

PLANNING AND DESIGN CODE ASSESSMENT

Prepared for Robertstown East Solar

Prepared by EPS Energy



QUALITY ASSURANCE AND DECLARATION

Quality Assurance and Version Control Table

Project: Robertstown East Solar

Client: Amp Power Australia Pty Ltd ABN: 75 618 201 380

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Explanation of key terms used in the assessment:

- **Desired outcomes (DO)**- Desired outcome are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome or assist in assessing the merits of the development against the applicable performance outcomes collectively.
- **Performance outcomes (PO)** - are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.
- **Designated performance features (DPF)** - In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a designated performance feature or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

Rural Zone Assessment Provisions. Part 2 - Zones and Sub Zones.		
	Desired Outcome	Project Response
DO 1	A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.	The Project is a type of renewable energy facility. A renewable energy facility (other than a wind farm) is a designated performance feature (DPF) that satisfies DO 1.
DO 2	A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.	The renewable energy project will contribute to the required future provision of clean electricity for these types of development and therefore



supports diversification of existing businesses that promotes value-adding.

Performance Outcomes	Designated Performance Features	Project Response
<p>Land Use and Intensity: PO 1.1 The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained</p>	<p>DPF 1.1 - Development comprises one or more of the following: (s) Renewable energy facility</p>	<p>The Project is a type of renewable energy facility. A renewable energy facility (other than a wind farm) is a designated performance feature (DPF) that satisfies PO 1.1.</p>
<p>Siting and Design PO 2.1 Development is provided with suitable vehicle access.</p>	<p>DPF 2.1 - Development is serviced by an all-weather trafficable public road.</p>	<p>The Project is serviced by a State Road and Local Road, all-weather trafficable public roads.</p>
<p>Siting and Design PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.</p>	<p>DPF 2.2 - Buildings: (a) are located on sites with a slope not greater than 10% (1-in-10) (b) do not result in excavation and/or filling of land greater than 1.5m from natural ground level.</p>	<p>The Project land is relatively flat which will decrease the requirement for any potential cut and fill works.</p>
<p>Renewable Energy Facilities: PO 9.1 Renewables energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.</p>	<p>DPF 9.1 - None are applicable</p>	<p>The Project land is used for primary production. The Project will not significantly fragment or displace existing primary production. After the Project's decommissioning the Project land will be available for primary production. Consequently, the Project will not have an adverse impact on the long-term primary production of the land</p>



Built Form and Character:

10.1 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by:

- (a) having substantial setbacks from boundaries and adjacent public roads
- (b)using low-reflective materials and finishes that blend with the surrounding landscape
- (c) being located below ridgelines.

DPF 10.1 - None are applicable

The Project is a type of renewable energy facility envisaged within this zone and constitute a component of the zone's desired character.

The Project's built form and character is categorised as electricity infrastructure comprising solar panels, powerlines, substation/switchyard, equipment for metering, monitoring and controlling electricity, O&M buildings and items required in the connection and supply of electricity from the Project into the electricity grid.

The Project's built form and character will align with the usual/expected form and character for this size and type of solar electricity development.

Hazards (Bushfire – Regional) Assessment Provisions. Part 3 Overlays. This overlay seeks to ensure development is located to minimise the threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

	Desired Outcome	Project Response
<p>DO 1</p>	<p>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.</p>	<p>The Project design and built form will align with the relevant design standards and management strategies to manage this level of bushfire hazard for this size and type of solar electricity generating development.</p>
<p>DO 2</p>	<p>To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.</p>	<p>The Project vehicle access roads and driveways will align with the relevant</p>



design standards and management strategies to facilitate access for emergency service vehicles for this size and type of solar electricity generating development. Emergency vehicle access will be designed in collaboration with South Australian Country Fire Service.

Performance Outcomes	Designated Performance Features	Project Response
<p>Siting</p> <p>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.</p>	<p>DPF 1.1 - None are applicable</p>	<p>The Project land is mapped within a Hazard (Bushfire – Regional) protection area.</p> <p>While the Project land is not designated as bushfire prone i.e. general risk or medium risk or high risk Hazards the overlay requires the Project land to be protected from bushfire.</p> <p>Bushfire management measures will be implemented to ensure the Project is not exposed to unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p>
<p>Built Form</p> <p>PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning</p>	<p>DPF 2.1 - None are applicable</p>	<p>The Project design and built form will align with the relevant design standards and management strategies to manage this level of bushfire hazard for this size and type of solar electricity generating development.</p>



debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.

Vehicle Access -Roads and Driveways

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.

DPF 5.1 - Roads:

- (a) are constructed with a formed, all-weather surface
- (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road
- (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road
- (d) have a minimum formed road width of 6m
- (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)
- (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)
- (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:
 - (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3)or
 - (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)
- (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.

The Project vehicle access roads and driveways will align where practical (noting that solar layout access roads differ in function to public and residential road requirements) with the relevant design standards and management strategies to manage this level of bushfire hazard for this size and type of solar electricity generating development.

Vehicle Access -Roads and Driveways

DPF 5.3 - None are applicable

The Project vehicle access roads and driveways will align with the relevant design standards and management

PO5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.

strategies to manage this level of bushfire hazard for this size and type of solar electricity generating development. Emergency vehicle access will be designed in collaboration with South Australian Country Fire Service.

Hazards (Flooding – Evidence Required) Assessment Provisions. Part 3 Overlays. This overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

	Desired Outcome	Project Response
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.	The Project will adopt 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.
Performance Outcomes	Designated Performance Features	Project Response
<p>Flood Resilience</p> <p>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.</p>	<p>DPF 1.1 - Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:</p> <p>the highest point of top of kerb of the primary street or</p> <p>the highest point of natural ground level at the primary street boundary where there is no kerb</p>	<p>The Project will adopt 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.</p>
<p>Environmental Protection</p> <p>PO 2.1 Buildings and structures used either partly or wholly to contain or store hazardous</p>	<p>DPF 2.1 - Development does not involve the storage of hazardous materials.</p>	<p>The Project will implement a Construction Management Plan for the construction phase and Operation Management Plan for the operation phase that will include a storage and handling of chemical and</p>

materials are designed to prevent spills or leaks leaving the confines of the building.

hazardous materials management plan, to manage potential adverse impacts.

Murray-Darling Basin Assessment Provisions. Part 3 - Overlays. This overlay seeks to ensure sustainable water use in the Murray-Darling Basin Area

	Desired Outcome	Project Response
DO 1	Sustainable water use in the Murray-Darling Basin area.	Every megawatt hour of coal powered electricity generation withdraws around 60,700 litres of water and then consumes about 2,600 litres. The Project will contribute to reducing the amount of water required to generate electricity within the National Electricity Market.

Performance Outcomes	Designated Performance Features	Project Response
<p>PO 1.1 All development, but in particular development involving:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.</p>	DPF 1.1 – None are applicable	<p>The Project is a type of renewable energy facility.</p> <p>The Project land is not located in the Murray Floodplain or within the River Murray protected area.</p> <p>The Project will have a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.</p>

Native Vegetation Assessment Provisions. Part 3 – Overlays. This overlay seeks to protect, retain and restore areas of native vegetation.



	Desired Outcome	Project Response
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.	The Project land is currently used for agricultural land uses, including cropping, that reduces and minimises the amount of native vegetation that may need to be cleared or disturbed for the Project. The Project has been designed to minimise the interference or disturbance to existing native vegetation and biodiversity. The Project will comply, as far as is reasonably practical, with the DO1 policy.
Performance Outcomes	Designated Performance Features	Project Response
Environmental Protection 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.	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 <i>Native Vegetation Act 1991</i> , 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'.	The Project will avoid, or where it cannot be practically avoided, minimise the clearance of native vegetation taking into account the siting of the renewable energy infrastructure, access points, bushfire protection measures and infrastructure maintenance.
Environmental Protection	DPF 1.2 – None are applicable	The Project will avoid, or where it cannot be practically avoided, minimise the vegetation clearance of:

PO 1.2 Native vegetation clearance in association with development avoids the following:

- (a) significant wildlife habitat and movement corridors
- (b) rare, vulnerable or endangered plants species
- (c) native vegetation that is significant because it is located in an area which has been extensively cleared
- (d) native vegetation that is growing in, or in association with, a wetland environment.

(a) significant wildlife habitat and movement corridors.

(b) rare, vulnerable or endangered plants species.

(c) native vegetation that is significant because it is located in an area which has been extensively cleared.

(d) native vegetation that is growing in, or in association with, a wetland environment.

Environmental Protection

DPF 1.4 - None are applicable

PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.

After the decommissioning and removal of the Project’s infrastructure the Project will take measures in accordance with the land leasing arrangements to rehabilitate lands that have been degraded, and where reasonable, to consider the restoration of ecosystems that have been destroyed, by impacts of clearance of native vegetation that cannot be avoided or further minimized.

Water Resources Assessment Provisions. Part 3 – Overlays. This overlay seeks to protect the quality of surface waters in South Australia.

Desired Outcome	Project Response
<p>DO 1</p> <p>Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.</p>	<p>The Project will implement a Construction Management Plan for the construction phase and Operation Management Plan for the operation phase that will include measures to protect the quality of surface</p>




waters within the Project land. The Project will contribute to addressing adverse impacts of climate change.

DO 2

Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

The Project will be sited and designed to maintain as far as practical the conveyance function and natural flow paths of watercourses to assist in the management of stormwater runoff.

Performance Outcomes	Designated Performance Features	Project Response
<p>Water Catchment PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.</p>	<p>DPF 1.1 – None are applicable</p>	<p>Assessments do not identify any permanent watercourses.</p> <p>There are a number of ephemeral natural watercourses/drainage lines in the Project area that contain water from time to time.</p>
<p>Water Catchment PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.</p>	<p>DPF 1.2 – None are applicable</p>	<p>Assessments do not identify any permanent swamps and or wetlands. The Project will be sited and designed to avoid as far as practical interfering with the hydrology regime within the Project area.</p>
<p>Water Catchment PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained,</p>	<p>DPF 1.3 – None are applicable</p>	<p>Assessments do not identify any permanent wetlands providing habitat for native flora and fauna.</p>



except temporarily for essential management purposes to enhance environmental values.

Water Catchment

PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.

DPF 1.4 – None are applicable

The Project land will unlikely accommodate stock in areas of watercourses or native vegetation.

Water Catchment

PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to:
(a) reduce the impacts on native aquatic ecosystems
(b) minimise soil loss eroding into the watercourse.

DPF 1.5 - A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.

The majority of the Project land will be retained in its current condition allowing infiltration of rainfall.

During the construction and operational phases, the Project will implement measures to ensure peak runoff rates or long-term runoff yields are not increased or are minimal and the possibility of soil erosion is limited.

Water Catchment

PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following:
(a) the construction of an erosion control structure
(b) devices or structures used to extract or regulate water flowing in a watercourse

DPF 1.6 – None are applicable

Assessments did not identify any permanent watercourses or lakes on the Project land.

(c) devices used for scientific purposes the rehabilitation of watercourses.
 (d) the rehabilitation of watercourses.

Water Catchment

PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.

DPF 1.7 – None are applicable

Assessments did not identify any permanent watercourses or floodplains on the Project land.

Water Catchment

PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.

DPF 1.8 – None are applicable

Assessments did not identify any permanent watercourses or floodplains on the Project land.

Water Catchment

PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.

DPF 1.9 – None are applicable

Any dams, water tanks and diversion drains required by the Project’s design will as far as practical be located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs identified in the ecological assessments.

Infrastructure and Renewable Energy Facilities Assessment Provisions. Part 4 - General Development Policies.

	Desired Outcome	Project Response
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.	The Project land is co-located with the original Robertstown Solar project site which is co-located with existing utility scale electricity infrastructure i.e. Robertstown substation and associated



transmission lines and the short distance required for the grid connection, minimising the expanse of connection.

The Project will be sited and designed as far as practical to minimise hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

Performance Outcomes	Designated Performance Features	Project Response
<p>General PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.</p>	<p>DPF 1.1 – None are applicable</p>	<p>The Project will be sited and designed as far as practical to minimise hazard or nuisance to adjacent development and land uses. A 30m setback is proposed from the boundary of the site to any solar infrastructure which should ensure no nuisance to adjacent land or land uses.</p>
<p>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</p>	<p>DPF 2.1 – None are applicable</p>	<p>The 2024 VIA found that the overall visual impact rating to residential and viewpoint receptors is “Low”. Further, that renewable energy facilities were contemplated by the P&D Code in the rural landscape.</p> <p>Based on the 2024 VIA the Project’s potential to adversely impact the existing and planned visual landscape is low.</p>

- (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.

Visual Amenity

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.


DPF 2.2 – None are applicable

Existing vegetation will remain around the boundary of the Project land that will screen and soften the Project’s impact thereby reducing any potential adverse visual impacts on adjacent land.

If required targeted visual buffer zones and landscaping for visual amenity can be incorporated into the final design drawings, though given the remote location of the substation/switchyard, a requirement for screening is not considered necessary.



<p>Visual Amenity PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.</p>	<p>DPF 2.3 – None are applicable</p>	<p>The Project will as far as practical reinstate and revegetated surfaces exposed by construction earthworks associated with the installation of storage facilities, substation/switchyard and other ancillary plant to reduce adverse visual impacts on adjacent land.</p>
<p>Rehabilitation PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.</p>	<p>DPF 3.1 – None are applicable</p>	<p>The Project will as far as practical progressively rehabilitate (incorporating revegetation) disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.</p>
<p>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.</p>	<p>DPF 4.1 – None are applicable</p>	<p>A 2024 glint and glare assessment indicates the Project including the Project’s infrastructure will not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>
<p>Hazard Management 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</p>	<p>DPF 4.2 – None are applicable</p>	<p>The Project is separated 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.</p>



as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.

Hazard Management

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.

DPF 4.3– None are applicable

The Project land is mapped within a Hazard (bushfire – Regional) protection area. While the Project land is not designated as bushfire prone i.e. general risk or medium risk or high risk, the overlay requires the Project land to be protected from bushfire.

The Project and built form including access tracks will align with the relevant design standards and management strategies to manage this level of bushfire hazard for this size and type of solar electricity generating development.

Electricity Infrastructure and Battery Storage Facilities

PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including

- (a) siting utilities and services:
 - (i) on areas already cleared of native vegetation
 - (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity
- (b) grouping utility buildings and structures with non-residential development, were

DPF 5.1 – None are applicable

The Project's electricity infrastructure is set back from surrounding roads and non-participating landowner property boundaries, located to minimise interference or disturbance to existing native vegetation or biodiversity and groups buildings and structures such as O&M buildings into one area.



practicable.

Electricity Infrastructure and Battery Storage Facilities

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

DPF 5.3 – None are applicable

The Project does not include a BESS on the Project’s land.

Renewable Energy Facilities

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.

DPF 7.1 – None are applicable

The Project is located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. The Robertstown Substation is adjacent to the original Robertstown Solar project site. The original Robertstown Solar project site is the closest land area to the substation that can facilitate the Project.

Renewable Energy Facilities (Solar Power)

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.

DPF 9.1 – None are applicable

The Project (including the Project’s variations) is not located on land of high scenic or cultural value.

The Project’s area is predominately used for cropping and grazing livestock. Approximately 420ha or 66% of the 630 ha Project area is proposed to accommodate the Project 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.

DPF 9.2 – None are applicable

The Project land is not of high environmental, scenic or cultural value.

The Rural Land zone contemplates large scale solar generation within the zone.

The Project's Substation/switchyard area will be fenced for public safety and security.

Renewable Energy Facilities (Solar Power)

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

DPF 9.3 - Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones
50MW>	80ha+	30m	2km

The Project will as far as practical locate the facilities in accordance with the setback criteria for land boundaries and relevant zones.



Renewable Energy Facilities (Solar Power)

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, were balanced with infrastructure access and bushfire safety considerations.

DPF 9.4 – None are applicable

The 2024 VIA found that the overall visual impact rating to residential and viewpoint receptors was “Low”. Further, that renewable energy facilities were contemplated by the P&D Code in the rural landscape.

Based on the 2024 VIA the Project’s potential to adversely impact the existing and planned visual landscape was low.

Water Supply

PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.

DPF 11.1 - Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.

The Project will work with Goyder Regional Council to identify an appropriate water supply for the construction phase and operation phase.

The Project will be connected to or have access to an appropriate water supply to meet the Project’s requirements.

Wastewater Services

PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:

DPF 12.1 - Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site wastewater treatment system in accordance with the following:

- (a) the system is wholly located and contained within the allotment of development it will service; and
- (b) the system will comply with the requirements of the South Australian *Public Health Act 2011*.

The Project’s operation phase will require minimal wastewater services. The Project will likely be connected to an approved wastewater disposal service or where this is not available be serviced by an on-site wastewater treatment system in accordance with relevant design standards and management strategies.

- (a) it is wholly located and contained within the allotment of the development it will service
- (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources
- (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

Wastewater Services

PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.

DPF 12.2 - Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.


The Project will not be built on, or encroach within, an area that is, or will be, required for a sewerage system or waste control system.

Temporary Facilities

PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site

DPF 13.1 - A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.

An objective of the Project is to avoid the production of waste, minimise the production of waste, reuse waste, recycle waste for reuse, treat waste and disposes of waste in an environmentally-sound manner when required.



waste storage enclosure to minimise the incidence of wind-blown litter.

Waste management procedures will be implemented for the construction phase and operation phase with the intention of preventing undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

Given the proximity to Robertstown/Burra the Project will consider the use of a waste collection and disposal service to dispose of the volume of waste at the rate it is generated.

Temporary Facilities

DPF 13.2 – None are applicable

PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.

As far as practical the temporary facilities to support the establishment of the Project will be sited and operated to minimise environmental impact.

The Project will implement a Construction Management Plan for the construction phase to minimise potential environmental impacts during the construction phase.