

#### **APPLICATION ON NOTIFICATION – ESSENTIAL INFRASTRUCTURE**

Type of development:	PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 SECTION 131 – ESSENTIAL INFRASTRUCTURE
Development Number:	010/V082/17 V2
Applicant:	Solar River Project Pty Ltd
Nature of Development:	Variation to 010/V082/17 Solar River Project: construction of a new switchyard and the realignment of the approved transmission line and associated civil works
Subject Land:	Lower Bright Road, Bright
Development Plan:	Goyder Council Development Plan (Consolidated 24 November 2016) (new switchyard); Planning and Design Code (approved solar farm)
Zone / Policy Area:	Primary Production Zone (new switchyard); Remote Areas Zone (approved solar farm)
Contact Officer:	Laura Kerber
Phone Number:	7109 7073
<b>Consultation Start Date:</b>	1 April 2020
Consultation Close Date:	1 May 2020

During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).

Written representations must be received by the close date (indicated above) and can either be posted, hand-delivered, or emailed to the State Commission Assessment Panel (SCAP). A representation form is provided as part of this document.

#### Any representations received after the close date will not be considered.

Postal Address: The Secretary State Commission Assessment Panel GPO Box 1815 ADELAIDE SA 5001

Street Address:

Development Division
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
ADELAIDE

Email Address: <a href="mailto:scapreps@sa.gov.au">scapreps@sa.gov.au</a>



### PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

### NOTICE OF APPLICATION FOR CONSENT TO DEVELOPMENT

SECTION 131 – ESSENTIAL INFRASTRUCTURE

Notice is hereby given that an application has been made by the Solar River Project Pty Ltd to vary the previous development approval for the Solar River Project (under DA 010/V082/17), comprising a solar farm, battery storage system, overhead transmission line, and ancillary infrastructure. The variation is for the construction of a new switchyard and the realignment of the approved transmission line and associated civil works. Development Application: 010/V082/17 V2.

The switchyard site is located at Lower Bright Road, Bright (a301, DP120572: CT 6230/206; and s9, HP 200300: CT 5970/794). The approved solar farm is situated at Balah Road, Warnes (s1352, HP835800: CL 6213/753).

The overall development is located within land use planning zones established under both the *Development Act 1993* and the *Planning, Development and Infrastructure Act 2016.* The variation application will be assessed under the PDI Act.

The switchyard site is located within the Primary Production Zone of the Goyder Council Development Plan (Consolidated 24 November 2016). The solar farm component of the development is located within the Remote Areas Zone of the Planning and Design Code (Phase 1 dated 1 July 2019).

The application may be examined during normal office hours at the office of the State Commission Assessment Panel, Level 5, 50 Flinders Street. Application documentation may also be viewed on the State Commission Assessment Panel (SCAP) website: www.saplanningcommission.sa.gov.au/scap.

Any person or body who desires to do so may make representations concerning the application by notice in writing delivered to the Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide 5001 NOT LATER THAN Friday 1 May 2020.

Each person or body making a representation should state the reason for the representation and whether that person or body wishes to be given the opportunity to appear before the SCAP to further explain the representation.

Submissions may be made available for public inspection.

Should you wish to discuss the application and the public notification procedure please contact Laura Kerber on 7109 7073 or laura.kerber@sa.gov.au.

Jessie Surace SECRETARY STATE COMMISSION ASSESSMENT PANEL scapreps@sa.gov.au

www.sa.gov.au

#### PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 SECTION 131 – ESSENTIAL INFRASTRUCTURE REPRESENTATION ON APPLICATION

Applican	it:		Solar River Project Pty	Ltd			
Develop	ment N	umber:	010/V082/17 V2				
Nature of Development:		lopment:	Variation to 010/V082/17 Solar River Project: construction of a new switchyard and the realignment of the approved transmission line and associated civil work (must be consistent with APPIAN description)				
Zone / P	olicy Aı	rea:	Primary Production Zone – Goyder Council Development Plan (new switchyard); Remote Areas Zone – P&D Code (approved solar farm)				
Subject I	Land:		Lower Bright Road, Bri	,			
Contact	Officer:	:	Laura Kerber				
Phone N	umber		7109 7073				
Close Da	te:		1 May 2020				
My Name	::			My phone number:			
Primary method(s) of		s) of contact:	Email:				
			Postal Address:	Postcode:			
You may be	contact	ed via vour n	ominated PRIMARY METH	OD(s) OF CONTACT if you indicate below that you wish to			
			n Assessment Panel in su				
My interests are: (please tick one)		owner of local property					
()-	,		occupier of local propert	ty			
			a representative of a con	mpany/other organisation affected by the proposal			
			a private citizen				
The address	of the p	property affec	cted is:				
				Postcode			
My interests are: (please tick one)			I support the developme	ent			
()	,		I support the developme	ent with some concerns			
			I oppose the developmer	nt			
The specific	aspects	of the applic	ation to which I make com	iment on are:			
l:		wish to be h	eard in support of my subn	nission			
(please tick one)		do not wish (Please tick o	to be heard in support of n	ny submission			
Ву:		appearing p	ersonally				
(please tick one)		being repres	sented by the following per	rson			

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide, SA 5001 /or

Email: <a href="mailto:scapreps@sa.gov.au">scapreps@sa.gov.au</a>

# PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 SECTION 131 – ESSENTIAL INFRASTRUCTURE REPRESENTATION ON APPLICATION

Signature:		
Date:		

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide, SA 5001 /or

Email: <a href="mailto:scapreps@sa.gov.au">scapreps@sa.gov.au</a>



AECOM Australia Pty Ltd Level 28 91 King William Street Adelaide SA 5000 Australia www.aecom.com +61 8 7223 5400 tel +61 8 7223 5499 fax ABN 20 093 846 925

10 March 2020

Simon Neldner Department of Planning, Transport and Infrastructure GPO Box 1815 Adelaide SA 5001

Dear Simon

### RE: The Solar River Project - Proposed Switchyard DA 010/V082/17 V2 - Response to Request for Further Information

AECOM Australia Pty Ltd (AECOM) has been engaged by The Solar River Project (the applicant), to provide planning advice and support in respect to the proposed development of a new switchyard (DA 0101/V082/17 V2) in association with the Solar River Project.

This letter provides a response to the information requests received from the Department of Planning, Transport and Infrastructure (DPTI) in relation to Development Application 0101/V082/17 V2. An initial request was issued on 9 January 2020. As a result of the provision of additional information by the applicant, a subsequent information request, outlining the outstanding items, was issued to the applicant on 4 February 2020.

A response to outstanding items raised within the 4 February 2020 information request is provided below.

#### **Subject Land**

#### DPTI Request:

1. Confirmation required regarding the subject land parcels relevant to this variation, noting that the new Switchyard necessitates an altered route for a portion of the transmission line.

The proposed development will affect the following parcels of land:

- Section 9 in HP200300, contained with CT 5970/794
- Allotment 301 in DP120572, contained with CT 6230/206

The switchyard (including the proposed access road) will be sited on Section 9. Connection from the proposed switchyard cut-in tower will be provided to the existing 275kV transmission towers located on Section 9 (to the south) and Allotment 301 (to the east).

The proposed siting of the development in relation to allotment boundaries is shown on Figure 1 on the following page.



D120572 A301 **Transmission Connections** Switchyard Cut In Tower

Figure 1 Siting of Proposed Development -

Source: NatureMaps (http://spatialwebapps.environment.sa.gov.au/)

#### **Transmission Line Variation**

#### DPTI Request:

2. The 'DA approved route' and associated 100m buffer as shown in figure 1.0 of the lodgement document is inconsistent with the approved route per 010/V082/17 V1 (refer Stamped Plans pg 61). Please confirm the intention for this variation to include an amendment to the transmission line route within the above identified allotments, as a result of construction of the switchyard.

Development Application 0101/V082/17 V2 is proposing an amendment to the approved transmission line (as detailed in 010/V082/17 V1).

The transmission line alignment is proposed to be amended, as illustrated in the application documents, to enable connection into and from the proposed switchyard. The variation to the transmission route will be limited to Section 9 and Allotment 301.

#### **Height of Transmission Line**

#### **DPTI** Request:

Confirmation required regarding height of transmission line connection between the proposed Switchyard and the Robertstown Substation (60m?)

The proposed switchyard will be connected to the existing transmission line via the proposed cut-in tower. The height of the proposed transmission connection will be consistent with the existing transmission line which comprises a height of approximately 50 metres.



#### **Approval Dates**

#### DPTI Request:

The approval dates referred to on page 1 of the application letter remain are incorrect. Refer to the RFI email for the correct dates.

An amended application letter referencing the correct approval dates has been prepared and is attached (Attachment A).

#### **Proposal Plans**

#### DPTI Request:

- 5. The indicative site plan provided incorrectly labels the facility as a 'Substation'. Temporary lavdown areas are not shown.
- The switchyard layout plan provided is poor quality. The 'example connection yard' is not consistent with the layout plan/site plan.
- 7. The elevations provided are of poor quality, illegible and not to scale. The elevations do not indicate the level of cut and fill required for the development.
- The proposed fencing details are provided in writing only scaled concept drawings with dimensions should be provided.

In response to the above items, updated and additional plans have been prepared and are provided in Attachment B.

The plans attached include:

- Site Plans
- Elevations for the proposed switchyard (including fill detail) and cut-in tower
- Fencing details and elevations

We note that the attached plans include a watermark 'For Information Only' over them. The plans have been prepared by ElectraNet and the watermark is required to be retained for ElectraNet's internal purposes. Notwithstanding the inclusion of the watermark, the attached plans are applicable to the proposed development and the assessment of the application.

#### **Ecology and Heritage Assessment**

#### DPTI Request:

10. The consultant reports have been provided however there is no discussion in the application regarding the impact of the Switchyard on fauna, flora or heritage. Was this portion of land included in the original ecological/heritage assessments? Potential impacts from cut and fill and resultant erosion etc should also be considered.

An assessment of the land affected by the proposed development was not included as part of the previous flora and fauna studies which have been undertaken in support of the Solar River Project.

As a result, the project ecologist (Kleinfelder) have undertaken a further assessment of the subject site. The ecologist has provided the following comments:

The Solar River Project, are proposing to modify the location of powerlines and the Substation at the Robertstown end of the powerline easement. Kleinfelder have reviewed the ElectraNet Sketch for Information (Dated 13/09/2019) Titled: Concept Preliminary Layout Robertstown - Solar River (30949-SK-S-011, REV A). Based on the proposed design layout, the impacts of the proposal



should not increase from the previous design as it appears all infrastructure is located within areas of Exotic Grasslands and Cropping Lands.

To ensure the proposed design is in accordance with the previous impact assessment:

- All areas of infrastructure including, the Substation, pole locations and access tracks, are to be placed with Exotic Grasslands and Cropping Lands.
- Pole SRP-C13 and associated pad, is to be placed at a distance from the drainage line so to no impact on any native vegetation.
- There should be no impact on trees within the draining line between pole SRP-C13 and SRP-

A copy of this advice is attached (Attachment C).

The applicant intends to adopt the above recommendations, and, on this basis, the proposed development will not result in any adverse flora and fauna impacts.

In regard to the heritage impacts, the proposed site was previously surveyed as detailed in the Cultural Heritage Report prepared by Blackwood Heritage Consulting, May 2019.

Further consultation with Ngadjuri Nation Aboriginal Corporation (NNAC) has occurred in relation to the proposed development. NNAC provided the following comments:

Please note that the Ngadjuri Nation Aboriginal Corporation (NNAC) do not have any problem with you building the proposed platform in the centre of the south-eastern area providing that it will not entail any major ground disturbance, and primarily consist of materials being brought in.

To establish an appropriate bench level for the switchyard, having regard to the relevant engineering requirements, an amount of fill will be required (approximately 1.5 metres). The final extend of the fill will be confirmed as part of the detailed design.

The proposed filling of the land will minimise the need for any major ground disturbance associated with the development which is consistent with the NNAC advice.

A copy of the NNAC advice is attached (Attachment D)

#### Consultation with ElectraNet

#### DPTI Request:

The Department has also processed an application to expand the Robertstown Substation. Please detail what discussions have been held with ElectraNet and secondly, any indicative layout plan should take into account the prospective changes for this facility (ie connections).

The applicant has had extensive discussions with ElectraNet regarding the proposed development.

The design and siting of the proposed switchyard has been undertaken by ElectraNet. The proposed site is the preferred location having regard to the existing and future requirements of the Robertstown Substation and surrounding network.



Should you have any questions in relation to the information provide please contact me on 0418 838 290.

Yours faithfully

Tom Hateley Principal Planner

tom.hateley@aecom.com

Mobile: +61 418 838 290 Direct Dial: +61 8 7223 5400

encl: Attachment A - Updated Application Letter Attachment B - Proposal Plans Attachment C - Further Ecology Advice Attachment D - NNAC Response

cc: Jason May - Solar River Project



## Attachment A **Updated Application Letter**



6 March 2020

Planning and Land Use Services
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street, Adelaide SA 5000
GPO Box 1815, Adelaide SA 5001, DX 171
E: dpti.duty.planner@sa.qov.au

Attn: Duty Planner

(DPTI)

Solar River Projectco Pty Ltd ACN 634 725 223 as trustee for Solar River Project Trust No. 1 ABN 42 253 459 301 Thinclab Office Adelaide University Building 10 Pulteney Street, Adelaide SA 5000 E: jmay@maybros.net (SRP)

RE: The Solar River Project - Development Number 010/V082/17 – Variation ElectraNet National Grid Connection 275,000-volt Switchyard – Lot 9, Lower Bright Road Robertstown, South Australia

Property Title Reference H200300 Section 9, CT 5970/794

Dear Duty Planner

#### **Background**

We refer to the Development Approval for The Solar River Project labelled "Development Number 010/V082/17" approved on 15 June 2018 and as varied on 13 December 2018 (010/V082/17 V1)(**DA**).

We note that an extension of time for the substantial commencement (by 15 June 2020) and completion (by 15 June 2023) of the project was granted on 5 June 2019.

SRP seeks a development approval variation for an ElectraNet 275kV Switchyard to enable connection of the SRP generation facility to the national electricity grid, as detailed in this application.



Electranet has advised SRP will now need to connect to the national grid via the existing Para-Robertstown 275kV Transmission line 600m to the South East of the existing Robertstown Substation.

ElectraNet have advised the SRP exit has been moved due to Electranet's own internal requirements impacting the location of the SRP exit. A revised design was developed by ElectraNet and issued to SRP, refer attached.

The design is the same an existing ElectraNet switchyards (deployed to connect generators elsewhere in South Australia) connected to the Para Robertstown 275kV line. The yard is circa 150 m x 80m, plus a new 60-metre tower. The tower will be located circa 50m to the West of the proposed yard to accommodate the cut into the existing Para-Robertstown line (refer attached). This design reduces community visual impact with 600m of proposed SRP transmission line no longer required.

The land owner is supportive with a lease option agreement signed. The proposed yard is located on heavily disturbed farming land, refer Kleinfelder and BHC Heritage survey reports, as submitted and accepted previously for the existing SRP development approval. A visualisation is also attached noting the permanent resident situated 400m to the East is an SRP project participants. The proposed yard is not visible from any occupied or unoccupied dwelling. The yard is screened from the aforementioned dwelling by existing native vegetation to the East. The yard is also screen by existing vegetation to the South, and the yard is situated 300 metres off Lower Bright Road in a natural valley in amongst existing ElectraNet transmission towers. The yard is also screen by the existing Robertstown Substation to the West.

The proposed yard is located on the existing DA approved SRP transmission line easement route and the development is contained within the approved development envelope.

Note GPS coordinates table detailing the easement are attached, a 20m wide access road, and temporary lay down area will be incorporated in to the design.

The detailed design will be completed in accordance with the existing DA Approval obligations inclusive of the SRP Construction, Heritage, Environment Management Plan CHEMP.



Care has been taken to avoid all native vegetation and heritage sites.

Kind Regards,

Jason May

Managing Director

Solar River ProjectCo Pty Ltd



#### Definitions

The Yard – The yard is a 275,000-volt switching yard - consists of 2 x diameters of High Voltage switchgear, a control building, 40m high lattice structures, access road and a 2.4m high security fence.

#### Attachments

- 1. Kleinfelder Flora Fauna Report (as submitted previously)
- 2. Blackwood Heritage Report 190427\_BHCSA\_50.2\_SolarRiver\_MAY\_Addendum\_FINAL.pdf (as submitted previously)
- 3. Approved DA Route (as approved)
- 4. Proposed ElectraNet Switchyard
- 5. Easement GPS Coordinates Table
- 6. Example of exist site
- 7. Visualization



DA Approved Route



Fig 1.0



Proposed ElectraNet Switchyard



Fig 1.1 Proposed Switchyard Detailed in green highlight, within existing DA approved transmission line corridor



#### **Easement GPS Coordinates**



Fig 1.2 Coordinates A, B, C, D, E, F

#### **GPS** Coordinates table

#### **Indicative Coordinates**

A. 33°57'19.1"S 139°07'53.6"E

B. 33°57'31.3"S 139°07'53.8"E

C. 33°57'31.7"S 139°08'05.7"E

D. 33°57'37.5"S 139°08'05.9"E

E. 33°57'37.0"S 139°07'52.0"E

F. 33°57'19.0"S 139°07'52.2"E



### Example Switchyard



Fig 1.3 Example switchyard yard foot print circa 150m x 80 metres (East - West)



Fig 1.4 Example switchyard yard (North - South)



#### Visualisation



Fig 1.5 View from Lower Bright Road

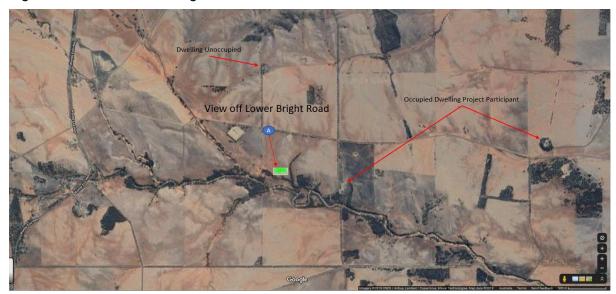


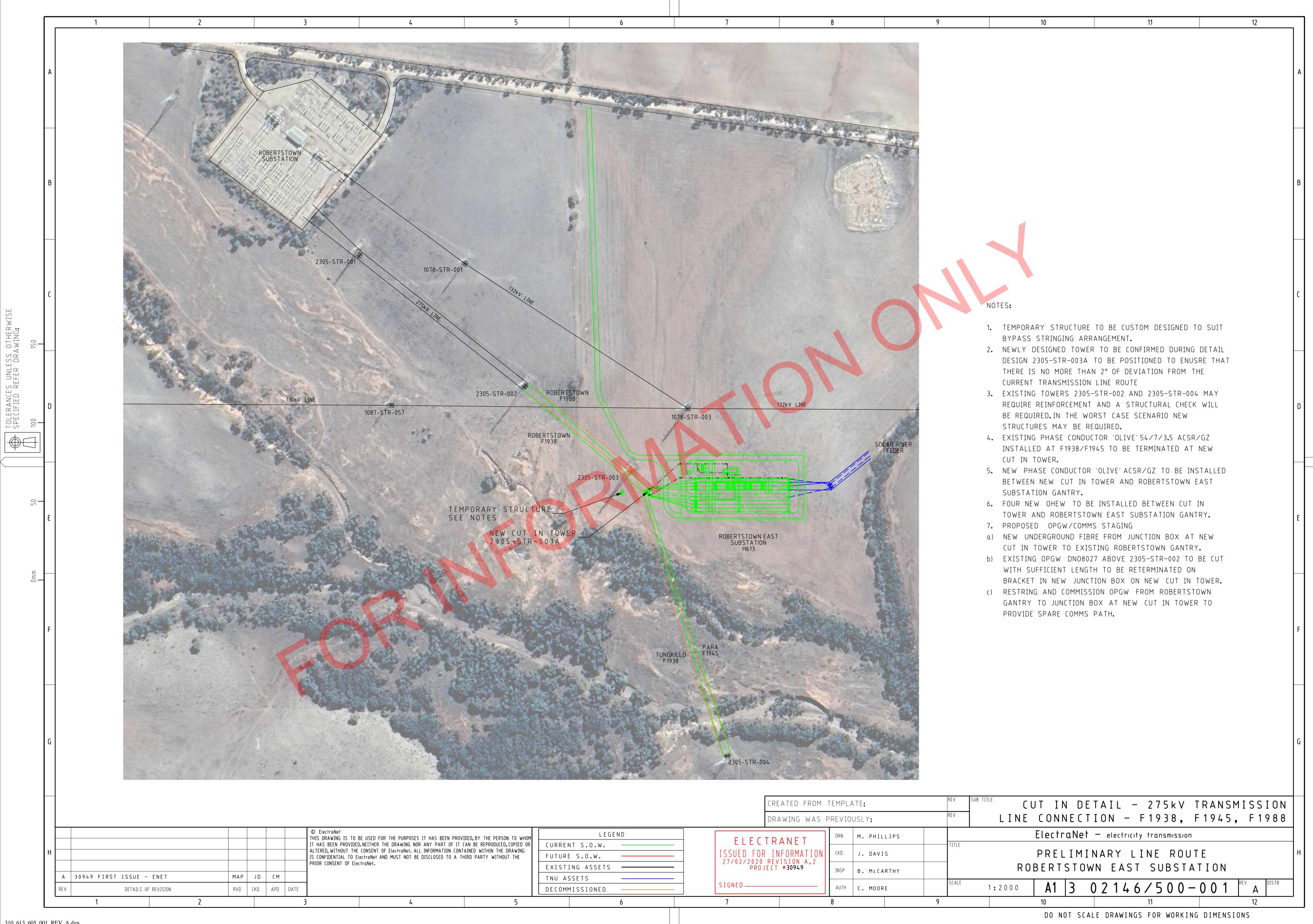
Fig 1.6 Distance to sensitive receptors. Occupants are project participants / supporters. Not visible from the occupied dwellings at 400m and 2000m to the East

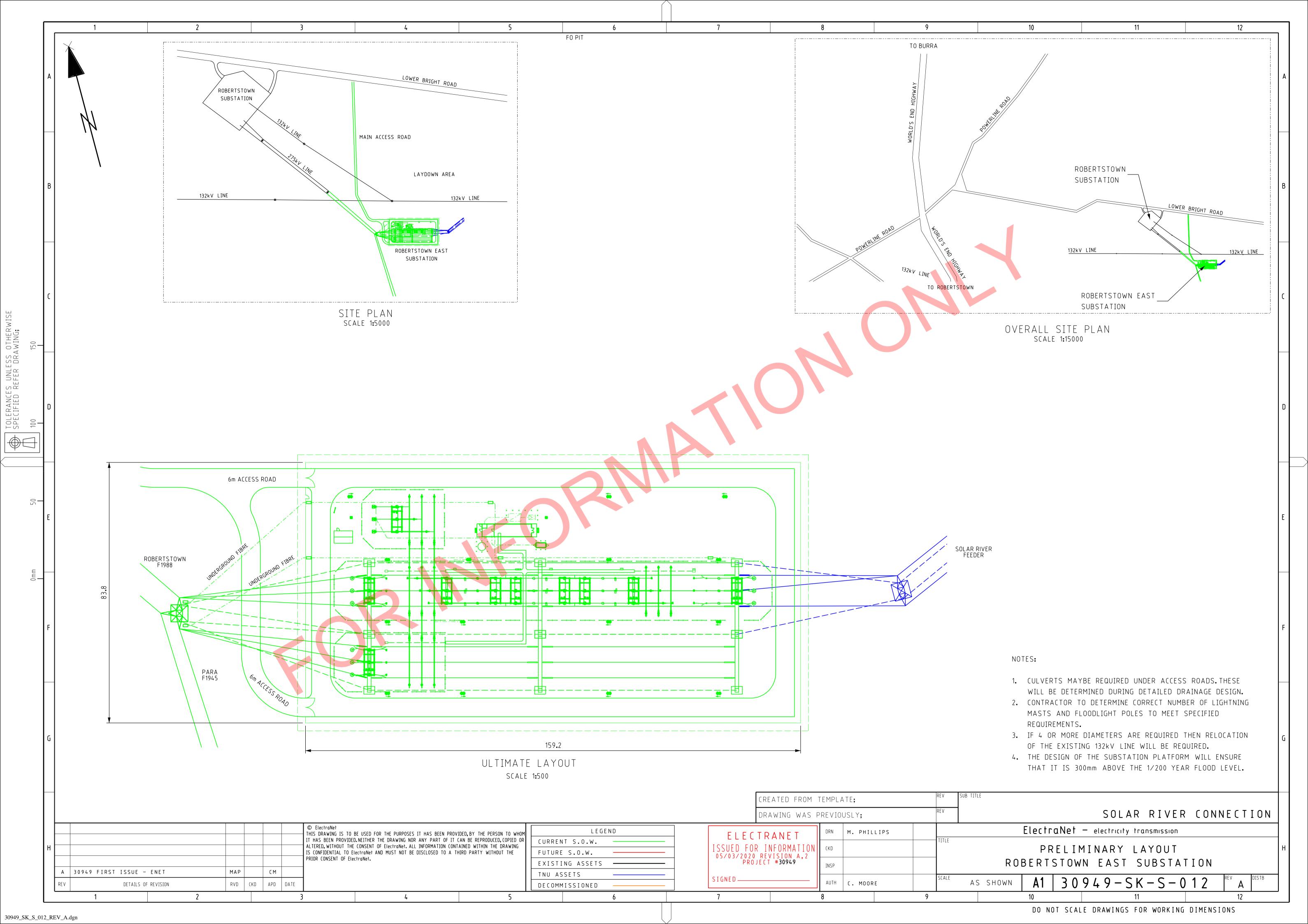


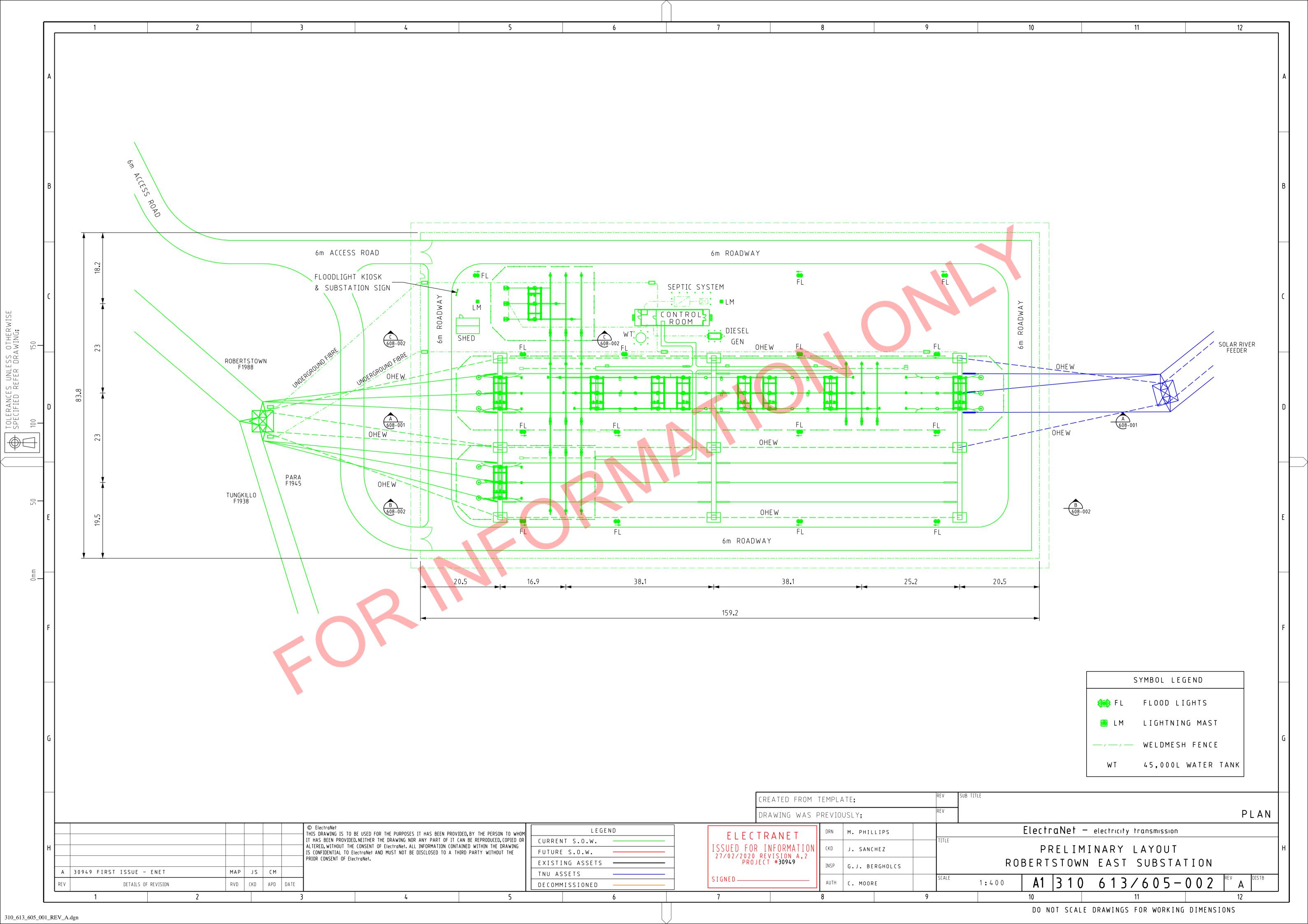
-END-

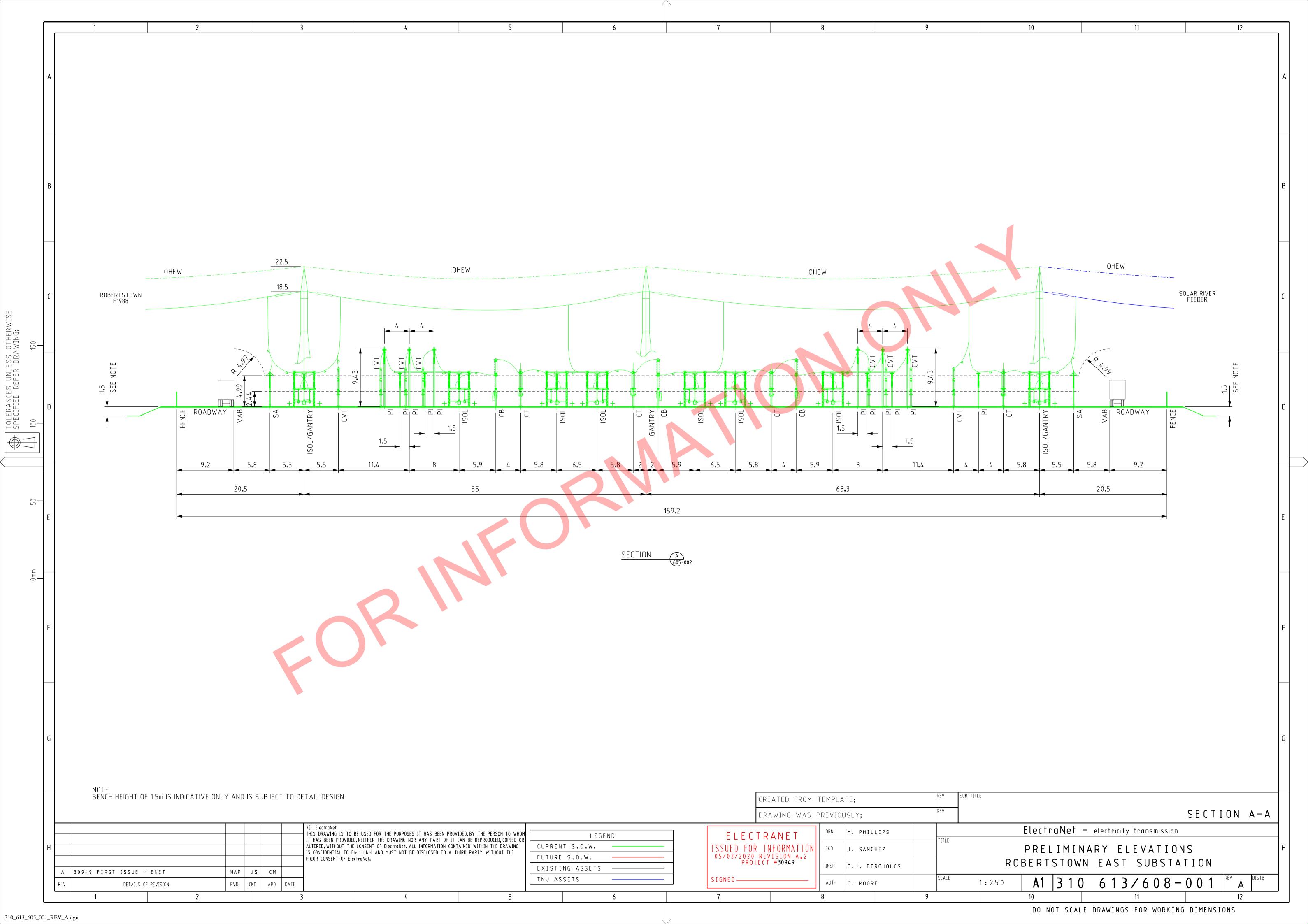


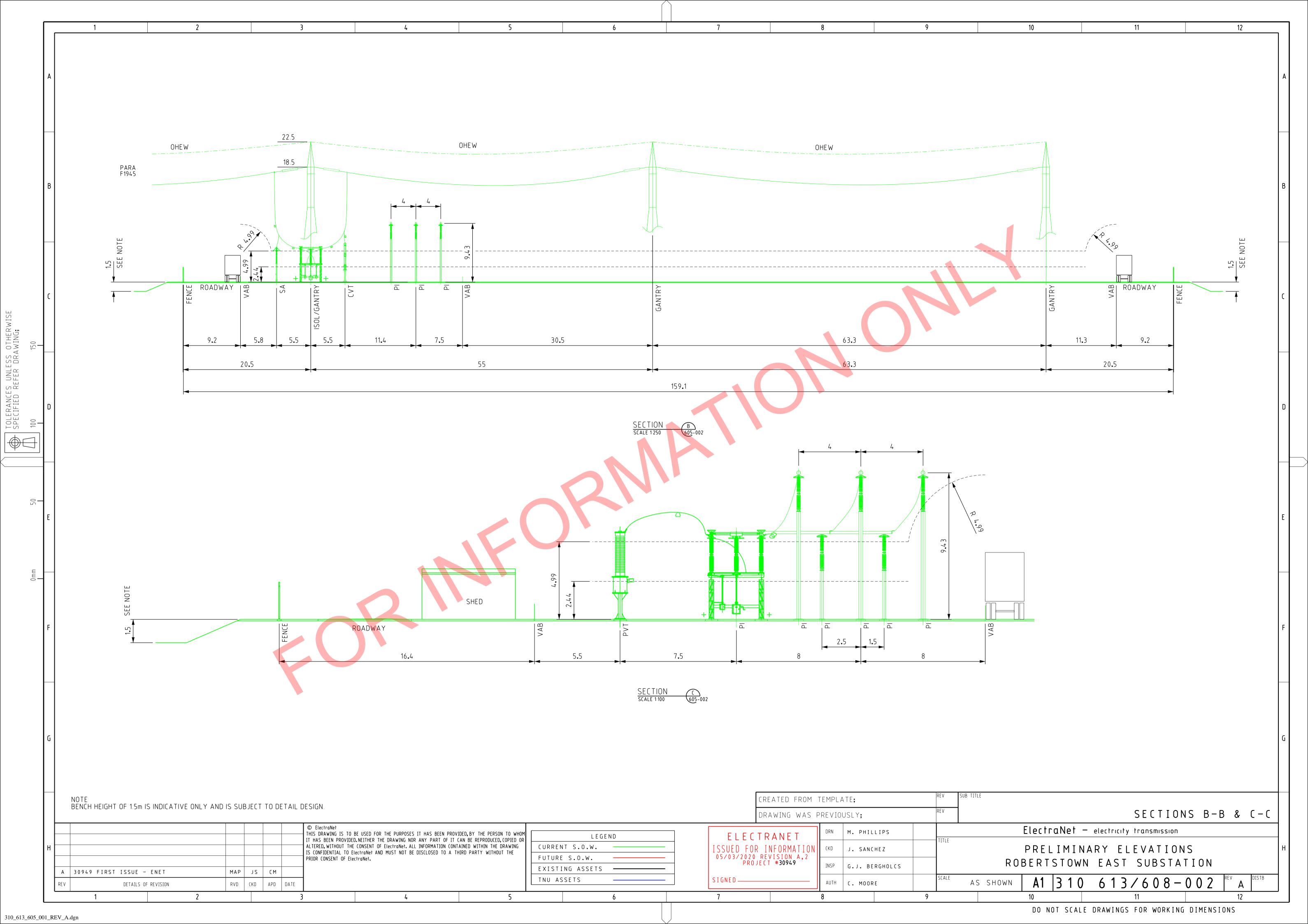
## Attachment B **Proposal Plans**

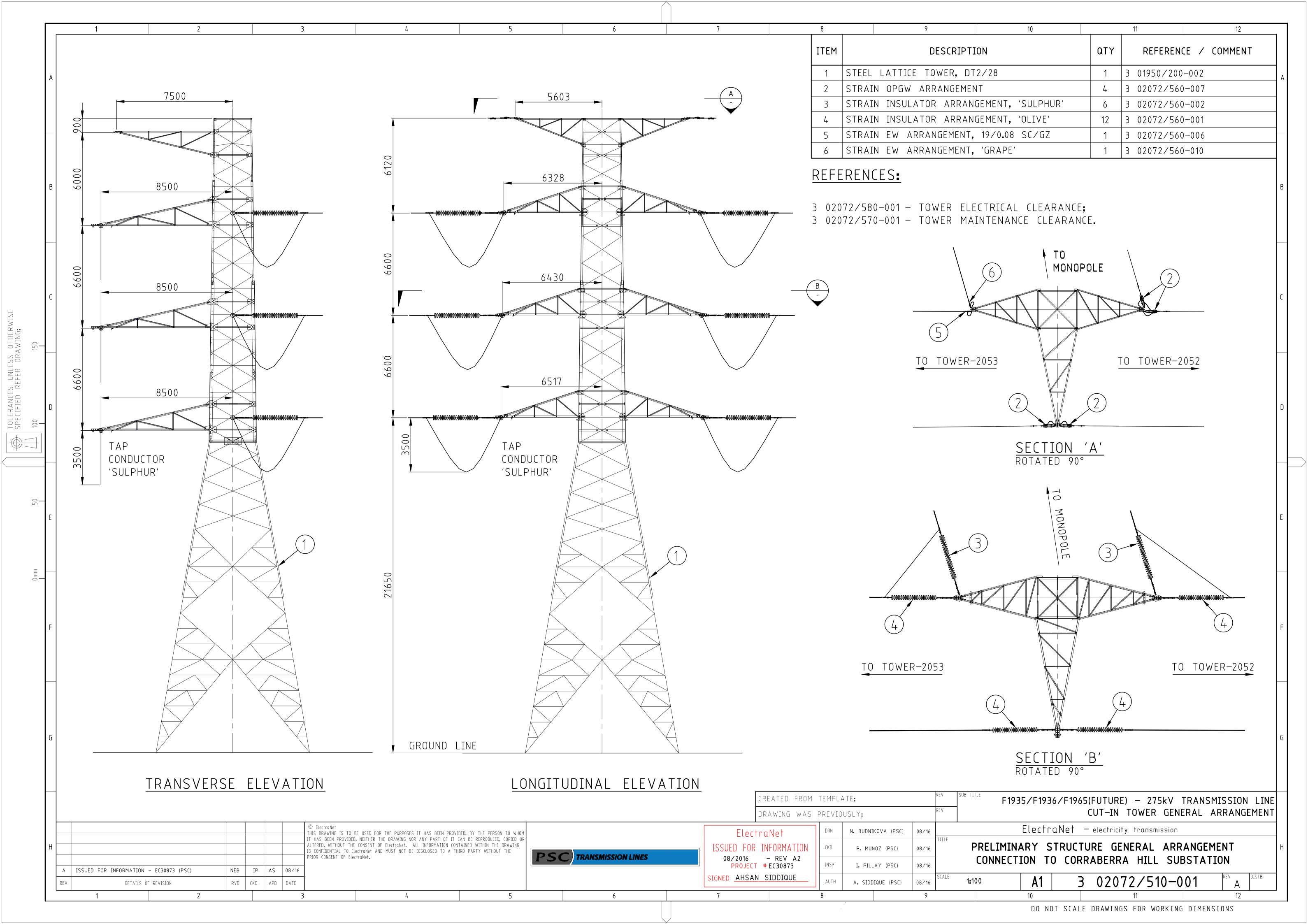


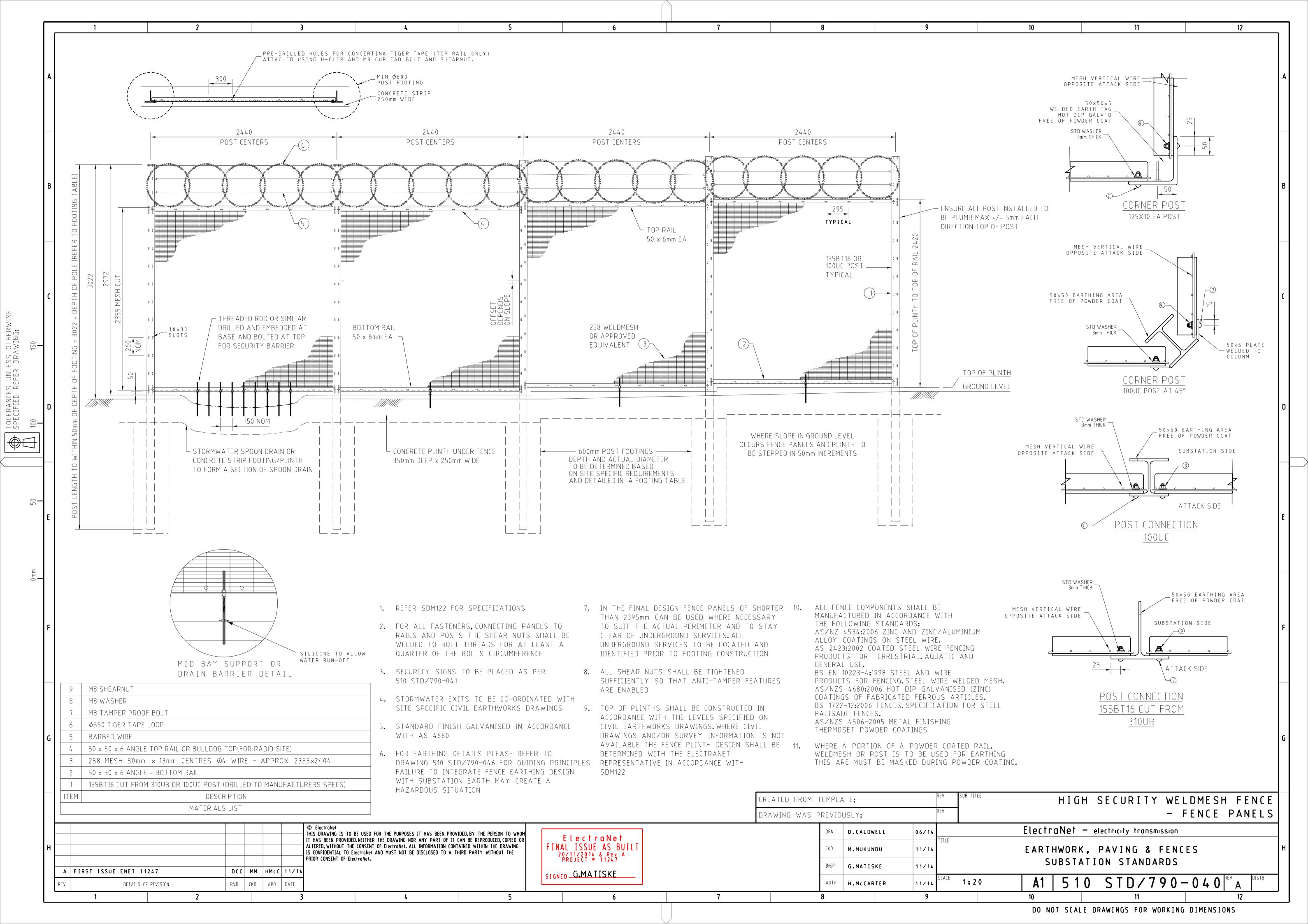


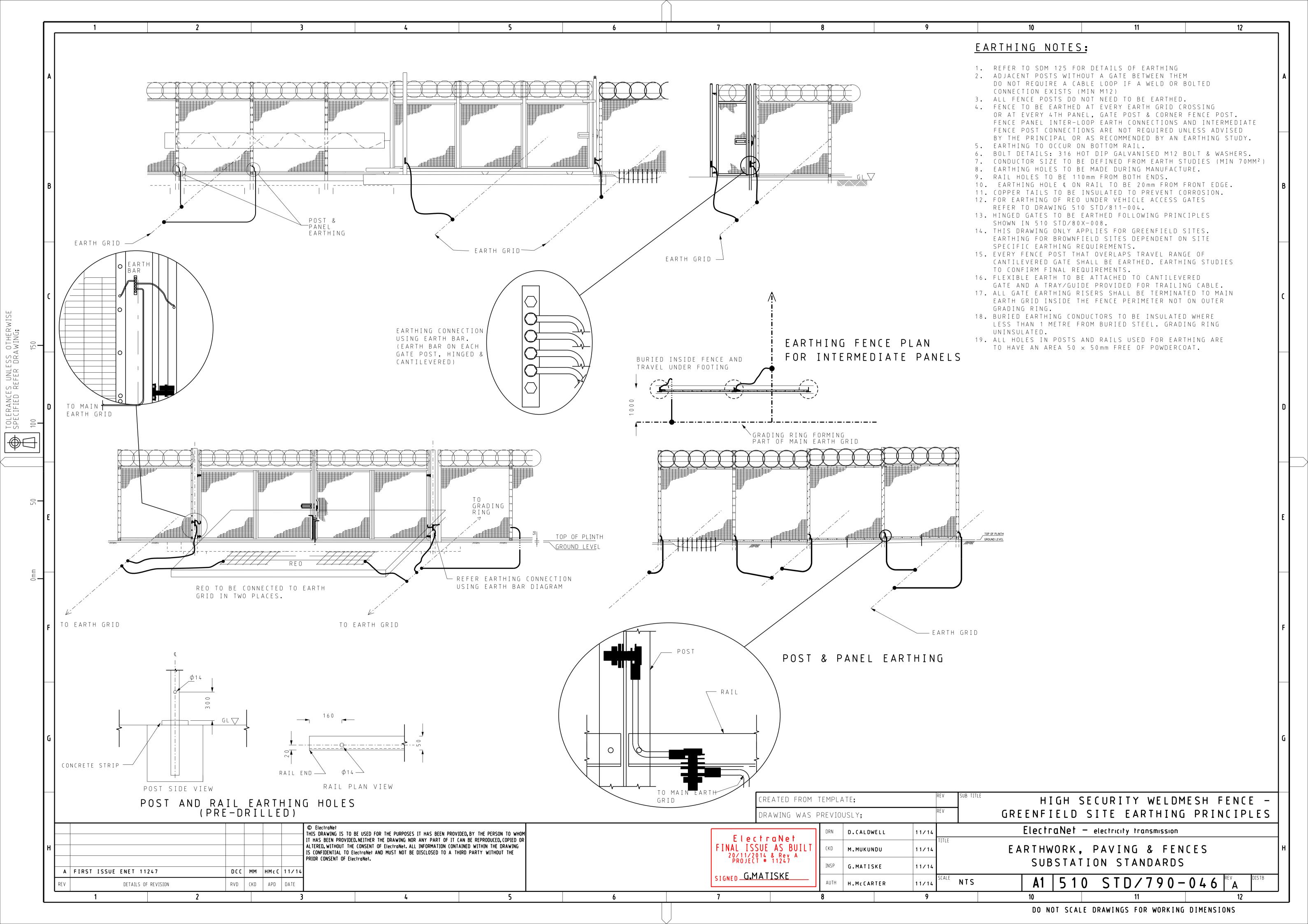














## Attachment C Further Ecology Advice

#### Hateley, Tom

Subject: FW: SRP

From: Samara Schulz < <a href="mailto:SSchulz@kleinfelder.com">Schulz@kleinfelder.com</a>>

Sent: Monday, 2 March 2020 12:53 PM

To: Piggin, Andrew <andrew.piggin@aecom.com>

Subject: RE: SRP

Hi Andrew,

See comments on changed design below.

The Solar River Project, are proposing to modify the location of powerlines and the Substation at the Robertstown end of the powerline easement. Kleinfelder have reviewed the ElectraNet Sketch for Information (Dated 13/09/2019) Titled: Concept Preliminary Layout Robertstown – Solar River (30949-SK-S-011, REV A). Based on the proposed design layout, the impacts of the proposal should not increase from the previous design as it appears all infrastructure is located within areas of Exotic Grasslands and Cropping Lands.

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- Pole SRP-C13 and associated pad, is to be placed at a distance from the drainage line so to no impact on any native vegetation.
- There should be no impact on trees within the draining line between pole SRP-C13 and SRP-C12.

#### Kind Regards

#### Samara Schulz

From: Piggin, Andrew <andrew.piggin@aecom.com>

Sent: Friday, 28 February 2020 11:39 AM To: Samara Schulz < Schulz@kleinfelder.com>

Subject: RE: SRP

#### External Email.

#### Samara

As discussed

#### **Andrew Piggin**

Associate Director
D +61 8 7131 0328 M +61 417 834 996
andrew.piggin@aecom.com

#### **AECOM**

Level 28, 91 King William Street, Adelaide, SA 5000 T +61 8 7131 0252 F +61 8 7223 5499 aecom.com

#### Imagine it. Delivered.



## Attachment D **NNAC** Response



Dear Jason and Andrew,

Please note that the Ngadjuri Nation Aboriginal Corporation (NNAC) do not have any problem with you building the proposed platform in the centre of the south-eastern area providing that it will not entail any major ground disturbance, and primarily consist of materials being brought in.

Kind Regards,

Quenten Agius

Of & Chus

Ngadjuri Nation Aboriginal Corporation (NNAC) Chairperson

#### Hateley, Tom

From: Jason May <jason@maybros.net>
Sent: Sunday, 1 March 2020 11:55 AM

To: Kylie Lower BHC

Cc: Quenten Agius; Piggin, Andrew; Hateley, Tom

Subject: Fwd: Platform Attachments: platform.pdf

Hi Kylie

Thank you for the attached. Solar River will comply with the requirements in the letter.

----- Forwarded message ------

From: Kylie Lower < kylielower@blackwoodheritage.com >

Date: Sun, Mar 1, 2020 at 7:47 AM

Subject: Platform

To: Jason May < jason@maybros.net>

Cc: <andrew.piqqin@aecom.com>, Quenten Agius <quenten.aqius@aboriqinalculturaltourssa.com>

--

Regards Jason May Managing Director Solar River Project M: 0499 365 086