u)(i)	Availability and adequacy of public transport.	Public transport is not available or necessary for this Project. Workforce travel will instead be managed through organised transport arrangements, including buses between accommodation and the work areas where practicable.
67(2)(u)(ii)	Availability and adequacy of public utilities.	No public utilities are available for the project. All services will be provided on site.

Deemed provisions: Schedule 2 - clause 67(2)	Planning matter	How the Project addresses the matter
67(2)(u)(iii)	Waste storage, management and collection.	Construction and operation will generate general, recyclable, industrial and potentially hazardous waste streams. A Construction Environmental Management Plan will provide detail on waste management, including handling of fuels, chemicals and construction waste.
67(2)(u)(iv)	Pedestrian and cyclist access and end-of-trip facilities.	The development is a remote industrial-scale renewable energy facility and will not rely on public pedestrian or cycling access.
67(2)(u)(v)	Access for older people and people with disability.	The Project is not intended to operate as a publicly accessible facility. Access will be limited to authorised workers, contractors and visitors.
67(2)(v)	Potential loss of a community service or benefit.	The Project is not expected to result in the loss of an existing community service or facility. Access to Ngurrawaana Community and important existing infrastructure, including water, transport and utility assets, will need to be maintained throughout construction and operation.
67(2)(w)	The history of the site.	The application describes the area's history and current land interests, including Crown tenure, Yindjibarndi native title, pastoral activity, water reserves, mining interests, rail and other infrastructure. Final title, tenure, access and management order details will be confirmed before construction so that the development is consistent with all relevant land interests and agreements.

Deemed provisions: Schedule 2 - clause 67(2)	Planning matter	How the Project addresses the matter
67(2)(x)	The overall impact on the community.	The Project will add substantial renewable energy generation capacity and support the Pilbara's transition toward lower-emissions energy. It will involve major private investment and create construction, operational, training and contracting opportunities. The Yindjibarndi ownership structure provides a direct pathway for Traditional Owner participation and long-term benefits. Potential environmental, traffic, visual, noise and social impacts will be managed through project design, management plans, environmental approvals and development approval conditions.
67(2)(y)	Submissions received on the application.	The development application may be advertised and referred in accordance with the applicable planning process. Any submissions received will be reviewed and the issues raised will be considered before the application is determined.
67(2) (za)	Comments from authorities consulted under clause 66.	The development application will be referred to relevant authorities for comments. The applicant will respond to technical or statutory matters raised through referral. Where appropriate, agency requirements can be incorporated into the final design, separate approvals or clearly framed development approval conditions.
67(2) (zb)	Any other relevant planning consideration.	Other relevant considerations include the staged delivery of the Project, turbine micrositing, cumulative environmental effects, aviation safety, electromagnetic interference, shadow flicker, construction management, rehabilitation and eventual decommissioning. The Project is expected to operate for several decades, so the approval framework also needs to allow for detailed design while maintaining clear environmental and amenity outcomes. These matters can be addressed through suitable conditions.

Deemed provisions: Schedule 2 - clause 67(2)	Planning matter	How the Project addresses the matter
67(3)	Clause 67(1) applies even if the zoning table suggests otherwise.	Clause 67(3) confirms that the restrictions in clause 67(1) apply even where a zoning table might otherwise suggest a use is capable of approval. In this case, the Project is located on reserved land and is assessed through the reserve provisions of LPS 7, including clauses 3.2.1, 3.2.2 and 3.2.7. The zoning table therefore does not displace the need to consider the reserve purpose and the requirements of clause 67(1).

5.1.2 Draft Shire of Ashburton Local Planning Scheme No. 8

The Shire of Ashburton advertised draft Local Planning Scheme No. 8 (draft LPS 8) for public comment from 30 April 2025 to 29 July 2025. Draft LPS8 is currently with the Department of Planning, Lands and Heritage for assessment and finalisation.

Draft LPS 8 introduces a 'Renewable Energy Facility' land use definition, included within Part 6, Division 2 of draft LPS 8 as:

Renewable Energy Facility	renewable energy facility means premises and/or structures used to generate energy from a renewable energy source for commercial gain, including but not limited to solar and wind farms, and excludes any renewable energy facility incidental to a domestic or business premises2

The subject land is proposed to retain its 'Public Purposes – Water and Drainage' reservation under draft LPS 8.

5.2 Shire of Ashburton Local Planning Strategy

The Shire of Ashburton Local Planning Strategy (LPS) sets out the long-term planning directions for the Shire, applies relevant State and regional planning policies that are relevant to the Shire and provides the rationale for zoning and classification of land under the local planning scheme. Relevant sections of the LPS are addressed below.

Strategy Section	Applicability
Section 3.2.4 Rural and Rangelands and Section 5- Strategies and actions	The Project represents an emerging economic sector within the Shire's rural and rangeland area. Its design has been informed by environmental investigations, pastoral and tenure constraints and Yindjibarndi cultural values. Infrastructure will be micro-sited to minimise vegetation clearing, land degradation and disruption to existing pastoral, resource and traditional land uses.

[2] Certified-LPS-8-Text-(A).pdf

Section 3.3.1 Heritage and Section 5- Strategies and actions	The Project has been developed in partnership with Yindjibarndi people and informed by cultural heritage surveys and ongoing consultation. Known heritage values will be avoided or managed through agreed protection measures and relevant statutory processes. The Project will also support opportunities for Yindjibarndi participation, training, employment, procurement and economic benefit.
Section 3.3.3 Climate Change and Section 5- Strategies and actions	The Project will contribute to climate-change mitigation through large-scale renewable electricity generation and battery storage. Infrastructure will be designed for Pilbara conditions, including extreme temperatures, cyclones, intense rainfall and bushfire. Detailed engineering, water management, bushfire planning and emergency procedures will support resilience throughout construction, operation and decommissioning of the Project
Section 3.3.5 Bush Fire Risk and Section 5- Strategies and actions	The development envelope is located within a designated bushfire-prone area. Bushfire risks will be addressed through a final Bushfire Management Plan incorporating appropriate access, asset protection, water supplies, vegetation management, emergency response and operational procedures. Final infrastructure design will satisfy applicable State bushfire requirements and relevant advice from emergency-service authorities.
Section 3.3.6 Conservation areas and Section 5- Strategies and actions	The Project is located within a region containing biodiversity and conservation values. Environmental investigations have informed removal and refinement of infrastructure areas to avoid significant habitats and ecological communities. The final layout, construction controls, monitoring and rehabilitation measures will minimise impacts and protect the values of conservation areas and waterways.
Section 3.4.2 Traffic and Transport and Section 5- Strategies and actions	A Traffic Impact Assessment has evaluated construction and operational traffic, proposed access arrangements, transport routes and pavement impacts. Heavy, oversize and overmass movements will be managed through transport planning, agency consultation, permits and road-safety controls.
Section 3.4.3 Air and Marine Infrastructure and Section 5- Strategies and actions	An Aviation Impact Assessment has considered potential effects of wind turbines and meteorological masts on aviation safety, airspace, radar and aviation activities. Final turbine coordinates and elevations will be provided to relevant agencies and operators.
Section 3.4.4 Water and Section 5- Strategies and actions	The Water Management Report assesses hydrology, water demand, groundwater supply, flooding, drainage and impacts on waterways and the Harding Dam catchment. Final design will maintain natural flow paths, manage erosion and sediment, protect water quality and confirm lawful abstraction, drainage infrastructure, wastewater treatment and construction water-management arrangements before works commence.

Section 3.4.5 Energy and Section 5- Strategies and actions	The Project directly advances the Strategy's support for renewable energy, battery storage and resilient electricity infrastructure. The proposed wind, solar and battery facilities will provide large-scale renewable generation, support decarbonisation and diversify the economy. Associated transmission infrastructure (once confirmed) will enable electricity supply while supporting Yindjibarndi ownership, employment and long-term economic participation.
Section 3.4.7 Buffers and Section 5- Strategies and actions	The development envelope and preliminary layout provide substantial separation from established settlements and sensitive land uses. Technical assessments have considered noise, visual amenity, safety, bushfire, aviation and environmental constraints. Final micro-siting will maintain necessary buffers from Ngurrawaana Community, watercourses, heritage places, significant habitat, infrastructure corridors and other sensitive receptors and assets.
Section 3.4.8 Service corridors and utility sites and Section 5- Strategies and actions	the Project interfaces with roads, railways, transmission infrastructure, pipelines, mining tenure and other utility assets. Final design will be coordinated with landholders, road authorities and infrastructure operators. Required setbacks, crossings, access arrangements and protection measures will be confirmed through detailed engineering and stakeholder consultation before construction of affected Project components.
Section 3.4.9 Telecommunications and Section 5- Strategies and actions	Potential effects on telecommunications and communications infrastructure will be assessed before finalisation of the turbine layout. Consultation with service providers, regulators and emergency-service operators will identify links and operational requirements.
Section 5.4 Utilities and Section 5- Strategies and actions	the Project is consistent with the Strategy's express support for investment in renewable energy and microgrid technology as sustainable alternatives for electricity generation. It will deliver wind, solar, battery storage and transmission infrastructure through investment, strengthen energy resilience, facilitate emissions reduction and create employment and procurement opportunities for Yindjibarndi people

5.3 State Strategies

5.3.1 State Planning Strategy 2050

The State Planning Strategy 2050 provides the long-term vision for land use and development across Western Australia. It guides planning decisions, infrastructure investment and regional growth through principles covering community, economy, environment, infrastructure and governance. The Strategy promotes coordinated, sustainable development that responds to future challenges and statewide needs.

Baru Marnda is consistent with the State Planning Strategy 2050 by supporting regional development, economic diversification and coordinated infrastructure investment in the Pilbara. The Project will deliver renewable energy, create employment and business opportunities, strengthen Traditional Owner participation and manage environmental and cultural values through appropriate planning and assessment processes.

5.3.2 Energy Transformation Strategy

The Energy Transformation Strategy guided reform of Western Australia's electricity system to manage increasing renewable generation, rooftop solar and battery storage while maintaining secure, reliable and affordable electricity. Its work included modernising market rules, improving system planning and operation, and supporting the transition to a lower-emissions energy system across the State.

Baru Marnda is consistent with the Energy Transformation Strategy by increasing large-scale renewable generation and supporting a more reliable, lower-emissions electricity system. Its wind, solar and battery infrastructure will diversify energy supply, support industrial decarbonisation and demonstrate how renewable projects can potentially connect with shared transmission infrastructure across the Pilbara region.

5.3.3 Western Australian Climate Policy

The Western Australian Climate Policy sets out the State Government's approach to creating a climate-resilient community and low-carbon economy. It supports net zero emissions by 2050 through cleaner energy, lower-carbon transport, climate-ready regions, sustainable industry, land management and government leadership, while encouraging collaboration with industry and communities across Western Australia.

Baru Marnda is consistent with the Western Australian Climate Policy by providing large-scale wind, solar and battery infrastructure to reduce reliance on fossil-fuel generation. The Project will support lower industrial emissions, regional climate resilience, clean-energy investment and progress towards the State Government's objective of achieving net zero emissions by 2050

5.3.4 Pilbara Energy Transition Plan (PET Plan):

The PET Plan is a Western Australian Government initiative to support the use of renewable energy in the Pilbara and reduce emissions from mining and industry by connecting renewable-energy projects with major electricity users. The plan supports shared transmission infrastructure which will reduce the need for separate powerlines, limit impacts on Country and help provide reliable access to renewable energy. The plan identifies four priority transmission corridors:

- Burrup (Murujuga) Corridor;
- Chichester Range Corridor;
- Hamersley Range Corridor; and
- Great Sandy Desert Corridor.

The Chichester Range Corridor is one of two priority corridors in the West Pilbara. It will connect the Maitland Strategic Industrial Area with renewable-energy resources to the south, potentially including the Baru Marnda project. Yindjibarndi Energy Corporation has been awarded Priority Project status for this corridor, and the Baru Marnda project supports the PET Plan by:

- providing renewable energy for industry in the Pilbara;
- supporting the proposed Chichester Range transmission network;

- helping reduce emissions from mining and industrial activities;
- supporting shared transmission infrastructure; and
- providing employment, contracting and long-term economic opportunities for the Yindjibarndi People

5.3.5 Net Zero by 2050

Western Australia's Net Zero by 2050 commitment is the State Government's long-term goal to reduce net greenhouse gas emissions across the WA economy to zero by 2050. The target applies to emissions produced within Western Australia and is intended to guide policy, investment and industry transition across electricity, mining, transport, buildings, waste, agriculture and land use.[3]

The target is especially important for the Pilbara because the region contains major industrial operations. Energy Policy WA modelling identifies the Pilbara as critical to achieving net zero, with heavy industry needing to move from gas and diesel toward renewable electricity, storage and shared transmission infrastructure.

The Baru Marnda project contributes to achieving the objectives of the PET Plan by:

- Supporting industrial decarbonisation through providing a secure source of renewable energy.
- Demonstrating how renewable energy can connect to the North-West Interconnected System (NWIS), subject to construction of the Chichester Range Corridor.
- Advancing traditional owner participation in the decarbonisation process as proponents, equity holders and long-term beneficiaries of renewable energy infrastructure, with expected outcomes including income streams, Aboriginal employment, contracting opportunities and strengthened on-Country presence.

5.4 Position Statement: Renewable Energy Facilities (March 2020)

The purpose of the WAPC Position Statement is to provide consistent guidance for planning and assessing renewable energy facilities across Western Australia. It explains how these facilities should be located, designed and managed to support renewable energy generation while reducing impacts on the environment, landscape, communities and land uses.

The Position Statement is relevant to the Baru Marnda Renewable Energy Project because the Project includes wind turbines, solar arrays, battery storage and supporting infrastructure. The development application considers the Project's effects on vegetation, wildlife, landscape character, noise, heritage, aviation, bushfire safety, public safety, access and surrounding land uses. These matters are addressed through the environmental, transport, water, noise, visual, aviation and heritage studies prepared for the Project.

The Position Statement also supports early consultation with agencies, landowners and the community. It requires the Project's scope and staging to be clearly described and construction, rehabilitation and decommissioning impacts to be managed.

5.5 State Planning Policies

5.5.1 State Planning Policy No. 1 – State Planning Framework

The State Planning Framework brings together Western Australia's planning policies, strategies, codes and guidelines. It provides a consistent basis for land-use and

[3] Reducing emissions

development decisions by the State Government, WAPC and local governments. Its purpose is to support coordinated, sustainable planning across community, economic, environmental, infrastructure, regional development and governance matters.

Baru Marnda is consistent with State Planning Policy 1 because it supports sustainable development, regional growth and coordinated infrastructure. The Project will supply renewable energy to Pilbara industry, create employment and business opportunities, and support economic diversification. Yindjibarndi participation is embedded in ownership, while environmental and heritage impacts are managed.

5.5.2 State Planning Policy No. 2 – Environment and Natural Resources Policy

State Planning Policy 2 provides principles for integrating environmental and natural-resource considerations into land-use planning and development decisions. It aims to protect, conserve and enhance the natural environment while promoting sustainable resource use. The policy guides decision-makers in balancing development needs with biodiversity, landscape, soil, water and other environmental values.

Baru Marnda is consistent with SPP 2 because environmental and natural-resource considerations have informed its location, layout and design. Detailed studies address flora, fauna, inland waters, heritage and landscape values. The Project applies avoidance, minimisation, management and rehabilitation measures to reduce impacts while delivering renewable energy infrastructure for the Pilbara.

5.5.3 State Planning Policy No. 2.5 – Rural Planning

State Planning Policy 2.5 guides planning and decision-making for rural and rural-living land throughout Western Australia. It seeks to protect rural land, support agriculture and primary production, prevent land-use conflict, manage settlement and subdivision, and allow compatible non-rural uses that contribute to regional economies without undermining rural character or resources.

The site has been selected in consultation with the Yindjibarndi Aboriginal and has been informed by environmental, cultural heritage, land tenure, access and technical investigations. The project is intended to avoid areas of higher environmental or cultural value, minimise land use conflict and concentrate development within areas suitable for large-scale infrastructure.

Subject to detailed design, approvals and decommissioning requirements, the project can be managed so that impacts on pastoral use, rural amenity and surrounding landholdings are appropriately controlled

5.5.4 State Planning Policy No. 2.9 – Water Resources

State Planning Policy 2.9 – Water (SPP 2.9) ensures that water resources are properly considered in planning and development. It seeks to protect water quality and quantity, maintain environmental and cultural water values, manage water-related risks and promote sustainable water use. Key policy objectives and the Project response include:

- Protect water resources and environmental values. Waterways, riparian vegetation, groundwater-dependent ecosystems and culturally important water features have informed the Project layout. Creek crossings will be minimised and designed to maintain natural flows.
- Protect drinking water sources. Incompatible activities such as wastewater treatment, concrete batching, workshops and fuel storage will be located outside the Harding Dam Priority 1 Public Drinking Water Source Area.

- Manage flood risk. Flood modelling has informed the location and design of infrastructure, with key infrastructure avoiding significant flood areas where practicable.
- Manage water use and groundwater abstraction. Construction water will be sourced and managed in accordance with applicable DWER licensing requirements, including groundwater monitoring.
- Protect water quality. Erosion, sediment, hydrocarbons, chemicals and wastewater risks will be managed through drainage controls, appropriate siting, monitoring and construction management measures.
- Respond to extreme rainfall and climate conditions. Drainage, erosion and flood controls will be incorporated into detailed design to manage the Pilbara's intense rainfall and cyclonic conditions.

Overall, the Project is consistent with SPP 2.9 as water-related constraints have been incorporated into the design, with appropriate measures proposed to protect surface water, groundwater and the Harding Dam catchment.

5.5.5 State Planning Policy No. 3.7 – Planning in Bushfire-Prone Areas

State Planning Policy 3.7 Bushfire provides a risk-based framework for planning and development in bushfire-prone areas. Its priority is protecting life while reducing risks to property and infrastructure. The policy promotes appropriate location, siting, design, access, water supply and emergency planning, while seeking to retain native vegetation wherever reasonably practicable

Baru Marnda is consistent with SPP 3.7 because bushfire risk will be considered through project design, construction and operation. The Project will provide access, water supplies, asset protection and emergency arrangements, supported by a Bushfire Management Plan.

5.5.6 Position Statement – Renewable Energy Facilities

The Renewable Energy Facilities Position Statement supports the establishment and redevelopment of renewable-energy facilities in Western Australia. It guides their consideration through local planning frameworks and promotes consistent assessment of location, environmental effects, amenity, noise, heritage, construction and decommissioning. It remains applicable until replaced by the Renewable Energy Planning Code

Baru Marnda is consistent with the Renewable Energy Facilities Position Statement because its remote location has strong wind and solar resources and few sensitive land uses. Environmental, heritage, visual, noise, transport, construction and decommissioning matters have been assessed, with appropriate mitigation measures incorporated into the Project's design and management framework.

5.5.7 Visual Landscape Planning in Western Australia

Visual Landscape Planning in Western Australia is a manual for evaluating visual landscape character and assessing the effects of development. It provides guidance for identifying valued landscapes, views and visual sensitivities, and for selecting, siting and designing development to avoid, reduce or manage adverse visual impacts while respecting landscape character.

Baru Marnda is consistent with the Visual Landscape Planning manual because a Landscape and Visual Impact Assessment has examined landscape character, sensitive viewpoints and visibility. Project siting, turbine layout, setbacks, colour selection and

vegetation retention reduce visual impacts, while avoiding significant landscape features and protecting views from communities where practicable.

5.6 Other Legislation and Regulations

5.6.1 Environmental Protection Act 1986 (EP Act)

The Environmental Protection Act 1986 provides for the assessment of proposals that may have a significant effect on the environment (Part IV). The Baru Marnda Environmental Impact Assessment (EIA) was submitted to the Environmental Protection Authority (EPA) under Part IV of the Environmental Protection Act 1986 (EP Act) and to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) in June 2025. In July 2025 the EPA chairman set the level of assessment:

Decision: s. 38G (1) – Assess

Level of assessment: Referral Information with additional information (required under s. 40(2)(a) of the Environmental Protection Act 1986) and public review.

Other details: Public review period for additional assessment information (4 weeks) Explanation of decision: Several preliminary key environmental factors are complex. Detailed assessment is required to determine the extent of the proposal's direct and indirect impacts, and whether the EPA environmental factor objectives can be met.

YEC is working to address the request with the process expected to take one year with re-submission planned for the fourth quarter 2026.

YEC lodged an application under the Conservation and Land Management Act 1984 (CALM Act) in July 2025 for a licence to construct and upgrade tracks within Millstream Chichester National Park, which forms part of the access corridor. The application covers up to 343 ha of clearing, including 184 ha temporary disturbance, and is supported by Traditional Owner endorsement

5.6.2 Environmental Protection (Noise) Regulations 1997

The Environmental Protection (Noise) Regulations 1997 establish the noise levels that must be met at nearby noise-sensitive premises. Noise assessments prepared by Sonus considered construction and operational noise from the Baru Marnda Project. The assessments predict wind-turbine noise of between 20 and 33 dB(A) at the nearest sensitive receptor, the Ngurrawaana community. This is below the applied 35 dB(A) criterion.

The assessments conclude that the Project can comply with relevant acoustic requirements. Noise will continue to be managed through detailed design, operational controls and engagement with the Ngurrawaana community.

5.6.3 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 protects threatened and specially protected species and ecological communities in Western Australia. Detailed flora, vegetation and fauna surveys have been undertaken for Baru Marnda. These studies identified conservation-significant flora, fauna and ecological communities that may occur within the development envelope.

The Project layout has been changed to avoid important environmental values, including the removal of several proposed solar areas. Further avoidance, management, monitoring and rehabilitation measures will be implemented through detailed design and environmental management plans.

5.6.4 Rights in Water and Irrigation Act 1914

The Baru Marnda site is within the Pilbara Proclaimed Groundwater Area and Pilbara Proclaimed Surface Water Area. The Project proposes to use groundwater for construction and operations rather than relying on the West Pilbara public water supply.

Constructing water-supply bores will require a section 26D licence, while taking groundwater will require a section 5C licence. Bed-and-banks approvals may also be required for works affecting watercourses. YEC will obtain the necessary water approvals before the relevant works begin.

5.6.5 Aboriginal Heritage Act 1972

The Aboriginal Heritage Act 1972 protects Aboriginal cultural heritage places and objects in Western Australia. Approval may be required where proposed works could harm an Aboriginal site.

Registered, lodged and potentially unidentified Aboriginal heritage places occur within the wider Baru Marnda development envelope. Detailed heritage surveys are continuing in consultation with the Yindjibarndi Aboriginal Corporation and Yindjibarndi Ngurra Aboriginal Corporation.

The Project layout will avoid heritage places where practicable. No disturbance will occur without the required Traditional Owner consent and statutory approval. A Cultural Heritage Management Plan will guide surveys, site protection, unexpected discoveries, monitoring and cultural-awareness requirements.

5.6.6 Environment Protection and Biodiversity Conservation Act 1999 (Cth)

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) protects Matters of National Environmental Significance and is administered by Department of Climate Change, Energy, the Environment and Water (DCCEEW).

Environmental investigations identified five relevant threatened fauna species: the Pilbara Olive Python, Northern Quoll, Grey Falcon, Pilbara Leaf-nosed Bat and Ghost Bat. The migratory Fork-tailed Swift is also relevant. Potential impacts include habitat clearing, vehicle strike, disruption of fauna movement and turbine collision.

No Commonwealth-listed Threatened Ecological Communities were recorded, although two State-listed Priority Ecological Communities occur within the development envelope and have informed avoidance measures.

YEC has referred the Project to DCCEEW under the EPBC Act for determination and, if required, coordinated assessment and approval.

6 Summary of Technical Studies

6.1 Environmental Assessment Report (Coterra)

The Environmental Assessment Report considers the potential environmental and social effects of the Baru Marnda Renewable Energy Project. The assessment identifies the existing environmental values of the Project area, evaluates potential direct, indirect and cumulative impacts and applies the mitigation hierarchy of avoidance, minimisation, rehabilitation and, where required, environmental offsets.

Flora and vegetation

Detailed flora and vegetation surveys have informed the Project layout. The Project will require approximately 642.5 hectares of temporary clearing during construction and 2,395.6 hectares of longer-term clearing for permanent infrastructure.

The Project has been designed to avoid all mapped occurrences of the Riparian Flora and Plant Communities of Springs and River Pools with High Water Permanence of the Pilbara Region Priority Ecological Community. Approximately 93.2% of the mapped Cracking Clays Priority Ecological Community will also be retained. No threatened flora or threatened ecological communities are expected to be affected.

Remaining risks include the introduction or spread of weeds and plant pathogens, dust, altered fire regimes and changes to local drainage. These risks will be addressed through detailed design and the Construction Environmental Management Plan. Temporary disturbance areas will be progressively rehabilitated following construction.

Terrestrial fauna

The Project area supports habitat for the Pilbara Olive Python, Northern Quoll, Grey Falcon, Pilbara Leaf-nosed Bat, Ghost Bat, Fork-tailed Swift and Peregrine Falcon. The Project design avoids all identified caves, preferred habitat for the Pilbara Olive Python and Northern Quoll and the most suitable habitat for short-range endemic fauna.

Creek lines have been prioritised for retention because they provide habitat and movement corridors for a broad range of fauna. No wind turbines are proposed within creek-line vegetation. Buffers will also be maintained between turbines and important habitat features, including caves, waterways and the Ngurrawaana community.

Residual risks include habitat clearing, vehicle strike, fauna becoming trapped in excavations, sedimentation of water resources, artificial lighting and changes to fauna movement. Wind turbines also present a potential collision risk for birds and bats. These risks will be managed through implementation of a Bird and Bat Management Plan.

Inland waters

Project infrastructure will be located to avoid significant drainage features where practicable. Where crossings are required, they should be designed to retain existing flow paths and avoid unacceptable changes to downstream drainage conditions. Construction-phase controls will also be required to manage sediment, hydrocarbons, chemicals, wastewater and other potential sources of water-quality impacts.

Subterranean fauna

Groundwater abstraction during construction and operation has the potential to affect habitat for stygofauna. The report considers that the likelihood of encountering unusual or restricted stygofauna species is low because the groundwater conditions are expected to be broadly similar across the surrounding region.

The final number and location of groundwater bores will depend on drilling success within the fractured-rock aquifer. Where practicable, bores will be located away from sensitive environmental areas, including creek-line vegetation, the Riparian Flora Priority Ecological Community and the Harding Dam Public Drinking Water Source Area.

Cultural heritage and social surroundings

The Project is located on Yindjibarndi ngurra, where the Yindjibarndi People hold exclusive possession native title rights and interests. The assessment recognises that the whole of ngurra has cultural significance and that cultural values extend beyond places formally registered under the Aboriginal Heritage Act 1972.

Detailed cultural heritage surveys are being undertaken with Yindjibarndi representatives and will inform the final siting of infrastructure. No cultural heritage place or object will be disturbed without the express consent of YAC and YNAC. A Project-specific Cultural Heritage Management Plan will address site protection, cultural inductions, monitoring, unexpected discoveries, culturally significant flora and fauna and ongoing consultation. Culturally important Gurdi Maya, or Western Pebble-mound Mouse mounds, will also be identified and managed in consultation with the Yindjibarndi People.

Noise and visual amenity

Noise modelling predicts wind turbine noise of between 20 and 33 dB(A) at the Ngurrawaana community, below the applicable criterion of 35 dB(A). Construction traffic noise is also predicted to remain below relevant criteria. Further assessment and engagement will continue as the Project design is refined.

Visual impacts are generally expected to be limited because most viewpoints are distant from the Project. Continued engagement with the community, YAC and YNAC will therefore inform design refinement and mitigation measures.

Rehabilitation, emissions and offsets

Temporary disturbance will be progressively rehabilitated after construction. Longer-term disturbance areas will be rehabilitated following decommissioning under a Decommissioning and Rehabilitation Management Plan, with the aim of returning the land to its former use where practicable.

Although construction, clearing and equipment manufacturing will generate greenhouse gas emissions, the Project is expected to provide a substantial net benefit by displacing fossil-fuel-generated electricity within the Pilbara. Any significant residual impacts and associated offset requirements will be determined through the State and Commonwealth environmental assessment processes.

6.2 Water Management Report (Pentium)

The Water Management Report assesses the hydrological setting, water requirements and management measures for the Baru Marnda Renewable Energy Project. The 42,127-hectare Project area intersects the Fortescue, Maitland and Harding River catchments and contains numerous ephemeral waterways.

Surface water and flooding

Rainfall produces rapid runoff from elevated ranges into valleys, creek lines and major rivers. Modelling of the 5% and 1% annual exceedance probability events found no significant post-development increase in flood risk, with major flows remaining within existing waterways. Localised increases in flow velocity near solar farm bunds are expected to return to pre-development conditions within approximately 500 metres. Power infrastructure support poles will be located outside mapped 1% AEP creek flood areas.

Groundwater and water supply

Construction water will be drawn from fractured-rock aquifers under existing groundwater licences allowing combined abstraction of 200,000 kilolitres annually. Operational demand is estimated at approximately 3,100 kilolitres annually. Potable water will be transported from Karratha or produced by treating groundwater. Groundwater generally occurs more than 70 metres below ground and bore yields are variable. Future bores will avoid waterways, pools and groundwater-dependent ecosystems and require DWER approval.

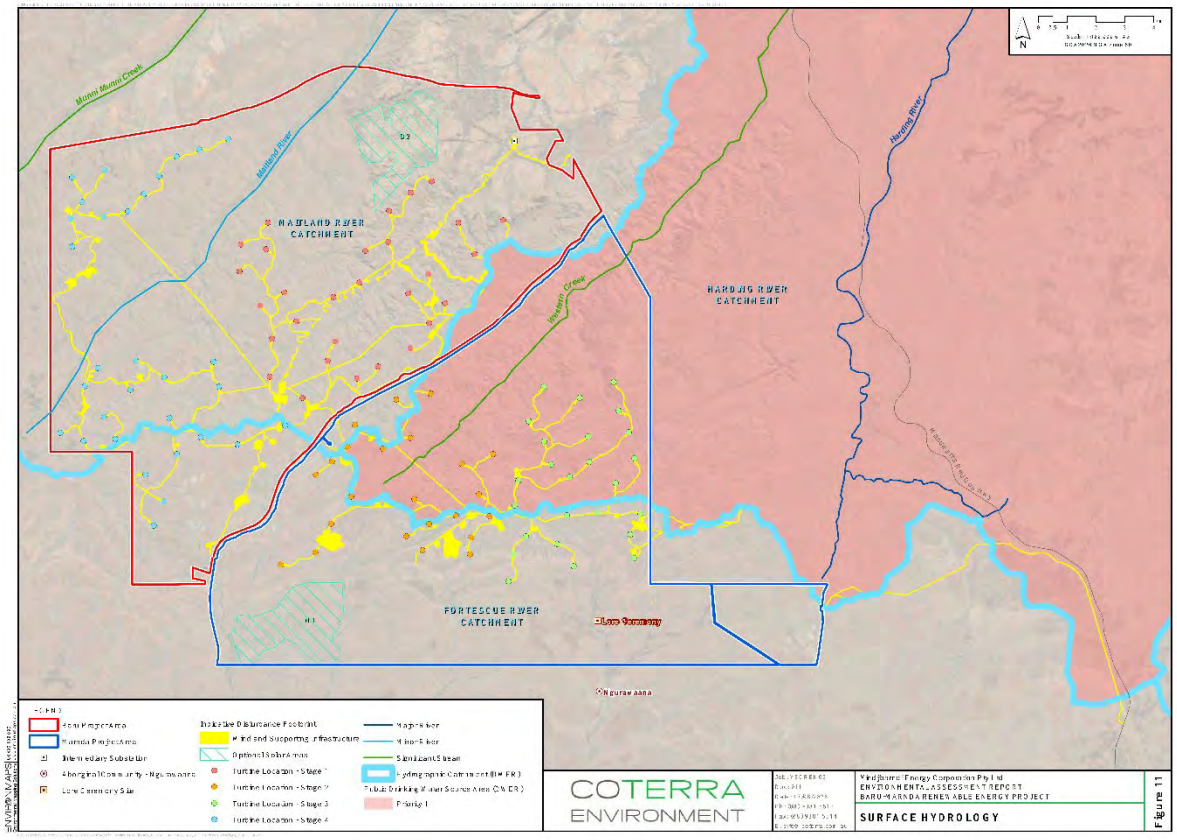
Water management

Potential impacts include altered flows, erosion, sedimentation, contamination and groundwater drawdown. Major waterways will be avoided, and linear infrastructure co-located where practicable. Concrete batching, fuel storage and laydown areas will be at least 500 metres from waterways. Culverts and floodways will maintain creek flows, while bunds and sediment basins will divert clean water and capture potentially contaminated runoff. Works affecting creek beds and banks will require DWER approval.

Monitoring and outcomes

Surface-water flows and quality will be monitored in higher-risk areas. Groundwater levels and quality will be monitored in accordance with licence requirements. Annual reporting and adaptive management will identify emerging issues and trigger corrective action. These measures are intended to preserve seasonal flows, protect riparian vegetation and groundwater-dependent ecosystems, maintain aquifer recharge and avoid adverse effects on the Harding Dam catchment.

Figure Fourteen: Surface Hydrology



6.3 Noise (Sonos)

A dedicated Noise Impact Assessment was prepared by Sonus to assess potential construction and operational noise from the Baru Marnda Renewable Energy Project. The assessment considered the superseded project layout originally referred to the EPA in 2025 and included at least six weeks of background noise monitoring, weather monitoring and predictive noise modelling.

The Ngurrawaana community was identified as the nearest noise-sensitive receptor. Under the modelled worst-case operating scenario, wind turbine noise at Ngurrawaana was predicted to range from 20 to 33 dB(A), below the applicable criterion of 35 dB(A). Construction traffic noise during peak periods was predicted to be below 20 dB(A), compared with the applicable daytime and night-time criteria of 55 and 50 dB(A), respectively. No other project component was predicted to generate noise approaching the relevant assessment criteria.

The assessment concluded that the project would comply with applicable acoustic requirements. Additional investigations are underway in response to the EPA's request for further information on noise emissions, impacts and mitigation measures.

6.4 Landscape and Visual Impact Assessment (Ecoscape)

A Landscape and Visual Impact Assessment was prepared by Ecoscape to identify the existing landscape character and assess potential visual effects during construction, operation and decommissioning. The assessment considered the superseded project layout originally referred to the EPA in 2025 and was undertaken in accordance with the WAPC's Visual Landscape Planning in Western Australia manual.

The assessment included:

- Identification of key viewing locations and existing landscape values.
- Establishment of visual management objectives.
- Preparation of viewshed mapping and photomontages.
- Assessment of viewer sensitivity, landscape character and visibility.
- Identification of appropriate mitigation measures.

Seven visual receptors were identified within or near the project area, including Manuwarra Red Dog Highway, Millstream Road, Roebourne–Wittenoom Road, Ngurrawaana community, Ngurrawaana Access Track, Jinbi Springs and Radio Hill. These receptors informed the selection of 35 view locations, with photomontages prepared for 11 locations.

The assessment found that impacts on landscape character and identified landscape values would generally be minimal because most view locations are approximately 6.5 kilometres from the project. However, wind turbines would be highly visible in the middle ground from the Ngurrawaana community, which was the only receptor assigned a Level 1 visual impact. YEC will consult with Ngurrawaana community, YAC and YNAC regarding the acceptability of visual impacts and will refine the proposal and identify mitigation measures where appropriate.

6.5 Traffic Impact Assessment (ICubed)

Construction traffic is expected to originate from Port Hedland or Karratha, travelling primarily via Great Northern Highway, Northwest Coastal Highway and Manuwarra Red Dog Highway. The assessment estimates 70 daily two-way vehicle trips during peak construction and 63 vehicle movements during each morning and afternoon peak hour. This includes light vehicles, heavy vehicles, road trains and oversize overmass vehicles. Operational traffic is expected to be negligible, comprising no more than 12 daily two-way trips.

Construction traffic is forecast to increase traffic volumes by:

- 1.6% on Great Northern Highway.
- 4.7% on Northwest Coastal Highway.
- 1.3% through Roebourne.
- 37.4% on Manuwarra Red Dog Highway.
- Equivalent Standard Axle volumes on Manuwarra Red Dog Highway may increase by 108.2%, reflecting its low existing traffic volumes.

A new site entrance is proposed from Manuwarra Red Dog Highway at Millstream. Intersection upgrades may be required to accommodate 90-metre turbine blades and other oversize loads. Subject to a Traffic Management Plan, haulage permits, escort vehicles, intersection upgrades, road-condition surveys and repairs, Given anticipated traffic volumes the surrounding network can accommodate project traffic.

The internal road network will comprise access roads and tracks connecting all wind turbine locations and ancillary infrastructure. Access tracks are proposed within both the

wind and solar areas, with culverts provided where required. The roads will be designed and constructed to safely and efficiently accommodate construction, delivery, maintenance and operational vehicles.

6.6 Preliminary Aviation Impact Assessment Aviation (Aviation Projects)

The Preliminary Aviation Impact Assessment considered up to 108 wind turbine generators with a maximum tip height of 241 metres above ground level, together with two meteorological masts between 120 and 160 metres high. The highest assessed turbine would reach 599 metres AHD.

No certified aerodromes are located within 30 nautical miles of the project. The turbines would not infringe any certified aerodrome Obstacle Limitation Surface, PANS-OPS surface, grid Lowest Safe Altitude or air-route Lowest Safe Altitude. The site is within uncontrolled Class G airspace and outside Protected, Restricted and Danger Areas.

The project is outside prescribed clearance zones for aviation communication, navigation and surveillance facilities. It is also outside the line-of-sight range of the Paraburdoo radar site, approximately 115 kilometres south, and is not expected to affect radar facilities. Searches of AIP aeronautical charts and OzRunways identified no known uncertified aerodrome within three nautical miles of the turbines. No known aerodrome occurs within 16 rotor diameters, limiting potential wake-turbulence effects.

The project must be reported to CASA and construction details provided to Airservices Australia. Once the turbine layout is finalised, a detailed Aviation Impact Assessment should address obstacle lighting, stakeholder consultation and required actions, including consultation with Airservices Australia and the Department of Defence.

An Aviation Impact Assessment is expected to be required as a condition of development approval.

6.7 Bushfire Technical Statement (Western Environmental)

The Baru Marnda project area is designated bushfire prone due to the undisturbed nature of the site and surrounding land. A preliminary desktop assessment considered vegetation surveys, aerial imagery, LiDAR data and effective slopes to classify vegetation and prepare Bushfire Attack Level contours in accordance with AS 3959:2018.

Most of the project area comprises Class G Grassland, including spinifex and other grasses, with areas of Class A Forest, Class B Woodland, Class C Shrubland and Class D Scrub. The assessment conservatively calculated Asset Protection Zones to limit radiant heat exposure to 10 kW/m² and achieve BAL-29 or lower for wind turbines. The project is anticipated to comply with the applicable siting, design, access and water-supply criteria.

Internal access tracks are expected to provide access to all assets. Roads should generally be six metres wide, with a minimum four-metre trafficable width permitted for sections no longer than 200 metres. Additional loop-road connections and at least two access points to each project area are recommended for emergency access.

There is no reticulated water supply. Above-ground firefighting tanks will therefore be required, with volumes and locations confirmed following finalisation of the road layout.

A Bushfire Management Plan is expected to be required as a condition of development approval.

6.8 Aboriginal Heritage

The Baru Marnda Renewable Energy Project is located on Yindjibarndi Ngurra, where the Yindjibarndi People hold exclusive possession native title rights and interests. Yindjibarndi Elders consider all Ngurra significant, interconnected and subject to their continuing responsibilities for Country.

Eight registered or lodged Aboriginal heritage places occur within the project area. These comprise artefact scatters, quarries and an engraving site, including Portland River Tributaries 1 and 2, several Powerline Survey sites and Munni Munni 5/2001.

Detailed cultural heritage surveys are being undertaken with Yindjibarndi representatives in accordance with the Indigenous Land Use Agreement and Heritage Protection Agreement. Survey outcomes will inform the final siting of infrastructure and project mitigation measures. Potential impacts include disturbance to identified or previously unrecorded heritage places, culturally significant flora and fauna, groundwater and creek lines.

YAC and YNAC have determined that use of the area for the Baru Marnda renewable energy project is culturally, socially and environmentally acceptable, subject to completion of detailed heritage surveys. No place or object of cultural significance will be disturbed without their express consent.

A project-specific Cultural Heritage Management Plan will be prepared collaboratively with YAC and YNAC. It will address site demarcation, cultural awareness training, monitoring, salvage where appropriate, unexpected discoveries and ongoing adaptive management. Gurdi Maya, or Western Pebble-mound Mouse mounds, will also be identified through heritage surveys and managed in consultation with YAC and YNAC.

6.9 Electromagnetic Interference

The draft *Renewable Energy Planning Code and Guidelines* seek to ensure that wind farms are designed and operated to avoid or minimise electromagnetic interference and maintain the reliability of essential civilian, government and commercial services. Wind turbines have the potential to interfere with microwave links, radar, radio, television, mobile networks, internet services, emergency communications, navigation systems and other communications infrastructure.

An Electromagnetic Interference Assessment is expected to be required as a condition of development approval. The assessment will consider:

- final turbine specifications and locations
- relevant communications infrastructure
- stakeholder requirements and the
- magnitude and implications of potential interference.

The assessment will identify appropriate avoidance and mitigation measures and establish procedures for post-construction signal testing.

6.10 Shadow Flicker and Blade Glint

Under the draft *Renewable Energy Planning Code and Guidelines*, a Shadow Flicker Assessment is required where a turbine is not set back at least 265 times its maximum blade chord from an existing or approved visually sensitive land use on a non-host lot. Where these conditions are met a Shadow Flicker Assessment is not required.

For Baru Marnda, a maximum blade-chord length of 7 metres has been adopted. Applying the methodology set out in the draft *Renewable Energy Planning Code and Guidelines* gives a minimum acceptable setback of 1,855 metres:

Ngurrawaana is the nearest residential community and is considered a visually sensitive land use. The closest proposed wind turbine is 4,408 metres from the community. This separation exceeds the acceptable setback by approximately 2,553 metres and is more than twice the required distance.

As such a Shadow Flicker Assessment is not required for the Baru Marnda project.

7 Conclusion

The Baru Marnda Renewable Energy Project is consistent with the principles of orderly and proper planning. The Project will deliver significant renewable energy infrastructure in a location with strong wind and solar resources and is consistent with broader State objectives for renewable energy, economic diversification and regional development.

The Project has been designed with regard to the existing character and use of the area, including pastoral activities, major infrastructure, environmental values and Yindjibarndi cultural heritage. Detailed environmental, water, traffic, noise, visual and other technical assessments have informed the proposed layout and identified measures to avoid or manage potential impacts.

The Project supports long-term economic opportunities for the Yindjibarndi People through ownership, employment, contracting and ongoing participation in the renewable energy industry.

The decision-maker may therefore approve the Project under clause 68(2)(b) of the deemed provisions, subject to appropriate planning conditions to manage its implementation and protect the purpose and function of the 'Public Purposes – Water and Drainage' reserve. The Project represents a coordinated, well-planned development that appropriately balances economic, environmental, cultural and infrastructure.