

# Application for development approval



<b>Owner details</b>		
Name: Ross Milton Robartson		
ABN (if applicable):		
Address: [REDACTED] Merredin		Postcode:
Phone: Work:	Fax:	Email: [REDACTED]
Home:		
Mobile: 0428411516		
Contact person for correspondence : Applicant		
Signature: [REDACTED]		Date: 26 <sup>th</sup> Nov 24
Signature:		Date:
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62 (2).</i>		
<b>Applicant details (if different from owner)</b>		
Name: Rebekah Hampson - Land Insights		
Address: [REDACTED] Perth		Postcode: 6000
Phone: Work:	Fax:	Email: [REDACTED]
Home:		
Mobile: [REDACTED]		
Contact person for correspondence : Rebekah Hampson		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No		

Signature: 	Date: 21/11/2024
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Property details		
Lot No: 5	House/Street No:	Location No:
Diagram or Plan No:	Certificate of Title Vol. No: 1695	Folio: 263
Title encumbrances (e.g. easements, restrictive covenants):		
Street Name: Robartson Road		Suburb: Merredin
Nearest street intersection: Bruce Rock Merredin Road		

Proposed development	
Nature of Development Minor changes to approved development - BESS facility	<input type="checkbox"/> Works <input type="checkbox"/> Use <input checked="" type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, is the exemption for	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use: Minor changes to approved development	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: Agricultural Purposes	
Approximate cost of proposed development: 220 million	
Estimated time of completion: 12 - 18 months	

<b>OFFICE USE ONLY</b>
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Acceptance Officer's initials:  
Local government reference No:

Date Received:

# Form 2 – Minor Amendments to Approved Battery Energy Storage System

PREPARED FOR

Nomad Energy

November 2024



**landinsights**  
PLANNING DESIGN ENVIRONMENT

*Prepared by:*

**Land Insights**

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**Document Name: Met Mast Development Application Rev 1**

**Document History:**

Date	Document Revision	Document Manager	Summary of Document Revision	Client Delivered
Oct-24	Rev0	RH	Draft for Client Review	Oct-24
Nov-24	Rev1	RH	Updates after client review	Nov-24
Nov-24	Rev1a	RH	Updates for Lodgement	Nov-24

**Important Note:**

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# 1 Introduction

## 1.1 Background

Approval was granted for the Merredin Battery Energy Storage System (BESS) by the Regional Development Assessment Panel (RDAP) on the 18<sup>th</sup> of April 2024 (DAP Ref: 24/02631) subject to conditions. Further design refinement of the project has been undertaken since the approval and has resulted in minor changes to the layout of the project to achieve optimal design and operation of the facility, as well as compliance with third party assessment (eg. Bushfire Management Plan). It should also be noted that these minor changes to layout and design are improvements in the design and are contained almost wholly within the existing approved footprint of the development.

The site is the subject of a recent subdivision application that has been approved with conditions by the Western Australian Planning Commission (WAPC). As part of the subdivision application process a detailed site survey was undertaken, which has now confirmed the actual site area required for the project. This has resulted in a minor (approximately 6%) increase to the site area. WAPC has been made aware of the minor increase in site size and has confirmed (see Attachment 3) that this minor amendment can be addressed at the deposited plan (1C) stage. The increase in site area facilitates the development of suitable access and crossover requirements for the project. It should also be noted that all electrical and ancillary infrastructure still fits within the original approved footprint granted by the RDAP.

Until all conditions of subdivision approval are met and cleared by the WAPC, a Certificate of Title for the separate Lot will not be issued – most likely not until early next year. This explains why the current landowner of the site has signed this Form 2 of this application. Lodging the application now will advance consideration towards a timely approval, facilitating the appointment of contractors necessary for construction early in 2025.

In submitting this Form 2 application pursuant to r.17(2) as a minor amendment to the current approved development we request that the Shire of Merredin make the determination of the application in line with Schedule 2 clause 77 of the Planning and Development (Local Planning Schemes) Regulations 2015 to agree replacement of the Approved Plans and Elevations with the updated design layout and elevations.

Consistent with the previous DAP application the site remains as an agricultural property and does not contain any areas of remnant vegetation. It should also be noted that the local planning framework has not changed since the original application was approved earlier this year.

This report contains the following Attachments for your consideration

- **Attachment 1 – Signed Form 2**
- **Attachment 2 – Updated Layout Plans and Elevations**

OLD DRAWING	REPLACEMENT DRAWING
MBB – GA - 00 A Overall site general arrangement	J25-0323-EL-GNA-003_C1 Overall site general arrangement

MBB – GA – 01 A132/33kv Substation	J25-0323-EL-GNA-001-D1 132kV Substation
MBB – GA – 02 A BESS general arrangement	J25-0323-EL-GNA-002_C1 BESS general arrangement
MBB – EL – 231011 A Exterior fence & gates elevation	BPER00811-002-DWG-0781_A Fence section & Details BPER00811-0002-DWG-0782_A Gate sections & Details
MBB – EL – 231012 A Switchroom/Control building elevation	J25-0323-EL-ELV-002_A1 Switchroom elevation J25-0323-EL-ELV-003_A1 WP Relay Room Elevation
MBB-EL-231019 A Typical access track cross section	
	BPER00811_0002_DWG-0100_B Site Plan
	BPER00811-0002-DWG-0110_B Development Approval Plan
	J25-0323-EL-ELV-001_A1 132kV Switchyard Elevation
	J25-0323-EL-LAY-008_A1 Construction Compound Layout

- Attachment 3 – WAPC email confirmation

## 2 The proposal

### 2.1 Overview

The BESS facility and associated substation and ancillary infrastructure will retain an export capacity of approximately 100MW / 400MWh and is still located adjacent to the existing Merredin Terminal Substation. The proposed changes described in this Form 2 application for the site are minor in nature and do not defer from the intention of the issued approval. No proposed changes to the components that will be on site are proposed and fall within the area that is approved as part of the previously mentioned subdivision application. Some of the changes that have occurred are required by either the manufacturers of the components, or other entities such as Western Power and inform the refinement of the design. The proposed changes are outlined in the following sections. Revised plans are attached (see Appendix 2).

### 2.2 Components

As outlined in the previous report lodged with the RDAP the components included within the development include the following:

- 110 – 120 Battery containers



- 6 Ring Main Units (RMU's) and 28 MV Transformers
- A HV/MV Switchyard
- A Western Power relay room
- Substation (with bunding to approved standards)
- Parking for workers for both the construction and post construction phase
- Operation and Maintenance building
- Spare parts building
- Internal roads (built to the required standards of both the Shire and Bushfire Requirements)
- Firefighting Infrastructure (to standards outlined in the Bushfire Management Plan)
- Development to support the construction phase

### **2.3 Changes to approved plans**

The following describes changes which resulted from design refinement:

#### **Battery Units**

The current RDAP approval shows the battery units aligned in an east-west pattern on the site, design refinement now aligns the battery packs in a north-south pattern over the site. This change will have no significant impact on the site nor its surrounds. The project remains located behind the dam off Robertson Road and adjacent to the existing infrastructure located at the adjacent existing Western Power substation (south of the proposed development). The footprint, size and approximate location of the battery packs, as well as the number within the surveyed site boundary is the same as for the current approved development.

#### **Ring Main Units & MV Transformers**

The design refinement has reduced the number of required Ring Main Units to 6 over the site and these will sit between the battery packs as they did in the original approval. There are also 28MV transformers across the site and as per the previous approval these will sit in between the battery packs. This alignment will not have a detrimental effect on the site, nor its surrounds as their location is the same as the current approved development sited in between the battery units on site with the visual impact of the components the same as the previous approval.

#### **HV/MV Switchyard**

The refined design in relation to the HV/MV switchyard has seen a small reduction in size and has moved eastwards closer to the BESS units. The switchyard along with other electrical and ancillary equipment sits within the approved footprint of the previously approved development and consists of the same components just in a slightly altered configuration. This slight change in location has occurred as the control room has moved from in between the battery packs and the switchyard to the north of the switchyard. The change in location will have no detrimental effect on the site nor its surrounds in terms of the management of the facility nor the visual impact of the facility.

### **Control Room Building**

The control room building is moved from the eastern side of the switchyard to the north of the switchyard. The building is consistent with the current approved footprint and as changed it will not have any detrimental effect on the site, nor its surrounds nor the visual impact of the development.

### **Western Power relay room**

Under the previous approval a requirement for a Western Power/Comms Building which is the relay room was shown as *Additional Control Building (if required)* along the southern boundary of the site. The design refinement process and further negotiations with Western Power have indicated the need for this building on site to operate the facility to safe standards. The development of the building has no detrimental effect on the site nor its surrounds. As part of the required infrastructure on the site it blends with the other infrastructure within the approved footprint.

### **Substation**

The substation is moved slightly to the east closer to the BESS facility, a move facilitated by placing the control building/switch room to the north of the switchyard. The substation will be bundled to the appropriate standards within the approved boundary and adjacent to the existing Western Power substation. This redesign has no detrimental impact on the overall visual impact of the development with the components being the same and just moved slightly to the east. The substation will be fenced separately from the BESS facility with an access gate to the north (approximately 6 metres wide), this is a requirement of Western Power to facilitate joint access to the site.

### **Warehouse and Storage Building**

During further design iterations and discussion with the BESS OEM (Tesla) the requirement for a larger warehouse, spare parts and storage building was identified to meet supplier recommendations. This building has moved from the southwestern side of the battery packs to the eastern side of the battery packs. This move will not have a detrimental impact on the overall design of the facility nor the visual impact of the facility as the proposed development will be contained within the existing footprint of the already approved development.

### **Internal Roads**

The updated plans that form part of this application show the internal and access roads required for the BESS facility and other ancillary infrastructure within the site. As mentioned previously a detailed site survey was undertaken as part of the subdivision application, and this increased the footprint of the site slightly to allow for the required space for the internal roads and crossover to the site. The main access to the site is now shown on the plans and is shown to be 6.9 metres in width. A gated entrance to the BESS facility will have 2-way access and will be fenced and gated with the access being approximately 9.1m. Internal roads within the BESS facility are proposed to be 5m and a proposed laydown area to the east of the subject site.

The substation and control room will be fenced separately with the proposed access road to this area being constructed to a width of 6m with secure gates being located to the north of the substation within the approved development footprint.

### **Firefighting Infrastructure**

A requirement for a tank for bushfire management and risk was detailed in the Bushfire Management Plan (BMP) that formed part of the approval granted by the RDAP on the 18<sup>th</sup> of April 2024. As part of the design iterations a suitable location was identified for the placement of these tanks and is now shown on the plan in the northwest corner of the development to the west of the operations and maintenance building which is in line with the recommendation from the BMP.

The tank requirement for firefighting purposes on the site, their location in this position is necessary (as per BMP) suitable and has no detrimental effect on the site nor its surrounds. It is located within the current approved footprint of the development.

### **Operations and Maintenance Building (O&M)**

The previous approval showed 2 smaller O&M buildings on the site, as part of the design refinement these buildings have been combined to create 1 O&M building. The combined O&M building has been moved to the north of the control room building and will be fenced along with the BESS facility, separate to the switchyard and control room and remains within the original footprint along with all the other ancillary equipment. The combined O&M building means that there is not a duplication of facilities that are contained within the 1 building and include a workspace with desks, a meeting room, a kitchenette, bathrooms and a SCADA/COMMS and Storage Room. The justification for the components within the O&M building is that the following is required by Tesla and the operator of the BESS facility during the construction phase and for monitoring and maintenance of the facility post construction:

- Tesla requirements as per their on-site maintenance infrastructure requirements (Level 5) minimum of 7 x office desks.
- BoP contractor requirements 2 x office desks
- Owner representative 1 x office desk

### **Parking & Laydown Area**

A laydown area has been identified for the construction phase to the east of the site. This will be used for the construction compound, site office, ablution blocks, water tank, storage units and additional parking and the laydown of equipment during the construction phase. Six (6) constructed and marked parking bays have also been identified to the west of the site, used by workers for operational and maintenance purposes onsite as well as Western Power.

## ***3 Conclusion***

This application is seeking to update the current Approved Plans to reflect the process of design refinement for the BESS facility. As noted previously the site has had a detailed survey undertaken as part of an approved subdivision which has led to a small increase of approximately 6% in size of the previously

approved plan, however it should also be noted that the previously approved plan indicated that the boundary was approximate. This increase in the size of the site has meant that the proposal meets requirements in relation to internal roads and the construction of a suitable crossover to the site. The revised plans and supporting Planning Report explain the minor changes which resulted from detailed design refinement. The revision and refinement of the components on the site and all electrical and ancillary equipment is still contained within the original footprint on Lot 5 Robartson Road in the Shire of Merredin as approved by the RDAP on the 18<sup>th</sup> of April 2024.

There will be no detrimental effect on the site nor its surrounds from this refinement of design, with the components being the same as the previous approval with the re-organisation of layout to ensure that operations on the site are optimal and meet the requirements of those supplying the components and Western Power.

The proposal therefore warrants approval for the following reasons:

- The proposed development as approved is still consistent with both the local and state planning framework as demonstrated in the report that accompanied the RDAP approval on the 18<sup>th</sup> of April 2024.
- The proposed development still contains the components of the previously approved development, just moved slightly within the approved development footprint and as determined in the previous application it will not have a detrimental visual impact over the site or its surrounds.
- The proposed BESS facility and implementation is still informed and supported by the technical documents that formed part of the approval granted by the RDAP on the 18<sup>th</sup> of April 2024 and is still subject to the conditions that formed part of that decision

The proposed revision to the layout of development is therefore recommended for consideration by the Shire of Merredin because it meets both state and local planning frameworks objectives and requirements. The changes to the development will allow for a better design layout for optimal operation of the facility.

These minor changes should be supported for approval and this Form 2 application recommended for Approval with the same conditions that formed part of the approval from the RDAP on the 18<sup>th</sup> of April 2024.

## *Attachment 1 – Signed Form 2*



## DAP FORM 2

### Application for amendment or cancellation of a Development Assessment Panel determination

*Planning and Development Act 2005*

*Planning and Development (Development Assessment Panels) Regulation 2011 – regulations 17 & 21*

#### Part A: Development Application Previously Determined

DAP File No (DPLH Reference)	DAP/24/02631	
Planning Scheme(s)	Name of planning scheme(s) that applies to the prescribed land Shire of Merredin Planning Scheme No 6	
Land	Lot number, street name, town/suburb Lot 5 Robartson Road, Merredin	
Certificate of Title (provide copy)	Volume Number 1695	Folio 263
	Location Number	Plan / Diagram Number
Description of development	Minor Changes to Battery Energy Storage System and associated infrastructure	
Existing Use	Residential / Commercial / Industrial / Rural / Mixed Use /Community Housing/ Other Rural	
Proposed Amendments	Refinement of development and minor changes based on detailed design of the proposal being undertaken.	
Original DAP Determination Date	18th of April 2024	

#### Part B: Applicant Details

(to be completed and signed by the applicant)

<ul style="list-style-type: none"><li>By completing this notice, I declare that all the information provided in this application is true and correct.</li><li>I understand that the information provided in this notice and attached forming part of the development application will be made available to the public on the Development Assessment Panel and local government websites.</li></ul>		
Name/Company	Land Insights	
Contact Person	Rebekah Hampson	
Address	[Redacted] stcode	
Contact Details	[Redacted]	[Redacted]
Signature		Date
Please note: unless otherwise requested, the DAP Secretariat will contact you via your nominated email address provided above.		



### Part C: Landowner Details

(to be completed and signed if landowner is different from applicant)

<ul style="list-style-type: none"><li>• By completing this notice, I consent to the applicant making this application on my behalf.</li><li>• If there are more than two landowners, please provide all relevant information on a separate page.</li><li>• Signatures must be provided by <u>all registered proprietors or by an authorised agent</u> as shown on the Certificate of Title.</li><li>• Alternatively, a letter of consent, which is signed by all registered proprietors or by the authorised agent, can be provided.</li><li>• Companies are required to provide signatures from <u>two directors or a director and a company secretary unless the company has a sole director</u> and either that director is also the sole company secretary, or the company does not have a company secretary.</li><li>• Please note, any Certificate of Title provided MUST be within 8 months validity.</li></ul>		
Company (if applicable)		
ACN/ABN (if applicable)		
Contact Details	Email [REDACTED]	Phone [REDACTED]
Address	Street Number/PO Box number, street name, suburb, state, postcode [REDACTED] Merredin Western Australia	
Name/s	Ross Milton Robartson	
Title/s	Landowner/Sole Director/Director (2 signatures required)	Additional Landowner/ Director/Secretary (if applicable)
Signature/s	[REDACTED]	
Date	7 Nov 24	

<b>Community Housing Provider</b>	
Provider's Name	
Contact Details	
DAP Community Housing Provider Register Reference	

### Part D: Amendment Requested

Please specify the amendments/modifications required to the original determination. [please tick one more of the following]:	
<input type="checkbox"/>	to amend the approval so as to extend the period within which any development approved must be substantially commenced;
<input type="checkbox"/>	to amend or delete any condition to which the approval is subject;
<input checked="" type="checkbox"/>	to amend an aspect of the development approved which, if amended, would not substantially change the development approved;
<input type="checkbox"/>	to cancel the approval.



**Part E: Acknowledgement by local government**

(to be completed and signed by a local government planning officer)

Responsible Authority	<input type="checkbox"/> Local Government <input type="checkbox"/> Dual – Local Government and Western Australian Planning Commission	
* DUAL reporting details	<i>If DUAL is selected, please provide details of relevant provision (or within covering letter)</i>	
DAP Fee	<input type="checkbox"/> \$264.00 has been paid by the applicant ( <i>DAP Regulations - Schedule 1</i> )	
Statutory Timeframe ( <i>regulation 12</i> )	<input type="checkbox"/> 60 days (advertising not required) <input type="checkbox"/> 90 days* (advertising required or other scheme provision) <i>*If 90 days is selected, please provide details of advertising requirement or other scheme provision</i>	
LG Reference Number		
Name of Planning Officer ( <i>Report Writer</i> )		
Position/Title		
Contact Details	<i>Email</i>	<i>Phone</i>
Planning Officer's Signature		<i>Date</i>



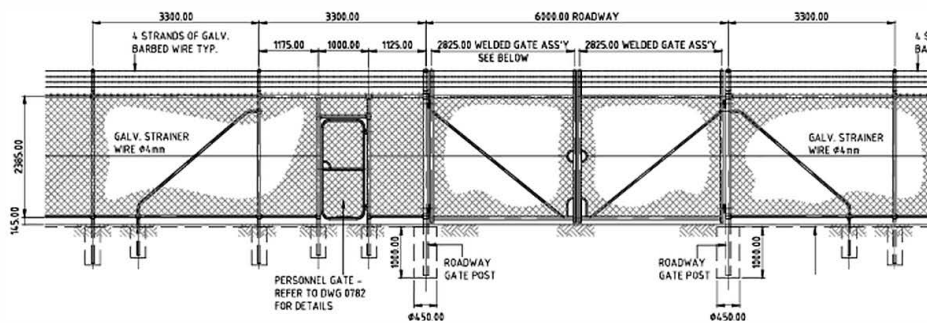
## *Attachment 2 – Updated Layout Plans & Elevations*



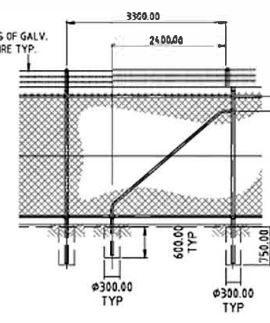




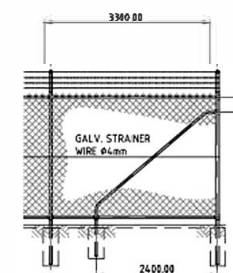




**FENCE - GATE ARR'G'T - ELEVATION**  
VIEWED FROM OUTSIDE  
SCALE: 1:50



**TYP BRACED FENCE POST  
ARR'G'T - ELEVATION**  
SCALE 1:50

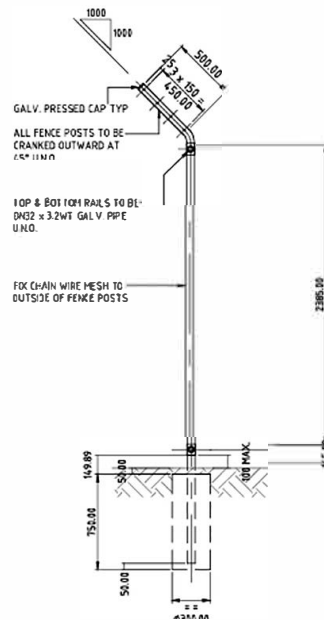


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ARR'G'T - ELEVATION**  
SCALE 1:50

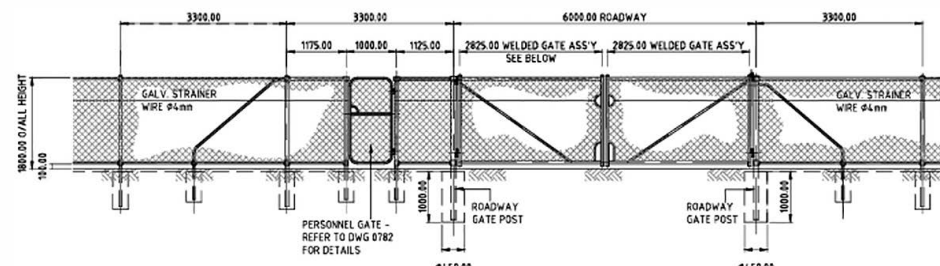
NOTE: BOTH DIRECTIONS TO BE  
BRACED AT ALL CORNERS

#### FENCE NOTES:

- ALL CHAIN-LINK FENCING TO COMPLY WITH AS1725-2010 PART 1 HEAVY DUTY FABRIC - 30mm PITCH x 3.5mm WIRE HEAVY GALV.
- FENCING COMPONENTS SHALL BE GALV. MEDIUM GRADE STEEL PIPE TO AS163 CP54 LO, AS FOLLOWS UNO.
  - ROAD GATE POST - 889 O.D. x 4mm W.T. (DN60)
  - PERSONNEL GATE POST - 603 O.D. x 3.6mm W.T. (DN50)
  - END POST - 603 O.D. x 3.6mm W.T. (DN50)
  - CORNER POST - 603 O.D. x 3.6mm W.T. (DN50)
  - STRAINER POST - 603 O.D. x 3.6mm W.T. (DN50)
  - INTERMEDIATE POST - 483 O.D. x 3.2mm W.T. (DN40)
  - DIAGONAL BRACE - 424 O.D. x 3.2mm W.T. (DN32)
  - TOP & BOTTOM RAILS - 424 O.D. x 3.2mm W.T. (DN32)
- ALL CHAIN-LINK FABRIC IS TO BE TIED IN PLACE USING HEAVY GALV. Ø2mm STEEL WIRE AND/OR GALV. PROPRIETARY FASTENERS STRICTLY IN ACCORDANCE WITH MANUFACTURER'S DETAILS & INSTRUCTIONS.
- CHAIN-LINK FABRIC IS TO BE FIXED TO THE OUTSIDE OF THE FENCE POSTS.
- CHAIN-LINK FABRIC IS TO HAVE TOP & BOTTOM SELF-EDGES KNUCKLED.
- ALL WIRES TO BE JOINED BY FIGURE 8 KNOT OR WIRE JOINERS AS PER INDUSTRY STANDARD.
- ALL WIRE Ø & PIPE WALL THICKNESS DO NOT INCLUDE GALV. COATING THICKNESS.
- POSTS TO BE VERTICAL, WITHIN TOLERANCE OF 150 AND HAVE PRESSED INDENTED CAPS.
- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY CONSTRUCTION OR FABRICATION.
- ALL FENCING TO BE EARTHED AT MAX 20m SPACING, AT CORNERS AND/OR AS DIRECTED BY THE ELECTRICAL ENGINEER.
- ALL GATES ARE TO BE EARTHED TO THE NEAREST GATE POST.
- CONCRETE FOR FENCE POSTS TO BE 25MPa (M25 MIX)

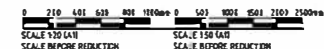


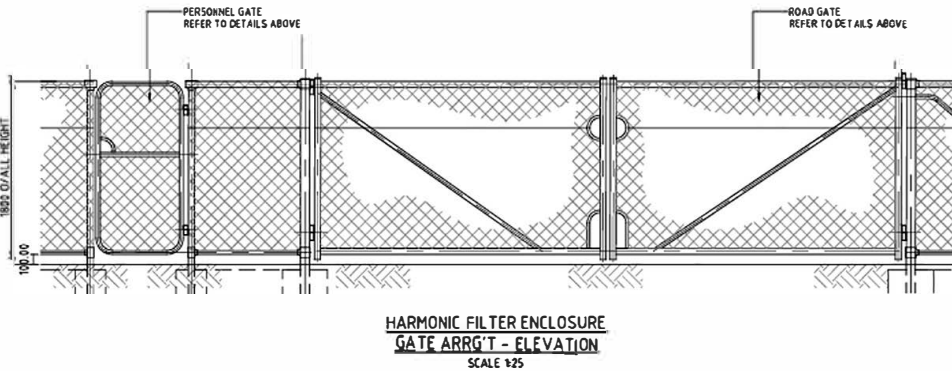
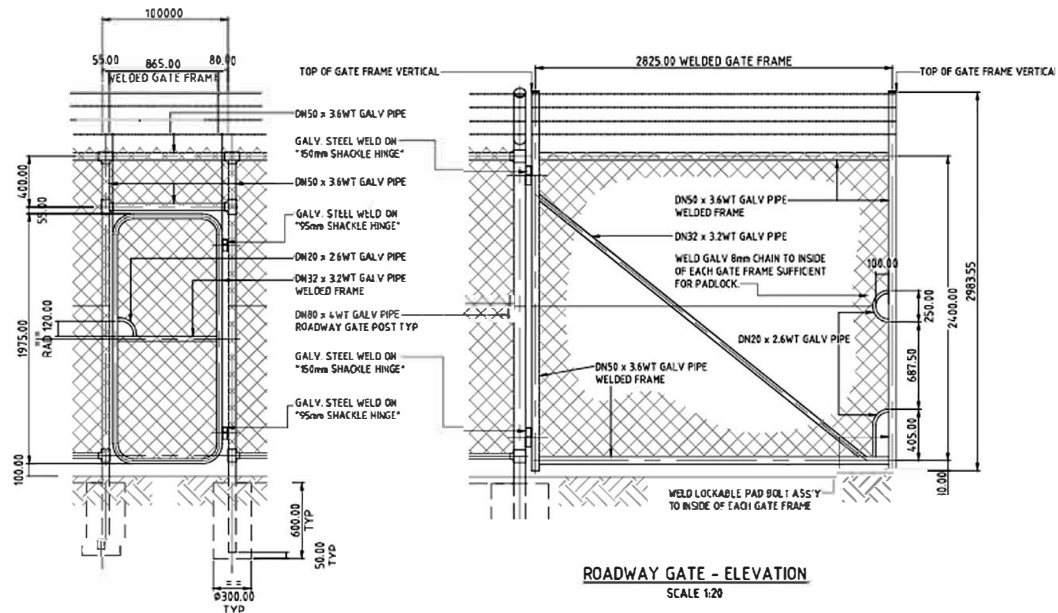
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SCALE 1:20



**HARMONIC FILTER ENCLOSURE  
FENCE - ELEVATION**  
SCALE 1:50

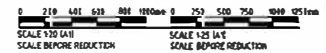
NOTE:  
REFER TO DWG 0002 FOR GENERAL NOTES AND LEGEND.





# NOTE:

1. REFER TO DWG 0002 FOR GENERAL NOTES AND LEGEND.
2. REFER TO DWG 0781 FOR FENCE NOTES



THIS DRAWING IS CONFIDENTIAL AND SHALL ONLY BE USED BY ENGENY'S CLIENT FOR WHOM IT WAS PREPARED.										NOT FOR CONSTRUCTION - FOR REVIEW										BEYOND ELECTRICAL ENGINEERING									
										Ph 08 6211 9230										MERREDIN BIG BATTERY									
										Level 7										GATE SECTIONS AND DETAIL									
										183-50-000000-000																			
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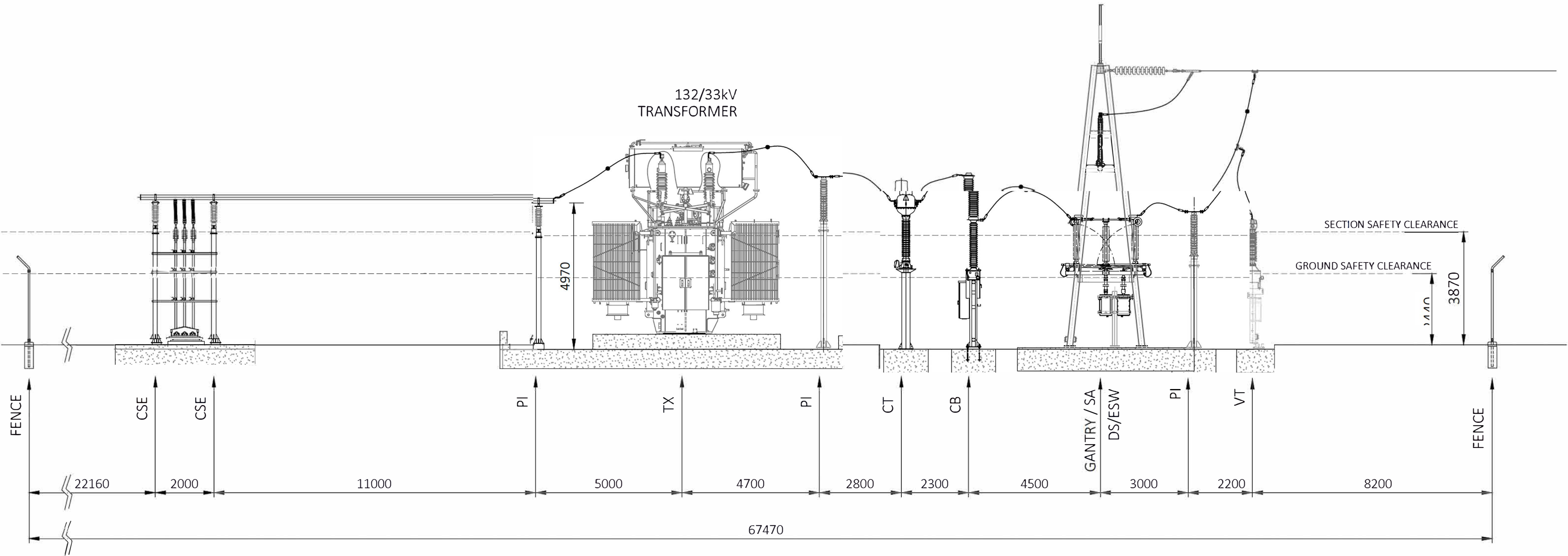
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- NOTES:
- ALL DIMENSIONS ARE IN MILLIMETERS.
  - REFER TO DRAWING J25-0323-EL-GNA-002 THE BESS FACILITY GENERAL ARRANGEMENT.
  - REFER TO DRAWING J25-0323-EL-GNA-003 THE OVERALL SITE GENERAL ARRANGEMENT.
  - THE PRELIMINARY SUBSTATION DESIGN CONSIDERS A 2700mm GALVANISED WIRE FENCE, WITH A 500mm CANTED-OUT BARBED WIRE ANTI-CLIMB TOP.
  - SPACERS TO BE INSTALLED AT 2m INTERVALS.
  - FOR BUSBAR AND FLEXIBLE CONDUCTOR SIZES, REFER TO THE BUSBAR CALCULATION REPORT, J25-0323-EL-REP-008.
  - FOR TRANSFORMER BUND DETAILS, REFER TO DRAWINGS J25-0323-EL-DET-001 TO -003.

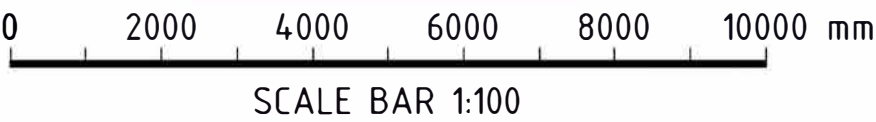
LEGEND	
CB	CIRCUIT BREAKER
CT	CURRENT TRANSFORMER
VT	VOLTAGE TRANSFORMER
DG	DIESEL GENERATOR
DS	DISCONNECTOR
ESW	EARTH SWITCH
LM	COMBINED LIGHTNING / LIGHT MAST
SA	SURGE ARRESTOR
TX	TRANSFORMER
PI	POST INSULATOR
CSE	CABLE SEALING END

MINIMUM ELECTRICAL CLEARANCES		
AUSTRALIAN STANDARD: AS2067:2016		
NOMINAL VOLTAGE	132kV	33kV
PHASE - EARTH CLEARANCE	1300	380
PHASE - PHASE CLEARANCE	1495	440
GROUND SAFETY CLEARANCE	2440	2440
SECTION SAFETY CLEARANCE	3870	2860
HORIZONTAL WORK SAFETY CLEARANCE	3330	2320
VERTICAL WORK SAFETY CLEARANCE	2770	1760



ELEVATION  
SCALE 1:100

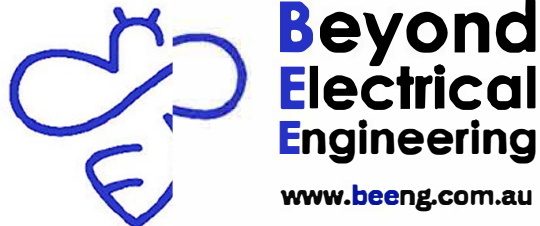
PRELIMINARY



Rev	Details	DATE	DRN	DES	ENG	CHK	REG	ENG	REG	No	Drawing No.	Reference Title
A1	PRELIMINARY	15/11/2024	MOC	JS	MN							
Rev	1											




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MERREDIN BIG BATTERY  
132/33kV SUBSTATION & BESS  
132kV SUBSTATION  
ELEVATION

NOT FOR CONSTRUCTION

Drawing Status				Rev N°
PRELIMINARY				
Drawing N°				A1
J25-0323-EL-ELV-001				
Size	Scale			
A1	1:100			







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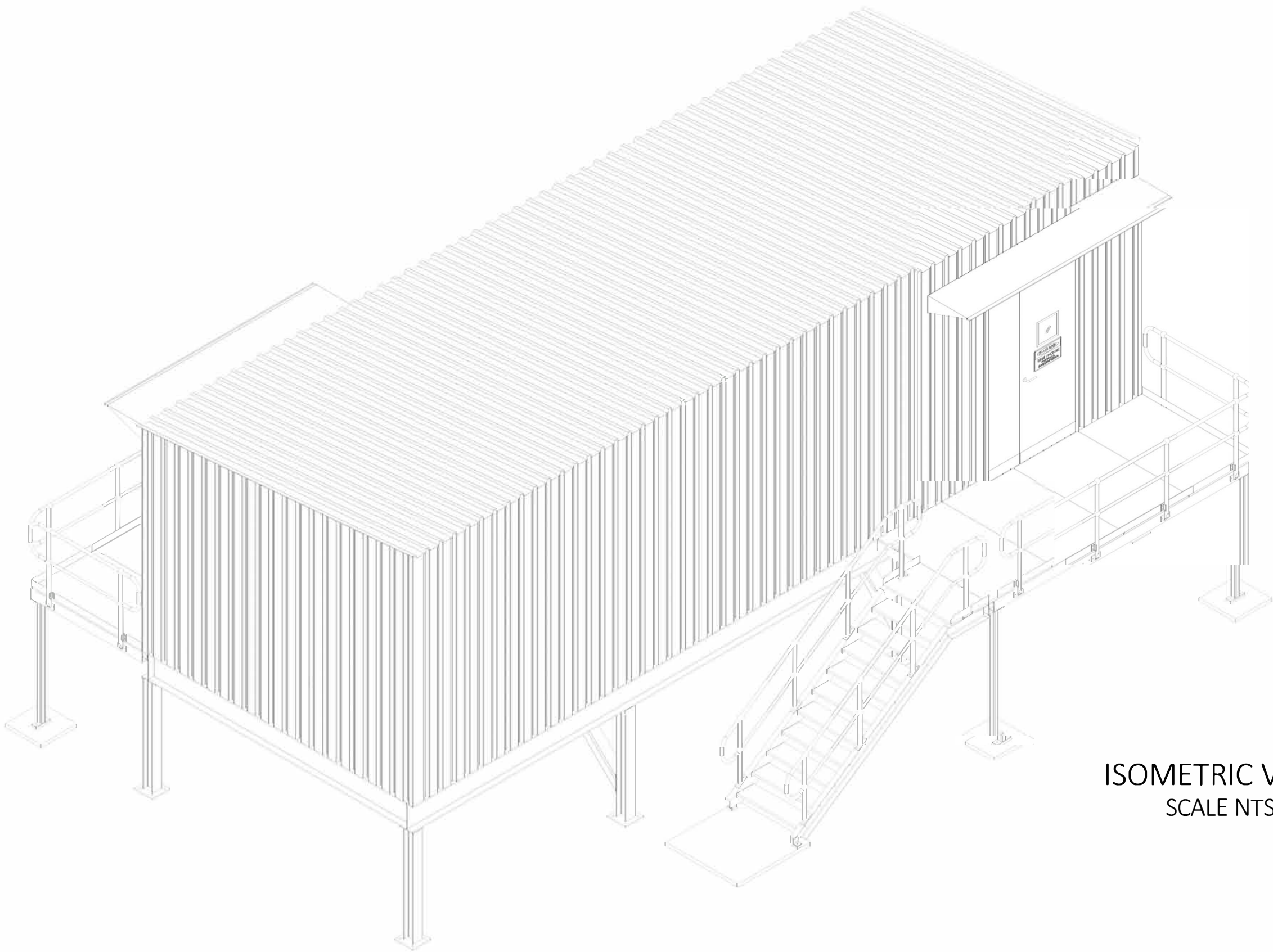
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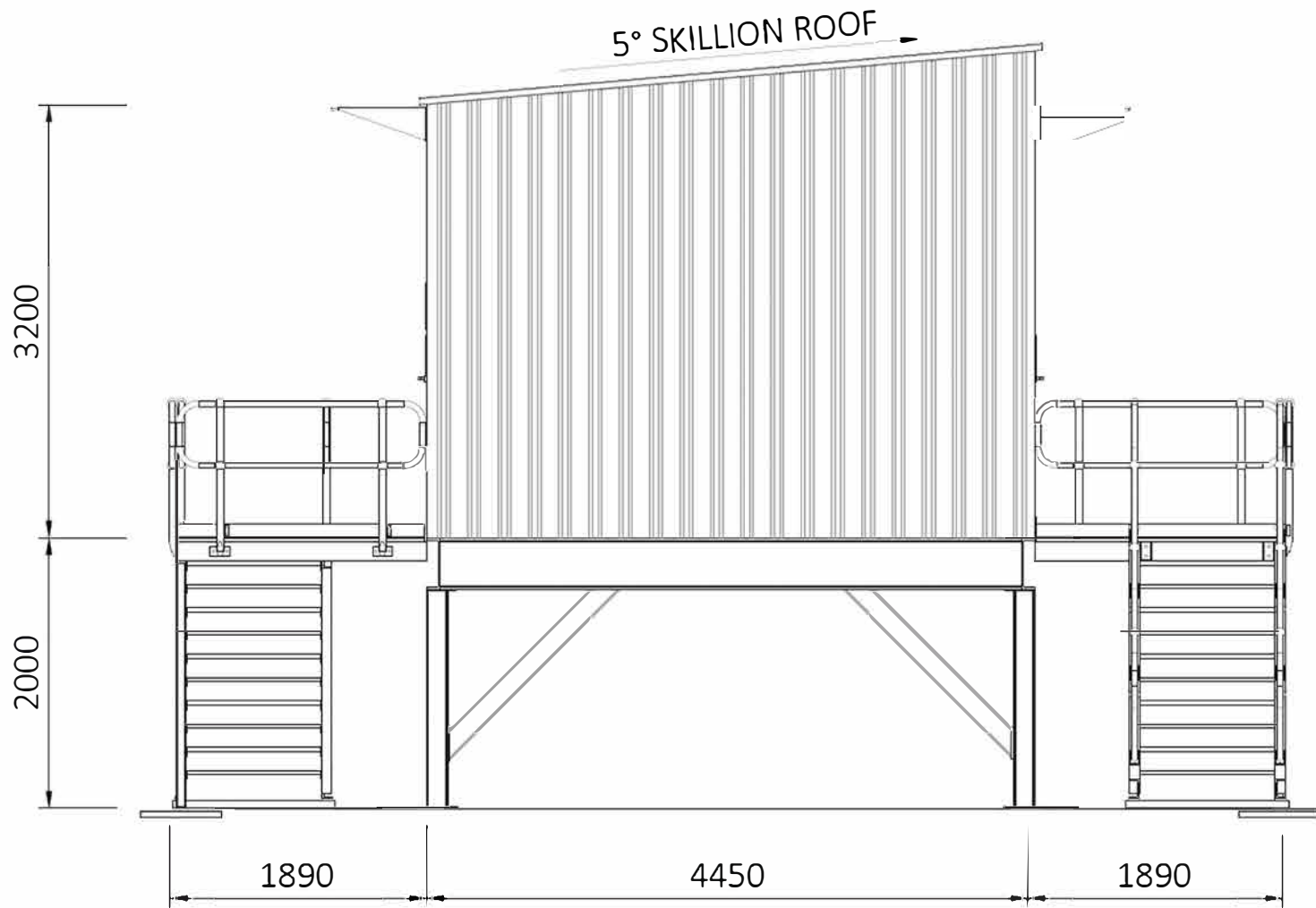
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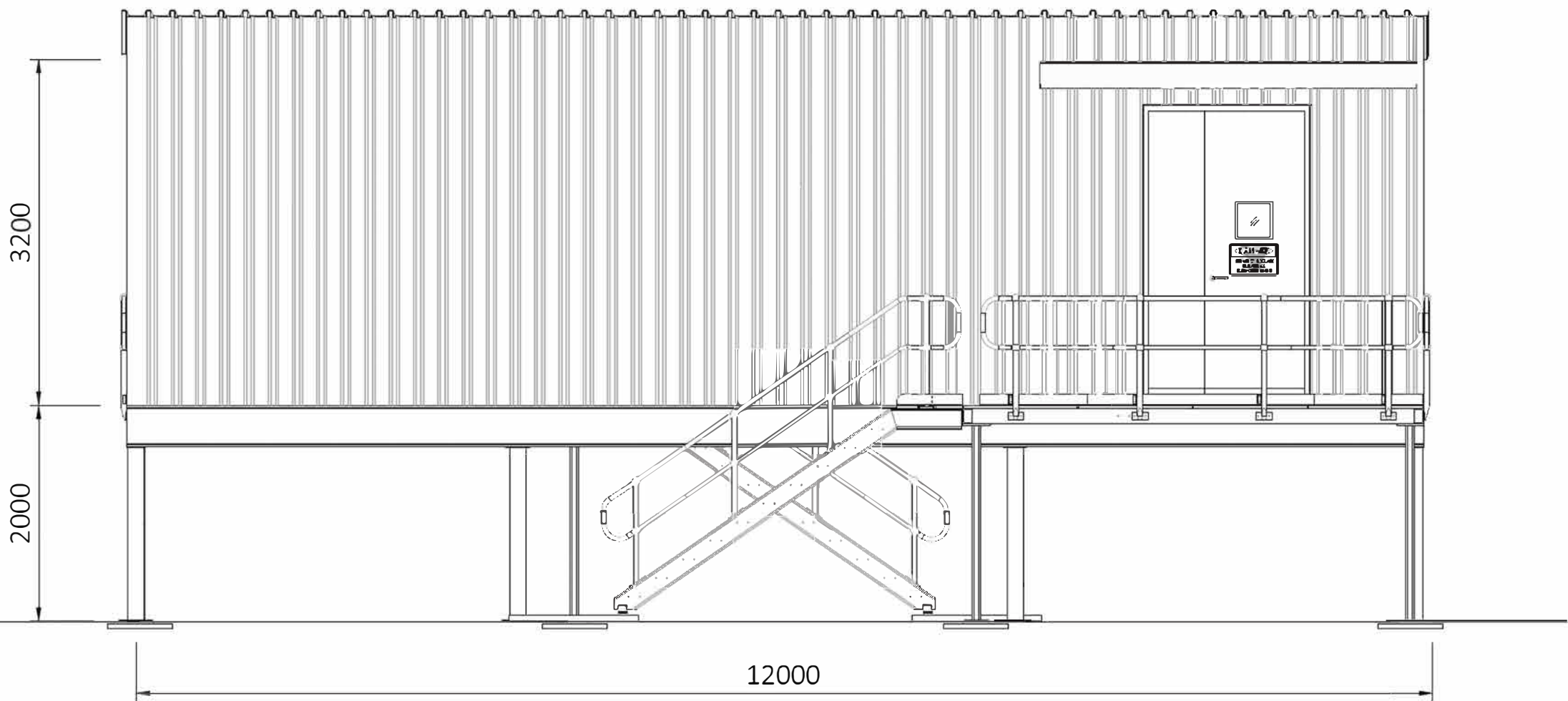
- NOTES:
- THIS DRAWING IS PRELIMINARY AND EQUIPMENT TO BE CONFIRMED..
  - AC UNITS TO BE ADDED DURING DETAILED DESIGN.



ISOMETRIC VIEW  
SCALE NTS

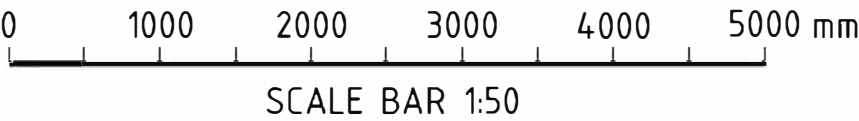


SIDE ELEVATION



FRONT ELEVATION

WESTERN POWER RELAY ROOM ELEVATIONS  
SCALE 1:50

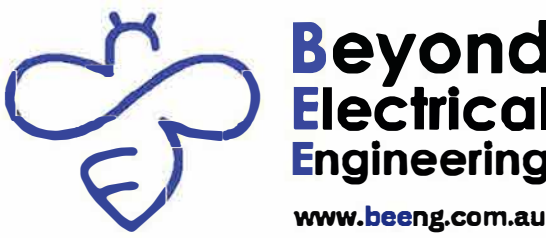


PRELIMINARY

A1		ISSUED FOR REVIEW	Revision Details		15/11/2024	MOC	JS	MN	MN	REG No	Drawing No.	Reference Title
Rev	1			DATE	DRN	DES	ENG CHK	REG ENG	REG No	Drawing No.	Reference Title	



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MERREDIN BIG BATTERY  
132/33kV SUBSTATION AND BESS  
WESTERN POWER RELAY ROOM  
ELEVATION

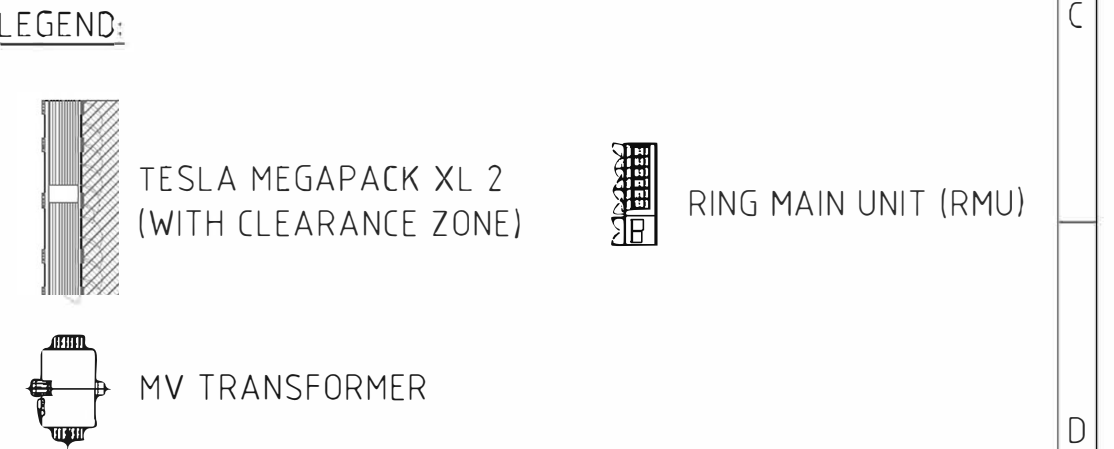
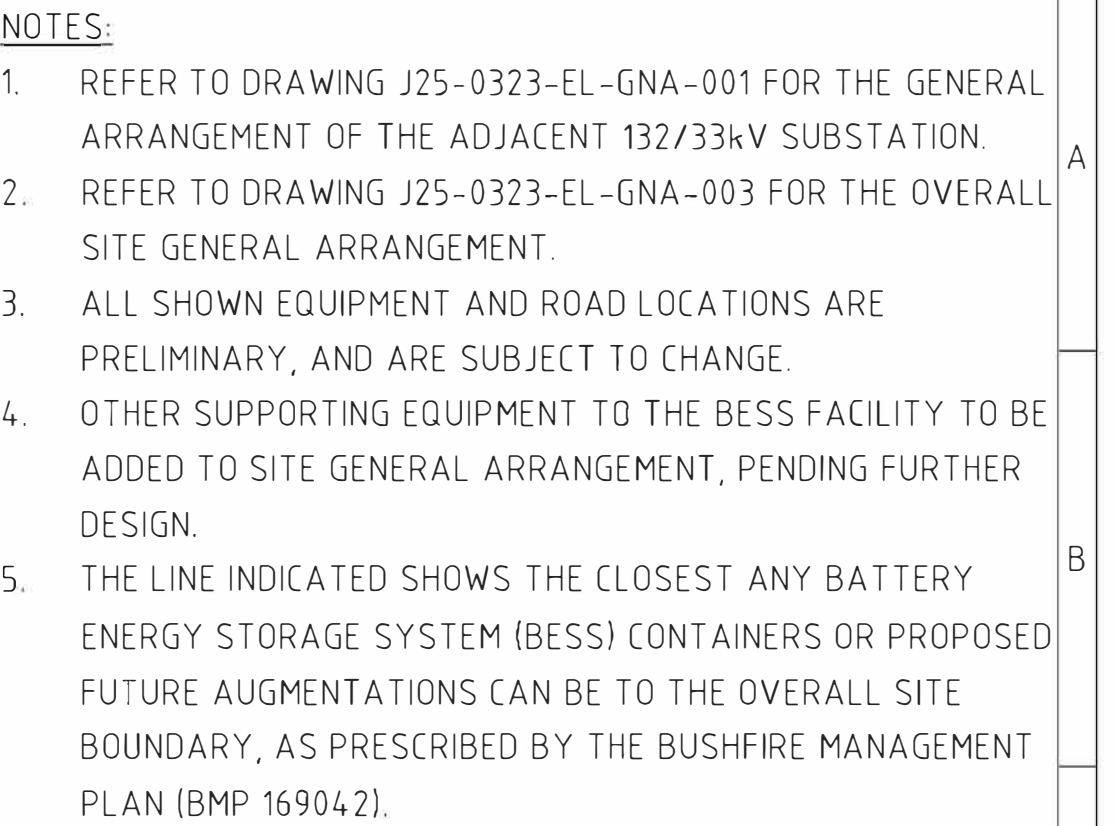
NOT FOR CONSTRUCTION

Drawing Status		Drawing N°		Rev N°	
PRELIMINARY		J25-0323-EL-ELV-003		A1	
Size	Scale				
A1	1:50				



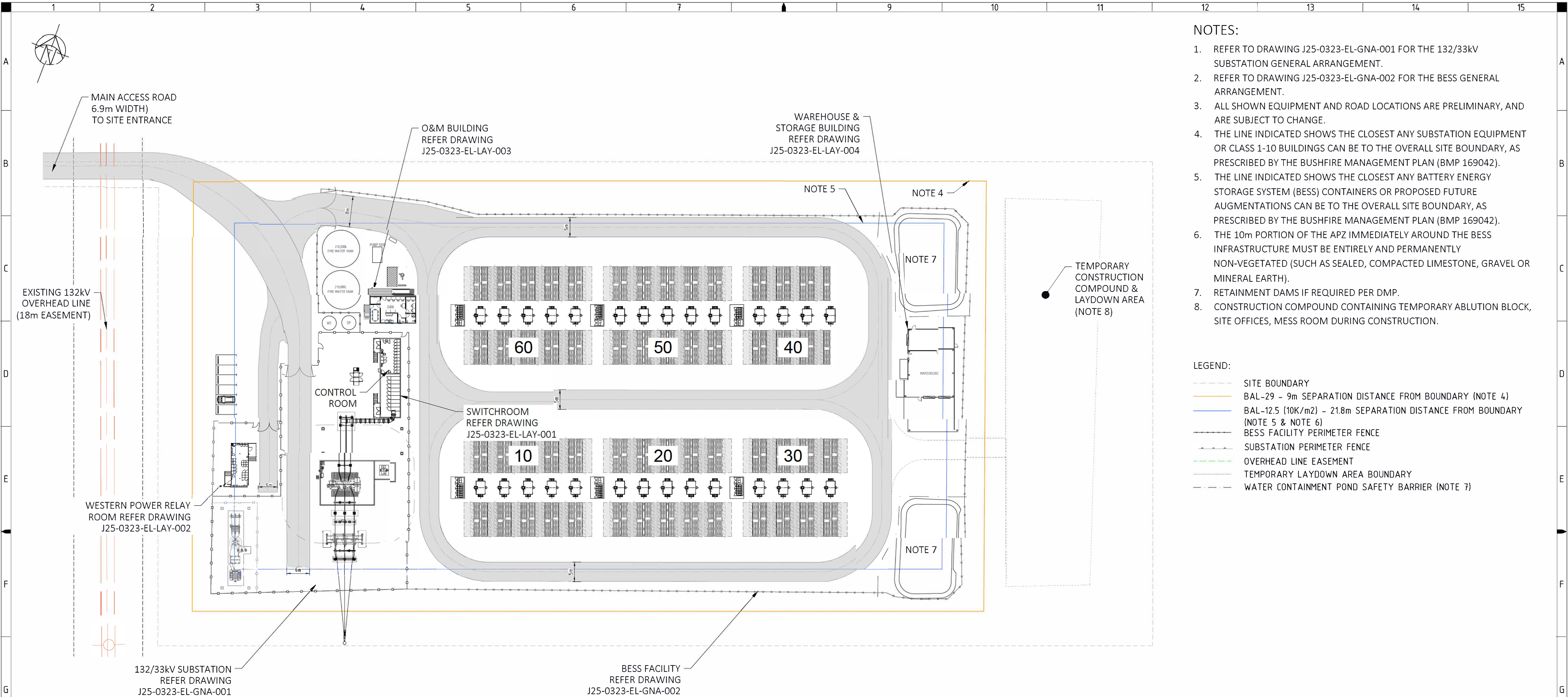






QUANTITY / SPECIFICATION DESCRIPTION	VALUE
MEGAPACK 2 XL RATING	979kW / 3,916kWh
INVERTER POWER PER MEGAPACK (MAX.)	1,320kVA
TOTAL No. OF MEGAPACKS	110
TRANSFORMER RATING	4.6MVA
TOTAL No. OF TRANSFORMERS	28
TOTAL BATTERY CAPACITY	107.7MW / 430.8MWh
TOTAL INVERTER POWER (MAX.)	145.2MVA
TOTAL TRANSFORMER POWER	128.8MVA





NOTES:

1. REFER TO DRAWING J25-0323-EL-GNA-001 FOR THE 132/33kV SUBSTATION GENERAL ARRANGEMENT.
2. REFER TO DRAWING J25-0323-EL-GNA-002 FOR THE BESS GENERAL ARRANGEMENT.
3. ALL SHOWN EQUIPMENT AND ROAD LOCATIONS ARE PRELIMINARY, AND ARE SUBJECT TO CHANGE.
4. THE LINE INDICATED SHOWS THE CLOSEST ANY SUBSTATION EQUIPMENT OR CLASS 1-10 BUILDINGS CAN BE TO THE OVERALL SITE BOUNDARY, AS PRESCRIBED BY THE BUSHFIRE MANAGEMENT PLAN (BMP 169042).
5. THE LINE INDICATED SHOWS THE CLOSEST ANY BATTERY ENERGY STORAGE SYSTEM (BESS) CONTAINERS OR PROPOSED FUTURE AUGMENTATIONS CAN BE TO THE OVERALL SITE BOUNDARY, AS PRESCRIBED BY THE BUSHFIRE MANAGEMENT PLAN (BMP 169042).
6. THE 10m PORTION OF THE APZ IMMEDIATELY AROUND THE BESS INFRASTRUCTURE MUST BE ENTIRELY AND PERMANENTLY NON-VEGETATED (SUCH AS SEALED, COMPACTED LIMESTONE, GRAVEL OR MINERAL EARTH).
7. RETAINMENT DAMS IF REQUIRED PER DMP.
8. CONSTRUCTION COMPOUND CONTAINING TEMPORARY ABLUTION BLOCK, SITE OFFICES, MESS ROOM DURING CONSTRUCTION.

LEGEND:

- SITE BOUNDARY
- BAL -29 - 9m SEPARATION DISTANCE FROM BOUNDARY (NOTE 4)
- BAL -12.5 (10K/m2) - 21.8m SEPARATION DISTANCE FROM BOUNDARY (NOTE 5 & NOTE 6)
- BESS FACILITY PERIMETER FENCE
- SUBSTATION PERIMETER FENCE
- OVERHEAD LINE EASEMENT
- TEMPORARY LAYDOWN AREA BOUNDARY
- WATER CONTAINMENT POND SAFETY BARRIER (NOTE 7)

OVERALL SITE GENERAL ARRANGEMENT

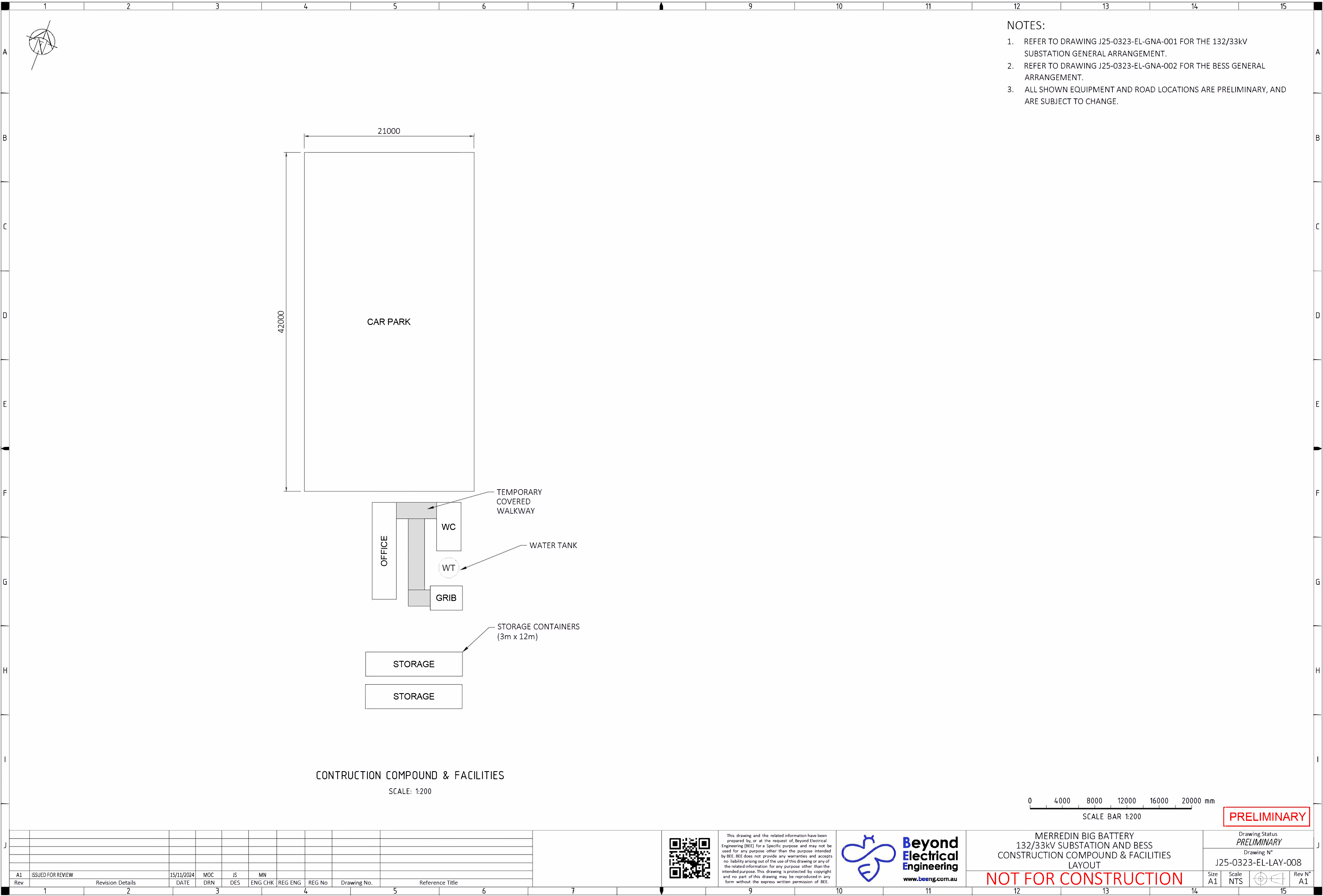
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PRELIMINARY

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### *Attachment 3 – WAPC email confirmation*

## Kayleigh Bodycote

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**From:** Kayleigh Bodycote  
**Sent:** Wednesday, 25 September 2024 1:45 PM  
**To:** Regional Central Planning  
**Cc:** Gary James  
**Subject:** RE: Decision Letter for WAPC Application 200246

Thanks so much, Cath

That's great, I'll let the client know.

Have a lovely week!

Kind Regards

**Kayleigh Bodycote**  
Office Administrator



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---

**From:** Regional Central Planning [REDACTED]  
**Sent:** Wednesday, 25 September 2024 1:40 PM  
**To:** Kayleigh Bodycote [REDACTED]  
**Cc:** Gary James [REDACTED]  
**Subject:** RE: Decision Letter for WAPC Application 200246

OFFICIAL

Hi Kayleigh

Yes, this is fine – sorry if that advice didn't get to you.

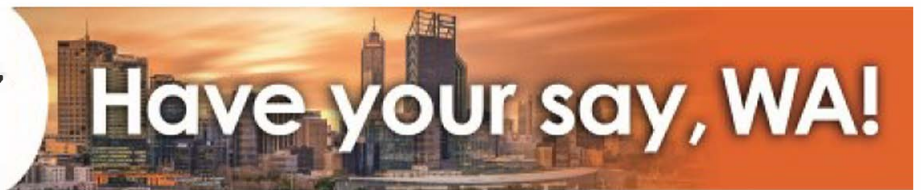
The confirmation is on file for when the DP is lodged.

Cheers  
Cath

**Cath Meaghan**  
Planning Director | Land Use Planning  
Department of Planning, Lands and Heritage  
[REDACTED]



Department of Planning,  
Lands and Heritage



Now it's easier to leave feedback on projects that may affect you. Visit [haveyoursay.dplh.wa.gov.au](https://haveyoursay.dplh.wa.gov.au) today.

The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people. Learn more about our [Reconciliation Action Plan](#).

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**From:** Kayleigh Bodycote >  
**Sent:** Wednesday, 25 September 2024 12:10 PM  
**To:** Regional Central Planning <>  
**Subject:** FW: Decision Letter for WAPC Application 200246

OFFICIAL

Hi there

Just forwarding the below as I sent Gary an email this morning and received an out of office reply.

He may have already sent it on last week, however the client has followed up with us so I thought I would follow up just in case 😊

Please do not hesitate to contact me if you have any questions.

Kind Regards

**Kayleigh Bodycote**  
Office Administrator



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**From:** Kayleigh Bodycote  
**Sent:** Thursday, 19 September 2024 11:26 AM  
**To:** Gary James <>  
**Subject:** RE: Decision Letter for WAPC Application 200246

Hi Gary

I hope you are well.

Our client has asked if the WAPC could confirm that the attached amendment will be ok to address at lodgement (1C) stage?

Kind Regards

**Kayleigh Bodycote**  
Office Administrator



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**From:** Gary James <[REDACTED]>  
**Sent:** Friday, 6 September 2024 2:09 PM  
**To:** Kayleigh Bodycote <[REDACTED]>  
**Subject:** RE: Decision Letter for WAPC Application 200246

OFFICIAL

Hi Kayleigh

I have been advised that a change to the access leg boundary to allow truck movements should be fine to be addressed at the deposited plan stage.

If you want certainty, you can submit a plan before that for us to comment on.

Kind regards

**Gary James**  
Senior Planning Officer | Land Use Planning  
Department of Planning, Lands and Heritage  
[REDACTED]



The Department is responsible for planning and managing land and heritage for all Western Australians – now and into the future

The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders, past and present.

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---

**From:** Kayleigh Bodycote <[REDACTED]>  
**Sent:** Thursday, September 5, 2024 12:09 PM



To: Gary James <[REDACTED]>  
Subject: RE: Decision Letter for WAPC Application 200246

OFFICIAL

Thanks so much, Gary

Have a lovely afternoon!

Kind Regards

**Kayleigh Bodycote**  
Office Administrator



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---

From: Gary James <[REDACTED]>  
Sent: Thursday, 5 September 2024 11:08 AM  
To: Kayleigh Bodycote <[REDACTED]>  
Subject: RE: Decision Letter for WAPC Application 200246

OFFICIAL

Hi Kayleigh

I have forwarded your request to the officers who approve the DPs.

Will let you know what they say about your request.

Cheers

**Gary James**  
Senior Planning Officer | Land Use Planning  
Department of Planning, Lands and Heritage  
[REDACTED]



The Department is responsible for planning and managing land and heritage for all Western Australians – now and into the future

The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders, past and present.

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**From:** Kayleigh Bodycote <[REDACTED]>  
**Sent:** Thursday, September 5, 2024 10:22 AM  
**To:** Gary James <[REDACTED]>  
**Subject:** FW: Decision Letter for WAPC Application 200246

Good morning, Gary

I hope you are well.

The developers of this property would like to make a minor amendment to the plan as shown in pink on the attachment BPER00-1.pdf

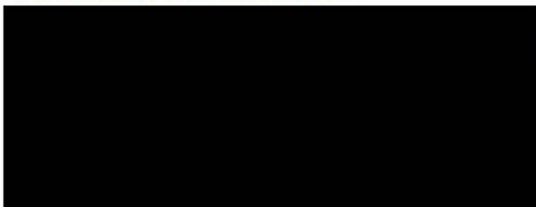
Preliminary calculations estimate the amount of land to be approximately 3% of the lot size. Could you please advise if we need to submit an amended plan now, or if this can be amended and justification provided when lodged at the 1C stage?

The developer has requested attachment BPER00-1.pdf be kept confidential.

Please do not hesitate to contact me if you need any further information.

Kind Regards

**Kayleigh Bodycote**  
Office Administrator



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---

**From:** Subdivision Application <[REDACTED]>  
**Sent:** Tuesday, 6 August 2024 4:49 PM  
**To:** Kayleigh Bodycote <[REDACTED]>  
**Cc:** Kayleigh Bodycote <[REDACTED]>  
**Subject:** Decision Letter for WAPC Application 200246

Dear Kayleigh

Please be advised that WAPC Application 200246 has been determined. The decision letter is attached.

Kind regards



Ms Sam Boucher  
WAPC Secretary

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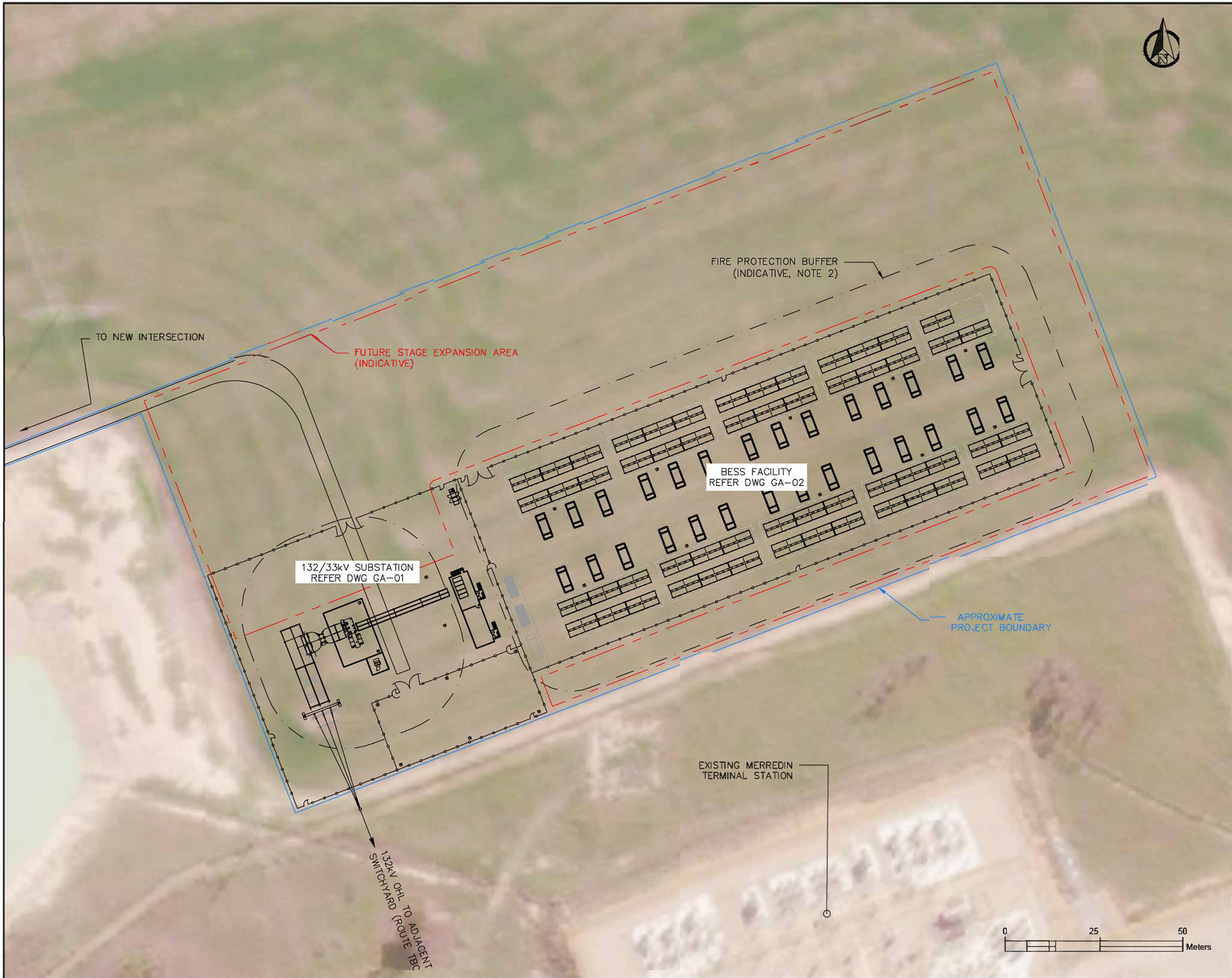
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- NOTES:
1. CONCEPT ONLY, SUBJECT TO CHANGE DURING DETAILED DESIGN.
  2. PLANT & EQUIPMENT DIMENSIONS INDICATIVE, PROJECT AREA MAY EXPAND. SETBACKS AND OVERALL FOOTPRINT TO BE ADJUSTED WITHIN PROJECT BOUNDARY FOLLOWING DETAILED FIRE STUDY.
  3. CAR PARKING, EARTHWORKS, INTERSECTION UPGRADES, DRAINAGE, EARTHING, PITS, CULVERTS, SPARE PARTS STORAGE AND TEMP CONSTRUCTION COMPOUND NOT SHOWN.
  4. FIRE WATER ASSUMED CO-LOCATED WITH EXISTING SOLAR FARM.

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TITLE: OVERALL PROJECT GENERAL ARRANGEMENT PLAN			
SCALE AT A3: 1:1000	DRAWN: ABC	CHECKED: -	APPROVED: -
PROJECT NO: NMD01	DRAWING NO: MBB-GA-00	REVISION: A	