

Ausgrid Homebush BESS

**Applicant Meeting –
Independent Planning
Commission NSW**

July 2026

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Acknowledgement of Country

Ausgrid acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of this land, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present, understanding their knowledge and wisdom ensures continuation of culture and traditional practices.



Agenda

1. Introductions
2. Overview of Homebush BESS
3. EIS key findings
4. Submissions Report
5. Response to DPHI Assessment Report & Conditions of Consent
6. Questions



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Introductions

M. Pryce

R. Rockwood

H. Kardash

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 Ausgrid

2 Project Overview

M. Pryce



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Surrounding Context



AECOM



FIGURE 4
UPDATED PROJECT
LAYOUT

Legend

- The site
- Development footprint
- Operational footprint
- Proposed underground 33kV connection
- HV connection infrastructure (area subject to separate approvals process)
- Laydown area
- Pedestrian access laydown and assembly area
- Ancillary facilities
- Battery storage area
- Internal site road
- Maintenance access track
- Main construction office
- Construction car park
- Fire water tank system
- Landscaping
- Vegetation to be retained
- Northern Access
- Southern Access
- Staff pedestrian access point
- Noise barrier

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Source: Imagery © Nearmap 2024

10 Homebush Bay Drive,
Homebush

200 MW / 400 MWh BESS

Powering up to 27,000
Ausgrid homes

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Key Findings

R. Rockwood



Key Findings

Soil Contamination

- Two inaccessible areas identified as data gaps
- Site deemed suitable for proposed development
- Acid sulfate soils management plan proposed

Preliminary Hazard Analysis

- Hazards include fire, spill containment and removal of redundant poles
- Project risks can be ALARP including separation distances to residents and businesses

Surface Water

- Project is designed above the 1% AEP event and considered during the PMF event
- OSD not considered necessary
- Urban water quality guidelines achieved

Traffic & Transport

- Peak construction anticipated to generate up to 50 heavy vehicles per day
- Road network can accommodate traffic generated from the Project following traffic modelling
- Access road (Interface Agreement)

Visual Impact

- Low to negligible visual impacts experienced by users in proximity to the Project
- Urban design and landscaping proposed near noise wall

Heritage

- No surface artefact sites identified
- Modified landscape from previous land uses

Biodiversity

- Previous disturbance from past land use
- PCT 3962 credit offsets = 2, PCT 4023 credit offsets = 4

Noise & Vibration

- Predicted operational noise emissions do not exceed Project noise trigger levels at any sensitive receivers with the noise mitigations in place (reduced duty cycles and noise walls)

Community and stakeholder

- Community interest generally low – due to site location and relative lack of impacts.
- Engagement between **August 2024 and December 2025**:
 - More than 26,900 newsletters delivered to homes, business and community centres over three updates
 - 94 homes door knocked
 - 11 responses to online feedback survey
 - Three pop-up sessions held and 21 people attended
 - Planned webinar cancelled due to lack of registrations
 - More than 13 stakeholder meetings held with Council, MPs, and direct neighbours
 - Workshop with Aboriginal stakeholders to define local priorities and outcomes.
- Regular updates issued via email to direct neighbours, Council and MPs at each planning milestone.

Social and economic

- Construction expected to create 100 FTE roles - majority of which will be local workers
- 267 FTEs expected to be generated by direct and indirect employment during construction
- Direct and indirect benefits of \$180.5 million within NSW economy during construction
- Construction impacts largely restricted to immediate vicinity of the Project, with wider impacts such as traffic to be managed carefully
- Minimal community impact during operation.

4 Submissions Report

H. Kardash



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Submissions Report

Overview

- Public exhibition held between 19 June and 21 July 2025
- 13 submissions received from government agencies and Strathfield Council
- 61 public submissions received (59 objections, 1 support, 1 comment)
- 54 of the 59 objections (92%) were from outside a 40 km radius of the site
- One local submission expressed support for the project.

Concerns Raised

Purpose of BESS technology

Impact on property values

Modern slavery

Fire safety

Agricultural impacts

Hazards – chemicals and toxicity

Site selection

Further Assessment

Visual

Aboriginal heritage

Noise

Traffic

Water

Preliminary Hazard Analysis

Conclusion

The Project is appropriately located, can be delivered without significant community or environmental impacts, and provides benefits that outweigh temporary construction impacts. The Project is justified on planning grounds and is worthy of development consent.

DPHI - Assessment Report



- The project has been sited and designed to avoid native vegetation and mitigate noise and amenity impacts
- The Department considers there would be no significant visual impacts on surrounding residences due to intervening existing electrical infrastructure, vegetation and topography
- The project would provide flow on benefits to the area, including up to 100 construction jobs during peak construction and a capital investment of \$215 million
- The project is strategically located within the Sydney Metropolitan Region where electricity demand is heavily concentrated.

On balance, the Department considers the site to be appropriate for a BESS as it has ready access to major electricity transmission network infrastructure...the Department considers that the project is in the public interest and is approvable subject to the recommended conditions of consent.

Ausgrid agrees with the content of the Assessment Report and the recommended Conditions of Consent.

Thank you

For further information please
contact us:

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