



Project Name: Stoney Creek Battery Energy Storage System
Case ID: SSD-75680468

Applicant Details

Project Owner Info

Title	Mr
First Name	Julian
Last name	Voller
Role/Position	Project Consultant
Phone	0438746105
Email	planning@enervest.com.au
	Level 6, 627 Chapel Street
Address	South Yarra , Victoria, 3141 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	ENERVEST PTY LTD
ABN	51160709286

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Julian	Voller
Phone	Email	Role/Position
0438746105	planning@enervest.com.au	Project Consultant

Address

Level 6
627 Chapel Street
South Yarra, Victoria 3141
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Stoney Creek Battery Energy Storage System
Industry	Energy
Development Type	Electricity Generation - Other
Estimated Development Cost (excl GST)	AUD366,292,940.00
Indicative Operation Jobs	4
Indicative Construction Jobs	48
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	100

Description of amended development

The Project will involve the development, construction, operation, and eventual decommissioning of a BESS with a capacity of 125MW/1,000MWh connecting via transmission line directly to the existing Narrabri 132/66kV substation operated by TransGrid. The Project will consist of BESS containers, with dimensions of 10.5m long, 2.44m wide and 2.94m with an approximate weight of 47,000kg.

Description of Changes

Briefly describe the proposed changes to the application

There has been an increases to the Project Area of 0.0245 hectares . The purpose of this additional area is to accommodate the vehicular route for TransGrid construction vehicles accessing the TransGrid laydown area. Importantly, no physical works are proposed within this area. Furthermore, the inclusion of this land does not introduce any

new works.
The peak construction workforce has increased from 40 to 48.

Concept Development

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

Site Details

Site Information

Site Name	Stoney Creek BESS
Site Address (Street number and name)	41 Stoney Creek Road Narrabri NSW
Site Co-ordinates - Latitude	-30.313608
Site Co-ordinates - Longitude	149.798

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Narrabri Shire		New England North West	☒	

Lot and DP

Lot and DP
Lot 156 DP 754944 at 41 Stoney Creek Road, Narrabri NSW 2390
Road Reserve of Stoney Creek Road, Narrabri NSW 2390
Lot 1 DP 502189 at 70 Stoney Creek Road, Narrabri NSW 2390

Site Area

What is the total site area for your development?
Site Area sqm
95,487

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

No

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 cost of the works for electricity generating works is greater than \$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)?^{*}

No

Has a BDAR waiver been issued?^{*}

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?^{*}

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](#)?^{*}

Yes

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
59682	PIA	Clare Brennock

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

Yes

Attachments

Attachments

File Name	EIS GIS Figures
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File Name	Narrabri Council - Landowners Consent
File Name	Lot 156 - Landowners Consent
File Name	Environmental Impact Statement
File Name	Appendix J - Flood Risk Assessment
File Name	Appendix G - ACHAR (Non-redacted)
File Name	Appendix B - Plans
File Name	Appendix G - ACHAR (redacted)
File Name	Appendix O - Traffic Impact Assessment
File Name	Appendix P - Land Resource Assessment
File Name	Appendix M - Landscape Visual Impact Assessment
File Name	Appendix T - Bushfire Risk Assessment
File Name	Appendix U - Land Use Conflict Risk Assessment
File Name	Appendix Q - Hazards and Risk Assessment
File Name	Appendix W - Statement of Heritage Impact
File Name	Appendix V - Preliminary Site Investigation
File Name	Appendix N - Noise Impact & Vibration Assessment
File Name	Appendix X - Historical Archaeological Assessment
File Name	Appendix H - Social Impact Assessment
File Name	Appendix K - Surface and Groundwater Assessment
File Name	Appendix L - Water Source Assessment
File Name	Appendix S - Waste Management Plan
File Name	Appendix I - Consultation Report
File Name	Appendix F - BDAR Waiver & BDAR Waiver Request Report
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix R - Economic Impact Assessment
File Name	Appendix Y - EDC Report
File Name	Appendix A - SEARs Compliance Table
File Name	Appendix E - Mitigation Measures Table
File Name	Appendix D - Community Engagement Table