



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 192nd Meeting of the
State Commission Assessment Panel
held on Wednesday 27 November 2024 commencing at 9:30am
Level 9, 83 Pirie Street Adelaide / Microsoft Teams video conferencing

1. OPENING

1.1. ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member acknowledged the traditional custodians of the land on which the State Commission Assessment Panel meets, and paid respect to Elders past and present.

1.2. PRESENT

Presiding Member	Rebecca Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) Paul Leadbeter David Altmann Jenny Newman Don Donaldson John Eckert via MS Teams
Secretary	Amy Arbon
DHUD Staff	Troy Fountain Mollie O'Connor Nathan Grantham Lee Webb Gabrielle McMahon

1.3. APOLOGIES

Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 South Lakes Golf Club Inc

23035025

Lot 50 Billabong Road, Goolwa South

Land Division, one (1) into twelve (12) allotments, Lots one (1) to eleven (11) for residential purposes over Stages 1 and 2 with balance Lot, pieces twelve (12) and thirteen (13), for existing golf course.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant:

- Chris Bailey
- Richard Wood

Agencies:

- Biljana Prokic

Observing:

- Elizabeth Rushbrook

The Presiding Member thanked all in attendance and closed the public hearing.

The State Commission Assessment Panel discussed the application.

RESOLUTION

The State Commission Assessment Panel resolved that:

- 1) The Development Application 23035025, by South Lakes Gold Club Inc is GRANTED Planning and Land Division Consent subject to the following conditions:

CONDITIONS

Planning Consent

Condition 1

The development authorisation granted herein shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Land Division Consent

Condition 2

The land division herein approved shall be established in accordance with sound engineering practice, and with Alexandrina Council's (Council) '*Design Guidelines for the Provision of Infrastructure and Other Assets*'.

Specifically, the developer shall ensure the following guidelines are met:

- Provision of kerb and gutter along the entire road frontage of proposed allotments 1 through to 11;
- A minimum of one (1) street tree to be planted per allotment; and
- Financial contribution to Council for the provision of a footpath along Billabong Road, immediately in front of proposed allotments 1 through to 5. The developer shall enter into an Infrastructure Agreement with Council to support this contribution.

A copy of the Design Guidelines document can be obtained by contacting the Council's Environment Division.

Condition 3

Each of the allotments herein approved shall be connected to the Community Wastewater Management System (CWMS) in accordance with the CWMS layout plan as prepared by TMK Engineers, Drawing No. 2309208-C200/C and dated August 2024 and in accordance with Alexandrina Council's (Council) '*Design Standards and Typical Drawings*' with all costs being borne by the developer.

The CWMS Standards document can be accessed from the Council's website at: <https://www.alexandrina.sa.gov.au/live/water-services/wastewater-services>.

Condition 4

No infrastructure works shall commence until full design drawings have been reviewed and endorsed by Alexandrina Council's Community Wastewater Management System and Development Engineering teams.

Condition 5

All allotments to be connected to the Community Wastewater Management System (CWMS) shall drain via gravity to the scheme. The Alexandrina Council CWMS team will not permit any pumping systems to the scheme and will refuse connection to the scheme, unless pipework has been designed to gravitate to the scheme and in accordance with CWMS requirements.

Condition 6

A licensed Plumber or Drain Layer shall carry out the construction of any extension to the Community Wastewater Management System (CWMS) and construct all new connections to the scheme in accordance with the Alexandrina Council's (Council) '*CWMS Standards*'. A certificate of compliance shall be provided to the Council at completion of works.

Condition 7

All Community Wastewater Management System (CWMS) plumbing work shall be inspected by Alexandrina Council (Council) prior to the back filling of trenches. The system shall be air pressure tested by a licenced plumber, being at 50kpa for 3 minutes, which must be witnessed by Council's CWMS Team. Please contact Council's CWMS Team on 8555 7000 to book an inspection, giving at least two (2) working days' notice.

Condition 8

Surveyed, as-constructed drawings (in .DWG & .PDF format) showing drain lengths, offsets from property boundaries, drain and connection depths, drain grades of any extensions and/or new connections to the Community Wastewater Management System (CWMS) shall be provided to Alexandrina Council within 30 days of the completion of such work and prior to land division clearance.

Condition 9

All pipework (inclusive of stormwater and Community Wastewater Management System (CWMS) drains) that are located on private land, must be located within a registered easement. The easement must be detailed on the Final Plan prior to land division clearance. The minimum width of a drainage easement containing one service shall be 3 metres or 4 metres should the easement contain more than one service (i.e. stormwater).

Condition 10

Payment of the Community Wastewater Management System (CWMS) connection fee shall be made to Alexandrina Council (Council) for (11) extra connection(s) at the fee set in *Council's Schedule of Fees and Charges* applicable at the time that payment is made and shall be paid prior to connection to the scheme. Payment will be required prior to land division clearance. As an example, the fee for 2023/2024 is \$6000.00 per additional connection.

Condition 11

Where a land division application is to be constructed in stages, all associated infrastructure requirements shall be satisfied, and Community Wastewater Management System (CWMS) connection fees paid relevant to the stage to be constructed prior to land division clearance for that stage.

Condition 12

Final engineering design drawings (in .DWG & .PDF format) shall be provided to Alexandrina Council's (Council) Development Engineering Team for approval prior to the commencement of construction works on-site, unless agreed upon by Council.

Conditions imposed by South Australian Water Corporation under Section 122 of the Act

Condition 13

If a connection/s off an existing main is required, an investigation will need to be carried out to determine if the connection/s to your development will be standard or non-standard costs.

Condition 14

Please note for Torrens Title developments that it is the developer's responsibility to ensure that all internal pipework, water and wastewater, is contained within the new allotment boundaries.

Condition 15

SA Water's water network is available for connection in this area. An investigation will need to be undertaken to determine infrastructure needs, appropriate fees and charges. The financial requirements of SA Water shall be met for the provision of water supply services.

Condition 16

This development is within a current Augmentation Charge area and SA Water Gazetted Augmentation charges shall be paid by the developer.

Condition 17

If a connection/s off an existing main is required, the connection/s to your development will be a standard or a non-standard cost. This will be determined by an investigation where appropriate.

Condition 18

Please note for Torrens Title developments that it is the developer's responsibility to ensure that all internal pipework, water and wastewater, is contained within the new allotment boundaries.

Condition 19

SA Water has water network assets within close proximity to the location of this development. An investigation, if required, will be undertaken following the provision of the development details to enable a servicing strategy to be provided. Augmentation infrastructure works may need to be undertaken by the Developer and/or SA Water to enable servicing of this development. SA Water may contribute to the cost of these works.

SA Water Gazetted Augmentation Charges, Connection and Extension Fees and Capacity Upgrade fees and charges shall be paid by the developer.

SA Water may contribute to any material upsizing requirements.

Conditions imposed by SPC Planning Services under Section 122 of the Act

Condition 20

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

Condition 21

Payment of \$92,983.00 into the Planning and Development Fund (11 allotment/s @ \$8453.00 /allotment). This payment will not become payable until the Certificate of Approval application under Section 138 has been lodged. At that time the Land Division Registration fee (currently

\$1120.00), will also become payable. The total of the two fees must be paid in a single payment. Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001.

ADVISORY NOTES

Planning Consent

Advisory Note 1

The approved development must be substantially commenced within 24 months of the date of Development Approval and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 2

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the Relevant Authority).

Advisory Note 3

No works, including site works can commence until a Development Approval has been granted.

Land Division Consent

Advisory Note 4

The development is on land subject to an open space proclamation made under section 61 of the *Planning and Development Act 1966*. By virtue of Schedule 8 clause 37 of the *Planning, Development and Infrastructure Act 2016*, the open space proclamation has been continued in force and effect, of a proclamation made under section 62 of the *Planning Act 1982*. Please be advised that the land cannot be used for any other purpose than open space, unless revoked by the Governor under section 62(4) of the *Planning Act 1982*.

Advisory Note 5

All Alexandrina Council (Council) utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

Advisory Note 6

The applicant is reminded of their obligations under the *Local Nuisance and Litter Control Act 2016* and the *Environment Protection Act 1993*, in regard to the appropriate management of environmental impacts and matters of local nuisance. Prior to commencement of works, the applicant is suggested to prepare and submit a detailed Soil Erosion and Drainage Management Plan (SEDMP) to the reasonable satisfaction of Alexandrina Council (Council), that complies with the Design Guidelines and shall be maintained in good order for the duration of the works and for such extended time as may be necessary to manage site erosion, until permanent measures are effective.

Advisory Notes imposed by SPC Planning Services under Section 122 of the Act

Advisory Note 7

Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:

www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

3.2.1 Barn Hill Wind Farm Pty Ltd (subsidiary of AGL Energy Ltd) Crown sponsored by Dept. for Energy and Mining

24018859

Scotland Street, Balaklava

Lot 91 Ingram Gap Road, Collinswood

400 Ingram Gap Road, Collinswood

Lot 65 Hydon Road, Collinswood

681 Hydon Road, Collinswood

Lot 46 Long Gully Road, Collinswood

Lot 60 Augusta Highway, Collinswood

Lot 68 Larcombes Track, Collinswood

Lot 802 Gum Creek Rd, Collinswood

39 Wheaton Drove, Collinswood

Lot 734 Collinsfield Road, Collinswood

Lot 27 Brooklyn Road, Collinswood

Lot 55 Hope Gap Road, Hope Gap

Lot 56 Hope Gap Road, Hope Gap

233 Perrins Road, Koolunga

716 Ingram Gap Road, Mundoora

Lot 37 Long Gully Road, Mundoora

Lot 347 Long Gully Road, Mundoora

727 Hope Gap Road, Mundoora

Lot 3 Ingram Gap Road, Mundoora

Lot 29E Ingram Gap Road, Mundoora

134 Hayes Road, Redhill

244 Hayes Road, Redhill

Lot 1 Torrs Gap Road, Redhill

553 Torrs Gap Road, Redhill

Lot 124 Long Gully Road, Redhill

Lot 125 Long Gully Road, Redhill

Lot 80 Larcombes Track, Redhill

Lot 82 Larcombes Track, Redhill

Lot 84 Larcombes Track, Redhill

Lot 28 Adey Road, Redhill

Lot 29 Adey Road, Redhill

Lot 123 Adey Road, Redhill

Lot 758 Old Cattle Track, Redhill

Lot 80 Perrins Road, Redhill

Lot 101 River Road, Redhill

The Barn Hill Wind Farm and Battery Project is a 360 MW capacity Wind Farm of up to 50 wind turbines, including a 270 MW capacity (four-hour duration) grid scale Battery Energy Storage System (BESS) and a 275 kV overhead Transmission Line to connect the site to the electricity grid. The Project also includes associated infrastructure, comprising underground / overhead electrical cables; a high voltage substation (with associated infrastructure); an operations and maintenance facility; up to four wind monitoring towers; site access and egress improvements; internal tracks; local road improvements; drainage and stormwater management infrastructure; security fencing, lighting and CCTV; and temporary construction compounds and facilities

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicants:

- Bronte Nixon
- Edward Pickering
- Michell Moodley Nadas
- Joanne Madin via Ms Teams
- Hugh Johnston via MS Teams

Observing:

- Elizabeth Rushbrook

The Presiding Member thanked all in attendance and closed the public hearing.

The State Commission Assessment Panel discussed the application.

RESOLUTION

- 1) That the State Commission Assessment Panel provide its recommendation in confidence (published in the State Commission Assessment Panel Confidential Minutes, 27 November 2024) to the Minister for Planning.

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1. Friday 6 December, Level 9, 83 Pirie Street, Adelaide SA 5000 / Microsoft Teams video conferencing.

11. REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS

12. CONFIRMATION OF THE MINUTES OF THE MEETING

13. MEETING CLOSE

- 13.1. The Presiding Member thanked all in attendance and closed the meeting at 1:15PM

Confirmed: 27/11/2024



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Rebecca Thomas
PRESIDING MEMBER