



**A COMMITTEE OF THE STATE PLANNING COMMISSION**

Minutes of the 198<sup>th</sup> Meeting of the  
State Commission Assessment Panel  
held on Wednesday 26 February 2025 commencing at 9:30am  
Level 9, 83 Pirie Street Adelaide & Microsoft Teams video conferencing

**1. OPENING**

**1.1. ACKNOWLEDGEMENT OF COUNTRY**

The Deputy 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 Rutschack (Deputy Presiding Member)
Members	Don Donaldson John Eckert Paul Leadbeter via MS Teams Mark Adcock (Occasional Member)
Secretary	Morgan Ellis
DHUD Staff	Troy Fountain Mollie O'Connor
<b>1.3. APOLOGIES</b>	David Altmann

## 2. SCAP APPLICATIONS

### 2.1. DEFERRED APPLICATIONS

### 2.2. NEW APPLICATIONS

#### 2.2.1 Tilt Renewables

**24005571**

**Palmer, Mount Pleasant and Tungkillo**

Variation to Development Plan Consent (711/072/14) – Palmer Wind Farm – reduced wind turbines (103 to 40), reduced maximum energy generation (340 megawatts to 288 megawatts); reduced site area (approximately 11,733ha to approximately 6,057ha); relocated wind turbines and associated infrastructure and facilities within the site for the storage and transmission of electricity; relocated associated earthworks, hardstand, access, and car parking within the site; relocated temporary concrete batching plants, construction compounds and laydown areas within the site, increased overhead 275 kV transmission line length (10km to 12km) and tower height (46m to 55m); rearranged meteorological masts (permanent masts reduced 7 to 5 and 5 additional temporary masts to be removed prior to operation); increased meteorological masts height (100m to 130m); increased wind turbine height to blade tip (165m to 220m) and increased substations (1 to 2).

Presiding Member, Rebecca Thomas, declared a conflict of interest due her employer's previous engagement with the application and accordingly, was not present for this agenda item.

Member, Jenny Newman, declared a conflict of interest due to her employer's previous engagement with the application and accordingly, was not present for this agenda item.

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

Applicant:

- Natalie Taggart
- James Beckett
- Tom Villiers
- Ellie Lourey

Representations:

- Representor #179
- Carole Benassy
- Belinda Coyte
- Gary Mavrinac on behalf of the Mid Murray Council
- Pip Metljak
- Greg Mildren
- Cathryn Nitschke
- Ed Scanlon
- Rick Shearman
- Amanda Vance
- Julie Ikaheimonen
- Keith Bennett
- Rick Shearman
- Phillip Mauviel
- Brendan Walton via MS Teams
- Iresha Degamboda via MS Teams
- Carolyn Emms via MS Teams
- David Formby via MS Teams
- Adrian Harry via MS Teams
- Sharyna Sharman via MS Teams
- Sharen Letten via MS Teams

Agencies:

- Daniel Walton
- Kevin O'Sullivan
- Graham Carpenter
- Melissa Chrystal via MS Teams
- Tian Shi via MS Teams
- Jonathon Song via MS Teams
- Mark Hassam via MS Teams

Council:

- Gary Mavrincac

Observing:

- Venerable Bhikkhu Kalyano
- Venerable Vincent Vong
- Venerable Wasala Wasala
- Vitor Surya Irvan
- Lydia Hart
- Ali Burdett
- Sophia Lazaroff
- Elizabeth Rushbrook
- Mary Morris via MS Teams
- Terri Kay via MS Teams

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

The State Commission Assessment Panel discussed the application.

## **TABLED MATERIAL**

The following material was tabled by the:

- a) DHUD Assessing Officer Mollie O'Connor – Barossa Council submission on the variation Palmer Wind Farm Project, requesting that the relevant authority have regard to the objectives of the Barossa Character Preservation District.
- b) Representors
  - a. Rick Shearman – Abstract from the National Library of Medicine regarding the adverse health effects of bisphenol A and related toxicity mechanisms.
  - b. Carole Benassy – Images showing their property and view corridors and involvement in the equestrian sport.

## **RESOLUTION**

The State Commission Assessment Panel resolved 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 24005571, by Tilt Renewables is GRANTED Planning Consent subject to the following Reserved Matters and Conditions:

## **RESERVED MATTERS**

### **Planning Consent**

Pursuant to section 102 (3) of the *Planning, Development and Infrastructure Act* of 2016, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval.

**Reserved Matter 1**

The final layout plan(s) for each stage, and associated details, including the final colour selection of the wind turbines and ancillary infrastructure (including the overhead powerlines) shall be prepared and submitted to the satisfaction of the State Planning Commission.

**Reserved Matter 2**

The Term Sheet and updated Infrastructure Deed that confirms final impacts and appropriate mitigation measures on Mid Murray Council (Council) roads from the varied layout, shall be prepared in consultation with the Council and submitted to the satisfaction of the State Planning Commission.

**Reserved Matter 3**

A final Bushfire Management Plan detailing the management of fire risks shall be prepared in consultation with the South Australian Country Fire Service and submitted to the satisfaction of the State Planning Commission.

**Reserved Matter 4**

A final Stormwater and Drainage Plan detailing stormwater quantity and quality measures shall be prepared in consultation with the Mid Murray Council and submitted to the satisfaction of the State Planning Commission.

**Reserved Matter 5**

A final Wastewater Management Plan detailing the on-site wastewater treatment system shall be prepared in in consultation with the Mid Murray Council and submitted to the satisfaction of the State Planning Commission.

**Reserved Matter 6**

A final Earthworks Plan and Siting Plan shall be prepared and submitted to the satisfaction of the State Planning Commission, detailing the following:

- a) the final layout plan(s) for each stage from Reserved Matter 1;
- b) all cut and fill that minimises disturbance to the natural topography;
- c) rehabilitation and revegetation of surfaces exposed by earthworks to minimise visual impacts; and
- d) gradient(s) of access tracks that confirms the safe and convenient movement of vehicles.

**Reserved Matter 7**

A final Shadow Flicker Assessment that reflects the final layout of the development shall be prepared and submitted to the satisfaction of the State Planning Commission.

**Reserved Matter 8**

A final Electromagnetic Interference Assessment detailing the mitigation measures to not unreasonably diminish the Adelaide (Buckland Park) weather radar and television reception, shall be prepared in consultation with the Bureau of Meteorology and submitted to the satisfaction of the State Planning Commission.

**Reserved Matter 9**

A Waste Management Plan that details the waste collection and disposal service to dispose of the volume of waste at the rate it is generated, shall be prepared in consultation with the Mid Murray Council and submitted to the satisfaction of the State Planning Commission.

**Reserved Matter 10**

A Bird and Bat Monitoring Plan which sets out the monitoring and reporting requirements in relation to bird and bat strikes and fatalities, the monitoring timeframes, and proposed response processes, shall be prepared in consultation with the Department for Environment and Water and submitted to the satisfaction of the State Planning Commission.

**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).

**Condition 2**

A Final Decommissioning and Rehabilitation Plan (based on industry best practices at the time of preparing for decommissioning), shall be provided six (6) months prior to decommissioning of each project element to the reasonable satisfaction of the Relevant Authority.

**Condition 3**

The recommendations detailed in Section 12 of the Aviation Impact Assessment, dated 26 February 2024 prepared by Aviation Projects shall be fully incorporated into the development. Such measures shall be undertaken prior to the occupation or use of the development and maintained at all times to the satisfaction of the Relevant Authority.

**Conditions imposed by Native Vegetation Council under Section 122 of the Act****Condition 4**

Prior to any clearance of native vegetation, the Native Vegetation Council must provide written confirmation that the Significant Environmental Benefit requirements under the *Native Vegetation Act 1991* have been satisfied.

**Condition 5**

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.

**Condition 6**

Construction vehicles, equipment or materials are not to be stored or placed on top of native vegetation outside the approved clearance area.

**Conditions imposed by Environment Protection Authority under Section 122 of the Act****Condition 7**

Noise levels at the noise sensitive receivers in the vicinity of the Wind Farm development must meet the requirements of the EPA's *Wind Farm Environmental Noise Guidelines 2021*. The noise levels at the relevant receivers\* must not exceed the greater of:

- 35 dB(A) if receivers are situated in the Rural Living zone, or
- 40 dB(A) if receivers are situated in a Primary Production or zones other than Rural Living, or
- the background noise (LA90,10) by more than 5dB(A) when assessed against provisions of the EPA's *Wind Farm Environmental Noise Guidelines 2021*.

\* Note: A relevant receiver is defined as an occupied or habitable dwelling where the owners do not have an agreement with the wind farm developer. The above measured noise levels must be adjusted in accordance with the EPA's *Wind Farm Environmental Noise Guidelines 2021* by the inclusion of a penalty for tonal characteristic where necessary.

**Condition 8**

A final pre-construction noise assessment must be submitted which confirms compliance with the applicable operational criteria based on the final wind turbine generator selection, layout and warranted sound power levels. The warranted sound power levels must be measured and reported in accordance with *IEC61400-11 Ed3.0; Wind turbines – Part 11: Acoustic noise measurement techniques*.

The final preconstruction noise assessment report must be submitted to the State Planning Commission who shall confirm its satisfaction, having consulted with the EPA, prior to the commencement of construction of the wind farm.

**Condition 9**

Noise emitted by the selected wind turbine generators should not include tones audible at the relevant receivers ( $\Delta L_{a,k} > 0$ ) when tested in accordance with the tonality test procedure defined

in *IEC61400-11, Ed3.0; Wind turbines – Part 11: Acoustic noise measurement techniques* or a methodology of tones assessment agreed with the EPA.

The post-construction tonality testing is to be undertaken at locality R022 (as defined in acoustic report S54171C28) or such other localities agreed to by the State Planning Commission, having consulted with the EPA.

The results of any such post-construction tonality testing should be submitted to the State Planning Commission within 3 months of the proposed development stage commencing operation. The State Planning Commission should confirm its satisfaction with any post-construction tonality testing, having consulted with the EPA.

**Condition 10**

An independent acoustical consultancy (other than the company that prepared the predictive acoustical report) must undertake a post construction noise assessment of wind farm operational noise. Noise assessments must be undertaken at least 4 localities: R022, R051, R091 and A77 or such other localities agreed to by the State Planning Commission, having consulted with the EPA.

Monitoring should be undertaken in accordance with the EPA's *Wind Farm Environmental Noise Guidelines 2021* with all of the noise sources associated with the wind farm in full operating mode. The results of this monitoring should be submitted to the State Planning Commission within 3 months of the proposed development stage commencing operation.

The State Planning Commission should confirm its satisfaction with the results of the post-construction noise monitoring, having consulted with the EPA.

**Condition 11**

If post-construction noise assessments results reveal non-compliance with the specified noise criteria, the applicant must arrange for the noise monitoring of other relevant noise sensitive receivers.

The measures to ensure compliance with the specified noise criteria must be undertaken by the applicant for all of the localities where non-compliance with the noise criteria is revealed. An agreement with the landowners of the noise affected premises can be considered as an option in accordance with the EPA's *Wind Farm Environmental Noise Guidelines 2021*.

**Condition 12**

Ensure at least 200 metres separation between any concrete batching plant and their nearest residential dwellings.

**Conditions imposed by DEM - Development Near Pipelines under Section 122 of the Act**

**Condition 13**

The development is to proceed in accordance with the approved plans and documents, an approved Safety Management Study complying with the requirements of AS 2885.

**Condition 14**

No permanent above ground infrastructure (including poles, fencing or signage) shall be installed within 6 metres of the Pipeline.

**Condition 15**

Vibrating equipment must not be used within 10 metres of the Pipeline unless vibration monitoring is installed to demonstrate that vibration remains below 50mm/s peak particle velocity at the surface above the Pipeline.

**Condition 16**

All contractors working within the pipeline easement or within 6m of the pipeline where no easement exists of the Port Campbell to Adelaide High Pressure Gas Pipeline shall undertake pipeline awareness training provided by SEA Gas.

**Condition 17**

Work on the Port Campbell to Adelaide High Pressure Gas Pipeline easement or within 6m of the pipeline easement when no easement exists shall only take place on the condition that a SEA Gas site representative is monitoring the work.

**Condition 18**

Tiger teeth and single point penetration teeth shall not be used within 6m of the pipeline. The maximum size of the excavator operating on the pipeline easement shall be 30 Tonnes or less.

**Condition 19**

Road design shall be such that the pipeline will continue to comply with the requirements of AS2885, including the stress and strain requirements for live and static loads. There shall be a minimum of 1200mm depth of cover above the Port Campbell to Adelaide Pipeline at proposed road crossings.

**Condition 20**

A study against Australian standard (AS) AS 4853 must be completed demonstrating that the PCA pipeline will continue to meet the requirements of this standard once the proposed electrical infrastructure is installed. The study should be provided to the Relevant Authorities satisfaction before construction commences.

If the study shows that there will be adverse impact on the pipeline suitable electrical mitigation need to be installed such that the pipeline will continue to comply with AS4853. The outcomes of the study shall be verified by field measurement.

**Condition 21**

All buried service crossings over the Pipeline must:

- a) include the installation of either concrete (measuring 200mm thick at 20 MPA compressive strength) or 12.5mm thick HDPE protection slabs with minimum of 350mm overhang on each side of the Pipeline above the Pipeline at other service crossings, where practicable. If the third-party service is above the Pipeline the protection slab should be installed between the two services.
- b) be designed and constructed to ensure that they do not adversely impact the Pipeline, including by;
  - i) crossing the Pipeline at right-angles, where practicable
  - ii) installed above the Pipeline, where practicable
  - iii) a minimum of 500mm vertical separation between the service and the Pipeline;
  - iv) a minimum of 1000mm horizontal separation between parallel services and the Pipeline.

**Condition 22**

All wind turbines to be installed more than 400m away from the PCA pipeline.

***Conditions imposed by Commissioner of Highways under Section 122 of the Act***

**Condition 23**

Prior to construction a Traffic Management Plan (TMP) for the construction phase(s) shall be submitted to the satisfaction of the Department for Infrastructure and Transport and Council.

The TMP should include, but not be limited to, the following details:

- The final access routes for the development.
- Details of all road upgrades required to facilitate the development.
- Details of delivery times.
- Details of proposed road closures and their management.
- Details of permits required.
- Details of all required road signs and advisory signs.
- Swept path assessments for all surrounding intersections and proposed site access locations.

- Detailed site access layout plans. These shall consider the delivery routes, the potential for conflicting movements between construction-related vehicles, existing road layout and existing road infrastructure.
- Safety and mitigation measures to be implemented during the construction phase, inclusive of but not limited to potential speed reductions, temporary traffic management treatments and management of interactions with general local traffic.
- Turn warrant assessments on the surrounding arterial road intersections; and
- On-site car parking review.

**Condition 24**

Any infrastructure (e.g. road signs, drainage infrastructure, etc) within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

**Condition 25**

The final design of the transmission line shall be designed to minimise its impact on the arterial road network. The department shall be consulted about the final alignment and placement of any new poles within the road reserve of DIT roads. The requirement for the installation of any crash protection shall be reviewed by DIT in accordance with Austroads Guide to Road Design Part 6: Roadside Design, Safety and Barriers.

**Condition 26**

All power lines over arterial roads shall provide a minimum vertical clearance of 7.5 metres.

**Condition 27**

All underground cabling (including boring) on or adjacent arterial roads shall be designed to minimise its impact on the arterial road network.

**Condition 28**

All access points serving the temporary construction facilities (including but not limited to, workers compounds and batching facilities) located on, or requiring access to, arterial roads shall be located to the satisfaction of DIT to ensure road safety is maximised during the construction phase of the project. All temporary access points shall be decommissioned to the satisfaction of DIT requirements at the applicant's cost.

**Condition 29**

All road works deemed to be required to facilitate safe access shall be designed and constructed to comply with Austroads Guides, Australian Standards and to DIT Master Specifications, with all costs (including, but not limited to, design, construction, project management and any changes to road drainage) to be borne by the applicant.

NOTE: The applicant shall contact DIT Road Assets - South, Asset Manager, Mr Victor Ling (08) 7133 1969 or mobile 0467 784 657 ([victor.ling@sa.gov.au](mailto:victor.ling@sa.gov.au)) to obtain approval and discuss any technical issues regarding the required works. A Deed may be required for these works.

**Condition 30**

All vehicles shall enter and exit to/from arterial roads in a forward direction.

**Condition 31**

All commercial vehicle parking facilities shall be designed in accordance with AS 2890.2:2018 and all car parking areas shall be designed and constructed in accordance with AS/NZS 2890.1:2004 and 2890.6:2022.

**Condition 32**

Any modification to road side drainage as a result of a temporary access or modifying an existing access on an arterial road shall be suitably designed to the satisfaction of DIT in order to maximise road safety on the adjacent arterial road network.



**Condition 33**

Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent roads. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

**Conditions imposed by Minister for the time being administering the River Murray Act 2003 under Section 122 of the Act**

**Condition 34**

During works or construction activities associated with the development, the subject land must be managed in a manner as to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained to ensure no pollutants (including excavation or fill material) enter the River Murray system.

**Condition 35**

Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.

**Condition 36**

Any excavation or fill material surplus to the requirements of the development must be disposed of such that it will not:

- be located within the River Murray 1956 flood extent;
- impede the natural flow of any surface waters;
- allow sediment to enter any water body;
- adversely impact native vegetation;
- facilitate the spread of pest plant and pathogenic material.

**Condition 37**

Wind turbines must be positioned such that no portion of the structure, including blades, overhang into adjacent parcels of Crown land.

**ADVISORY NOTES**

**Planning Consent**

**Advisory Note 1**

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

**Advisory Note 2**

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

**Advisory Note 3**

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.

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

**Advisory Note 4**

Prior to commencement of works, the applicant is suggested to prepare and submit a detailed Construction Environmental Management Plan (CEMP) and Operational Management Plan, prepared in consultation with, and to the satisfaction of, the South Australian Environment Protection Authority (EPA).

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.

**Advisory Note 5**

Noise from construction is limited to 7:00 am to 7:00 pm, Monday to Saturday, and shall not occur on Sundays or public holidays as provided under the *Local Nuisance and Litter Control Act 2016*.

**Advisory Note 6**

The Mid Murray Council Region is located within the River Murray International Dark Sky Reserve. To protect the Reserve from light pollution and comply with the River Murray International Dark Sky Light Management Plan, all outdoor lighting is suggested to comply with the following:

- Lights with greater than 500 lumens must be fully shielded to prevent any light being emitted at or above the horizontal plane.
- Be fitted with motion sensors or timers where possible.
- Have a coordinated colour temperature (CCT) less than 3000 K.
- Be switched off when not needed.
- Not emit light on white or other reflective surfaces.

**Advisory Note 7**

The Mid Murraylands, River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation and Aboriginal sites, objects or remains may be present on the subject land.

Under Section 20 of the *Aboriginal Heritage Act 1988* (the Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects and remains to the Minister responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister).

If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act. For further information visit: <http://taawika.sa.gov.au>.

**Advisory Notes imposed by Native Vegetation Council under Section 122 of the Act****Advisory Note 8**

Prior to any clearance of native vegetation occurring in relation to this development application, the applicant must submit an application to and gain the approval of the Native Vegetation Council under the *Native Vegetation Act 1991*. The application is to be submitted at the following site - <https://apps.environment.sa.gov.au/nvmu/> and must be accompanied by an updated report prepared by an Accredited Consultant that provides more details on the areas proposed to be cleared.

**Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act****Advisory Note 9**

The applicant/owner/operator is reminded of the general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

**Advisory Note 10**

The EPA recommends that worst case noise impacts meet the requirements of the wind farm guidelines at all wind speeds at highest noise output without reliance of sound optimized modes at certain wind speeds.

**Advisory Note 11**

An environmental authorisation (licence) is required for concrete batching. Before operating a concrete batching plant, the applicant/operator should contact the Environment Protection Authority on (08) 8204 2058 or email [EPALicensing@sa.gov.au](mailto:EPALicensing@sa.gov.au) for information about the licensing application process and requirements.

**Advisory Note 12**

For the proposed activity of concrete batching, the following information should be provided with the EPA licence application:

- a detailed site layout plan specifying locations of plant/equipment and traffic flow, and
- Site-specific environment management plans which identify environmental aspects associated with concrete batching at the premises and how those aspects will be effectively managed to minimise offsite impacts.

**Advisory Note 13**

In addition to the above, the proponent should also be prepared to provide the EPA with any further documentation that may reasonably be required in determining the adequacy of the site's environmental controls.

**Advisory Note 14**

A licence application may be refused where conditions of Development Approval directed by the Environment Protection Authority have not been complied with.

**Advisory Note 15**

More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: [www.epa.sa.gov.au](http://www.epa.sa.gov.au)

***Advisory Notes imposed by DEM - Development Near Pipelines under Section 122 of the Act***

**Advisory Note 16**

The proposed development is within the vicinity of the Port Campbell to Adelaide Pipeline (PCA). The applicant is reminded that under section 93 of the Energy Resources Act 2000 (PGE Act), a person must not interfere with activities regulated under the ER Act which are lawfully conducted under a licence.

**Advisory Note 17**

The South Australian section of the PCA is licenced to SEA Gas. Direct contact with SEA Gas on this matter should be through Michael Jarosz on (08) 8236 6836 or via email at [development.application@seagas.com.au](mailto:development.application@seagas.com.au).

**Advisory Note 18**

Once all Detailed Design is available, the applicant will be invited to attend a further Safety Management Study (SMS) workshop conducted by the pipeline licensee, in order identify any additional controls required as part of Detailed Design.

***Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act***

**Advisory Note 19**

The applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email [dit.roadworks@sa.gov.au](mailto:dit.roadworks@sa.gov.au) to gain approval for any road works, or the implementation of a traffic management plan during the construction phase.

Before any construction works the contractor(s) shall complete a 'Notification of Works' form via the following link:

[https://www.dit.sa.gov.au/contractor\\_documents/works\\_on\\_roads\\_by\\_other\\_organisations](https://www.dit.sa.gov.au/contractor_documents/works_on_roads_by_other_organisations)

**Advisory Note 20**

In the event that Restricted Access Vehicles (including oversize and over mass components) are proposed to be utilised, the applicant must ensure that all necessary approvals/permits are obtained from the National Heavy Vehicle Regulator (refer link: <https://www.nhvr.gov.au>).

**Advisory Notes imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act**

**Advisory Note 21**

Please note the following requirements of the *Aboriginal Heritage Act 1988*.

- a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

**Advisory Note 22**

Please note the following requirements of the *Heritage Places Act 1993*.

- a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
- b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

**Advisory Notes imposed by Minister for the time being administering the River Murray Act 2003 under Section 122 of the Act**

**Advisory Note 23**

The applicant is reminded of the General Duty of Care under Section 23 of the *River Murray Act 2003*, which requires that a person must take all reasonable measures to prevent or minimise any harm to the River Murray through his or her activities.

**Advisory Note 24**

The River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation and Aboriginal sites, objects or remains may be present on the subject land. Under section 20 of the *Aboriginal Heritage Act 1988* (the Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects or remains to the Minister responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains.

It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object or remains (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site, object or remains, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act.

For further information and to request a search of the Register of Aboriginal Sites and Objects from the Attorney-General's Department - Aboriginal Affairs and Reconciliation visit:  
<http://taawika.sa.gov.au>.

**Advisory Note 25**

The applicant is encouraged to incorporate locally indigenous plant species into any landscaping, screen planting or revegetation activities at the site to enhance the natural character of the locality, stabilise soils and provide habitat for native species.

For information on appropriate species to be planted, please contact State Flora at Bremer Road, Murray Bridge on telephone 8539 2105, or within Belair National Park on telephone 8278 7777 or visit: <http://www.stateflora.sa.gov.au>.

**Advisory Note 26**

The Central Archives, which includes the Register of Aboriginal Sites and Objects, has entries for Aboriginal heritage in the development area.

In addition, the Attorney General's Department - Aboriginal Affairs and Reconciliation (AGD-AAR) holds records for other Aboriginal heritage that has not been accessioned into the Central Archives.

The applicant is therefore strongly encouraged to consult with Traditional Owners and relevant Aboriginal groups and organisations, prior to undertaking any ground-disturbing works. AGD-AAR is aware that at least the following Aboriginal organisations that have an interest in the subject land:

**PERAMANGK ABORIGINAL CORPORATION**

Email: [info@nativetitlesa.org](mailto:info@nativetitlesa.org)  
Legal Representative: South Australian Native Title Services  
Address: Level 4, 345 King William Street ADELAIDE SA 5000  
Telephone: (08) 8110 2800

**PERAMANGK DESCENDANTS HERITAGE AND LAND COUNCIL**

Chairperson: Michael Hunter Coughlan  
Email: [mhc1261@hotmail.com](mailto:mhc1261@hotmail.com)  
Telephone: 0472 771 816  
Contact Officer: Courtney Hebbberman  
Email: [clhebbberman82@gmail.com](mailto:clhebbberman82@gmail.com)

**RIVER MURRAY AND MALLEE ABORIGINAL CORPORATION (RMMAC)**

Chairperson: Julie Cook  
Email: [julierosecook70@gmail.com](mailto:julierosecook70@gmail.com)  
Legal Representative: Greg Bell  
Address: South Australian Native Title Services Level 4 345 King William Street ADELAIDE SA 5000  
Email: [gregb@nativetitlesa.org](mailto:gregb@nativetitlesa.org) or [info@nativetitlesa.org](mailto:info@nativetitlesa.org)  
Telephone: 0400 381 129  
Fax: 08 8110 2811

**MANNUM ABORIGINAL COMMUNITY ASSOCIATION INC (MACAI)**

Chairperson: Anita Hunter  
Address: PO Box 58 NILDOTTIE SA 5238  
Telephone: 0484 898 285  
Contact Officer: Izzy Campbell  
Email: [issobellee@gmail.com](mailto:issobellee@gmail.com)  
Telephone: 0407 006 651

**FIRST PEOPLES OF THE RIVER MURRAY MALLEE REGION #2**

Chairperson: Robert Agius  
Email: [Robertagius2010@hotmail.com](mailto:Robertagius2010@hotmail.com)  
Cultural Heritage Coordinators: Robert Agius & Christine Abdulla  
Legal Representative: Tim Graham  
Address: South Australian Native Title Services Level 4 345 King William Street ADELAIDE SA 5000  
Email: [TimG@nativetitlesa.org](mailto:TimG@nativetitlesa.org) or [info@nativetitlesa.org](mailto:info@nativetitlesa.org)

**Advisory Note 27**

Prior to the clearance of native vegetation (including reeds) for any purpose, the applicant should consult the Native Vegetation Council to determine relevant requirements under the *Native Vegetation Act 1991* and its Regulations, which may include the provision of a Significant Environmental Benefit.

Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals.

For further information contact the Native Vegetation Council on telephone 8303 9777 or visit: <http://www.nvc.sa.gov.au>.

**Advisory Note 28**

The applicant is encouraged to incorporate locally indigenous plant species into any landscaping, screen planting or revegetation activities at the site to enhance the natural character of the locality, stabilise soils and provide habitat for native species.

For information on appropriate species to be planted, please contact State Flora at Bremer Road, Murray Bridge on telephone 8539 2105, or within Belair National Park on telephone 8278 7777 or visit: <http://www.stateflora.sa.gov.au>.

**Advisory Note 29**

Should it be intended that any works occur on land managed under the *Crown Land Management Act 2009* (i.e. Crown land), the applicant should contact the Department for Environment and Water (Crown Lands Program) to determine appropriate licensing arrangements. In addition, Native Title notification may be required as a pre-requisite to the issue of any licence, pursuant to the *Native Title Act 1993* (Cth). For further information please contact the DEW Crown Land Program, Berri on telephone 08 8595 2105, or visit: <http://www.environment.sa.gov.au/topics/crown-land>.

**Advisory Note 30**

It is important to note that the following applies to the subject land under the *Landscape South Australia Act 2019*: The *Prescription of the Water Resources in the Eastern Mount Lofty Ranges*, which requires those that are or are proposing to use surface, watercourse and/or underground water for any purpose - other than stock and domestic use - at any time in the future, to apply for a water licence with the Department for Environment and Water (DEW).

If there is a proposal to take surface water, watercourse water or underground water or if there are any existing water uses that may be impacted by the development, the interested parties should contact the DEW Water Licensing Branch on (08) 8595 2053 or visit: <http://www.environment.sa.gov.au/topics/water/water-licences-and-permits>.

**Advisory Note 31**

Section 119 of the *Landscape South Australia Act 2019* requires the occupier of the land on which a well is situated to ensure that the well (including the casing, lining and screen of the well and any mechanism used to cap the well) is properly maintained.

A permit is required from the Department for Environment and Water (DEW) for any work to be carried out on a well or for new wells to be drilled. Information on specific wells can be obtained from [www.waterconnect.sa.gov.au](http://www.waterconnect.sa.gov.au).

For information regarding permit applications contact DEW on telephone (08) 8735 1134 or visit: <http://www.environment.sa.gov.au/topics/water/water-licences-and-permits>.

**Advisory Note 32**

Any water affecting activities on the subject land (including construction of crossing points, bridges, culverts, watercourse channelling, basins, dams, etc) must be undertaken in accordance with the *Water Allocation Plan for the Eastern Mount Lofty Ranges* and the *Murraylands and Riverland Water Affecting Activity Control Policy*.

Further, the applicant may be required to apply for a permit from the Murraylands and Riverland Landscape Board. For further information visit: <https://www.landscape.sa.gov.au/mr/water/managing-water-resources/water-affecting-activities>.

**Advisory Note 33**

Under the *Landscape South Australia Act 2019*, it is prohibited to move or sell declared plants or material, such as the seeds from plants, without obtaining a permit. It is therefore recommended that an appropriate Biosecurity Plan be prepared to ensure that declared plant material and seeds are not moved or sold as a consequence of development activities.

Biosecurity guidelines can include wash down procedures to remove any contaminated soil or weed material from vehicles and machinery before entering the property and/or if landfill is required, ensure weed free soil is delivered or removed from the site.

For further information visit: <http://www.landscape.sa.gov.au/hf/plants-and-animals/pest-plants-and-animals/pest-plants>.

#### **Advisory Note 34**

Effective measures should be implemented during the works and on-going use of the land in order to prevent soil, silt, sediments or other pollutants leaving the site and entering adjoining properties, roads, water bodies and drains, including (but not limited to):

- Not undertaking construction works a minimum of 3 days before and/or during a high rainfall event (20mm or greater) to reduce the risk of damage to watercourse beds and banks. Weather forecasts reported by the Bureau of Meteorology are available on-line and the seven-day forecast must be checked before work commences;
- use of erosion and sediment control measures such as catch/diversion drains, filter fences, sediment fences, sediment traps and basins, re-vegetation and straw bale barriers;
- stockpiling topsoil carefully so it is not susceptible to wind erosion;
- cover all exposed faces and spoil on and around scarred areas with suitable ground cover;
- control dust arising from construction and other activities, so as not to be a nuisance to residents or occupiers on adjoining or nearby properties;
- ensure vehicles leaving the sites do not transfer soil or mud onto adjacent roadways;
- ensuring that the fuelling site of any vehicles, plant and machinery utilised during construction is a minimum of 20 metres from any watercourse, water body or well;
- ensure that there are post construction arrangements for on-site pollutant and contaminant management in accordance with EPA Guidelines;

Guidance on pollution prevention from construction sites can be found in the '*Handbook for pollution avoidance on commercial and residential building sites*' and the '*Stormwater pollution prevention code of practice*', which can be accessed at: <http://www.epa.sa.gov.au>.

#### **Advisory Note 35**

This approval does not obviate any considerations that may apply to the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). For further information visit: <http://www.environment.gov.au/epbc>.

### **2.3. RESERVED MATTERS**

## **3. CROWN DEVELOPMENTS (ADVISORY ITEMS)**

### **3.1. DEFERRED APPLICATIONS**

### **3.2. NEW APPLICATIONS**

## **4. MAJOR DEVELOPMENTS – VARIATIONS**

## **5. REPORTING**

## **6. COURT COMPROMISE**

## **7. BRIEFINGS**

## **8. PROCEDURAL MATTERS**

## **9. OTHER BUSINESS**

### **9.1 Project Update**

**10. NEXT MEETING**

- 10.1. Wednesday 12 March, Level 09, 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 Deputy Presiding Member thanked all in attendance and closed the meeting at 4:00PM

Confirmed: 27/02/2025



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Rebecca Rutschack  
DEPUTY PRESIDING MEMBER