



State Significant Development

Date Submitted: 07/05/2025

Project Name: Finley Battery Energy Storage System  
Case ID: SSD-72430958

Applicant Details

Project Owner Info

Title	Ms
First Name	Mandy
Last name	Allonby
Role/Position	Manager
Phone	0477956112
Email	mallonby@gransolar.com
Address	Level 4, 307 Queen St  Brisbane , Queensland, 4000 , AUS

Company Info

Are you applying as a company/business?  
Yes

Company Name	BESS PACIFIC PTY LTD
ABN	55659303590

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Finley	Bess
Phone	Email	Role/Position
0428809850	contact@finleybess.com.au	Manager

Address

Level 4, 307 Queen St  
  
Brisbane,  
Queensland  
4000  
AUS

Political Donations

Do you need to disclose a political donation?  
No

Development Details

Project Info

Project Name	Finley Battery Energy Storage System
Industry	Energy
Development Type	Electricity Generation - Other
Estimated Development Cost (excl GST)	AUD122,622,344.17
Indicative Operation Jobs	2
Indicative Construction Jobs	55
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of amended development  
Battery Energy Storage System (BESS) facility with a connection to the existing electricity grid via a transmission line route comprising of below ground cables, connecting to the nearby 132/66 kilovolt Transmission Finley Substation.

Description of Changes

Briefly describe the proposed changes to the application  
Amended reports in response to detailed comments from the Department dated 30 April 2025.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Finley BESS
Site Address (Street number and name)	Lot 3 in DP740920 – Broockmanns Road, Finley NSW 2713
Site Co-ordinates - Latitude	-35.637324
Site Co-ordinates - Longitude	145.515

Local Government Area

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

Lot and DP

Lot and DP  
Lot 3 of DP740920  
Lot B DP961693  
Broockmanns and Canalla Road Reserves

Site Area

What is the total site area for your development?

Site Area sqm

30,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Land Owners Consent - Council consent
File Name	BESS Landowners consent 17042025

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

CIV in excess of \$30 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](#)?\*

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
7333	PIA	David Walker

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

Yes

Attachments

Attachments

File Name	P001993_EIS_001C
File Name	EDC Report_BESS, Finley - INCL's BOQ
File Name	Appendix K Traffic Impact Assessment
File Name	Appendix I Visual Impact Assessment
File Name	Appendix J Noise Impact Assessment
File Name	Finley_BESS_Shapefiles
File Name	Appendix E Biodiversity Development Assessment Report
File Name	Appendix F ACHAR_Redacted
File Name	Appendix S OSOM

File Name	Appendix F Aboriginal Cultural Heritage Assessment Report
File Name	Appendix L Water Impact Assessment
File Name	Appendix O Social Impact Assessment
File Name	Appendix R Engagement Outcomes Report
File Name	Appendix G Land Use Conflict Risk Assessment
File Name	Appendix N Bush Fire Assessment Report
File Name	Appendix H Agricultural Impact Assessment
File Name	Appendix M Preliminary Hazards Analysis
File Name	Appendix Q Land Titles
File Name	EDC Report_BEES, Finley