



Project Name: Jindera Battery Energy Storage System
Case ID: SSD-68815961

Applicant Details

Project Owner Info

Title	Ms
First Name	Joel
Last name	Cook
Role/Position	Development Manager
Phone	0413091750
Email	project.dev@gransolar.com
Address	Level 4, 307 Queen St
	Brisbane , Queensland, 4000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	BESS ATLANTIC PTY LTD
ABN	94659304186

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Theo	Klok
Phone	Email	Role/Position
0487150895	tklok@slrconsulting.com	Town Planner

Address

8-14
KINGS ROAD
NEW LAMBTON, New South Wales 2305
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Jindera Battery Energy Storage System
Industry	Energy
Development Type	Electricity Generation - Other
Estimated Development Cost (excl GST)	AUD262,079,595.00
Indicative Operation Jobs	2
Indicative Construction Jobs	80
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	24

Description of amended development
Battery Energy Storage System (BESS) with a capacity of 250 Megawatts (MW), 500 Megawatt Hours (MWh) and associated infrastructure.

Description of Changes

Briefly describe the proposed changes to the application
Response to RFI items only

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Jindera BESS
Site Address (Street number and name)	204 Ortlipp Road, Glenellen and 140 Ortlipp Road, Jindera. Portion of Ortlipp and Lindner Road
Site Co-ordinates - Latitude	-35.921780
Site Co-ordinates - Longitude	146.908

Local Government Area

Local Government	District Name	Region Name	Primary Region
Greater Hume Shire		Riverina Murray	☒

Lot and DP

Lot and DP
Subject sites of Lot 204 DP753342 and Lot 1 on DP588720

Site Area

What is the total site area for your development?
Site Area sqm
40,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Land Owner - Private - Signed
File Name	Land Owner - Council - Signed

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Cost exceeds \$30 million in Capital Investment Value.
Which State Environmental Planning Policy (SEPP) does your application relate to?
Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 20 - Electricity generating works and heat or co-generati

Type of Project

Other?

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
RU1 Primary Production

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No
Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
No
Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?
Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

Yes
Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

Yes
Is the development wholly residential?

No
Is the development for purposes of residential care facilities?
No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?
No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?
Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?
Yes

Does the application include the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values?
Yes

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?
No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?
No

Does the development involve any subdivision work?
No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?
Yes

Does the application include documentary evidence that such arrangements have been made?
Yes

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?
No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?
No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

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](#)?*

Yes

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number
9274

Accredited Organisation
PIA

REAP Name
Melissa Thomas

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix U - Estimated Development Cost
File Name	Jindera EIS FINAL 100725
File Name	Appendix G - ACHAR - REDACTED
File Name	Appendix G - ACHAR
File Name	Appendix M - Transport Impact Assessment - v.1.7
File Name	RFI_Response_Lodgement_July_2025
File Name	Appendix V - Light Spill Assessment
File Name	Appendix T - Economic Impact Assessment
File Name	Appendix S - LUCRA
File Name	Appendix R - Agricultural Impact Assessment
File Name	Appendix Q - Waste Management Plan
File Name	Appendix P - Consultation Report
File Name	Appendix O - Social Impact Assessment
File Name	Appendix N - Flood Risk and Impact Assessment
File Name	Appendix L - Noise and Vibration
File Name	Appendix K - LCVIA
File Name	Appendix J - Bushfire Risk Assessment Report
File Name	Appendix I - Hazards and Risk Assessment
File Name	Appendix H - Heritage Impact Statement
File Name	Appendix F - BDAR
File Name	Appendix A - E
File Name	Jindera_BEES_EIS_Data_Package
File Name	Jindera_BEES_BDAR_Data_Package