



State Significant Development

Date Submitted: 07/03/2025

Project Name: Tilbuster 2 Solar Farm
Case ID: SSD-69799460

Applicant Details

Project Owner Info

Title	Mr.
First Name	Eric
Last name	Tran
Role/Position	Project Development Manager
Phone	0425275419
Email	e.tran@enerparc.com
Address	223 Liverpool Street Darlinghurst , New South Wales, 2010 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	ENERPARC AUSTRALIA PTY LTD
ABN	46622182469

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Ms	Lisa	King
Phone	Email	Role/Position
0479091904	Lisa.King@ghd.com	Technical Director

Address

24
HONEYSUCKLE DRIVE
NEWCASTLE,
New South Wales
2300
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Tilbuster 2 Solar Farm
Industry	Energy
Development Type	Electricity Generation - Solar
Estimated Development Cost (excl GST)	AUD160,000,000.00
Indicative Operation Jobs	5
Indicative Construction Jobs	100
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of amended development

Enerparc Australia Pty Ltd (Enerparc) on behalf of Sunspot EP 5 Pty Ltd (the applicant) are seeking to develop an additional solar farm adjacent to the approved Tilbuster Stage 1 at Tilbuster North, north of Armidale, in the New England Region of New South Wales (NSW). The site is about 250 hectares in area and located on the New England Highway. The solar farm will be developed on an area of approximately 140 hectares with an output of approximately 140 megawatts (MW).

Description of Changes

Briefly describe the proposed changes to the application

Change of applicant from Enerparc Australia Pty Ltd (Enerparc) to Sunspot EP 5 Pty Ltd (Sunspot EP 5)

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Tilbuster Stage 2 Solar Farm
Site Address (Street number and name)	11915 New England Highway, Black Mountain
Site Co-ordinates - Latitude	-30.381400
Site Co-ordinates - Longitude	151.668

Local Government Area

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

Lot and DP

Lot and DP

Lot 4 DP800611

Site Area

What is the total site area for your development?

Site Area sqm

1,400,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Tilbuster 2 - Landowner Consent for DA

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

The project has an estimated capital investment value of greater than \$30 million.

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

photovoltaic solar powered generator

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](#))

No

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](#)

No

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?*

No

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)?*

No

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](#)?*

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](#)?*

No

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
9401	PIA	Simon Murphy

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

Yes

Attachments

Attachments

File Name Tilbuster 2 Solar Farm - Environmental Impact Statement

File Name Appendix I - Traffic Impact Assessment

File Name Appendix H - Noise and Vibration Impact Assessment

File Name Appendix G - Landscape and Visual Impact Assessment

File Name Tilbuster_GISData_GHD_20241126

File Name Appendix K_ACHAR_redacted

File Name Appendix J_Biodiversity Development Assessment Report

File Name Appendix D_Engagement Report

File Name Appendix K_Aboriginal Cultural Heritage Assessment Report

File Name Appendix F_Agricultural and Land Use Impact Assessment

File Name Appendix E_ Preliminary Site Investigation
File Name Appendix L_Social Impact Assessment
File Name Tibbuster 2 Solar Farm_Estimated Development Cost Report
