



Development Services

**City of Albany
Policy**

DOMESTIC WIND TURBINES

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Objectives:

- 1) To encourage installation of domestic wind turbines for residential developments.**
- 2) To ensure that streetscape and local amenity values of the local area are not adversely affected through unacceptable visual or acoustic impacts from the operation of wind turbines.**
- 3) To introduce standards for the siting and development of renewable energy systems.**

Definitions

“Domestic Wind Turbine” - shall mean any wind energy system that is used to generate electricity for domestic energy consumption.

Scope

This policy applies to all land within the Residential, Tourist Residential, Special Residential, Rural Residential, General Agriculture and Priority Agriculture, Industrial, Conservation and Yakamia Creek zones in the area subject to Local Planning Scheme 1.

Policy Statement

Acceptable Development

Proposals that meet the acceptable criteria within Table 1 will not require planning scheme consent to be issued, as they are deemed acceptable, however a building licence will be required to be submitted.

Requirement for Planning Scheme Consent

Proposals that do not meet all the acceptable development provisions as set out in Table 1 will require planning scheme consent before the system is installed, and will be referred to adjoining properties as per the consultation requirements of the Planning Processes Guidelines.

Information and Justification to be provided

Where an application for Planning Scheme Consent is required the following information/justification will be required to be submitted:

- 1) Site plan showing all boundaries, proposed position and setbacks of the turbine, lot number, dimensions, contours, north point and street names.
- 2) Details of all buildings on any adjoining properties.
- 3) Details of the turbine including purpose for the system, capacities/volumes, information on noise and visual impacts on adjoining properties and public roads, streetscape etc.
- 4) Except in General Agriculture and Priority Agriculture and conservation zones a photomontage image being provided providing a visual perspective of the turbine from the streetscape.

Compliance with Environmental Protection (Noise) Regulations 1997

Proponents must ensure that the installation, maintenance and operation of the turbine effectively minimises any impacts, particularly visual and/or noise generation and does not exceed the prescribed limits in the *Environmental Protection (Noise) Regulations* or other relevant legislation. If in the opinion of Council, the system or its use is causing nuisance or annoyance to neighbours or owner/occupiers of the land in the vicinity of the approved use, Council may under its planning scheme controls require the turbine to be modified to remove the nuisance or annoyance.

TABLE 1 - ACCEPTABLE DEVELOPMENT CRITERIA

Size, Siting and Amenity	Total Height	Noise	Setbacks
<ul style="list-style-type: none"> • Is a domestic wind energy system. • Is not located between front of building and street or is within the approved building envelope. • The turbine is fitted with an automatic and/or manual braking system or over speed protection device. • The generator, blades and tower structure shall be made of non-reflective materials or coloured, toned or painted to reduce reflection into adjoining properties. • Electrical components and wiring shall not be visible from adjoining properties or public road etc. • Any system that connects to the electricity or water supply shall comply with the requirements of the relevant government agency. • In the General Agriculture and Priority Agriculture Zone, has a capacity of 5kW or less. 	<p><u>Pole or Tower Mounted:</u></p> <ul style="list-style-type: none"> • 6m (maximum) in Residential and Tourist Residential zones; • 9m (maximum) in Special Residential Zones; • 12m (maximum) in Special General Agriculture and Priority Agriculture and Conservation Zones and General Agriculture and Priority Agriculture lots under 2 hectares. • 15m (maximum) on General Agriculture and Priority Agriculture lots over 2 hectares. <p><u>Roof Mounted:</u> 2m above roof (maximum).</p>	<p>Comply with <i>Environmental Protection (Noise) Regulations 1997</i>. (Note: In the event of Council receiving neighbourhood noise complaints, the applicant will be responsible for providing evidence from a suitably qualified acoustic consultant to prove the system's compliance with the EP Noise Regulations).</p>	<p><u>Pole or Tower Mounted:</u> To be setback from side and rear boundaries equal to the total height of the system as a minimum, and must be within allocated building envelope where applicable.</p> <p><u>Roof Mounted:</u> To be setback a minimum of 7.5m from any major opening of any building.</p>