



Battery Energy Storage System Development Application

Cooljarloo Energy Park BESS

DC Project SPV1 PTY Ltd as Trustee for DC Project Trust 1

Prepared by:

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Basis of Report

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Acronyms and Abbreviations

AC Skid	Alternating Current Skid
BESS	Battery Energy Storage System
BMP	Bushfire Management Plan
CEMP	Construction Environmental Management Plan
DC	Direct Current
EAR	Environmental Assessment Report
EMS	Environmental Management System
LPS 7	Local Planning Scheme No. 7
SWIS	South West Interconnected System
TIS	Transport Impact Statement
WAPC	Western Australian Planning Commission



Executive Summary

This report has been prepared on behalf of DC Project SPV1 PTY Ltd as Trustee for DC Project Trust 1 in support of an application for development approval for a Battery Energy Storage System (BESS) and associated infrastructure for the Cooljarloo Energy Park. The Cooljarloo Energy Park is proposed within the Tronox Cooljarloo Mine located approximately 170 kilometres north of Perth and 22 kilometres northwest of Cervantes, within the Shire of Dandaragan.

The Tronox Cooljarloo Mine is owned and operated by Tronox Management Pty Ltd under Mining Lease M70/1398. The proposed BESS and associated infrastructure is sited on a mix of freehold (Lot 3 on Deposited Plan 408189) and Crown (Lot 306 on Deposited Plan 54549) land. In March 2025 Tronox applied for a diversification lease as an innovative land tenure arrangement covering the portion of the Proposal that comprises crown land. The Diversification Lease, granted under the *Land Administration Act 1997*, is a unique land access instrument designed to ensure the co-existence of tenure instruments and associated land uses, including mining and renewable energy generation and storage.

The Proposal comprises a utility-scale BESS facility with indicative capacity of approximately 169 MW / 1,447 MWh (18 x 10MVA / 80MWh BESS Modules). In addition, the Proposal includes the construction of an overhead transmission line connection to the Cataby substation, substation upgrade, operations and maintenance building, and ancillary infrastructure including a concrete batching plant, laydown area, access roads and car parking. The Proposal footprint covers approximately 23.75 hectares and is predominantly located on land highly modified by historic and ongoing mining activities.

Connecting to the Cataby substation, the Proposal will be used to store electricity during periods of excess generation and discharge electricity during periods of increased demand. The proposed BESS will help to improve the reliability, resilience and flexibility of the South West Interconnected System.

The Proposal is strategically located, being within an operational mining area and having access to existing infrastructure and proximity to the Cataby substation. The location has been selected to maximise the use of disturbed and previously cleared land, avoid and minimise impacts to native vegetation and fauna habitat, and maintain appropriate separation to mining operations. The supporting environmental assessment report confirms that the Proposal can be accommodated within the existing modified mining setting, subject to the implementation of appropriate mitigation and management measures including a Construction Environmental Management Plan, and relevant environmental approvals and operational environmental management measures. The Proposal is also supported by technical traffic, bushfire and noise assessments which confirm adverse amenity impacts will either be avoided or can be appropriately mitigated.

This planning report includes an assessment against the relevant State and local planning framework which confirms that the Proposal is consistent with the strategic intent to foster renewable energy infrastructure and energy storage within Western Australia. The Proposal also satisfies the applicable land use objectives and development requirements under Shire of Dandaragan Local Planning Scheme No. 7 and Local Planning Policy 6.

As the Proposal meets the requirements of the planning framework, it is respectfully requested that the Shire of Dandaragan approve the Proposal, subject to reasonable and standard conditions.



1.0 Introduction

This planning report has been prepared on behalf of DC Project SPV1 PTY Ltd as Trustee for DC Project Trust 1 in support of an application for development approval for a Battery Energy Storage System (BESS) facility and associated infrastructure (the Proposal) for the Cooljarloo Energy Park (CEP). The Proposal is located on a portion of the existing Tronox Cooljarloo Mine site comprising a mix of freehold (Lot 3 on Deposited Plan 408189) and crown (Lot 306 on Deposited Plan 54549) land (the subject site).

The proposed development comprises a utility-scale BESS facility, overhead powerline connection to the Cataby substation, substation upgrade, operations and maintenance building, and ancillary infrastructure including temporary construction facilities, laydown area, concrete batching plant, access roads and car parking. It has an indicative capacity of approximately 169 MW / 1,447 MWh (18 x 10MVA / 80MWh BESS Modules).

The Proposal forms part of Western Australia's ongoing transition towards a lower-emissions energy network and will provide critical BESS capacity to support the reliability and stability of the South West Integrated System (SWIS). The Proposal will store electricity during periods of surplus generation and discharge electricity during peak demand periods, supporting renewable energy generation and network resilience.

The development is proposed within the operational Cooljarloo Mine, which is owned and operated by Tronox. The site benefits from proximity to existing mining infrastructure, established access arrangements and the Cataby substation.

This report provides an overview of the proposed development and a planning assessment demonstrating the Proposal is capable of being approved under the relevant State and local planning framework.

The application is supported by:

- Certificate of Title (Appendix A)
- Development Plans (Appendix B)
- Environmental Assessment Report (Appendix C)
- Noise Impact Assessment (Appendix D)
- Transport Impact Statement (Appendix E)
- Bushfire Management Plan (Appendix F)

1.1 Background

The CEP is envisaged as a proposed multi-technology renewable energy development located at the Cooljarloo mine in Western Australia operated by Tronox Management Pty Ltd (Tronox).

The Cooljarloo Mine is an integrated mineral sands mining and processing facility that has been in continuous operations since 1989. The Cooljarloo mining lease cover 9,746 ha, of which 4,711 ha has been disturbed for mining to date. As mining for mineral sands progresses through the landscape, progressive pit backfilling and post-mining land rehabilitation continues behind the mining front. To date approximately 2,635 ha of land that was mined has been rehabilitated.

The CEP aims to repurpose the modified mining landscape for renewable energy purposes. The Proposal involves the redevelopment of a combination of mined land that has been re-



established with pasture, mined land that has been re-established with vegetation and land currently cleared for mining infrastructure (roads, laydowns, stockpiles).

The CEP forms part of Tronox's commitment to achieving carbon reduction targets by sourcing green power by 2030. The CEP will provide renewable energy to Tronox's Western Australian operations, including the Cooljarloo Mine and Tronox's six other grid-connected sites. The proponent for the CEP is Special Purpose Vehicle company, who will develop, construct and operate the CEP, with Tronox being the primary offtaker for the CEP. The CEP proposes to export any excess renewable electricity to the SWIS, via the Cataby sub-station.

2.0 Context

2.1 Regional Context

The subject site is located within the operational Cooljarloo Mine, approximately 170 kilometres north of Perth and 22 kilometres southeast of Cervantes, within the Shire of Dandaragan.

The surrounding locality comprises a mix of agricultural land, rural properties, conservation reserves, unallocated Crown land, Crown reserves, roads and infrastructure. Existing land uses in the vicinity of the Cooljarloo Mine include gas exploration, mining exploration, agricultural activities and traditional owner activities. The Cooljarloo Mine is well separated from major public population centres and significant tourist attractions.

2.2 Local Context

Being located within the footprint of the operational Tronox Cooljarloo Mine, the Proposal intentionally utilises disturbed and previously cleared areas where practicable.

The Proposal's surrounding locality comprises a mix of mining infrastructure, haul roads, workshops, rehabilitated and active mining areas, tailings storage facilities, stockpiles, agricultural land, rural properties, conservation reserves, unallocated Crown land, Crown reserves, roads and infrastructure.

The existing mining setting is appropriate for utility-scale energy infrastructure and minimises the potential for land use conflict with sensitive receptors. The nearest sensitive receptor being approximately 3 km to the south being the Billinue Community.

The Proposal is identified on the local context plan provided below in Figure 1 and Appendix B.





Figure 1: Local Context Plan

3.0 Subject Site

3.1 Property Details

The site, the subject site of this application, forms part of the land legally described as Lot 3 on Deposited Plan 408189 and Lot 306 on Deposited Plan 54549. Lot 3 is owned by Tronox Management Pty Ltd and has an area of approximately 1,034 ha. Lot 306 is owned by the State of Western Australia and has an area of approximately 29,261 ha. The existing Cooljarloo Mine spans both lots.

The Proposal occupies approximately 23.75 ha located north and west of the main Tronox Cooljarloo Mine main compound. The subject site is also located within the Rural zone (Lot 3) and Public Purpose – Unallocated Crown Land (UCL) reserve (Lot 306) under the Shire of Dandaragan Local Planning Scheme No. 7 (LPS 7).

The respective land ownership and property details are confirmed in Table 1.

Table 1: Subject site property details

Lot	Plan	Volume/Folio	Street Address	Registered Owner	Area
3	DP408189	2906/376	No Street Address	Tronox Management Pty Ltd	1,034ha
306	DP54549	LR3161/986	No Street Address	State of Western Australia	29,261ha



3.1.1 Certificate of Title Encumbrances and Notifications

The subject site has six encumbrances and notifications listed across both certificate of titles. One is relevant to the Proposal.

Lot 3:

- M157340 Memorial Contaminated Sites Act 2003 Registered 15/1/2013.

3.1.2 Mining Lease and Diversification Lease

Tronox holds the Mining Lease for the Cooljarloo Mine (M70/1398).

The Cooljarloo Mine and Proposal comprises a mix of Crown and private freehold land owned by Tronox. The Proposal's access over the Crown land is intended to be managed via a *Diversification Lease* granted under the *Land Administration Act 1997* (LAA). Diversification Leases are unique land access instruments, which have been specifically designed to co-exist with other tenure instruments such that multiple land uses can co-exist. Diversification Leases are designed for a range of land uses, including renewable energy generation and storage. The leases coexist with mining so that mining tenement holders will have a right of access to the land. Tronox applied for the Diversification Lease in March 2025. The CEP proponent will subsequently obtain a sub-lease of the Tronox Diversification Lease.

3.2 Subject Site Features

The Proposal occupies approximately 23.75 hectares within and adjacent to areas modified by historic and ongoing mining activities. The primary land uses within the development envelope include cleared areas, access roads, haul roads, workshops and rehabilitated areas associated with ongoing mining activities. There is minimal native vegetation within the development envelope. Surrounding land uses are predominantly agricultural, with the nearest residential sensitive receptor located approximately 3km south of the Proposal.

Environmental features associated with the site have been considered under the Environmental Assessment Report (Appendix C) which confirms the site is highly modified and suitable, subject to the implementation of the recommended environmental management measures.

The Environmental Features detailed within the EAR include:

- Land Use
 - Existing Tronox Cooljarloo Mine and surrounding rural land uses.
- Reserves and Conservation Areas
 - No reserves or conservation areas intersect with the Proposal.
- Climate
 - Similar climate to Perth.
- Topography
 - The Proposals developed areas (outside of connecting roads) are relatively flat sitting between 92m to 102m relative to Australian Height Datum (AHD).
- Regional Geology and Soils
 - The Bassendean System intersects with the Proposal and consists of sand dunes and sandplains with pale deep sand, semi-wet and wet soil.
 - The Proposal is considered possible to have acid sulfate soils.



- Subject site is listed as a potentially contaminated – investigation required.
- Hydrogeology
 - The Proposal intends to use 100,000 kl of ground water over an 18 month period.
 - The Proposal is not located within a Public Drinking Water Source Area.
- Hydrology
 - No surface water features or wetlands intersect with the Proposal.
- Flora and Vegetation
 - The Proposal intersects with 7.09ha of completely degraded to good condition vegetation, with the majority being degraded or completely degraded.
 - No threatened flora intersect with the Proposal.
 - One priority flora intersects with the Proposal.
 - 1.19ha of Threatened Ecological Community (TEC) and Priority Ecological Community (PEC) intersect with the Proposal.
 - The southern part of the Proposal intersects a Phytophthora dieback management area.
- Terrestrial Fauna
 - The Proposal does not intersect with black cockatoo breeding or roosting habitat.
 - 2.17 ha of black cockatoo foraging habitat with between negligible to very high quality intersects with the Proposal. However, detailed design will ensure required clearing will be less than 1ha.
- Bushfire
 - The Proposal intersects with bushfire prone areas.

4.0 Proposed Development

4.1 Background and Operational Needs

Western Australia's electricity network is undergoing significant transformation as increasing levels of renewable generation are integrated into the SWIS.

The Proposal provides critical infrastructure that improves network system reliability by storing electricity during periods of excess generation and discharging energy during periods of increased demand. These facilities support network stability, energy affordability, reduced greenhouse gas emissions and broader decarbonisation objectives.

The Cooljarloo Mine site is particularly suited to this form of infrastructure due to the presence of existing disturbed land, established mining infrastructure, existing access arrangements and proximity to the Cataby substation.

The proposed BESS will contribute to the reliability, resilience and security of Western Australia's electricity network while avoiding the need to locate equivalent infrastructure within more environmentally sensitive or residentially constrained locations.



4.2 Development Summary

Development approval is sought for the construction and operation of a BESS and associated infrastructure within Lot 3 on Deposited Plan 408189 and Lot 306 on Deposited Plan 54549.

The Proposal includes:

- 18 x BESS Modules, each containing 8x DC 'Battery' Containers (9.2m long, 2.4m wide, 3.3m high, similar in size to a 30 foot shipping container) and 1x AC 'Power' Skid (12.2m long, 2.4m wide, 2.9m high, similar in size to a 40 foot shipping container).
- Water run-off storage area
- Overhead powerline connecting the BESS to the Cataby substation
- Substation upgrade works
- Permanent Operations and Maintenance (O&M) Building
- Temporary construction site office
- Laydown area
- Concrete batching plant
- Access roads
- Car parking
- Fencing
- Associated electrical infrastructure.
- Stormwater to be managed on site by expanding on the existing stormwater infrastructure as required to accommodate the Proposal.

The 23.75 ha BESS development envelope is indicated in Figure 2 below and Appendix B.



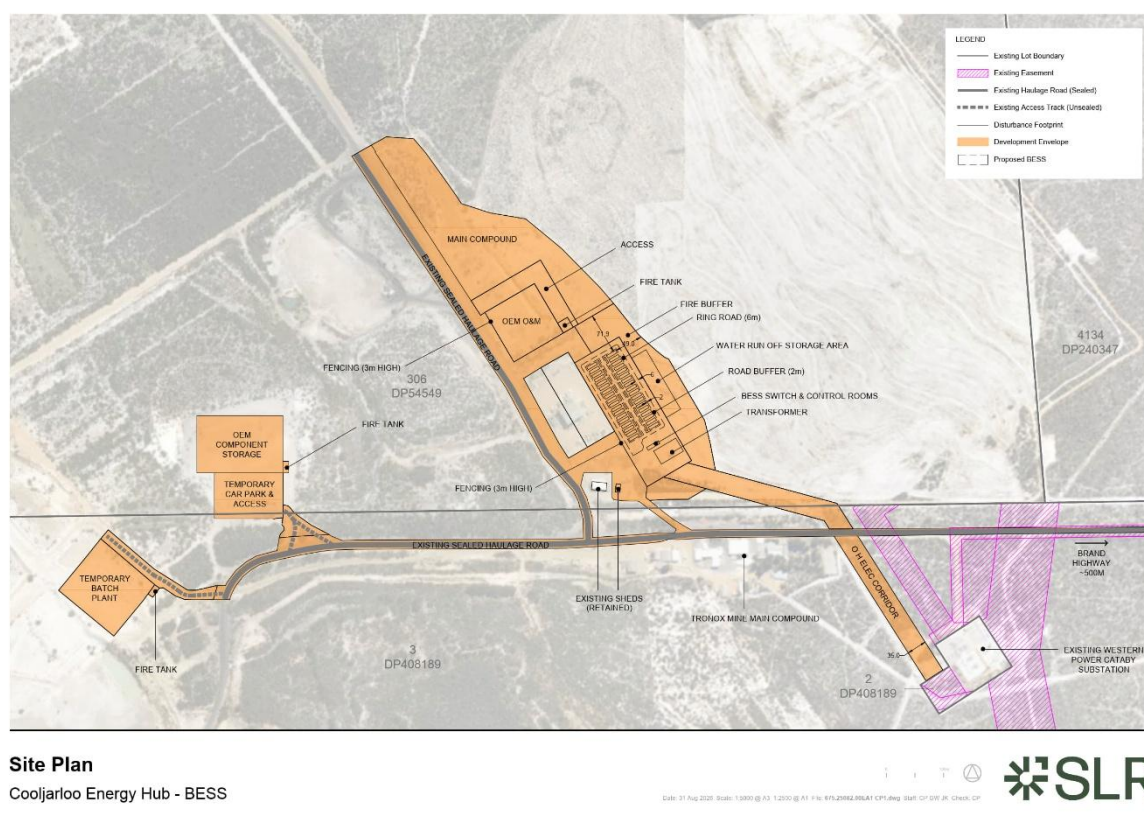


Figure 2: Site Plan

Approval is sought to construct the proposed development within the nominated development envelope. This will ensure flexibility during the detailed design phase, with the precise location of equipment and connection infrastructure to be finalised following detailed engineering design and network approval processes. In the event of development approval, it is proposed that a condition be imposed requiring a final site plan to be submitted to the Shire for endorsement prior to the commencement of development.

Table 2: Development Details

Specifications	Indicative Development Details
Location	Lot 3 on Deposited Plan 408189 and Lot 306 on Deposited Plan 54549, within the Tronox Cooljarloo Mine, Shire of Dandaragan
Development Envelope	The Proposal covers approximately 23.75ha development envelope located entirely within the existing Tronox Cooljarloo Mine footprint. The BESS has a maximum height of 3.3 m.
Existing Land Use	Operational mining area associated with the Cooljarloo Mine, including cleared land, haul roads, workshops, rehabilitated areas and mining infrastructure.
Project Scope	Construction and operation of a BESS and associated electrical infrastructure connected to Western Power's network.
Power Output	Approximately 169MW with greater than 8 hours of nameplate storage capacity.



Specifications	Indicative Development Details
Power Supply – Electrical Cabling and Upgrades	Connection to Western Power's SWIS via a new on site transformer within/adjacent to the existing on site switchyard. Includes service trenching, overhead powerlines and associated electrical infrastructure.
Existing Approved Development	Operational Tronox Cooljarloo Mine, authorised under existing mining and environmental approvals.
Infrastructure Facilities	BESS modules, transmission line, substation infrastructure, O&M building, concrete batching plant, laydown area, access roads, car parking and ancillary infrastructure.
Internal Site Access	Existing internal road network within the Tronox Cooljarloo Mine will provide access to the Proposal.
Site Access and Egress	Existing access via Brand Highway and the Tronox Cooljarloo Mine access road.
Extent of Clearing & Disturbance Area	Up to 6.98 ha native vegetation clearing, including remnant vegetation and drainage lines, rehabilitated areas and regrowth. Approximately 16.64 ha of the disturbance footprint is mapped as cleared.
Fire water tanks and reticulation system	Fire water tanks, firewalls and associated reticulation infrastructure are proposed to support emergency response requirements for the Proposal. Detailed design, sizing and operational specifications will be confirmed as part of the final engineering design and will incorporate appropriate fire detection, suppression and containment measures in accordance with relevant industry standards and emergency response requirements.
Lighting	External lighting associated with the facility will be limited and designed for operational and maintenance purposes only. Any lighting will be directed downward and contained within the facility to minimise spill beyond the site boundary. The facility will be remotely monitored and is not anticipated to require significant operational lighting.
Fencing	3.0m high security fencing will be constructed around the BESS and the Operation and Maintenance Facility, consisting of galvanised chain wire mesh fence with a barbed wire topper

4.3 Environmental Assessment Considerations

An Environmental Assessment Report prepared by SLR concludes that the Proposal can be developed and operated within the existing modified mining setting, subject to implementation of appropriate mitigation and management measures. The disturbance footprint is located largely within previously disturbed, modified, rehabilitated or cleared land, with infrastructure preferentially located in these areas where practicable.

The key environmental features identified within the disturbance footprint include potential acid sulfate soils, *Phytophthora dieback*, nearby contamination sources associated with mining activities, and 1.19 hectares of *Banksia Woodland* TEC/PEC vegetation and Carnaby's Cockatoo foraging habitat. The Proposal may require clearing of up to 7.09 hectares of native vegetation, including up to 1.19 hectares of *Banksia Woodland* TEC/PEC and removal of one individual of Priority 4 flora, *Conostephium magnum*.

The EAR identifies that impacts to Matters of National Environmental Significance are not considered significant and an *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) referral is not proposed, subject to completion of a self-assessment. A Native Vegetation Clearing Permit will be sought for clearing under Part V of the *Environmental Protection Act 1986*.



Potential impacts will be managed through detailed design, avoidance and minimisation, implementation of a Construction Environmental Management Plan, operational environmental management measures, and alignment with existing Tronox environmental management frameworks where relevant.

4.4 Acoustic Considerations

Herring Storer Acoustics undertook a Preliminary Environmental Noise Impact Assessment (NIA) for the Proposal. The assessment modelled 16 battery and inverter equipment operating simultaneously (at maximum propagation conditions) under worst-case (night time) meteorological conditions. It considered impacts on a number of noise sensitive receptors surrounding the CEP, the closest of which (Billinue Community) is located approximately 3.3 km to the south. Refer to Figure 3 below.



Figure 3: NIA Noise Sensitive Receiver Locations

The NIA concluded that predicted noise emissions will comply with the applicable *Environmental Protection (Noise) Regulations 1997* requirements.

At night, the Assigned Noise Level is 35 dB(A). The highest predicted, assessable noise emissions for the nearest noise sensitive premise is 21 dB(A) at “the Billinue Community”. This includes all proposed plant associated with the project operating at 100%, and with the adjustment for tonal characteristics.

Having regard to cumulative noise impacts for the identified noise sensitive receivers, the BESS noise levels would contribute a negligible amount to current noise emissions. Hence, it is considered that the proposed BESS facility addition to the Tronox Cooljarloo Mine could be undertaken with negligible risk to impacting premises in the vicinity with predicted noise emissions expected to comply with the applicable *Environmental Protection (Noise) Regulations 1997* requirements.

Whilst the NIA is based on an assessment of 16 battery modules and the proposed development includes 18 modules, it is recommended that in the event of a development



approval, a condition be imposed requiring an amended NIA to be submitted to the Shire for endorsement prior to the commencement of development.

This is considered a reasonable approach given that the amended NIA will account for noise impacts based on detailed development design including final specifications and noise data. The amended NIA, incorporating two additional battery modules (18 modules), is also unlikely to result in non-compliance with the Noise Regulations given the Assigned Noise Level is 35 dB(A) at night, the highest assessable noise emissions for 16 battery modules results in 21 dB(A) at “the Billinue Community” being the nearest noise sensitive premises, and the BESS noise levels would only contribute a negligible amount to cumulative noise emissions. Refer to Appendix D.

4.5 Traffic and Access Considerations

A Transport Impact Statement (TIS) prepared by PTG Consulting determined that the operational traffic generation associated with the BESS facility will be negligible. During operation, the facility is expected to generate approximately four light vehicle movements and two truck movements during monthly maintenance visits, with the site being monitored remotely under normal operating conditions. Existing access arrangements via Brand Highway and the internal Tronox Cooljarloo Mine road network are considered adequate to accommodate the Proposal without adverse impacts on traffic operations, road safety or parking provision. The mine access road intersection has been upgraded to include a left in slip lane and a right in access lane to accommodate the existing mining requirements. Refer to Appendix E.

4.6 Bushfire Considerations

A Bushfire Management Plan (BMP) and Bushfire Risk Assessment (BRA) prepared by Covey Associates has been provided in support of the Proposal. The BMP confirms that the subject site is designated as bushfire prone and that the Proposal includes an Operations and Maintenance building envelope, associated firewater infrastructure and a BESS. Accordingly, the BMP assesses the proposed buildings against State Planning Policy 3.7 Bushfire and the associated Planning for Bushfire Guidelines.

The BMP identifies the key bushfire risks as potential bushfire impact on the proposed buildings and renewable energy infrastructure, and the potential for an infrastructure fire to ignite surrounding vegetation. These risks are addressed through the establishment and ongoing maintenance of Non-Vegetated Zones (NVZ) and Asset Protection Zones (APZ), including 15 m perimeter NVZ/APZs around the O&M building envelope and firewater tanks, and a 37.2 m APZ around the BESS compound, together with NVZ/APZs around associated renewable energy infrastructure, internal emergency vehicle access, firewater supply, vegetation management, emergency information, emergency services familiarisation and a site-specific Emergency Management Plan.

Subject to implementation of the recommended measures, the BMP concludes that bushfire risk can be appropriately managed for the life of the facility. Refer to Figure 4 below and Appendix F.



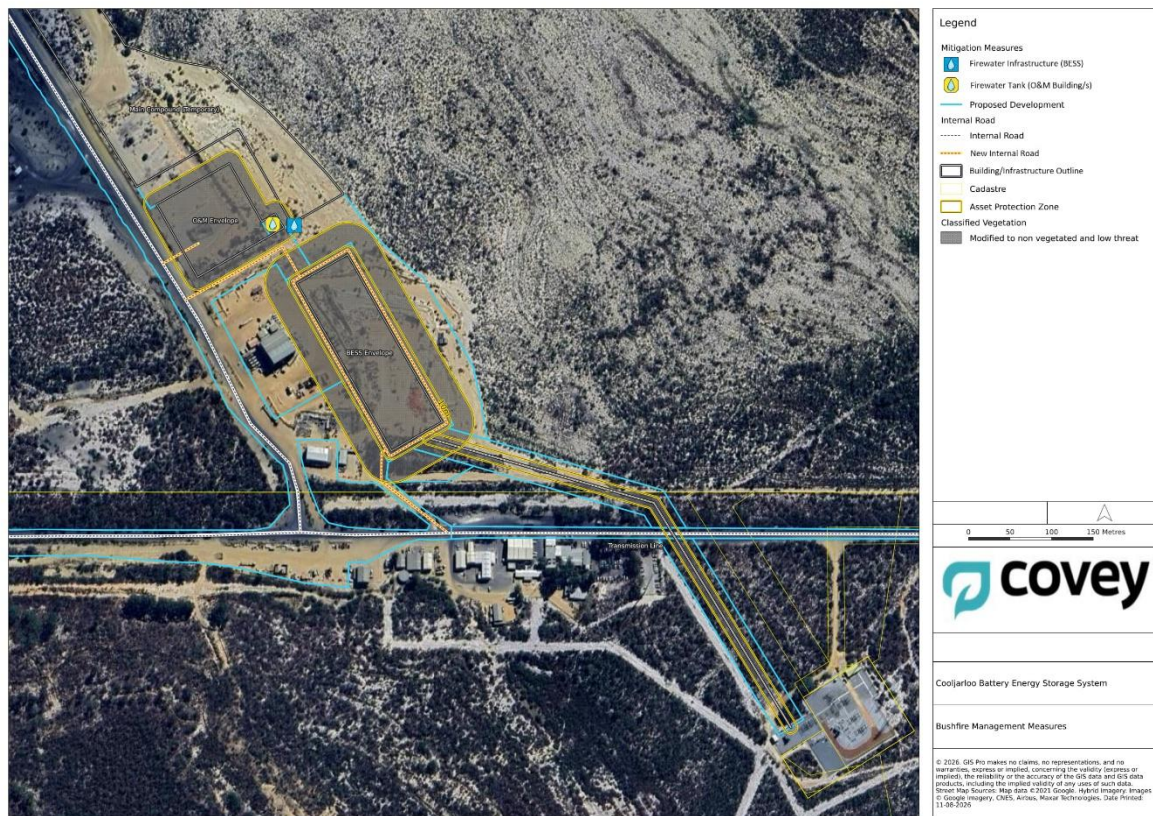


Figure 4: CEP BESS – Bushfire Management Plan

4.7 Heritage Considerations

From information currently mapped on the Aboriginal Cultural Heritage Inquiry System (ACHIS) and DPLH Plan WA mapping system, no known ACH sites or places, local, or state registered heritage sites intersect with the boundaries of the Proposal.

One Aboriginal heritage site has been identified within the subject site, approximately 1 km from the Proposal.

The CEP proponent is engaging with the Yued Aboriginal Corporation in relation to the proposed development. A Yued Heritage Protection Agreement was executed on 12 August 2026. The proponent will continue to engage with Yued Aboriginal Corporation and, where applicable, provide relevant project information and Activity Notices to the Yued Aboriginal Corporation for consideration and comment. This engagement will inform the project's approach to meeting its obligations under the *Aboriginal Heritage Act 1972 (WA)*.

5.0 Planning Assessment

The planning framework comprises the *Planning and Development Act 2005* and its subsidiary legislation Schedule 2 Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions), State Planning Policies, Position Statements and Guidelines, as well as the Shire of Dandaragan Local Planning Scheme No. 7 (LPS 7), and Local Planning Policies. The proposed development has also taken into consideration the WAPC's Draft Renewable Energy Planning Code which was released in December 2025 for public comment and closing in April 2026.



5.1 State Planning Framework

5.1.1 Schedule 2 Deemed Provisions: *Planning and Development (Local Planning Schemes) Regulations 2015*

Pursuant to clause 60 of the Deemed Provisions, approval is required to commence and construct the proposed development. Clause 67(2) of the Deemed Provisions sets out the matters to which the local government is to give due regard in considering a development application, to the extent they are relevant to the proposed development. An assessment against the provisions of Clause 67(2) of the Deemed Provisions is provided in Table 3.

Table 3: Clause 67(2) Assessment: Matters for Consideration

Clause 67(2) provisions	Applicant's Response	
a. The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The aims and provisions of the Shire's LPS 7 and the relevant objectives of the Rural zone have been considered in section 5.2.2 of this report.	✓
b. The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving;	The proposed development is consistent with orderly and proper planning. The development, although a use not listed under LPS 7, is consistent with the objectives and purpose of the land use zone (Rural under LPS 7) and the current use of the reserved land (Public Purpose – UCL). It will support the State's broader transition towards decarbonisation and a green energy driven SWIS. The Proposal is consistent with the relevant development requirements specified under LPS 7. The Proposal is supported by environmental, bushfire, noise and traffic technical reports which demonstrate the development will not result in adverse amenity impacts and or can be appropriately managed. Refer to sections 5.1 and 5.2.	✓
c. any approved State planning policy;	Assessment has been made against - State Planning Policy 2.0 – Environment and Natural Resources Policy. - State Planning Policy 2.5 – Rural Planning - State Planning Policy 3.7 – Bushfire Refer to section 5.1.7 of this report.	✓
d. any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d);	N/A.	N/A
e. any policy of the Commission;	An assessment against the following documents has been prepared at Section 5.1.2, 5.1.3 and 5.1.6: - State Planning Strategy 2050. - WAPC Position Statement: Renewable Energy Facilities (2020). - WAPC Draft Renewable Energy Planning Code.	✓



Clause 67(2) provisions	Applicant's Response	
f. any policy of the State;	An assessment of the State Energy Transformation Strategy Stage 2 2021-2025 and State Infrastructure Strategy 2022 are assessed in sections 5.1.4 and 5.1.5.	✓
fa. any local planning strategy for this Scheme endorsed by the Commission;	The Shire of Dandaragan Local Planning Strategy is assessed in section 5.2.1.	✓
g. any local planning policy for the Scheme area;	Assessment has been made against: Local Planning Policy No.9.6 – Car Parking Refer to section 5.2.3 of this report.	✓
h. any structure plan or local development plan that relates to the development;	N/A	N/A
i. any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ;	N/A	N/A
j. in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	The land is partly reserved for Public Purpose – UCL. The purpose of the Public Purpose – UCL is not stated in LPS 7. Refer to section 5.2.2.	✓
k. the built heritage conservation of any place that is of cultural significance;	N/A	N/A
l. the effect of the proposal on the cultural heritage significance of the area in which the development is located;	One Aboriginal heritage site has been identified within the subject site, approximately 1 km from the Proposal. The CEP proponent is engaging with the Yued Aboriginal Corporation in relation to the proposed development. A Yued Heritage Protection Agreement was executed on 12 August 2026. The proponent will continue to engage with Yued Aboriginal Corporation and, where applicable, provide relevant project information and Activity Notices to the Yued Cultural Advice Committee for consideration and comment. This engagement will inform the project's approach to meeting its obligations under the <i>Aboriginal Heritage Act 1972 (WA)</i> .	✓



Clause 67(2) provisions	Applicant's Response
m. the compatibility of the development with its setting, including — i. the compatibility of the development with the desired future character of its setting; ii. the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The Proposal is compatible with its setting. The development is located within the existing Tronox Cooljarloo Mine, an operational mine containing haul roads, access roads, workshops, stockpiles, rehabilitated areas and other mining infrastructure. The mine is located on highly modified land. The Proposal has been intentionally sited to utilise disturbed and previously cleared areas where practicable, minimise impacts to native vegetation and fauna habitat, and maintain separation from sensitive receptors. The nearest residential sensitive receptor is approximately 3 km south of the Proposal. The Acoustic Assessment confirms compliance with <i>the Environmental Protection (Noise) Regulations 1997</i> and concludes the Proposal presents negligible risk of adverse noise impacts. Accordingly, the Proposal is not expected to result in unacceptable impacts on the character or amenity of the locality. ✓
n. the amenity of the locality including the following — i. environmental impacts of the development; and ii. the character of the locality; and iii. social impacts of the development.	The Proposal is consistent with the established mining character of the locality and is not expected to adversely impact the amenity of surrounding rural land uses or sensitive receptors. The Proposal is setback a minimum of 3 km from any dwelling. The EAR (refer to Appendix C) confirms that potential impacts to groundwater, surface water, soils, contamination, native vegetation, fauna habitat, weeds, dieback, air quality and bushfire risk can be appropriately managed through detailed design, implementation of a CEMP, relevant environmental approvals and operational management measures, as detailed throughout the EAR. The Proposal has also been supported by acoustic, traffic and bushfire assessments which confirm that noise, traffic and bushfire risks are either negligible or capable of being appropriately managed. (refer to Appendices D, E and F) ✓



Clause 67(2) provisions	Applicant's Response
o. the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	The EAR (refer to Appendix C) confirms that the Proposal is located largely within previously cleared, modified, rehabilitated or degraded land associated with the existing Cooljarloo Mine. The Proposal may require clearing of up to 7.09 ha of native vegetation, including remnant vegetation, rehabilitation and regrowth, and up to 1.19 ha of Banksia Woodlands TEC/PEC. The Proposal has been designed to avoid and minimise impacts to native vegetation, ecological communities and fauna habitat where practicable. No permanent watercourses or wetlands have been identified within the development envelope. The nearest mapped watercourse is Mullering Brook, located approximately 1km south of the Proposal. Potential impacts to surface water and groundwater are expected to be minor and localised and will be managed through drainage design, stormwater controls, erosion and sediment controls, spill prevention and response procedures, transformer containment systems, and implementation of a CEMP. A Native Vegetation Clearing Permit will be sought where required, and the Proposal will be implemented in accordance with relevant environmental approvals and management measures contained with the EAR.
p. whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	Additional Landscaping is not proposed or considered necessary given the Proposal's location within an operational mining setting and the functional nature of the BESS infrastructure. Vegetation clearing will be limited to the minimum extent necessary to accommodate the Proposal.



Clause 67(2) provisions	Applicant's Response
q. the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	The subject site is well suited to the proposed development, being located within the Cooljarloo Mine and adjacent to existing electricity infrastructure. The EAR (refer to Appendix C) confirms the site contains no significant environmental constraints that would preclude development. Management measures are proposed for the following relevant risks: • Topography • Acid sulfate soils • Contaminated site • Groundwater contamination • Surface water • Flora and fauna • Dieback • Air quality The BMP confirms the Proposal can appropriately mitigate bushfire risk. Refer to Appendix F.
r. the suitability of the land for the development taking into account the possible risk to human health or safety;	The Proposal has been informed by environmental, acoustic, bushfire, engineering and transport assessments which demonstrate that where required, impacts can be managed via battery management systems, fire detection, fire suppression, fire walls, setbacks and emergency response measures. The extent and scope of necessary measures will be confirmed as part of the detailed design process. Refer to Appendices C, F, E, and F.
s. the adequacy of — i. the proposed means of access to and egress from the site; and ii. arrangements for the loading, unloading, manoeuvring and parking of vehicles;	The TIS (Appendix E) confirms that the proposed site ingress and egress is appropriate.
t. the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	The TIS (Appendix E) predicts the amount of traffic likely to be generated by the development and confirms that this can be adequately absorbed such that the Proposal has a negligible effect on the safety and efficiency of the transport network.



Clause 67(2) provisions	Applicant's Response	
u. the availability and adequacy for the development of the following — i. public transport services; ii. public utility services; iii. storage, management and collection of waste; iv. access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); v. access by older people and people with disability;	Given the BESS will be largely unattended once operational, the long-term generation of solid wastes will be limited. Existing on site amenities have adequate capacity to support any service technicians or other personnel required to attend to the facility. A CEMP will be prepared for the construction period and include these temporary facilities where existing on site facilities are inappropriate.	✓
v. the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	No community service or benefit will be lost as a result of the proposed development	✓
w. the history of the site where the development is to be located;	N/A	N/A
x. the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	The Proposal is informed by technical investigations that consider the likely impacts on the environment, noise, fire and bushfire and transport. Refer to Appendix C, D, E, and F.	✓
y. any submissions received on the application;	To be confirmed as part of the development application process.	
za. the comments or submissions received from any authority consulted under clause 66;	To be confirmed as part of the development application process.	
zb. any other planning consideration the local government considers appropriate.	To be confirmed as part of the development application process.	

5.1.2 State Planning Strategy 2050

The Proposal aligns with the State Planning Strategy 2050 by supporting Western Australia's transition to a more resilient, efficient and sustainable energy system. The BESS will contribute to energy security and reliability while utilising land that has been highly modified by mining and located close to existing electricity infrastructure. The Proposal supports economic diversification, decarbonisation objectives and the consolidation of strategic infrastructure in appropriate locations.

5.1.3 WAPC Position Statement: Renewable Energy Facilities

The Proposal is consistent with the WAPC Position Statement: Renewable Energy Facilities. The BESS is located within a modified mining setting, near existing electricity infrastructure, and has been designed to avoid and minimise environmental impacts where practicable. The Proposal will assist in facilitating the integration of renewable energy generation into the electricity network while maintaining compatibility with surrounding land uses.



5.1.4 Energy Transformation Strategy

The proposed BESS supports the objectives of Western Australia's energy transformation by providing infrastructure necessary to facilitate increasing levels of renewable energy generation within the SWIS. The Proposal improves network flexibility, reliability and resilience and assists in managing fluctuations associated with renewable generation sources.

5.1.5 State Infrastructure Strategy 2022

The Proposal supports the State Infrastructure Strategy 2022 by contributing to the delivery of strategic energy infrastructure required to support Western Australia's future economic growth and decarbonisation objectives. The provision of BESS infrastructure improves network resilience and supports the ongoing transformation of the State's energy system.

5.1.6 Draft Renewable Energy Planning Code 2025

The WAPC released the Draft Renewable Energy Planning Code (the Code) for public comment on 12 December 2025. The purpose of the Code is to provide a clear and consistent framework for assessing energy infrastructure that supports the generation, storage and transmission of renewable energy across Western Australia. Currently, the Draft Code focuses only on Wind Farm's (Part 2) and has a placeholder for BESS (Part 5).

WAPC have advised that the Code will formally apply once it is approved and incorporated into the Deemed Provisions and local planning schemes, indicatively from August 2026.

As a draft, seriously entertained planning proposal, the Proposal has given due regard to the following objectives detailed in Table 4.

Table 4: Draft Renewable Energy Planning Code Assessment

Objective	Response
guide the establishment of energy infrastructure to support a sustainable energy supply for Western Australia;	The Proposal will support sustainable energy supply through the BESS.
avoid or minimise land use conflicts and adverse impacts on the surrounding environment, amenity, public health and safety	By co-locating the proposed development with existing mining development, the Proposal minimises any land use, environmental, amenity, public health and safety concerns.
promote development that responds to the characteristics of the site and its local context.	The proposed BESS is within the Tronox Cooljarloo Mine footprint allowing the development to occur without any impact on the site characteristics or local context.

5.1.7 State Planning Policy

5.1.7.1 State Planning Policy 2.0 – Environment and Natural Resources Policy

The Proposal is consistent with the objectives of State Planning Policy 2.0 – Environment and Natural Resources Policy. The Proposal has been located within an existing modified mining area to minimise impacts on environmental assets and natural resources where practicable. The development envelope is approximately 23.75 ha and is largely comprised of cleared, disturbed, rehabilitated or degraded land associated with historic and ongoing mining activities.



The EAR has identified environmental values within the disturbance footprint, including potential acid sulfate soils, dieback potential contamination risks associated with the broader Cooljarloo Mine, Banksia Woodlands TEC/PEC, Priority flora and Carnaby's Cockatoo foraging habitat. The Proposal may require clearing of up to 7.09 ha of native vegetation, including up to 1.19 ha of Banksia Woodlands TEC/PEC and less than 1 ha of moderate or higher quality Carnaby's Cockatoo foraging habitat.

The Proposal has applied the mitigation hierarchy through site selection and layout refinement to avoid and minimise environmental impacts where practicable. The potential for environmental impacts will be managed through detailed design, a CEMP, relevant environmental approvals including a Native Vegetation Clearing Permit, and operational environmental management measures where required.

5.1.7.2 State Planning Policy 2.5 – Rural Planning

State Planning Policy 2.5 – Rural Planning (SPP2.5) states that due to their size, scale and potential level of impact some rural land uses could be considered industrial, some rural land uses are located on industrial land, and some industrial land uses are located on rural land. Section 5.11 of SPP 2.5 sets out broad locational criteria for regional facilities. The proposed development has been assessed against the criteria in the following table.

Table 5: SPP2.5 Criteria

Criteria	Proposed
Facilities should be located on a main road or on a road that is of suitable standard and treatment to accommodate significant increase in traffic volumes and freight tasks which may be generated by the proposal.	The subject site is accessed via an existing road network that is constructed to an appropriate standard and has capacity to accommodate the anticipated traffic generation associated with the proposal. The development is not expected to result in a significant increase in traffic volumes or freight movements that would adversely impact the function or safety of the surrounding road network.
Facilities should contain or satisfactorily manage potential environmental (including water resources), noise, amenity and air quality impacts on the landholding without affecting nearby rural land uses.	Environmental, noise, amenity and air quality impacts associated with the proposal will be contained and managed within the subject site through operational controls and standard management practices. The scale and nature of the development are not expected to adversely affect nearby rural land uses, water resources, or the amenity of surrounding properties.
Facilities should not be visually dominant within key viewsheds, and should be visually compatible with surrounding land uses and development.	The proposed development is of a scale and form that is consistent with the existing mine site development, located 1,000 m from the nearest public road and screened by vegetation and topography.
Facilities should be provided with essential services commensurate with the intended land use.	The Proposal will utilise existing on-site infrastructure and will be connected to the Western Power network.

5.1.7.3 State Planning Policy 3.7 - Bushfire

The Proposal is designated within a bushfire prone area which triggers the consideration of bushfire planning requirements under State Planning Policy 3.7 – Bushfire (SPP3.7). Our



response to SPP 3.7 is discussed in section 4.6 and Appendix F – Bushfire Management Plan.

5.2 Local Planning Framework

5.2.1 Shire of Dandaragan Local Planning Strategy

The Shire of Dandaragan Local Planning Strategy (the Strategy) was endorsed by the Western Australian Planning Commission (WAPC) in September 2020. The Strategy sets out the long-term strategic direction for land use and development within the Shire and has been prepared to reflect the community and Council vision for the future of the Shire. The Strategy recognises agriculture, mining, tourism and renewable energy as key economic drivers, and identifies renewable energy as an industry with considerable potential given the Shire's favourable environmental conditions and proximity to the Perth Metropolitan Region.

The Proposal is consistent with the Strategy as it will provide BESS infrastructure that supports renewable energy generation and improves the reliability and flexibility of the SWIS. The Proposal is also located within the existing Tronox Cooljarloo Mine, an established and highly modified mining environment, thereby maximising the use of disturbed land and minimising potential land use conflict with surrounding rural activities and sensitive receptors.

The Strategy also emphasises the protection of biodiversity, groundwater and surface water resources, and the management of bushfire risk. These matters have been addressed through the supporting EAR and BMP, which confirm that potential impacts can be appropriately managed through detailed design, a CEMP, relevant approvals and operational management measures.

5.2.2 Shire of Dandaragan Local Planning Scheme No.7

The subject site is zoned 'Rural' (Lot 3), reserved 'Public Purpose – Unvested Crown Land' (UCL) (Lot 306) and within Special Control Area 1 – Bassendean Sands (SCA 1) (Lot 3) under LPS 7.



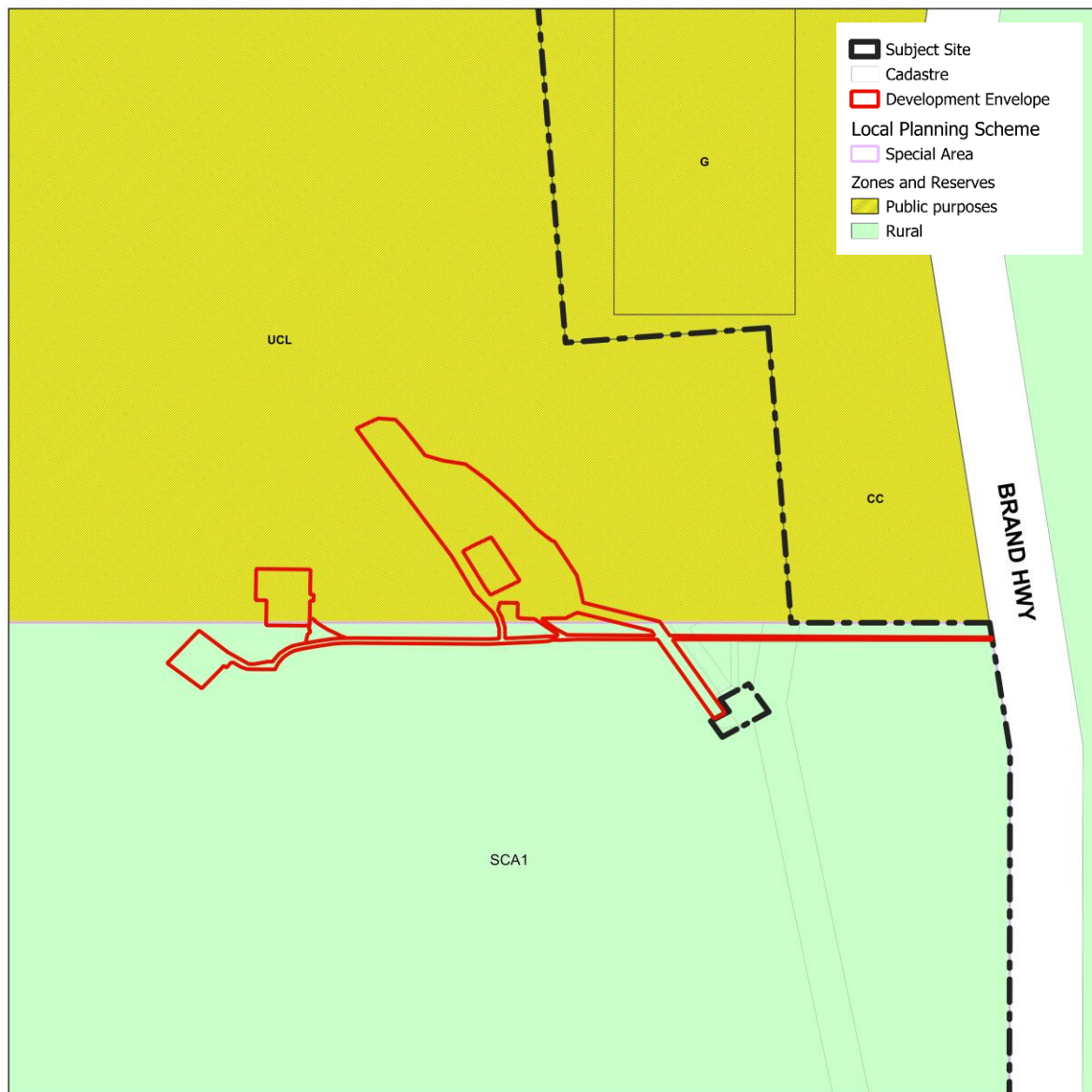


Figure 5: LPS 7 Zoning Plan

The Proposal is a Battery Energy Storage System, defined under the Draft Renewable Energy Planning Code 2025 to mean:

Battery Energy Storage System – means the use of premises for the operation of one or more battery storage devices that:

a. convert electricity into stored energy; and

b. release stored energy as electricity; and

includes any equipment necessary for the operation of the plant.

The BESS land use is not a defined land use under the Zoning Table of LPS 7. Pursuant to Clause 3.4.2(a) of LPS 6, where a use is not specifically listed, the local government may determine that the use is consistent with the objectives of the particular zone and is therefore permitted or (b) determine that the use may be consistent with the objectives of the zone and thereafter follow the advertising procedures of clause 64 of the Deemed Provisions in considering an application for Development Approval;



The objective of the 'Rural are listed in Table 5 below. The Proposal is consistent with this objective and appropriate in the Rural zone.

Table 6: Rural Objective

Objective	Response
To provide for a range of rural activities such as broadacre and diversified farming so as to retain the rural character and amenity of the locality, in such a way as to prevent land degradation and further loss of biodiversity.	The Proposal is located within the existing Tronox Cooljarloo Mine which has been in operation for many decades, in an area that has been highly modified by historic and ongoing mining activities. It has been intentionally sited to maximise the use of disturbed, cleared and rehabilitated land where practicable. The Proposal will not compromise the ongoing use of surrounding rural land for agricultural activities and is separated from sensitive receptors. The EAR confirm that impacts to native vegetation, ecological communities and fauna habitat have been avoided and minimised through the site selection and design process, and remaining impacts can be appropriately managed through a CEMP, relevant approvals and operational environmental management measures.

Pursuant to clause 2.4.1 of LPS 7, a person must not use a Local Reserve or commence or carry out development on a Local Reserve, without first having obtained development approval under Part 7 of the deemed provisions. Clause 2.4.2 of LPS 7 therefore requires development approval to be obtained prior to development of Lot 306. Clause 2.4.2 outlines the matters to which the local government is to have due regard, which are summarised in the table below.

Table 7: Reserve Requirements

Requirements	Response
the matters set out in clause 67 of the deemed provisions;	Refer to section 5.1.1
the ultimate purpose intended for the Reserve.	Lot 306 is 'unallocated crown land.' The purpose of UCL is not defined in LPS 7, however the decades long use of the land for mining purposes indicates this mining is a suitable use of the land. Tronox holds the Mining Lease (M70/1398) for the Cooljarloo Mine, within which the Proposal sits. It is possible for a BESS and mine to co-exist at the site under a diversification lease which has been requested by Tronox in March 2025 and ministerial authorisation has been obtained. Diversification Leases granted under the LAA are designed for a range of land uses, including renewable energy generation and storage. The leases coexist with mining so that mining tenement holders will have a right of access to the land.

Clause 5.2.4 of LPS 7 outlines the requirements for sites located within the SCA 1 (Lot 3) which are listed as follows:



Table 8: SCA 1 Requirements

Requirement	Response
minimal impact on native vegetation, including individual trees and other remnants located within pasture;	The Proposal has been designed to minimise impacts on native vegetation by preferentially siting within previously cleared, disturbed, modified or rehabilitated areas associated with the existing Cooljarloo Mine. The disturbance footprint is approximately 23.75 ha, of which the majority is cleared. Clearing of up to 7.09 ha of native vegetation may be required, including remnant vegetation, rehabilitation and regrowth; however, the layout has been refined to avoid and minimise impacts to higher value vegetation and fauna habitat where practicable. A Native Vegetation Clearing Permit will be sought where required and clearing will be managed through the CEMP and relevant environmental approvals.
no clearing, filling or additional discharge into, or other impacts on, wetlands and their buffers, and other waterlogged areas;	No permanent watercourses, wetlands or geomorphic wetlands have been identified within the Proposal. The nearest mapped watercourse is Mullering Brook, located approximately 1 km south of the Proposal.
sustainable nutrient loads and where the introduction of additional nutrients that may enter the groundwater, for example, from fertilizers or stock or wastewater or increased stormwater runoff, is managed; and	The Proposal is not expected to introduce material nutrient loads associated with fertilisers, stock, wastewater or similar rural activities. Potential risks to groundwater quality are primarily associated with construction activities, hazardous materials, transformer oils, concrete batching and accidental spills or leaks. These risks will be managed through the CEMP and operational procedures, including bunded storage areas, spill containment systems, transformer pads with secondary containment, appropriate storage and handling of fuels and chemicals, spill response equipment, inspection and maintenance programs, and appropriate management of construction-related liquid wastes.
no reduced quantity of water within adjoining public drinking water source areas (in Special Control Area 4) as a result of any water extraction.	The Proposal is not located within a Public Drinking Water Source Area, with the nearest PDWSA being the Cervantes Water Reserve located approximately 28 km northwest of the Proposal

5.2.3 Local Planning Policy

5.2.3.1 Local Planning Policy 9.6 – Car Parking

Local Planning Policy 9.6 – Car Parking (LPP9.6) outlines the requirements for car parking throughout the Shire. As the proposed BESS falls under a Use Not Listed, Clause 6.0 of LPP 9.6 applies, which states:



All Proposal that do not confirm to the standards prescribed in this policy and the applicable Local Planning Scheme shall be referred to Council for determination.

As no car parking requirements are provided the proposed BESS under LPS 7 or LPP 9.6, clause 4.5.1 of LPS 7 allows the local government discretionary approval rights as they think fit. A TIS (Appendix E) has been prepared in support of the proposal which expects up to four light vehicles and two truck will be required for monthly maintenance. The existing parking on site has the capacity for this additional operational parking.

6.0 Conclusion

The Proposal represents appropriate and strategically located energy infrastructure on the existing Tronox Cooljarloo Mine site. The Proposal is consistent with the objectives of the local and regional planning framework. The Proposal has been intentionally located to maximise the use of disturbed and previously cleared land, minimise impacts to native vegetation and fauna habitat where practicable, and connect efficiently to existing electricity infrastructure at Cataby substation. The Proposal will support the reliability, resilience and ongoing transition of Western Australia's electricity network. Technical assessments demonstrate that environmental, acoustic, fire risk and bushfire and traffic impacts are either negligible or capable of being appropriately managed. Accordingly, the Proposal satisfies the relevant planning requirements and it is respectfully requested that the Shire of Dandaragan, approve the Proposal, subject to reasonable and standard conditions.

Sincerely,

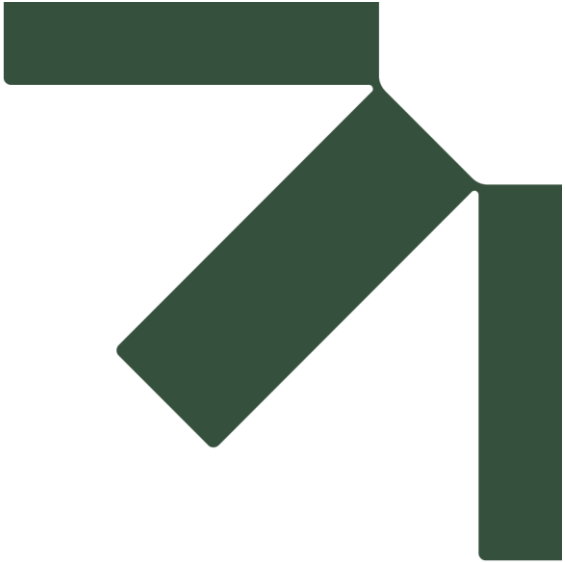
SLR Consulting Australia Pty Ltd



Christian Parker

Associate Consultant - Planning





Appendix A Certificate of Title

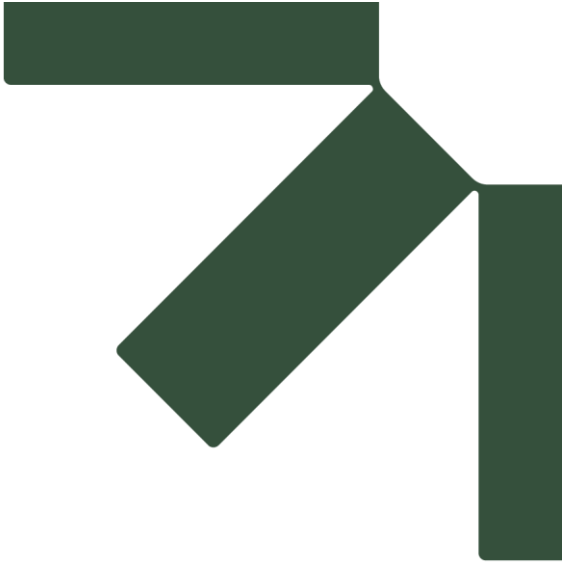
Battery Energy Storage System Development Application

Cooljarloo Energy Park BESS

DC Project SPV1 PTY Ltd as Trustee for DC Project Trust 1

SLR Project No.: 675. 073398 .00006

1 September 2026



Appendix B Development Plans

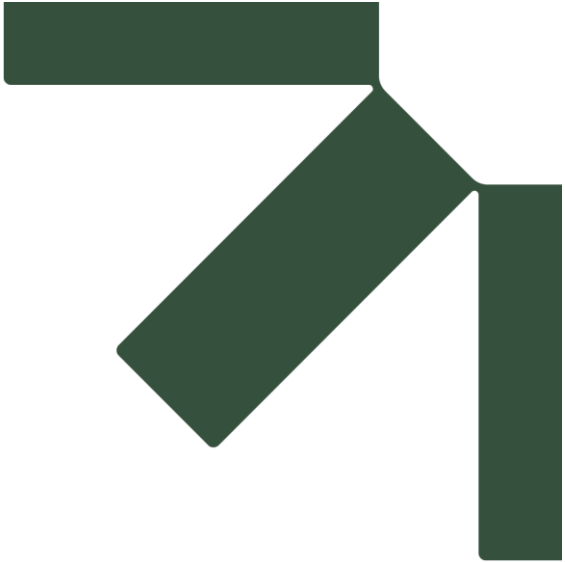
Battery Energy Storage System Development Application

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Appendix C Environmental Assessment Report

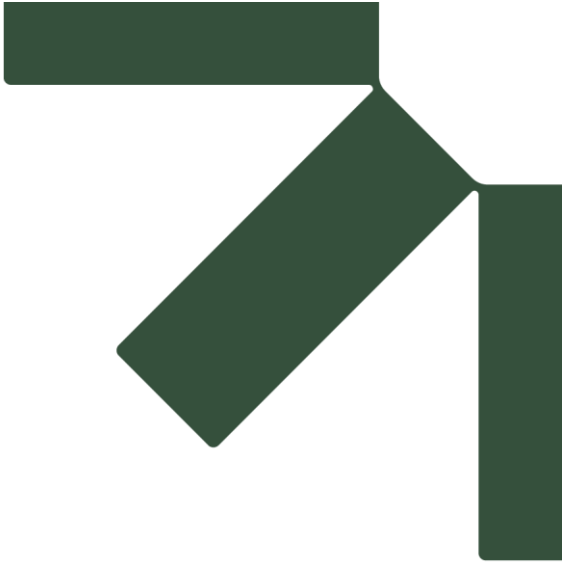
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Appendix D Noise Impact Assessment

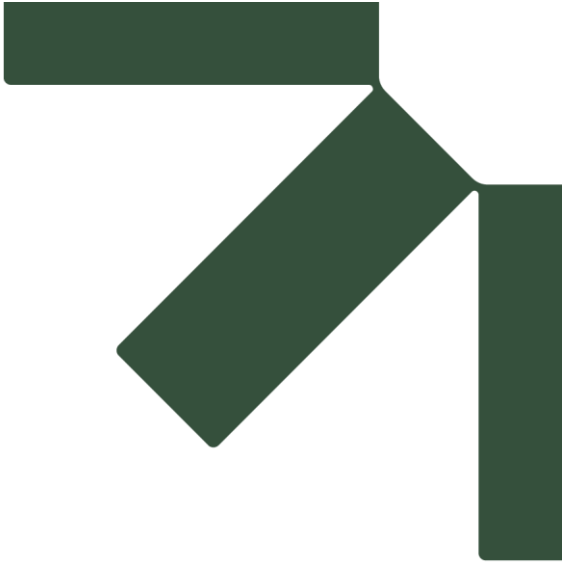
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Appendix E Transport Impact Statement

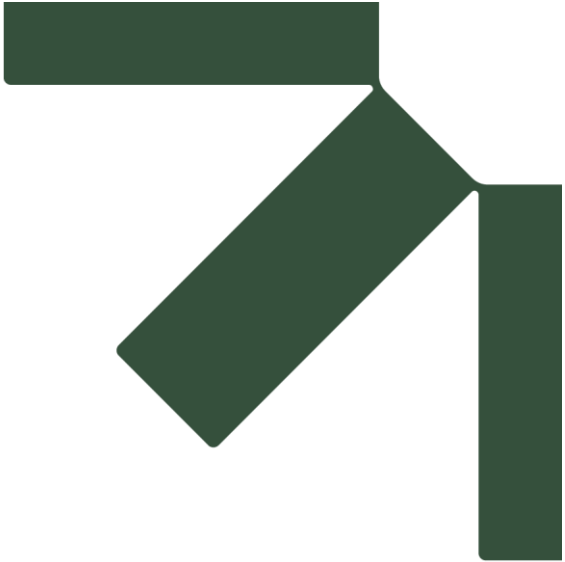
Battery Energy Storage System Development Application

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1 September 2026



Appendix F Bushfire Management Plan

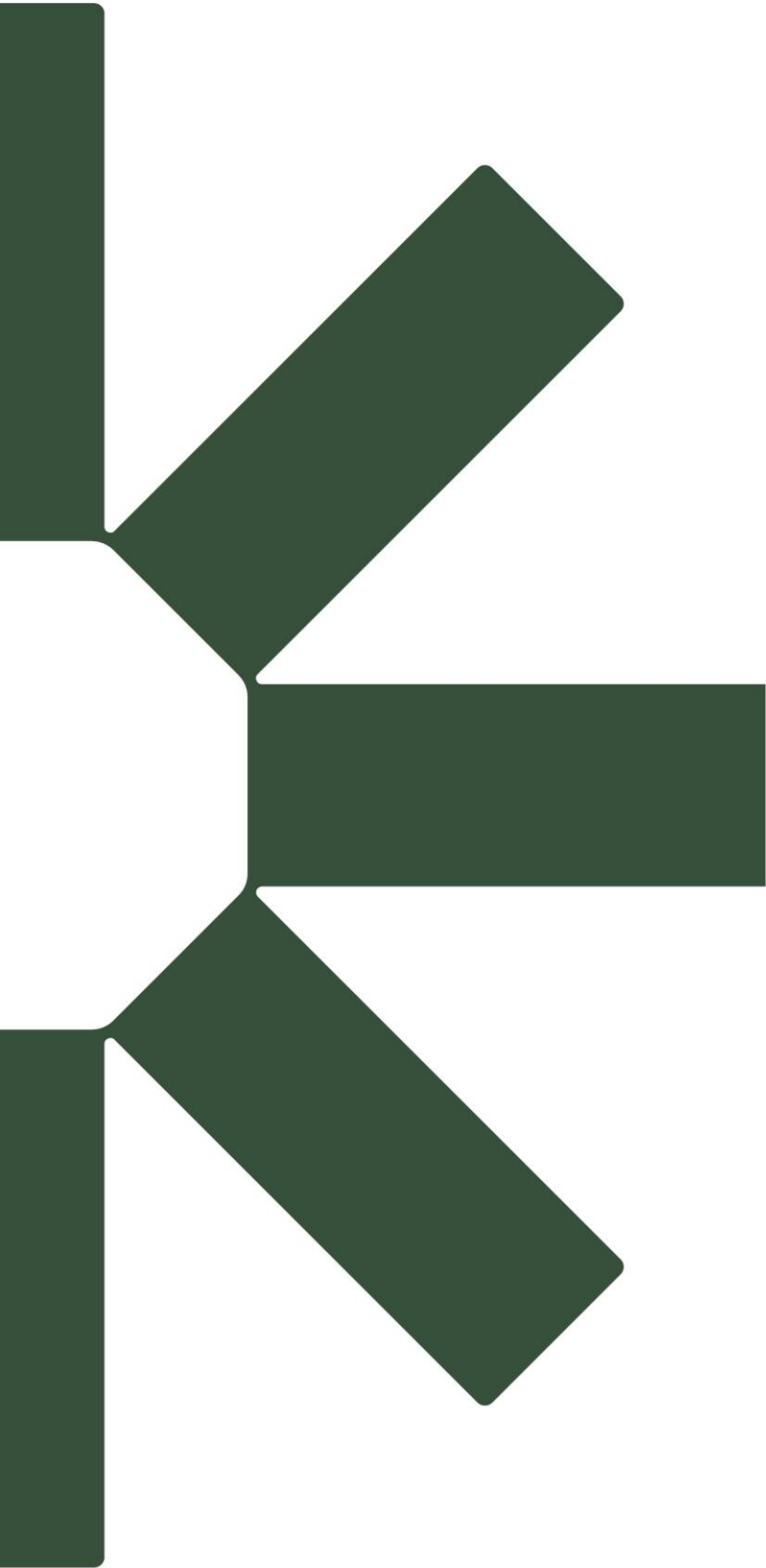
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