



Battery Energy Storage System Development Application

Lot 1261 (No.722) Old Gingin Road, Muchea

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

Prepared by:

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Basis of Report

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Appendix F	Bushfire Management Plan
Appendix G	DPLH Aboriginal Cultural Heritage Advice Letter



Acronyms and Abbreviations

AC	Alternating Current
BESS	Battery Energy Storage System
BMP	Bushfire Management Plan
CEMP	Construction Environmental Management Plan
CPP	Chandala Processing Plant
DC	Direct Current
EAR	Environmental Assessment Report
EMS	Environmental Management System
LPS 6	Local Planning Scheme No. 6
SWIS	South West Interconnected System
TIS	Transport Impact Statement
WAPC	Western Australian Planning Commission



Executive Summary

This report has been prepared in support of a Development Application for a Battery Energy Storage System (BESS) and associated infrastructure at Lot 1261 (No.722) Old Gingin Road, Muchea. The Proposal covers approximately 0.56 ha and is located in a 0.93 ha footprint within the existing Tronox Chandala Processing Plant site. It comprises a 38MW BESS facility, two transformers, a water run-off storage area, associated electrical infrastructure and internal access arrangements. The Proposal will operate as a privately owned entity within the Tronox Chandala Processing Plant.

The Proposal will provide critical electricity storage infrastructure to support the ongoing transition of Western Australia's energy network. By storing electricity during periods of excess generation and discharging electricity during periods of increased demand, the BESS will improve the reliability, resilience and flexibility of the South West Interconnected System.

The subject site is located within an established mineral sands processing facility with access to existing internal infrastructure and connection opportunities to the Western Power network. The surrounding locality is characterised by a mix of rural, agricultural and industrial land uses. The Proposal's siting within the existing mineral sands processing facility operational footprint minimises the potential for land use conflict with nearby sensitive receptors.

Supporting technical assessments demonstrate that the Proposal can be accommodated within the existing industrial setting with environmental, acoustic, bushfire and traffic impacts either negligible or capable of being appropriately managed. The development envelope is located within an existing modified industrial environment and is not expected to adversely affect the amenity, operation or future development potential of surrounding land uses.

An assessment against the relevant State and local planning framework confirms that the Proposal is consistent with the objectives of the Shire of Chittering Local Planning Scheme No. 6, the applicable State planning policy framework and broader strategic planning objectives relating to renewable energy infrastructure.

Accordingly, the Proposal satisfies the relevant planning requirements and it is respectfully requested that the Development Assessment Panel approve the Proposal, subject to reasonable and standard conditions.



1.0 Introduction

This planning report has been prepared by SLR in support of an application for development approval for a Battery Energy Storage System (BESS) facility and associated infrastructure on Lot 1261 (No.722) Old Gingin Road, Muchea (the subject site).

The proposed development comprises a 38 MW BESS facility, two transformers, a water run-off storage area, associated electrical infrastructure and an internal access required for the operation of the facility (the Proposal).

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

The development is proposed within the existing Tronox Chandala Processing Plant (CPP), which provides an appropriate established industrial setting with access to existing infrastructure and physical separation from sensitive land uses.

This report provides an overview of the proposed development and a planning assessment demonstrating the Proposal is in compliance with the relevant State and local planning framework.

The application is submitted to the Shire of Chittering for determination by the Development Assessment Panel (DAP) and is supported by:

- Certificate of Title (Appendix A)
- Development Plans (Appendix B)
- Environmental Assessment Report (Appendix C)
- Noise Impact Assessment (Appendix D)
- Transport Impact Statement (Appendix E)
- Bushfire Management Plan (Appendix F)
- DPLH Aboriginal Cultural Heritage Advice Letter (Appendix G)

2.0 Context

2.1 Regional Context

The subject site is situated approximately 50 kilometres north of the Perth Metropolitan Area. The nearby townships of Muchea, Bullsbrook and Bindoon form the nearest population centres. The locality is characterised by a mix of rural, agricultural and industrial land uses. The Proposal's location within an established large-scale industrial operation, surrounded by larger rural and agricultural landholdings, provides an appropriate setting for utility-scale BESS infrastructure and minimises the potential for land use conflict with sensitive receptors.

2.2 Local Context

The Proposal is sited within Tronox's Chandala Processing Plant, approximately 400m from the nearest lot boundary. The subject site is located approximately 5km north of Muchea town centre and is surrounded by general farming land, with the nearest sensitive receptor being approximately 1 km to the north west.



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

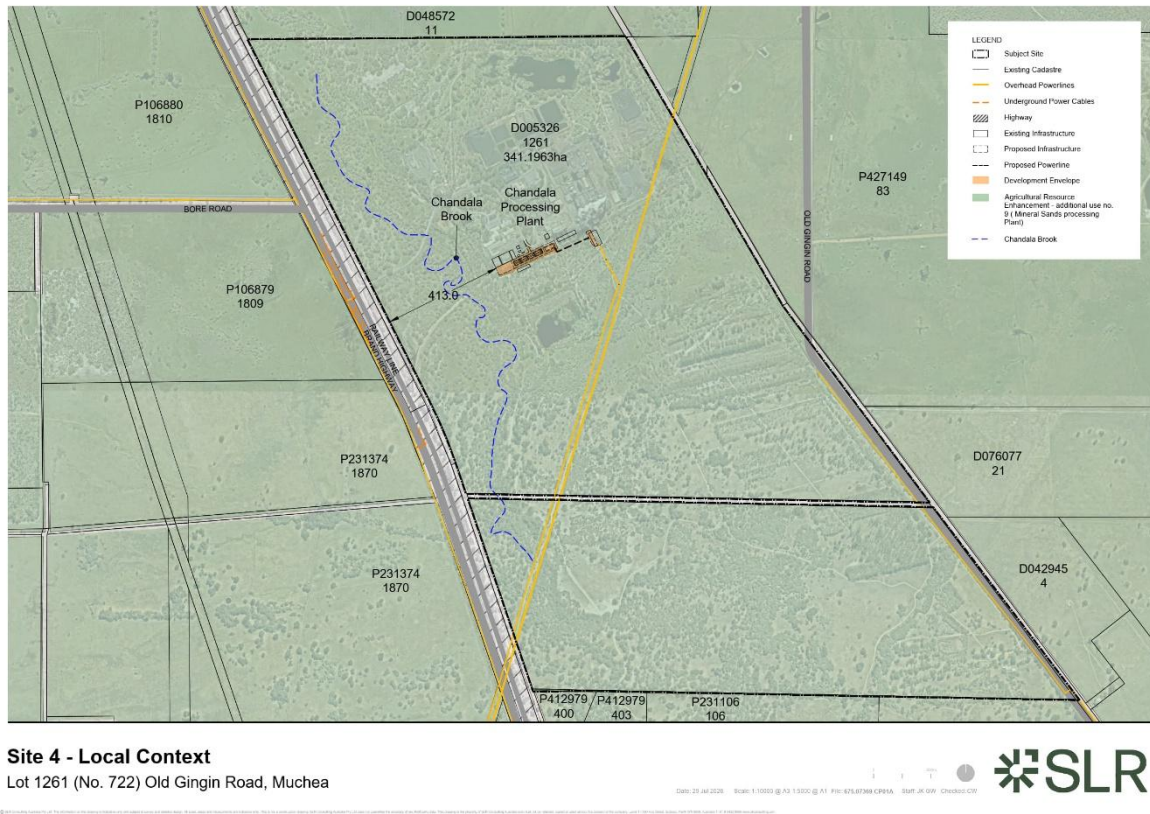


Figure 1: Local Context Plan

3.0 Subject Site

3.1 Property Details

The site, the subject of this application, forms part of the land legally described as Lot 1261 on Deposited Plan 5326. The land is owned by Tronox Management Pty Ltd and comprises the CPP.

The Proposal occupies approximately 0.56 ha of a broader 0.93 ha area located south of the existing CPP. The Proposal will be developed within the 0.93 ha footprint and will operate as privately owned entity within the CPP. The subject site is also located within the Agricultural Resource zone under the Shire of Chittering Local Planning Scheme No. 6 (LPS 6).

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

Table 1: Subject site property details

Lot	Plan	Volume/Folio	Street Address	Registered Owner	Area
1261	D005326	1845/479	722 Old Gingin Road, Muchea	TRONOX MANAGEMENT PTY LTD	341ha



3.1.1 Certificate of Title Encumbrances and Notifications

The subject site has five encumbrances and notifications listed on the certificate of title. Two of these are relevant to the Proposal:

- Easement to the Western Australian Government Railways Commission. Further details are provided in Instrument F290681 registered on 27/8/1993. The easement is located adjacent to the proposed BESS location identified in Figure 2 below.



Figure 2: Easement F290681

Reviewing the easement boundary against available aerial imagery, it is apparent that the current easement does not align with the constructed railway infrastructure as described within the easement documents. Notwithstanding this misalignment, the easement is no longer required as the railway has not been used for many years and has substantially deteriorated to the point it is no longer useable without substantial repair. The process of extinguishing the easement has begun with all relevant parties.

- Contaminated Sites Act 2003 (contaminated site – remediation required) Memorial L090474, registered 1/10/2009.

3.2 Subject Site Features

The Proposal occupies approximately 0.56ha within a 0.93 ha broader footprint located to the south of existing CPP infrastructure. The Proposal will be developed within the existing industrial footprint of the CPP but will operate as privately owned entity within the CPP. The CPP is a mineral sands processing facility that produces ilmenite, zircon, rutile, leucoxene and synthetic rutile. The development envelope has largely been disturbed and modified. It is accessible via the existing internal road network from Brand Highway and Old Gingin Road. Surrounding land uses are predominantly agricultural, with the nearest residential sensitive receptor located approximately 1 km northwest of the subject site.



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

The Environmental Features detailed within the EAR include:

- Land Use
 - Existing Tronox CPP and surrounding rural land uses.
- Reserves and Conservation Areas
 - No reserves or conservation areas intersect with the Proposal.
- Climate
 - Similar climate to Perth.
- Topography
 - Relatively flat between 58m to 62m relative to Australian Height Datum (AHD).
- Regional Geology and Soils
 - The Yanga System intersects with the Proposal and consists of poorly drained plains and 'wet soils,' where the water table is frequently at or near the surface, particularly in winter. This causes significant waterlogging and flood risks.
 - The Proposal intersects a mapped area of moderate to low risk of Acid Sulfate Soils.
 - Subject site is listed as a contaminated site and requires remediation
- Hydrology and Hydrogeology
 - Groundwater quality impacts beneath portions of the CPP associated with legacy site operations
 - No surface water features or wetlands intersect with the Proposal
- Flora and Vegetation
 - The Proposal intersects with 1.39ha of degraded to completely degraded vegetation
 - No conservation significant flora or threatened and priority ecological communities intersect with the Proposal.
 - It is inconclusive whether dieback is present on the subject site.
- Terrestrial Fauna
 - The Proposal intersects with low to moderate quality black cockatoo foraging habitat.
 - The Proposal does not intersect with black cockatoo breeding or roosting habitat.
- Bushfire
 - The Proposal intersects with bush fire prone areas.
- Air Quality
 - The existing CPP has air quality monitoring requirements.



4.0 Proposed Development

4.1 Background and Operational Needs

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

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

The CPP is suited to this form of infrastructure due to its established industrial character, existing internal infrastructure, separation from sensitive receptors and connection opportunities to the Western Power network.

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

4.2 Development Summary

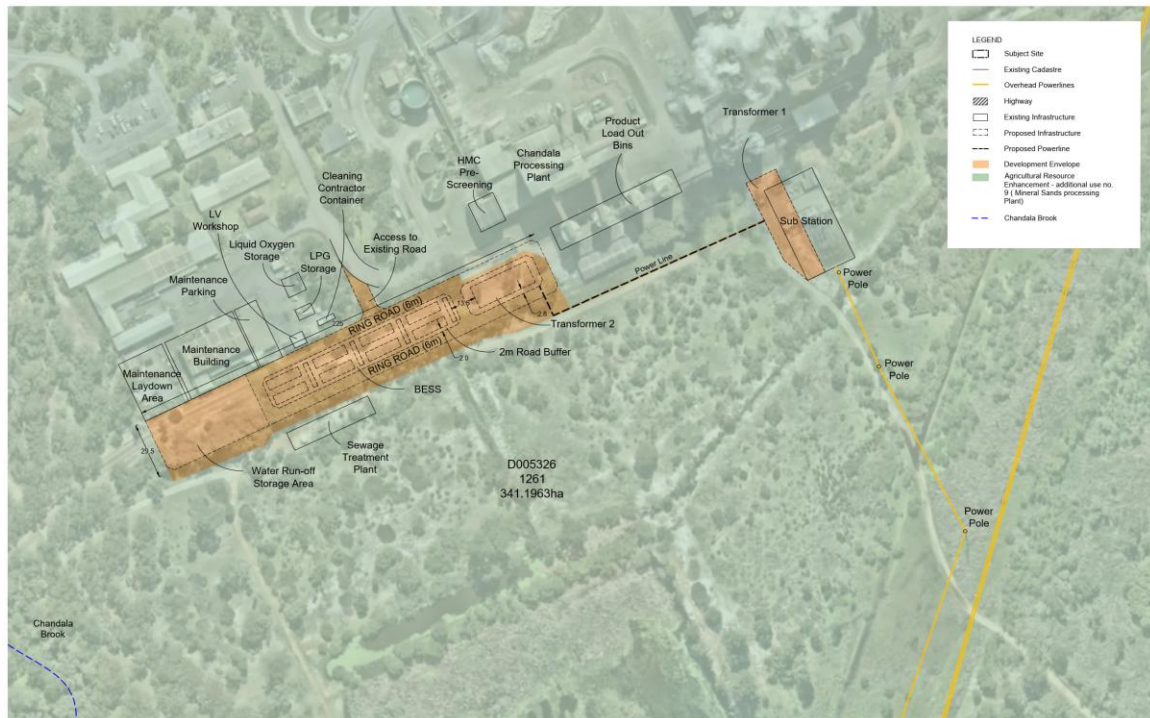
Development approval is sought for the construction and operation of a BESS and associated infrastructure within Lot 1261 (No.722) Old Gingin Road, Muchea.

The Proposal includes:

- 4x BESS Modules, each containing 8 DC 'Battery' Containers (9.2m long, 2.4m wide, 3.3m high, similar in size to a 30 foot shipping container) and 1x AC 'Power' Skid (12.2m long, 2.4m wide, 2.9m high, similar in size to a 40 foot shipping container).
- 2x Transformers with a maximum height of 5.2m.
- 1x Water Run-off Storage Area.
- Internal access arrangements.
- Associated electrical infrastructure.
- Stormwater to be managed on site by expanding on the existing stormwater infrastructure as required to accommodate the Proposal.

The 0.56 ha BESS development envelope is indicated in Figure 3 below and Appendix B.





Site 4 - Site Context

Lot 1261 (No. 722) Old Gingin Road, Muchea



Figure 3: Site Plan

Approval is sought over the nominated development envelope to provide flexibility during the detailed design phase, with the precise location of equipment and connection infrastructure to be finalised following detailed engineering design and network approval processes. It is proposed that a condition of approval be imposed to require the submission of a final site plan prior to the commencement of development.

Table 2: Development Details

Specifications	Indicative Development Details
Location	Lot 1261 (No.722) Old Gingin Road, Muchea, within the Tronox CPP, Shire of Chittering
Development Envelope	The Proposal covers approximately 0.56 ha, located in an approximate 0.93 ha development envelope to the south of the existing Tronox CPP footprint. An additional 1.91 ha bushfire protection zone is proposed for bushfire mitigation purposes. The BESS has a maximum height of 3.3 m.
Existing Land Use	Existing disturbed land within the Tronox CPP, including an unused portion of railway infrastructure.
Proposal Scope	Construction and operation of a BESS and associated electrical infrastructure connected to Western Power's network.
Power Output	Approximately 38MW with greater than 8 hours of nameplate storage capacity.



Specifications	Indicative Development Details
Power Supply – Electrical Cabling and Upgrades	Connection to Western Power's SWIS via a new on site transformer(s) within/adjacent to the existing on site switchyard and adjacent to the BESS modules. Includes service trenching, underground powerlines and associated electrical infrastructure.
Existing Approved Development	Located within the existing Tronox CPP. The CPP is operating under an existing Part IV approval and Part V licence.
Infrastructure Facilities	Battery containers, inverters, electrical equipment, powerline connection, access roads and ancillary infrastructure.
Internal Site Access	Existing internal road network within the Tronox CPP will provide access to the Proposal.
Site Access and Egress	Existing access via Brand Highway and the Tronox CPP access road.
Extent of Clearing & Disturbance Area	Limited clearing of native vegetation that may be required to establish asset protection zones and implement bushfire management measures. Any clearing will be minimised and managed in accordance with the recommendations of the EAR and relevant approval requirements.
Fire water tanks and reticulation system	Fire water tanks, firewalls and associated reticulation infrastructure are proposed to support emergency response requirements for the Proposal. Detailed design, sizing and operational specifications will be confirmed as part of the final engineering design and will incorporate appropriate fire detection, suppression and containment measures in accordance with relevant industry standards and emergency response requirements.
Lighting	External lighting associated with the facility will be limited and designed for operational and maintenance purposes only. Any lighting will be directed downward and contained within the facility to minimise spill beyond the site boundary. The facility will be remotely monitored and is not anticipated to require significant operational lighting.

4.3 Environmental Assessment Considerations

An Environmental Assessment Report (EAR) prepared by SLR concludes that the Proposal can be developed and operated within the existing industrial setting with negligible residual environmental impacts. The development area is located entirely within a highly modified industrial environment and avoids environmentally sensitive areas, conservation reserves, mapped wetlands and watercourses. Potential impacts are limited primarily to temporary construction activities, limited clearing of degraded vegetation associated with bushfire protection requirements, and low-likelihood emergency scenarios such as a battery fire or thermal runaway event, with identified risks capable of being appropriately managed through a Construction Environmental Management Plan (CEMP) and operational Environmental Management System (EMS). The assessment also found that the Proposal does not trigger referral under Part IV of the *Environmental Protection Act 1986* (EP Act), is not a prescribed premises activity requiring a works approval or licence under Part V of the EP Act and does not require referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). An application for a native vegetation clearing permit to establish bushfire protection zones was lodged with the Department of Water and Environmental Regulation on Monday 27 July 2026.



4.4 Acoustic Considerations

Herring Storer Acoustics undertook a Preliminary Environmental Noise Impact Assessment (NIA) for the Proposal. The assessment modelled all battery and inverter equipment operating simultaneously (at maximum propagation conditions) under worst-case (night-time) meteorological conditions. It considered impacts on a number of noise sensitive receptors surrounding the CPP, the closest of which (R1) is located approximately 1 km to the north-west. Refer to Figure 4 below.

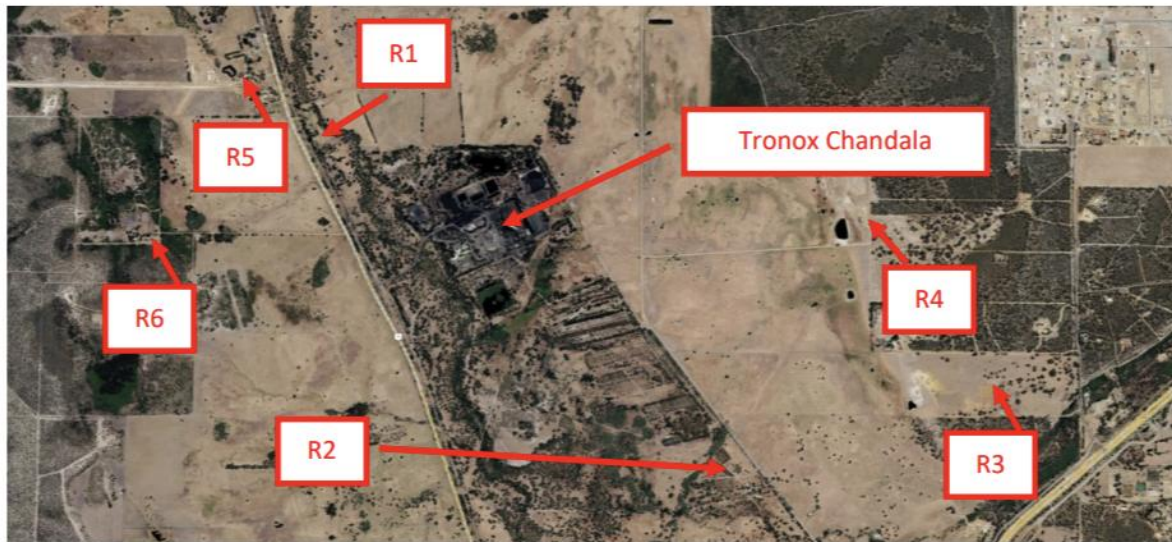


Figure 4: NIA Noise Sensitive Receiver Locations

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

At night, the Assigned Noise Level at R1 is 65 dB(A) and 35 dB(A) at the balance of the locations identified. The highest predicted, assessable noise emissions for the nearest noise sensitive premise is 37 dB(A) at “R1”. This includes all proposed plant associated with the project operating at 100%, and with the adjustment for tonal characteristics.

Having regard to cumulative noise impacts, at the calculated noise level of 32 dB(A), the noise emissions associated with the proposed BESS facility would not contribute to any other noise emission in the area sufficiently to significantly increase noise at R1 above the most stringent Assigned Noise Level.

Similarly, for other identified noise sensitive receivers, the BESS noise levels would contribute a negligible amount to current noise emissions – on the assumption that the current noise emissions may be as high as the applicable Assigned Noise Level at these locations.

Hence, it is considered that the proposed BESS facility addition to the CPP could be undertaken with negligible risk to impacting premises in the vicinity

It is recommended that a detailed assessment be undertaken during the design development phase of the project to confirm expected development approval conditions based on finalised specifications and noise data. Refer to Appendix D.



4.5 Traffic and Access Considerations

A Transport Impact Statement (TIS) prepared by PTG Consulting determined that the operational traffic generation associated with the BESS facility will be negligible. During operation, the facility is expected to generate approximately two light vehicle movements and one truck movement during monthly maintenance visits, with the site being monitored remotely under normal operating conditions. Existing access arrangements via Brand Highway and the internal Tronox CPP road network are considered adequate to accommodate the Proposal without adverse impacts on traffic operations, road safety or parking provision. Refer to Appendix E.

4.6 Bushfire Considerations

A Bushfire Management Plan (BMP) prepared by Covey Associates has been provided in support of the Proposal. The BMP confirms that, while the subject site is designated as bushfire prone, the Proposal does not include habitable buildings and therefore does not trigger a statutory requirement for assessment under State Planning Policy 3.7 Bushfire or the associated Planning for Bushfire Guidelines. Notwithstanding this, a bushfire risk assessment has been voluntarily undertaken and a risk-based bushfire management strategy adopted for the BESS and associated infrastructure.

The BMP identifies the key bushfire risks as potential bushfire impact on the renewable energy infrastructure, and the potential for an infrastructure fire to ignite surrounding vegetation. These risks are addressed through the establishment and ongoing maintenance of Non-Vegetated Zones (NVZ) and Asset Protection Zones (APZ), including a 52.8m perimeter NVZ/APZ around the BESS compound and NVZ/APZs around the proposed transformers, supported by internal emergency vehicle access, firewater supply, vegetation management, emergency information, emergency services familiarisation and a site-specific Emergency Management Plan. Subject to implementation of the recommended measures, the BMP concludes that bushfire risk can be appropriately managed for the life of the facility. Refer to Figure 5 below and Appendix F.



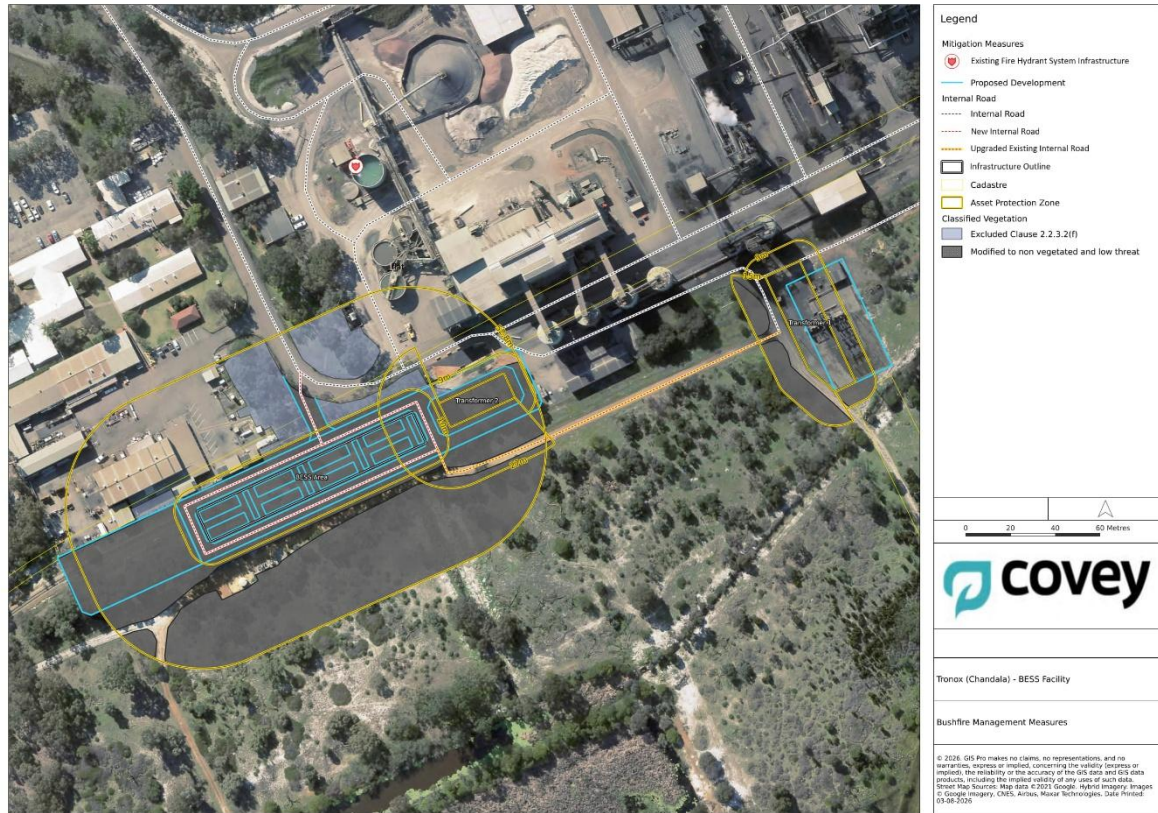


Figure 5: Chandala BESS Site – Bushfire Management Plan

4.7 Heritage Considerations

A review of information currently mapped on the Aboriginal Cultural Heritage Inquiry System (ACHIS), indicates that the Proposal is within the public boundary of Gin Gin Brook Waggy (ID 20008). When an ACH site or place contains sensitive cultural heritage information, its actual location is hidden from the public. The Department of Planning, Lands and Heritage (DPLH) administer the boundaries of ACH sites and places and have confirmed that the Proposal only intersects with the public boundary of Gin Gin Brook Waggy (ID 20008). Refer to Appendix G.

Please see Table 3 for a list of ACH sites and places within a 2km radius of the subject site, but do not intersect with the subject site.

Table 3: ACH sites and places within 2km of the subject site.

Site Name/ID	Status	Heritage Values	Proximity to Site (approximate)
Moore River Waugal (ID 20749)	Registered Site	Creation/Dreaming	Within 60m west of subject site
Ellen Brook: Muchea 2 (ID 3566)	Registered Site	Artefacts/Scatter	350m west of subject site



Ellen Brook: Muchea 1 (ID 3565)	Registered Site	Sub surface cultural material; Artefacts/ Scatter	840m northwest of subject site
Chandala Brook Duplicate of ID 3535 (ID 3525)	Registered site	Creation/ Dreaming Narrative	Within 60m west of subject site
Boonanarring Brook (ID 21616)	Lodged ACH place	Creation/ Dreaming Narrative	Within 60m west of subject site
Wallereng Brook (ID 21617)	Lodged ACH place	Creation/Dreaming Narrative	Within 60m west of subject site
Nulilla Brook (ID 21618)	Lodged ACH place	Creation/ Dreaming Narrative	Within 60m west of subject site
Breera Brook (ID 21619)	Lodged ACH place	Creation/ Dreaming Narrative	Within 60m west of subject site
Lennard Brook (ID 20650)	Lodged ACH place	Creation/ Dreaming Narrative; Landscape/ Seascape Feature; Other; Water Source	Within 60m west of subject site
Muchea Pipeline Deviation 1 (ID 19182)	Lodged ACH place	Creation/ Dreaming Narrative; Other	1.6km west of subject site
Red Gully Creek (ID 19183)	Historic ACH place	Creation/ Dreaming Narrative; Plant Resource	Within 60m west of subject site

The proximity of the above ACH sites and places indicates that the subject site is in a place containing cultural heritage significance. As this study has not included a review of the site files, the exact nature of the ACH present throughout the wider area is currently unknown. However, Lodged ACH places Boonanarring Brook (ID 21616), Wallereng Brook (ID 21617), Nulilla Brook (ID 21618), Breera Brook (ID 21619), and historic ACH place Red Gully Creek (ID 19183) do appear to be duplicates of the same place record.

5.0 Planning Assessment

The planning framework comprises the *Planning and Development Act 2005* and its subsidiary legislation Schedule 2 Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions), State Planning Policies, Position Statements and Guidelines, as well as the Shire of Chittering Local Planning Scheme No. 6 (LPS 6), and Local Planning Policies. The proposed development has also taken into consideration the WAPC's Draft Renewable Energy Planning Code which was released in December 2025 for public comment and closing in April 2026.



5.1 State Planning Framework

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

Pursuant to clause 60 of the Deemed Provisions, approval is required to commence and construct the proposed development. Clause 67(2) of the Deemed Provisions sets out the matters to which the local government is to give due regard in considering a development application, to the extent they are relevant to the proposed development. An assessment against the provisions of Clause 67(2) of the Deemed Provisions is provided in Table 4.

Table 4: Clause 67(2) Assessment: Matters for Consideration

Clause 67(2) provisions	Applicant's Response	
a. The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The aims and provisions of the Shire's LPS 6 and the relevant objectives of the Agricultural Resource zone have been considered in section 5.2.2 of this report.	✓
b. The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving;	The proposed development is consistent with orderly and proper planning. The development, although a use not listed under LPS 6, is consistent with the objectives and purpose of the land use zone (Agricultural Resource under LPS 6) and will support the State's broader transition towards decarbonisation and a green energy driven SWIS. The Proposal is consistent with the relevant development requirements specified under LPS 6, as varied under LPP 13 and 14. The Proposal is supported by environmental, bushfire, noise and traffic technical reports which demonstrate the development will not result in adverse amenity impacts and or can be appropriately managed. Refer to sections 5.1 and 5.2.	✓
c. any approved State planning policy;	Assessment has been made against - State Planning Policy 2.0 – Environment and Natural Resources Policy. - State Planning Policy 2.5 – Rural Planning - State Planning Policy 2.9 – Water - State Planning Policy 3.7 – Bushfire Refer to section 5.1.7 of this report.	✓
d. any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d);	N/A.	N/A



Clause 67(2) provisions	Applicant's Response	
e. any policy of the Commission;	An assessment against the following documents has been prepared at Section 5.1.2, 5.1.3 and 5.1.6: - State Planning Strategy 2050. - WAPC Position Statement: Renewable Energy Facilities (2020). - WAPC Draft Renewable Energy Planning Code.	✓
f. any policy of the State;	An assessment of the State Energy Transformation Strategy Stage 2 2021-2025 and State Infrastructure Strategy 2022 are assessed in sections 5.1.4 and 5.1.5.	✓
fa. any local planning strategy for this Scheme endorsed by the Commission;	The Shire of Chittering Local Planning Strategy is assessed in section 5.2.1.	✓
g. any local planning policy for the Scheme area;	Assessment has been made against: - Local Planning Policy No.13 – Car Parking - Local Planning Policy No.14 – Setbacks Refer to section 5.2.3 of this report.	✓
h. any structure plan or local development plan that relates to the development;	N/A	N/A
i. any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ;	N/A	N/A
j. in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	N/A	N/A
k. the built heritage conservation of any place that is of cultural significance;	N/A	N/A
l. the effect of the proposal on the cultural heritage significance of the area in which the development is located;	A review of information currently mapped on the ACHIS, indicates that the Proposal is within the public boundary of Gin Gin Brook Waggy (ID 20008). When an ACH site or place contains sensitive cultural heritage information, its actual location is hidden from the public. The Department of Planning, Lands and Heritage (DPLH) administer the boundaries of ACH sites and places and have confirmed that the Proposal only intersects with the public boundary of Gin Gin Brook Waggy (ID 20008) (refer to Appendix G).	✓



Clause 67(2) provisions	Applicant's Response
m. the compatibility of the development with its setting, including — i. the compatibility of the development with the desired future character of its setting; ii. the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The proposed BESS is located wholly within the existing Tronox CPP. The scale, form and appearance of the BESS are compatible with surrounding development and will not adversely affect the future industrial function of adjoining land. The nearest residential dwelling is located approximately 1km north west from the Proposal. ✓
n. the amenity of the locality including the following — i. environmental impacts of the development; and ii. the character of the locality; and iii. social impacts of the development.	The EAR (refer to Appendix C) confirms that environmental impacts are limited and capable of being appropriately managed through standard mitigation measures and environmental management plans. The NIA (refer to Appendix D) confirms compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> and concludes the Proposal presents negligible risk of adverse noise impacts. The Proposal is located wholly within the existing Tronox CPP lot and approximately 400m from the nearest lot boundary and is not expected to result in any unacceptable impact on the character or amenity of the locality. ✓



o. the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	The EAR (refer to Appendix C) concludes that potential impacts on groundwater, contamination, surface water and ecological values can be appropriately managed through implementation of a CEMP and operational environmental controls. Management measures proposed following detailed design include: • Stormwater, erosion and sediment controls. • Spill prevention and contamination management measures. • Management of excavations and any groundwater encountered during construction and ongoing operation of the Proposal. • Protection of existing groundwater monitoring infrastructure. • Rehabilitating disturbed areas where practicable following construction. • Routine inspection and maintenance of drainage infrastructure and water management controls throughout the operational life of the Proposal. • Procedures for managing and responding to incidents that may affect surface water or groundwater quality during operation. • Bunding and containment systems for transformers and other equipment containing oils, fuels or hazardous substances, sized in accordance with relevant standards and regulatory requirements. • Appropriate drainage design to maintain existing drainage patterns where practicable and minimise concentration of runoff. • Separation of clean and potentially contaminated stormwater, where required. • Spill response facilities and equipment located at suitable operational areas. • Design and placement of infrastructure to avoid direct interference with watercourses, drainage lines and sensitive water-dependent environments where practicable. • Provision of appropriate surface water controls to minimise erosion, sediment transport and localised flooding. • Ongoing inspection and maintenance programs for containment systems, drainage infrastructure and hazardous	✓
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Clause 67(2) provisions	Applicant's Response	
	materials storage areas throughout the operational phase.	
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;	The development is located within an existing disturbed industrial site and requires only limited clearing associated with construction activities and bushfire (APZ). No mapped native vegetation occurs within the development envelope and no significant flora or vegetation values will be affected by the Proposal. Existing landscaping on the Tronox CPP site will be retained where outside the proposed development envelope.	✓
q. the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	The subject site is well suited to the proposed development, being located within an established heavy industrial land use and adjacent to existing electricity infrastructure. The EAR (refer to Appendix C) confirms the site contains no significant environmental constraints that would preclude development. Management measures are proposed for the following relevant risks: • Flood risk • Acid sulfate soils • Contaminated site • Groundwater contamination • Flora and fauna • Dieback • Air quality The BMP confirms with several measures the Proposal can appropriately mitigate bushfire risk. Refer to Appendix F.	✓
r. the suitability of the land for the development taking into account the possible risk to human health or safety;	The Proposal has been informed by environmental, acoustic, bushfire and transport assessments which demonstrate that where required, impacts can be managed via battery management systems, fire detection, fire suppression, fire walls and setbacks, and emergency response measures. The extent and scope of necessary measures will be confirmed as part of the detailed design process. Refer to Appendices C, D, E and F.	✓
s. the adequacy of — i. the proposed means of access to and egress from the site; and ii. arrangements for the loading, unloading, manoeuvring and parking of vehicles;	The TIS (Appendix E) confirms that the proposed site ingress and egress is appropriate.	✓



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

5.1.2 State Planning Strategy 2050

The Proposal aligns with the State Planning Strategy 2050 by supporting Western Australia's transition to a more resilient, efficient and sustainable energy system. The BESS will contribute to energy security and reliability while utilising previously disturbed industrial land and existing utility infrastructure. The Proposal supports economic diversification, decarbonisation objectives and the consolidation of strategic infrastructure within an established heavy industrial site.

5.1.3 WAPC Position Statement: Renewable Energy Facilities

The Proposal is consistent with the WAPC Position Statement: Renewable Energy Facilities. The BESS is located within an existing industrial site, adjacent to established electricity



infrastructure and separated from residential areas. The site has been selected to avoid significant environmental constraints and minimise land-use conflict. The Proposal will assist in facilitating the integration of renewable energy generation into the electricity network while maintaining compatibility with the existing CPP and surrounding rural land uses.

5.1.4 Energy Transformation Strategy

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

5.1.5 State Infrastructure Strategy 2022

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

5.1.6 Draft Renewable Energy Planning Code 2025

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

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

As a draft, seriously entertained planning proposal, the Proposal has given due regard to the following objectives detailed in Table 5.

Table 5: Draft Renewable Energy Planning Code Assessment

Objective	Response
Guide the establishment of energy infrastructure to support a sustainable energy supply for Western Australia;	The Proposal will support sustainable energy supply through the BESS.
Avoid or minimise land use conflicts and adverse impacts on the surrounding environment, amenity, public health and safety	By co-locating the proposed development with existing industrial development, the Proposal minimises any land use, environmental, amenity, public health and safety concerns.
Promote development that responds to the characteristics of the site and its local context.	The proposed BESS is within the Tronox CPP, 400m from the closest lot boundary, allowing the development to occur without any impact on the site characteristics or local context.



5.1.7 State Planning Policy

5.1.7.1 State Planning Policy 2.0 – Environment and Natural Resources Policy

The Proposal is consistent with the objectives of State Planning Policy 2.0 as it has been located within an existing disturbed industrial area to avoid impacts on environmental assets and natural resources. The EAR confirms that the Proposal avoids significant vegetation, wetlands, watercourses, conservation reserves, environmentally sensitive areas, threatened ecological communities and significant fauna habitat. Any potential environmental impacts are localised, manageable and capable of being mitigated through standard environmental management measures.

5.1.7.2 State Planning Policy 2.5 – Rural Planning

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

Table 6: SPP2.5 Criteria

Criteria	Proposed
Facilities should be located on a main road or on a road that is of suitable standard and treatment to accommodate significant increase in traffic volumes and freight tasks which may be generated by the proposal.	The subject site is accessed via an existing road network that is constructed to an appropriate standard and has capacity to accommodate the anticipated traffic generation associated with the proposal. The development is not expected to result in a significant increase in traffic volumes or freight movements that would adversely impact the function or safety of the surrounding road network.
Facilities should contain or satisfactorily manage potential environmental (including water resources), noise, amenity and air quality impacts on the landholding without affecting nearby rural land uses.	Environmental, noise, amenity and air quality impacts associated with the proposal will be contained and managed within the subject site through operational controls and standard management practices. The scale and nature of the development are not expected to adversely affect nearby rural land uses, water resources, or the amenity of surrounding properties.
Facilities should not be visually dominant within key viewsheds, and should be visually compatible with surrounding land uses and development.	The proposed scale and form of development is consistent with the existing development on site, located 400m from the nearest lot boundary and naturally screened by vegetation.
Facilities should be provided with essential services commensurate with the intended land use.	The Proposal will utilise existing on-site infrastructure and will be connected to the Western Power network.

5.1.7.3 State Planning Policy 2.9 – Water

State Planning Policy 2.9 – Water (SPP2.9) outlines how water resource management should be integrated into the planning process. The subject site is located within the 'Swan Canning River System'. The objectives of the policy are outlined as follows:



- Protect and improve the environmental and the social, cultural and economic values of the state's water resources.
- Protect public health and the long-term supply of good quality and affordable drinking water.
- Manage the risk of flooding to people, property and infrastructure.
- Ensure the secure and sustainable supply, use, disposal and re-use of water resources.
- Ensure future development is resilient to the water-related impacts of climate change.
- Minimise future costs and protect public health by ensuring that appropriate wastewater infrastructure is provided.

The Proposal aligns with the objectives of SPP 2.9 as it is located within an existing disturbed industrial site and has been designed to avoid and minimise impacts on surrounding water resources. The EAR concluded that potential impacts on groundwater, surface water and ecological values can be appropriately managed through standard construction and operational controls.

The proposed development has also been assessed against the general measures and the specific measures of the Swan Canning River System as outlined in the tables below.

Table 7: SPP2.9 General Measures

General Measures	Proposed
a) All relevant water related matters should be considered at the earliest possible stage of the planning process and all subsequent stages in accordance with the Guidelines.	Water-related considerations have informed the siting and design of the proposed BESS from the outset of the planning process. The EAR considered nearby water resources, including Chandala Brook located approximately 150 m west of the Proposal, surrounding wetlands and the Ellen Brook Floodplain ESA. The assessment concluded that potential impacts on water resources can be appropriately managed through standard construction and operational environmental controls.
b) Proposals are to be accompanied by sufficient information in accordance with the Guidelines, which specify instances where a Water Management Report is required and what it must contain.	The development application is supported by an EAR which addresses surface water, groundwater and contamination considerations relevant to the proposal. The Proposal is located within an existing disturbed industrial environment and the assessment concluded that the proposal is not expected to generate routine wastewater discharges or adversely affect nearby water resources.
c) Proposals and supporting information should be referred to relevant agencies and licensed water service providers in accordance with the Guidelines.	The proposal may be referred to relevant government agencies and service providers as part of the development assessment process.



General Measures	Proposed
d) Proposals should consider water resource-related issues associated with climate change.	The proposed BESS will contribute to Western Australia's energy transition by supporting renewable energy generation and improving network resilience. The proposal is not expected to place a significant demand on local water resources and has been designed within an existing industrial setting to minimise environmental impacts and support long-term sustainable infrastructure outcomes.
e) Planning decisions (except development applications) should consider cumulative impacts on water resources. Where the cumulative impact is considered significantly detrimental, the proposal should not be supported.	The EAR concluded that impacts on groundwater, surface water and surrounding environmental values are expected to be low and capable of being appropriately managed. Given the limited footprint of the development within an existing industrial operation and the absence of routine wastewater discharges, the proposal is not expected to result in significant cumulative impacts on water resources.

Table 8: SPP2.9 Swan Canning River System Measures

Measures	Proposed
a) Maintain and enhance the ecological and hydrological functions of the river system, and demonstrate detrimental impacts have been prevented.	The Proposal is located within an existing disturbed industrial area and will not involve works within any river, waterway or foreshore area. The EAR concluded that impacts to surface water, groundwater and ecological values can be appropriately managed through standard construction and operational environmental controls.
b) Demonstrate a benefit to the community and a functional need to be located within the river and/ or foreshore reserves, where the proposal is located on public land.	N/A
c) Maintain and enhance public access to and along the rivers and its foreshores, including through the establishment of foreshore reserves.	N/A
d) Consider the importance of the river as a strategic water transport network for commercial and recreational use.	N/A
e) Maintain and enhance the natural landscape character and sense of place of the river system.	The development is contained within an existing industrial facility and is separated from nearby water features. The proposal will not alter the landscape character, environmental values or sense of place associated with the Swan Canning River System.



Measures	Proposed
f) Maintain and enhance views of the Swan Canning river system.	The proposed development is not located within a river corridor or identified viewshed of the Swan Canning River System. As such, the development will not impact views to or from the river system.
g) Identify Whadjuk Noongar Aboriginal Heritage and use best endeavours to protect, avoid or minimise harm consistent with the <i>Aboriginal Heritage Act 1972</i> .	A review of information currently mapped on the ACHIS, indicates that the Proposal is within the public boundary of Gin Gin Brook Waggy (ID 20008). When an ACH site or place contains sensitive cultural heritage information, its actual location is hidden from the public. The Department of Planning, Lands and Heritage (DPLH) administer the boundaries of ACH sites and places and have confirmed that the Proposal only intersects with the public boundary of Gin Gin Brook Waggy (ID 20008) (refer to Appendix G).
h) Protect, maintain or increase vegetation coverage (preferably with endemic species).	The proposal is primarily located within a disturbed industrial setting. Any vegetation clearing required will be minimised and limited to that necessary for construction and operational safety requirements. Existing vegetation outside the development envelope will be retained.
i) Maintain or establish ecological and public open space linkages to the Swan Canning River system for wildlife habitat and movement and natural flows.	The proposal is not located within a recognised ecological corridor or public open space linkage associated with the Swan Canning River System.

5.1.7.4 State Planning Policy 3.7 - Bushfire

The subject site is designated within a bushfire prone area which triggers the consideration of bushfire planning requirements under State Planning Policy 3.7 – Bushfire (SPP3.7). The response to SPP 3.7 is discussed in section 4.6 and Appendix F – Bushfire Management Plan.

5.2 Local Planning Framework

5.2.1 Shire of Chittering Local Planning Strategy

The Shire of Chittering Local Planning Strategy (the Strategy) was endorsed by the Western Australian Planning Commission (WAPC) in October 2019. The Strategy sets out the long-term strategic direction for land use and development within the Shire and has been prepared to reflect the community and Council vision for the future of the Shire. The subject site is identified as 'Industrial' under the Strategy highlighting its existing industrial land use, despite the Agricultural Resource LPS 6 zoning.

5.2.2 Shire of Chittering Local Planning Scheme No.6

The subject site is zoned 'Agricultural Resource' under LPS 6 and within Special Control Area – Water Prone Area Ellen Brook Palusplain (SCA).





Figure 6: LPS 6 Plan

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

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

- *convert electricity into stored energy; and*



- *release stored energy as electricity; and*

includes any equipment necessary for the operation of the plant.

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

The objectives of the 'Agricultural Resource' are listed in Table 9 below. The Proposal is consistent with these objectives and appropriate in the Agricultural Resource zone.

Table 9: Agricultural Resource Objectives

Objectives	Response
Preserve productive land suitable for grazing, cropping and intensive horticulture and other compatible productive rural uses in a sustainable manner.	The Proposal is located within the existing CPP operational footprint and occupies a small portion of the broader landholding. It will not result in the loss of productive agricultural land or compromise the productive use of surrounding rural land.
Protect the landform and landscape values of the district against despoliation and land degradation.	The Proposal is located within an existing industrial site and will not materially alter the broader landform or landscape values of the area.
Encourage intensive agriculture and associated tourist facilities, where appropriate.	The Proposal does not involve intensive agriculture or tourism; however, it will not prejudice those activities on suitable land elsewhere in the locality.
Allow for the extraction of basic raw materials where it is environmentally and socially acceptable.	The Proposal does not involve basic raw material extraction.

Clause 5.3.1 of LPS 6 outlines the requirements for sites located within the SCA area. Clause 5.3.1 states:

Development approval is required for any development within the Special Control Area, excluding development of a class specified in Column 1 of and item in the following table and if all conditions sets out in Column 2 of the table opposite that item are satisfied in relation to the development.

The proposed BESS is not a development of a class specified in Column 1 and is therefore not exempt from development. Clause 5.3.3 outlines the planning requirements for the SCA which are listed as follows:

Table 10: SCA Requirements

Requirement	Response
The construction and occupation of any dwelling or outbuilding;	Not Applicable



Requirement	Response
The type of effluent disposal system used in this area shall be high performance with bacterial and nutrient stripping capabilities to the specifications of local government and the Health Department and shall be located in a position determined by local government;	Not Applicable – existing on site effluent disposal system will be used.
Minimum floor levels for any building above the highest known water levels;	Minimum floor level of 0.3m above known on site flood levels.
Any land use that may contribute to the degradation of the surface or sub-surface water quality.	The Proposal is not considered a land use that may contribute to the degradation of the surface or sub-surface water quality. However, the Proposal is located within the existing Tronox CPP, a long-established industrial facility, and within a registered contaminated site. Historical industrial activities have resulted in localised groundwater contamination, including sulphate, ammonia-nitrogen and acidic groundwater plumes. The land was also historically cleared and used for agricultural purposes prior to industrial development. These historical land uses represent the primary sources of existing surface and sub-surface water quality degradation identified in the EAR.
No development other than for conservation purposes will be permitted within 30m of any natural water body;	110m to the nearest water body (Chandala Brook)
Damming, draining, or other developments which may alter the natural flow of surface water will not be permitted unless such works are part of an approved Catchment Management Plan.	Not Applicable – No damming or draining proposed.

Clause 4.20 provides additional requirements for the Amenity of Non-residential Development as follows:

Table 11: Amenity of Non-residential Development Assessment

Requirement	Response
the form and scale of the development is to be compatible with surrounding land uses;	The Proposal is located within the existing CPP, with significant vegetation screening to all lot boundaries. Technical studies have confirmed there is no impact on surrounding land uses.
the impacts of the development are to be contained on site and/or suitably managed off-site;	Environmental, Acoustic, Transport and Bushfire impacts have been assessed and confirmed to be able to be suitably managed without adversely impacting neighbouring properties
the impact of the development on the road network and traffic management is to be consistent with the road function and hierarchy;	The TIS confirms that operational traffic generation will be negligible and that existing access arrangements are suitable.



Requirement	Response
adequate provision is to be made for parking for staff and visitors, with separation between staff / visitor parking and service / haulage vehicles;	The BESS will be largely unattended during operation. Existing on-site parking and amenities within the CPP are sufficient to accommodate service technicians and maintenance vehicles.
buildings are to have co-ordinated or complementary materials, colours and styles, including: - doors, windows and building materials that develop a coherent pattern, and are proportional to the building; and - screening of services and areas for waste management and essential services (eg air conditioning units).	The Proposal is located within the existing CPP and will generally be coordinated with the existing character of industrial development
visual impacts to be minimised by the use of vegetation screening, tree retention and building orientation;	The Proposal is set back approximately 400m from the nearest lot boundary and is located within the existing CPP. Extensive existing landscaping of the site will further mitigate any visual impacts.
landscaping to be provided, to a minimum of 10 per cent of the site area, using plant species approved by the local government, including provision of shade trees at 1 per 4 car bays;	Aerial imagery shows majority of the subject site is landscaped and the Proposal will not have a significant impact on this landscaping. No additional car bays are required
minimise the use of front fencing, and where required, fencing to be set back to the building line and behind the landscaped area where feasible, and coloured matt black or other dark tones;	No new front fencing proposed.
external lighting designed to minimise light spill and glare on adjoining properties;	External lighting will be limited to operational and maintenance purposes, directed downward and designed to minimise light spill beyond the subject site.
storage of plant and equipment to be screened or remote from public areas, particularly from the street, and provision made on site for a loading bay where the land use requires it;	The Proposal is 400m from the nearest road with significant vegetation screening the Proposal.
use of 'on building' signage where the building addresses the street, and where 'freestanding' signage is necessary it should either be affixed to a front fence, or located adjacent to it at a height that is compatible with the setting.	No new signage proposed.

5.2.3 Local Planning Policy

5.2.3.1 Local Planning Policy 13 – Car Parking

Local Planning Policy 13 – Car Parking (LPP13) outlines the requirements for car parking throughout the Shire. As the proposed BESS falls under a Use Not Listed, Clause 5.1(b) of LPP 13 applies, which states:



Where an application is made for planning consent and the purpose for which the land or building is to be used is not specified in Table 1, the Local Government shall determine the number of car parking bays to be provided, based on the number of employees and likely visitors to the site.

Once the Proposal is constructed, only incidental car parking will be required for maintenance vehicles which will be accommodated within the existing on-site parking areas.

5.2.3.2 Local Planning Policy 14 – Setbacks

Local Planning Policy 14 – Setbacks (LPP14) outlines the setback requirements for proposed development throughout the Shire. The following minimum setbacks apply to the Proposal.

Table 12: Setback Requirements

Requirement	Response
100m setback to Brand Highway	400m setback
30m setback to other roads, side and rear lot boundaries	440m setback
30m from an existing water body or highest known flood level.	110m to the nearest water body (Chandala Brook) and there are no mapped flood risk areas within 30m of the Proposal.

6.0 Conclusion

The Proposal represents appropriate and strategically located energy infrastructure on the existing Tronox CPP site. The Proposal is consistent with the objectives of the local and State planning framework, being located within an existing partially environmentally disturbed setting, already developed and intended for industrial development use. The Proposal will support the reliability, resilience and ongoing transition of Western Australia's SWIS electricity network. Technical assessments demonstrate that environmental, acoustic, bushfire and traffic impacts are either negligible or capable of being appropriately managed. Accordingly, the Proposal satisfies the relevant planning requirements and it is respectfully requested that the Development Assessment Panel, approve the Proposal, subject to reasonable and standard conditions.

Sincerely,

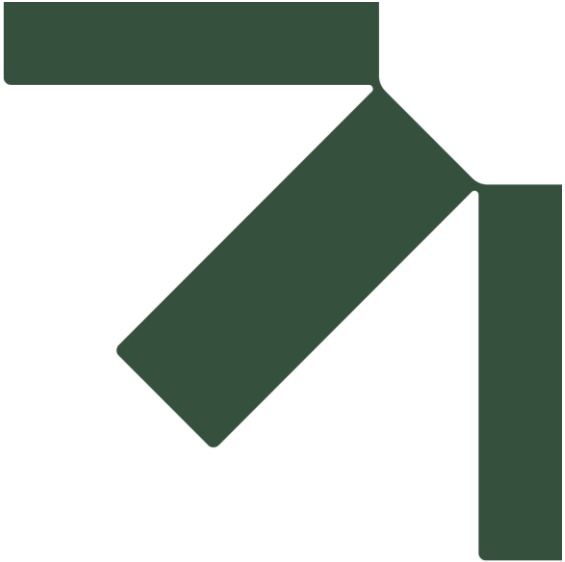
SLR Consulting Australia Pty Ltd



Christian Parker

Associate Consultant - Planning





Appendix A Certificate of Title

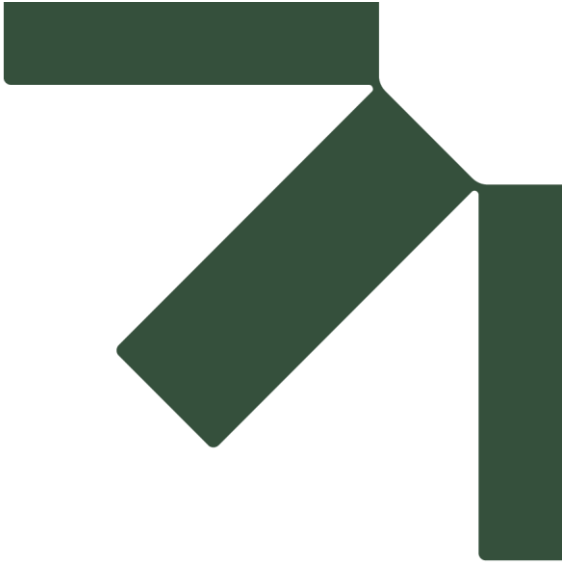
Battery Energy Storage System Development Application

Lot 1261 (No.722) Old Gingin Road, Muchea

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

SLR Project No.: 675.073695.00005

11 August 2026



Appendix B Development Plans

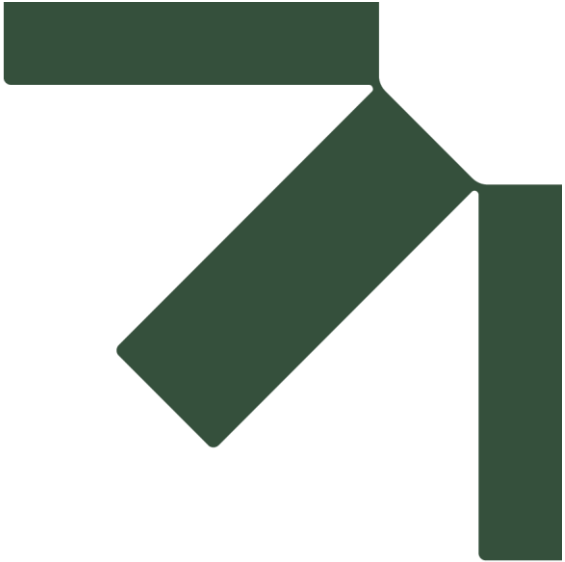
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Appendix C Environmental Assessment Report

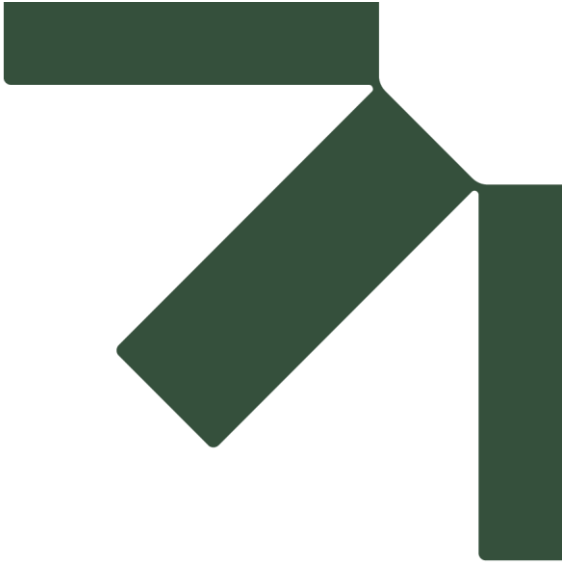
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Appendix D Noise Impact Assessment

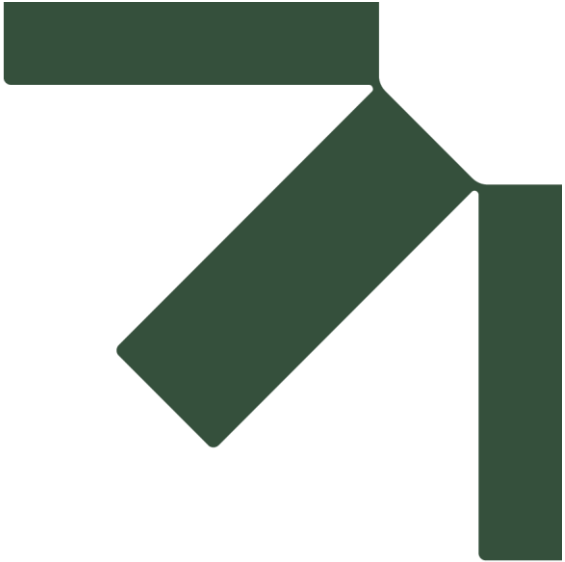
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Appendix E Transport Impact Statement

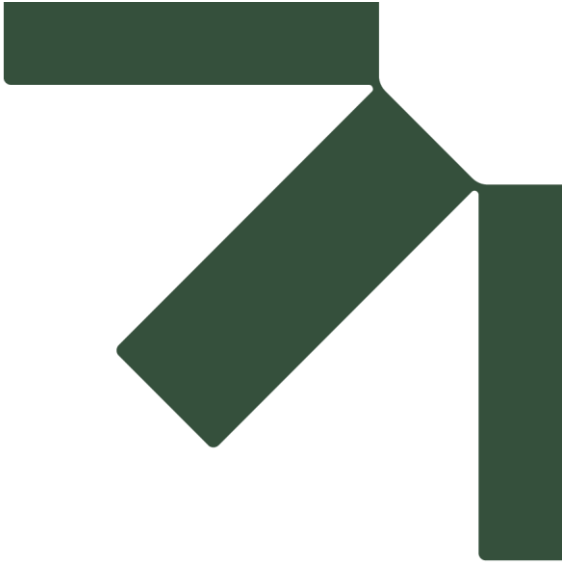
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Appendix F Bushfire Management Plan

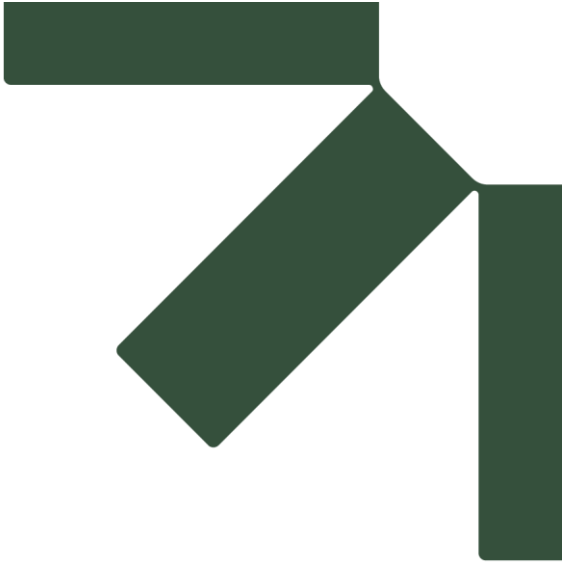
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Appendix G DPLH Aboriginal Cultural Heritage Advice Letter

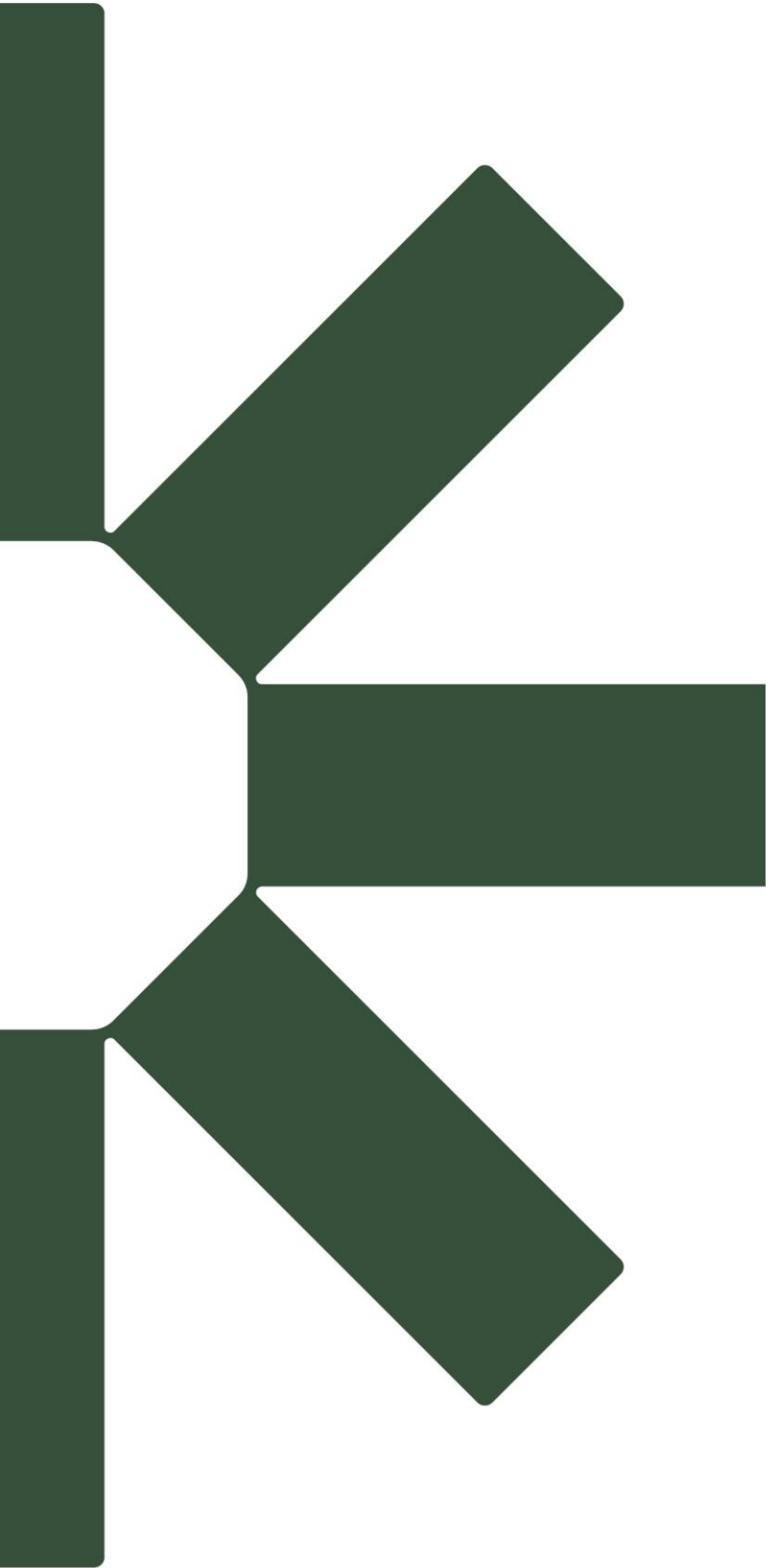
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