

ABN 70 250 995 390

**180 Thomas Street, Sydney**

PO Box A1000 Sydney South

NSW 1235 Australia

**T** (02) 9284 3000

**F** (02) 9284 3456

Monday, 23 February 2026

**Transgrid Reference Number:** 2026-054

**NSW Planning Portal DA | CNR:** DA26/353 | CNR-91901

**Location:** 116-18 Baven Road Bomen

**Proposal:** Construction of a 120-Megawatt (MW) / 480 Megawatt hour (MWh) lithium-iron phosphate (LFP) Battery Energy Storage System, ancillary infrastructure, connection to the Transgrid Wagga North Zone substation, access road, Byrnes/Bavin Road intersection upgrade and sealing of Bavin Road

**Transgrid Asset:** 132kV TL9R5 - Wagga to Wagga North - Structure Span 605 to 607

132kV TL9R6 - Wagga to Wagga North - Structure Span 806 to 807

132kV TL991 - Murrumburrah to Wagga North - Structure Span 806 to 807

Thank you for consulting with Transgrid regarding this proposal at **116-18 Baven Road Bomen** for changes and/or activities around Transgrid's assets.

Please be advised that after reviewing your request, Transgrid **gives its authorisation** to the proposed development, subject to the following requirements.

**DETERMINATION: Conditionally permitted**

Transgrid's Easements & Development Team at [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au)

Transgrid's Emergency Number: 1800 027 253

## TECHNICAL ENGINEERING TEAM REVIEW:

### Summary of Findings:

1. The proposed BESS work will be outside the 132kV Transgrid easement, but a very small section of the site earthworks may enter the Transgrid easement and the earthing exclusion of Pole 606.
2. The proposed BESS site will permanently block access to Pole 606.
3. The proposed fence crosses the easement two times, and a section of the fence is parallel to transmission lines 9R6 and 991 between structures 806 and 807.
4. It is not clearly specified in the site plan drawing, Appendix A - Site Plans AI-2004118, but a welded-mesh steel gate may be installed on the south side of the property, inside the easement.
5. The proposed welded-mesh steel gate and galvanised wire-mesh fence shall be a minimum height of 2m and shall pass through the Transgrid easement. No earthing details were provided.

### Conditions:

1. The access track to Pole 606 will have to be rerouted for regular maintenance and inspection activities. Transgrid should not be restricted from regular maintenance and inspection activities during construction. Following the work, Transgrid's plant and personnel will continue to have access to the transmission line and its structures. Any gates impacting the access need to be fitted with a Transgrid lock. Where access by Transgrid vehicles is expected (along tracks and within 30m of a structure), batters/ground slopes shall be no steeper than 1 in 6, and underground services must be capable of withstanding loads from maintenance vehicles (43t).
2. Transgrid typically prefers excavation to be at least 20m from the pole to ensure that counterpoise earthing (if installed) is not disturbed. Transgrid does not maintain records of earthing extents on transmission towers. The proposed excavation may be manageable, with the proponent undertaking the service location and relocation of earth straps at their own cost and Transgrid staff on-site before the proposed excavation.
3. If fence heights are not stipulated on the plans, then approval is based on the assumption that all fences will be no higher than 2.5m. If fences are planned to be taller than 2.5m, then full details must be provided. Metallic fencing must be earthed. For more information, please refer to "TransGrid Fencing Guidelines".

### Additional Notes:

1. The easement area shall not be used for the temporary storage of construction spoil, topsoil, gravel, or any other construction material.
2. A dust management plan will ensure that dust and dirt are not deposited on the transmission line conductors, insulators, or towers. Such deposits can cause a flashover or trip a power line. Transgrid does not require approval of this plan, but one must be in place.
3. Any machinery operating within Transgrid's easement shall not exceed 4.3 metres in height and be at least 22 metres away from towers/poles (and supporting guys) unless an accredited person

operates it in accordance with <https://www.safework.nsw.gov.au/hazards-a-z/electrical-and-power/power-lines>.

4. Transgrid advises that any mobile plant being operated within the easement should have a trailing earth attached, regardless of the height at which it is being operated, and any dogmen or workers handling the loads should wear gloves (boots assumed) at all times. Where trailing earth is impractical due to the length of the traverse of the mobile plant, they should consider making arrangements to provide temporary earthing at the points where the operator enters or exits the vehicle, as well as at the point where it is being loaded or unloaded, whether that is inside or outside the easement.

#### ACCESS & MAINTENANCE TEAM REVIEW:

##### Summary of Findings:

1. Development Proposal is for a 120-megawatt (MW) battery energy storage system (BESS), referred to the Wagga North BESS, at Bavin Road, Bomen.
2. The Proposed Bess site is to be located on the northern part of Lot 2 DP 1115229 and on the southern side of Transgrid's Wagga North 132kV Substation.
3. A Cable Route connection is proposed between BESS to Transgrid Substation
4. An Access Road is proposed to the BESS site from Bavin Road and running northerly via Lot 2 DP 1115229 to the site location.
5. A Basin is proposed near the southwestern corner of the BESS site, with associated pits & pipes 6. around & through the site
6. Cut & Fill Batter with slopes of 1:3 & 1:2 is proposed around the BESS site with some slopes directed towards an access track that leads to Transgrid's Substation site.
7. The existing Access Track running to Transgrid's Substation is from the western side, coming in close proximity to the northern & part western sides of the BESS site.
8. A Transgrid 132kV TL 9R5 easement runs adjacent & parallel to the eastern side of the BESS site with Structure 606 located within the easement corridor near the BESS site.
  - Current Transgrid access to Structure 606 is off the existing access track on the western side of the BESS site and running through the proposed BESS site location (see attached TSS extract – access route in green lines) **This access will be impacted by the proposal.**
  - An Indicative Vehicle Turning Path for Maintenance Access is shown coming off the existing access track on the north side of the BESS site and running easterly to the Transgrid TL easement (to be confirmed if for Transgrid's maintenance vehicles use)
    - Turning Path is likely to run over the Cable Route connection between BESS to Transgrid Substation

### Conditions:

1. The proposal is not to impact on Transgrid access to the Substation, the easement & structures or the ability to undertake any maintenance activities on the Transgrid transmission lines.
  - The works are to be designed so that during construction phase Transgrid is not restricted from undertaking normal maintenance & inspection activities and,
  - At completion of works, access to the Substation, Transmission Lines & structures shall be available at all times for Transgrid plant & personnel - to access and to be able to carry out any required works.
2. A clear area must be maintained around structures for the safe set-up of maintenance vehicles.
3. The Easement area shall not be used for the temporary storage of construction spoil, topsoil, gravel, or any other construction material.
4. Any slopes where travel is required by Transgrid's maintenance vehicles must not have a grade steeper than 1:6 (1:8 or less is preferred)
5. Consideration shall be given in the design works for any proposed access ways/ roads to Transgrid's easement & structures to cater for the weight and size of Transgrid's maintenance vehicles – to withstand the 43- tonne load capacity of maintenance trucks.
6. If a proposed development prohibits access for Transgrid to undertake maintenance activities, a new access must be provided and agreed upon.
  - Proponent is to confirm that the 'Indicative Vehicle Turning Path for Maintenance Access' is for Transgrid maintenance vehicle use & for access to the easement & Structure 606?
7. The subsoil stability and surface drainage are not to be adversely affected in the vicinity of a structure or where travel is required by Transgrid maintenance vehicles.
  - Any water flow is to be directed away from a structure or where travel is required by Transgrid maintenance vehicles.

### Additional Notes:

1. Any machinery operating within the Transgrid's easement shall not exceed 4.3 metres in height and be at least 22 metres away from the towers/poles unless an accredited person operates it in accordance with [WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006](#).
2. If any fencing is to be proposed within the easement corridor, fencing is to be installed in accordance with Transgrid fencing guidelines.
3. During construction, adequate precaution shall be taken to protect structures from accidental damage.
4. Easement area shall not be used for temporary storage of construction spoil, topsoil, gravel, or any other construction material.
5. Safety clearances are to be observed near powerlines.

Transgrid shall be notified of any amendments and/or modifications to the proposal which may change proposed distances to Transgrid's assets, structures and conductors.

All works near/within the easement need to be carried out in accordance with Transgrid's Easement Guidelines, Transgrid's Fencing Guidelines, and SafeWork NSW Workcover's Code of Practice 2006 – 'Work Near Overhead Powerlines'.

Transgrid's Easement Guidelines are those referred to and included via the hyperlink below – as updated from time to time. <https://www.transgrid.com.au/safety/community-safety/>

If you have any questions, please do not hesitate to contact Transgrid's Easements & Development Team at [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au)

**Yours faithfully,**

**Easements & Development Team**

**Transgrid**