

# Setting the Scene: A Collaborative Framework for Narrogin's Renewable Future

Presented by: Dale Stewart, Chief Executive Officer  
of the Shire of Narrogin

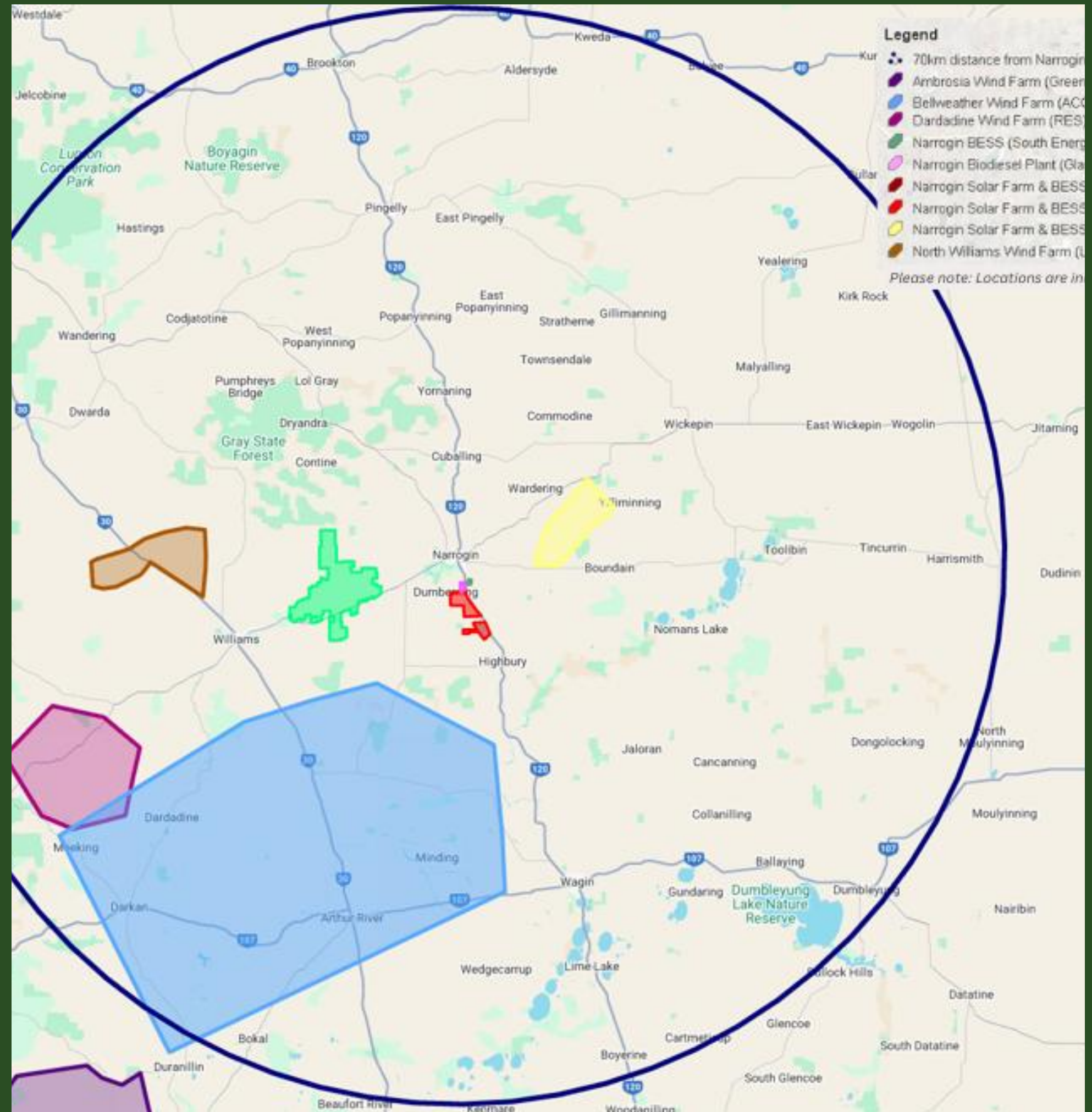


# Approved & Proposed Projects



# Regional Project Landscape

The Narrogin region hosts **11 proposed state-significant renewable energy projects**, with a mix of proposals, 6 of which are either wholly or mostly within the Shire. This landscape illustrates the **growing interest** in renewable energy and the region's strategic importance in WA's energy transition.



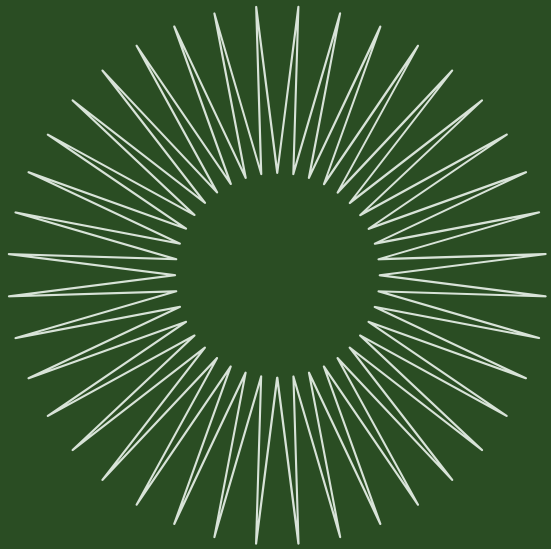
# Narrogin Wind Farm - Est. \$650M

- **Status: DA Approved by State - SPC Meeting 24 September 2025**
- **Capacity: 200MW**
- **Location: Between Narrogin and Williams**
- **Developer: NEOEN**
- **Future Potential: Battery storage**
- **Construction: ~250 workers, ~33 months from Feb 2026**
- **Permanent Jobs: ~15**



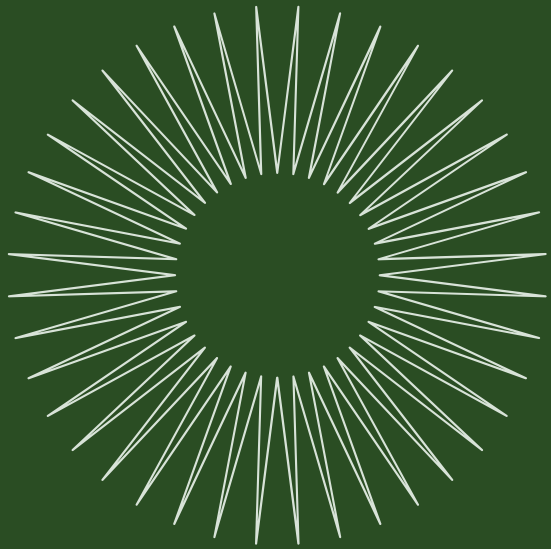
# Narrogin Solar Farm & BESS - Est. \$400M

- **Status:** DA Approved by State DAP, awaiting critical project status approval from WP - DAP Meeting 12 June 2025
- **Capacity:** 200MWDC solar + 200MW, 4hr BESS (800 MWh)
- **Location:** 3km South of Narrogin, bounded by Wanerie Road and Great Southern Highway.
- **Developer:** ACE Power (TagEnergy)
- **Co-use:** Sheep grazing maintained
- **Construction:** ~150 workers, ~18 months from Feb 2028
- **Permanent Jobs:** ~8



# Narrogin BESS Project - Est. \$400M

- **Status:** DA Approved by State DAP, awaiting critical project status approval from WP' - DAP Meeting 21 May 2025
- **Capacity:** 200MW, 4hr BESS
- **Function:** Grid stability & renewable integration
- **Location:** 3km South of Narrogin, near the Narrogin South Substation and Narrogin Valley Road
- **Developer:** South Energy
- **Construction:** ~150 workers, ~18 months from Feb 2027
- **Permanent Jobs:** ~5



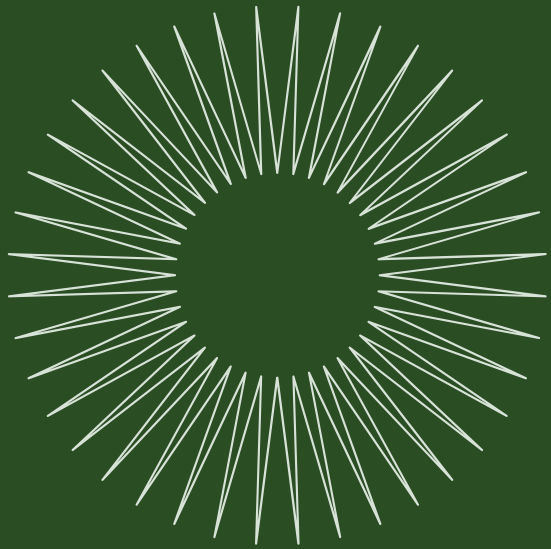
# Narrogin Biodiesel Plant - Est.\$400M

- **Status:** To be lodged SDAU, pre-lodged and final lodgement approx. December 2025
- **Product:** ~19M litres of renewable diesel/year
- **Location:** Narrogin 3km South of Narrogin bounded by Wanerie Road and Great Southern Highway
- **Developer:** Narrogin Renewable Fuel One Pty Ltd (Glas Energy)
- **Construction:** ~150 workers, ~18 months from Feb 2027
- **Permanent Jobs:** ~25-30



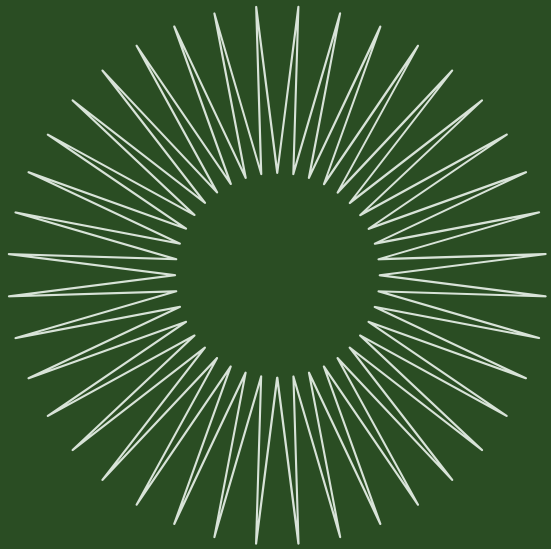
# Narrogin East Wind, Solar & BESS Project – Est. \$800M

- **Status:** To be lodged SDAU, approx. 4th Quarter 2026
- **Capacity:** ~250MW wind, ~150MW solar, ~200MW BESS
- **Location:** ~10km East of Narrogin between Williams Kondinin Road and Yilliminning Road
- **Developer:** Lightsource BP
- **Construction:** ~450 workers, ~18 months from Q1-2028
- **Permanent Jobs:** ~8



# Bellwether Wind Farm – Est. \$6B

- **Status:** To be lodged SDAU, approx. May 2027
- **Capacity:** ~400 turbines over 100,000 ha, ~3,000MW
- **Location:** Wheatbelt region, involving dozens of landowners across four LGAs
- **Developer:** ACCIONA Energia
- **Community Impact:** Skills, retraining, local partnerships
- **Construction:** ~750 workers, ~36 months from Feb 2028
- **Permanent Jobs:** ~40



# What This Means for Narrogin

The State makes the final planning decisions – but the Shire is not being passive.

We have adopted a raft of policies, guidelines and clear advocacy positions to ensure Narrogin receives real benefits, not promises and our *preferred* boundary and house setbacks is at least considered.



**We can't stop the State's transition to renewables, but we can influence and make sure Narrogin is heard and not left behind!**

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# Safeguarding Narrogin's Future

Renewable development worth over \$18 billion of investment is proposed within 45 min drive of Narrogin townsite.

This provides:

- diversification beyond agriculture
- future-proofing against economic downturns
- a stronger, more resilient local economy



**We're not choosing between farming and renewables.  
Narrogin can do both – but smartly and responsibly.**

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# Renewables: 3 Key Cornerstones for Collaboration – our demands of the State

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## Community

Local people need a strong voice in planning. Projects must reflect local values and needs and contribute to the economy.

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## Government

Clear policies are needed so all local governments and developers follow the same rules, Minimum road and boundary setbacks, minimum distance from houses.  
Policies should support—not replace—local government.

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## Industry

Developers must be open, honest, and work closely with both communities and government.

# Renewables: 5 Foundational Pillars – our demands of the State

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Pillar 1: Statewide Standards for Setbacks / Conditions and Zoning

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Pillar 2: Comprehensive Community Engagement Framework

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Pillar 3: Legacy Housing Solutions

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Pillar 4: Community Benefit Funds (CBF)

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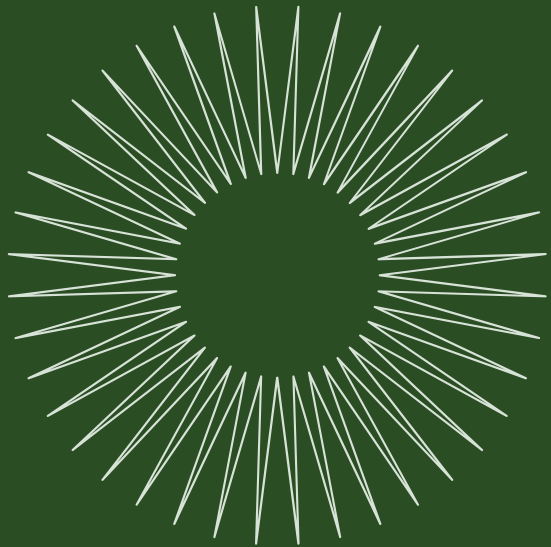
Pillar 5: Payment in Lieu of Rates (PiLoR)

# Statewide Standards

Clear, consistent, and enforceable guidelines are essential to balance the needs of proponents, landholders, and communities.

Standards should address:

- Setbacks for wind turbines, solar farms, and BESS
- Environmental, end-of-life recycling, noise, flicker, human health, right to farm, safety, and visual considerations.



A uniform approach will prevent conflicts, provide certainty to developers, and ensure responsible development that respects rural and agricultural landscapes and neighbour relations.

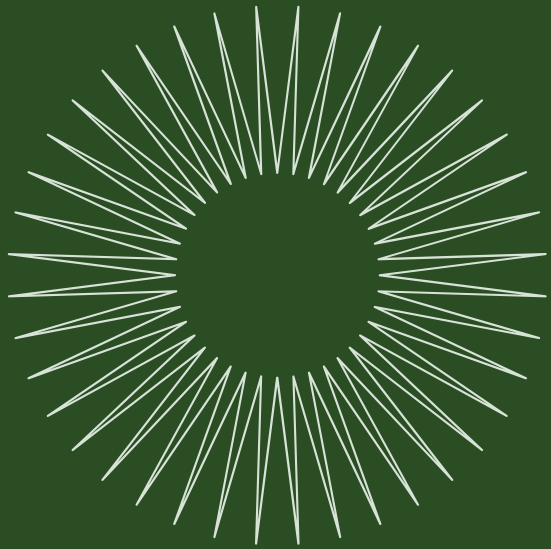
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# Community Engagement Framework

Effective and meaningful community engagement is paramount.

A State-mandated engagement framework should ensure:

- Transparent communication
- Inclusive participation, including Indigenous communities
- Mechanisms for dispute resolution and addressing cultural and land-use sensitivities

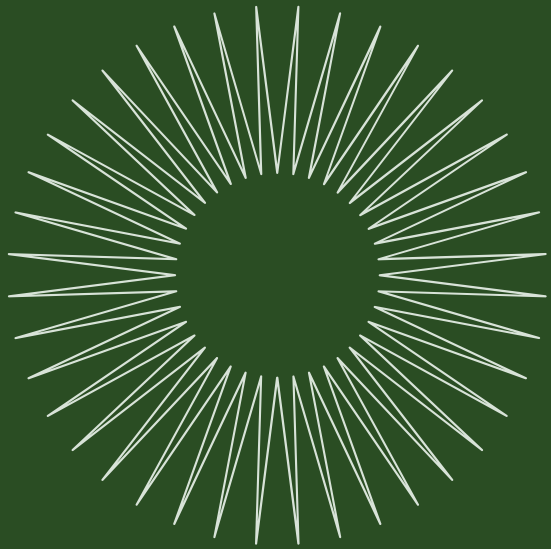


# Legacy Housing Solutions

Renewable energy projects should leave a lasting housing legacy for regional communities.

Instead of short-term workers accommodation (donga camps) we advocate for permanent, sustainable housing supported by:

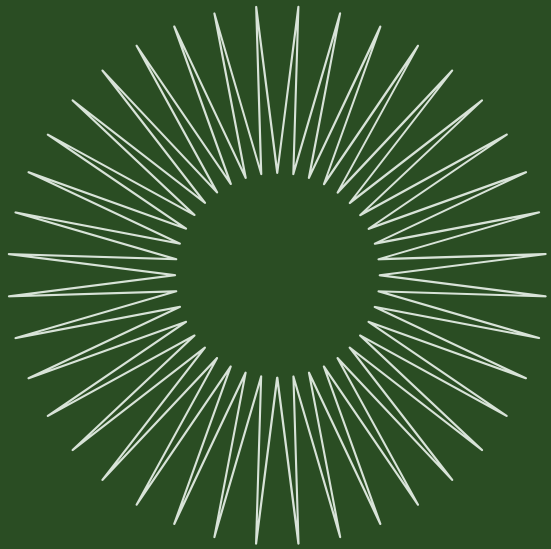
- Co-investment in impacted local infrastructure
- Developments that address housing affordability and community growth



# Housing - We Are Planning Ahead

We are already delivering new housing to minimise rental pressure:

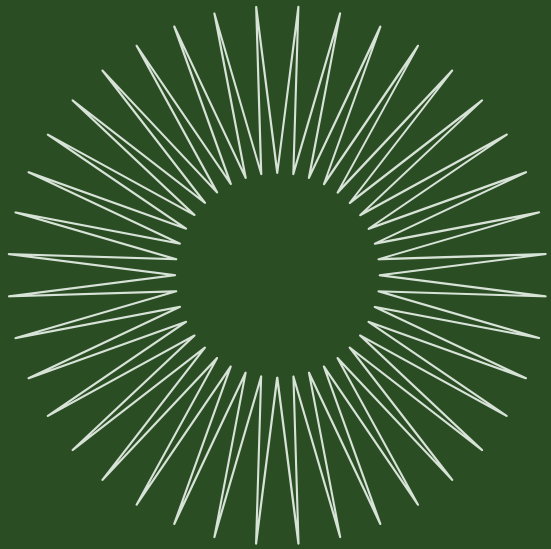
- 18 new units at the Caravan Park (on top of the 6 presently)
- 8 new Shire-owned houses underway
- 30+ private dwellings in the pipeline
- More private investment is being talked about
- Working with proponents to recognise and plan for legacy solutions



# Local Jobs and Business Opportunities

Across Wind, Solar, BESS and Biofuels:

- over 150 permanent jobs will be created
- local procurement will be prioritised
- local businesses will get early access to work packages



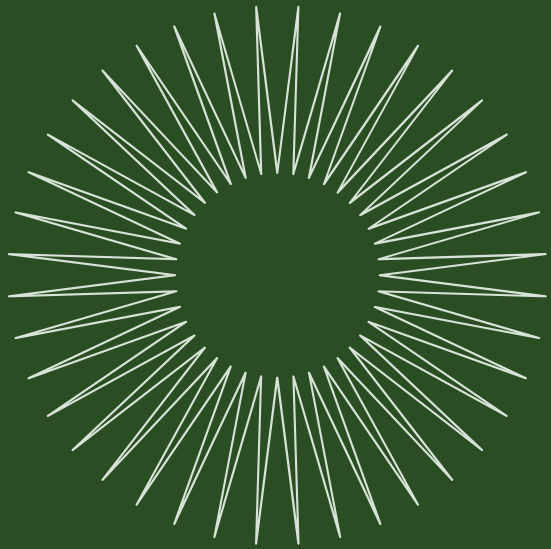
**We want genuine permanent local jobs – and we are demanding it from every proponent.**

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# Community Benefit Funds

A standardised Community Benefit Fund framework should bind proponents to a statutory contribution formula.

Funds should be managed by LGAs for strong governance and alignment with local needs and legacy solutions and benefits.

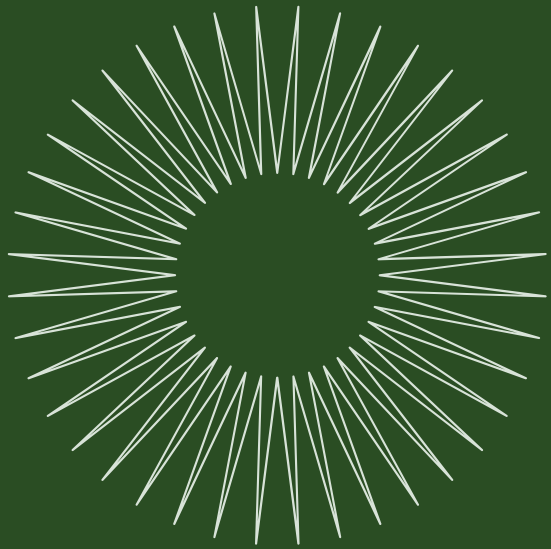


Proponents should participate in community reference groups chaired by local governments.

# Community Benefit Funds

Community Benefit Funds will support:

- Sport & Recreation,
- Health and Wellbeing,
- Education and Training,
- Environmental Initiatives
- Arts, Culture & Events,
- Disaster Resilience,
- Tourism Development



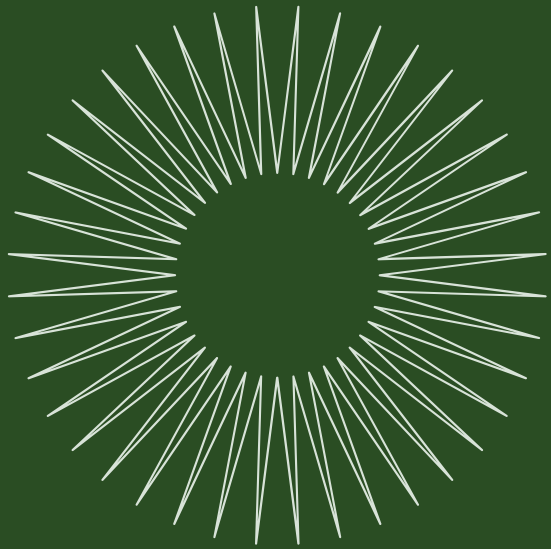
**If a project comes to Narrogin, the community must share in the value – not just the developers.**

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# Community Enhancement (Benefit) Funds

If the Shire's adopted CEF LPP (Policy) is supported by the State of WA, the following benefits might accrue in coming years. High level principles in accord with the LPP have been agreed with the following, indexed to increase from base pa for 30 years:

- Narrogin WEF - Approx \$250k pa
- Narrogin East Hybrid – Approx \$420k pa



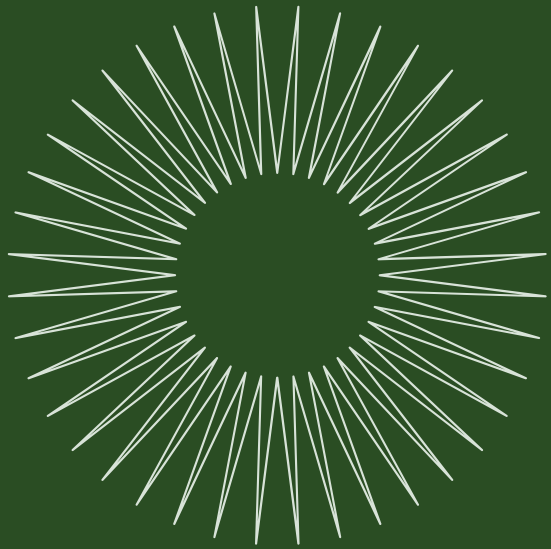
**If a project comes to Narrogin, the community must share in the value – not just the developers.**

# Payment in Lieu of Rates (PiLoR)

A consistent, State-wide PiLoR framework is essential for wind farms on top of normal farmland rates.

This would:

- Provide equitable revenue to host local communities and local governments
- Cover additional infrastructure and service costs
- Ensure transparency and fairness



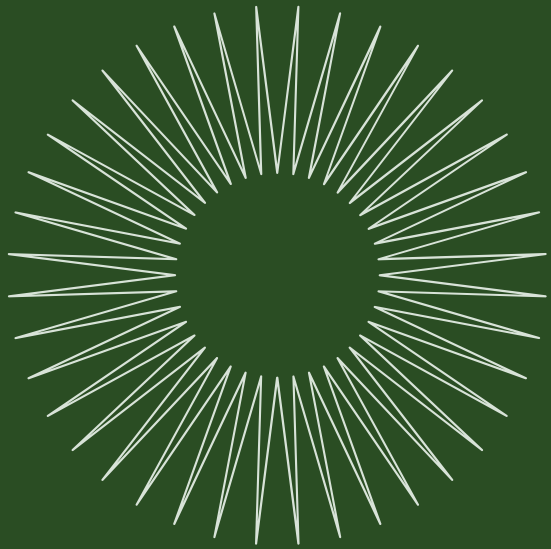
Local governments should retain the ability to use differentiated rates (Spot Rating under GRV) for solar farms and BESS facilities.

# Fair and Transparent Rating

Renewable developers will pay significant rates under our rating advocacy model.

This will help fund:

- roads
- community facilities
- local services

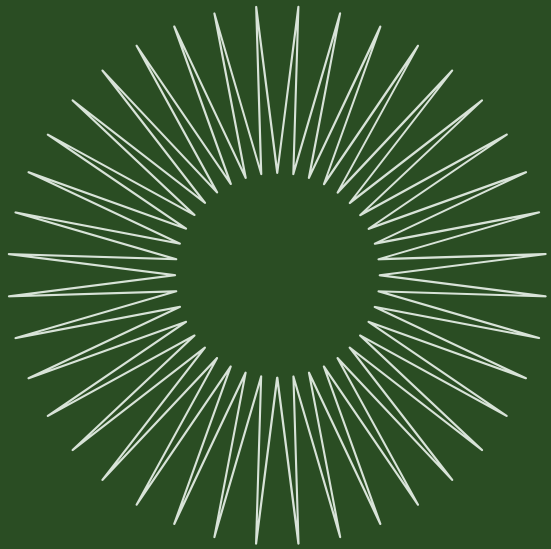


**These projects will pay their fair share — reducing pressure on current and future ratepayers.**

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# The Shire's Role

We aim to protect community interests through strong consultation, clear conditions, active monitoring, local housing solutions, strong and committed buy local policies and firm expectations of good neighbour behaviour.



We aim to ensure there is per reviewed information and from reliable sources.

**We can't choose the State's net-zero strategy, but we can ensure Narrogin's voice is strong.**

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# Our Renewables Information Website

[Website : https://www.narrogin.wa.gov.au/live/environment/renewable-energy-in-the-shire-of-narrogin.aspx](https://www.narrogin.wa.gov.au/live/environment/renewable-energy-in-the-shire-of-narrogin.aspx)

We urge you, whether you are a resident or neighbour, a host landowner, or business owner interested in competing for work, to check out our informative web content constantly being updated with valuable resources and content.



**The State chooses and approves the projects – we choose how strong Narrogin’s voice is. We’re fighting for the right outcomes—and we won’t settle for less.**

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# Thank you for your continued interest & engagement

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