AGENDA

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Civic Conference Room, Whyalla City Council,

21 Grundel St, Whyalla Norrie,

Tuesday 18 March 2025,

commencing at 5.30pm.

AGENDA

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Notice is hereby given that a meeting of the Upper Spencer Gulf Regional Assessment Panel will be held on Tuesday 18 March 2025, Civic Reception Room, Whyalla City Council Building, 21 Grundel Street, Whyalla Norrie, commencing at 5.30pm.

Jodie Perone
ASSESSMENT MANAGER
13 March 2025

1. Welcome – Stewart Payne, Presiding Member

2. Present

3. Apologies

R Donaldson

4. Confirmation of Minutes

That the minutes of the previous meeting held on 29 January 2025 be received and adopted.

5. Business Arising from the Previous Minutes

6. Conflict of Interest Declarations

7. Officer Reports

7.1 Development Application 24028075 Page 3

Renewable energy facility, 34 & 40 McIntyre Rd, Whyalla Barson

7.1.1 Applicant wishes to be heard.

8. Other business

9. Close

DEVELOPMENT NO.:	24028075
APPLICANT:	Frank Brennan Consulting Services
ADDRESS:	34 McIntyre Rd Whyalla Barson SA 5601 40 McIntyre Rd Whyalla Barson SA 5601
NATURE OF DEVELOPMENT:	Construction of a Renewable Energy Facility including a solar farm (single axis tracking system), battery energy storage system (BESS), medium voltage power station (including inverter, switchgear and transformer), site access & all-weather unused internal road and turning/ laydown areas, securing fencing and gates, landscaping & other ancillary equipment.
ZONING INFORMATION:	**Zones:** • Strategic Employment **Overlays:** • Hazards (Flooding) • Hazards (Bushfire - Regional) • Hazards (Flooding - Evidence Required) • Native Vegetation • State Significant Native Vegetation
LODGEMENT DATE:	20 September 2024
RELEVANT AUTHORITY:	Regional assessment panel/Assessment manager at Upper Spencer Gulf Regional Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.17 12/9/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Lucas Trevisan City Planning Coordinator
REFERRALS STATUTORY:	Native Vegetation Council
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

ATTACHMENT 1: **Final Plans Set**

ATTACHMENT 2: **Supporting Planning Report**

ATTACHMENT 3: **NVC Decision Notification**

ATTACHMENT 4: **Certificates of Title**

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development comprises of a Renewable Energy Facility including a solar farm (single axis tracking system) - In more details it includes:

- Battery energy storage system (BESS)
- Medium voltage power station
- Internal all-weather road and laydown areas
- Fencing and gates
- Landscaping

SUBJECT LAND & LOCALITY:

Land Description:

The subject land comprises two allotments with a combined area of 132.599km^2. Certificate of Title 6123/295, and 6151/308, commonly known as 34 and 40 Mcintyre Road, respectively.

34 Mcintyre Road forms a battle-axe allotment with the bulk of the allotments developable area situated 'behind' 40 Mcintyre Road. Combined, the two allotments form a predominately rectangular shape with a 'wave' front boundary conforming to the contour of Mcintyre Road.

The land features primary street frontage to Mcintyre Road (342.9m) and partial secondary street frontage to Edwards Road (113.2m). Measuring from the intersection of Mcintyre and Edwards Roads, the land features a depth of 519.3m.

The land is currently vacant land with present Native Vegetation.

Locality:

The land is situated within the area commonly referred to as the Whyalla Industrial Estate. This estate is c haracterised by a mix of industrial land uses, including manufacturing, storage, waste operations, petroleum filling stations, and most relevant, the presence of two existing solar farm operations.
The subject land (indicated with red outline) and surrounding locality is visible within the screenshot taken from Metromap, below.



Zoning:

The land is located entirely within the Strategic Employment zone. The following zones are additionally present within 1km of the land:
Remote Areas – 760m to the east
Open Space – 370m to the south
Conservation – 739m to the west

The land, highlighted, and applicable zoning can be seen within the screenshot taken from the South Australian Property and Planning Atlas, below.



PROCEDURAL MATTERS:

Relevant Authority:

The Upper Spencer Gulf Regional Assessment Panel is the relevant authority for this planning application under the Planning, Development and Infrastructure Act 2016. This is due to the application being subject to a Performance Assessment process under the Planning and Design Code with notification being undertaken, representation having *not* been received, and the development cost being greater than $5,000,000.

Consent Required:

Planning Consent.

Category of Development:

- **Per Element:**
  Renewable energy facility: Code Assessed - Performance Assessed
- **Overall Application Category:**
  Code Assessed - Performance Assessed
- **Reason**
  P&D Code; Pursuant to Section 107 of the *Planning, Development and Infrastructure Act 2016*.

PUBLIC NOTIFICATION

Reason for Notification

The notification criteria found within table 5 of the Strategic Employment Zone excludes the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

For the purposes of this application, Strategic Employment Zone Table 5, Column A, does not explicitly list ‘Renewable energy facility’, or similar. In which case Column A, Item 1 must be considered; “Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development”. The scale and anticipated construction of the proposed development is not considered to be of ‘minor nature’ and therefore, notification is required.

List of Representations

No representations were made during the public notification period.

REFERRALS

Mandatory Referrals

Native Vegetation Council.

Internal Referrals

No internal referrals were made.

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code.

Question of Seriously at Variance

When considering this solar farm proposal, a crucial aspect of the assessment is determining whether it significantly deviates from the established Planning and Design Code. According to Section 107(2)(c) of the Planning, Development and Infrastructure Act, we must evaluate if the development is "seriously at variance," setting aside any minor discrepancies. If such a significant variance exists, approval cannot be granted.

The courts have provided guidance on this matter. Essentially, "seriously at variance" implies a substantial departure from the Code, one that is not minor or insignificant. It's not simply a matter of the proposal differing from the Code; the deviation must be considerable. Past legal precedent has affirmed that this interpretation remains consistent across planning legislation.
In the case of this solar farm, a careful review indicates that it does not represent a grave or substantial departure from the Planning and Design Code. Therefore, rather than being deemed "seriously at variance," the proposal will be evaluated on its merits against the specific provisions of the Code, as outlined in Section 107(1)(2)(a) of the Act.

Overlays

Overlay	Desired Outcome	Performance Outcomes	Assessment
Hazards (Flooding)	**1** Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.	PO 2.1 PO 3.1 PO 3.4 PO 3.6 PO 5.2 PO 6.2	The development is designed to minimise flood risk, as it won't generate additional stormwater and solar arrays are raised. It avoids the need for flood protection works, with no formal stormwater infrastructure required. Frequently flooded areas are avoided by raising the solar arrays and maintaining site permeability. Boundary fencing will be of a chain-mesh style allowing free flow of flood waters, driveways, access tracks, and parking areas minimise excavation and filling. Finally, access driveways and tracks will consist of a safe, all-weather surface accessible during a 1% AEP flood event, with the renewable energy facility serviced by an all-weather driveway connecting to McIntyre Road.
Hazards (Bushfire – Regional)	**1** Development, including land division responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.	PO 1.1 PO 5.1	A dedicated water supply provision will be installed at the site for use in a bushfire event. The facility is positioned away from any significant vegetation that may increase fire risk. The site and solar arrays can be easily accessed by fire appliance vehicles, and a suitable turnaround is provided within the site's confines.

	2 To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.		
Hazards (Flooding – Evidence Required)	**1** Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.	N/A	N/A Development does not include buildings where floodwaters may enter and cause undue damage. Additionally, no storage of hazardous materials and/or chemicals will occur within the site.
Native Vegetation	**1** Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.	PO 1.1 PO 1.2	Response by the Native Vegetation Council is summarised under the following subheading.
State Significant Native Vegetation	**1** Protect, retain and restore significant areas of native vegetation.	PO 1.1	Response by the Native Vegetation Council is summarised under the following subheading.

Native Vegetation Council Response

The Native Vegetation Assessment Panel has approved the Development Application referral for the clearance of 5.56 ha of native vegetation (Open chenopod shrubland and low woodland of Acacia papyrocarpa) at 34-40 McIntyre Road, Whyalla Barson, SA 5601, for the construction of a Battery Energy Storage System. This approval is conditional upon obtaining Development Approval and the subsequent development of a management plan approved by the Native Vegetation Branch.

Specific conditions also apply to the clearance process, including the demarcation of clearance areas, protection of retained vegetation, and proper handling of materials and vehicles. A Decision Notification for the approved clearance will be provided following Development Approval, and a signed Decision Notification Acknowledgement form is required before any clearance can commence.

The complete response can be found within the attachments.

Technical Numeric Variations

None are present at the subject land.

Land Use

The following Performance Outcome (PO) and Designated Performance Feature (DPF) are applicable:

Zone – PO 1.1
Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.

Zone – DPF 1.1
Development comprises one or more of the following:
(m) Renewable energy facility (other than a wind farm)

The proposed development, a renewable energy facility, aligns with the intended uses of the Strategic Employment Zone, as outlined in DPF 1.1 and PO 1.1, which seek to accommodate compatible business activities and employment-generating uses. Specifically, the development of a small-scale, ground-mounted solar farm and supporting infrastructure is considered consistent with the desired character and land uses of the zone. It supplements higher-impact land uses without impeding employment-generating activities and is compatible with the zone's objectives.

Design and Siting

The following Performance Outcomes (PO) are applicable:

Zone - PO 3.1
Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

Zone - PO 3.3
Buildings are set back from the primary street boundary to contribute to a consistent streetscape.

Zone - PO 5.1
Landscaping is provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone.

Zone - PO 5.2
Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.

Zone - PO 5.3
Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.

Zone - PO 6.1
Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.

Infrastructure and Renewable Energy Facilities (IREF) - PO 1.1
Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.

IREF - PO 2.1
The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by:

a) utilising features of the natural landscape to obscure views where practicable
b) siting development below ridgelines where practicable
c) avoiding visually sensitive and significant landscapes
d) using materials and finishes with low-reflectivity and colours that complement the surroundings
e) using existing vegetation to screen buildings
f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.

IREF - PO 4.1
Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.

IREF - PO 4.2
Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.

IREF - PO 4.3
Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.

IREF - PO 5.3
Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.

IREF - PO 7.1
Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.

IREF - PO 9.1
Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.

IREF - PO 9.2
Ground mounted solar power facilities allow for movement of wildlife by:

1. *incorporating wildlife corridors and habitat refuges*
2. *avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.*

The facility's design incorporates appropriate building, landscape, and streetscape elements, enhancing visual and environmental amenity, as sought in PO 3.1. Specifically, the solar farm is set back approximately 200 meters from McIntyre Road, while the BESS is set back 7 meters, aligning with existing setbacks in the area. While the proposed mesh security fencing exceeds the height limit outlined in PO 6.1, this is considered a minor deviation.

Landscaping is included to improve the site and locality's amenity, utilising diverse, locally indigenous plant species. The design also incorporates measures to minimise heat absorption and reflection and maximise shade and shelter.

The facility is designed to minimise hazards and nuisances, complying with IREF - PO 1.1. The visual impact is minimised through the use of low-reflectivity materials and colours that complement the surroundings. The facility also avoids impacts on air transport safety and is separated from sensitive public areas to reduce safety risks.

The facility is located close to existing transmission infrastructure, as per IREF PO 7.1. Importantly, it is not located on land with intact native vegetation or high environmental value, complying with IREF PO 9.1, and allows for wildlife movement, aligning with IREF PO 9.2.

The development also addresses potential impacts on neighbouring land uses. It is designed to minimise noise, light spill, and reflective solar glare to avoid unreasonable impacts on adjacent areas. Access and parking are designed to integrate with the existing transport system and minimise impacts on public roads.

CONCLUSION

The assessment of the proposed Renewable Energy Facility, including a solar farm and battery energy storage system, has been conducted in accordance with the relevant provisions of the Planning and Design Code. This assessment has determined that the development is not considered to be seriously at variance with the Code.

RECOMMENDATION

It is recommended that the Council Assessment Panel/SCAP resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 24028075, by Frank Brennan Consulting Services is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
A Construction Environmental Management Plan (CEMP) shall be prepared to the reasonable satisfaction of Council and provided to Council prior to the granting of development approval.
The requested CEMP shall contain sufficient information to demonstrate that potential impacts on the environment, and public health and amenity have been identified, and suitable measures to mitigate those impacts will be applied prior to and during construction.

Condition 3
Landscaping plantings as detailed in approved plans prepared by SPACE Landscape Designs, dated 29/10/24, shall be planted prior to use of the development. Plantings shall be installed, maintained, and replanted (where necessary) in accordance with the approved ‘Landscape Specification Notes’ to the reasonable satisfaction of Council.

ADVISORY NOTES

Planning Consent

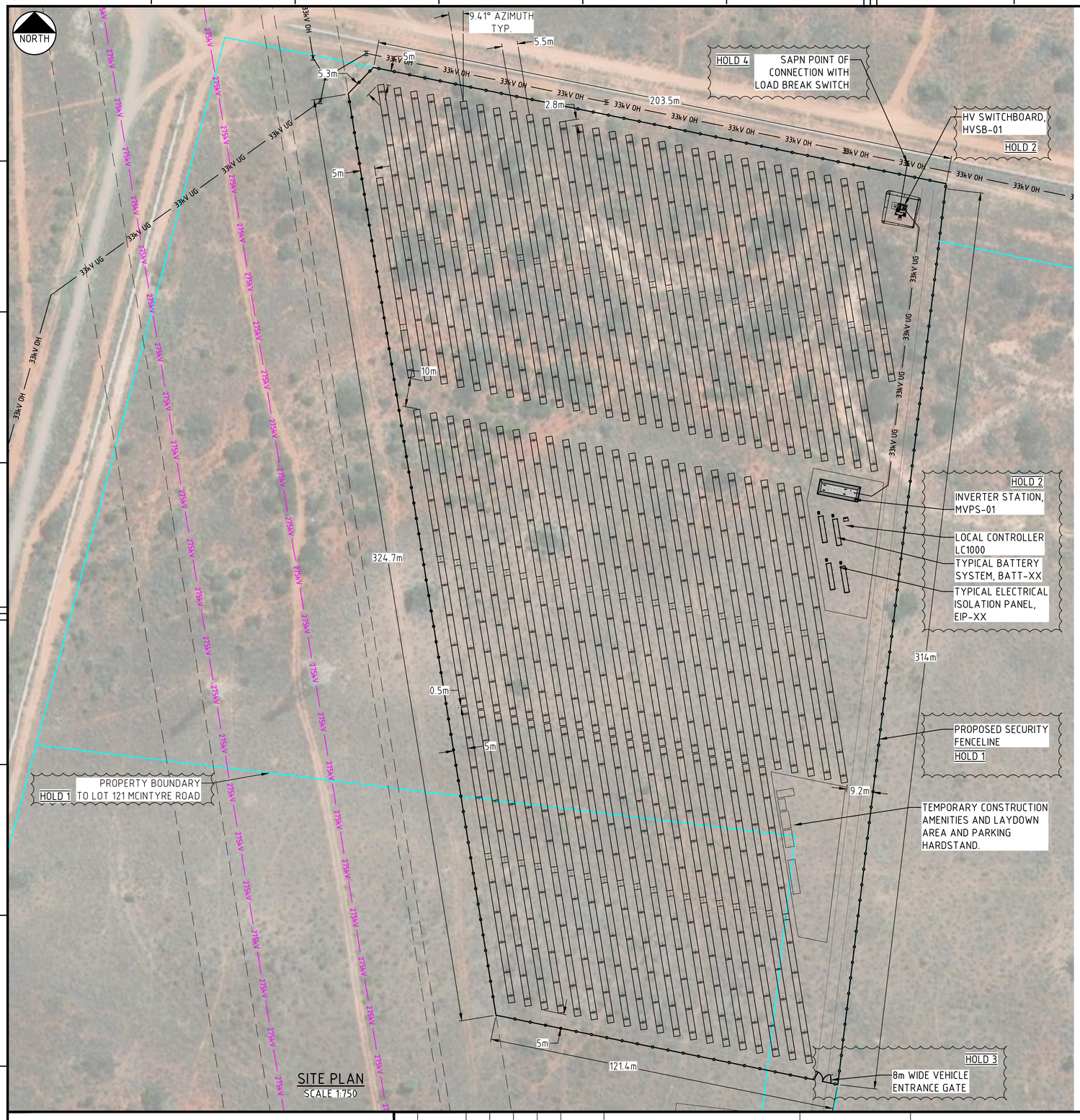
Advisory Note 1
The applicant has a right of appeal against this decision, or the conditions which have been imposed. Such an appeal must be to either;

- the Upper Spencer Gulf Regional Assessment Panel and must be made within **one (1) month** after the day of receiving this notice of the decision unless the Assessment Panel, in its discretion, allows an extension of time; or
- the Environment, Resources and Development Court within **two (2) months** from the day of
- receiving this notice or such longer time as the Court may allow.

The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

OFFICER MAKING RECOMMENDATION

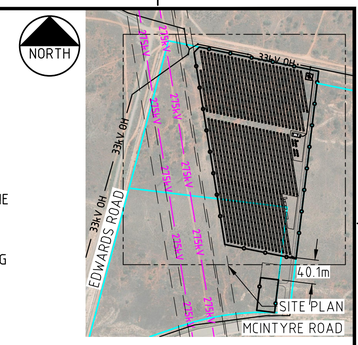
Name: Lucas Trevisan
Title: City Planning Coordinator
Date: 12 March 2025



SITE PLAN
SCALE 1:750

LEGEND

- PROPERTY BOUNDARY
- SECURITY FENCE
- ACCESS TRACK
- POWER LINE EASEMENT
- 275kV — INDICATIVE LOCATION OF EXISTING ELECTRANET 275kV OVERHEAD LINE
- 33kV OH — INDICATIVE LOCATION OF EXISTING SAPN 33kV OVERHEAD LINE
- 33kV UG — INDICATIVE LOCATION OF EXISTING SAPN 33kV UNDERGROUND CABLING
- EXISTING POWER POLE
- PROPOSED POWER POLE
- 3m FIRE BREAK



KEY PLAN
SCALE 1:5000

NOTES:

1. LOCATION OF SAPN POLE INDICATIVE IN NATURE, FINAL LOCATION TO BE CONFIRMED ON SITE.
2. FIRE BREAK TO BE BARE EARTH, MAINTAINED FREE OF VEGITATION & OBSTRUCTIONS AT ALL TIMES.
3. SITE POWER FACTOR WILL BE CONTROLLED BY VOLTAGE DROOP CONTROL MECHANISM REFER SAPN ENGINEERING REPORT NC-023770.
4. SITE ACCESS PROPOSED TO UTILISE SHARED VEHICLE TRACK SERVING LOT 121 MCINTYRE ROAD. FINAL DETAILS T.B.C.

HOLDS:

1. ALL DIMENSIONS AND LOCATIONS OF PROPERTY BOUNDARY, OVERHEAD POWER LINES AND ALL ASSOCIATED EASEMENTS TO BE CONFIRMED BY DETAILED SURVEY.
2. ALL DETAILS OF MAJOR EQUIPMENT TO BE CONFIRMED.
3. SITE ACCESS FROM MCINTYRE ROAD TO BE CONFIRMED.
4. SA POWER NETWORK CONNECTION DETAILS TO BE CONFIRMED.

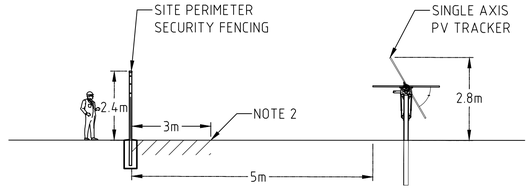
SITE SPECIFICATIONS				
TOTAL FENCED AREA	5.28	ha	13.04	ACRE
TOTAL FENCED PERIMETER	978.04	m		

PV SYSTEM SPECIFICATIONS					
INVERTER MAKE	SUNGROW	-	MOUNTING SYSTEM	NEXTRACKER	-
INVERTER MODEL	SG4950HV-MV	-	MODULE MAKE	JA SOLAR	-
INVERTER RATING	2475	kVA	MODULE MODEL	JAM66D45-610/LB /1500V	-
NUMBER OF INVERTERS	2	-	MODULE CAPACITY	610	W
NUMBER OF STRINGS	219	-	TOTAL MODULES	6351	-
MODULES PER STRING	29	-	DC CAPACITY	3.87	MWp
GENERATION CAPACITY	4.95	MVA	DC/AC (MW)	0.799	-
GENERATION POWER FACTOR	(NOTE 3)	-	PITCH	5.5	m
EXPORT LIMIT (NOTE 1)	4.95	MW	GROUND COVERAGE RATIO	44	%

NEXTRACKER HORIZON ARRAY LEGEND			
MODULE QTY	LENGTH	SITE QTY	ARRAY SYMBOL
87 MODULE (3 STRINGS)	104.22m	71	
54 MODULE (2 STRINGS)	70.19m	3	

0 18.8 37.5 56.3 75
SCALE 1:750 METRES

0 125 250 375 500
SCALE 1:5000 METRES



DETAIL 1: TYPICAL ASSET PROTECTION ZONE SECTION
SCALE: N.T.S.

DRAFT UNCONTROLLED 18/09/24

PRELIMINARY

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

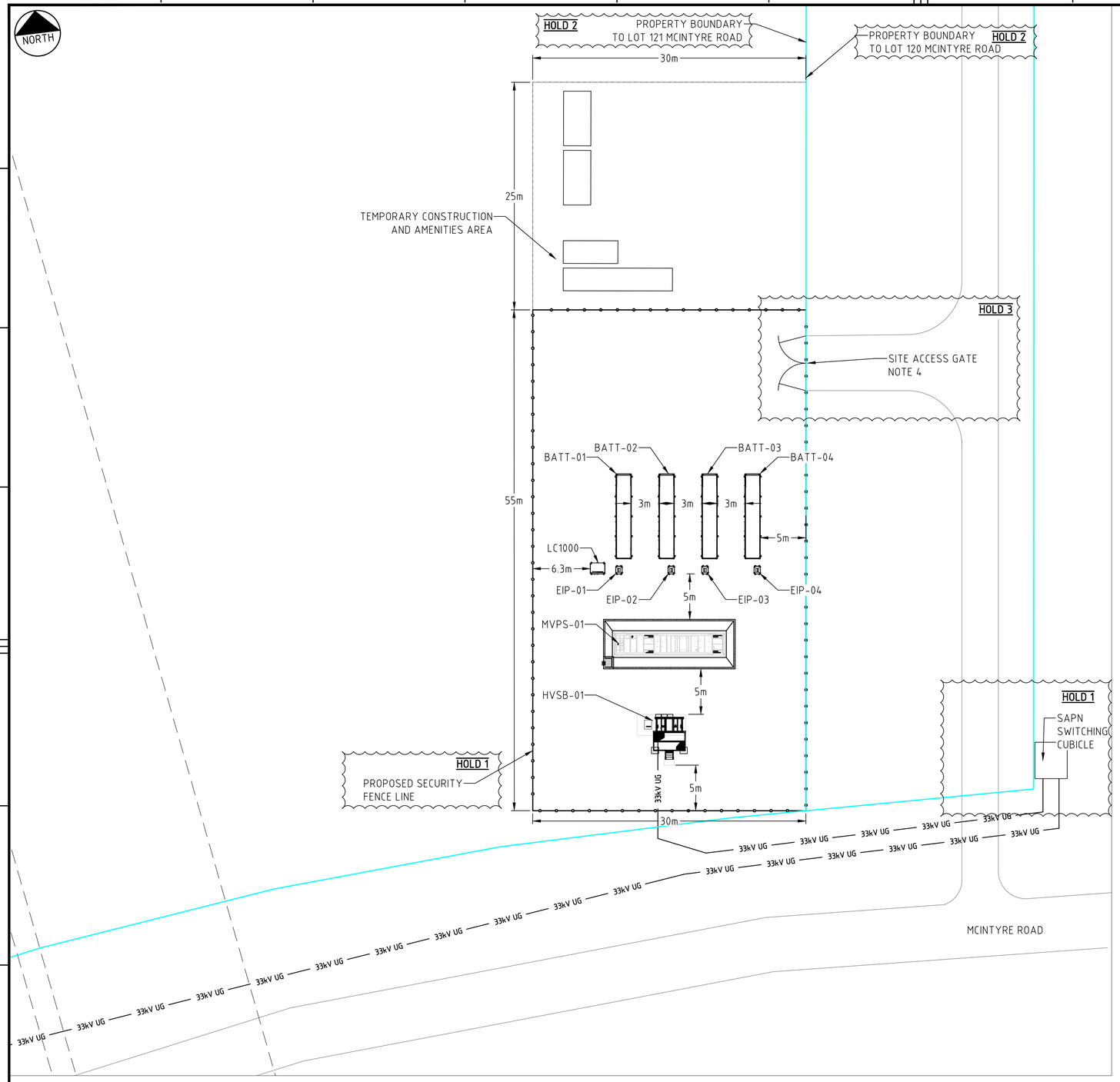
No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION	NUMBER	TITLE
B	17/09/24	JRT	MGD	KPS	ABG	240380	ISSUED WITH SITE SURVEY OVERLAY CHECK		
A	23/08/24	JRT	MGD	KPS	ABG	240380	PRELIMINARY ISSUE		
							REVISION		REFERENCE DRAWINGS

GPA
www.gpaeng.com.au

YES GROUP
RMGE203 - LOT 120 MCINTYRE ROAD WHYALLA, SA 5600
4.95 MVA EXPORT PV SYSTEM
PRELIMINARY SITE LAYOUT

DATE: 05/08/24	DRN: JRT	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: AS SHOWN
PROJ No 240380	DRG No 240380-203-60-100				REV B

AUTOCAD A1SHEET

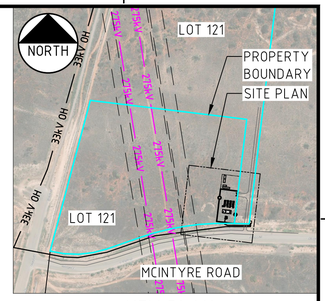


SITE PLAN
SCALE 1:250

LEGEND

- PROPERTY BOUNDARY
- POWER LINE EASEMENT
- 275kV — INDICATIVE LOCATION OF EXISTING ELECTRANET 275kV OVERHEAD LINE
- 33kV OH — INDICATIVE LOCATION OF EXISTING SAPN 33kV OVERHEAD LINE
- 33kV UG — INDICATIVE LOCATION OF EXISTING SAPN 33kV UNDERGROUND CABLING
- ACCESS TRACK
- SITE SECURITY FENCE

HOLD 2



KEY PLAN
SCALE 1:5000

NOTES:

1. ACTUAL DIMENSIONS AND CLEARANCES MAY VARY SUBJECT TO DETAILED SITE SURVEY.
2. EXISTING SAPN 275kV AND 33kV POWER LINES ARE FOR ILLUSTRATION ONLY. ACTUAL POSITION IS SUBJECT TO THE ACTUAL MEASUREMENT ON SITE.
3. EASEMENT OF ELECTRANET & SAPN TO BE CONFIRMED. UNDERGROUND CABLES TO BE CONFIRMED BY LICENSED LOCATOR.
4. SITE ACCESS PROPOSED TO UTILISE SHARED VEHICLE TRACK SERVING LOT 120 MCINTYRE ROAD. FINAL DETAILS T.B.C.

HOLDS

1. LOCATION OF SAPN SWITCHING CUBICLE TO BE CONFIRMED
2. ALL DIMENSIONS AND LOCATIONS OF PROPERTY BOUNDARY, OVERHEAD POWER LINES AND ALL ASSOCIATED EASEMENTS TO BE CONFIRMED BY DETAILED SURVEY.
3. SITE ACCESS FROM MCINTYRE ROAD TO BE CONFIRMED.
4. ALL DETAILS AND LOCATION OF MAJOR EQUIPMENT TO BE CONFIRMED.

BATTERY SYSTEM SPECIFICATIONS					
BATTERY MAKE	SUNGROW	-	QUANTITY OF BATTERY	4	-
BATTERY MODEL	ST2752UX	-	BATTERY CAPACITY (BoL)	2752	kWh
CELL TYPE	LFP	-	TOTAL CAPACITY (BoL)	11008	kWh
INVERTER MAKE	SUNGROW	-	INVERTER MODEL	SG2475HV	-
INVERTER RATING	2475	kVA	NUMBER OF INVERTERS	2	-
IMPORT LIMIT	3	MW	IMPORT POWER FACTOR	1	-
EXPORT LIMIT	4.29	MW	EXPORT POWER FACTOR	0.86 (ABSORBING)	-

SITE SPECIFICATIONS				
TOTAL FENCED AREA	0.16	ha	0.39	ACRE
TOTAL FENCED PERIMETER	167.40	m		

HOLD 1

0 6.3 12.5 18.8 25
SCALE 1:250 METRES

0 125 250 375 500
SCALE 1:5000 METRES

DRAFT UNCONTROLLED 18/09/24

PRELIMINARY

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION	NUMBER	TITLE
B	04/09/24	JRT	MGD	KPS	ABG	240551	ISSUED WITH SITE SURVEY OVERLAY CHECK		
A	23/08/24	JRT	MGD	KPS	ABG	240551	PRELIMINARY ISSUE		
	REVISION							REFERENCE DRAWINGS	

GPA
www.gpaeng.com.au

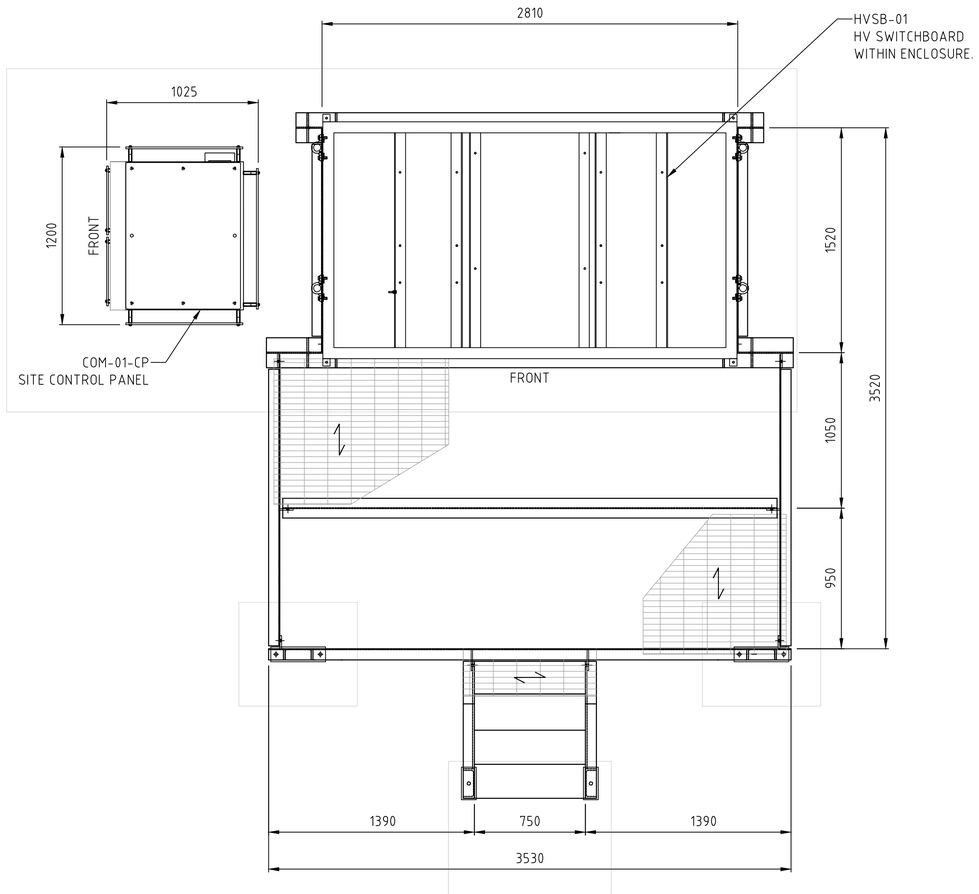
YES GROUP
RMGE196 - LOT 121 MCINTYRE ROAD WHYALLA, SA 5600
5 MVA BATTERY STORAGE SYSTEM
PRELIMINARY SITE LAYOUT

DATE: 19/08/24	DRN: JRT	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: AS SHOWN
PROJ No 240551	DRG No 240551-196-60-100				REV B

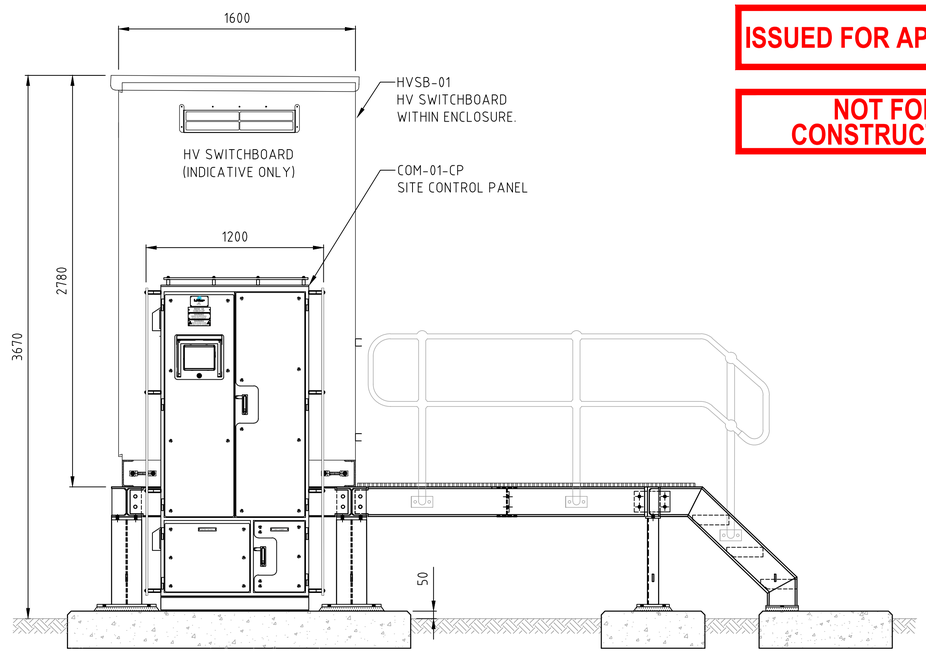
AUTOCAD A1SHEET

ISSUED FOR APPROVAL

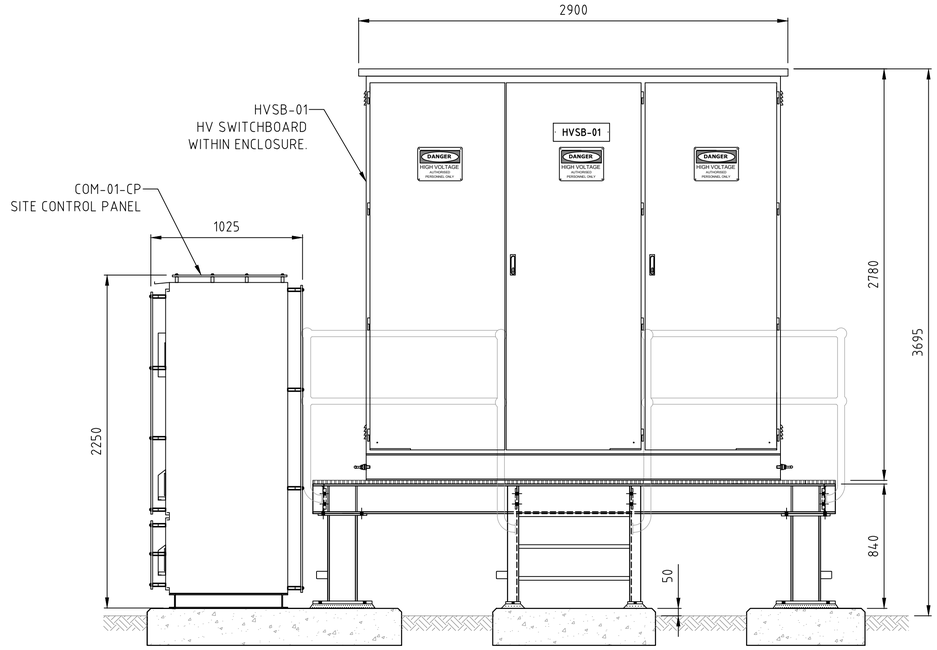
NOT FOR CONSTRUCTION



PLAN
SCALE 1:20



COM-01-CP FRONT / HVSB-01 LH SIDE ELEVATION
SCALE 1:20



HVSB-01 FRONT / COM-01-CP RH SIDE ELEVATION
SCALE 1:20

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

0 500 1000 1500 2000
SCALE 1:20 MILLIMETRES

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION
0A	26/8/24	MKO	MGD	KPS	ABG	240380	ISSUED FOR DEVELOPMENT APPROVAL

REVISION

NUMBER

TITLE

REFERENCE DRAWINGS

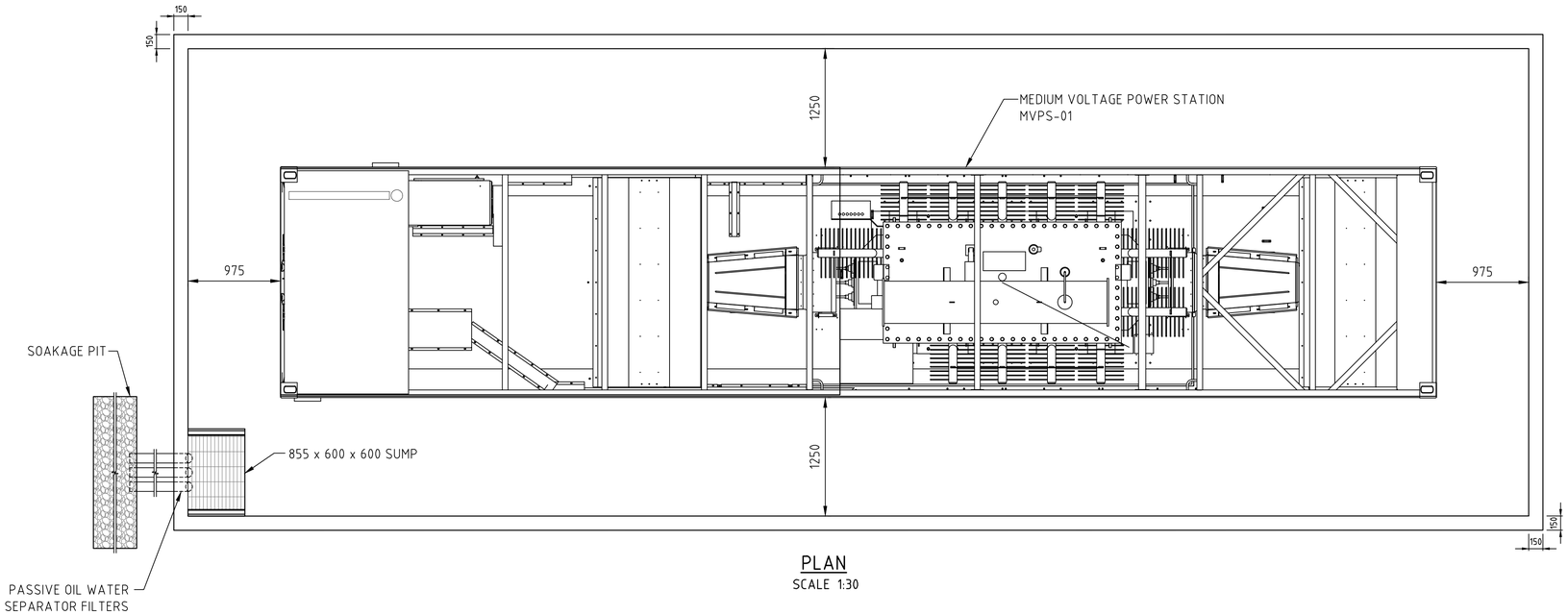
GPA
www.gpaeng.com.au

YES GROUP
RMGE203 - LOT 120 MCINTRYE ROAD WHYALLA, SA 5600
4.95 MVA EXPORT PV & BESS SYSTEM
HVSB-01 AND COM-01-CP PLAN AND ELEVATIONS

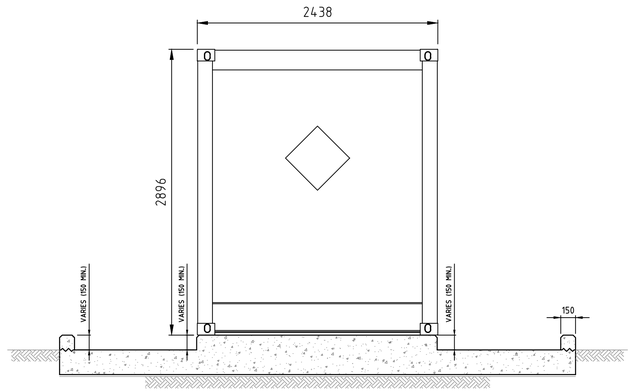
DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:20

PROJ No	DRG No	REV
230409	240380-203-60-200	0A

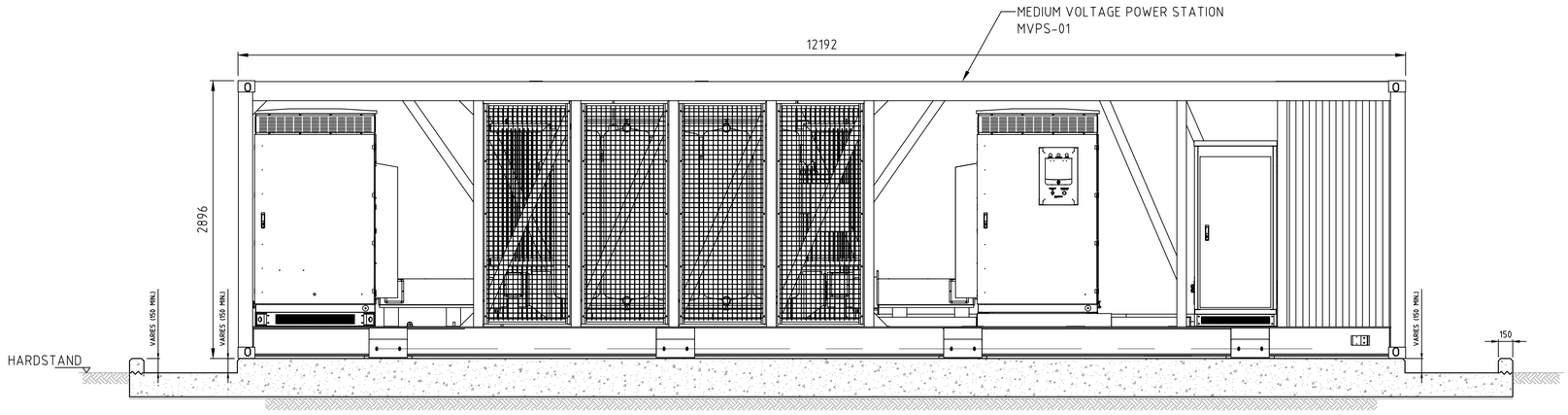
AUTOCAD A1SHEET



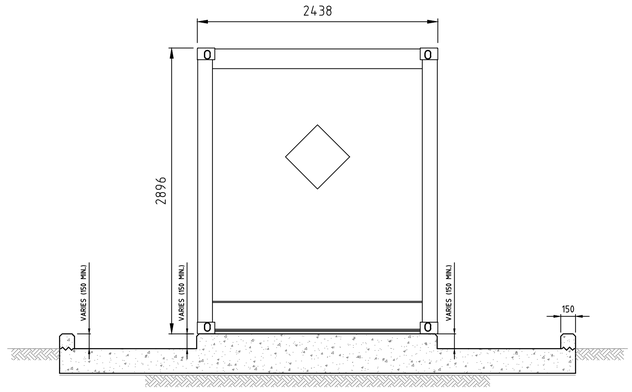
PLAN
SCALE 1:30



RIGHT ELEVATION
SCALE 1:30



SIDE ELEVATION
SCALE 1:30
INVERTER STATION SKID BASE WITH INTEGRATED
TRANSFORMER OIL CONTAINMENT



LEFT ELEVATION
SCALE 1:30

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION	NUMBER	TITLE
0A	26/8/24	MKO	MGD	KPS	ABG	240380	ISSUED FOR DEVELOPMENT APPROVAL		
REVISION								REFERENCE DRAWINGS	

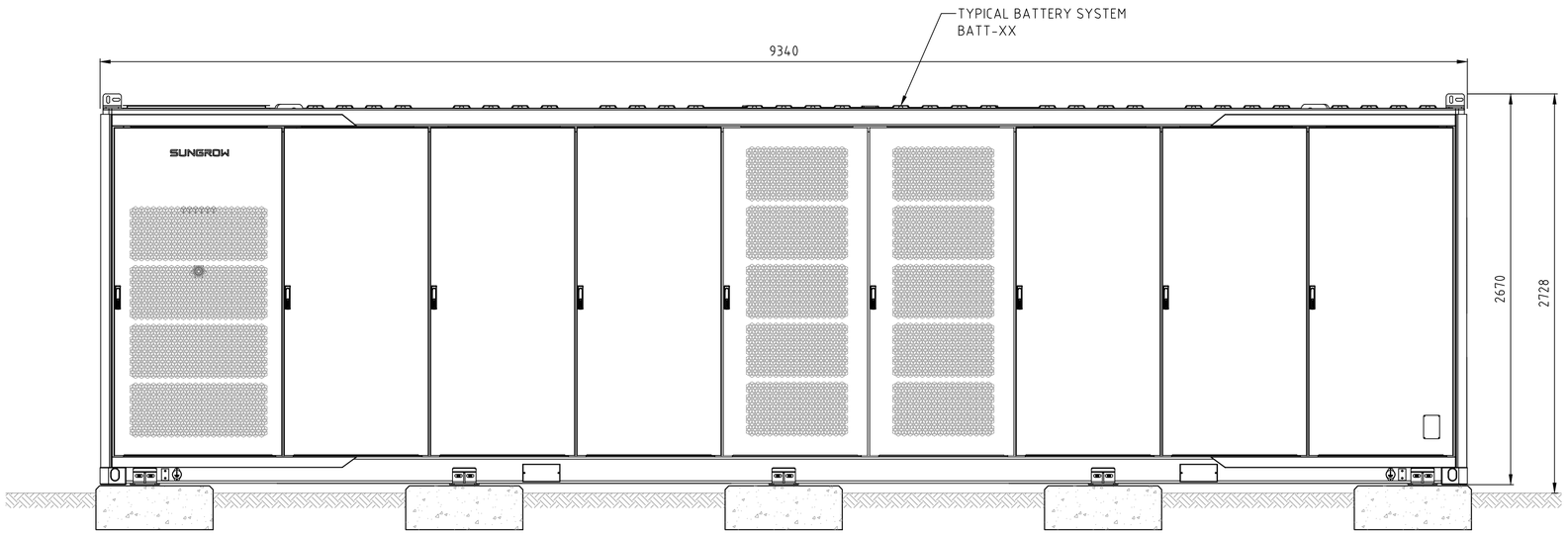
GPA
www.gpaeng.com.au

YES GROUP
RMGE203 - LOT 120 MCINTRYE ROAD WHYALLA, SA 5600
4.95 MVA EXPORT PV & BESS SYSTEM
MVPS-01 PLAN AND ELEVATIONS

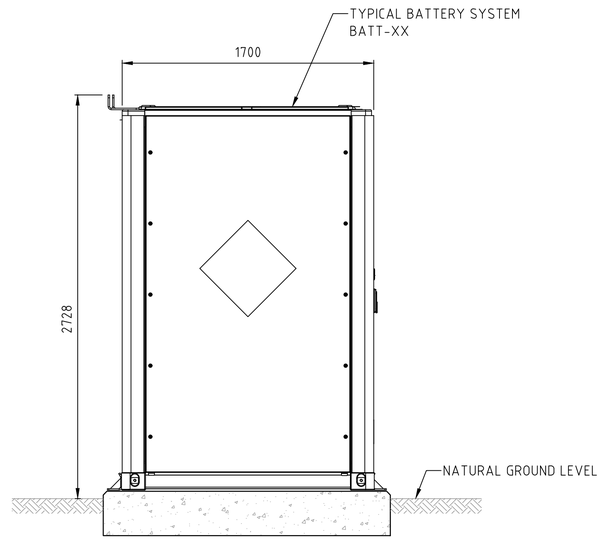
DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:30

PROJ No	DRG No	REV
240380	240380-203-60-201	0A

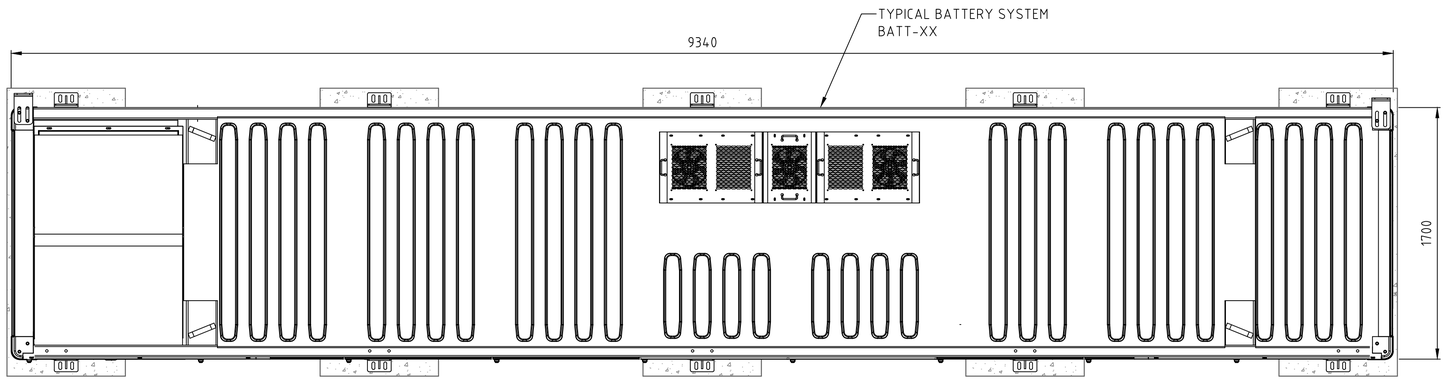
AUTOCAD A1SHEET



FRONT VIEW
SCALE 1:20



LEFT VIEW
SCALE 1:20



TOP VIEW
SCALE 1:20

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION
0A	26/8/24	MKO	MGD	KPS	ABG	240380	ISSUED FOR DEVELOPMENT APPROVAL

REVISION | NUMBER | TITLE | REFERENCE DRAWINGS

GPA
www.gpaeng.com.au

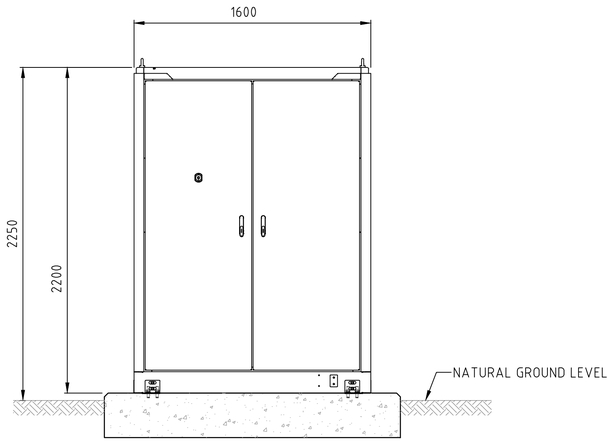
YES GROUP
RMGE203 - LOT 120 MCINTRYE ROAD WHYALLA, SA 5600
4.95 MVA EXPORT PV & BESS SYSTEM
BATTERY CONTAINER PLAN AND ELEVATION

DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:20

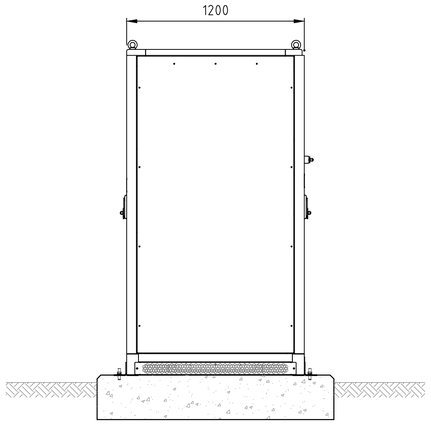
PROJ No 240380 | DRG No 240380-203-60-202 | REV 0A

AUTOCAD | A1SHEET

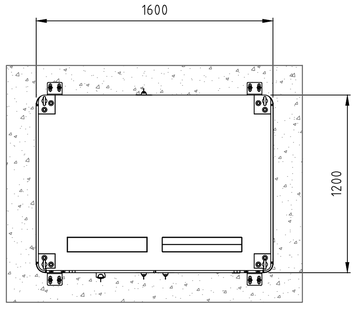
LOCAL CONTROLLER LC1000 PLAN AND ELEVATION



FRONT VIEW
SCALE 1:20

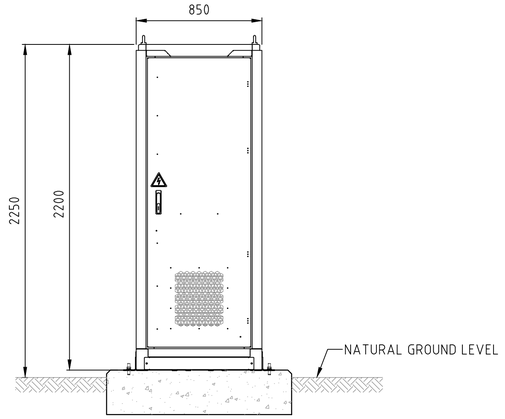


LEFT VIEW
SCALE 1:20

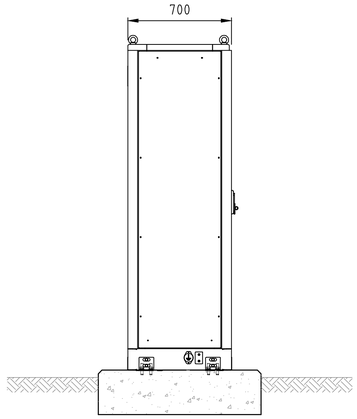


TOP VIEW
SCALE 1:20

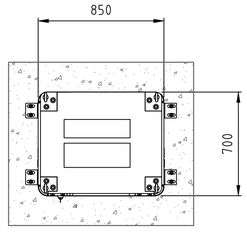
TYPICAL ELECTRICAL ISOLATION PANEL, EIP, PLAN AND ELEVATION



FRONT VIEW
SCALE 1:20



LEFT VIEW
SCALE 1:20



TOP VIEW
SCALE 1:20

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

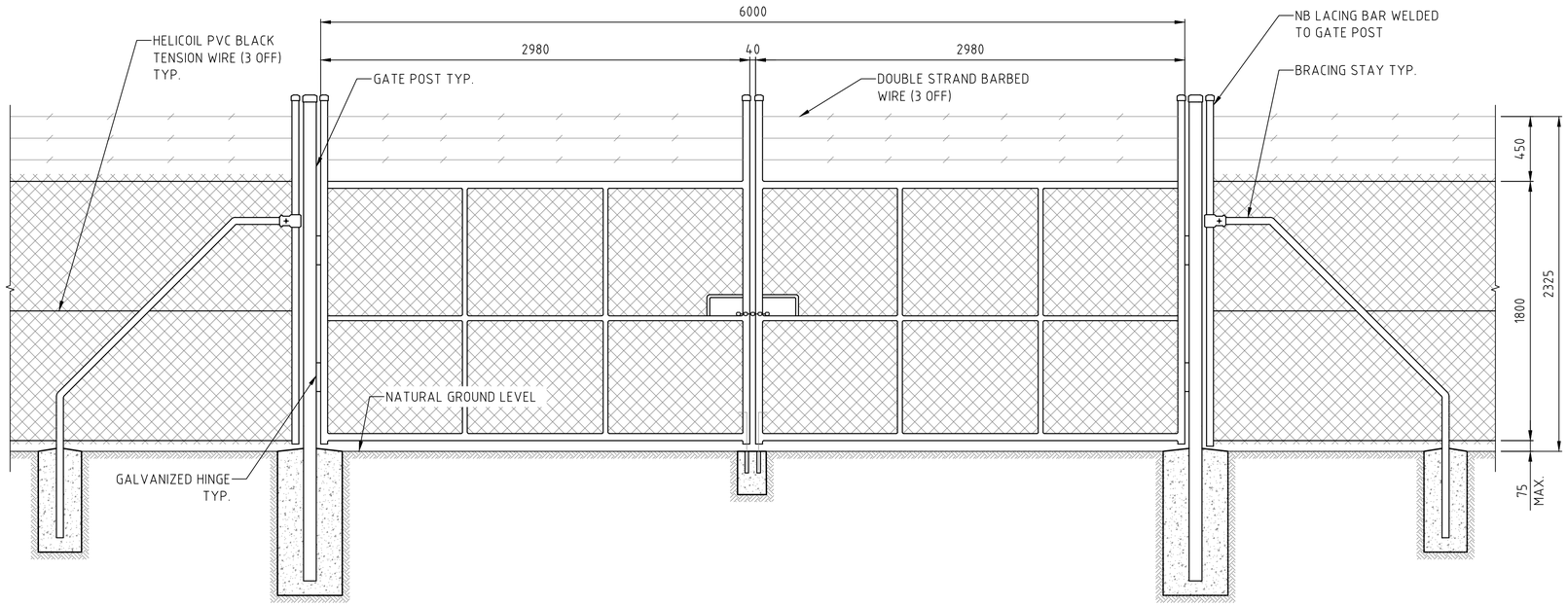
No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION	NUMBER	TITLE
0A	26/8/24	MKO	MGD	KPS	ABG	240380	ISSUED FOR DEVELOPMENT APPROVAL		
REVISION								REFERENCE DRAWINGS	

GPA
www.gpaeng.com.au

YES GROUP
RMGE203 - LOT 120 MCINTRYE ROAD WHYALLA, SA 5600
4.95 MVA EXPORT PV & BESS SYSTEM
LC1000 AND EIP PLAN AND ELEVATION

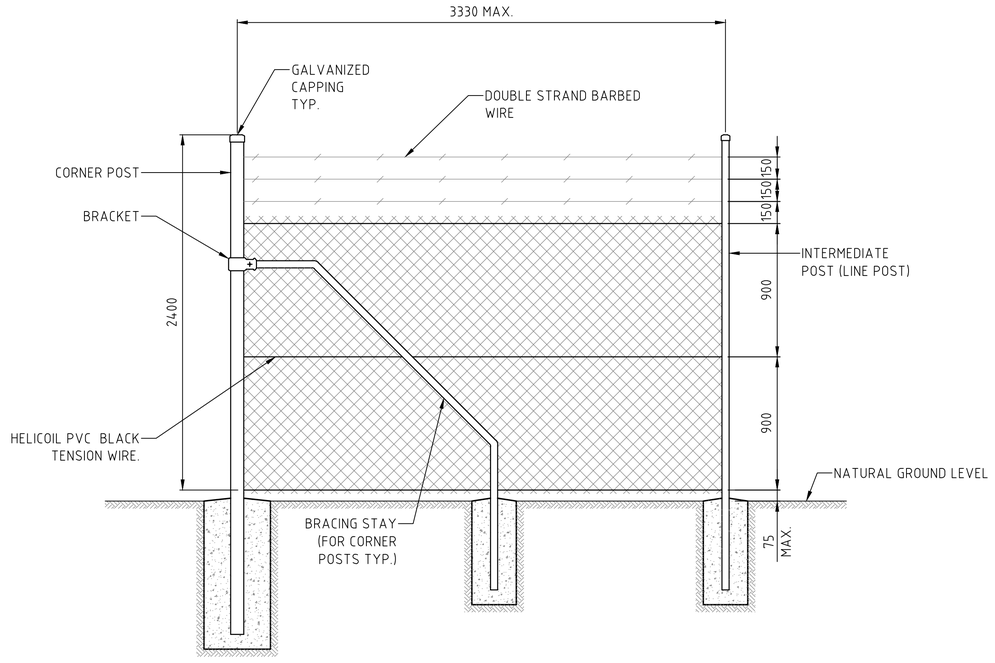
DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:20
PROJ No 240380	DRG No 240380-203-60-203				REV 0A

AUTOCAD A1SHEET



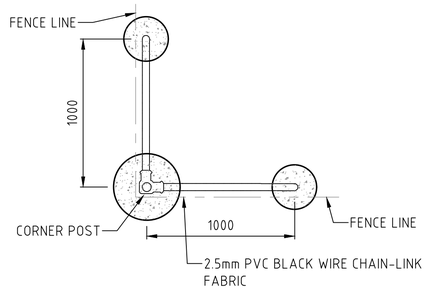
CHAIN LINK FABRIC FENCE AND GATE ELEVATION – 6000 GATE

SCALE 1:20



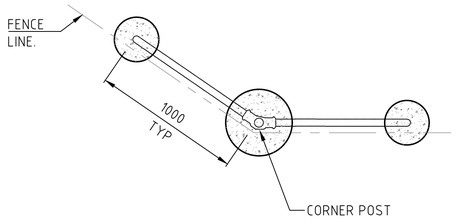
TYPICAL CHAIN MESH FENCE PANEL

SCALE 1:20



CORNER POST FOOTING PLAN (≤90°)

SCALE 1:20



CORNER POST FOOTING PLAN (>90°)

SCALE 1:20

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION	NUMBER	TITLE
0A	26/8/24	MKO	MGD	KPS	ABG	240380	ISSUED FOR DEVELOPMENT APPROVAL		

REVISION | REFERENCE DRAWINGS

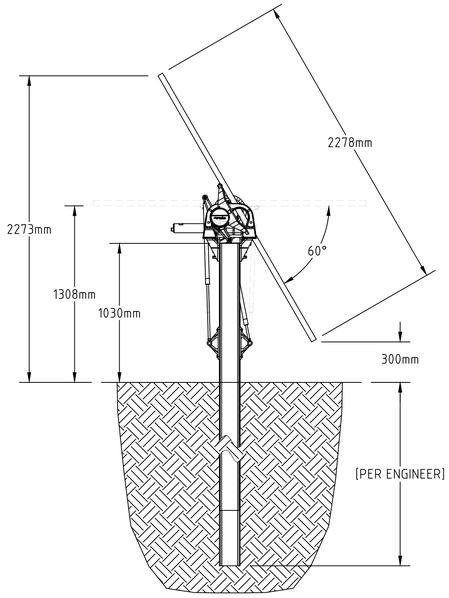
GPA
www.gpaeng.com.au

YES GROUP
RMGE203 – LOT 120 MCINTRYE ROAD WHYALLA, SA 5600
4.95 MVA EXPORT PV & BESS SYSTEM
TYPICAL FENCE ELEVATIONS

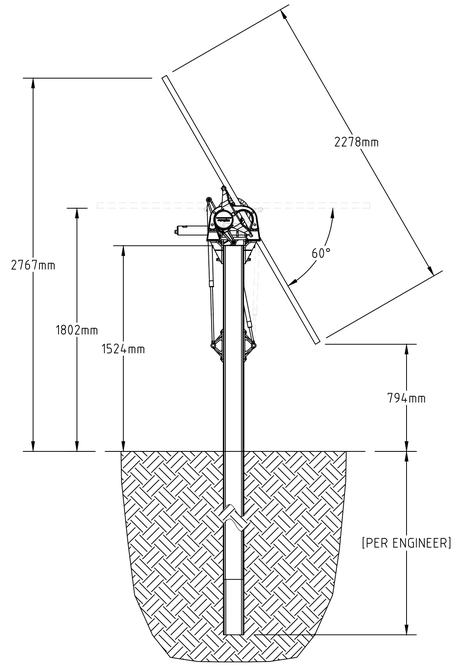
DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:20

PROJ No 240380 | DRG No 240380-203-60-204 | REV 0A

AUTOCAD | A1SHEET



TYPICAL MINIMUM PIER HEIGHT DETAIL
SCALE 1:20



TYPICAL MAXIMUM PIER HEIGHT DETAIL
SCALE 1:20

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION
0A	26/8/24	MKO	MGD	KPS	ABG	240380	ISSUED FOR DEVELOPMENT APPROVAL

REVISION

NUMBER | TITLE

REFERENCE DRAWINGS

GPA
www.gpaeng.com.au

YES GROUP
RMGE203 - LOT 120 MCINTRYE ROAD WHYALLA, SA 5600
4.95 MVA EXPORT PV & BESS SYSTEM
TYPICAL PV TRACKER ELEVATIONS

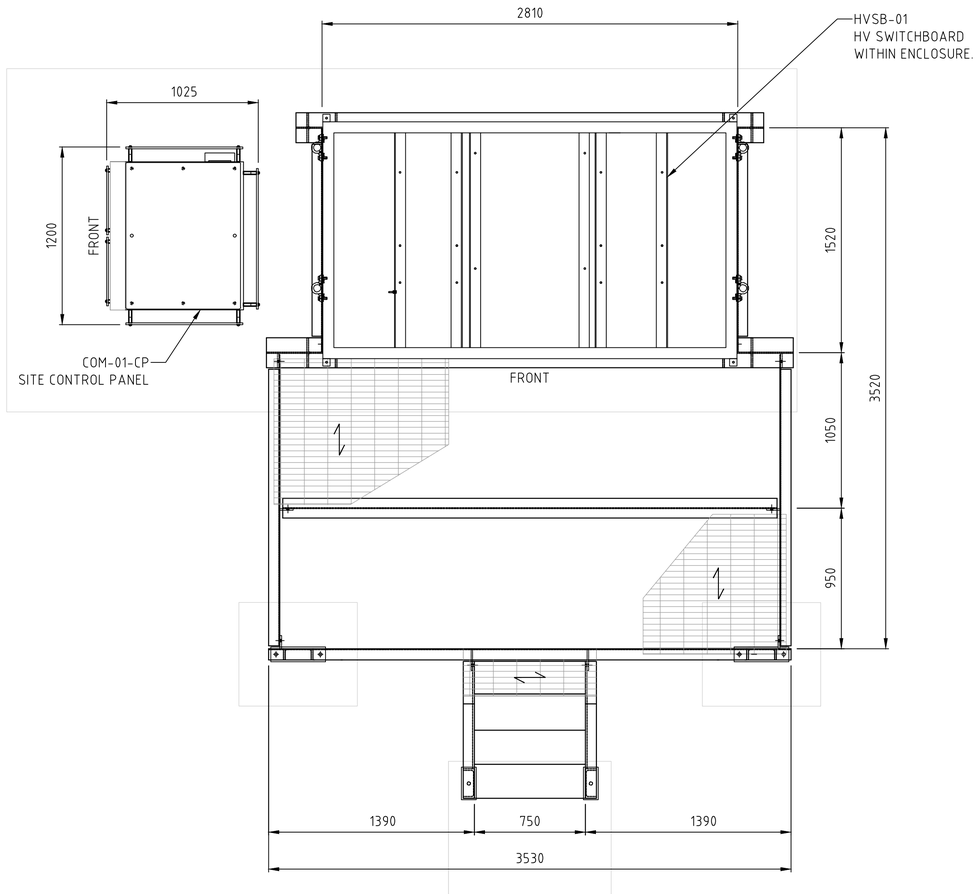
DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:20

PROJ No	DRG No	REV
240380	240380-203-60-205	0A

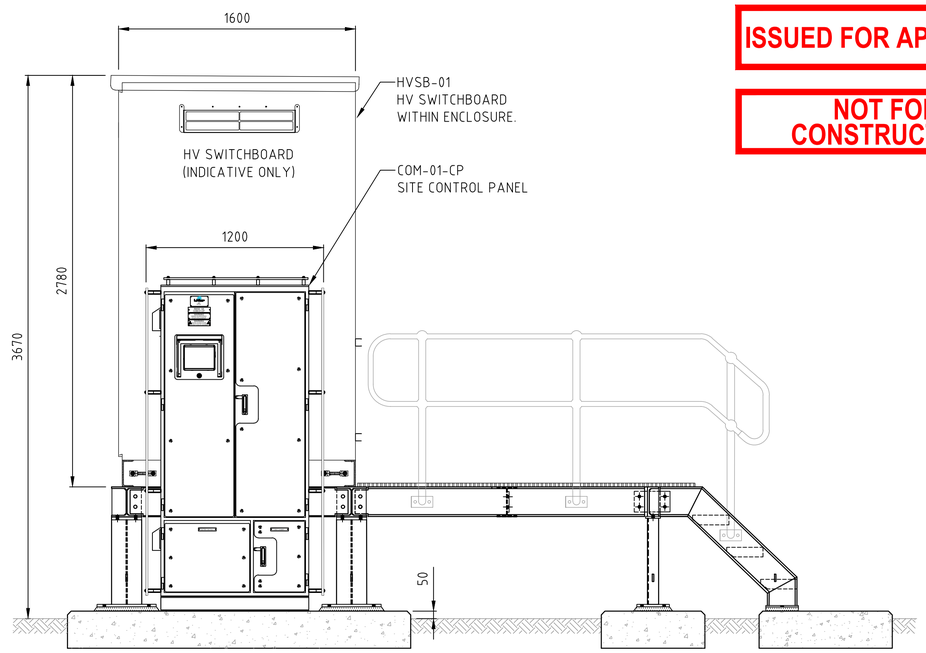
AUTOCAD A1SHEET

ISSUED FOR APPROVAL

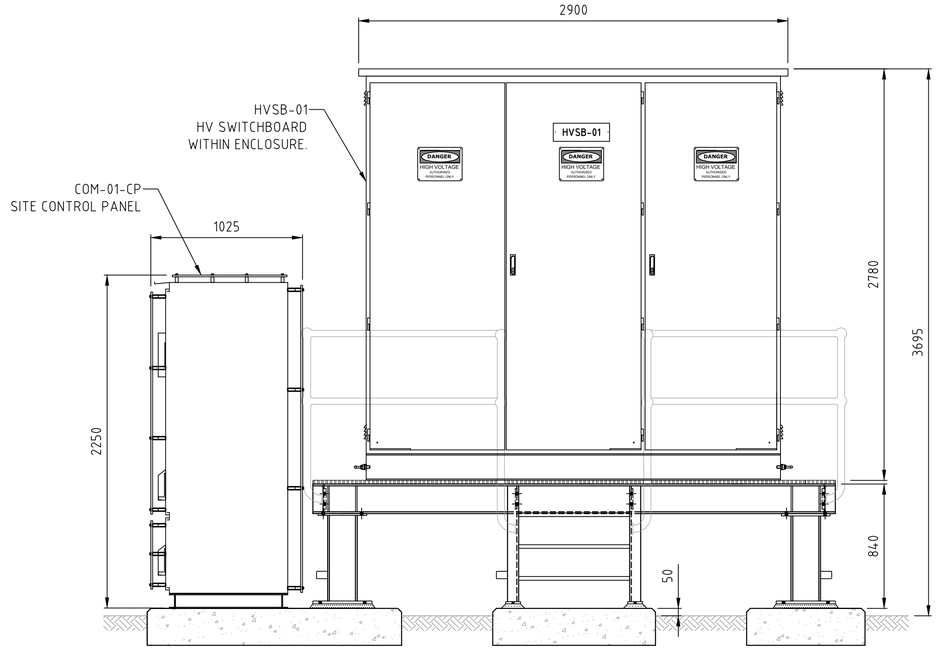
NOT FOR CONSTRUCTION



PLAN
SCALE 1:20



COM-01-CP FRONT / HVSB-01 LH SIDE ELEVATION
SCALE 1:20



HVSB-01 FRONT / COM-01-CP RH SIDE ELEVATION
SCALE 1:20

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

0 500 1000 1500 2000
SCALE 1:20 MILLIMETRES

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION
0A	26/8/24	MKO	MGD	KPS	ABG	240551	ISSUED FOR DEVELOPMENT APPROVAL

REVISION | NUMBER | TITLE | REFERENCE DRAWINGS

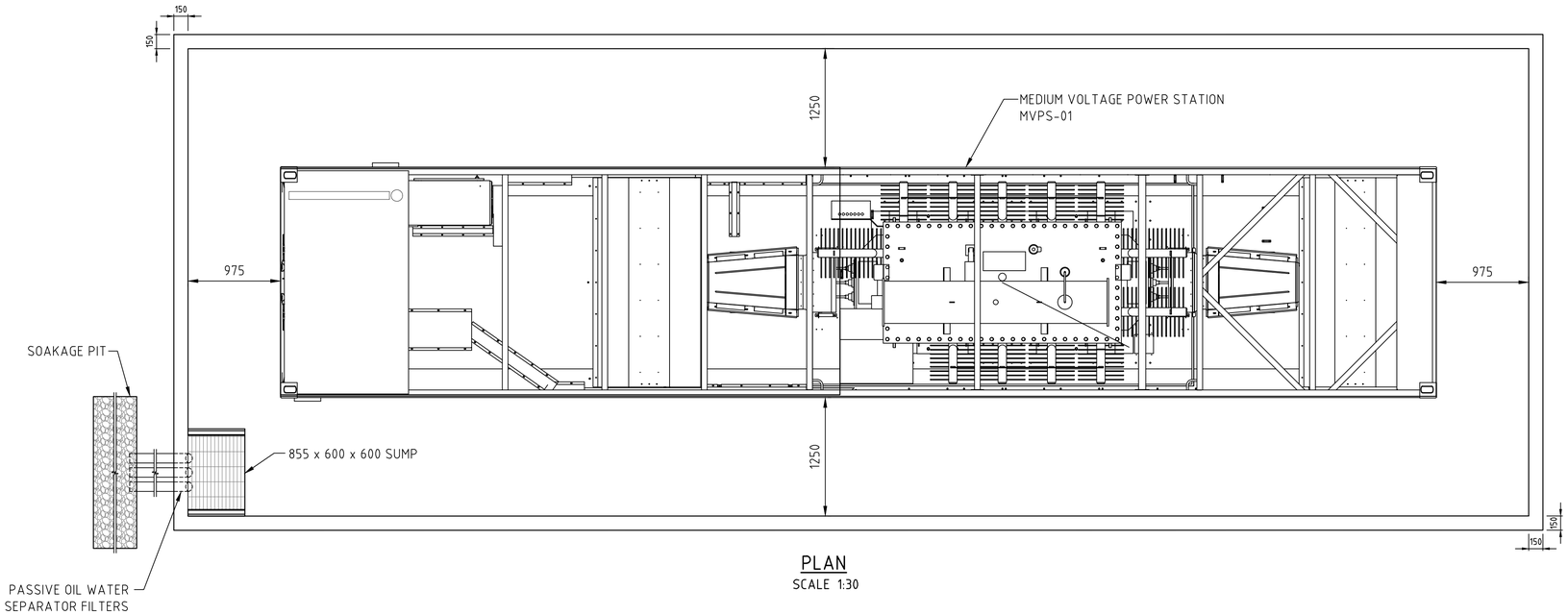
GPA
www.gpaeng.com.au

YES GROUP
RMGE196 - LOT 121 MCINTRYE ROAD WHYALLA, SA 5600
5 MVA BATTERY STORAGE SYSTEM
HVSB-01 AND COM-01-CP PLAN AND ELEVATIONS

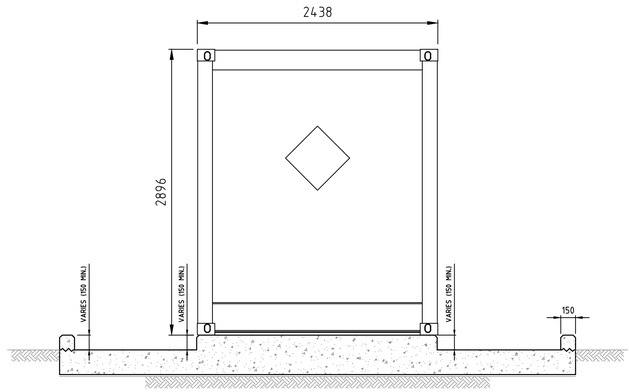
DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:20

PROJ No	DRG No	REV
240551	240551-196-60-200	0A

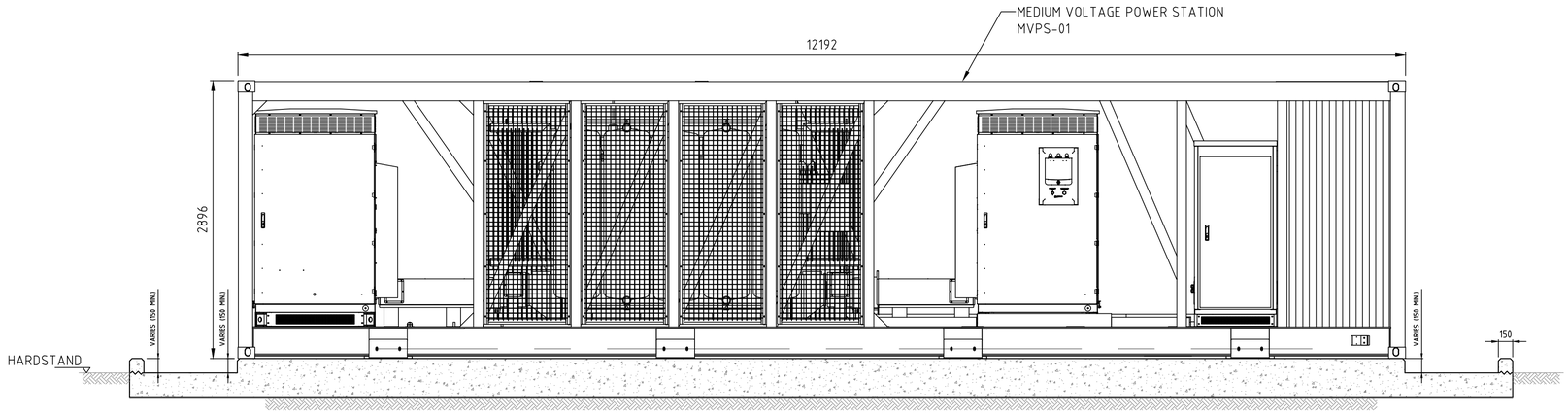
AUTOCAD A1SHEET



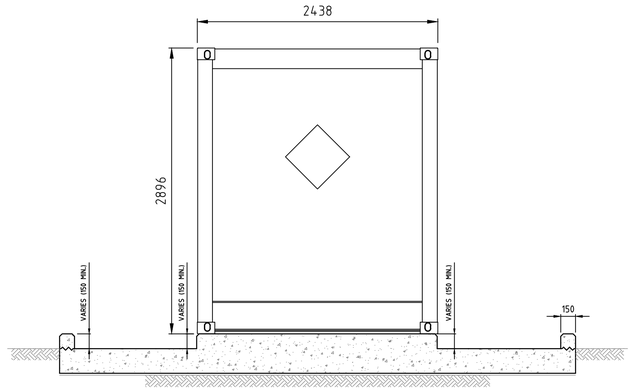
PLAN
SCALE 1:30



RIGHT ELEVATION
SCALE 1:30



SIDE ELEVATION
SCALE 1:30
INVERTER STATION SKID BASE WITH INTEGRATED
TRANSFORMER OIL CONTAINMENT



LEFT ELEVATION
SCALE 1:30

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION	NUMBER	TITLE
0A	26/8/24	MKO	MGD	KPS	ABG	240551	ISSUED FOR DEVELOPMENT APPROVAL		

REVISION | REFERENCE DRAWINGS

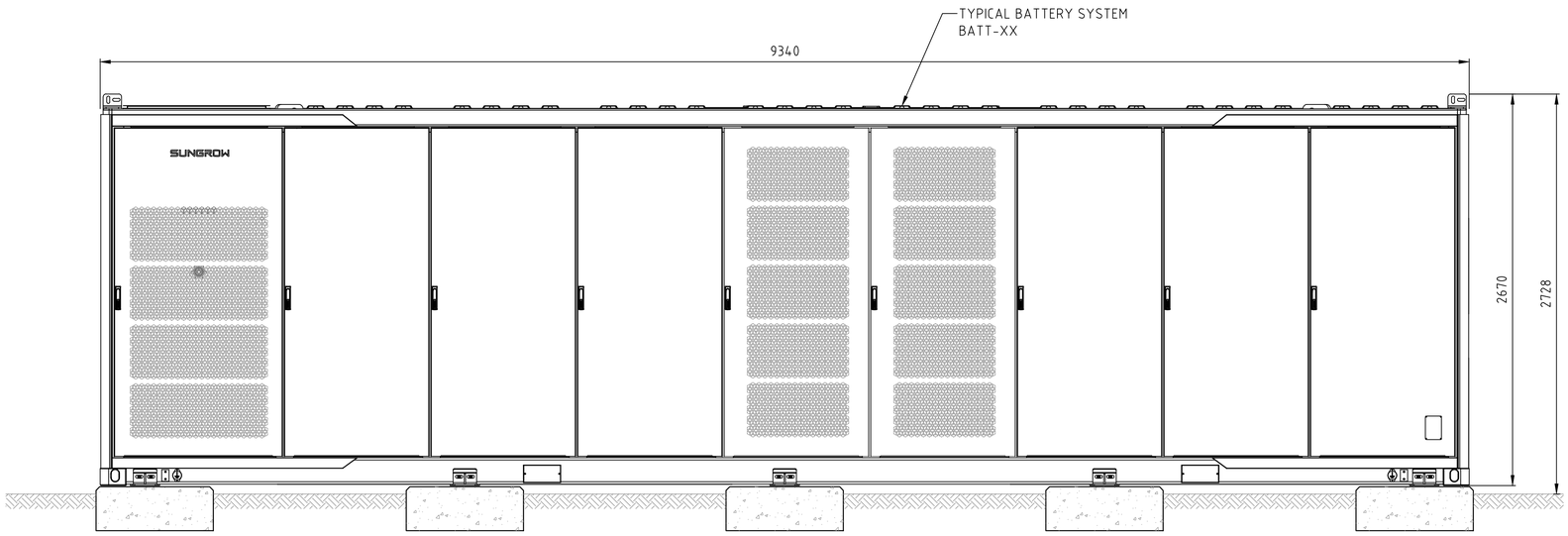
GPA
www.gpaeng.com.au

YES GROUP
RMGE196 - LOT 121 MCINTRYE ROAD WHYALLA, SA 5600
5 MVA BATTERY STORAGE SYSTEM
MVPS-01 PLAN AND ELEVATIONS

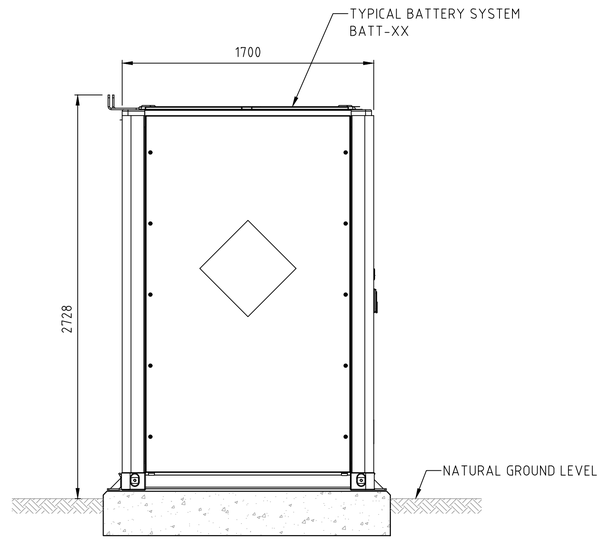
DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:30

PROJ No	DRG No	REV
240551	240551-196-60-201	0A

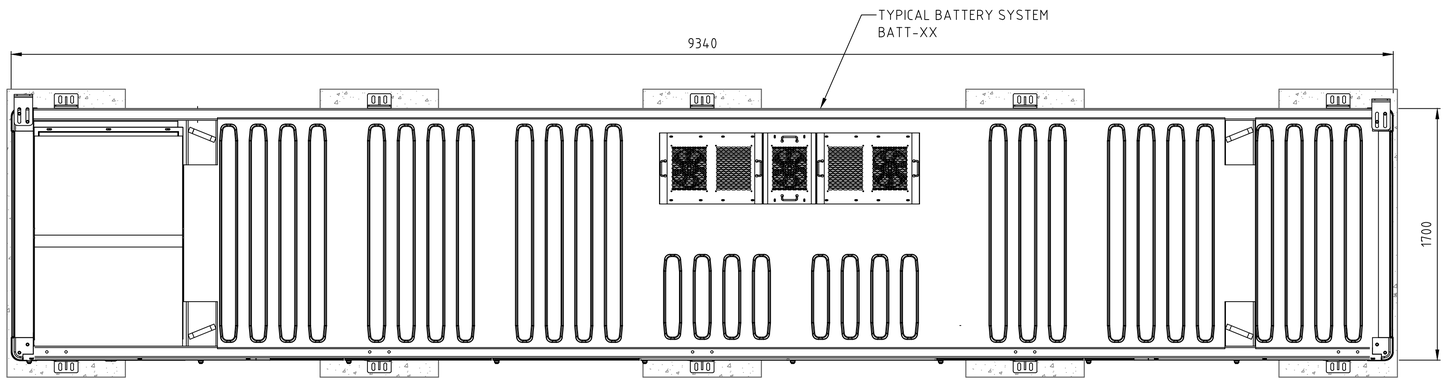
AUTOCAD A1SHEET



FRONT VIEW
SCALE 1:20



LEFT VIEW
SCALE 1:20



TOP VIEW
SCALE 1:20

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION
0A	26/8/24	MKO	MGD	KPS	ABG	240551	ISSUED FOR DEVELOPMENT APPROVAL

REVISION | NUMBER | TITLE | REFERENCE DRAWINGS

GPA
www.gpaeng.com.au

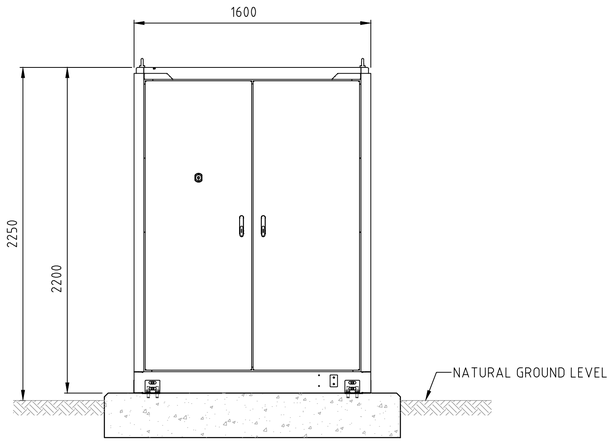
YES GROUP
RMGE196 - LOT 121 MCINTRYE ROAD WHYALLA, SA 5600
5 MVA BATTERY STORAGE SYSTEM
BATTERY CONTAINER PLAN AND ELEVATION

DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:20

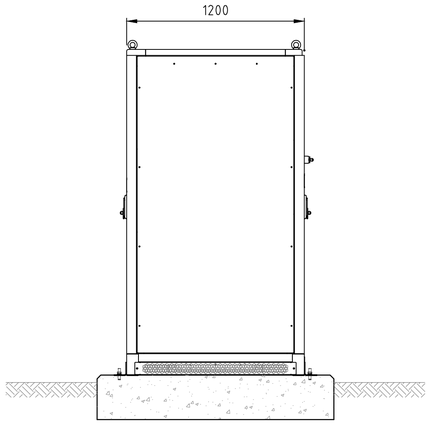
PROJ No	DRG No	REV
240551	240551-196-60-202	0A

AUTOCAD A1SHEET

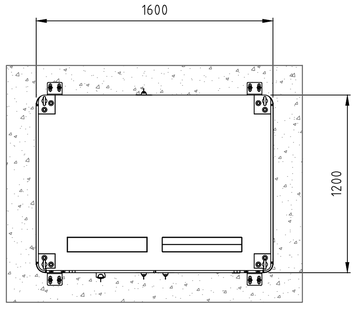
LOCAL CONTROLLER LC1000 PLAN AND ELEVATION



FRONT VIEW
SCALE 1:20

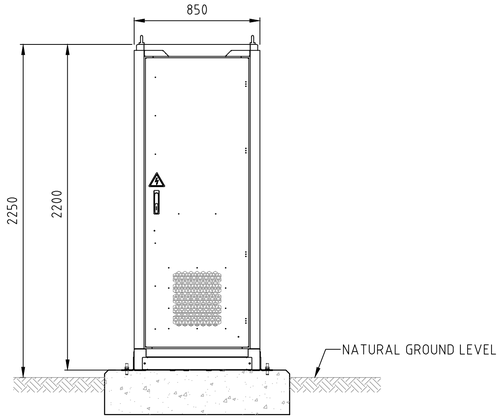


LEFT VIEW
SCALE 1:20

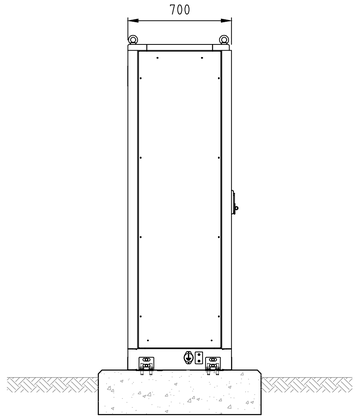


TOP VIEW
SCALE 1:20

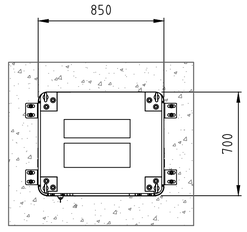
TYPICAL ELECTRICAL ISOLATION PANEL, EIP, PLAN AND ELEVATION



FRONT VIEW
SCALE 1:20



LEFT VIEW
SCALE 1:20



TOP VIEW
SCALE 1:20

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION
0A	26/8/24	MKO	MGD	KPS	ABG	240551	ISSUED FOR DEVELOPMENT APPROVAL

REVISION | NUMBER | TITLE | REFERENCE DRAWINGS

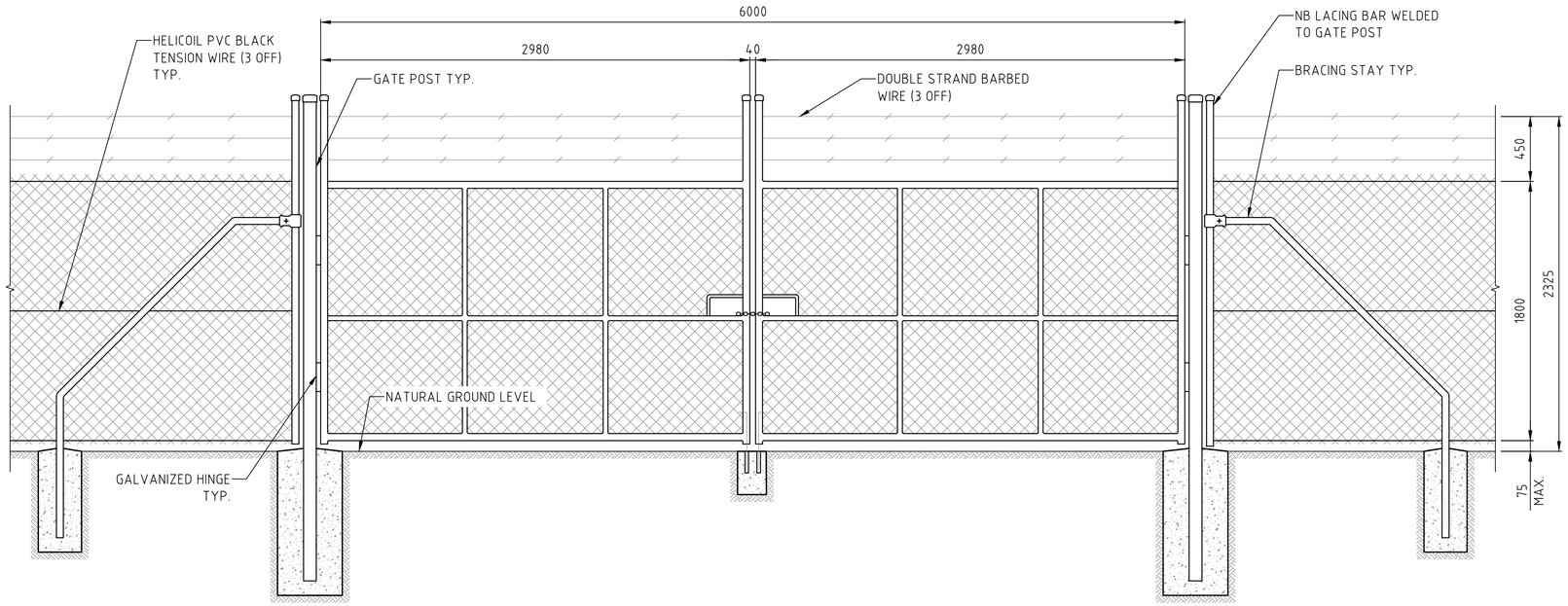
GPA
www.gpaeng.com.au

YES GROUP
RMGE196 - LOT 121 MCINTRYE ROAD WHYALLA, SA 5600
5 MVA BATTERY STORAGE SYSTEM
LC1000 AND EIP PLAN AND ELEVATION

DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:20

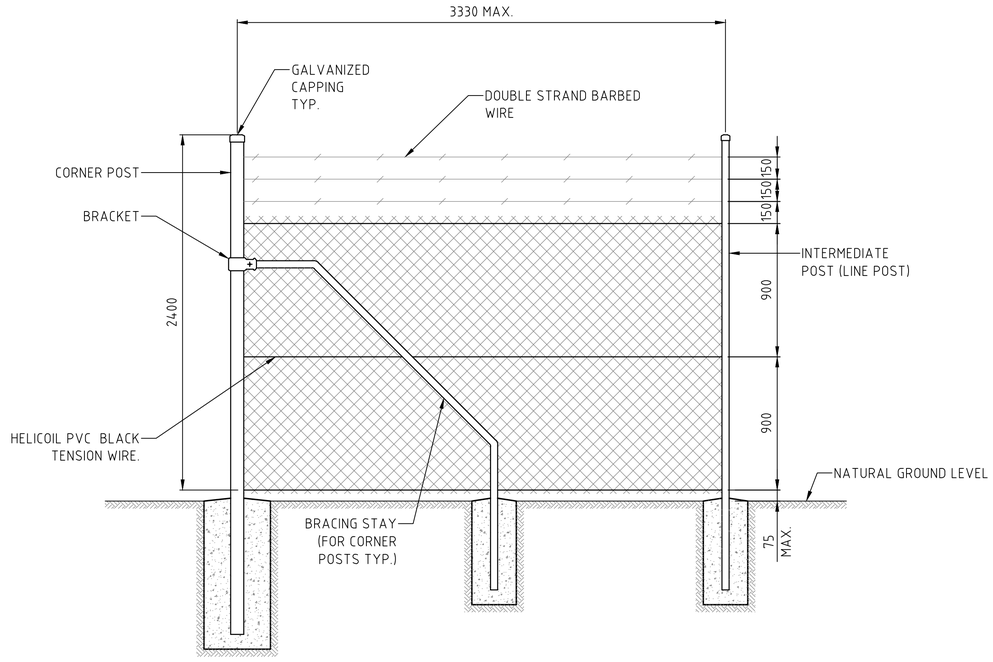
PROJ No	DRG No	REV
240551	240551-196-60-203	0A

AUTOCAD A1SHEET



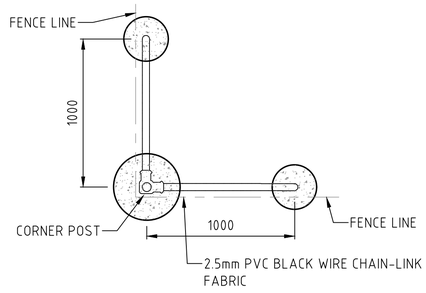
CHAIN LINK FABRIC FENCE AND GATE ELEVATION - 6000 GATE

SCALE 1:20



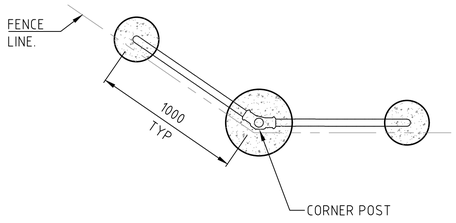
TYPICAL CHAIN MESH FENCE PANEL

SCALE 1:20



CORNER POST FOOTING PLAN (≤90°)

SCALE 1:20



CORNER POST FOOTING PLAN (>90°)

SCALE 1:20

NOTES:

1. ALL ITEMS ARE INDICATIVE. EXACT SPECIFICATIONS TO BE CONFIRMED AS PART OF DETAILED DESIGN.
2. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

redmud greenenergy
www.redmud.net.au

No	DATE	DRN	CHK	ENG	Q.A.	PROJECT	DESCRIPTION	NUMBER	TITLE
0A	26/8/24	MKO	MGD	KPS	ABG	240551	ISSUED FOR DEVELOPMENT APPROVAL		

REVISION | REFERENCE DRAWINGS

GPA
www.gpaeng.com.au

YES GROUP
RMGE196 - LOT 121 MCINTRYE ROAD WHYALLA, SA 5600
5 MVA BATTERY STORAGE SYSTEM
TYPICAL FENCE ELEVATIONS

DATE: 26/8/24	DRN: MKO	CHK: MGD	ENG: KPS	Q.A: ABG	SCALE: 1:20

PROJ No 240551 | DRG No 240551-196-60-204 | REV 0A

AUTOCAD | A1SHEET

LEGEND

- PROPERTY BOUNDARY
- POWER LINE EASEMENT
- SECURITY FENCE
- ACCESS TRACK
- 275kV — INDICATIVE LOCATION OF EXISTING ELECTRANET 275kV OVERHEAD LINE
- 33kV OH — INDICATIVE LOCATION OF EXISTING SAPN 33kV OVERHEAD LINE
- 33kV UG — INDICATIVE LOCATION OF EXISTING SAPN 33kV UNDERGROUND CABLING
- EXISTING POWER POLE
- PROPOSED POWER POLE
- TEMPORARY CONSTRUCTION AMENITIES, LAYDOWN AREA & PARKING HARDSTAND
- TEMPORARY CONSTRUCTION & AMENITIES AREA
- PROPOSED SOLAR PANEL
- PROPOSED FIRE BREAK - 3M WIDE
- PROPOSED NATIVE PLANTING - 3M WIDE

PROPOSED PLANT SCHEDULE - NATIVE PLANTING MATRIX					
KEY	BOTANICAL NAME	COMMON NAME	QTY per 36 m²	MATURE HGT	POT SIZE
	SHRUBS				
AP	ACACIA PAPYROCARPA	WESTERN MYALL	2	3-8m	140mm
MP	MAIREANA PYRAMIDATA	BLACK BLUEBUSH	2	1.5m	140mm

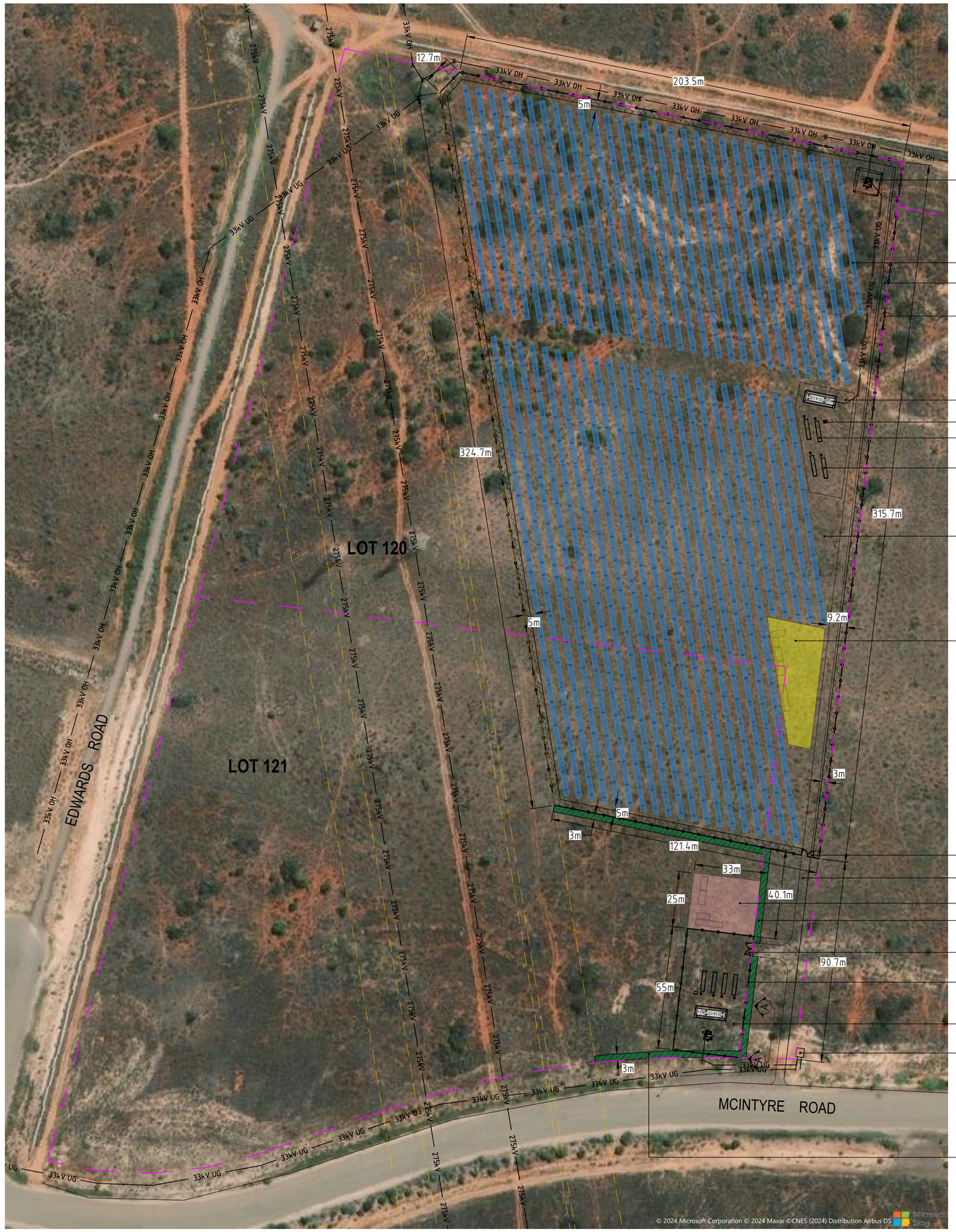
PLANTING PALETTE



ACACIA PAPYROCARPA



MAIREANA PYRAMIDATA



NOTES:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue	Checked
A	29/10/24	Preliminary Issue	AE
B	01/11/24	Revised Issue	AE

SPACE LANDSCAPE DESIGNS

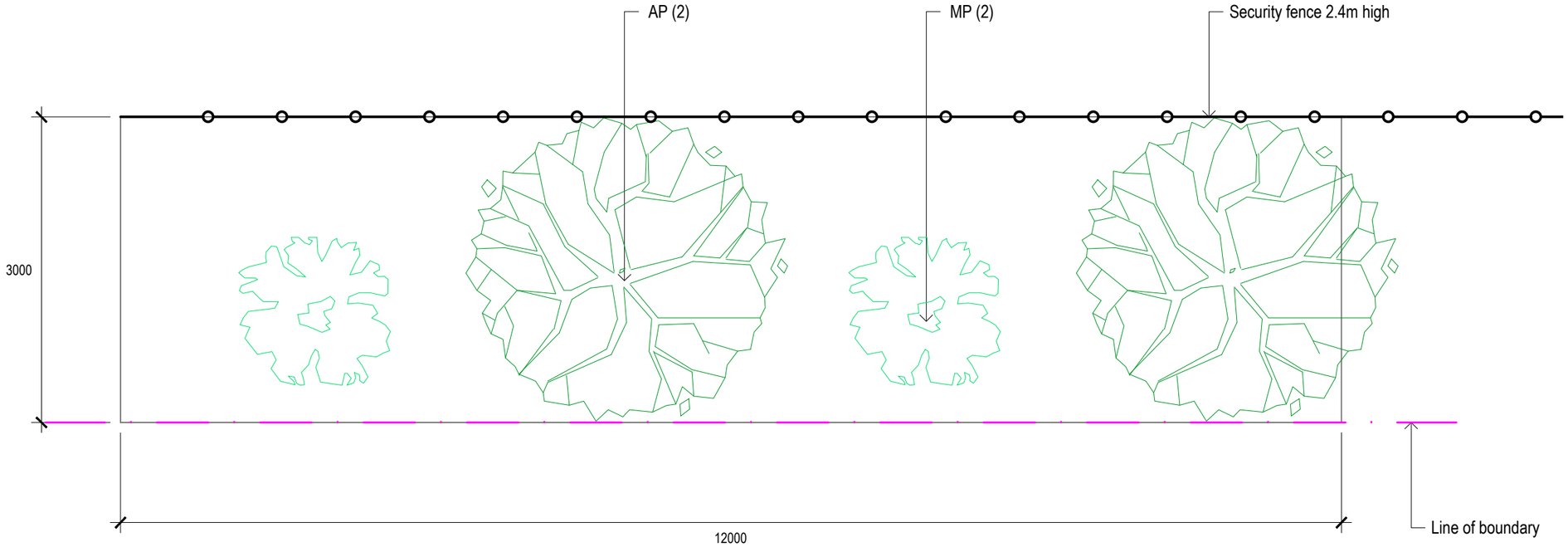
Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 316 251
info@spacedesigns.com.au
spacedesigns.com.au
P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd, Brookvale NSW 2100

PROJECT: 4.95 MVA EXPORT PV SYSTEM 5 MVA BATTERY STORAGE SYSTEM
SITE ADDRESS: LOT 120 & LOT 121 MCINTYRE ROAD WHYALLA SA 5600

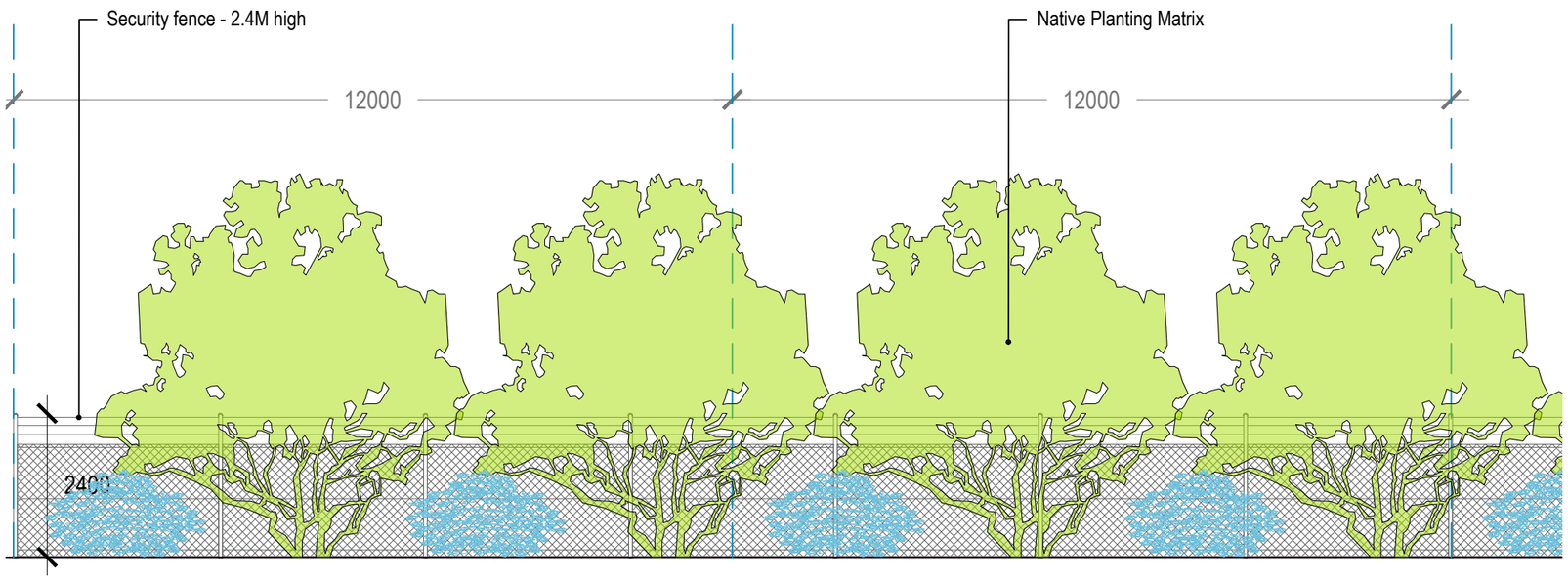
CLIENT: Yes Group SA
DRN: C.Wallace (B.LArch)
SCALE: 1:1000@A1
PROJECT NO: 242222

N

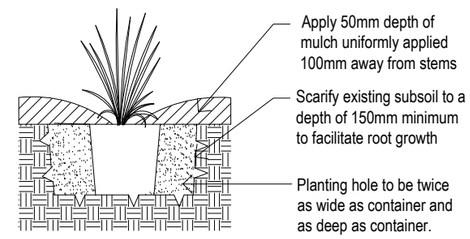
DRAWING TITLE: LANDSCAPE PLAN
DRAWING No: L-01
Rev: B



PROPOSED NATIVE PLANTING MATRIX
SCALE 1:50



ELEVATION AA
SCALE 1:100



DETAIL A
TYPICAL SHRUB PLANTING DETAIL N.T.S

NOTES:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue	Checked
A	29/10/24	Preliminary Issue	AE
B	01/11/24	Revised Issue	AE

SPACE LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 316 251
info@spacedesigns.com.au
spacedesigns.com.au
P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

PROJECT:
4.95 MVA EXPORT PV SYSTEM
5 MVA BATTERY STORAGE SYSTEM
SITE ADDRESS:
LOT 120 & LOT 121 MCINTYRE ROAD
WHYALLA SA 5600

CLIENT: Yes Group SA
DRN: C.Wallace (B.LArch)
SCALE: 1:50@A3
PROJECT NO: 242222

N

DRAWING TITLE:
ELEVATION & DETAIL PLAN
DRAWING No:
L-02
Rev: B

LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION
Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

PROTECTION OF EXISTING TREES:
Prior to construction, the builder shall erect tree protection fencing to the drip line of existing trees to be retained. The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm. Protect all trees affected by demolition & construction. Take necessary precautions to protect the Structural Root Zone(SRZ) as per AS 4970-2009 Australian Standard for Protection of Trees on Development Sites.Tree protection measures shall remain intact until the completion of all construction works. Prohibited Works or material storage within the TPZ as per AS 4970-2009 except with approval of council:
- entry of machinery or storage of building materials, parking of any kind of vehicle
- erection or placement of site facilities, removal or stockpiling of soil or site debris, disposal of liquid waste including paint & concrete wash
- excavation or trenching of any kind (including irrigation or electrical connections).
- attaching any signs or any other objects to the tree, placement of waste disposal or skip bins
- pruning and removal of branches, other than those by a qualified Arborist

Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

ELIMINATE WEEDS
Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

EXCAVATION & SUB SOIL PREPARATION
Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

SUB SOIL DRAINAGE
Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding. Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to SW system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

REUSE EXISTING TOPSOIL
Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL
All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

TREE STOCK
Tree stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use.
Health & Vigour: Supply plants with foilage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality.*

WATERING
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

MAINTENANCE STRATEGY
For the successful establishment of plants it is essential that adequate maintenance on a regular basis be provided. This regular maintenance will encourage quick development of the trees and reduce the cost of replacing dying plants. All landscape works should be maintained regularly for a period of 12 months. Maintenance should generally include the removal of weeds and replacement of dead or no-performing plants.

WATERING
Adequate watering during plant establishment is required for the first few weeks. The rootball and surrounding soil should be adequately moist. As the plants establish the intervals should increase and then the plant should only be watered at the first signs of wilting. After 3-6 months the plant should be able to survive on its own.

FERTILISING
Fertilising will only be required if the plant is indicating signs of poor condition and slow growth due to nutrient deficiencies. If fertilising is deemed to be necessary it will be carried out after the second seasons growth at the end of the second growing season in late summer to autumn. N:P:K ratios and application rates vary greatly depending on conditions of use. Consult manufacturers for application rates suitable for individual plantings. Fertilisers may be applied to the soil in an organic granular application with a low phosphorus and nitrogen content, applied in a broad casting fashion to quantities & rates described on fertiliser bags.

MULCHING
Following planting, rake all garden areas and tamp lightly to give an even graded surface. Spread 75mm layer of mulch as specified over the surface of all garden beds and cove down to finish flush with tops of kurbs, pavements and garden edging. Care shall be taken not to mix soil and mulch together. All mulching is to be carried out with AS 4454 composted organic material, low in phosphorous and derived from the raw material, green waste. Mulching materials must be sourced from a certified fully licensed Australian Standard producer. Every 6 months all garden beds are to be checked to ensure there is sufficient mulch. If additional mulch is required it will be to a maximum depth of 75mm and 100mm from the tree trunk.

REMEDIAL PRUNING
Pruning will be an ongoing process, which will require the periodical removal of unsightly dead wood, hazardous branches and view obstructing branches.

WEEDING
Weed control measures should aim to eliminate weed germination and establishment. Weeds are to be controlled while young and before seed set. Declared noxious weeds require action, varying from treatment to removal. Contact Council's Noxious Weeds Officer for further information.

PLANT STAKING AND TYING
If plants are self supporting in the container then there is no need to stake.

PEST AND DISEASE CONTROL
Treatment of pests and diseases is important for maintaining healthy plants. Non-chemical controls and treatments should always be considered first. Natural control of pests is encouraged uses the following measures:
- Removing the parts affected by disease, Hand removal of certain pests, Encouraging birds

REPLANTING
Should any plants require replacing the same species and pot size shall be used. The following guidelines are recommended:
- Plants are to be removed from their containers with all labels removed.
- A hole is to be excavated at 2-3 times the diameter of the container and at the same depth as the root ball with the sides loosened.
- No organic matter, gravel or coarse material to be placed at the bottom of the planting hole.
- Roughen or prune lightly the outside of the root ball.
- All plants are to be planted so the top of the root ball is level with the existing ground level.
- Original site soil is to be used as back fill around plant. Plants to be watered in.

SOIL TESTING
If growth of plants is poor or every 3 months during twelve month establishment period, a soil pH test should be performed at 5 different locations. Take each sample to spade depth. Follow the instructions as per the pH colourmetric kit to check the soil pH is at an acceptable level.

NOTES:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue	Checked
A	29/10/24	Preliminary Issue	AE
B	01/11/24	Revised Issue	AE

SPACE LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 316 251
info@spacedesigns.com.au
spacedesigns.com.au
P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

PROJECT:
4.95 MVA EXPORT PV SYSTEM
5 MVA BATTERY STORAGE SYSTEM
SITE ADDRESS:
LOT 120 & LOT 121 MCINTYRE ROAD
WHYALLA SA 5600

CLIENT: Yes Group SA
DRN: C.Wallace (B.LArch)
SCALE: 1:100@A3
PROJECT NO: 242222

N

DRAWING TITLE:
LANDSCAPE SPECIFICATION
DRAWING No:
L-03
Rev: B

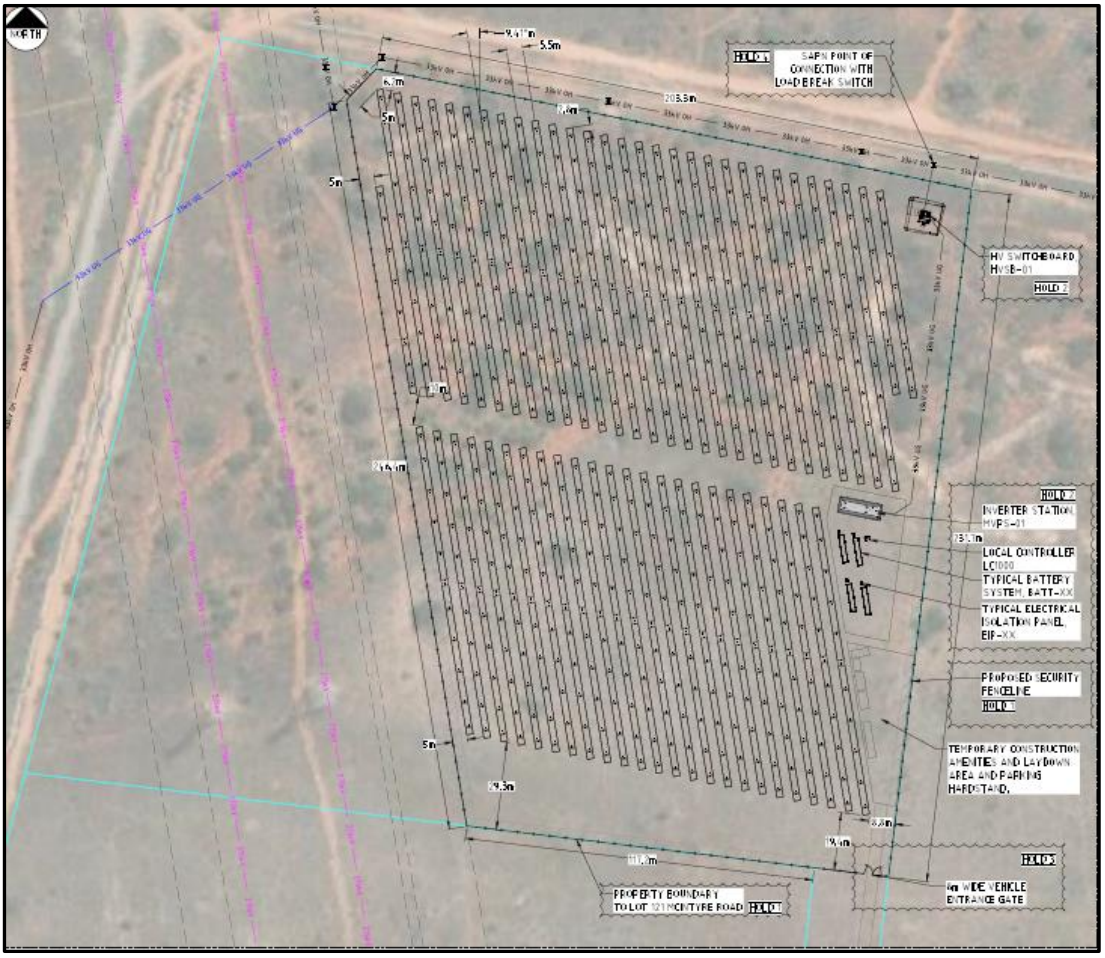
FRANK BRENNAN
CONSULTING SERVICES

a | po box 96 . beachport . south australia . 5280
e | frank@fbcs.com.au w | www.fbcs.com.au
m | 0418 838 152 abn | 91 376 720 132

29 August 2024

PLANNING REPORT

Development Application for
YES GROUP
for the development of
4.98 MW Solar Farm, Battery Energy Storage System (BESS) & Supporting Infrastructure
at
LOTS 120 & 121, McIntyre Road, Whyalla



CONTENTS

1. Introduction 2

2. The Subject Land 3

3. Character of the Locality 5

4. Nature of the Proposed Development 6

5. Assessment of Planning Merit 9

5.1 Strategic Employment Zone Performance Outcomes 9

5.2 General Development Policies 10

5.3 Overlays 14

6. Conclusion 16

1. Introduction

Frank Brennan Consulting Services (FBCS) has been engaged by YES Group, to prepare this Planning Report in relation to the proposed renewable energy facility at Lot 120 & 121, McIntyre Road, Whyalla.

The Planning Report assesses the proposal with respect to the relevant provisions of the Planning & Design Code as they relate to the subject land.

The subject land is located within the Strategic Employment Zone of the Planning & Design Code. In this Zone, this type of development is a form of Performance Assessed Development.

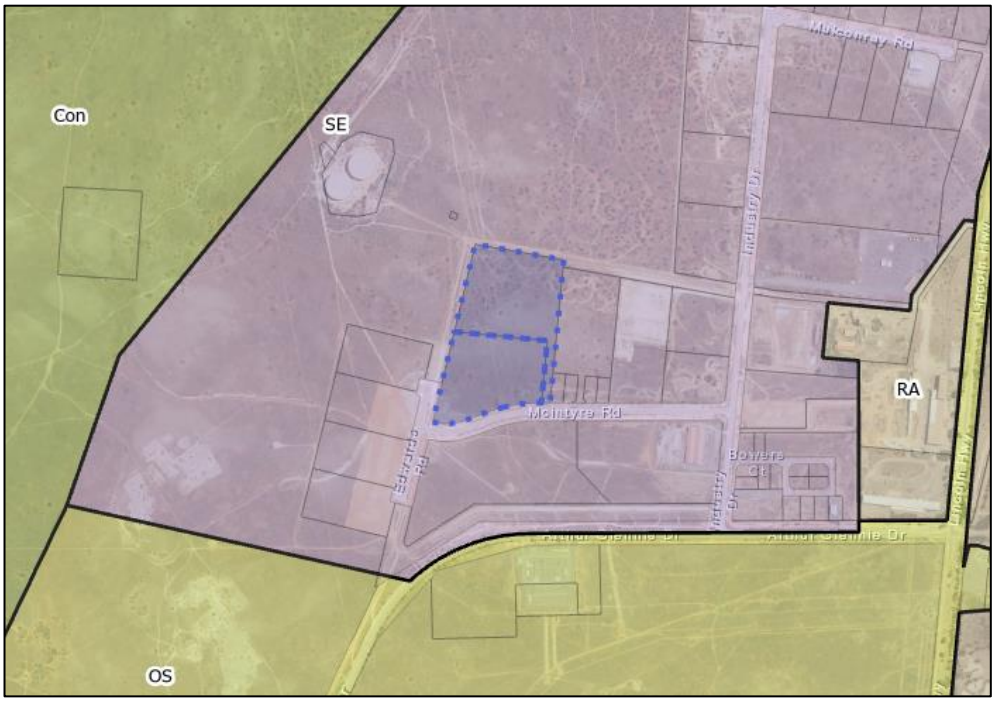
In preparing this Planning Report the proposed plans have been reviewed with an assessment of the relevant provisions of the Planning & Design Code.

It is our opinion that the proposed renewable energy facility is an appropriate form of development when assessed within the context of the Planning & Design Code provisions.

Accordingly, we are of the view that the proposed development is not seriously at variance to the provisions of the Planning & Design Code and warrants the granting of Planning Consent.

2. The Subject Land

Property Description	The subject site comprises allotments 120 & 121 McIntyre Road, Whyalla as contained in Certificates of Title Volume 6123 Folio 295 & Volume 6151 Folio 308 respectively, or more commonly known as 34 & 40 McIntyre Road, Whyalla.  Figure 1 – aerial image with subject site indicated in blue outline. Source: SAPPA The subject site is located approximately 3.5km south-west from the City of Whyalla, within the Strategic Employment Zone. The subject land is generally rectangular in shape and has an approximate area of 13.26ha, with frontage to McIntyre Road, being a constructed public road. The land does not contain any improvements and appears not to contain any native vegetation. The subject site has no easements, encumbrances or Land Management Agreements that apply to it.
Certificates of Title	Volume 6123 Folio 295 & Volume 6151 Folio 308
Registered Owners	The Corporation of the City of Whyalla
Zoning	The subject site is located wholly within the Strategic Employment Zone with the site not being subject to any subzone. The zones depicted in the below image are described in greater detail later in this report.

	 Figure 2 – Zoning map. Source: SAPPA
Planning Context	Planning Consent is being sought for a renewable energy facility pursuant to the *Planning, Development & Infrastructure Act 2016,* and the Planning & Design Code. A renewable energy facility is defined in Part 7 of the Planning and Design Code (the Code) as – "*Means land and/ or water used to generate electricity from a renewable source such as wind, solar, tidal, hydropower, biomass and/ or geothermal. This use may also include:* *a) Any associated facility for the storage and/ or transmission of the generated electricity;* *b) Any building or structure used in connection with the generation of electricity."* The subject land is located wholly within the Strategic Employment Zone, and within this zone, and given this form of development is classed of development expressly considered by the Planning and Design Code, the proposal is neither Accepted, Deemed-to-Satisfy or Restricted. The proposed development is therefore, a form of Performance Assessed development as an 'All other Code Assessed Development'.

3. Character of the Locality

To the immediate east & south-west of the subject land are existing solar farm development, with arrays and other supportive infrastructure. The existing solar farms are serviced by McIntyre Road and Edwards Road and are approximately the same size as the proposed renewable energy facility.

The balance of the land around the subject land is undeveloped.

The aerial image below illustrates surrounding locality with Figure 2 above denoting the land zonings.



Figure 3 – Aerial map. Source: Google Earth

4. Nature of the Proposed Development

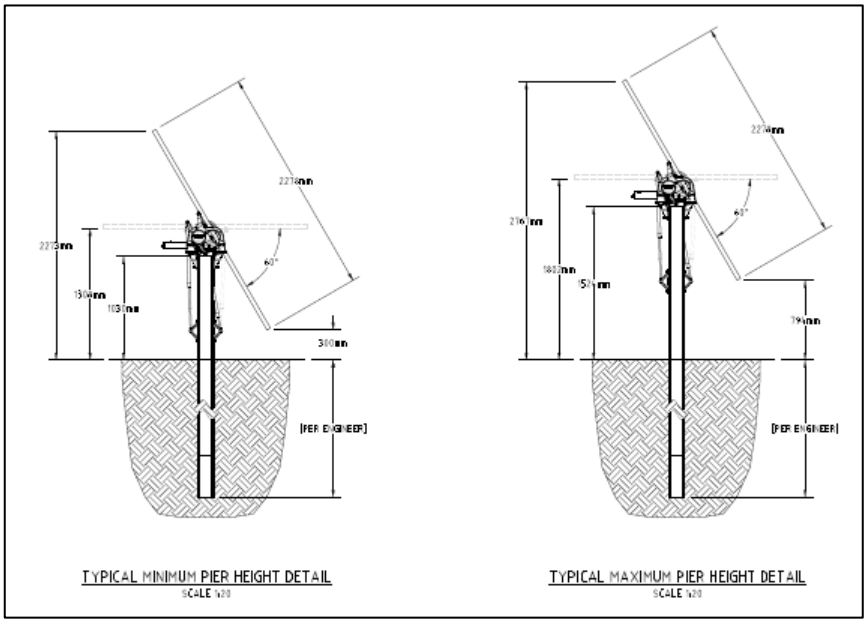
The proposed development is for solar farm (renewable energy facility) that comprises the following components:

- Solar photovoltaic (PV) modules/ panels on a single axis tracking system.
- Battery Energy Storage System (BESS)
- Medium voltage power station (MVPS) including inverter, switchgear and transformer.
- Connection to the existing electricity distribution line traversing the site, operated by SAPN.
- Internal above and below ground alternating (AC) direct (DC) current and cabling for electrical reticulation
- Site access
- All-weather unused internal road and turning/ laydown areas.
- Minimum 5 metre wide defendable space around the perimeter of the solar farm, managed as an Asset Protection Zone (APZ)
- Securing fencing and gates
- Landscaping
- Other ancillary equipment

The renewable energy facility is to be serviced with all-weather driveway that is to connect with McIntyre Road.

Traditionally, the construction period to complete the development is around 9-12 months. Post construction, the site will very rarely need to be accessed, i.e. approximately 4-10 times per year by standard private vehicles.

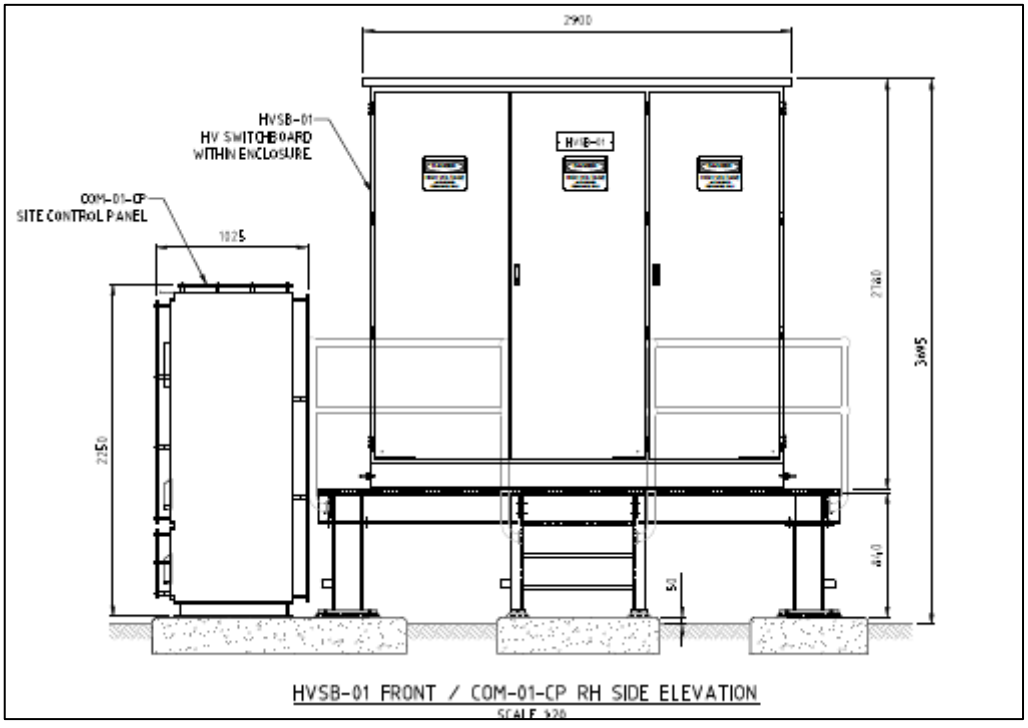
The proposed solar farm comprises the following components –

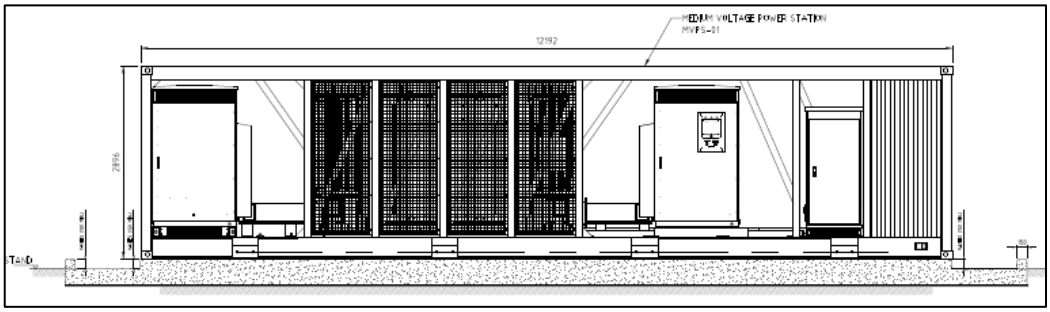
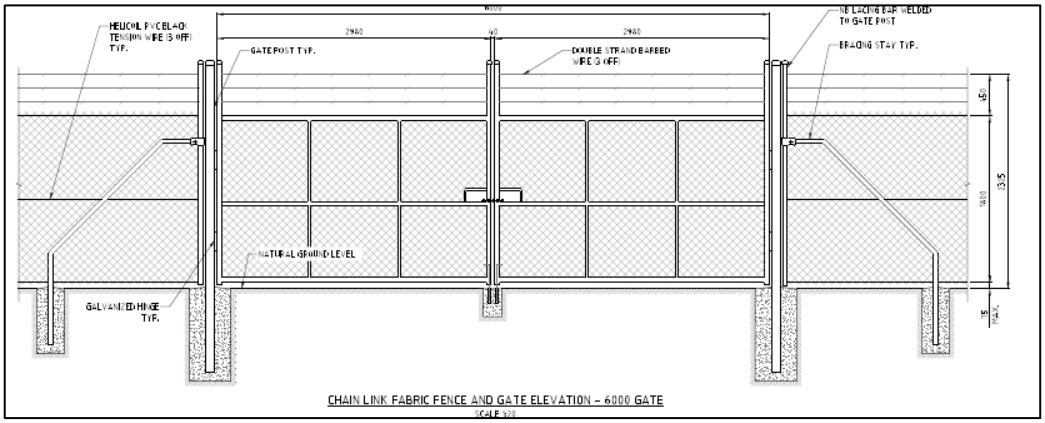
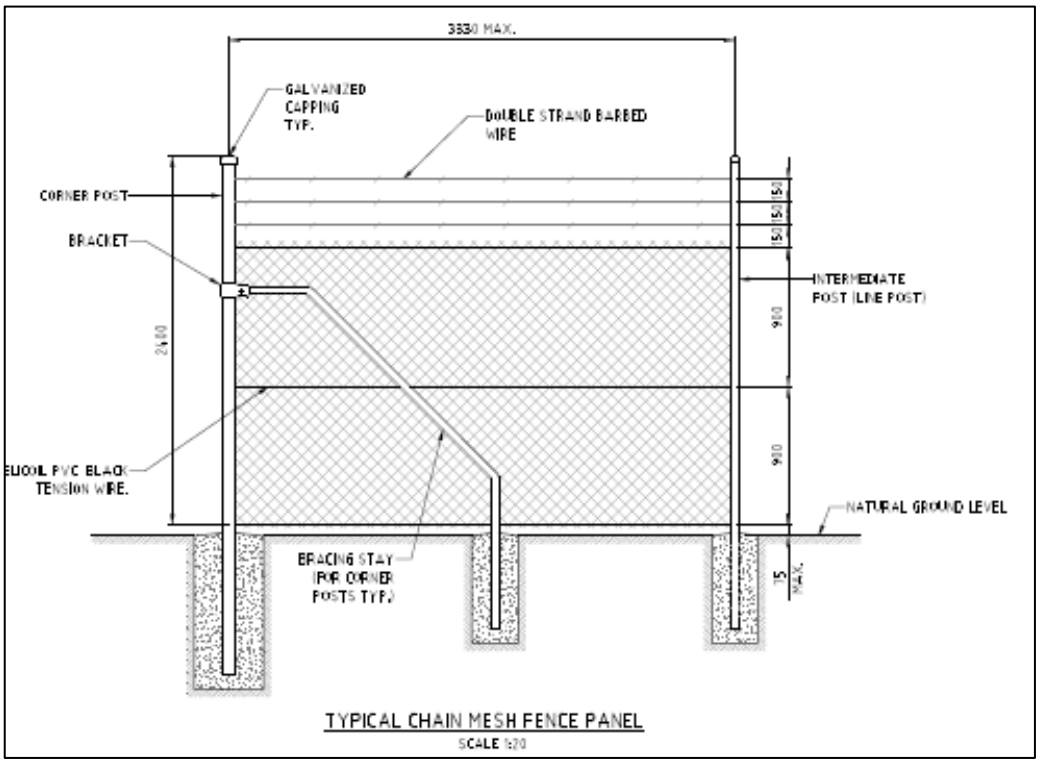
Solar Panel Array	The solar farm will consist of arrays mounted to a single axis solar tracker, to be ground mounted by way of piling or concrete ballast. Elevation of a traditional array is shown below.  The arrays are installed in a north-south direction and are connected to a single axis tracking system, which enables them to rotate east to west over the course of the day to obtain optimal levels of sunlight. The tracking system is designed in accordance with Australian Standards. Photographs of arrays and axis trackers are shown below.





Inverters and switch room	Inverters (which convert energy generation from Direct Current (DC) to Alternating current (AC) Energy) and transformers are to be installed throughout the solar array. A small switch room (substation) being a fenced compound is proposed to be constructed within the solar farm footprint area. The switch room is 3.53m x 3.53m, with a total area of 12.46 m^2, and is displayed below.



	A central inverter is typically 12.19m x 2.438m in size and is detailed below. 
Security fencing	A chain mesh security fence is to be erected around the perimeter of the site, as shown below.  
Site access	Access to the site is to be via McIntyre Road, being an all-weather sealed road.

5. Assessment of Planning Merit

The following is an assessment of the proposed development against the relevant provisions of the Planning & Design Code. A renewable energy facility is a form of development captured under *Table 3 – Applicable Policies for Performance Assessed Development* and therefore is to be assessed against these provisions.

5.1 Strategic Employment Zone Performance Outcomes

DO 1 - A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.

DO 2 - Employment-generating uses are arranged to:

a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities

b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries

c) create new and enhance existing business clusters

d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes

e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.

. DO 3 - A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

Land Use and Intensity

PO 1.1 – Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.

DTS/DPF 1.1 – Development comprises one or more of the following: Advertisement, Automotive collision repair, Electricity substation, Energy generation facility, Energy storage facility, Fuel depot, General industry, Intermodal facility, Light Industry, Motor repair station, Public service depot, Rail marshalling yard, Renewable energy facility (other than a wind farm), Retail fuel outlet, Service trade premises, Shop, Store, Telecommunications facility, Training facility, Warehouse

Built Form & Character

PO 3.1 – Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

PO 3.3 – Buildings are set back from the primary street boundary to contribute to a consistent streetscape.

Fencing

PO 6.1 – Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.

DTS/DPF 6.1 – Fencing exceeding 2.1m in height is:

a) *located behind a façade of an associated building located on the same site; or*
b) *located behind a landscaped area along relevant street frontages; or*
c) *consists of visually permeable materials with landscaping behind.*

Assessment

The development of a small scale, ground mounted solar farm and supporting infrastructure on the subject land is considered to be consistent with desired character and land uses envisaged in the Strategic Employment Zone, as sought in DPF 1.1 and PO 1.1.

The proposed land use is therefore, considered acceptable.

The siting and design of the facility is located upon land that has a reasonably gentle slope and will not require excessive cut and fill to support the development. The gentle grade of the land provides an ideal location to harvest and capture natural sunlight for the production of renewable electricity.

The driveway, to service the development, is to be all-weather and also does not require any excessive cut or fill to achieve a suitable grade.

The proposed solar farm is to be setback approximately 200 metres from McIntyre Road, while the BESS is to be setback 7 metres from the McIntrye Road boundary. These setbacks are commensurate with the setbacks for the existing solar farm to the immediate east of the subject land.

The proposed mesh security fencing is 2.325 metres high and its exceedance to PO 6.1 is considered to be minor.

5.2 General Development Policies

Clearance from Overhead Powerlines

DO 1 - Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

PO 1.1 – Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

DTS/DPF 1.1 – One of the following is satisfied:

(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996; or

(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Assessment

A declaration has been provided to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* as required by PO 1.1 and DPF 1.1 (b).

Design – External Appearance

PO 1.1 - Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

PO1.4 - Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:

a) *positioning plant and equipment in unobtrusive locations viewed from public roads and spaces*
b) *screening rooftop plant and equipment from view*
c) *when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.*

Design- Landscaping

PO 3.1- Soft landscaping and tree planting is incorporated to:

a) *minimise heat absorption and reflection*
b) *maximise shade and shelter*
c) *maximise stormwater infiltration*
d) *enhance the appearance of land and streetscapes*
e) *contribute to biodiversity*

PO 3.2 – Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporate plant species best suited to current and future climate conditions and avoids pest plants and weeds species.

Design – Carparking Areas

PO 7.2 - Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.

Design – Earthworks and Sloping Land

PO 8.1 – Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.
DTS/DPF 8.1 - Development does not involve: (a) excavation exceeding a vertical height of 1m, or (b) filling exceeding a vertical height of 1m, or (c) a total combined excavation and filling vertical height of 2m or more.

Design – Fences and Walls

PO 9.1 - Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.

Assessment

The supporting infrastructure (inverters, transformers etc) are small structures that are positioned amongst the arrays and well separated from public vantage points. These structures are not considered to create any visual impact upon the locality.

Landscaping is not proposed at this stage, given the facility is well separated from the built up areas of Whyalla and as such, will not be as visually prominent in the locality.

There is no need to provide a carparking area to support the development. Other than during construction, the site will be frequented only a few times a year to review the status of the infrastructure by maintenance staff.

Security fencing is proposed around the perimeter of the compound to ensure security of the facility, which is not visited regularly. The fencing is transparent in nature and will not create any noticeable visual impact.

Infrastructure and Renewable Energy Facilities - General

PO 1.1- Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.

Visual Amenity

PO 2.1 – The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding

wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by:

a) *utilising features of the natural landscape to obscure views where practicable*
b) *siting development below ridgelines where practicable*
c) *avoiding visually sensitive and significant landscapes*
d) *using materials and finishes with low-reflectivity and colours that complement the surroundings*
e) *using existing vegetation to screen buildings*
f) *incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.*

PO 2.2 – Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.

Hazard Management

PO 4.1 – Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.

PO 4.2 – Facilities and energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms/ lookouts) to reduce risks to public safety from fire or equipment malfunction.

PO 4.3 – Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.

Renewable Energy Facilities

PO 7.1- Renewable energy facilities are located close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impact as a result of extending transmission infrastructure.

Renewable Energy Facilities – Solar Power

PO 9.2 – Ground mounted solar power facilities allow for movement of wildlife by:

a) *incorporating wildlife corridors and habitat refuges*
b) *avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.*

PO 9.3 – Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.

PO 9.4 – Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure assets and bushfire safety consideration.

Assessment

The facility is suitably located on the site to minimise visual impact on the surrounding character and amenity and to ensure the facility can maximise efficient generation and supply of electricity. A connection to grid exists within close proximity that can be easily facilitated.

There is no significant vegetation that requires removal to support the development and the land is not considered to be of high scenic, cultural or environmental value.

The arrays will be suitably separated from boundaries and the solar arrays and infrastructure will also require minimal earthworks and not impact on the environment to any great extent.

As discussed, landscaping has not been considered at this stage, due to the separation of the facility from any public vantage points.

Interface Between Land Uses

DO 1 – Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

PO 1.2- Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.

PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).

PO 4.2- Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:

a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers
b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers
c) housing plant and equipment within an enclosed structure or acoustic enclosure
d) providing a suitable acoustic barrier between the plant and/ or equipment and the adjacent sensitive receiver boundary or zone.

PO 7.1- Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.

Assessment

As discussed, there are no sensitive receivers within close proximity of the subject land. The benign nature of the proposed facility will also not generate noise beyond what is permissible, pursuant to the *Environment Protection (Commercial and Industrial Noise) Policy 2023*. Being conscious, the arrays only move during daytime hours where there is greater leniency on noise generation.

The only potential ongoing noise into the evenings is created by air-conditioning units associated with BESS and Inverters. These structures are deliberately positioned away from boundaries and sensitive receivers to prevent any noise impacts.

There will be no light spill created as any security lighting associated with the development will be in immediate areas surrounding the supporting infrastructure and not directed toward nor within proximity to any sensitive receivers.

The potential for glare will be minimal as the solar farm will utilise PV panels with anti-reflective properties that will reflect as little as two percent of incoming sunlight. The panels produce electricity through the absorption of light and therefore, any reflected light is essentially wasted energy. Given the locality of facility, anti-reflective properties of the solar panels and the relatively flat topography of the land, the potential for visual impact is minimal.

The construction period is quite short for the solar farm and although there will be some need to utilise larger commercial vehicles, this will only occur during the early weeks of construction to deliver all the infrastructure to the site.

After this occurs, it would only be private vehicles that would need to access the site. Any noise created from larger vehicles will not be noticeable, given the separation to sensitive receivers from the subject land.

Transport, Access & Parking – Movement Systems

PO 1.1 - Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.

PO 1.4 - Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.

DTS/DPF 1.4 - All vehicle manoeuvring occurs onsite.

Transport, Access & Parking – Vehicle Access

PO 3.1 - Safe and convenient access minimises impact or interruption on the operation of public roads.

DTS/DPF 3.1 - The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.

PO 3.3 - Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.

PO 3.4 - Access points are sited and designed to minimise any adverse impacts on neighbouring properties.

Assessment

The subject land will have a single access from McIntyre Road that is all weather treated/ surfaced will support the larger commercial vehicles required to deliver infrastructure to the site during construction. After this period, the access will work acceptably for the private vehicles that will irregularly access the site.

All turning movements of larger vehicles will be supported within the confines of the site and necessary turning areas will be provided/ constructed.

The proposed access point is separated and distant from any residentially developed properties and would not create any adverse impacts.

5.3 Overlays

Hazards (Bushfire –Regional)

DO 1 – Development, including land division responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.

DO 2 – To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

PO 1.1 – Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.

PO 2.2 – Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers', accommodation) in the event of bushfire.

PO 5.1 – Roads are designed and constructed to facilitate the safe and effective:

a) access, operation and evacuation of fire-fighting vehicles and emergency personnel.

b) evacuation of residents, occupants and visitors.

Assessment

A dedicated water supply provision will be installed / constructed at the site, and it can be used in a bushfire event.

The facility is positioned away from any notable vegetation that may potentially increase a fire threat. The site and arrays can also be easily accessed by fire appliance vehicles and a suitable turnaround is provided within the confines of the site.

Hazards (Flooding)

DO 1 – Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.

PO 2.1 – Development sited and designed to minimise exposure of people and property to unacceptable flood risk.

PO 3.1 – Development avoids the need for flood protection works.

PO 3.2 – Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.

PO 3.3 – Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.

Hazards (Flooding – Evidence Required)

DO 1 - Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

PO 1.1 - Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.

DTS/DPF 1.1 - Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street (b) the highest point of natural ground level at the primary street boundary where there is no kerb

PO 2.1 - Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building. DTS/DPF 2.1 - Development does not involve the storage of hazardous materials.

Assessment

The solar farm development will not generate additional stormwater on the site than currently exists and there is no evidence on the site that stormwater runoff is causing any erosion or impacting on adjoining properties. It is considered that no formal stormwater management infrastructure is required to be constructed on the site. The arrays are not impacted by flooding, given they are raised above ground level on poles/ frames.

The majority of the project site (approx. 98%) will remain permeable and vegetated. Impervious areas include the unsealed internal access road, and the small footprints of equipment (MVPS, RMU, BESS, shipping container, water tank). Groundcover will be maintained under the solar array.

The development is not expected to impact adjacent properties or downstream catchments as:

- All runoff would discharge via existing grass cover.
- The runoff is not concentrated and is distributed over the full catchment boundaries. This allows for existing flows to be maintained from the site.
- The post-development impervious fraction (approx. 2%) is far below the typical impervious fraction of a development site (pre or post development)

- Impervious areas are mostly limited to unsealed road pavement areas, with the majority of vehicle usage to be during construction, which will be managed via an Erosion and Sediment Control Plan.

Native Vegetation

DO 1 – Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

PO 1.1 – Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.

DTS/DPF 1.1 – An application is accompanied by: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.

Assessment

A native vegetation declaration has been made that no native vegetation is to be cleared as part of the proposed development.

This meets the requirements of the Native Vegetation Overlay DO 1.

6. Conclusion

We submit that the proposed renewable energy facility is an appropriate form of development within the Rural Zone, when assessed against the relevant provisions of the Planning and Design Code and warrants the granting of Planning Consent.



F.N. (Frank) Brennan PSM MPIA
Accredited Planning Professional APP20190029
Principal Consultant
FRANK BRENNAN CONSULTING SERVICES

ACCREDITED PROFESSIONAL
Planning, Development and Infrastructure Act 2016

Native Vegetation Council

Attachment 3

Reference: 2024/3317/850

Contact: Michael Scholich
Telephone: 8208 6223

81-95 Waymouth St
ADELAIDE SA 5000

GPO Box 1047
Adelaide SA 5001

Ph| 08 8303 9777

nvc@sa.gov.au

10 February 2025

Mr Frank Brennan
PO Box 96
Beachport SA 5280

DECISION NOTIFICATION

Development Application referral – 2024/3317/850

Dear Frank,

I refer to your Development Application referral to the Native Vegetation Council for consent to clear native vegetation located at 34-40 McIntyre Road, Whyalla Barson, SA 5601. The Native Vegetation Assessment Panel (NVAP) would like to thank Dale Calderbank, Michael Cheung and Kelley Janes for attending its meeting held on 28 January 2025.

At the meeting, the NVAP considered your Development Application referral for the construction of a Battery Energy Storage System (BESS), in conjunction with the assessment report from the Native Vegetation Branch and comment from the Eyre Peninsula Landscape Board.

Based on the information presented, NVAP resolved to approve the development referral regarding the clearance of 5.56 ha of Open chenopod shrubland and low woodland of *Acacia papyrocarpa*.

The Development Application referral has been approved, with the following conditions and advisory note:

- Should Development Approval be granted, a management plan, approved by the Native Vegetation Branch, will be required before the provision of a Decision Notification of the Clearance Application.
- Clearance areas are to be defined with barriers, pegs, flags or temporary fencing to ensure that native vegetation outside the approved area is not damaged.
- Construction vehicles, equipment or materials are not to be stored or placed on top of native vegetation outside the approved clearance area.
- Native Vegetation and trees retained in close proximity to the construction activity zone are to be protected with barriers (i.e. fencing or flagging) in accordance with the Australian Standard for Protection of Trees on Development Sites AS 4970-2009.
- Stockpiled materials, including cleared vegetation and excavated soil is not to be placed under native trees or on top of native understorey outside the approved area.
- Construction vehicles, equipment or materials are not to be stored or placed within the Tree Protection Zone of retained trees.
- Clearance of native vegetation is to be undertaken by rolling. Removal of larger vegetation through other means is permitted.
- Advisory note: The clearance of native vegetation must be undertaken in accordance with the approval of the Native Vegetation Council under the *Native Vegetation Act 1991* as set out in Decision Notification 2024/3317/850.

Approval for native vegetation clearance via a Decision Notification will be provided once Development Approval (including Planning and Building Consent) has been granted. You will

be required to sign and return the Decision Notification Acknowledgement form prior to undertaking any native vegetation clearance.

The Native Vegetation Branch is available to discuss any of the matters set out in the Assessment Report. Please contact Michael Scholich on 8208 6223 if you wish to discuss the report or the outcomes of the decision.

Yours sincerely,



Dr Marilyn Henderson
Chair
Native Vegetation Assessment Panel

Product	Title Search
Date/Time	28/08/2024 11:06AM
Customer Reference	FBCS - YES #2
Order ID	20240828003331

Certificate of Title

Title Reference	CT 6123/295
Status	CURRENT
Easement	YES
Owner Number	90000636
Address for Notices	PO BOX 126 WHYALLA SA 5600
Area	7.069ha (CALCULATED)

Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF WHYALLA
OF PO BOX 126 WHYALLA SA 5600

Description of Land

ALLOTMENT 120 DEPOSITED PLAN 79748
IN THE AREA NAMED WHYALLA BARSON
HUNDREDS OF CULTANA AND RANDELL

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	9372809	ONESTEEL MANUFACTURING PTY. LTD. (ACN: 004 651 325)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8551176009	CURRENT	34 MCINTYRE ROAD, WHYALLA BARSON, SA 5601

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

Registrar-General's Notes

TEXTUAL AMENDMENT VIDE 12261911
AMENDMENT TO DIAGRAM VIDE 12043105
APPROVED FX54914

Administrative Interests

NIL

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

Certificate of Title

Title Reference	CT 6151/308
Status	CURRENT
Easement	YES
Owner Number	90000636
Address for Notices	PO BOX 126 WHYALLA SA 5600
Area	6.191ha (CALCULATED)

Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF WHYALLA
OF DARLING TERRACE WHYALLA SA 5600

Description of Land

ALLOTMENT 121 DEPOSITED PLAN 79748
IN THE AREA NAMED WHYALLA BARSON
HUNDREDS OF CULTANA AND RANDELL

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	9372809	ONESTEEL MANUFACTURING PTY. LTD. (ACN: 004 651 325)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8551175006	CURRENT	40 MCINTYRE ROAD, WHYALLA BARSON, SA 5601

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

Registrar-General's Notes

NIL

Administrative Interests

NIL

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use