



Pre-Development Application

Date Submitted: 10/10/2023

Project Name: Kingswood Battery Energy Storage System
Case ID: PDA-63050972

Proponent Details

Project Owner Info

Title	Mr
First Name	Jose
Last name	Opazo
Role/Position	Development Specialist
Phone	0481353814
Email	jose.opazo@iberdrola.com.au
Address	Level 22, 1 Farrer Place Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Stephan	Mitchell
Phone	Email	Role/Position
0430203726	stephan.mitchell@arcadis.com	Senior Environmental Consultant

Address

98
MILL HILL ROAD
BONDI JUNCTION,
New South Wales
2022
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	Kingswood Battery Energy Storage System
Industry	Energy
Development Type	Electricity supply
Capital Investment Value (excl GST)	AUD700,000,000.00
Indicative Operation Jobs	2
Indicative Construction Jobs	100
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of the Development/Infrastructure

Iberdrola Australia Development Pty Limited is seeking development consent for the construction, operation and maintenance of a large-scale Battery Energy Storage System (BESS) of around 500 Megawatt (MW) that would provide 1000 Megawatt hours (MWh) of battery storage capacity. The Project is located at 744 Burgmanns Lane, Kingswood 2340 (Lot 43 DP1064582), within the Tamworth Regional Local Government Area.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Kingswood Battery Energy Storage System
Site Address (Street number and name)	744 Burgmanns Lane, Kingswood 2340
Site Co-ordinates - Latitude	-31.152866
Site Co-ordinates - Longitude	150.958

Local Government Area

Local Government	District Name	Region Name	Primary Region
Tamworth Regional		New England North West	☒

Lot and DP

Lot and DP
Lot 43 DP1064582
Lot 3 DP244399
Lot 4 DP244399
Lot 6 DP21993

Site Area

What is the total site area for your development?
Site Area sqm
80,000

Climate Zone

What climate zone/s is development in?
Climate Zone: select all that apply
Climate zone 4 - hot dry summer, cool winter

How has the climate zone impacted the design of the development?
This will be reviewed as part of EIS development.

Statutory Context


2021

Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#)

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 20 - Electricity generating works and heat or co-generati

Type of Project

Other?

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Please refer to Chapter 4 of the attached Scoping Report for detailed overview regarding the statutory context and permissibility of the Project.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
RU4 Primary Production Small Lots

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Environmental Protection and Biodiversity Conservation Act 1999
Native Title Act 1993
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
Biosecurity Act 2015
Biodiversity Conservation Act 2016
Contaminated Land Management Act 1997
Heritage Act 1977
Protection of the Environment Operations Act 1997
Rural Fires Act 1997

Refer to Chapter 4 of attachment for statutory context for the Project.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).
None

Would the project vary any development standard?
No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?
Yes

Describe any designated development provisions and how they would relate to the project (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979).
7 Battery storage facilities
Development for the purposes of a battery storage facility is designated development if the facility supplies or is capable or supplying more than 30 megawatts of electrical power.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?
No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

Yes

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

Yes

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

Yes

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Site Overview
File Name	30180771_Kingswood BESS Scoping Report