



State Significant Development

Date Submitted: 20/05/2025

Project Name: Deniliquin East Battery Energy Storage System
Case ID: SSD-61612229

Applicant Details

Project Owner Info

Title	Mr
First Name	Seth
Last name	Argar
Role/Position	Project Developer
Phone	0448560369
Email	sargar@gransolar.com
Address	Level 4, 307 Queen Street Brisbane , Queensland, 4000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	BESS ARCTIC PTY LTD
ABN	47659303554

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Deniliquin	BESS
Phone	Email	Role/Position
0487539220	contact@deniliquinbess.com.au	Administrator

Address

Level 4, 307 Queen Street

Brisbane,
Queensland
4000
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Deniliquin East Battery Energy Storage System
Industry	Energy
Development Type	Electricity Generation - Other
Estimated Development Cost (excl GST)	AUD118,000,000.00
Indicative Operation Jobs	2
Indicative Construction Jobs	52
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of amended development
The proposed Deniliquin East BESS is a 100MW/200MWh utility scale battery to be developed south-east of Deniliquin, NSW, adjacent to the Riverina Highway. The BESS will connect to the Deniliquin substation via a 132kV overhead electrical cable.

Description of Changes
Briefly describe the proposed changes to the application
No changes to the proposed development. Clarifications are made in response to Test of Adequacy request for additional information.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Deniliquin East BESS
Site Address (Street number and name)	21356 RIVERINA HIGHWAY, DENILIQUIN, 2710
Site Co-ordinates - Latitude	-35.553796
Site Co-ordinates - Longitude	145.03

Local Government Area

Local Government	District Name	Region Name	Primary Region
Edward River		Riverina Murray	☒

Lot and DP

Lot and DP

Lot 11/DP856212

Site Area

What is the total site area for your development?

Site Area sqm

107,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Appendix S - Landowners Consent
-----------	---------------------------------

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Under State Environmental Planning Policy (State and Regional Development) 2011, electricity generating works including renewable energy proposals such as wind or solar farms with a capital cost of more than \$30 million (or \$10 million in an environmentally sensitive area) are considered as State Significant Development under Part 4 of the Environmental Planning and Assessment Act 1979. The proposed development will be worth \$100 million

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

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

Schedule 1: SSD - General

Section under selected Schedule

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

Type of Project

Other?

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

RU1 Primary Production

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

Yes

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates

:

*

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?

*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?[✱]

No

Is the development [BASIX optional development](#)?[✱]

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?[✱]

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](#)?[✱]

Yes

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
84249	PIA	Jennifer Cooper

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix I - Agricultural Impact Assessment
File Name	Appendix J - Landscape and Visual Impact Assessment
File Name	Appendix L - Noise Impact Assessment
File Name	Appendix B - Detailed Maps and Plans
File Name	Appendix U - LUCRA
File Name	Appendix N - Hydrology Assessment
File Name	Appendix F - BDAR
File Name	Appendix P - Bushfire Threat Assessment
File Name	Appendix O - Preliminary Hazard Analysis
File Name	Appendix E – Mitigation Measures Table
File Name	Appendix R - Waste Management Plan

File Name	EDC Report BESS, Deniliquin - INCL BOQ's CONFIDENTIAL
File Name	EDC Report BESS, Deniliquin
File Name	P0050308_Shapefiles_0525
File Name	Deniliquin East BESS EIS - FINAL 20.5.2025
File Name	EDC Report_BESS, Deniliquin
File Name	Appendix G - ACHA Redacted
File Name	Appendix V - Site Survey
File Name	Appendix Q - Social and Economic Impact Assessment
File Name	Appendix K - Community Engagment Outcome Report
File Name	Appendix H - Heritage Impact Statment
File Name	Appendix D - Community Engagement Summary Table
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix A - SEARs Table
File Name	Appendix W - Letter of Offer to Council