



**ELECTRICITY INDUSTRY ACT 2000
APPLICATION FOR ELECTRICITY GENERATION LICENCE**

**Mornington BESS Project Pty Ltd (ACN 644 610 855) as
trustee for Mornington BESS Project Trust (ABN 47 869
876 252)**

RECORD OF DECISION

23 February 2026

SUMMARY

Pursuant to the provisions of section 19(1) of the Electricity Industry Act 2000 (Vic) (EI Act) the Essential Services Commission (the commission) has granted Mornington BESS Project Pty Ltd (ACN 644 610 855) as trustee for Mornington BESS Project Trust (ABN 47 869 876 252) (Mornington BESS Project) a licence to generate electricity for supply or sale at the Mornington Battery Energy Storage System (Mornington BESS). The Mornington BESS is located in the vicinity of Tyabb, Victoria and has a total nameplate capacity of 240MW.

BACKGROUND

Section 16(1) of the EI Act provides that a person must not engage in the generation of electricity for supply or sale or the transmission or distribution of electricity or supply or sale of electricity by retail unless the person:

- (a) is the holder of a licence authorising the relevant activity;
- (b) is exempted from the requirement to obtain a licence in respect of the relevant activity; or
- (c) is the holder of a trial waiver in respect of the relevant activity.

Section 18(1)(a) of the EI Act provides that a person may apply to the commission for a licence authorising the person to generate electricity for supply or sale.

On 8 July 2025, Mornington BESS Project applied to the commission for a licence authorising it to generate electricity for supply or sale.

Consistent with the requirements of the commission's electricity generation licence application form and 'Guideline: Applications for electricity and gas industry licences', Mornington BESS Project provided the commission with necessary documentation supporting the application.

On 23 December 2025, the commission published a copy of the application and invited interested parties to make submissions in respect of the application. The commission did not receive any submissions regarding the application.

CONSIDERATION OF THE APPLICATION

Section 19(1) of the EI Act provides that the commission may grant or refuse the application for any reason it considers appropriate, having regard to the objectives of the commission under the provisions of the EI Act and the Essential Services Commission Act 2001 (Vic) (ESC Act).

DECISION

The commission is satisfied that:

- Mornington BESS Project has the technical capacity to comply with the conditions of the licence to be granted; and
- Mornington BESS Project is a fit and proper person to hold a licence to generate electricity for supply or sale.

In accordance with Section 19(1) of the EI Act and having regard to its objectives under the ESC Act and the EI Act, the commission has decided to grant Mornington BESS Project a licence to generate electricity for supply or sale. The authorisation granted by the licence is limited to the generation of electricity at the Mornington BESS facility located in the vicinity of Tyabb, Victoria.

**THE COMMON SEAL
of the ESSENTIAL
SERVICES COMMISSION**
was affixed pursuant to the
authority of the commission
on 24 February 2026

)
)
)
)
)
)



Gerard Brody
Chairperson