



## Pre-Development Application

Date Submitted: 04/02/2025

Project Name: Garoo Solar Farm and BESS  
Case ID: PDA-7877462

### Proponent Details

#### Project Owner Info

Title	Mr
First Name	Andy
Last name	Xun
Role/Position	Development Manager
Phone	0473082114
Email	andy.xun@jinkopower.com
Address	Suite 906, 821 Pacific Highway Chatswood, New South Wales, 2067, AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	GREEN PULSE PTY LTD
ABN	92657432203

#### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Andy	Xun
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0473082114	andy.xun@jinkopower.com	Development Manager

#### Address

Suite 906, 821 Pacific Highway  
Chatswood,  
New South Wales  
2067  
AUS

### Development Details

#### Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

#### Project Info

Project Name	Garoo Solar Farm and BESS
Industry	Energy
Development Type	Electricity Generation - Solar
Estimated Development Cost (excl GST)	AUD700,000,000.00
Indicative Operation Jobs	5
Indicative Construction Jobs	250
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

#### Description of the Development/Infrastructure

The Project involves the construction, operation and decommissioning of a solar farm, a BESS and associated infrastructure. The total development footprint for the proposed solar farm and BESS and ancillary infrastructure will be 319.5 ha within the 368 ha Project Area.

#### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Garoo Solar Farm and BESS
Site Address (Street number and name)	291 Bulls Road, Garoo, 2340
Site Co-ordinates - Latitude	-31.428198967
Site Co-ordinates - Longitude	150.934

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Tamworth Regional		New England North West	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lots 1, 2, 14, 15, 16, 17, 19, 20, 22 DP 755341

Lots 2, 3, 4, 5, 6, 7 DP 1108524

Lots 3, 4 DP 114643

### Site Area

What is the total site area for your development?

Site Area sqm

3,195,000

## Statutory Context

 **Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#)

### Which State Environmental Planning Policy (SEPP) does your application relate to?

Section 5.27 – State Significant Development (Transport & Infrastructure SEPP 2021)

### Section 5.27: Type of Project

Other?

### Permissibility of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

Section 2.36 (1) of the Transport and Infrastructure SEPP states that 'electricity generating works' may be carried out with development consent on land within a prescribed rural, industrial or special use zone. As the site is located in the RU1 Primary Production zone, which is a prescribed rural zone, the Project is permissible with consent under the provisions of Section 2.36 (1) of the Transport and Infrastructure SEPP.

### Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

RU1 Primary Production

## Statutory Context 2

### Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Environmental Planning and Assessment Act 1979

State Environmental Planning Policy (Transport and Infrastructure) 2021

Tamworth Regional Local Environmental Plan 2010

EPBC Act 1999

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

NA

Would the project vary any development standard?

No

## Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

## Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

Yes

A licence under the [Pipelines Act 1967](#)?\*

No

## Attachments

File Name	0751705_Garoo Solar Farm and BESS_Scoping Report_31.1.2025
File Name	3-1 Preliminary Project Layout_31.1.2025
File Name	1-1 Regional Context_31.1.2025