Kojonup BESS

Development Application

Final

May 2026

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Prepared by
Umwelt (Australia) Pty Limited

On behalf of
Mint Renewables

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Acknowledgement of Country

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Document Status

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V1	Megan Stalker	12/02/2026	Rob Karelse	12/02/2026
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Executive Summary

Umwelt Australia has been engaged by Mint Renewables to prepare this Development Application for the proposed Kojonup Battery Energy Storage System BESS) (the Project) in the Shire of Kojonup, Western Australia. The Project is located at 3680 Collie-Changerup Road, Kojonup (Lots 3194 and 8869 on Deposited Plan 227649), adjoining existing transmission infrastructure and the Kojonup Substation. The purpose of the application is to support planning approval for the establishment, construction and operation of a utility-scale BESS that will enhance electricity network reliability and enable greater integration of renewable energy in the Great Southern region.

The Project has an indicative installed capacity of approximately to 100 Megawatt (MW) with up to 800 Megawatt-hour (MWh) of storage (eight hours). Development is proposed within a Project Area of approximately 34.5 ha, with an indicative disturbance footprint of approximately 8.09 hectares (ha) (including around 3.6 ha of permanent infrastructure). Key infrastructure includes modular battery units, inverters and transformers, internal access tracks, security fencing, an on-site substation, underground cabling to connect to the existing Kojonup Substation, water storage and a stormwater containment basin, and a small operations and maintenance facility.

The Project is well aligned with the *State Planning Strategy for 2050* (Western Australian Planning Commission (WAPC), 2021) providing jobs to support the economy of regional areas, the *Energy Transformation Strategy* (Energy Policy WA, 2021) by improving flexibility, reliability and efficiency within the electricity network, and the *WA Climate Policy* (Department of Water and Environmental Regulation (DWER), 2020) by supporting the integration of renewables and supporting resilient regions.

The Project has considered and addressed the policy position of the Western Australian Planning Commission as described in the *Renewable Energy Position Statement* (Western Australian Planning Commission (WAPC), 2020) and other relevant State Planning Policies. The Project is also aligned with the Shire of Kojonup Town Planning Scheme No. 3.

The Proponent has engaged with key stakeholders including the Shire of Kojonup, nearby landholders, relevant agencies, and representatives of the Gnaala Karla Booja and Wagyl Kaip Southern Noongar Aboriginal Corporations, with ongoing engagement proposed as the Project progresses. Comprehensive technical supporting studies have been undertaken to understand potential impacts of the Project relating to ecology, hydrology, noise, landscape and visual, traffic, Aboriginal cultural heritage and bushfire. Outcomes of engagement and supporting studies have informed iterative design of the Project to avoid and minimise impacts.

Overall, the planning assessment concludes the project is consistent with the relevant State and local planning framework and can be appropriately managed through standard conditions of approval and project management plans, including a Construction Environmental Management Plan. Approval is sought to allow the project to proceed, delivering improved energy security and supporting regional investment and employment opportunities for the Shire of Kojonup.

Abbreviations

Abbreviation	Definition
ACHIS	Aboriginal Cultural Heritage Inquiry System
AH Act	*Aboriginal Heritage Act 1972* (WA)
ABS	Australian Bureau of Statistics
BAM Act	*Biosecurity and Agriculture Management Act 2007* (WA)
BC Act	*Biodiversity Conservation Act 2016* (WA)
BESS	Battery Energy Storage System
BMP	Bushfire Management Plan
CEMP	Construction Environmental Management Plan
CSEP	Community and Stakeholder Engagement Plan
DA	Development Application
DAP	Development Assessment Panel
DBCA	Department of Biodiversity, Conservation and Attractions
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DFES	Department of Fire and Emergency Services
DPIRD	Department of Primary Industries and Regional Development
DPLH	Department of Planning, Lands and Heritage
DWER	Department of Water and Environment Regulation
EP Act	*Environmental Protection Act 1986* (WA)
EPA	Environmental Protection Authority
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999* (Cth)
GKB	Gnaala Karla Booja
ILUA	Indigenous Land Use Agreement
MNES	Matters of National Environmental Significance
MW	Megawatt
O&M	Operations and Maintenance
PD Act	*Planning and Development Act 2005* (WA)
RIWI Act	*Rights in Water and Irrigation Act 1914* (WA)
SCEP	Stakeholder and Community Engagement Plan
SPP	State Planning Policy
TPS3	Town Planning Scheme No. 3
WA	Western Australia
WAPC	Western Australian Planning Commission
WKSN	Wagyl Kaip Southern Noongar

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1.0 Introduction

Umwelt has been engaged by Mint Renewables (the Proponent) to prepare this Development Application (DA) for a Battery Energy Storage System (BESS) in the Shire of Kojonup (the Project). The Project is located 3 km to the north-west of Kojonup town, approximately 241 km south-east of Perth, Western Australia (**Figure 1.1**).

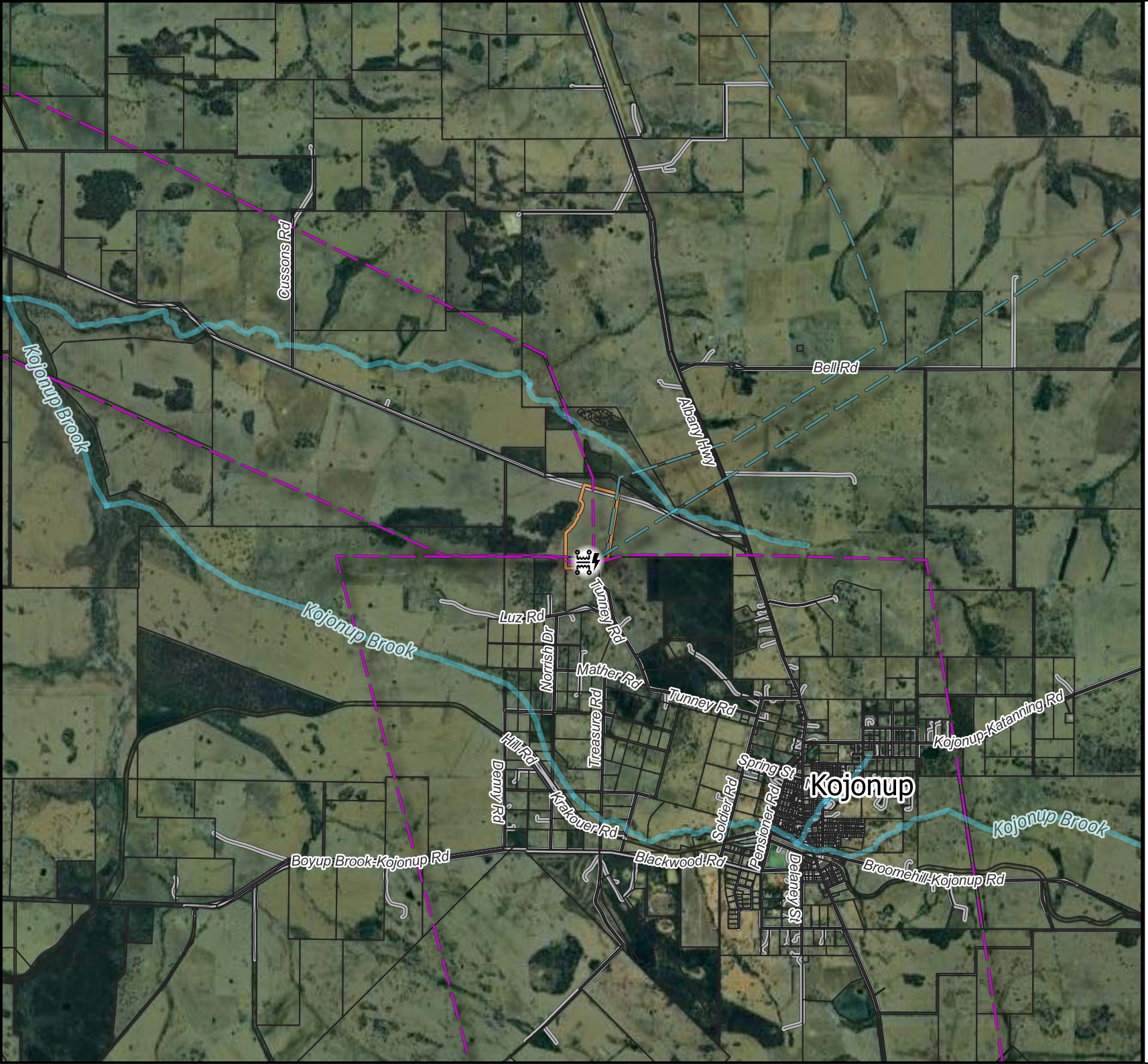
The Project is proposed to have an indicative storage capacity of up to 800 MWh (100 MW x 8 hours). Establishing a utility-scale BESS in this location will enhance energy security, promote environmental sustainability, and create opportunities for diverse and innovative industries within the Shire of Kojonup (the Shire). The Project has strong potential to mitigate energy supply intermittencies, as a utility-scale BESS can rapidly respond to fluctuations in grid demand. It also aligns with the State's commitment to achieving net zero emissions by 2050 (DWER, 2024). The proposed site comprises highly modified agricultural land and is located adjacent to an existing substation (the Kojonup substation).

This Planning Report supports an application for Development Approval under the *Planning and Development Act 2005*. This report summarises supporting technical studies completed for the Project (**Section 5.0**) and assessment of the Project against all relevant planning and environmental legislation and guidelines requirements (**Section 6.0**). A summary of the application details is provided in **Table 1.1**.

Table 1.1 Application Summary

Application Summary	
Project Location	3680 Collie-Changerup Road, Kojonup (Lots 3194 & 8869 on Deposited Plan 227649).
Proponent	Mint Renewables Pty Ltd
Proposed Areas	Project Area – 34.5 ha. Indicative Disturbance Footprint – Total area of 8.1 ha, approximately 3.6 ha of which will be permanent infrastructure.
Proposal	The Project will include a BESS and ancillary infrastructure including (but not limited to): • BESS substation • cabling • primary and secondary access tracks and gates • water detention basin and storage tanks • internal access tracks • operations and maintenance (O&M) facilities • car park area.
Local Government Area	Shire of Kojonup
Local Planning Scheme	Shire of Kojonup Town Planning Scheme No. 3
Zone	Rural

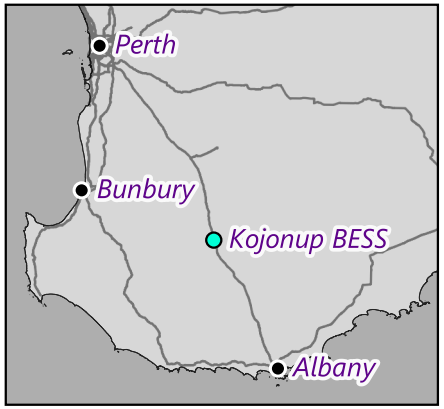
Application Summary	
Land Use Permissibility	The Town Planning Scheme No. 3 does not include BESS in the Zoning table or Schedule I interpretations. Accordingly, a BESS is a 'use not listed' and will be assessed against the objectives of the rural zone.
Approval Sought	Development Application to be determined by the Development Assessment Panel (DAP).



KOJONUP BESS - PROJECT LOCATION

- Project area
- Watercourse
- Kojonup Substation
- 66kV transmission line
- 132kV transmission line
- Roads

0 0.5 1 1.5 km



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Date:	30/03/2026
Author:	Liam Dowsett-Clark
CRS:	GDA2020 / MGA zone 50 (EPSG:7850)
Path:	Mint Renewables - GIS\WA\Projects\Kojonup BESS\Kojonup BESS.qgz

1.1 The Proponent

Mint Renewables was formed in December 2022 as a privately held developer, owner, and operator of renewable energy and storage projects, and aims to be a leading player in a rapid and sustainable transition to renewable energy.

The Mint Renewables team combines experience, determination, and a commitment to genuine lasting partnerships to generate clean energy that will truly make a difference.

1.2 Pre-application Process

The following activities have been completed to enable a Project that meets legislative requirements, Western Australian State government policies and strategies, and the needs of the local community:

An initial environmental and planning constraints analysis was completed (Umwelt, 2024b), which:

- Reviewed the environmental setting, potential impacts, and determined required baseline studies so that potential impacts would be identified and appropriately managed.
- Identified stakeholders who might have an interest in the Project.
- Considered relevant legislation, policy, guidelines, and strategies and how they relate to the Project.
- Provided a pathway for further studies and required approvals.

Supporting studies have been completed to understand and mitigate Project risks and impacts, relating to ecology, noise, landscape and visual amenities, traffic, heritage, and bushfire risk.

Local stakeholder and community consultation has been undertaken, including with the Shire of Kojonup, nearby landholders, special interest groups, the local community, and representatives of the relevant Aboriginal Corporations. Further information is provided in **Section 4.0**.

An agreement has been entered into with the landholder for the use of Lots 3194 and 8869

The Project design has advanced to a conceptual design stage as presented in this DA, with several design iterations to reduce impacts of the Project.

Western Power engagement is ongoing regarding connection to the Kojonup substation and will continue throughout the Project.

1.3 Project Justification

The Project will deliver large-scale energy storage to improve flexibility, reliability, and efficiency within the electricity network. By storing excess renewable generation and releasing it during peak demand, the BESS will help stabilise supply, reduce energy costs, and support the integration of renewables.

Up to 110 jobs are expected during construction, with limited ongoing roles during operation. Typical jobs created during construction include:

- general labourers
- BESS installers
- concrete workers
- accommodation providers
- local pubs, hotels, food and service providers.

The Proponent is committed to employing local workers and sourcing local materials wherever possible.

1.4 Site Selection

The Project's location has been selected due its proximity to the existing Kojonup Substation and transmission infrastructure, as well as its low environmental and community impact given the area is predominately cleared for farming and the surrounding area is sparsely populated. This approach reduces infrastructure needed and lessens impacts on nearby sensitive receptors.

The proposed site for the Project was identified through design iterations that considered the following key factors:

- Preference for predominantly cleared land currently used for agricultural purposes, thereby minimising the need for native vegetation clearing and ground disturbance.
- Proximity to Western Power's Kojonup Substation, which offers suitable network access and sufficient capacity to support the Project. Consequently, only minor additional infrastructure will be required, and no new long-distance transmission lines are anticipated.
- Adequate site accessibility, with the main access point proposed off Collie-Changerup Road and a secondary access point proposed via Tunney Road.
- Assessment of potential impacts of the Project in relation to ecology, noise, heritage, hydrology, and bushfire, with infrastructure sited to avoid remnant vegetation, flood-prone areas, and sensitive receivers.

1.5 Accommodation Strategy

The construction of the Kojonup BESS will require a temporary construction workforce, with workforce numbers varying over the construction period. Based on preliminary construction planning, the Project is expected to involve an average construction workforce of approximately 37 personnel, with short-term peak periods of up to approximately 87 personnel. The Proponent acknowledges that accommodation availability within the Shire of Kojonup is limited and that construction activities can contribute to increased demand for short-term accommodation if not appropriately managed.

The Proponent's approach to workforce accommodation is to manage and minimise potential impacts on local accommodation availability through construction planning and workforce management, rather than providing permanent or large-scale dedicated accommodation infrastructure. Given the temporary nature of the construction workforce and the relatively short

duration of peak workforce demand, the establishment of a purpose-built accommodation camp sized to peak demand is not proposed as part of the Development Application.

Prior to construction, the Proponent will consider the availability of local and regional accommodation options as part of detailed construction planning. This will inform how accommodation demand associated with the Project is managed over time, with particular regard to avoiding unnecessary pressure on local accommodation during peak construction periods. Where practicable, workforce scheduling and contractor arrangements may be used to assist in managing accommodation demand.

The Proponent is committed to employing local people and buying local wherever possible. A dedicated Goods and Services Register has been established for the Project, providing an opportunity for businesses and interested people to register their interest in supplying goods and services for the Project. The Proponent encourages local service providers to register interest.

The final approach to construction workforce accommodation will be confirmed during detailed construction planning and implemented in a manner consistent with minimising impacts on the local community. The Proponent commits to continuing consultation with the Shire of Kojonup as construction planning progresses to ensure accommodation considerations are appropriately addressed.

2.0 Site Context

2.1 Regional and Local Context

2.1.1 History and Land Use

The Project has been heavily altered by agriculture and development since European settlement, resulting in the loss of intact native vegetation. The land parcels within the Project are zoned Rural under the Shire of Kojonup Town Planning Scheme No. 3 (TPS3). The gazetted Kojonup townsite boundary runs along the southern boundary of the Project; the existing substation is situated inside the townsite boundary. However, adjacent land is zoned Rural. One non-residential building, associated with the existing electrical substation, is located within the Project Area.

2.1.2 Cultural Heritage and Social Context

The Project lies within the Gnaala Karla Booja (GKB) and Wagyl Kaip and Southern Noongar (WKSN) Indigenous Land Use agreements (ILUA).

The Project is located within the Shire of Kojonup in the Great Southern Region. The Shire covers an area of 2,932 km^2 and has an estimated population of 1,901 (Australian Bureau of Statistics (ABS), 2021). The Shire comprises of agricultural land, crown reserves, and small rural townsites, with Kojonup acting as the principal service centre providing retail, community, and essential infrastructure for the area. There is a total of 31 sensitive receivers (dwellings), as identified by the *Kojonup BESS Environment Noise Assessment* (Sonus, 2026).

2.1.3 Regional Environmental Context

The Project is located within the Southern Jarrah Forest subregion and experiences a warm Mediterranean climate characterised by wet winters and hot, dry summers, with recent warming trends observed. The surrounding landscape is predominantly cleared agricultural land with remnant degraded native vegetation limited to roadsides and areas adjacent to the existing substation. The Project Area comprises cleared and highly modified landscapes with scattered or planted native trees, occasional remnant shrub understorey, and extensive areas dominated by weeds or crops. Two unnamed nature reserves managed by the Department of Biodiversity, Conservation and Attractions (DBCA) are situated within approximately 6 km of the site.

2.1.4 Legal Description and Ownership

The Project intersects with land parcels as outlined in **Table 2.1**. Certificates of Title are provided in **Appendix A**. The Project will also use two local government road reserves, Tunney Road and Collie-Changerup Road, for access.

Table 2.1 Title Information

Address	Land Description	Status	Easements or Restrictions
3680 Collie-Changerup Rd, Kojonup	Lot 3194 on deposited plan 227649	Privately owned by host landowners	None
	Lot 8869 on deposited plan 227649		
262 Tunney Rd, Kojonup	Lot 103 on deposited plan 60512	Private (Western Power)	None

3.0 Project Overview

The Proponent is proposing to build a BESS, with an indicative capacity of approximately 800 MWh (100 MW x 8 hours). Development is proposed within a Project Area of approximately 34.5 ha, with an Indicative Disturbance Footprint of approximately 8.09 hectares (ha) (including approximately 3.6 ha of permanent infrastructure) (**Figure 3.1**). The Indicative Project Layout is shown in **Figure 3.2**.

The Project will include:

- BESS units, inverters and transformers
- Civil and structural works including laying of crushed rock
- Internal access roads and access (and egress) points
- Underground cabling (33 kV) to provide a connection between the battery units and inverters and on-site substation
- On-site substation including transformer to step up from 33 kV to the connection voltage at 132 kV, reactive power support equipment, protection and control devices
- Underground cabling (132 kV) to connect the onsite substation to the existing Kojonup Substation
- Permanent Operations and Maintenance (O&M) Facility
- Water storage (including firefighting water supply and fire water runoff containment / stormwater detention basin)
- A new access point off Collie-Changerup Road (Main Access), and a new access point off Tunney Road (Secondary Access)
- Security fencing
- Car parking
- Landscape mitigation screening, as required
- Business identification signage, at the Main Access point
- Temporary disturbance for construction compound and laydown and work areas.

The Project is currently at the 'Concept Design' stage (**Appendix B**). The Proponent is exploring multiple options for the underground connection route to the Kojonup substation. The connection route shown is indicative and conservative, and subject to change. The final connection location will be determined during detailed design, in consultation with Western Power. Post-approval, the Project will progress to the 'Detailed Design' phase, during which Project infrastructure will be further refined and finalised to enable construction.

KOJONUP BESS - INDICATIVE DISTURBANCE AREA

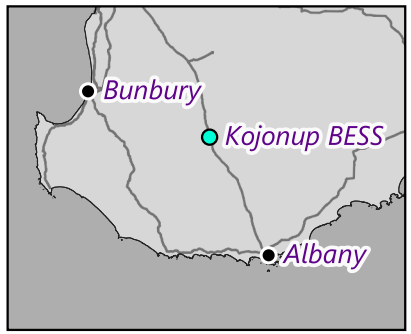
Indicative Project Infrastructure

- Project area
- Western Power land
- Disturbance footprint

Existing Infrastructure

- Kojonup Substation
- Existing 66kV transmission line
- Existing 132kV transmission line
- Roads

0 100 200 m



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CRS:	Liam Dowsett-Clark
Path:	GDA2020 / MGA zone 50 (EPSG:7850)
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KOJONUP BESS - PROJECT AREA AND INDICATIVE LAYOUT

Indicative Project Infrastructure

- Project area
- Western Power land
- BESS bench
- BESS substation bench
- Underground cable
- Access track
- Detention basin
- Landscape screening
- O&M building and carpark
- Water tank
- Security fence

Existing Infrastructure

- Kojonup Substation
- Existing 66kV transmission line
- Existing 132kV transmission line
- Roads

Mint

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3.1 Access

The Project is proposed to be accessed via a new access point off Collie-Changerup Road (Main Access), with a secondary access and egress proposed off Tunney Road (Secondary Access). Both are local government managed roads. Access points will be used during the construction phase, with the final access point/s being determined through detailed design.

The exact positioning of the Project infrastructure, including site access, will be finalised following the appointment of the BESS supplier and in accordance with commitments outlined in this Development Application.

The transport impact assessment is summarised in the Environmental Assessment Report (**Appendix C**).

3.2 Project Phasing

3.2.1 Pre-construction

The pre-construction phase involves finalisation of design, procurement, and planning activities required to enable safe and efficient delivery of the Project. This phase bridges development approvals and physical construction and ensures all regulatory, engineering, and logistical requirements are satisfied. Pre-construction activities are expected to include:

- site investigation and surveys
- detailed civil and electrical engineering design
- grid connection arrangements in consultation with Western Power
- procurement of major equipment
- obtaining secondary permits, licences, and statutory approvals
- preparation of construction management documentation
- workforce and logistics planning.

Pre-construction activities will aim to progress the project toward an indicative construction commencement in Q4 2027, with commissioning indicatively anticipated around 2029, subject to approvals and other dependencies.

3.2.2 Construction

Construction is expected to take approximately 55 weeks, with works typically undertaken six days per week in accordance with *Environmental Protection (Noise) Regulations 1997*. The construction phase includes:

- site establishment and temporary facilities
- civil earthworks and pavement construction
- installation of BESS equipment and foundations
- electrical infrastructure installation

- substation works
- testing and commissioning.

A temporary construction compound will provide site offices, storage areas, amenities, car parking, access routes, power and water supply, wastewater facilities, and security infrastructure to support construction activities until permanent services are established.

3.2.3 Operations

The operational phase involves routine monitoring, maintenance, and servicing of the BESS and associated infrastructure. The permanent infrastructure includes modular utility-scale battery units with supporting substation infrastructure, electrical connections, civil and structural works, internal access roads, an O&M facility with water and wastewater systems, firefighting water storage, security fencing, landscaping, signage, and site access from Collie-Changerup and Tunney Roads. Key operational activities include:

- scheduled maintenance of BESS equipment
- electrical system inspections
- safety management
- site access track maintenance.

3.2.4 Decommissioning

Decommissioning arrangements will be determined closer to the end of the operational life of the Project. The Proponent will be responsible for the decommissioning of the Project. A detailed Decommissioning Plan will be prepared in accordance with regulatory requirements and landowner agreements.

4.0 Stakeholder and Community Engagement

4.1 Stakeholder and Community Engagement Plan

A Stakeholder and Community Engagement Plan (SCEP) (Mint Renewables, 2026) has been prepared to guide consultation and engagement with stakeholders throughout the planning, construction and operational phases of the Project (**Appendix D**). The SCEP sets out the Proponent's engagement objectives, guiding principles and communication framework, and identifies relevant stakeholders including local residents, landholders, Traditional Owners, government agencies and the broader community. The SCEP also outlines how stakeholder feedback has informed, and will continue to inform, Project design, impact mitigation measures and decision-making.

The SCEP has been prepared having regard to best-practice engagement guidance and relevant legislative and policy expectations. The SCEP will be updated as the Project progresses to ensure engagement activities remain proportionate, transparent and responsive.

4.2 Consultation Summary

The Proponent commenced public stakeholder engagement for the Project in September 2025. A Consultation Summary is provided in **Appendix E**, which includes:

- communication and engagement tools
- first nations engagement
- completed consultation and outcomes
- approach to benefit sharing, and
- upcoming consultation.

5.0 Project Impacts and Mitigations

5.1 Hydrology

A hydrological assessment was undertaken for the Project to characterise surface water conditions (Water Technology, 2026).

The Project is characterised by gently undulating topography and shallow overland flow paths. Flooding across the Project site is typically shallow and characterised by sheet flow, with limited defined drainage channels. The modelled flood hazard is predominantly classified as H1, representing a relatively low-risk flood zone that is generally safe for vehicles, people and buildings during flood events and is suitable for BESS development.

Project infrastructure has been sited to avoid natural drainage lines and areas subject to concentrated flow, and areas modelled as H4–H5 hazard, with sensitive infrastructure designed to remain above predicted 1% AEP flood levels.

A Construction Environmental Management Plan (CEMP) will include erosion and sediment control measures to manage potential temporary water quality impacts during construction such as management of disturbed areas, stabilisation of exposed surfaces, and appropriate handling of fuels and hazardous substances. To address increased runoff and erosion risk from compacted or impervious surfaces, a stormwater management system comprising perimeter swales and an on-site detention basin will intercept and attenuate runoff, ensuring post-development discharge rates are comparable to pre-development conditions. Access routes have been assessed under design flood conditions and will be supported by an Emergency Management Plan outlining procedures for safe access, monitoring and response during extreme rainfall events.

Refer to the Environmental Assessment Report in **Appendix C** for details and the full report.

5.2 Flora and vegetation

A reconnaissance and targeted flora and vegetation survey was conducted by Umwelt (2024a) on 25 and 26 September 2024 to determine the flora, vegetation, and fauna values within a survey area that included the Project Area and surrounds.

The remaining vegetation has been highly modified by historical agricultural land use, resulting in isolated trees, planted native species, or areas dominated by weeds and crops.

The Project has been sited and designed to avoid clearing of native vegetation as far as practicable. Infrastructure is predominately located within previously cleared agricultural land, and remnant native vegetation of higher ecological value mapped as part of flora and vegetation surveys has been excluded from the Project Area, with a 40 m buffer (i.e. no-go area) applied to prevent indirect impacts.

To minimise disturbance to vegetation adjacent to works, clearly defined construction boundaries, and no-go areas will be established prior to construction. Indirect impacts will be further managed through implementation of CEMP, including measures to control runoff, erosion and dust generated by construction activities. Although the Project has been designed to avoid vegetation clearing, a small area of native vegetation (approximately 0.09 ha) may need to be cleared. Appropriate permits will be sought if required.

To prevent the spread of introduced flora species, including the Declared Pest *Asparagus asparagoides*, weed hygiene and management measures will be implemented through the CEMP.

Refer to the Environmental Assessment Report in **Appendix C** for further details and the survey report.

5.3 Fauna

A basic terrestrial fauna survey was conducted by Umwelt (2024a) on 25 and 26 September 2024 to determine fauna values within a survey area that included the Project Area and surrounds.

One conservation-significant species, the Western Rosella (*Platycercus icterotis xanthogenys*) (inland), was confirmed during the survey, though the overall habitat value for this species was determined to be Low-Moderate across the surveyed area. No individuals or indirect evidence of black-cockatoos (Forest Red-tailed Black-Cockatoo, Baudin's Black-Cockatoo, or Carnaby's Black-Cockatoo) were recorded during field surveys.

The Project has been sited and designed to avoid clearing of potential fauna habitat to the maximum extent practicable. Infrastructure is located predominately within previously cleared agricultural land, and remnant native vegetation of higher fauna habitat value has been excluded from the Project Area, with a 40 m buffer (i.e. no-go area) applied to prevent indirect impacts.

Refer to the Environmental Assessment Report in **Appendix C** for further details and the survey report.

5.4 Heritage

An Aboriginal Cultural Heritage (ACH) Due Diligence Assessment has been undertaken for the Project (Archae-aus, 2026).

There are no known Registered Sites or Lodged or Historic Record Places within the Project Area. The Project has been sited and designed to avoid clearing of native vegetation to the maximum extent practicable and therefore minimises disturbance to areas with higher Aboriginal cultural heritage potential.

No European heritage places listed as MNES under the EPBC Act, or local heritage sites have been identified in the Project Area.

Archaeological and ethnographic heritage surveys will be undertaken in areas of proposed ground disturbance prior to works, with outcomes used to inform avoidance, design refinement, adaptive management or statutory management where required.

Additional mitigations include implementation of clearly defined work boundaries, no-go areas and construction-phase heritage controls, including Traditional Owner participation where appropriate to minimise the risk of unintentional impacts on heritage values.

Refer to the Environmental Assessment Report in **Appendix C** for details and the full report.

5.5 Soils

A desktop assessment was undertaken as part of this DA (Umwelt, 2026) to characterise the soil landscape within the Project Area and identify potential risks to land capability (dryland cropping) and soil quality (DPIRD-031). Mapping

indicates the area lies within the Southern Zone of Rejuvenated Drainage, featuring gently undulating rises and low hills with soils derived from colluvial and in-situ weathered materials. The Farrar 2 Subsystem dominates the disturbance footprint, comprising grey deep sandy duplex soils typically supporting Wandoo–Jarrah–Marri woodland. Department of Primary Industries and Regional Development (DPIRD) mapping shows generally low excavation constraints and no land instability risk, but identifies notable risks including waterlogging across much of the area and a high susceptibility to subsurface acidification. No registered contaminated sites occur within or near the Project Area. While earlier acid sulphate soil mapping (DWER-049) has been retired, updated DPIRD data (DPIRD-011) confirms high acidification susceptibility, highlighting the need for further geotechnical investigation to assess potential soil-related impacts.

5.6 Noise

An Environmental Noise Assessment was undertaken by Sonus (2026) to assess potential noise impacts associated with the Project on surrounding noise sensitive receivers, including nearby rural dwellings. Cumulative noise from the adjacent existing substation was also considered.

The indicative equipment selection and site layout has been planned to achieve compliance with applicable operational noise criteria at surrounding receivers and the property boundary.

Cumulative noise levels from the Project and existing substation will comply with applicable regulatory criteria at all nearby dwellings during all time periods.

Refer to the Environmental Assessment Report in Appendix C for details and the full report.

5.7 Landscape and Visual

A landscape and visual impact assessment (LVIA) was undertaken by UDLA (2026). The assessment identified that visibility of the Project will be limited and generally localised to nearby road corridors and filtered views.

To reduce visual impacts from the Project, a 5 m landscape buffer is proposed along the northern, eastern and western boundaries of the Indicative Layout. The exact composition and design will be confirmed during detailed design phase of the Project, in accordance with relevant guidelines and liaison with regulatory agencies. A reduced landscape buffer of 3 m is proposed along sections of the southern boundary adjoining the onsite substation, and along the diagonal eastern connection between the substation and Indicative Layout to maintain visual screening whilst still achieving required setbacks in accordance with relevant bushfire guidelines.

It is concluded that the Project will have low to negligible visual impacts within the surrounding landscape and maintains rural landscape values and visual amenity. The Project is likely to be consistently perceived as an extension of the existing electrical infrastructure rather than a new or visually intrusive element.

Refer to the Environmental Assessment Report in **Appendix C** for details and the full report.

5.8 Traffic and Access

A Transport Impact Assessment (TIA) was undertaken by Flyt (2026) in accordance with the WA Planning Commission's Transport Impact Assessment Guidelines. The surrounding road network, including Collie-Changerup Road (Regional Distributor) and Tunney Road (Access Road), was

assessed as suitable to accommodate the proposed construction and operational traffic, including heavy vehicles, and is not expected to experience a material change in capacity or safety conditions.

Project construction traffic will include workforce light vehicles and heavy vehicles delivering materials and equipment, over a period of approximately 55 weeks. Approximately 174 daily light vehicle trips are anticipated based on a peak construction crew of approximately 87 personnel. Heavy vehicle movements will vary by construction stage, with a peak of approximately 168 heavy vehicle trips during BESS installation.

Project impacts relate to increase in traffic movements and will be managed through implementation of a Traffic Management Plan (TMP).

Refer to the Environmental Assessment Report in **Appendix C** for details and the full report.

5.9 Bushfire

Although the Project is located within a designated bushfire prone area, SPP 3.7 and the associated Planning for Bushfire Guidelines (WAPC, November 2024) adopt definitions that apply specifically to 'Habitable Buildings' and 'Specified Building,' which do not apply for the Project. In the absence of SPP 3.7 being triggered, Clause 67(2)(q) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* require that due regard is given to the possible risk of bushfire. Accordingly, Bushfire Prone Planning (20216) completed a Bushfire Management Plan (BMP) (**Appendix G**) and a Bushfire Risk Report (BRR) (**Appendix F**) in accordance with *State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guidelines* (2024) and, although not required, the *Victorian Country Fire Authority's Design Guidelines and Model Requirements – Renewable Energy Facilities v4.4*.

The BMP and BRR considered the Project layout, surrounding vegetation, bushfire-prone landscape, access arrangements, and proposed operational infrastructure to assess compliance with bushfire planning requirements. With the BMP including a Bushfire Attack Level (BAL) assessment, assessment against the Bushfire Protection Criteria, and identification of required bushfire protection measures for the Project. The assessment addressed matters including:

- Asset Protection Zones (APZs) and separation distances.
- Vehicular access and emergency egress arrangements.
- Firefighting water supply requirements.
- Bushfire hazard associated with surrounding vegetation and topography.
- Siting and design of the proposed BESS, substation and operational infrastructure.

The accompanying BRR assessed bushfire risk through consideration of bushfire hazard, exposure and vulnerability for persons, buildings, infrastructure and access routes associated with the Project. The assessment considered risks associated with ember attack, radiant heat and direct flame contact, and evaluated both inherent and residual bushfire risk levels following implementation of mitigation measures.

A holistic approach to fire risk will be adopted for the Project, whereby the development is assessed as an integrated whole (including the substation), rather than as separate components. In addition, Proponent will undertake site familiarisation with DFES and/or the local Kojonup Bushfire Association prior to construction and will continue to provide updates to DFES throughout the Project lifecycle.

6.0 Planning Assessment

6.1 State Planning Framework

This section describes how the Project aligns with relevant aspects of the State planning framework.

6.1.1 Planning and Development (Local Planning Schemes) Regulations 2015

Clause 67(2) of the *Deemed Provisions of the Planning and Development* (Local Planning Schemes) *Regulations 2015* 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 of the proposed Project against the provisions of Clause 67(2) of the Deemed Provisions is provided in **Table 6.1**.

Table 6.1 Consideration of the Deemed Provisions

Provision	Project 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 TPS 3, and the relevant objectives of the Rural Zone, have been considered in **Section 6.1.2** 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 *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving.	The Project is consistent with orderly and proper planning as it aligns with the regional and local planning frameworks that promote diversified industry, strategic infrastructure investment, and rural economic development in the Kojonup region.
(c) Any approved State planning policy.	The Project has considered and is consistent with: • State Planning Policy 2.0 – Environment and Natural Resources Policy (Table 6.7) • State Planning Policy 2.5 – Rural Planning (Table 6.8) • State Planning Policy 3.7 – Planning in Bushfire Prone Areas (Table 6.9).
(d) Any environmental protection policy approved under the *Environmental Protection Act 1986* section 31(d).	N/A
(e) Any policy of the Commission.	All applicable policies and position statements of the Commission are addressed under Section 6 of this report.
(f) Any policy of the State.	The Project responds to the strategic directions of the *Western Australian State Planning Strategy 2050*, including strengthening regional economies,

Provision	Project Response
	supporting renewable energy generation, and improving energy network resilience. The Project directly supports the State's broader objectives regarding energy security and climate transition.
(fa) Any local planning strategy for this Scheme endorsed by the Commission.	N/A
(g) any local planning policy for the Scheme area	The Shire of Kojonup suggested expectations likely aligned with LPP 10 (Wind Energy Policy).
(h) Any structure plan or local development plan that relates to the development;	There are no structure plans or local development plans relating to the Project.
(i) Any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015.	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.	N/A
(k) The built heritage conservation of any place that is of cultural significance.	There will be no impact on built heritage sites from the Project.
(l) The effect of the proposal on the cultural heritage significance of the area in which the development is located.	An Aboriginal Cultural Heritage Due Diligence Assessment has been completed. Archaeological and ethnographic heritage surveys will be undertaken in areas of proposed ground disturbance prior to works. There are no registered or lodged sites that will be impacted by the Project.
(m) The compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (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 Project is compatible with its rural setting, being located within a predominantly broadacre agricultural landscape that is sparsely populated, enabling separation from sensitive receptors.
(n) The amenity of the locality including the following - (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development.	The rural character of the area, combined with existing agricultural land uses, provides an appropriate context for the Project, which has been designed to avoid impacts on nearby residences and the broader community. Sensitive receptors are limited, with the nearest dwelling located approximately 500 m from the Project.

Provision	Project 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 Project predominantly consists of previously cleared agricultural land, and minimal clearing of native vegetation is proposed. Supporting studies have informed Project design to avoid natural drainage features, protect the natural environment and mitigate any potential impacts. Further details of supporting studies demonstrating environmentally responsible design and mitigation are provided in **Appendix C**.
(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.	Landscape mitigation is provided through perimeter planting buffers, including a 5 m wide buffer along the northern, eastern and western boundaries of the BESS footprint, and a reduced 3 m planting width along sections of the southern boundary adjoining the onsite substation and the diagonal eastern connection between the substation and the BESS. This approach balances screening performance, defensible space requirements, asset protection and maintenance needs.
(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 Bushfire Management Plan confirms the Project complies with SPP3.7 Bushfire Protection Criteria. Hydrology studies confirm no identified flooding constraints that would preclude development. These assessments demonstrate the suitability of the land for the proposed use.
(r) The suitability of the land for the development taking into account the possible risk to human health or safety.	The Project is located in a scarcely populated area, with the nearest dwelling approximately 500 m from the Project. Cumulative noise from the existing substation and the Project is predicted to achieve the noise limits at all dwelling locations. The following supporting studies have been undertaken in consideration of assessing and mitigating impacts on human health and safety: • Landscape visual impact assessment • Environmental noise assessment • Bushfire risk assessment and management plan.
(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 Project includes a primary access point from Collie-Changerup Road and a secondary access from Tunney Road, both suitable for construction and operational traffic. Internal access roads and designated car parking are included in the Indicative Project Layout seen in **Figure 3.2**.

Provision	Project Response
(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 traffic impact assessment Appendix G of (**Appendix C**) confirms that the local road network is assessed as suitable to accommodate the proposed construction and operational traffic, including heavy vehicles, and is not expected to experience a material change in capacity or safety conditions.
(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.	Public transport services, and access by pedestrians and cyclists, older people, and people with a disability is not relevant to the proposed development. Waste generated during construction and operation will be managed through waste services and/or licenced landfill. Waste management will be outlined in a Construction Environmental Management Plan (CEMP).
(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.	The Project is not expected to result in loss of any community service or benefit.
(w) The history of the site where the development is to be located.	The Project has a long history of agricultural use, predominantly for cereal and legume cropping. Existing rural infrastructure, including the Kojonup Substation and transmission lines, is already present north of the Project.
(x) The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.	The Project will provide regional economic benefits including job creation, support for local service industries, and improved energy security for the region. It also assists in transitioning the local economy toward more diversified and innovative industries.
(y) Any submissions received on the application.	Submissions received on the application are to be considered and addressed through the assessment process.
(za) The comments or submissions received from any authority consulted under clause 66.	Submissions will be considered by the applicant, and by the Shire in determining the application.
(zb) Any other planning consideration the local government considers appropriate.	Considerations raised by the Shire to date are summarised in **Section 6.1.2**.

6.1.2 Shire of Kojonup Town Planning Scheme No. 3 (TPS3)

The Shire of Kojonup Town Planning Scheme No. 3 (District Scheme) (TPS3) is the operative local planning scheme made under the *Planning and Development Act 2005* and applies to the entire district of the Shire, setting out zoning, reservation, and development control provisions relevant to the subject land. The alignment of the Project with key relevant aspects of TPS3 LPS No. 3 and objectives of the rural zone is provided in **Table 6.2. Figure 6.1** shows land use zoning in the Project Area.

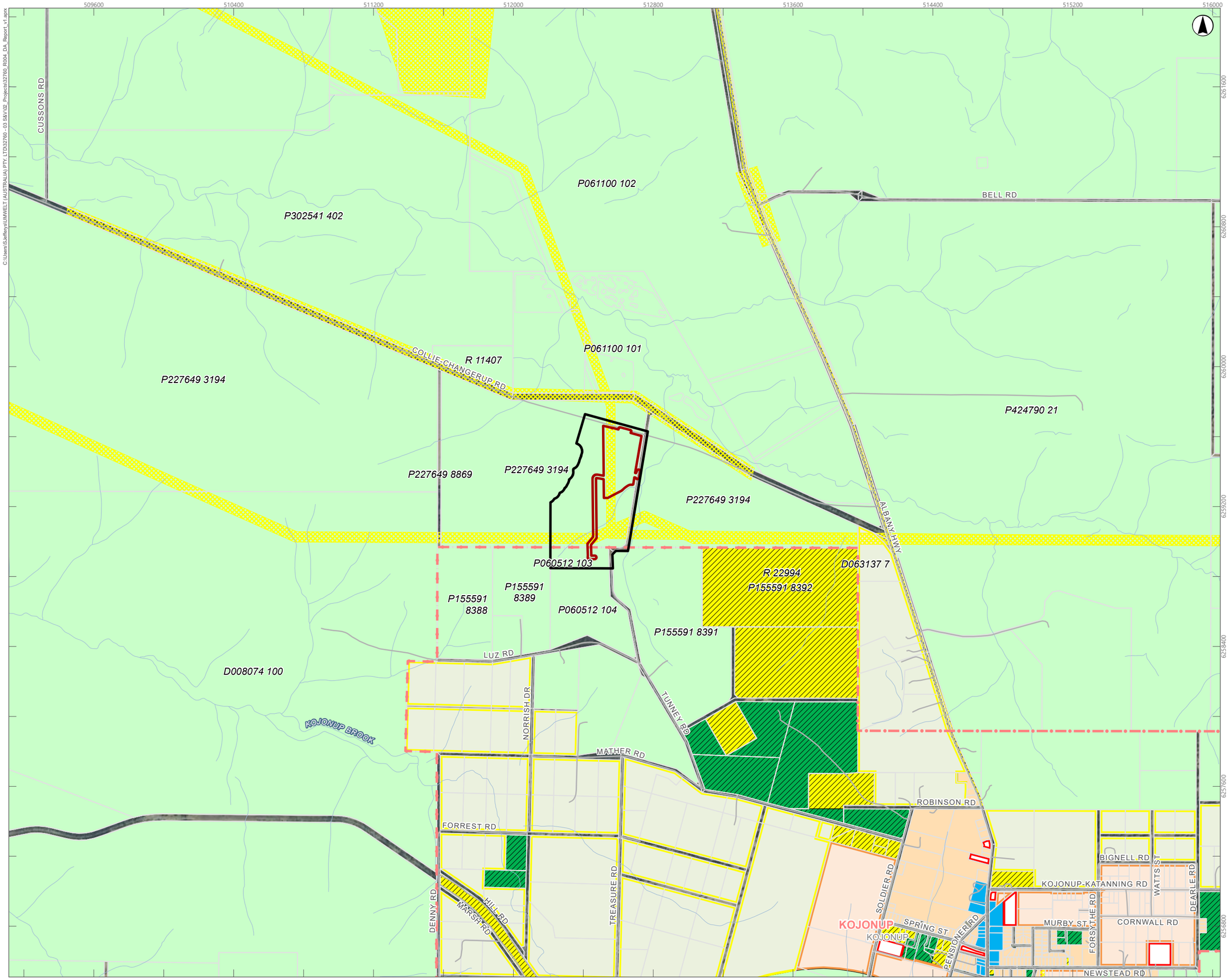
Table 6.2 Consideration of the Shire of Kojonup Town Planning Scheme No. 3

What is it?	Relevance to the Project
Land Use and Zoning TPS3 classifies land zoning across the Shire of Kojonup and the permissibility of land uses within each zone. It also provides objectives for the overall Scheme and different zones and describes requirements for development and planning approval.	**Land Use Classification** In consideration of Table 1 of the TPS3, the proposed land use (BESS) is not readily classified. **Scheme Zone** Lots within the Project are zoned as Rural under TPS3, except for Tunney Road and Collie-Changerup Road, which are classified as local road reserves. **Land Use Permissibility** The TPS3 does not include BESS in the Zoning table or Schedule I interpretations. Land uses that are not readily classifiable are generally assessed against the objectives or policy statement for the zone in which the land use is proposed.
Rural Zone Objectives The use of land in the Rural Zone shall be consistent with the following objectives: a. The zone shall consist of predominantly rural uses. b. To protect land from urban uses that may jeopardise the future use of that land for other planned purposes which are compatible with the zoning. c. To protect the land from closer development which would detract from the rural character and amenity of the area. d. To prevent any development which may affect the viability of a holding. e. To provide for limited commercial accommodation opportunities in a rural environment consistent with the Council's policy for 'Farmstay', 'Bed and Breakfast Accommodation' and 'Chalet' facilities.	Land use, for a majority of the Project, will predominantly remain consistent with that of rurally zoned land under TPS3. The Project will diversify rural land use and generate alternative income through green energy production, without affecting agricultural activities. The Project's small disturbance area and avoidance of remnant vegetation will help preserve environmental and agricultural value, preventing land degradation.
Se backs Shire of Kojonup Town Planning Scheme No. 3 sets out general development standards, including that	As per the TPS 3, no dwelling or other structure shall be permitted within 15 metres of a lot boundary. The nearest dwelling to the Project is approximately 500 m from the Project.

What is it?	Relevance to the Project
setbacks and construction standards for rural development.	

FIGURE 6.1

Land Use Zoning in the Project Area



Legend

- Project Area
- Disturbance Footprint
- Kojonup Townsite Boundary
- Road
- Watercourse
- Property Boundary
- Approved Clearing Instruments

Local Planning Scheme

- Commercial
- Public purposes
- Recreation
- Residential
- Residential development
- Rural
- Special rural
- Special use

0 400 800 m

Scale 1:20,000 at A3
GDA2020 MGA Zone 50

Image Source: ESRI Basemap (2024) | **Data Source:** Landgate (2022, 2026), DWER (2024), DBCA (2026), Umwelt (2026), Mint (2026)

umwelt

6.1.3 State Planning Strategy 2050

The Western Australian State Planning Strategy for 2050 (WAPC, 2021) and relevance to the Project is outlined in **Table 6.3**.

Table 6.3 Project Alignment with the WA State Planning Strategy 2050

What is it?	Alignment of the Project
This strategy provides the overarching context, principles, goals, and strategic direction for land use planning in WA. The uptake of renewable energy generation and technology is a critical component of the strategy and is specifically discussed under strategic goals for global competitiveness, and strategic directions for physical infrastructure and environment.	*The State Planning Strategy 2050* makes specific reference for a need to improve the State's electricity network infrastructure to manage the increased generation. The Project is consistent with and supports the implementation of the goals and strategic directions of the *State Planning Strategy 2050*. The construction and operation of the Project will also meet the Strategy's goal to provide further jobs and support the economy of regional areas.

6.1.4 Position Statement – Renewable Energy Facilities (DPLH

The Western Australia Planning Position Statement for Renewable Energy Facilities and how it has been considered by the Project is outlined in **Error! Reference source not found.**.

Table 6.4 Consideration of the WA Planning Position Statement – Renewable Energy Facilities

What is it?	Alignment of the Project
This position statement aims to support appropriate development of renewable energy facilities by encouraging consideration and assessment of renewable energy developments using a standardised framework. In particular, it: • Describes the provisions that should be made in state and local planning instruments (local planning schemes, policies, and strategies etc.) to guide decision making regarding renewable energy facilities. • Lists the factors that should be considered during assessments of proposed facilities, including community consultation, environmental impact, visual and landscape impact, public and aviation safety, heritage, and construction impacts. • Seeks to maximise energy production and operational efficiency, and minimise potential impacts to the environment, natural landscape, and urban areas.	This position statement has been considered in the design, location, and management of the Project as follows: • Relevant State Government agencies have been contacted to discuss the Project and ensure it is aligned with overall planning and development strategies in the region around industry and renewable energy developments. • Relevant legislation, policies, guidelines, and strategies have been reviewed to ensure the Project's design and operational strategy comply with State objectives. In particular, those relating to energy production and mitigating impacts to both the built and natural environment have been assessed and reviewed. • Baseline studies have been completed relating to bushfire risk, traffic and transport, noise, ecology, hydrology and Aboriginal heritage to ensure all potential impacts have been considered and addressed. • The site has been selected to be near to existing electricity infrastructure (i.e. Kojonup substation) to maximise operational efficiency and reduce impacts

What is it?	Alignment of the Project
	that would be caused by any additional transmission lines. • Local stakeholder and community consultation has been completed, including with the Shire of Kojonup, nearby landholders, special interest groups and the local community to maintain strong relationships with local stakeholders and address any concerns or priorities raised. • The position statement has been reviewed in conjunction with the Shire's land use objectives for renewable energy facilities as per the TPS3.

6.1.5 State Planning Policy No. 1 – State Planning Framework

The Project has considered State Planning Policy No. 1 (SPP1) (DPLH, 2017). Alignment of the Project with relevant provisions in SPP1 is described in Table 6.6.

Table 6.5 Project Alignment with the State Planning Policy No. 1

What is it?	Alignment of the Project
State Planning Policy No. 1 (SPP 1) restates and expands upon the key principles of the State Planning Strategy in planning for sustainable land use and development. It brings together existing State and regional policies, strategies, and guidelines within a central State Planning Framework (Framework) which provides a context for decision-making on land use and development in Western Australia. The Framework informs the Commission, local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, to ensure integrated decision-making across all spheres of planning. General principles in SPP1 for land use planning and development are described relating to: Community, Economy, Environment, Infrastructure, Regional Development, and Governance.	The Project is well aligned with several of the general principles of SPP 1, including: **Community** - ensuring effective community consultation during key points of planning and development. **Economy** – safeguarding agricultural land resources from unsuitable applications and minimising land use conflicts by ensuring that sensitive or incompatible uses are separated from industrial and other economic activities with potential off-site impacts; • Implementation of the Project allows ongoing agricultural practices to continue. **Regional development** – foster robust and adaptable communities and regions by encouraging diverse land uses and advancing regional resources via economic diversification. The Project expands the regional economy through major investment while supporting current agriculture. The Project is also consistent with a range of other general principles of SPP 1 related to the environment and infrastructure.

6.1.6 State Planning Policy No. 2 – Environmental and Natural Resources Policy

State Planning Policy No. 2 (SPP 2) (Department of Planning, Land and Heritage, 2021) and relevance to the Project is described in Table 6.7.

Table 6.6 Consideration of State Planning Policy No. 2

What is it?	Alignment of the Project
State Planning Policy No. 2 (SPP 2) defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy. The objectives of the policy are to: • Integrate environment and natural resource management with broader land use planning and decision-making. • Protect, conserve and enhance the natural environment. • Promote and assist in the wise and sustainable use and management of natural resources. • SPP 2 refers to reducing greenhouse gas emissions by decreasing reliance on non-renewable fuels, stating that 'planning strategies, schemes and decision making should support the use of alternative energy generation, including renewable energy, where appropriate.' • SPP 2 also includes measures related to the protection of the environment (biophysical and social), mitigation of impacts, and management of water resources, soil and land quality, biodiversity, and landscape values.	The Project is well aligned to the objectives of SPP 2 relating to energy and renewable energy capacity. Further, the Project site selection and design have considered the objectives and measures in SPP 2 by: • Selecting predominantly cleared land for the purposes of constructing and operating the Project to minimise clearing of native vegetation as much as possible. • Undertaking ecological surveys in accordance with relevant Environmental Protection Authority (EPA) guidelines to inform understanding of potential impacts and suitable controls. • Completion of a hydrological assessment to understand potential flooding risk and ensure suitable controls have been implemented. • Completion of a Landscape Visual Assessment to identify and mitigate landscape and visual impacts. • Consultation with the EPA on the Project activities to understand any associated regulatory or referral requirements has been completed.

6.1.7 State Planning Policy No. 2.5 – Rural Planning

A summary of relevant aspects of *State Planning Policy No. 2.5* (SPP 2.5) (Department of Planning, Land and Heritage, 2016) and relevance to the Project is described in Table 6.8.

Table 6.7 Consideration of State Planning Policy 2.5

What is it?	Alignment of the Project
State Planning Policy 2.5 (SPP 2.5) provides the overarching planning objectives relating to rural zones defined in local planning schemes. SPP 2.5 aims to protect rural land, rural land uses, avoid land use conflicts, and support sustainable economic growth. The policy seeks to promote economic development opportunities, with the Western Australian Planning Commission (WAPC)	The Project will support economic growth through green energy production, without affecting agricultural activities. The Project's small disturbance area and avoidance of remnant vegetation will help preserve environmental and agricultural value, preventing land degradation.

What is it?	Alignment of the Project
to balance the need for economic opportunity with the protection of the State's primary production and natural resource assets. SPP 2.5 includes relevant objectives and policy measures to protect agricultural land resources wherever possible, minimise the potential for land use conflict, and carefully manage environmental, landscape and water resource assets.	

6.1.8 State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas

State Planning Policy No. 3.7 (SPP 3.7) (Department of Planning, Land and Heritage, 2024) and how it has been considered by the Project is outlined in Table 6.9.

Table 6.8 Consideration of State Planning Policy 3.7

What is it?	Alignment of the Project
SPP 3.7 applies to all land which has been designated as bushfire prone and all development applications on those lands. Proposed developments in Bushfire Prone Areas must have a Bushfire Management Plan undertaken by an accredited professional which includes a Bushfire Attack Level (BAL) assessment, identification of any bushfire hazard issues, and compliance with criteria outlined in policy guidelines. In the absence of SPP 3.7 being triggered, Clause 67(2)(q) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* require that due regard is given to the possible risk of bushfire.	Although the Project is located within a designated bushfire prone area, SPP 3.7and the associated Planning for Bushfire Guidelines (WAPC, November 2024) adopt definitions that apply specifically to 'Habitable Buildings' and 'Specified Building,' which do not apply for the Project. In the absence of SPP 3.7 being triggered, Clause 67(2)(q) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* require that due regard is given to the possible risk of bushfire. As such, a Bushfire Risk Assessment and Bushfire Management Plan have been for the Project. The Project is fully compliant with all acceptable solutions of the bushfire protection criteria.

6.2 Other Legislation

A summary of other state legislation and regulations is provided in Table 6.10**.**

Table 6.9 Other State Legislation

Legislation	Governing Agency	Relevance to the Project
Environmental Protection Act 1986	Department of Water and Environmental Regulation / Environmental Protection Authority	The Project is proposed to be developed on largely cleared, degraded agricultural land. Results of environmental field and desktop studies indicate the project would not have a significant impact on any EPA environmental factors.
Aboriginal Heritage	Department of Planning,	No Registered, Lodged or Historic sites, as listed by the Department of Planning, Lands and Heritage's (DPLH)

Legislation	Governing Agency	Relevance to the Project
Act 1972 (AH Act)	Lands and Heritage (DPLH)	Aboriginal Cultural Heritage Inquiry System (ACHIS), have been identified via desktop assessment of the Project Area. Surveys will be conducted prior to construction to confirm the desktop assessment findings.
Biodiversity Conservation Act 2016 (BC Act)	Department of Biodiversity Conservation and Attractions (DBCA)	Listed fauna species are likely to use remnant vegetation adjacent to the Project, however none were identified within the indicative disturbance footprint. Any activities resulting in the taking or disturbance of threatened species require lawful authority under the BC Act via Ministerial Authorisation under Section 40 of the BC Act.
Biosecurity and Agriculture Management Act 2007 (BAM Act)	Department of Primary Industries and Regional Development (DPIRD)	Potential impacts to nearby remnant vegetation may be caused by the introduction of pests, diseases or weeds during the Project's construction and/or operational phases. One Declared Pest under the BAM Act, **Asparagus asparagoides*, was recorded. A Construction Environmental Management Plan will be developed prior to construction to mitigate biosecurity risk on site.
Bush Fires Act 1954	Department of Fire and Emergency Services (DFES)	Project design has been sited to avoid bushfire prone areas, which typically trigger bushfire planning requirements under *SPP 3.7 Bushfire*. A Bushfire Management Plan and Bushfire Risk Report have been produced to mitigate the level of bushfire risk exposure.
Conservation and Land Management Act 1984	DBCA	No conservation sites are located within the Project. The closest conservation site to the Project is an unnamed nature reserve, managed by the DBCA, approximately 1.6 km south of the proposed Project.
Contaminated Sites Act 2003	Department of Water and Environmental Regulation (DWER)	No contamination sites are known to exist within the Project. The closest contaminated site is located approximately 40 km north-east of the Project Area in Katanning.
Rights in Water and Irrigation Act 1914 (RIWI Act)	DWER	No RIWI Act listed sites are known to exist within the Project. The closest listed RIWI Act site is the Warren River and Tributaries Surface Water Area, which is located approximately 14 km south of the Project.

7.0 Conclusion

This Development Application has been prepared to support Mint Renewables' proposed Kojonup BESS, a utility-scale project designed to improve electricity network reliability and enable greater integration of renewable generation in the Great Southern region. The Project is sited on predominantly cleared agricultural land adjacent to existing transmission infrastructure and has been developed through iterative design and pre-application engagement to avoid and minimise environmental and amenity impacts.

Based on the planning assessment and supporting technical studies, the Project is considered consistent with the objectives of the applicable State and local planning framework, including the Shire of Kojonup Town Planning Scheme No. 3, and can be appropriately managed through standard conditions of approval and management plans.

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Appendix A

Certificates of Title

Appendix B

Conceptual Site Plans and Elevations

Appendix C

Environmental Assessment Report

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Appendix D

Stakeholder and Community Engagement Plan

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Appendix E

Consultation Summary

Appendix F

Bushfire Risk Report

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Appendix G

Bushfire Management Plan

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