



LG Ref: P063/22
DAP Ref: DAP/22/02230
Enquiries: (08) 6551 9919

Mr Aniruddha Deshpande
Neoen Australia Pty Ltd
Level 6/16 Marcus Clarke Street
CANBERRA WA 2601

Dear Mr Deshpande

REGIONAL JDAP - SHIRE OF CHITTERING - DAP APPLICATION - P063/22 - DETERMINATION

Property Location:	Lot 2364 Byrne Road, Muchea
Application Details:	Proposed Utility Scale Battery Energy Storage System

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the Shire of Chittering on 13 May 2022 for the above-mentioned development.

This application was considered by the Regional JDAP at its meeting held on 22 November 2022, where in accordance with the provisions of the Shire of Chittering Local Planning Scheme No. 6, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Jake Whistler on behalf of the Shire of Chittering on (08) 9576 4600.

Yours sincerely,

DAP Secretariat

24 November 2022

Encl. DAP Determination Notice
Approved Plans

Cc: Ms Jake Whistler
Shire of Chittering



Planning and Development Act 2005

Shire of Chittering Local Planning Scheme No. 6

Regional Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 2364 Byrne Road, Muchea

Application Details: Proposed Utility Scale Battery Energy Storage System

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 22 November 2022, subject to the following:

Approve DAP Application reference DAP/22/02230 and accompanying plans (MUBP–GN-LAY-80-00-0001 Revision C; MUBP-GN-ELV-80-00-0001 Revision B; MUBP-GN-LAY-80-00-0001; MUBP-ES-GNA-86-94-0001; Proposed Storage Warehouse Floor Plan) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, subject to the following conditions:

Conditions:

1. The development shall be generally in accordance with the approved plans and the application as submitted which includes the *Muchea Battery Energy Storage System Planning Report (April 2022)*.
2. A construction management plan shall be prepared and approved by the Shire of Chittering prior to the commencement of any works on-site. The approved Construction Management Plan shall be implemented at all times during the civil works/construction of the proposed development to the satisfaction of the Shire.
3. Byrne Road shall be suitably upgraded to the Shire of Chittering specifications to cater for the construction vehicles associated with the proposed development prior to the commencement of any works occurring on-site, to the satisfaction of the Shire.
4. A landscaping plan shall be submitted to the Shire and approved prior to the commencement of any works on-site. The approved Landscaping Plan shall be implemented to the satisfaction of the Shire prior to the operation and/or use of the proposed development and the landscaping maintained in perpetuity.
5. A pipeline risk management plan shall be prepared at the full cost of the proponent in consultation with the owner of the Neerabup Gas Transfer Station and approved by the Shire, prior to the commencement of any works on-site. The management measures contained within the approved Pipeline Risk Management Plan shall be implemented and maintained in perpetuity to the satisfaction of the Shire.



6. A notification pursuant to Section 70A of the Transfer of Land Act 1893 (as amended) is to be placed on the Certificate of Title of the lot stating the following:

“This land is within a bushfire prone area as designated by an order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. The management measures within the Bushfire Management Plan are required to be implemented at all times.”

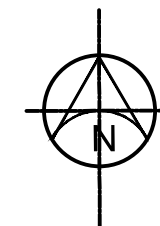
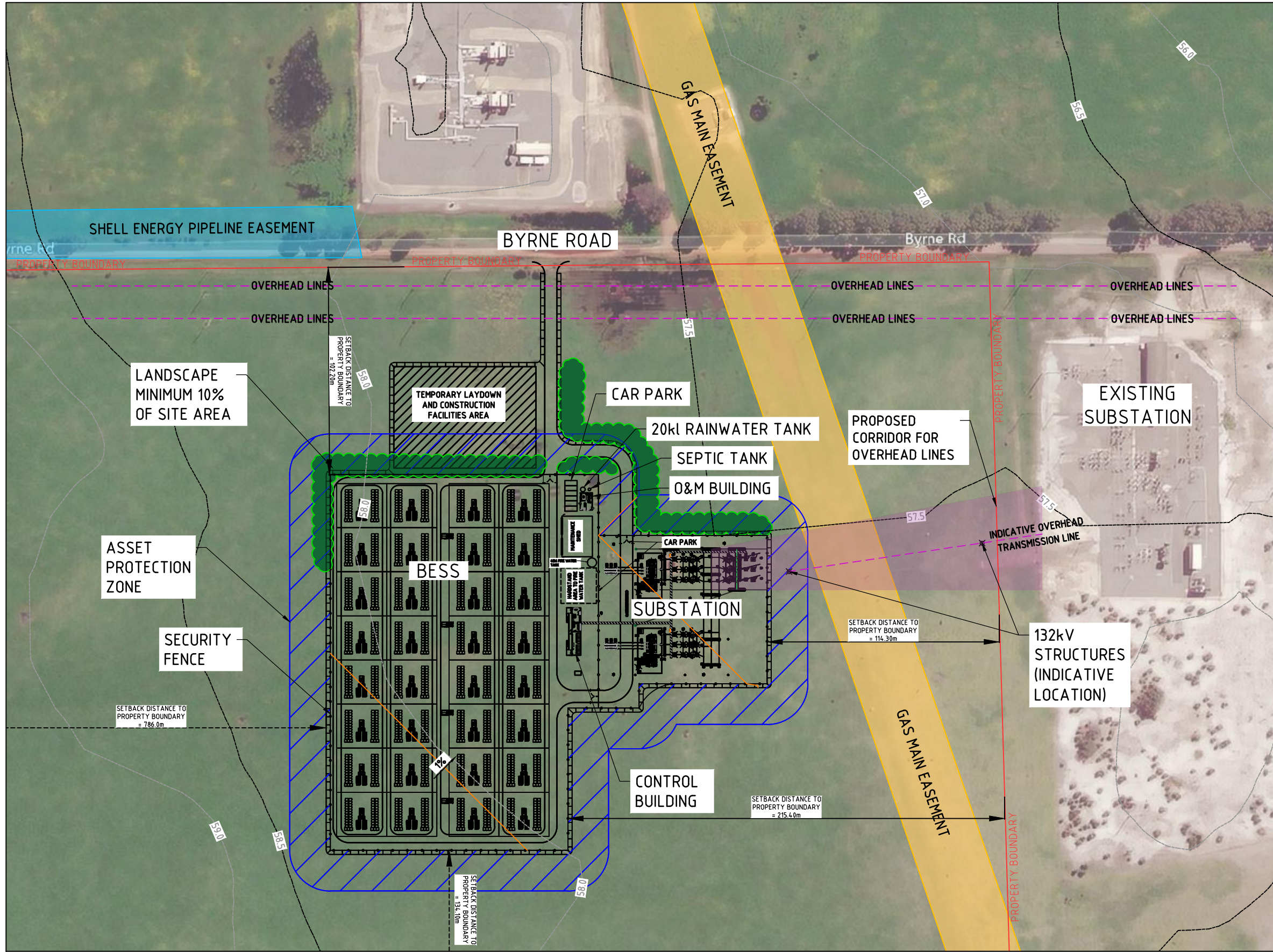
The notification shall be placed on the Certificate of Title of the lot prior to the operation and/or use of the proposed development to the satisfaction of the Shire, at the full cost of the proponent.
7. All management measures contained within the Bushfire Management Plan dated 7/11/2022 shall be implemented prior to the operation and/or use of the proposed development to the satisfaction of the Shire, and maintained in perpetuity.
8. The Bushfire Emergency Information Poster prepared by Bushfire Prone Planning dated 7 November 2022 shall be displayed within the approved site office prior to the operation and/or use of the proposed development to the satisfaction of the Shire, and maintained in perpetuity.
9. An emergency management plan shall be prepared in accordance with Australian Standard 3745-2010 for the construction and commissioning phase of the proposed development and approved by the Shire prior to the commencement of any works on-site. The approved Emergency Management Plan shall be implemented for the entire construction and commissioning phase of the proposed development to the satisfaction of the Shire.
10. A stormwater management plan shall be prepared and approved by the Shire prior to the commencement of any works on-site. The approved Stormwater Management Plan shall be implemented to the satisfaction of the Shire prior to the operation and/or use of the proposed development and maintained in perpetuity.
11. All lighting installed and operated as part of the proposed development shall conform to Australian Standard 4282: ‘Control of the obtrusive effects of outdoor lighting’ at all times to the satisfaction of the Shire.
12. A Site and Soil Evaluation prepared in accordance with AS/NZS 1547 – On-site domestic wastewater management by a suitably qualified consultant shall be submitted to the Shire to identify the most appropriate method for wastewater disposal associated with the proposed development, prior to the commencement of any works on-site. Any wastewater system installed on-site associated with the proposed development shall conform to the recommendations of the submitted Site and Soil Evaluation.



Advice Notes

1. The proponent is advised of the requirement for a Section 41 approval to be obtained under the *Dampier to Bunbury Pipeline Act 1997* for any works within the Dampier to Bunbury Natural Gas Pipeline corridor. Detail on the application requirements can be accessed from the Department of Planning, Lands and Heritage.
2. The proponent is advised that the proposed development is located within a sewage sensitive area as defined by the Government Sewerage Policy. An application for a waste water system will need to be accompanied with a site and soil evaluation prepared by a suitably qualified consultant. Additionally, the Shire requires that a waste water disposal system installed on this Lot will need to be a secondary treatment system with nutrient removal capabilities.
3. With regard to the construction management plan, the applicant is advised that the following, at a minimum, should be addressed;
 - Erosion and sedimentation management;
 - Construction waste and litter management;
 - Noise management;
 - Dust management; and
 - Traffic management.
4. With regard to the upgrade of Byrne Road, the applicant is advised to contact the Shire of Chittering regarding the required upgrades to Byrne Road and to obtain the necessary approvals. The applicant is advised that the required upgrade to Byrne Road relates to the unsealed gravel section.
5. With regard to the stormwater management plan, the applicant is advised that water treatment measures shall be incorporated into the stormwater design, which can include the use of biofiltration.
6. With regard to the Emergency Management Plan, the applicant is advised that this Plan should address the fire risk during the construction phase of the development and should ensure that fire protection systems and equipment should be installed at the earliest possible stage of construction.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.



DATUM: GDA94
PROJECTION: MGA ZONE 50

LOCATION:
LOT 2364 ON DP124489 - BYRNE ROAD, MUCCHA WA.

- NOTES:**
1. ALL DIMENSIONS ARE IN METERS.
 2. INDICATIVE LAYOUT, SUBJECT TO OEM SELECTION AND PLANT GRID CONNECTION REQUIREMENTS.
 3. REFER TO BASIS OF DESIGN REPORT 3499234-DOW-RPT-DM-0001
 4. THE OVERHEAD TRANSMISSION LINE CONNECTING THE BATTERY INFRASTRUCTURE INTO THE EXISTING MUCCHA SUBSTATION IS INDICATIVE ONLY. CONNECTION ARRANGEMENT/UPGRADES (IF ANY) ARE BEING ASSESSED BY WESTERN POWER AND WILL BECOME A PART OF CONNECTIONS PROCESS.

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

22-Nov-2022

SCALE 1:1000

CONCEPT
NOT FOR
CONSTRUCTION

DRAWING TO BE SCALED FROM A1 SHEET
DRAWING TO BE PRINTED IN COLOUR

PLEASE NOTE

The information contained herein remains the property of Downer Utilities and is to be used only in conjunction with the performance of work for Downer Utilities. Reproduction in whole or part without written permission is expressly forbidden.



REV No.	REVISION DESCRIPTION	DRAWN BY	CHECKED BY	APPR'D BY	DATE
C	ADDING SETBACK DISTANCES	IS	AB	FH	21/03/2022
B	UPDATED	IS	AB	FH	04.03.2022
A	ISSUED FOR CONCEPT DESIGN	IS	AB	FH	10.02.2022

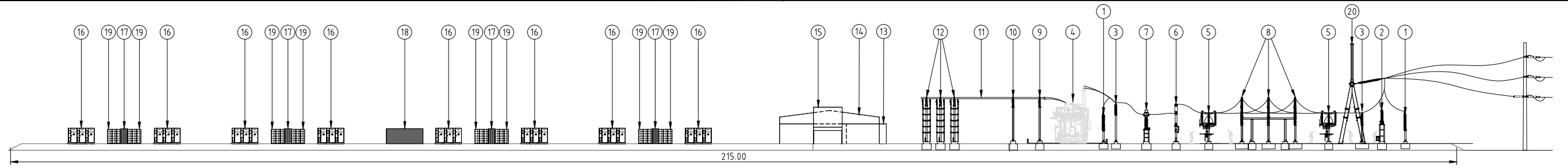


CLIENT: NOEON	PROJECT NUMBER: 3499234
DRAWN BY: LSEIF	DATE: 04.03.2022
DESIGNED BY: F.HUOT	DATE: 17.12.2021
DRG. CHECKED BY: A.BOOL	DATE: 04.03.2022
DES. CHECKED BY: H.GEBREMARUM	DATE: 17.12.2021
CAD FILE No: MUBP-GN-LAY_ELEV-80-00-0001.dwg	APPROVED: AB
	DATE: 10.02.2022

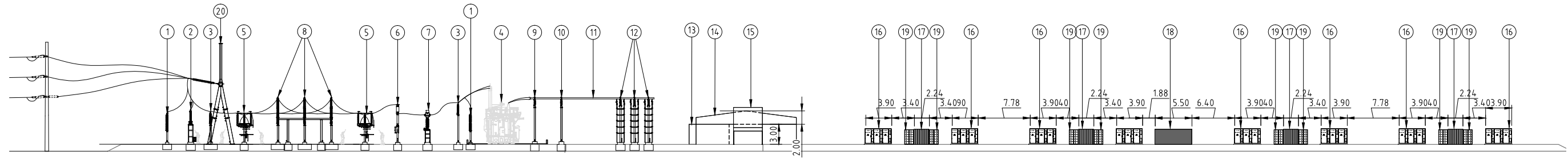
PROJECT NAME: MUCCHA BATTERY ENERGY STORAGE SYSTEM	SHEET SIZE: A3
TITLE: MUCCHA BESS 200 MW/400 MWh BATTERY PLANT CONCEPT LAYOUT	REVISION: C
DRAWING No: MUBP-GN-LAY-80-00-0001	

FILE C:\Users\Nolan.Self\OneDrive\Muccha\BESS-GN-LAY_ELEV-80-00-0001.dwg

PLOT DATE: 24 March, 2022 - 11:39pm



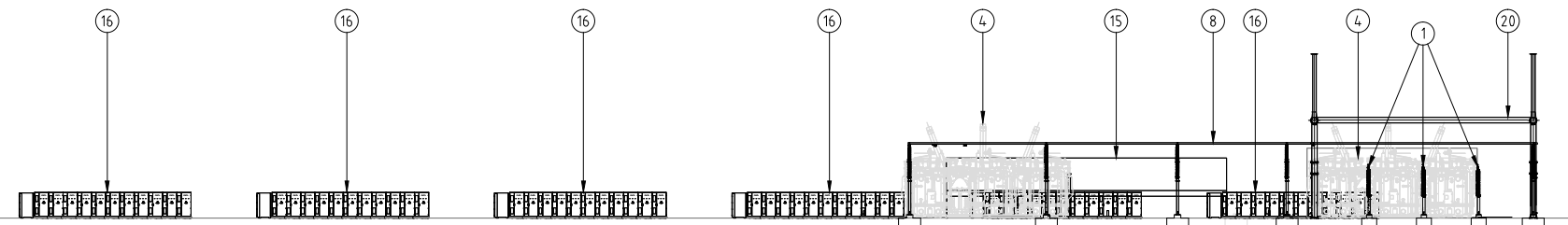
SOUTH ELEVATION
SCALE 1:300



NORTH ELEVATION
SCALE 1:300

NOTES:
1. ALL DIMENSIONS ARE IN METERS.

ITEM	EQUIPMENT	TYPICAL HEIGHTS (mm) - INCLUDING SUPPORT STRUCTURE	NOTES
1	132kV SURGE ARRESTER	4200	-
2	VOLTAGE TRANSFORMER 132kV THREE PHASE	4800	-
3	132kV POST INSULATOR	4500	-
4	POWER TRANSFORMER	8600	INCLUDING BUSHINGS
5	DISCONNECTOR 132kV	4600	-
6	LIVE TANK CIRCUIT BREAKER 132kV	5700	-
7	CURRENT TRANSFORMER 132kV THREE PHASE	4800	-
8	132kV BUSBAR	6600	-
9	33kV SURGE ARRESTER	6600	-
10	33kV POST INSULATOR	6600	-
11	33kV BUSBAR	6600	-
12	33kV CABLE SEALING ENDS	6600	-
13	O&M BUILDING	3000	-
14	MAINTENANCE SHED	5000	-
15	CONTROL BUILDING	5500	-
16	BATTERY BANK	2350	-
17	POWER SKID	2300	-
18	AUXILIARY TRANSFORMER	2300	-
19	PCS	2200	-
20	132kV GANTRY	16000	-

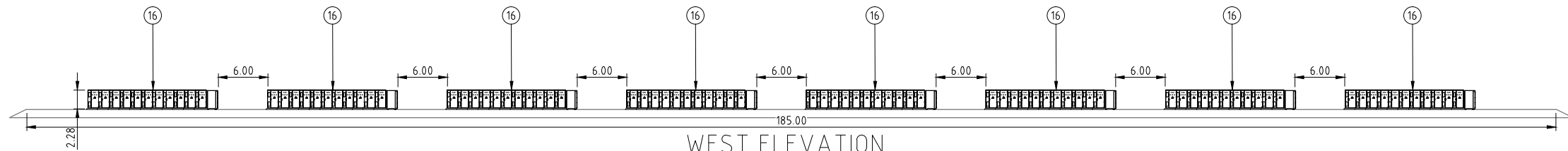


EAST ELEVATION
SCALE 1:300

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

22-Nov-2022



WEST ELEVATION
SCALE 1:300

CONCEPT

**NOT FOR
CONSTRUCTION**

DRAWING TO BE SCALED FROM A1 SHEET

DRAWING TO BE PRINTED IN COLOUR

PLEASE NOTE

The information contained herein remains the property of Downer Utilities and is to be used only in conjunction with the performance of work for Downer Utilities. Reproduction in whole or part without written permission is expressly forbidden.



REV No.	REVISION DESCRIPTION	DRAWN BY	CHECKED BY	APPR'D BY	DATE
B	UPDATED	IS	AB	FH	04/03/2022
A	ISSUED FOR CONCEPT DESIGN	IS	AB	FH	30.02.2022



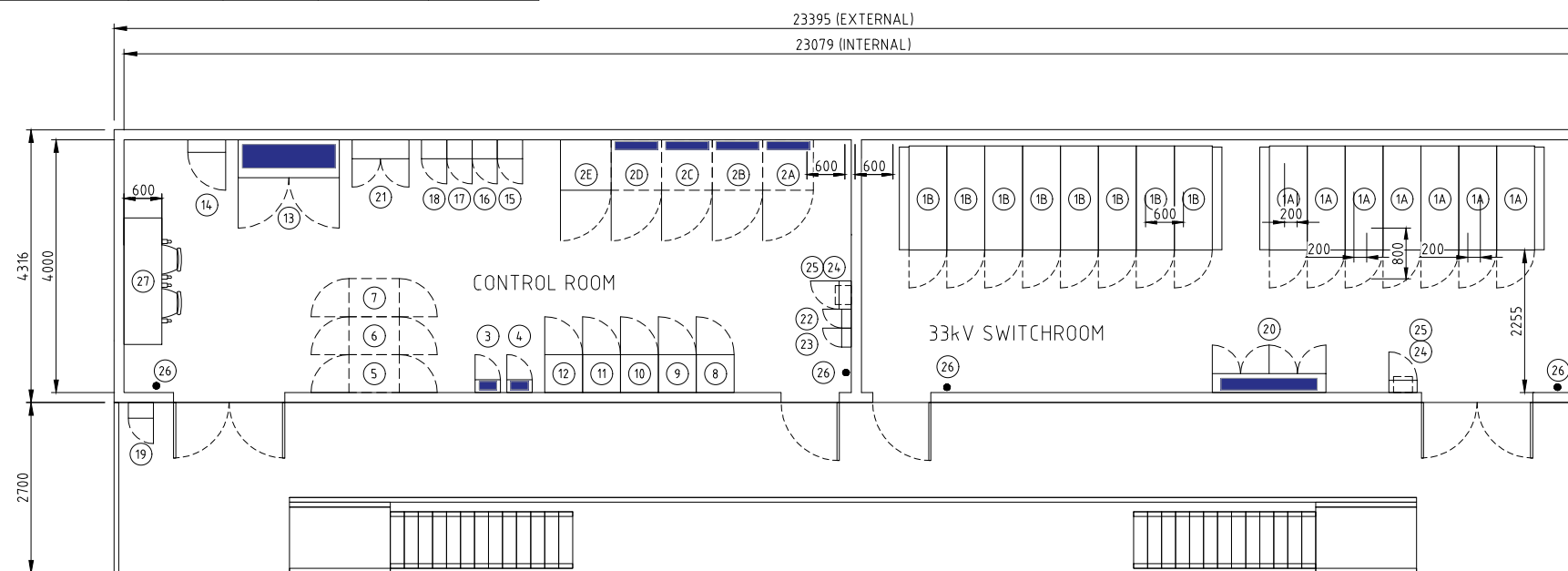
CLIENT: NOEON	PROJECT NUMBER: 34,99234	PROJECT NAME: MUCHEA BATTERY ENERGY STORAGE SYSTEM
DRAWN BY: I.SEIF	DATE: 04/03/2022	DESIGNED BY: F.HUOT
DRG. CHECKED BY: A.BOOL	DATE: 04/03/2022	DATE: 17.12.2021
CAD FILE No: MUBP-GN-LAY_ELEV-80-00-0001.dwg	DES. CHECKED BY: H.GEBREMARUM	DATE: 17.12.2021
APPROVED: F.HUOT	DATE: 10.02.2022	SCALE: 1:SCALE
DRAWING No: MUBP-GN-ELV-80-00-0001		REVISION: B
SHEET SIZE: A3		

SWITCHROOM EQUIPMENT TABLE						
ITEM No.	QTY	DESCRIPTION	WIDTH (mm)	DEPTH (mm)	HEIGHT (mm)	HEAT OUTPUT (W)
1A	7	33kV SWITCHBOARD 8DA10 (SECTION 1)	600	1645	2570	TBC
1B	8	33kV SWITCHBOARD 8DA10 (SECTION 2)	600	1645	2570	TBC
2	5	PROTECTION & CONTROL PANELS	800	800	2300	100
3	1	FOBOT PANEL - OPGW (WALL MOUNTED)	400	200	600	50
4	1	FOBOT PANEL - INTERFACE (WALL MOUNTED)	400	200	600	50
5	1	COMMUNICATIONS PANEL (SUPPLIED BY OTHERS)	600	800	2300	(1000 - TBC)
6	1	SCADA EQUIPMENT PANEL (SUPPLIED BY OTHERS)	600	800	2300	(1000 - TBC)
7	1	IT SERVER EQUIPMENT PANEL(SUPPLIED BY OTHERS)	600	800	2300	(1000 - TBC)
8	1	230V AC No.1 UPS SUPPLY (4kW)	600	600	2400	750
9	1	125V DC No.1 BATTERY CHARGER PANEL	600	600	2400	750
10	1	125V DC No.1 BATTERY STRING PANEL	600	600	2400	250
11	1	125V DC No.2 BATTERY CHARGER PANEL	600	600	2400	250
12		125V DC No.2 BATTERY STRING PANEL				
13	1	415V AC No.1 MAIN SWITCHBOARD (CHANGE-OVER)	1800	600	2200	500
14	1	415V AC SUB-MAIN BOARD/PANEL (LIGHT & POWER)	600	200	800	100
15	1	230V AC UPS DISTRIBUTION BOARD/PANEL	400	300	800	50
16	1	125V DC No.1 DISTRIBUTION BOARD/PANEL	400	300	800	50
17	1	125V DC No.2 DISTRIBUTION BOARD/PANEL	400	300	800	50
18	1	48V DC AUXILIARY DISTRIBUTION BOARD/PANEL	400	300	800	250
19	1	SUBSTATION YARD LIGHTS CONTROL PANEL (IP55)	400	300	600	50
20	1	CABLE TERMINATION CUBICLE - 4 STRIP	1800	300	2100	-
21	1	CABLE TERMINATION CUBICLE - 2 STRIP				
22	1	HVAC CONTROL SYSTEM	300	150	400	100
23	1	BUILDING ACCESS CONTROL SYSTEM	300	150	400	50
24	2	FIP	450	192	650	100
25	2	VESDA	300	250	80	50
26	4	FIRE EXTINGUISHER	TBC	TBC	TBC	-
27	1	DESK & 2 CHAIRS	2000	600	700	-

PROTECTION & CONTROL PANEL TABLE	
ITEM No.	DESCRIPTION
2A	RESERVED FOR 330kV PANELS (SUPPLIED BY OTHERS)
2B	RESERVED FOR 330kV PANELS (SUPPLIED BY OTHERS)
2C	RESERVED FOR 330kV PANELS (SUPPLIED BY OTHERS)
2D	RESERVED FOR 330kV PANELS (SUPPLIED BY OTHERS)
2E	33kV QUALITY OF SUPPLY & METERING CABINET

NOTES:

- ELEVATED BUILDING PROVIDED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND NCC REQUIREMENTS.
- BUILDING SUPPORT STRUCTURES TO HAVE A MINIMUM HEIGHT OF 1500mm.
- BUILDING INTERNAL CEILING HEIGHT TO BE MINIMUM 3200mm FROM FLOOR.
- FLOORS, WALLS, AND CEILINGS TO PROVIDE A MINIMUM FRL OF 120/120/120 OUTSIDE TO INSIDE.
- DOORS TO PROVIDE A MINIMUM FRL OF 120/120/120.
- ALL FLOOR, WALL AND CEILING PENETRATIONS TO RESPECT FRL RATING UNLESS EXPLICITLY PROVIDED FOR VENTING PURPOSES.
- WALLS AND CEILING TO BE INSULATED TO A MINIMUM OF R2.5 FITTED TO THE INNER AND OUTER SKIN OF THE WALLS AND CEILING.
- MAIN EARTH BAR LOCATED UNDER SWITCHROOM BUILDING FLOOR, TO BE CONNECTED AT TWO POINTS TO THE SUBSTATION EARTH GRID.
- A LOW RESISTANCE ELECTRICAL CONNECTION (>70mm² GREEN/YELLOW PVC INSULATED) SHALL BE PROVIDED BETWEEN THE LIGHTNING SPIRES AND THE MAIN EARTH BAR.
- STAIRWAY, HANDRAIL AND PLATFORM DIMENSIONS SHALL BE AS PER AS1657. ALL HANDRAILS TO BE REMOVABLE TYPE.
- ALL DOORS TO BE FITTED WITH PANIC BARS. EXTERNAL DOORS TO UTILISE DEAD BOLT LOCKS KEYED TO SUIT PROJECT REQUIREMENTS.
- FLOOR TOLERANCE ±1mm IN ALL DIRECTIONS UNDER 33kV SWITCHGEAR PANELS AND A MAXIMUM OF ±3mm OVER THE ENTIRE SWITCHBOARD LENGTH FOR 1M IN FRONT OF SWITCHBOARD.
- STAIRS TO EXTEND TO A CONCRETE LANDING PROVIDED SEPARATELY AS PER AS1657.
- WEATHERHOOD TO BE INSTALLED ABOVE ALL EXTERNAL DOORS. INSTALLATION TO BE COMPLETED ON SITE.
- BUILDING IDENTIFICATION AND MARKING TO BE PROVIDED AS PER AS2067 REQUIREMENTS.
- CUBICLES/CABINETS WITH ██████ REPRESENT BOTTOM ENTRY CABLE ZONES.

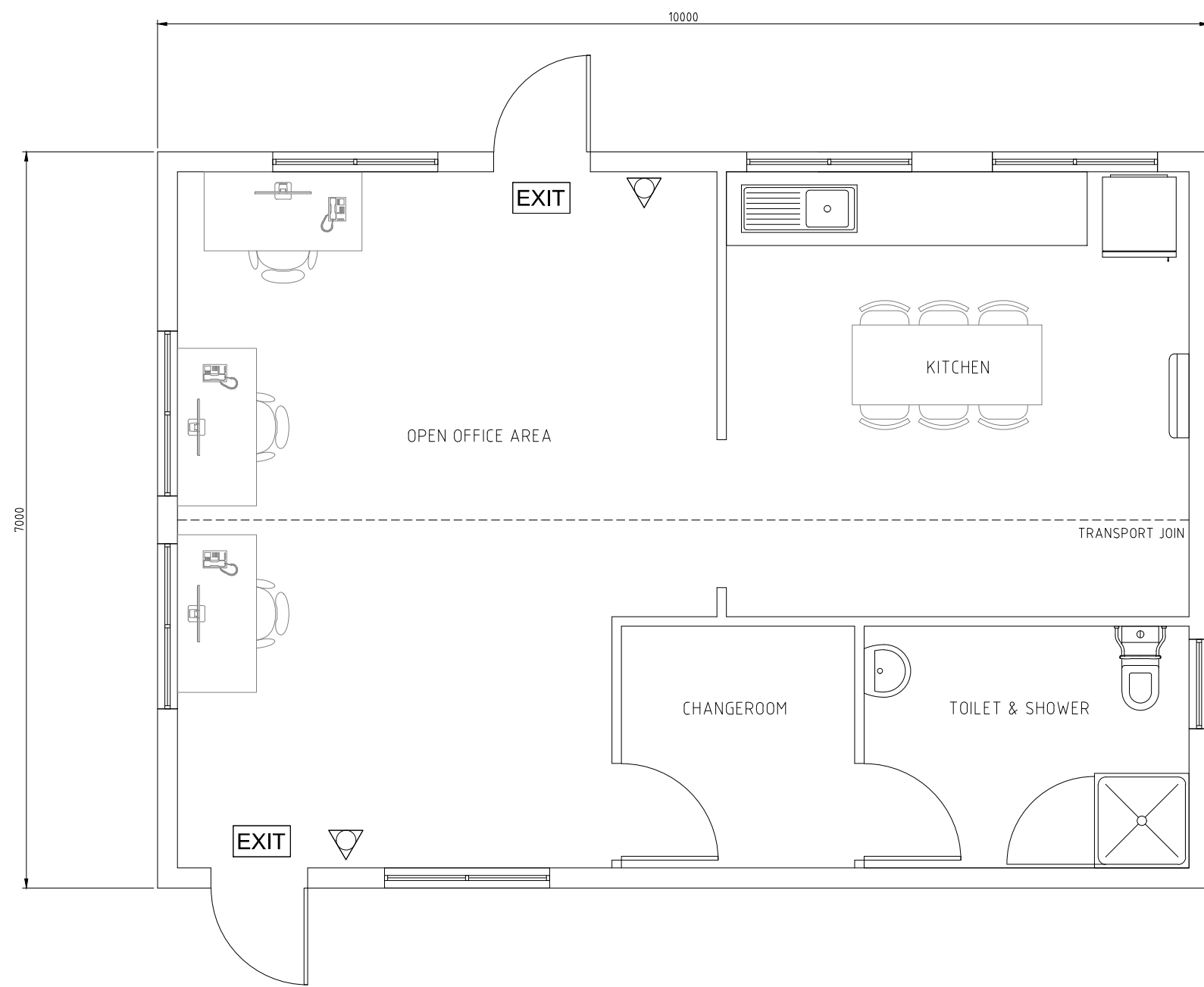


33kV SWITCHROOM & CONTROL ROOM GENERAL ARRANGEMENT
SCALE 1:50

CONCEPT
NOT FOR
CONSTRUCTION

DRAWING TO BE SCALED FROM A1 SHEET	DRAWING TO BE PRINTED IN COLOUR						CLIENT: NOEON	PROJECT NUMBER: 34 99234	PROJECT NAME: MUCHEA BATTERY ENERGY STORAGE SYSTEM		SHEET SIZE: A3
			PLEASE NOTE The information contained herein remains the property of Downer Utilities and is to be used only in conjunction with the performance of work for Downer Utilities. Reproduction in whole or part without written permission is expressly forbidden.	A ISSUED FOR CONCEPT DESIGN REV No. REVISION DESCRIPTION	IS AB FH DRAWN BY CHECKED BY APPR'D BY	10.02.2022 DATE	DESIGNED BY: F.HUOT DATE: 17.12.2021 DES. CHECKED BY: H.GEBREMARUM DATE: 17.12.2021	TITLE: MUCHEA BESS 200 MW/400 MWh BATTERY PLANT CONTROL ROOM LAYOUT	CAD FILE No: MUBP-ES-GNA-84-94-0001.dwg APPROVED: F.HUOT DATE: 10.02.2022	SCALE: 1:SCALE DRAWING No: MUBP-GN-LAY-80-00-0001	

PLOT DATE: 04 March 2022 - 4:18pm
 C:\Users\mike.spr\Desktop\mucbea\mubp-ES-gna-84-94-0001.dwg



**DEVELOPMENT
ASSESSMENT PANEL**
APPROVED
 22-Nov-2022

BUILDING LAYOUT
SCALE 1:25

CONCEPT
 NOT FOR
 CONSTRUCTION

DRAWING TO BE SCALED FROM A1 SHEET
 DRAWING TO BE PRINTED IN COLOUR
PLEASE NOTE
 The information contained herein remains the property of Downer Utilities and is to be used only in conjunction with the performance of work for Downer Utilities. Reproduction in whole or part without written permission is expressly forbidden.



REV No.	REVISION DESCRIPTION	IS DRAWN BY	AB CHECKED BY	FH APPR'D BY	DATE
A	ISSUED FOR CONCEPT DESIGN	IS	AB	FH	10.02.2022



CLIENT: NOEON	PROJECT NUMBER: 34 99234	PROJECT NAME: MUCHEA BATTERY ENERGY STORAGE SYSTEM	
DRAWN BY: J.SEIF	DATE: 10.02.2022	DESIGNED BY: F.HUOT	DATE: 17.12.2021
DRG. CHECKED BY: A.BOOL	DATE: 10.02.2022	DES. CHECKED BY: H.GEBREMARUM	DATE: 17.12.2021
CAD FILE No: MUBP-ES-GNA-86-94-0001.dwg	APPROVED: F.HUOT	DATE: 10.02.2022	SCALE: 1:SCALE
		DRAWING No: MUBP-ES-GNA-86-94-0001	SHEET SIZE: A3
		REVISION: A	

I:\C:\Users\maha.Spr\Desktop\mucnea\mubp-ES-gna-86-94-0001.dwg
 PLOT DATE: 04 March 2022 - 4:19pm

Proposed Storage Warehouse Floor Plan

