



State Significant Development

Date Submitted: 17/10/2025

Project Name: Romani Battery Energy Storage System
Case ID: SSD-67105475

Applicant Details

Project Owner Info

Title	Mrs
First Name	Deb
Last name	Dinardo
Role/Position	Project Development Lead
Phone	0428305898
Email	deb.dinardo@samsung.com
Address	Suite 8.04, Level 8, 227 Elizabeth Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	SAMSUNG C&T RENEWABLE ENERGY AUSTRALIA PTY LTD
ABN	74661046331

Primary Contact Info

Are you the primary contact?

No

Select a Primary contact from the list below

deb.dinardo@samsung.com

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Romani Battery Energy Storage System
Industry	Energy
Development Type	Electricity Generation – Other
Estimated Development Cost (excl GST)	AUD321,845,020.00
Indicative Operation Jobs	5
Indicative Construction Jobs	100
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of amended development

Construction, operation and decommissioning of the Romani BESS at 377 Romani Road, Booroorban. The Romani BESS would have a storage capacity of 200 MW / 800 MWh and grid connection to the existing X5 transmission line adjacent to the Project boundary. The Project Area is approximately 20 ha and the disturbance footprint is approximately 18 ha. The Project also includes ancillary infrastructure and upgrades to the intersection of Booroorban-Tchelery Road and Cobb Highway.

Description of Changes

Briefly describe the proposed changes to the application

Heritage and biodiversity surveys completed for road upgrade areas.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Romani BESS
Site Address (Street number and name)	377 Romani Road, Booroorban NSW 2733
Site Co-ordinates - Latitude	-34.880130
Site Co-ordinates - Longitude	144.579

Local Government Area

Local Government	District Name	Region Name	Primary Region
Edward River		Riverina Murray	<input checked="" type="radio"/>

Lot and DP

Lot and DP
57 756561
92 756561

Site Area

What is the total site area for your development?

Site Area sqm
200,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Landowner Consent - Edward River Council
File Name	Romani LO consent_John and Susie Wallace

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

The Project involves development for the purpose of electricity generating works using solar power which will have a capital investment value of more than \$30 million. Therefore, the Project is classified as SSD under Part 4 of the EP&A Act.

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

Section 5.27 – State Significant Development (Transport & Infrastructure SEPP 2021)

Type of Project TSEPP

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](#))

Yes

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?*

Yes

Does the application include the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values?*

Yes

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

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

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

9239

Accredited Organisation

PIA

REAP Name

Simon Bennett

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

Yes

Attachments

Attachments

File Name	Romani BESS EIS
File Name	GIS Data
File Name	App A - SEARs Table
File Name	App B - Detailed maps and plans
File Name	App C - Statutory Compliance Table
File Name	App D - Community and Stakeholder Engagement
File Name	App E - Mitigation and Management Summary
File Name	App F - EDC Cover letter - public (SUPERSEDED)

File Name	App F - EDC Report - commercial in confidence (SUPERSEDED)
File Name	App G - BDAR
File Name	App H - ACAHR
File Name	App H - ACHAR - Redacted
File Name	App I - Historic Heritage
File Name	App J - Soils and agriculture assessment
File Name	App K - PSI contamination
File Name	App L - Landscape and visual impact assessment-reduced
File Name	App M - Noise impact assessment
File Name	App N - Traffic Impact Assessment_reduced
File Name	App O - Surface Water Assessment-reduced(2)
File Name	App P - PHA
File Name	App Q - Bushfire Risk Assessment
File Name	App R - Social Impact Assessment
File Name	App S - Economic