Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

The Independent Planning Commission of NSW grants consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset any adverse environmental impacts of the development;
- set standards and performance measures for acceptable environmental performance; and
- provide for the ongoing environmental management of the development.

Andrew Mills (Chair)	Duncan Marshall AM
Commission Chair	**Member of the Commission**

7 August 2026

SCHEDULE 1

Application Number:	SSD-77443244
Applicant:	Ausgrid
Consent Authority:	NSW Independent Planning Commission
Land:	See Appendix 2
Development:	Homebush Battery Energy Storage System

CONTENTS

DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development, including Registered Aboriginal Parties
Ancillary infrastructure	All project infrastructure with the exception of battery storage, including but not limited to the substation, switch room, permanent offices, site compounds, electricity transmission lines and internal roads
Applicant	Ausgrid, or any person who seeks to carry out the development approved under this consent
Battery storage	Large scale energy storage system
Battery storage area	As shown in Appendix 1
Cessation of operations	Operation of the development has ceased for a continuous period of 12 months
CNVMP	Construction noise and vibration management plan
Commissioning	The testing of the components, equipment and systems of the development following completion of construction, prior to operations commencing
Conditions of this consent	Conditions contained in Schedule 2
Construction	The construction of the development, including but not limited to, the carrying out of any earthworks on site and the construction of the battery storage and any ancillary infrastructure (but excludes road upgrades or maintenance works to the public road network and pre-construction minor works)
Council	Strathfield Council
CPHR	Conservation Programs, Heritage and Regulation Group of the NSW DCCEEW
Decommissioning	The removal of battery storage infrastructure and ancillary infrastructure and/or rehabilitation of the site
Department	Department of Planning, Housing and Infrastructure
Development	The development as described in the EIS
Development footprint	The area within the site on which the components of the project will be constructed (shown in Appendix 1)
EIS	The Environmental Impact Statement titled Homebush Battery Energy Storage System dated 3 June 2025, Submissions Report, dated 14 October 2025, and additional information dated 4 May 2026.
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning and Assessment Regulation 2021*
EPA	NSW Environment Protection Authority
Feasible	Feasible relates to engineering considerations and what is practical to build or implement
Fire break	An area maintained as mineral earth and/or gravelled and/or paved and/or only grass that is managed to a maximum height of 10 cm (i.e. no vegetation >10cm).
FRNSW	Fire and Rescue NSW
Heavy vehicle	As defined by the *Heavy Vehicle National Law (NSW),* but excluding light and medium rigid trucks and buses no more than 8 tonnes and with not more than 2 axels
Heavy vehicle requiring escort	Any vehicle that requires a pilot vehicle and/or escort vehicle, as defined by the *National Heavy Vehicle Regulator's NSW Class 1 Load Carrying Vehicle Operator's Guide*
Heritage NSW	Heritage NSW Group within the NSW DCCEEW
Heritage item	An item as defined under the *Heritage Act 1977* and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974*
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance
Light vehicle	As defined by the Transport for NSW Vehicle Standards Information Sheet *VSI 05 Light vehicle dimension limits Rev 6* (TfNSW, 11 March 2015)
Maximum Energy Discharge (MW)	Is the rated output active power as defined by 4.3.5 of *IEC 62933-1 Ed. 2.0 b:2024, Electrical energy storage (EES) systems—Part 1*
Maximum Energy Storage (MWh)	Is the Effective Energy Storage Capacity at the Beginning of Service Life as described by Figure 1 of *IEC 62933-1 Ed. 2.0 b:2024, Electrical energy storage (EES) systems—Part 1*
Material harm	Is harm that: • involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or • results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $50,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)

	***Note**: This definition excludes "harm" that is either authorised under this consent or any other statutory approval.* ***Note**: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements.*
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Minister	Minister for Planning and Public Spaces, or delegate
MW	The rated output active power as defined by 4.3.5 of *IEC 62933-1 Ed. 2.0 b:2024, Electrical energy storage (EES) systems – Part 1*
MWh	The Effective Energy Storage Capacity at the Beginning of Service Life as described by Figure 1 of *IEC 62933-1 Ed. 2.0 b:2024, Electrical energy storage (EES) systems – Part 1*
Non-associated residence	Means: • a residence on privately-owned land in respect of which the owner has not reached an agreement with the applicant in relation to the development (as provided by this consent); or • a residence on privately-owned land in respect of which the owner has reached an agreement with the applicant in relation to the development (as provided by this consent), but the agreement does not cover the relevant impact or the performance measure for such impact under that agreement has been exceeded
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent but is not an incident
NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
Operation	The operation of the development, but does not include commissioning, trials of equipment or the use of temporary facilities
PCT	Plant Community Type
Planning Secretary	Secretary of the Department, or nominee
POEO Act	*Protection of the Environment Operations Act 1997*
Pre-construction minor works	Includes the following activities: • artefact surveys and/or salvage; • overhead line safety marking; • building and road dilapidation surveys; • geotechnical drilling, excavation or salvage; • establishing temporary site office (in locations meeting the criteria identified in the conditions of this consent) • installation of environmental impact mitigation measures, fencing and enabling works; and • construction of minor access roads and minor adjustments to services/utilities, etc.
Public infrastructure	Linear and related infrastructure that provides services to the general public, such as roads, railways, water supply, drainage, sewerage, gas supply, electricity, telephone, telecommunications, irrigation channels, drainage channels
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Site	As shown in Appendix 1 and listed in Appendix 2
Temporary facilities	Temporary facilities used for the construction, upgrading and/or decommissioning of the development, including but not limited to temporary site offices and compounds, materials storage compounds, maintenance workshops, material stockpiles, laydown areas and parking spaces
TfNSW	Transport for New South Wales
Upgrading	The replacement of battery storage and ancillary infrastructure on site (excluding maintenance) in accordance with the conditions of this consent
Vehicle movement	One vehicle entering and leaving the site
VPA	Voluntary Planning Agreement
Water Group	Water Group within NSW DCCEEW
Works	Any physical activity for the purpose of the development including road upgrades, construction and pre-construction minor works

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

A1. In meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction, commissioning, operation, upgrading, decommissioning or rehabilitation of the development.

TERMS OF CONSENT

A2. The development may only be carried out:

(a) in compliance with the conditions of this consent;

(b) in accordance with all written directions of the Planning Secretary;

(c) generally in accordance with the EIS; and

(d) generally in accordance with the Development Layout in Appendix 1.

A3. The Applicant must comply with any requirement/s of the Planning Secretary arising from the Department's assessment of:

(a) any strategies, plans or correspondence that are submitted in accordance with this consent;

(b) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and

(c) the implementation of any actions or measures contained in these documents.

A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

BATTERY STORAGE RESTRICTION

A5. The battery storage facility or system associated with the development must not exceed a Maximum Energy Discharge Capacity of 200 MW and a Maximum Energy Storage Capacity of 431 MWh.

Note: This condition does not prevent the Applicant from seeking to lodge a separate development application or modify this consent to increase the capacity of the battery storage in the future.

UPGRADING OF BATTERY STORAGE AND ANCILLARY INFRASTRUCTURE

A6. The Applicant may upgrade the battery storage and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site and the total delivery and storage capacity prescribed in condition A5. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development to the Planning Secretary incorporating the proposed upgrades.

STRUCTURAL ADEQUACY

A7. The Applicant must ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the *Building Code of Australia.*

Notes:

- *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the development.*
- *EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.*

DEMOLITION

A8. The Applicant must ensure that all demolition work on site is carried out in accordance with *Australian Standard AS 2601-2025: The Demolition of Structures*, or its latest version.

PROTECTION OF PUBLIC INFRASTRUCTURE

A9. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and

(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Note: This condition does not apply to the upgrade and maintenance of the road network, which is expressly provided for in the conditions of this consent.

OPERATION OF PLANT AND EQUIPMENT

A10. The Applicant must ensure that all plant and equipment used on site, or in connection with the development, is:

(a) maintained in a proper and efficient condition; and

(b) operated in a proper and efficient manner.

APPLICABILITY OF GUIDELINES

A11. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

COMPLIANCE

A12. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

EVIDENCE OF CONSULTATION

A13. Where conditions of this consent require consultation with an identified party, the Applicant must:

(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and

(b) provide details of the consultation undertaken including:

(i) the outcome of that consultation, matters resolved and unresolved; and

(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

COMMUNITY ENHANCEMENT

A14. Unless the Planning Secretary agrees otherwise, prior to commencing construction, the Applicant must enter into a VPA with Council in accordance with:

(a) Division 7.1 Part 7 of the EP&A Act; and

(b) The terms of Ausgrid’s letter of offer dated 21 April 2026, as detailed in Appendix 5, or other such terms that may be offered by the Applicant and agreed to by Council.

PART B ENVIRONMENTAL CONDITIONS – GENERAL

TRANSPORT

Heavy Vehicle Requiring Escort and Heavy Vehicle Restrictions

B1. The Applicant must ensure that the:

(a) development does not generate more than:

(i) 25 heavy vehicle (including up to 6 heavy vehicle requiring escort) movements a day during construction, upgrading or decommissioning; and

(ii) 3 heavy vehicle (including up to 1 heavy vehicles requiring escort) movements per hour during construction, upgrading or decommissioning; and

(b) length of any vehicles used for the development does not exceed 26 metres,

unless the Planning Secretary agrees otherwise.

B2. The Applicant must keep accurate records of the number of heavy vehicles and heavy vehicles requiring escort entering or leaving the site each day for the duration of the project.

Access Route

B3. Unless the Planning Secretary agrees otherwise, all heavy vehicles must travel to and from the site via the Western Motorway On-Ramp(s) and the WestConnex Fulton Hogan Egis Motorway Control Centre (MCC) Access Road, as identified in Appendix 3.

Site Access

B4. All vehicles associated with the development must enter and exit the site via:

(a) the Northern Site Access point off the WestConnex Fulton Hogan Egis Motorway Control Centre Access Road, as identified in Appendix 1 (excluding light vehicles during construction); or

(b) the Southern Site Access point during construction off the WestConnex Fulton Hogan Egis Motorway Control Centre Access Road, as identified in Appendix 1 (excluding heavy vehicles requiring escort),

except for emergency vehicles.

Operating Conditions

B5. The Applicant must ensure:

(a) the internal roads are constructed and maintained as all-weather roads;

(c) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site;

(b) the capacity of the existing roadside drainage network is not reduced;

(c) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and

(d) development-related vehicles leaving the site are in a clean condition to minimise dirt being tracked onto the sealed public road network.

Traffic Management Plan

B6. Prior to commencing construction, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW, Westconnex / Transurban, and Council, and to the satisfaction of the Planning Secretary. This plan must:

(a) detail the transport route to be used for all development-related traffic;

(b) include a reconciliation table to demonstrate all traffic-related management measures and recommendation measures identified in the EIS have been included in the plan;

(c) detail the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including:

(i) temporary traffic controls, including detours and signage;

(ii) notifying the local community about development-related traffic impacts;

(iii) procedures for receiving and addressing complaints from the community about development related traffic;

(iv) minimising potential cumulative traffic impacts with other projects in the area during construction, upgrading or decommissioning works;

(v) minimising potential for conflict with school buses and other road users, including cyclists and pedestrians, as far as practicable, including preventing queuing on the public road network;

(vi) minimising dirt tracked onto the public road network from development-related traffic;

(vii) details of any employee shuttle bus service (if proposed), including pick-up and drop-off points and associated parking arrangements for construction workers;
(viii) encouraging car-pooling or ride sharing by employees;
(ix) a process to schedule heavy vehicle movements to avoid concurrent heavy vehicle movements when B-doubles are entering / exiting the access road, minimise convoy length or platoons, avoid queuing on the access road, and to minimise conflict with light vehicles;
(x) responding to local climate conditions that may affect road safety such as fog, dust, wet weather and flooding;
(xi) responding to any emergency repair or maintenance requirements; and

(d) include a driver's code of conduct that addresses:
(i) driver fatigue;
(ii) procedures to ensure that drivers adhere to the designated transport routes and speed limits; and
(iii) procedures to ensure that drivers implement safe driving practices; and

(e) include a program to ensure drivers working on the development receive suitable training on the code of conduct and any other relevant obligations under the Traffic Management Plan; and

(f) include a flood response plan detailing procedures and options for emergency access to and from site in the event of flooding.

Following the Planning Secretary's approval, the Applicant must implement the Traffic Management Plan.

BIODIVERSITY

Vegetation Clearance

B7. The Applicant must not clear any native vegetation or fauna habitat located outside the approved development footprint as shown in Appendix 1. Clearing of vegetation within the development footprint must be limited to clearing required to facilitate the development and for weed management purposes, whilst also ensuring compliance with Condition B30.

Biodiversity Offsets

B8. Prior to carrying out any works that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must retire the biodiversity credits identified in Table 1 below.

The retirement of these credits must be carried out in accordance with the NSW *Biodiversity Offsets Scheme* and can be achieved by:

(a) acquiring or retiring 'biodiversity credits' within the meaning of the *Biodiversity Conservation Act 2016*;
(b) making payments into an offset fund that has been developed by the NSW Government; and/or
(c) funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offsets scheme.

Table 1 | Ecosystem Credit Requirements

Vegetation Community	*PCT ID*	*Credits Required*
PCT 3962 Coastal Floodplain Phragmites Reedland	3962	2
PCT 4023 Coastal Valleys Riparian Forest	4023	4

B9. Prior to carrying out any works that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must provide evidence to the Planning Secretary that biodiversity credits have been retired.

Native Vegetation Management

B10. Unless the Planning Secretary agrees otherwise, native vegetation within the site that has been retained during construction must be retained and managed for the life of the development. Vegetation management must include weed control and replacement of any retained vegetation that is removed or damaged as a result of the development.

HERITAGE

Protection of Heritage Items

B11. The Applicant must ensure the development does not cause any direct or indirect impacts on Aboriginal heritage items.

Chance Finds Protocol

B12. Prior to carrying out any works, the Applicant must prepare a Chance Finds Protocol for the development in consultation with Aboriginal Stakeholders and Heritage NSW. The protocol must also include an induction for all persons engaged in construction activities who are required to enter the site during construction. Following consultation, the Applicant must implement the Chance Finds Protocol.

LANDSCAPING

Landscape Plan

B13. A Landscape Plan must be prepared for the development, which must:

- (a) be prepared in consultation with Council, prior to commencing construction of the battery storage facility (including associated noise wall), unless the Planning Secretary agrees otherwise;
- (b) be prepared in accordance with:
  - (i) the vegetation buffer (landscaping) as described in the EIS and shown in Appendix 1;
  - (ii) *Tree Safety Management Plan* (Ausgrid, 2023);
  - (iii) *Diagram 5 – Planting Trees within Sydney Water's Technical guidelines – Building over and adjacent to pipe assets* (Sydney Water, 2025); and
- (c) be prepared in consideration of the Fire Safety Study required by condition B30; and
- (d) include details of:
  - (i) a planting schedule, comprised of species that are endemic to the area and details of their mature heights;
  - (ii) plant species selected for the vegetation buffer (landscaping) as described in the EIS and shown in Appendix 1, which must be selected with the aim to achieve the greatest reasonable and feasible height for screening the noise wall, having regard to site conditions and other requirements of this development consent; and
  - (iii) maintenance and monitoring requirements, including ongoing weed management and replacement of failed plantings.

The Landscape Plan must be implemented prior to operation and maintained for the life of the project. The final Landscape Plan must be included in the Final Layout Plans required in condition C8.

AMENITY

Construction, Upgrading and Decommissioning Hours

B14. The Applicant must only undertake construction, upgrading, commissioning or decommissioning activities on site between:

- (a) 7 am to 6 pm Monday to Friday;
- (b) 8 am to 1 pm Saturdays; and
- (c) at no time on Sundays and NSW public holidays.

Exceptions to Construction Hours

B15. The following activities may be carried out outside the hours specified in condition B14:

- (a) commissioning activities that are inaudible at non-associated residences;
- (a) the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; or
- (b) emergency work to avoid the loss of life, property or prevent material harm to the environment.

Variation of Construction Hours

B16. The hours of construction activities specified in condition B14 of this consent may be varied with the prior written approval of the Planning Secretary. Any request to alter the hours of construction must be:

- (a) considered on a case-by-case or activity-specific basis;
- (b) accompanied by details of the nature and justification for activities to be conducted during the varied construction hours;

(c) accompanied by written evidence that appropriate consultation with potentially affected sensitive receivers and notification of Council (and other relevant agencies) has been or will be undertaken;

(d) accompanied by evidence that all feasible and reasonable noise mitigation measures have been put in place; and

(e) accompanied by a construction method statement consistent with the requirements of the *Interim Construction Noise Guideline* (DECC, 2009), or latest version (if required).

Noise

B17. The Applicant must:

(a) minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with best practice requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009) or its latest version; and

(b) take all reasonable and feasible steps to minimise operational noise and ensure that the noise generated by the operation of the development does not exceed the noise limits in Table 2 below, to be determined in accordance with the procedures in the *NSW Noise Policy for Industry* (EPA, 2017) at any non-associated receivers.

Table 2 | Operational Noise Limit Requirements

Location	**Noise Limits in dB(A)**			
	Day	Evening	Night	Night
	$L_{Aeq\ (15min)}$	$L_{Aeq\ (15min)}$	$L_{Aeq\ (15min)}$	L_{AFmax}
Non-associated residence	49	48	43	52
Commercial premises	63	63	63	-
Passive recreation	48	48	48	-
Active recreation	53	53	53	-

B18. Unless the Planning Secretary agrees otherwise, within 3 months of commencing operation, the Applicant must prepare and submit a Noise Monitoring Report for the development to the satisfaction of the Planning Secretary. The Noise Monitoring Report must:

(a) be prepared by a suitably qualified, experienced and independent acoustic consultant;

(b) demonstrate that noise monitoring:

(i) has been carried out in accordance with the procedures in the *Noise Policy for Industry* (EPA, 2017); and

(ii) includes monitoring during the day, evening and night periods during operational, temperature and meteorological conditions that would represent typical worst-case scenarios where reasonable and feasible; and

(c) include:

(i) an analysis of compliance with the noise limits specified in condition B17;

(ii) an outline of implemented mitigation measures and their effectiveness at reducing operational noise; and

(iii) a description of contingency measures in the event implemented mitigation measures are not effective at reducing noise levels to comply with limits specified in condition B17 at all times.

The Applicant must undertake further noise monitoring of the development if required by the Planning Secretary.

Construction Noise and Vibration Management Plan

B19. Prior to commencing construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP must:

(a) include measures to ensure the requirements in conditions B14 to B17 (inclusive) are complied with;

(b) include a description of the reasonable and feasible measures that would be implemented to minimise noise and vibration impacts of the development;

(c) include a detailed description of the noise and vibration management system for the development;

(d) include a protocol for the identification, notification and management of works that exceed the noise management levels; and

(e) include a monitoring program that evaluates and reports on the effectiveness of the noise and vibration management system.

The Applicant must implement the CNVMP plan for the duration of construction.

Dust

B20. The Applicant must minimise the dust generated by the development including measures ensuring:

(a) activities are carried out on site in a manner that minimises dust generation, including emission of windblown and/or traffic generated dust;

(b) development-related vehicles leaving the site:

(i) have any loads covered; and

(ii) minimise dirt being tracked onto the public road network; and

(c) the use of water tankers to spray the surface of unsealed roads when practicable and appropriate.

Visual

B21. The Applicant must:

(a) minimise the off-site visual impacts of the development;

(b) implement all reasonable and feasible measures to minimise the visual impact of the development, including the selection of paint colours and finishes to blend with the surrounding landscape; and

(c) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.

Lighting

B22. The Applicant must:

(a) minimise the off-site lighting impacts of the development; and

(b) ensure that any external lighting associated with the development:

(i) is installed as low intensity lighting (except where required for safety or emergency purposes);

(ii) does not shine above the horizontal; and

(iii) complies with *Australian Standard/New Zealand Standard AS/NZS 4282:2023 – Control of Obtrusive Effects of Outdoor Lighting,* or the latest version.

SOIL AND WATER

Water Supply

B23. The Applicant must ensure that it has sufficient water for all stages of the development, and if necessary, adjust the scale of the development to match its available water supply.

Note: Under the Water Act 1912 and/or the Water Management Act 2000, the Applicant is required to obtain the necessary water licences for the development.

Operating Conditions

B24. The Applicant must:

(a) minimise any soil erosion and control sediment generation;

(b) ensure the battery storage and ancillary infrastructure and any other land disturbance associated with the construction, upgrading or decommissioning of the development has appropriate drainage and erosion and sediment controls designed, installed and maintained in accordance with *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) and *Managing Urban Stormwater: Soils and Construction – Volume 2A* (Landcom, 2008), or its latest version;

(c) design, install and maintain water storage infrastructure to avoid unlicensed or uncontrolled discharge of water;

(d) ensure the battery storage and ancillary infrastructure does not cause any increased water being diverted off the site or alter hydrology off site;

(e) ensure the battery storage and ancillary infrastructure (including security fencing) are designed, constructed and maintained to reduce impacts on surface water, localised flooding (including associated risks to property) and groundwater at the site;

(f) ensure all flood related commitments as detailed in the EIS are complied with;

(g) ensure the battery storage and ancillary infrastructure are designed, constructed and maintained to avoid causing any erosion on site; and

(h) provide for interception and removal of contaminants in the event of a fire and/or damage to the battery cells.

CONTAMINATION AND ACID SULFATE SOILS

Detailed Site Investigation

B25. Prior to commencing construction that would result in disturbance to soils in areas identified as Inaccessible Area (West) and Inaccessible Area (East), as shown in Appendix 4, a Detailed Site Investigation for contamination, must be prepared by a suitably certified person, in accordance with the guidelines made under section 105 of *Contaminated Land Management Act 1997* (NSW). Until such time a Detailed Site Investigation for contamination is completed, the areas identified as Inaccessible Area (West) and Inaccessible Area (East), as shown in Appendix 4, must be suitably delineated and signposted to prevent unauthorised access.

B26. Should the Detailed Site Investigation prepared under B25 identify that remediation is required to make land suitable for the final intended land use, a Remedial Action Plan must be prepared by a suitably certified person, in accordance with relevant guidelines made under section 105 of the *Contaminated Land Management Act 1997* (NSW). The Remedial Action Plan must include measures to manage or remediate any contamination to ensure the site will be suitable for the proposed use when the Remedial Action Plan is implemented.

The Applicant must implement the Remedial Action Plan.

B27. Should a Remedial Action Plan be implemented under condition B26, a Section A1 or Section A2 Site Audit Statement (accompanied by an Environmental Management Plan) and its accompanying Site Audit Report, confirming that the site has been made suitable for the intended land use, must be submitted to the EPA and the Planning Secretary, prior to construction of the battery storage facility.

Unexpected Finds

B28. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure for the development. The procedure must include an induction for all persons engaged in construction activities who are required to enter the site during construction, details of the management and disposal measures that would be implemented should contamination (or suspected contamination) be excavated or otherwise discovered.

Management of Acid Sulfate Soils

B29. Prior to commencing construction an Acid Sulfate Soil Management Plan must be prepared by a suitably qualified person in accordance with the *Acid Sulphate Soils Manual* (Acid Sulphate Soils Management Advisory Committee 1998). The Acid Sulfate Soil Management Plan must be implemented prior to commencing construction.

HAZARDS

Fire Safety Study

B30. A fire safety study must be prepared for the development. The study must:

(a) be prepared and submitted to the satisfaction of the Planning Secretary prior to commencing construction of the battery storage facility (including associated foundations and cabling);

(b) be prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 2 '*Fire Safety Study*' guideline and FRNSW's *Technical Information Sheet – Large-scale external lithium-ion battery energy storage systems*;

(c) have regard to the proposed materials for the construction of the noise wall;

(d) describe the final design of the battery storage facility;

(e) include the most credible worst-case fire scenario to and from the battery storage facility and associated fire management procedures; and

(f) identify measures to eliminate the expansion of any fire incident including:

(i) adequate fire safety systems and appropriate water supply;

(ii) separation and / or compartmentalisation of battery units; and

(iii) strategies and incident control measures specific to the battery storage facility design.

Unless otherwise agreed by the Planning Secretary, construction of the battery storage facility must not commence until the Planning Secretary has received evidence that FRNSW has confirmed in writing that the fire safety study meets the requirements of condition B30, and the study has been approved by the Planning Secretary. The fire safety study and its recommendations must be implemented, as approved by the Planning Secretary.

Storage and Handling of Dangerous Goods

B31. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

B32. The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with:

(a) the requirements of all relevant Australian Standards; and

(b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook,* if the chemicals are liquids.

In the event of an inconsistency between the requirements listed from (a) and (b) above, the most stringent requirement must prevail to the extent of the inconsistency.

Operating Conditions

B33. The development must:

(a) include a minimum 10 metre wide trafficable fire break around the perimeter of the battery storage area that permits unrestricted vehicle access and movement;

(b) be managed in accordance with the Fire Safety Study required by condition B30; and

(c) include provision of an appropriate water supply for firefighting purposes in accordance with the Fire Safety Study required by condition B30, and a FRNSW compatible suction connection located adjacent to an internal road.

The fire break must be maintained for the life of the project and located wholly within the site.

Emergency Plan

B34. An emergency plan must be prepared for the development. The plan must:

(a) be prepared and implemented prior to the commissioning of the battery storage facility;

(b) be prepared in consultation with FRNSW;

(c) be provided to the local Fire Control Centre, relevant local emergency management committee and FRNSW;

(d) be prepared in accordance with the findings of the Fire Safety Study required under condition B30;

(e) be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 1, *'Emergency Planning'* guideline;

(f) include details on general emergency management planning, including:

(i) details of how the battery storage and sub-systems can be safely isolated in an emergency;

(ii) identification of fire risks and hazards and detailed measures for the development to prevent fires igniting;

(iii) availability of fire suppression equipment, access and water;

(iv) flood emergency responses for the development; and

(g) include fire emergency management planning consistent with the Fire Safety Study required by condition B30, including:

(i) details of the location, management and maintenance of the fire break;

(ii) a list of works that must not be carried out during a total fire ban;

(iii) details of how FRNSW would be notified, and procedures that would be implemented in the event that:

- there is a fire on-site or in the vicinity of the site; or
- there are any activities on site that would have the potential to ignite surrounding vegetation;

(h) include emergency management and evacuation procedures and identification of specific emergency exit routes to be used during a flood event or in the event there is a fire on site, including evidence of access agreements with relevant landowners (e.g. right of carriageway); and

(i) include an Emergency Services Information Package in accordance with *Emergency services information package and tactical fire plan* (FRNSW, 2019).

Two copies of the plan and the Emergency Services Information Package must be kept on-site in prominent positions adjacent to the site entry point(s) at all times.

WASTE

B35. The Applicant must:

(a) minimise the waste generated by the development;

(b) classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines 2014* (or its latest version);

(c) store and handle all waste on site in accordance with its classification;

(d) not receive or dispose of any waste on site; and

(e) remove all waste from the site as soon as practicable, and ensure it is reused, recycled or sent to an appropriately licensed waste facility for disposal.

DECOMMISSIONING AND REHABILITATION

B36. Within 18 months of the cessation of operations, unless the Planning Secretary agrees otherwise, the Applicant must rehabilitate the site to comply with the objectives in Table 3.

Table 3 | Rehabilitation Objectives

Feature	*Objective*
Site	• Safe, stable and non-polluting.
Battery Storage and ancillary infrastructure	• All infrastructure, including above and below ground, to be decommissioned and removed, unless the Planning Secretary agrees otherwise
Community	• Ensure public safety at all times.

Decommissioning and Rehabilitation Plan

B37. Within 3 years of the commencement of operation, the Applicant must prepare a Decommissioning and Rehabilitation Plan for the development. At a minimum, the plan must be updated by the Applicant after 15 years into operation and within 2 years prior to decommissioning. The plan must:

(a) be prepared in consultation the Planning Secretary and Council;

(b) include detailed completion criteria for evaluating compliance with the rehabilitation objectives in Table 3;

(c) be prepared consistent with relevant local and State strategic land use planning documents applicable to the site; and

(d) describe the measures that would be implemented to:

(i) decommission the development and rehabilitate the site in accordance with the objectives in Table 3;

(ii) minimise and manage the waste generated by the decommissioning of the development;

(iii) identify any site contamination issues arising as a result of the development (if any) and how this contamination will be remediated, including details of any approvals which may be required;

(iv) include a program to monitor and report on the implementation of these measures against the detailed completion criteria; and

(v) ensure that best practice is employed in respect of utilising available recycling technologies.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

C1. Prior to commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary. This strategy must:

(a) provide the strategic framework for environmental management of the development;

(b) identify the statutory approvals that apply to the development;

(c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;

(d) set out the procedures that would be implemented to:

(i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;

(ii) receive, handle, respond to, and record complaints;

(iii) resolve any disputes that may arise;

(iv) respond to any non-compliance;

(v) respond to emergencies; and

(e) include:

(i) references to any strategies, plans and programs approved under the conditions of this consent; and

(ii) a clear plan depicting all the monitoring to be carried out in relation to the development, including a table summarising all the monitoring and reporting obligations under the conditions of this consent.

Following the Planning Secretary's approval, the Applicant must implement the Environmental Management Strategy.

Revision of Strategies, Plans and Programs

C2. The Applicant must:

(a) update the strategies, plans or programs required under this consent to the satisfaction of the Planning Secretary prior to carrying out any upgrading or decommissioning activities on site; and

(b) review and, if necessary, revise the strategies, plans or programs required under this consent to the satisfaction of the Planning Secretary within 3 months of the:

(i) submission of an incident report under condition C10 of Schedule 2;

(ii) submission of an audit report under condition C13 of Schedule 2; or

(iii) any modification to the conditions of this consent.

Staging, Combining and Updating Strategies, Plans or Programs

C3. With the approval of the Planning Secretary, the Applicant may stage the development and may:

(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);

(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and

(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

C4. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.

C5. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

C6. If the Planning Secretary agrees, a strategy, plan or program may be staged without addressing particular requirements of the relevant condition of this consent if those requirements are not applicable to the particular stage.

NOTIFICATIONS

Notification of Department

C7. Prior to commencing the construction, operations, upgrading or decommissioning of the development or the cessation of operations, the Applicant must notify the Department in writing via the Major Projects website portal of the date of commencement, or cessation, of the relevant phase.

If any of these phases of the development are to be staged, then the Applicant must notify the Department in writing prior to commencing the relevant stage and clearly identify the development that would be carried out during the relevant stage.

Layout Plans

C8. Prior to commencing construction, the Applicant must develop detailed plans of the layout of the development showing details on the siting of battery storage and ancillary infrastructure in consultation with Ausgrid (Asset Protection) and Sydney Water Corporation (via the Sydney Water Tap in online service).

The Applicant must submit the detailed plans of the layout of the development to the Department via the Major Projects website and provide a copy of these plans to Ausgrid and Sydney Water Corporation.

The Applicant must ensure that the development is constructed in accordance with the layout plans.

Note: Sydney Water's Tap in online service is available at: https://www.sydneywater.com.au/plumbing-building-developing/building/sydney-water-tap-in.html

Work as Executed Plans

C9. Prior to commencing operations or following the upgrades of any battery storage components or ancillary infrastructure, the Applicant must submit work as executed plans of the development showing comparison to the final layout plans to the Department via the Major Projects website and to Council.

Incident Notification

C10. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:

(a) date, time and location;

(b) a brief description of what occurred and why it has been classified as an incident;

(c) a description of what immediate steps were taken in relation to the incident; and

(d) identifying a contact person for further communication regarding the incident.

C11. The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 6.

Non-Compliance Notification

C12. Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

INDEPENDENT ENVIRONMENTAL AUDIT

C13. Independent Environmental Audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements* in force at the time the audit commences, as approved by the Secretary and published on the Department's website.

ACCESS TO INFORMATION

C14. The Applicant must:

(a) make the following information publicly available on its website as relevant to the stage of the development as soon as possible and within 5 business days:

   (i) the EIS;

   (ii) the final layout plans for the development;

   (iii) current statutory approvals for the development;

   (iv) approved strategies, plans or programs required under the conditions of this consent (other than the Fire Safety Study and Emergency Plan);

(v) the proposed staging plans for the development if the construction, operation and/or decommissioning of the development is to be staged;

(vi) a comprehensive summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;

(vii) how complaints about the development can be made;

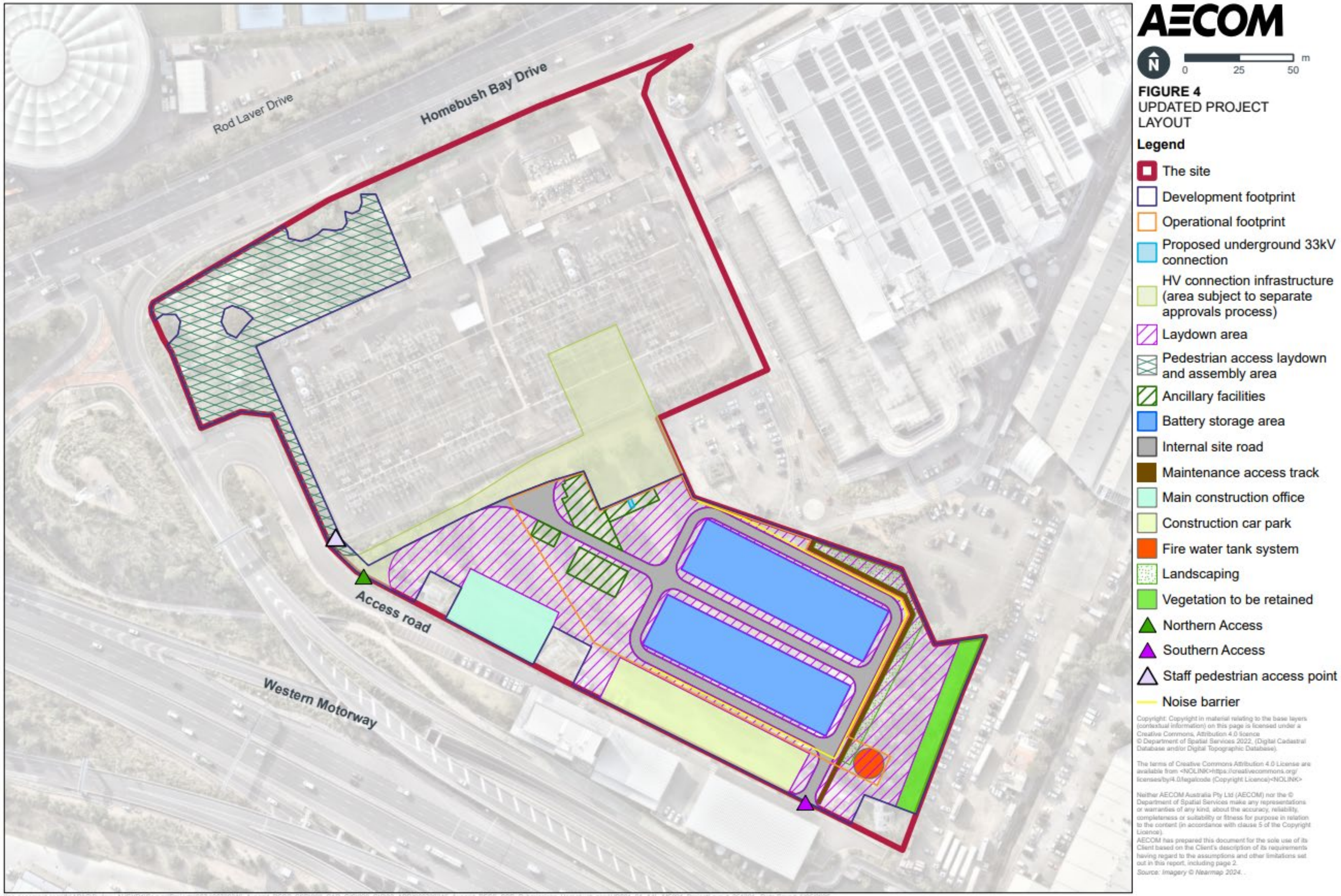
(viii) a complaints register;

(ix) any independent environmental audit, and the Applicant's response to the recommendations in any audit; and

(x) any other matter required by the Planning Secretary; and

(b) keep this information up to date.

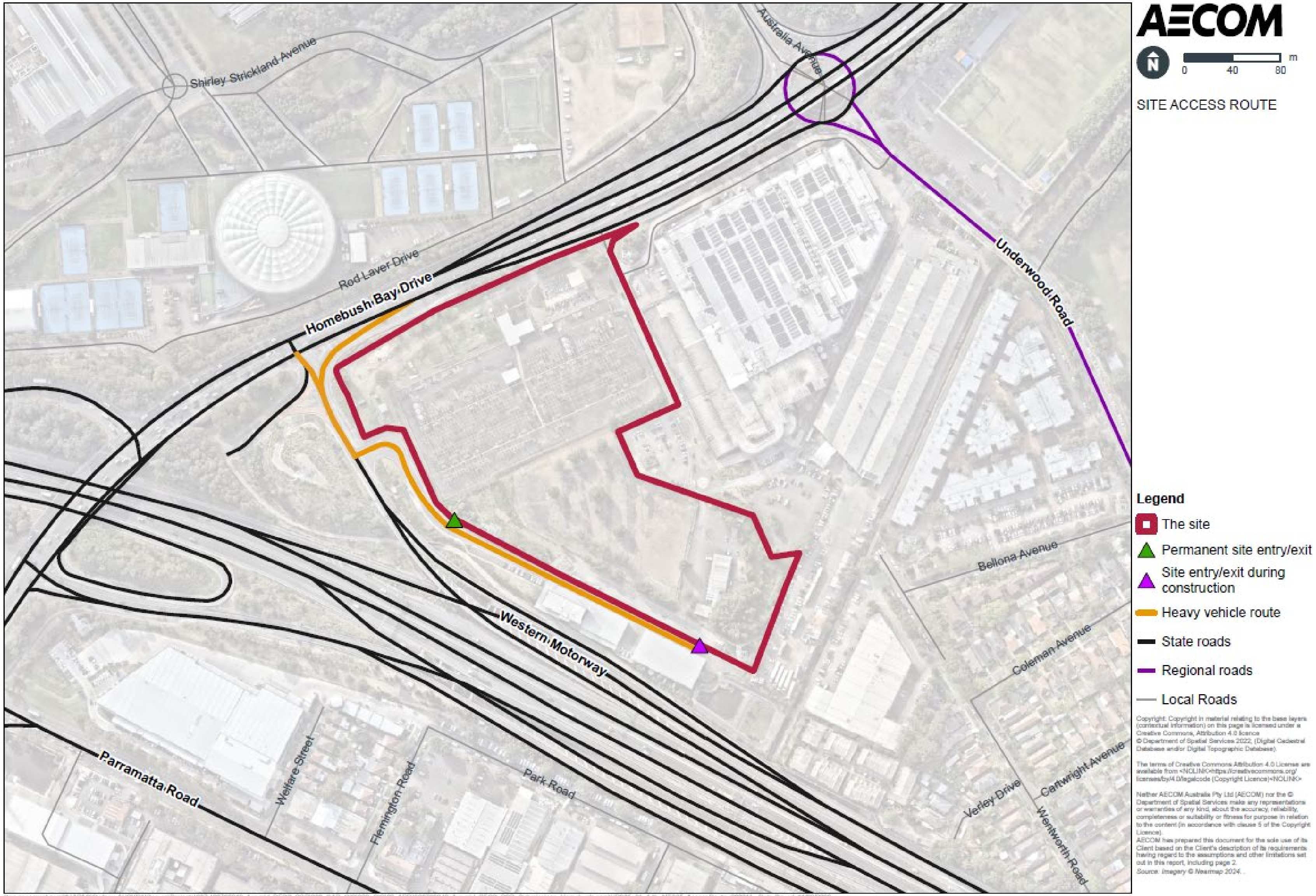
APPENDIX 1 GENERAL DEVELOPMENT LAYOUT



APPENDIX 2 SCHEDULE OF LANDS

Lot Number	***Deposited Plan (DP)***
1	1316485
2	1316485

APPENDIX 3 HAULAGE ROUTE



APPENDIX 4 INACCESSIBLE AREAS

Douglas PARTNERS	CLIENT: Aurora Property Partnership	TITLE: Proposed Inaccessible Areas	PROJECT: 230731.01
	OFFICE: Sydney / DRAWN BY: MN	Supplementary Contamination Assessment	DRAWING No: 3
	SCALE: 1:1000 @A3 / DATE: 15/04/2026	10A Homebush Bay Drive, Homebush, NSW	REVISION: 1

\\dpsydnas02\Projects\234590.01 - HOMEBUSH, Homebush Bay Dr Ausgrid DD PSI\7.0 Drawings\7.3 QGIS Ausgrid Sites\234590.qgz

APPENDIX 5 TERMS OF THE APPLICANT'S VPA OFFER

24-28 Campbell St
Sydney NSW 2000
All mail to
GPO Box 4009
Sydney NSW 2001
T +61 2 13 13 65
ausgrid.com.au

21 April 2026

Strathfield Municipal Council
PO Box 120
Strathfield NSW 2135

Attention: Paul Reid, Director of Planning & the Environment and The Hon. Paul Scully, Minister for Planning and Public Spaces

Proposed Voluntary Planning Agreement between Strathfield Municipal Council (Council) and Ausgrid (Applicant) relating to the Homebush Battery Energy Storage System SSD 77443244

Ausgrid (the **Applicant**) has prepared the following offer to enter into a Voluntary Planning Agreement (**VPA**) under section 7.4 of the of the *Environmental Planning and Assessment Act 1979* (the Act) with the Strathfield Municipal Council (**Council**) in connection with the State Significant Development Application for the **Homebush** Battery Energy Storage System (BESS) at 10 Homebush Bay Drive, Homebush NSW 2135 (SSD 77443244).

Ausgrid has submitted an Environmental Impact Statement and associated Submissions Report to the Department of Planning, Housing and Infrastructure (DPHI) for the proposed Homebush BESS.

The project is a 200 MW (400 MWh) facility with associated infrastructure at Ausgrid's existing substation site. Further information about the development can be found on the dedicated project website: https://yoursay.ausgrid.com.au/homebushbess

This letter provides an outline of the items that Ausgrid offers to provide under the VPA.

1	**Parties**	Strathfield Municipal Council ABN 52 719 940 263; and Ausgrid ABN 78 508 211 731	
2	**Land**	Lot	1
		Deposited Plan	1218218
		Known Address	10 Homebush Bay Drive, Homebush NSW 2135
		Ausgrid proposes the VPA be registered on the title of the land (Lot 1, DP 1218218) in	

		accordance with section 7.6 of the Act, so that the agreement runs with the land and binds successive owners.
3	**Description of change to the Strathfield *Local Environmental Plan***	N/A
4	**Description of development application**	Construction, operation and maintenance of a 200 MW/400 MWh BESS at 10 Homebush Bay Drive, Homebush NSW 2135
5	**Exclusion of Sections 7.11, 7.12, and State Infrastructure Contributions**	Ausgrid proposes the application of sections 7.11 and 7.12 of the Act be excluded from this development, in accordance with section 7.4(3A) of the Act. As required, this offer is addressed to both the Council and the Minister. For completeness, Ausgrid also proposes the application of Subdivision 4 of Division 7.1 (State infrastructure contributions, "housing and productivity contributions") be excluded.
6	**Details of Developer's Provision**	**Contribution Offer:** An in-kind contribution, to the value of $936,000, will be delivered prior to commissioning of the development, with additional investment made at Ausgrid's sole discretion. The contribution will fund the delivery of projects focused on renewable energy, electrification and community outcomes, which may include (but not limited to) electric vehicles, electric vehicle charging infrastructure and solar photovoltaic infrastructure on Council assets. The in-kind works to be delivered will be subject to further agreement between Ausgrid and Council. The minimum contribution has been calculated in line with the Benefit Sharing Guideline - Guidance for Large Scale

		Renewable Energy Projects (November 2024). **Purpose:** Contributions to be delivered prior to BESS commercial operations, following approval and construction of the SSDA 77443244
		Land dedication N/A
		Easements to create public access N/A
7	**Security**	Ausgrid will provide security for the performance of its obligations under the VPA in the form of a bank guarantee or insurance bond, in an amount equivalent to the minimum proposed contribution, provided prior to construction. This security will be held by Council and may be called upon in the event of any breach of the VPA by Ausgrid and returned upon delivery of agreed contributions.
7	**Mechanism for Resolution of Disputes**	Negotiation, and if unsuccessful, mediation or expert determination.

8	**Other Key Terms**	Public Liability insurance
		• Insured: Ausgrid Operator Partnership (trading as Ausgrid)
		• Public Liability Coverage:
		  ○ Limit: $20,000,000 for any one occurrence
		  ○ Territorial Limits: Anywhere in Australia
		• Insurer: W. R. Berkley Europe AG and supporting markets
		• Policy Number: BOWCI2551720

		• Note: The policy extends to include the interests of other parties as per agreements with Ausgrid.

Ausgrid looks forward to working with Strathfield Council to determine the best approach and outcomes for both the VPA and the community.

If you require any additional information or wish for us to meet and elaborate further on the above items, please do not hesitate to contact the undersigned.

We look forward to receiving Council's response to the above letter of offer.

Yours sincerely,

Kelly Wood

Group Executive – Transmission Development and Growth

Ausgrid

APPENDIX 6 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within **7 days** (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C10), the Applicant is required to submit a subsequent incident report that:
   a) identifies how the incident was detected;
   b) identifies when the Applicant became aware of the incident;
   c) identifies any actual or potential non-compliance with conditions of consent;
   d) identifies further action(s) that will be taken in relation to the incident; and
   e) a summary of the incident;
   f) outcomes of an incident investigation, including identification of the cause of the incident;
   g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
   h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.