



Pre-Development Application

Date Submitted: 31/10/2024

Project Name: Homebush Battery Energy Storage System
Case ID: PDA-76932460

Proponent Details

Project Owner Info

Title	Ms
First Name	Radha
Last name	Rockwood
Role/Position	Project Manager
Phone	0421467703
Email	radha.rockwood@ausgrid.com.au
Address	24-27 Campbell Street Haymarket , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	AUSGRID OPERATOR PARTNERSHIP
ABN	78508211731

Primary Contact Info

Are you the primary contact?
No
Select a Primary contact from the list below
william.miles@aecom.com

Development Details

Engagement with the Department

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

Project Info

Project Name	Homebush Battery Energy Storage System
Industry	Energy
Development Type	Electricity Generation - Other
Estimated Development Cost (excl GST)	AUD245,000,000.00
Indicative Operation Jobs	1
Indicative Construction Jobs	150
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	10,000

Description of the Development/Infrastructure
Ausgrid is seeking development consent to construct, operate and maintain a Battery Energy Storage System (BESS) with a capacity of 200MW at Homebush (site address is 10 Homebush Bay Drive, Homebush, NSW, 2140. The site is located within the Strathfield LGA, approximately 14 km north-west of the Sydney CBD).

Concept Development

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

Site Details

Site Information

Site Name	Homebush BESS
Site Address (Street number and name)	10 Homebush Bay Drive, Homebush
Site Co-ordinates - Latitude	-33.85655
Site Co-ordinates - Longitude	151.075

Local Government Area

Local Government	District Name	Region Name	Primary Region
Strathfield	Eastern City District	Sydney	☒

Lot and DP

Lot and DP
Lot 1, DP 1218218

Site Area

What is the total site area for your development?
Site Area sqm
10,000

Statutory Context



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

BESS projects are defined as ‘electricity generating works’ under State Environmental Planning Policy (Transport and Infrastructure) 2021 as a building or place used for purpose of electricity storage. Clause 2.36 of Transport and Infrastructure SEPP states that development for the purpose of electricity generating works may be carried out by any person with consent on any land in a prescribed non-residential zone. Refer to Scoping Report for further information.

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)
SP2 Infrastructure

Statutory Context 2

Legislation and EPIs

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

Refer to Scoping Report

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Refer to Scoping Report

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?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

N/A

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](#)?*

No

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

No

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

No

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](#)?*

No

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](#)?*

No

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

No

Attachments

File Name	Figure - Homebush BESS
File Name	Scoping Report_Homebush_BEES 31Oct2024