

**Project Name:** Garoo Solar Farm and BESS  
**Case ID:** SSD-79747209

## Applicant 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	The Trustee for GreenPulse Solar Farm and BESS Unit Trust
ABN	93705623303

### Primary Contact Info

Are you the primary contact?

Yes

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

### Address

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

## Political Donations

Do you need to disclose a political donation?

No

## Development Details

### Project Info

Project Name	Garoo Solar Farm and BESS
Industry	Energy
Development Type	Electricity Generation - Solar
Estimated Development Cost (excl GST)	AUD503,500,000.00
Indicative Operation Jobs	10
Indicative Construction Jobs	250
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

### Description of amended development

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 305.43 ha within the 369 ha Project Area.

### Description of Changes

Briefly describe the proposed changes to the application

We have responded to DPHIs RFI and included a Workforce Accommodation Camp

### 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	-31.428199
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

3,054,300

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

Yes

### Attachments

File Name	Richard Bull Land Owners Consent
File Name	Landowners consent TRC
File Name	GreenPulse Garoo SF & BESS Agreement - redacted

#### 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 EDC is over 30 million Australian Dollars

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

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

#### Type of Project TSEPP

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](#))

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?\*

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?\*

Yes

Does the application include preliminary engineering drawings of the work to be carried out?\*

Yes

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](#)?\*

Yes

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

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

**REAP Number**  
142379

**Accredited Organisation**  
PIA

**REAP Name**  
Lucy Baker

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

Yes

## Attachments

### Attachments

File Name Garoo SHP 02022026

File Name	Appendix O - Water Resources Impact Assessment
File Name	Garoo Solar Farm and BESS EIS - Public
File Name	DPHI Only - Garoo Solar Farm and BESS EIS
File Name	Appendix E - Detailed Maps and Plans
File Name	Appendix G- BDAR
File Name	DPHI Only - Appendix H - Aboriginal Cultural Heritage
File Name	DPHI Only - Appendix F - EDC
File Name	Appendix F - EDC - Public
File Name	Appendix H - Aboriginal Cultural Heritage - Public
File Name	Appendix I - Historic Heritage
File Name	Appendix J - Noise Impact Assessment
File Name	Appendix L - Glint and Glare Assessment
File Name	Appendix M - Land & Agriculture Assessment
File Name	Appendix K - LCVIA
File Name	Appendix N - Preliminary Site Investigation
File Name	Appendix P - Transport & Traffic
File Name	Appendix Q - PHA
File Name	Appendix R - Bushfire Risk Assessment
File Name	Appendix S - Economic Impact Assessment
File Name	Appendix T - Social Impact Assessment
File Name	Garoo.SF_LandTitles
File Name	Titles_Order_Number_5880440
File Name	Titles_Order_Number_5880437
File Name	Titles_Order_Number_5880435
File Name	certificate-of-title-678724
File Name	3. Plan of DP 1046675 - R079495
File Name	2. NSW Government Gazette - 23 January 1976 Folio 346
File Name	1. Land Search Report Lot 1 DP 250846(8)