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Independent Planning Commission

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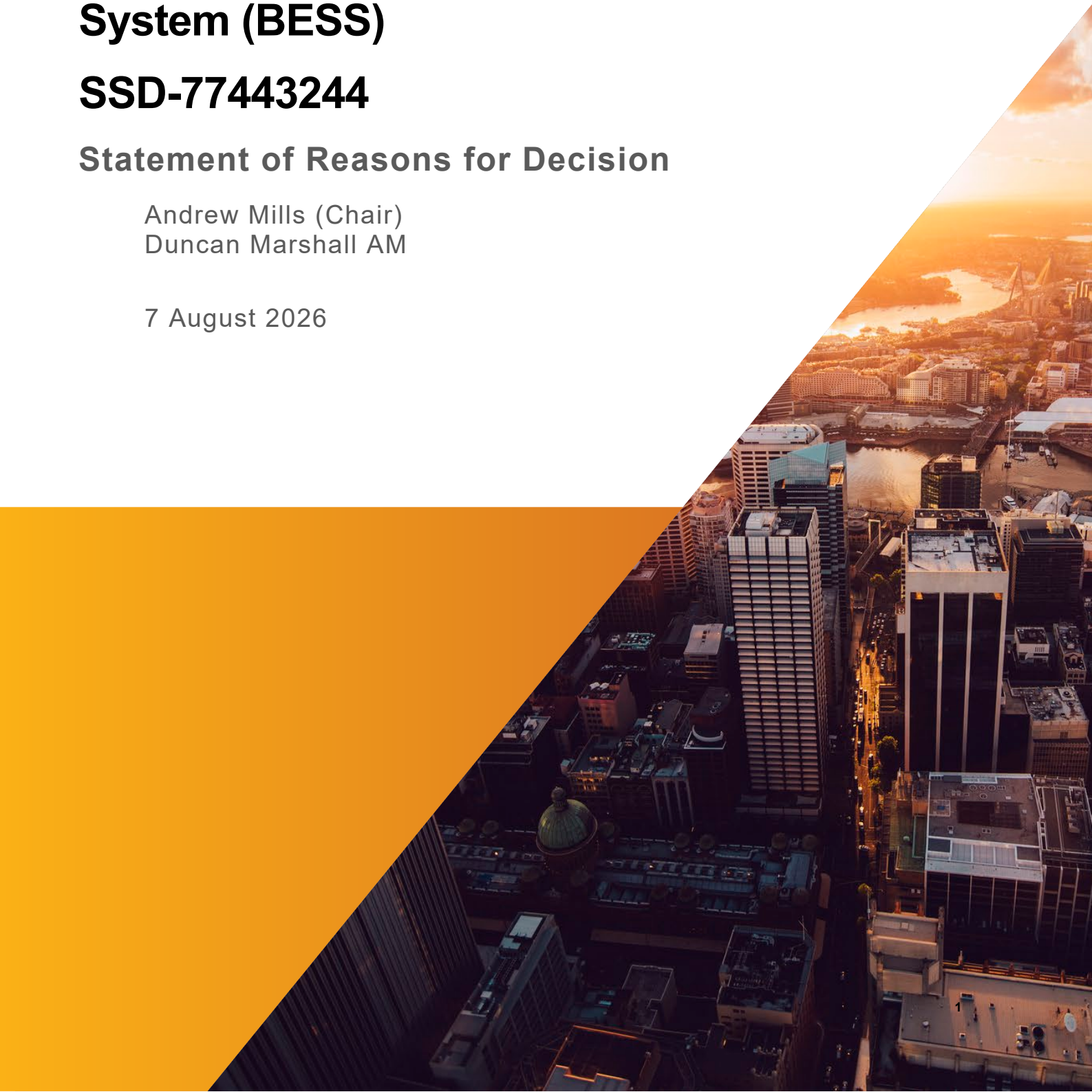
Homebush Battery Energy Storage System (BESS)

SSD-77443244

Statement of Reasons for Decision

Andrew Mills (Chair)
Duncan Marshall AM

7 August 2026



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1. Introduction

1. On 2 July 2026, the Department of Planning, Housing and Infrastructure (**Department**) referred State significant development (**SSD**) application SSD-77443244 (**Application**) from Ausgrid Operator Partnership (**Applicant**) to the Independent Planning Commission (**Commission**) for determination.
2. The Application seeks approval for the Homebush Battery Energy Storage System (**BESS**) (**Project**) located in the Strathfield Council Local Government Area (**LGA**), under section 4.38 of the EP&A Act. The Application constitutes SSD under section 4.36 of the EP&A Act as it satisfies the criteria under section 2.6(1) and Schedule 1 section 20(1) of the *State Environmental Planning Policy (Planning Systems) 2021* (**SEPP Planning Systems**) as development for the purpose of electricity generating works with an estimated development cost of more than \$30 million.
3. In accordance with section 4.5(a) of the EP&A Act and section 2.7 of SEPP Planning Systems, the Commission is the consent authority as more than 50 public submissions have been made by way of objection.
4. Andrew Mills, Chair of the Commission, determined that himself (as Chair) and Duncan Marshall AM would constitute the Commission for the purpose of exercising its functions with respect to the Application.
5. The Department concluded in its Assessment Report (**AR**), dated July 2026 that the Project is in the public interest and is approvable, subject to its recommended conditions of development consent.

2. The Application

2.1 Site

6. The Project is proposed within the existing Mason Park Sub-transmission switching Station (**Mason Park STSS**) at 10 Homebush Bay Drive, Homebush (**Site**). The Site has an irregular shape and comprises of two allotments, being Lots 1 and 2 in Deposited Plan (**DP**) 1316485. The Site has a total area of 6.2 hectares (**Ha**).
7. The Site is located south-east of Homebush Bay Drive, opposite the Sydney Olympic Tennis Park Centre and is predominately surrounded by established industrial and commercial developments. The M4 Western Motorway is located to the south and south-west of the Site with a large-scale commercial shopping outlet adjoining to the north-east.
8. The Mason Park STSS infrastructure is predominantly located on the north and north-western end of the Site, adjacent to Homebush Bay Drive. The south-eastern portion of the Site contains a disused bitumen car park with shrubby vegetation and grasses scattered throughout, while mature vegetation is located along the south-eastern Site boundary (**Figure 1**).

2.2 Project

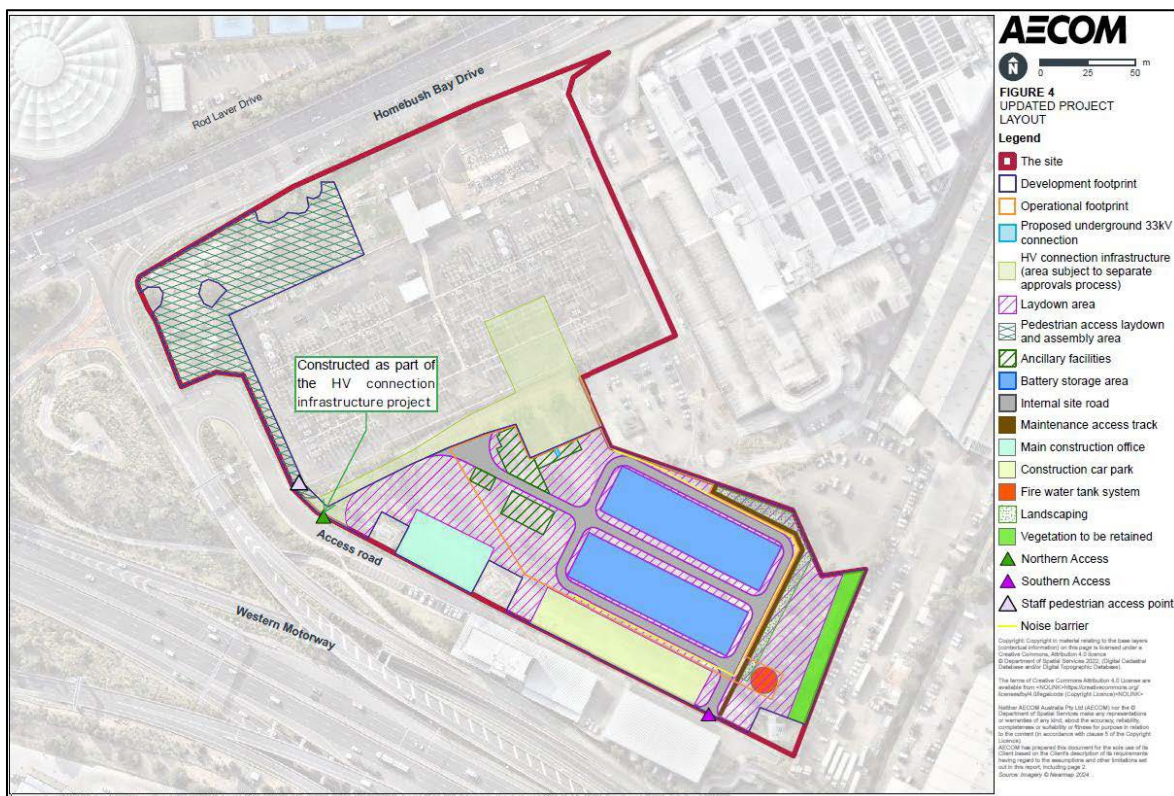
9. The Project's development footprint encompasses 2.95ha and is primarily located on Lot 2 in DP1218218. The Project seeks to provide electricity network stability and grid firming capabilities, storing energy during periods of low demand and releasing it during peak demand.

10. The Department's AR (para 3) notes the Applicant has an approval (which was assessed under Part 5 of the EP&A Act) to construct a 132 / 33 kV high-voltage (**HV**) transformer and associated infrastructure (**HV connection infrastructure project**), due to be completed early 2027. The HV connection infrastructure project would be available for the Project to connect into once constructed.
11. The Application seeks approval for (**Figure 2**):
 - a BESS with 112 containerised lithium-ion phosphate battery units and associated infrastructure, with a capacity of up to 200 megawatt (**MW**) / 431 megawatt hours (**MWh**);
 - a 33 kilovolt (**kV**) underground cable connection from the containerised units to the Mason Park STSS;
 - ancillary infrastructure comprising fire suppression and stormwater management systems, security fencing and systems, lighting and carparking; and
 - landscaping and a noise barrier.
12. The BESS would operate 24 hours a day, 7 days a week with an anticipated operational lifespan of 50 years. At the end of operation, the Project infrastructure would be decommissioned and the land rehabilitated.
13. The northern access point (shown in **Figure 2**) would be constructed via a separate approval (subject to a Part 5 determination) for the HV connection infrastructure project. This is proposed to be the primary Site access for heavy vehicles and heavy vehicles requiring escort during construction (AR, para 5).
14. The Project has an estimated development cost (**EDC**) of \$215 million and will provide up to 100 construction jobs and one full time equivalent (**FTE**) operational job. The Department's AR (Table 6) identifies that the Applicant is negotiating a Voluntary Planning Agreement (**VPA**) with Strathfield Council (**Council**). A letter of offer to Council has been prepared by the Applicant. A complete description of the Project is set out in the Department's AR at **Appendix C**.

Figure 1 – The Site and its surroundings, indicative boundary in red (Source: NSW DCS Spatial Services, markups by Commission)



Figure 2 – The Site and project layout (Source: AR, extract of Figure 2)



3. Material Considered by the Commission

15. In this determination, the Commission has given consideration to the:
- matters raised in public submissions received by the Commission as set out in [Appendix A – Community Consultation Report](#);
 - material and planning framework as set out in [Appendix B – Commission’s Considerations](#); and
 - Department’s whole-of-government assessment as set out in [Appendix C – Department’s Assessment Report](#).

4. Reasons for the Decision

16. The Commission has decided to grant consent to the Application, subject to imposed conditions of development consent. The Commission’s key reasons for its decision are set out below.

Energy transition

17. The Project will support the State’s transition to a lower-carbon energy system and deliver benefits to the State’s electricity network by supporting the integration of renewable energy sources to the State’s energy market. The provision of 200MW / 431 MWh of firming capacity will also assist in managing fluctuations in energy supply, improving grid stability and energy security. In doing so, the Project will help reduce the carbon emissions intensity of electricity consumption within the Sydney Region.

Strategic context

18. The Project is consistent with the State’s strategic planning framework and key State policies, including the *NSW Electricity Strategy* (2019), the *Net Zero Plan Stage 1: 2020-2030*, and the *Greater Sydney Regional Plan* (2018). These plans and policies collectively seek to align infrastructure development with future growth, accelerate renewable energy deployment, improve system reliability, and increase economic growth and job creation through environmentally sustainable practices that reduce reliance on fossil fuels.
19. The Project is expected to generate 100 FTE jobs during its construction phase and one FTE job once operational, thereby providing direct employment opportunities and contributing to the State economy. Subject to the finalisation of the Applicant’s offer to enter into a planning agreement with Council, the Project would generate funding for Council projects, which must be used or applied toward a public purpose. At the State level, the Applicant’s Environmental Impact Statement (**EIS**) estimates the Project would generate \$32.2 million in income for the NSW economy.

Hazards and risks

20. The Commission agrees with the Department (AR, para 64) that the Applicant’s Preliminary Hazard Analysis (**PHA**) and the recommended conditions of consent demonstrate that the Project’s hazards and risks can be appropriately managed. The PHA confirms the Project is not categorised as potentially hazardous or potentially offensive development.

21. In response to a request for clarification from the Department regarding the proposed 2.44m BESS unit separation (which could result in an increased risk of fire spread), the Applicant provided an amended Project layout which increased unit separation to 3m, resulting in a small decrease in the setback to the site boundary from 16m to 11.8m. The outcomes of the design changes were also addressed in an addendum memorandum to the PHA (AR, para 61).
22. The addendum memorandum concluded that, despite the decreased setback to the Site boundary, the predicted heat radiation levels at nearby receivers would remain below the injury risk criteria specified in *HIPAP 4: Risk Criteria for Land Use Safety Planning*. The increased separation distance between battery units addressed the fire propagation concern and improves the overall fire risk management. The overall risk profile for the project was considered to be acceptable by the Department (AR, para 61).
23. Fire and Rescue NSW (**FRNSW**) advised the Department that conditions requiring the Applicant to prepare a Fire Safety Study (**FSS**) and a comprehensive emergency plan would satisfy its recommendations (AR, para 62). Consequently, condition B30 imposed by the Commission requires the Applicant to prepare a FSS, which must be approved by the Planning Secretary prior to the commencement of construction of the BESS. The Applicant must demonstrate to the Planning Secretary that FRNSW has confirmed in writing the FSS meets the requirements of condition B30.
24. Additionally, condition B34 requires the Applicant to prepare an emergency plan. The plan must be consistent with the FSS required by condition B30 and relevant emergency planning guidelines.
25. During its meeting with the Commission on 10 July 2026, the Applicant outlined that improved hydrant coverage within the BESS facility would potentially allow for reduced battery separation distance in the final design of the BESS facility (i.e. back to 2.44m). The Commission sought clarification from the Department on this matter. In its response to the Commission dated 22 July 2026, the Department confirmed that the Project had been assessed based on a 3m battery separation and any reduction to this distance can be considered as a post approval matter via condition of development consent B30 (as discussed above). The Commission provided a copy of the Department's correspondence to the Applicant for comment, on 27 July 2027 the Applicant wrote to the Commission highlighting the FSS process and advising it determines the matter to be addressed.
26. The Commission agrees with the Department's assessment (AR, para 64) that the fire and hazard risks for the project can be managed, subject to the recommendations of the PHA, preparation of a Fire Safety Study, and the recommended conditions of consent, noting FRNSW has no outstanding concerns.

Biodiversity

27. The Project requires the clearing approximately 0.6ha of native vegetation (AR, Table 6), including 0.26 ha of planted native vegetation that does not align with a mapped plant community type (**PCT**). The remainder of the vegetation comprises of *Coastal Floodplains Phragmites Reedland PCT* and *Coastal Valleys Riparian Forest PCT*.

28. The Applicant's Biodiversity Assessment Report (**BDAR**) states that the project would clear 0.05ha of good quality PCT 3962 *Coastal Floodplain Phragmites Reedland* as well as 0.17 ha of degraded and 0.12 ha of highly degraded PCT 4023 *Coastal Valleys Riparian Forest*. Two Threatened Ecological Communities (**TEC**) listed under the NSW *Biodiversity Conservation Act 2016* (**BC Act**) are identified by the BDAR as associated with these PCTs. The BDAR has calculated credits required to be retired to offset the loss of these TECs in accordance with the Biodiversity Assessment Method (**BAM**) under the NSW Biodiversity Offsets Scheme (**BOS**). The Conservation Programs, Heritage and Regulation Group (**CPHR**) of the NSW Department of Climate Change, Energy, the Environment and Water (**DCCEEW**) confirmed the BDAR met all relevant regulatory requirements (AR, Table 6).
29. During their meeting with the Commission on 10 July 2025, the Applicant confirmed the ecosystem credits have been calculated based on the assumed total removal of the effected PCTs however, where possible, trees unaffected by asset protection zones and services alignments would be retained. The Commission agrees with the Department and CPHR (AR, Table 6) that the Project is unlikely to result in significant biodiversity impacts and condition B8 has been included to require the Applicant to retire five ecosystem credits prior to the commencement of construction.
30. The residual biodiversity impacts can be managed via the recommended conditions of consent requiring the Applicant to maintain and manage all vegetation retained on Site, including weed control and replacement of unsuccessful plantings. Mindful of the good quality PCT, the Commission has further imposed condition B7 requiring the Applicant to limit clearing within the development footprint to that required to facilitate the development and for weed management purposes, whilst also ensuring compliance with condition B30.

Noise

31. Regarding the Project's noise related impacts, the Commission has imposed condition B19 requiring the Applicant to prepare a construction noise and vibration management plan (**CNVMP**). The CNVMP must detail feasible noise mitigation community engagement measures to be implemented during construction to reduce noise disturbance.
32. To address operational noise impacts, as part of the Applicant's response to submissions, the Project's noise barrier (noise wall) was increased in height to 8.5m and reconfigured to run along the northern, eastern and southern sides of the BESS units (also addressing hazard elements of the Project). The Applicant will also limit fan cycle speeds within the BESS units to ensure compliance with the Project's relevant noise criteria (AR, para 84). The Commission agrees with the Department (AR, para 95) that with implementation of the Applicant's mitigation measures and conditions of consent, including compliance with the NSW *Noise Policy for Industry* (EPA, 2017), noise impacts from the Project can be suitably managed and would not create adverse impacts that warrant refusal of the Application.

Landscaping and visual amenity

33. The Commission acknowledges the concerns Council have raised with the Department and the Commission regarding the Project's extent of landscaping and how its noise wall may be perceived from a visual impact perspective. As stated above, the Commission has required the Applicant to limit native vegetation clearing within the development footprint to that required to facilitate the development and for weed management purposes. Condition B13 further requires the Applicant to prepare a landscape plan in consultation with Council prior to construction commencing.

34. To ensure the Project's landscape outcomes are robust and to assist in mitigating any perceptions of adverse visual impacts, the Commission requires plantings selected for the vegetation buffer (landscaping) to be selected with the aim to achieve the greatest reasonable and feasible height for screening the noise wall, whilst also satisfying other conditions of development consent (i.e. condition B30).
35. The Commission finds that the Project appropriately manages the Site's boundary interface and achieves a visual outcome that is commensurate with the typology of the development and appropriate for the Site's industrial/commercial land use context.

Contamination

36. As required by *State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP R&H)* the Applicant has prepared a preliminary site investigation and a consequent detailed site investigation. These investigations concluded that no unacceptable land contamination related human health risks were identified in the areas assessed, and that the Site could be made suitable for the proposed development (AR, para 66).
37. However, due to overhead powerlines three areas on the Site could not be accessed. A supplementary contamination assessment assessed one of these areas and concluded that, while no contamination requiring remediation was detected within assessed areas of the Site, the presence of asbestos was identified in a previous investigation. The Applicant has committed engaging a licensed asbestos assessor to complete a visual inspection and visual clearance report, prior to commencing construction (AR, para 67).
38. The Applicant has confirmed that excavation is not proposed within the other two inaccessible areas. However, to ensure appropriate investigations take place should soil disturbance be required in these areas, conditions of development consent B25-B27 require the preparation and implementation of a detailed site investigation and if needed, a remedial action plan and site audit statement. The Commission has also imposed via condition B25 a requirement that the Applicant delineate and signpost the two inaccessible areas to prevent unauthorised access.

Conclusions

39. The Commission has considered other issues associated with the Project including traffic, water and soil management, flooding, bush fire, heritage, land use compatibility, waste, air quality, decommissioning and rehabilitation as well as social and economic impacts within the locality (AR, Table 6). The Commission agrees with the Department's assessment of these matters and is satisfied that impacts associated with these issues can be managed through the imposed conditions of development consent. The Commission has reinforced the Project's decommissioning and rehabilitation requirements by requiring the Applicant to prepare a detailed decommissioning and rehabilitation plan (condition B37).
40. The Commission finds that the Application meets all necessary legal requirements, is consistent with NSW Government policies and that the Project serves the public interest in providing additional grid stability and by supporting the State's transition to renewable energy. The Commission has therefore determined to approve the Application subject to the conditions of consent in [Appendix D – Instrument of Consent](#)
41. The reasons for the Decision are given in the Statement of Reasons for Decision dated 7 August 2026.



Andrew Mills (Chair)
Chair of the Commission



Duncan Marshall AM
Member for the Commission

Appendix A – Community Consultation Report

Department's public exhibition of the Project

The Department exhibited the Application between 19 June 2025 and 21 July 2025 and received 63 submissions, 59 of which objected to the Project. Chapter 4 of the Department's AR outlines how these submissions were taken into consideration in its assessment.

As part of its whole of government assessment of the Project, the Department received advice from 12 government agencies. Council was also notified, who subsequently provided comments and recommended conditions of consent to the Department.

The Department notified and sought comment from Ausgrid and Transport for NSW (**TfNSW**) in accordance with consultation requirements specified by *State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP Transport and Infrastructure)*.

During the Department's exhibition of the Application four (4) submission were received from submitters within a 5km radius of the Site, with one (1) submitter in this radius objecting to the Project. Four submitters located between 5-25 km radius from the Site objected to the Project. The remaining 54 objections to the Project were from outside a 100km radius and of these 19 were interstate submitters.

The Commission's public consultation

The Commission's meetings

The Commission held meetings with the Applicant and Council on 10 July 2026 and the Department on 13 July 2026. Transcripts from these meetings are publicly available on the Commission's website. The Commission inspected the Site on Tuesday, 7 July 2026.

Written submissions

The community was offered the opportunity to make written submissions to the Commission from Thursday 18 June 2026 to Friday 17 July 2026. The Commission received a total of four submissions:

- one supporting the Project;
- two objecting to the Project; and
- one providing comment on the Project.

Consideration of submissions

The Commission appreciates the time and effort the community put into their submissions. Submissions are one of the materials that the Commission considers and they play a key role in the Commission's decision-making process. All submissions received were carefully reviewed by the Commission.

In accordance with its statutory role, the Commission has undertaken a detailed evaluation of the specific impacts associated with the Project the subject of this Application. Consideration has been given to all submissions that raised concerns about project-specific matters, and these have informed the Commission's findings and conclusions throughout this Statement of Reasons.

Appendix A – Table 1 below reflects the major themes of submissions and provides a summary of the main concerns and matters people raised and how the Commission has considered them in its decision. To view all submissions, please see the [submissions tab](#) on the Commission's website.

Appendix A – Table 1: Key matters raised in submissions

Themes raised in submissions from the community	Commission's consideration	Relevant conditions
Risks and Hazards • Fire event risks including runaway • Fire safety study should be completed prior to determination of the Application • Collective assessment of flooding, contaminated water and access • Emergency response and access • Toxic contaminants	• The PHA found that there is only a remote likelihood that toxic gases may be released in a worst-case thermal runaway event and that these are unlikely to pose a significant off-site hazard due to the BESS' outdoor location. It also determined that the risk is comparable to that of a typical building fire, concluding that health and safety impacts at nearby locations such as public roads, DFO Homebush, and surrounding residential areas would be minimal (AR, para 60); • The Project has not been identified as a hazardous or offensive development; • The Applicant must: ○ address flooding during detailed design, including locating all critical infrastructure above the future (2080) PMF level for Salesyard Creek, where practicable; and ○ prepare a Flood Emergency Response Plan outlining how risks to life and property from flood would be managed during construction. • Subject to the imposed conditions requiring the Applicant to prepare a Fire Safety Study and a comprehensive Emergency Plan in consultation with FRNSW, FRNSW had no further comments or concerns about the Project (AR, para 62); and • Firewater containment forms part of the Project. The process involves: ○ Control panel relays signal to close discharge valve ○ Water is pumped into fire water containment tank ○ Fire brigade intervention including water quality testing ○ Contaminated water removed from site, control panel reset.	B6, B24, B30 – B34
Future land uses in the locality • Impacts of the Project on future residential land use precincts, future occupants, and associated infrastructure	• The Site is zoned specifically for the purposes of electricity supply and contains existing electricity infrastructure. The Project is therefore directly compatible with the objectives and intent of the zone; • The Commission does not find the Project to be prohibitive or restrictive to existing or future land use planning and residential development within the locality. The Commission is not aware of the Site being identified in any land use plans for redevelopment for a purpose other than electricity supply;	N/A

	• The Project provides electricity grid firming which will support future development and land use intensification within the locality; • In consideration of the Project's impacts, the Applicant and Department have considered sensitive land uses within the locality. These are able to be suitably mitigated with any residual impacts able to be appropriately managed; and • Although views from potential elevated apartments within the nearby Homebush Transport Oriented Development precinct would encompass the battery units and ancillary infrastructure (as visible from above the noise walls), the Project would be visually consistent with existing adjacent electrical infrastructure and appear less bulky than nearby commercial and industrial buildings. The visual impact to these apartments was assessed to be very low (AR, para 106).	
Noise impacts • Construction and operational noise	• Subject to conditions of development consent, construction and operational noise impacts have been suitably mitigated. The Applicant must prepare a CNVMP to ensure noise impacts during construction are minimised and the Project incorporates a noise wall to mitigate operational noise. Any residual impacts are capable of being appropriately managed, noting conditions of development consent require the Applicant to adhere to operational noise limits and undertake noise monitoring.	B14 – B19
Visual impacts	• The Applicant will prepare a detailed landscape plan in consultation with Council which must detail plantings that aim to achieve the greatest reasonable and feasible height for screening the noise wall, any perception of the Project as visually intrusive within the locality will be mitigated by the landscaping. Notwithstanding, the locality is characterised by commercial and industrial developments, the Project's visual appearance is compatible in this established context; and • The Project would be a minor cumulative increase to the existing and approved electrical infrastructure in the immediate vicinity and would not fundamentally change the broader landscape characteristics of the area.	B13, B21 – B22
Environmental and economic benefits • The Project will bring numerous benefits, both in terms of environmental sustainability and economic development.	• Noted.	N/A

Appendix B – Commission’s Considerations

Material considered by the Commission

Appendix B – Table 1: Material considered by the Commission

Document	Date
Applicant’s Environmental Impact Statement and its accompanying appendices	3 June 2025
Government agency advice to the Department	Various
Public submissions made to the Department during exhibition	Various
Applicant’s Response to Submissions Report and its accompanying appendices	14 October 2025
Department’s Assessment Report and recommended conditions of consent	2 July 2026
Comments and presentation material from meetings with:	
• Applicant	10 July 2026
• Council	10 July 2026
• Department	14 July 2026
Observations made at the Site Inspection	7 July 2026
The following responses to the Commission from:	
• Department	22 July 2026
• Applicant	27 July 2026
All written submissions made to the Commission up until	17 July 2026
Department’s advice to the Commission regarding the imposition of conditions	5 August 2026

Planning Framework

Appendix B – Table 2: Strategic and Statutory context

Strategic context	Commission’s consideration
<i>A New Approach to Strategic Planning: Discussion Paper (Discussion Paper)</i>	The Discussion Paper forms part of the NSW Government’s steps toward a more streamlined strategic planning framework that aims to: • reduce duplication across the strategic planning system • align housing, jobs and infrastructure planning • support councils with clearer guidance and direction • make planning priorities and policies easier to navigate and implement The Discussion Paper proposes a three-tier structure — State, Regional and Local — with a new State Land Use Plan that would set seven Statewide land use priorities to guide planning at every level. The Project is generally consistent with the Discussion Paper.
<i>Greater Sydney Regional Plan, 2018 (GSRP)</i>	The GSRP provides a vision for Sydney to 2056 and informs planning across five districts, including the Northern District. The Commission finds that the Project contributes to several objectives of the GSRP, including: • <i>Objective 2 Infrastructure aligns with forecast growth – growth infrastructure compact;</i> • <i>Objective 33 A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change;</i> • <i>Objective 36 People and places adapt to climate change and future shocks and stresses; and</i> • <i>Objective 37 Exposure to natural and urban hazards is reduced</i>

<i>Eastern City District Plan (ECDP)</i>	The ECDP is a 20-year plan to manage growth in the context of economic, social and environmental matters and is intended to achieve the 40-year vision of the GSRP. The ECDP informs local strategic planning statements and local environmental plans, the assessment of planning proposals as well as community strategic plans and policies. The Commission finds the proposal consistent with the ECDP's planning priorities for infrastructure delivery and carbon reduction, including: • <i>Planning Priority E1 Planning for a city supported by infrastructure; and</i> • <i>Planning Priority E19 Reducing carbon emissions and managing energy, water and waste efficiently</i>
<i>Strathfield 2040 Local strategic planning statement (SLSPS)</i>	The SLSPS is a 20-year vision that guides land use development in the Strathfield Council LGA. The SLSPS sets goals for growth, housing, jobs, environment, and transport up to the year 2040 and bridges the gap between state-level plans like the GSRP and local plans. The Commission finds the Project consistent with the following priorities of the SLSPS: • <i>P6: Development balances growth with best practice planning and infrastructure provision to deliver sustainable, liveable and well-designed neighbourhoods</i> • <i>P16: A healthy built environment delivers sustainable and resource efficient outcomes</i>
<i>Strathfield 2040 Community strategic plan (SCSP)</i>	The SCSP identifies the main priorities and aspirations of the local community and sets the long-term direction for the area up to the year 2040. The Community Strategic Plan is organised around six key goals founded on the quadruple bottom line approach to sustainability, which integrates environmental, social, economic and civic leadership considerations into planning and actions. The Commission finds the Project to be generally consistent with the SCSP.
<i>Climate Change (Net Zero Future) Act 2023</i>	The Act commits the NSW government to effective action on climate change to ensure a sustainable and fair future for the people, economy and environment of NSW and legislates: • guiding principles for action to address climate change that consider the impacts, opportunities and need for action in NSW • emissions reduction targets for NSW: ○ 50% reduction on 2005 levels by 2030 ○ 70% reduction on 2005 levels by 2035 ○ Net zero by 2050 • an objective for NSW to be more resilient to a changing climate • establishing an independent, expert Net Zero Commission to monitor, review, report on and advise on progress towards these targets. By providing energy storage to assist with grid firming as the State transitions to renewable energy sources, the Project is consistent with the <i>Climate Change (Net Zero Future) Act 2023</i>.
<i>Net Zero Plan Stage 1: 2020-2030</i>	The Net Zero Plan Stage 1: 2020-2030 is the foundation for NSW's action on climate change and goal to reach net zero emissions by 2050. It outlines the NSW Government's plan to protect our future by growing the economy, creating jobs and reducing emissions over the next decade. The Project is consistent with the objectives of the plan.

Statutory context	Commission's consideration
State significant development	The Project constitutes SSD under section 4.36 of the EP&A Act as it satisfies the criteria under section 2.6(1) of SEPP Planning Systems. The Application includes development for the purpose of electricity generating works that has an estimated development cost (EDC) exceeding \$30 million.
Consent authority	In accordance with section 4.5(a) of the EP&A Act and section 2.7(1) of SEPP Planning Systems, the Commission is declared to be the consent authority as more than 50 submissions were made to the Department by way of objection.
Permissibility	The site of the proposed BESS is located within Zone SP2 (Electricity Supply) (SP2 zone) under the <i>Strathfield Local Environmental Plan 2012</i> (SLEP). Electricity generating works are permitted with development consent within the SP2 zone and the Project is consistent with the zone objectives. Section 2.36 of SEPP Transport and Infrastructure also permits electricity generating works to be permissible with development consent on any prescribed non-residential zone. For the purpose of section 2.36 the SP2 zone is a prescribed non-residential zone.
Objects of the EP&A Act and Ecologically Sustainable Development (ESD)	The Commission has considered the Objects of the EP&A Act and is satisfied that the Application is consistent with those Objects. The Commission finds that the Project is consistent with ESD principles and would achieve a suitable balance between economic, environmental and social considerations.
Part 5 of the EP&A Act	Many activities undertaken by or on behalf of government departments or agencies as part of their everyday responsibilities are permitted without development consent. Such activities require an environmental assessment to be completed under Part 5 of the EP&A Act. As mentioned previously, the Department's AR (para 3) states the Applicant has an approval to construct its HV connection infrastructure project, due to be completed early 2027. The HV connection infrastructure project would be available for the Project to connect into once constructed. As the HV connection infrastructure project has been considered under Part 5 of the EP&A Act, the Commission is satisfied this element of the Applicant's overall development proposal and its environmental impacts have been suitably considered.
Amendments to the application	Following exhibition of the Application, the Applicant made minor amendments to the Project in response to submissions made to the Department by State agencies and community members, the amendments included: • reconfiguration of the internal access road • relocation of the southern vehicle access and inclusion of access track • reconfiguration of battery positions • relocation of ancillary structures to accommodate revised battery layout • increase in height of noise wall from 2.5m to 8.5m

Other approvals and authorisations	Under section 4.41 of the EP&A Act, a number of other approvals are integrated into the SSD approval process and are therefore not required to be separately obtained for the Project. Under section 4.42 of the EP&A Act a number of further approvals are required, but must be substantially consistent with any development consent for the Project. The Commission has considered the Department's recommended considerations of consent relating to integrated and other approvals as part of its deliberation process.
Mandatory considerations	Commission's consideration
Relevant environmental planning instruments (EPIs)	Appendix H of the AR identifies relevant EPIs for consideration. The key EPIs (in their present, consolidated form) include: • <i>State Environmental Planning Policy (Planning Systems) 2021</i>; • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>; • <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>; • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>; and • <i>Strathfield Local Environmental Plan 2012</i>. The Commission has considered these EPIs as part of its determination. With regard to <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021 (SEPP B&C)</i> provisions of Chapter 6 apply, the Commission notes the following: <u>Part 6.2 – Development in regulated catchments</u> The Site is located in the Sydney Harbour Catchment (a regulated catchment), consequently the provisions of Part 6.2 apply. The Commission has considered the requirements of following sections of SEPP B&C: • 6.6 Water quality and quantity • 6.7 Aquatic ecology • 6.8 Flooding • 6.9 Recreation and public access The Applicant has committed to (AR, Table 6): • preparing and implementing a Construction Environmental Management Plan and a detailed Soil and Water Management Plan; • installing a water-quality treatment chain designed to meet the pollution-reduction targets set out in Strathfield Council's Development Control Plan; and • managing water quality impacts during operation through ensuring all fuels, hazardous materials and transformers (containing mineral oils) are stored and handled safely, including the use of compliant bunding in accordance with relevant Australian standards. The Commission is satisfied the Project will: • not adversely affect water quality or quantity of any natural waterbody, noting condition of development consent B24 which details soil and water operating conditions the Applicant must comply with; • not adversely impact aquatic ecology; • if there is a flood, not result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems; and

	• restrict, impact and/or prohibit public access to natural waterbodies.
Relevant Development Control Plans (DCPs)	Pursuant to section 2.10 of the SEPP Planning Systems, DCPs do not apply to SSD.
Any planning agreement or draft planning agreement	Whilst Department's Benefit-Sharing Guideline (November 2024) does not apply to the Project (as it only applies to BESS developments that are on rural zoned land), the Applicant has prepared a draft letter of offer to enter into a voluntary planning agreement (VPA) with Council. The offer proposes a direct monetary contribution of \$936,000. The Commission has imposed condition A14, requiring the Applicant to enter into the agreement on the terms of its offer.
Relevant matters prescribed by the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Reg)	The Commission has considered matters relevant to the Application, as prescribed by the EP&A Reg.
Likely impacts of the development	The Commission has considered the likely impacts of the development and has set out its reasons for decision in section 4 of the Statement of Reasons for Decision. The Commission is satisfied the Project's impacts on the natural and built environment, social and economic impacts have been acceptably mitigated. Where there are residual impacts, they will be appropriately managed via the imposed conditions of development consent.
Suitability of the Site for development	The Site is suitable for the following reasons: • it is located within an SP2 zone for the purpose of electricity supply; • it contains the existing Mason Park STSS and associated infrastructure which will support the project and <i>vice versa</i>; • the use of the Site for the purpose of electricity generation is an orderly and economic use of land; • natural hazards will not significantly impact the Project; • it can physically accommodate the Project's development footprint with minimal impacts arising on the natural and built environment, where suitable, mitigation measures are able to manage any residual impacts; • the Project is capable of being appropriately decommissioned and the Site can be rehabilitated; • the development of the Site will facilitate social and economic benefits for the community and NSW; and • impacts on surrounding land uses have been minimised where possible, with some impacts capable of being mitigated through conditions of consent.
The public interest	The Commission has considered how the public interest (including the relevant ESD principles) would be served by its decision on this Application. Although the imposed conditions will minimise the impacts of the Project on the locality, some residual impacts will still occur, particularly in relation to construction noise and vegetation loss. These residual impacts are unavoidable if the benefits of the Application are to be realised. Given the public interest in the State's transition to a stable and reliable lower-carbon energy system and the Project's role in this transition, that public interest is supported by granting conditional consent to this Application.

Appendix C – Department’s Assessment Report

[Link to Department’s Assessment Report, dated July 2026](#)

Appendix D – Instrument of Consent

[Link to Instrument of Consent, dated 7 August 2026](#)



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