



State Significant Development

Date Submitted: 03/06/2025

Project Name: Homebush Battery Energy Storage System
Case ID: SSD-77443244

Applicant 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?

Yes

Title	First Name	Last Name
Ms	Radha	Rockwood
Phone	Email	Role/Position
0421467703	radha.rockwood@ausgrid.com.au	Project Manager

Address

24-27 Campbell Street

Haymarket,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

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 amended development
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).

Description of Changes

Briefly describe the proposed changes to the application
Responded to DPHI comments in an updated EIS, VIA, TIA, EDC and ACHAR

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	-33.856550
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

33,900

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required

☒

The applicant is the owner of the land to which the development application relates

☐

The development is proposed to be undertaken by a public authority and relevant notices have been issued.

☐

The development is set out in section 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (Planning Systems) 2021* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974* and relevant notices have been issued.

☐

The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment and relevant notices have been issued.

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 the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), 'electricity generating works' are deemed SSD if they have an estimated development cost (EDC) of more than \$30 million. The Project is defined as 'electricity generating works' and based on projects of a similar size and scale, the Project will have an EDC significantly greater than \$30 million and is therefore considered SSD. Please refer to Scoping Report for further information.

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)

SP2 Infrastructure

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?

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

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

No

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Responded to DPHI comments in an updated EIS, VIA, TIA, EDC and ACHAR

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Kim
Last Name	Chia
Professional Qualification	Quantity surveyor
Registration details	RICS
Business Name	AECOM AUSTRALIA PTY LTD
Australian Business Number (ABN)	20093846925

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to Appendix N of the EIS - no change in resubmitted documents

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

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](#)?*

No

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
R80013	CEnvP	Jamie McMahon

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

Yes

Attachments

Attachments

File Name	Homebush BESS EIS Final 3June2026
File Name	Appendix H Visual Impact Assessment 3June2026
File Name	Appendix J Traffic Impact Assessment 3June2026
File Name	Appendix F ACHA Confidential 3June2026
File Name	Appendix F1 ACHA Public 3June2026
File Name	Appendix O1 - EDC Report Confidential
File Name	Appendix O - EDC Report Public
File Name	Waterbodies_01pt_250428
File Name	VIAStudyArea_Homebush_01pg_250428
File Name	TurningMovementCounts_01pg_250428
File Name	SiteLayout_01pg_CURRENT
File Name	VIAStudyArea_Homebush_01pg_250428
File Name	TubeCount_Homebush_01pl_250428
File Name	Waterbodies_01pt_250428
File Name	Waterbodies_01pt_250428.shp
File Name	TurningMovementCounts_01pg_250428
File Name	VIAStudyArea_Homebush_01pg_250428
File Name	threatened ecological communities
File Name	TubeCount_Homebush_01pl_250428
File Name	Viewpoints_Homebush
File Name	threatened ecological communities
File Name	TurningMovementCounts_01pg_250428
File Name	TubeCount_Homebush_01pl_250428
File Name	Waterbodies_01pt_250428
File Name	threatened ecological communities
File Name	Waterbodies_01pt_250428
File Name	Viewpoints_Homebush.shp

File Name	TurningMovementCounts_01pg_250428
File Name	TubeCount_Homebush_01pl_250428
File Name	VIAStudyArea_Homebush_01pg_250428
File Name	Viewpoints_Homebush
File Name	VIAStudyArea_Homebush_01pg_250428
File Name	SiteLayout_01pl_CURRENT.shp
File Name	Viewpoints_Homebush
File Name	TurningMovementCounts_01pg_250428.shp
File Name	threatened ecological communities
File Name	TurningMovementCounts_01pg_250428
File Name	SiteLayout_01pl_CURRENT
File Name	TubeCount_Homebush_01pl_250428.shp
File Name	TubeCount_Homebush_01pl_250428
File Name	VIAStudyArea_Homebush_01pg_250428.shp
File Name	Viewpoints_Homebush
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File Name	Viewpoints_Homebush
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File Name	SiteLayout_01pl_CURRENT
File Name	SiteLayout_01pg_CURRENT
File Name	SiteLayout_01pl_CURRENT
File Name	SiteLayout_01pg_CURRENT
File Name	SiteAccess_01pt_240916_ExportFeatures
File Name	SiteBoundaries_01pg_240821
File Name	SiteLayout_01pg_CURRENT.shp
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File Name	SiteBoundaries_01pg_240821
File Name	SamplingLocs_Homebush_01pt_250428.shp
File Name	NoiseMonitoringLocations_Homebush_01pt_250428
File Name	Plant Community Types (merged)
File Name	SamplingLocs_Homebush_01pt_250428
File Name	Plant Community Types (merged)
File Name	SamplingLocs_Homebush_01pt_250428
File Name	RoadsOfInterest_Homebush_01pl_250428
File Name	RoadsOfInterest_Homebush_01pl_250428
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File Name	SamplingLocs_Homebush_01pt_250428
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File Name	ExistingVegetation_01pg_250205
File Name	Homebush_SocioandEconomic_01pg_250506.shp
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File Name	BDARAssessmentArea_Homebush_01pg_250428.shp
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File Name	BDARAssessmentArea_Homebush_01pg_250428
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File Name	AccessRoads_01pg_250205.shp
File Name	AccessRoads_01pg_250205
File Name	AccessRoads_01pg_250205
File Name	BDARAssessmentArea_Homebush_01pg_250428
File Name	AccessRoads_01pg_250205
File Name	AccessRoads_01pg_250205
File Name	AccessRoads_01pg_250205
File Name	Appendix L Preliminary Hazard Analysis
File Name	Appendix K Water Impact Assessment
File Name	Appendix G Preliminary and Detailed Site Investigation
File Name	Appendix I Noise and Vibration Impact Assessment
File Name	Appendix M Social and Economic Impact Assessment
File Name	Appendix N - Embodied Emissions Technical Note_WCAG