



APPLICATION ON NOTIFICATION – CROWN DEVELOPMENT

Applicant:	Equis Energy Australia Pty Ltd c/- Jacobs Group Australia
Development Number:	571/V001/18 (2854)
Nature of Development:	Construction of a solar farm (maximum capacity 100MW) comprising solar panels (maximum height 4.5m), provision for battery storage (maximum capacity 100MW), and ancillary infrastructure
Type of development:	Public Infrastructure
Zone / Policy Area:	Urban Employment Zone
Subject Land:	Allotment 100 and 101 Substation Road, Tailem Bend
Contact Officer:	Laura Kerber
Phone Number:	7109 7073
Start Date:	15 March 2018
Close Date:	9 April 2018
During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders Street, Adelaide during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).	

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

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

Postal Address:

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

Street Address:

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

Email Address: scapadmin@sa.gov.au

Fax Number: (08) 8303 0753



DEVELOPMENT ACT 1993

NOTICE OF APPLICATION FOR CONSENT TO DEVELOPMENT

SECTION 49 - PUBLIC INFRASTRUCTURE

Notice is hereby given that an application has been made by **Equis Energy Australia Pty Ltd c/- Jacobs Group Australia** for consent to construct a solar farm (maximum capacity 100MW) comprising solar panels (maximum height 4.5m), provision for battery storage (maximum capacity 100MW), and ancillary infrastructure (Development Number: 571/V001/18).

The land is situated at **Allotment 100 and 101 Substation Road, Tailem Bend** being Certificate of Title: **Volume 5864 Folio 516 and Volume 5864 Folio 517**.

The subject land is located within the **Urban Employment Zone** of the **Coorong District Council Development Plan Consolidated 21 November 2017**.

The application may be examined during normal office hours at the office of the State Commission Assessment Panel, Level 5, 50 Flinders Street and at the office of Coorong District Council, 95-101 Railway Terrace, Tailem Bend. Application documentation may also be viewed on the State Commission Assessment Panel (SCAP) website: www.saplanningcommission.sa.gov.au/scap.

Any person or body who desires to do so may make representations concerning the application by notice in writing delivered to the Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide 5001 **NOT LATER THAN Close of Business Monday 9 April 2018**.

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

Submissions may be made available for public inspection. Please indicate in writing if you object to your submission being made available in this way.

Should you wish to discuss the application and the public notification procedure please contact **Laura Kerber on 7109 7073**.

Alison Gill

SECRETARY

STATE COMMISSION ASSESSMENT PANEL

www.saplanningcommission.sa.gov.au/asap

PN2556

PN2556

19x2 (63mm)

Adelaide Advertiser

Murray Valley Standard

Thursday 15 March 2018

SECTION 49 & 49A – CROWN DEVELOPMENT DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

COUNCIL: COORONG DISTRICT COUNCIL

FOR OFFICE USE

APPLICANT: EQUIS ENERGY AUSTRALIA PTY LTD

DEVELOPMENT No: _____

ADDRESS: C/O JACOBS PO BOX 152 RUNDLE MALL,
ADELAIDE SA 5000

PREVIOUS DEVELOPMENT No: _____

DATE RECEIVED: / /

CROWN AGENCY: DPC

CONTACT PERSON FOR FURTHER INFORMATION

Name: LARA DADDOW (JACOBS)

Telephone: 8424 3854 [work] 0438 357 765 [Mob]

Fax: 8113 5440 [work] N/A [Ah]

Email: LARA.DADDOW@JACOBS.COM

<input type="checkbox"/> Complying <input type="checkbox"/> Merit <input type="checkbox"/> Public Notification <input type="checkbox"/> Referrals	Decision: _____ Type: _____ Finalised: / /
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NOTE TO APPLICANTS:

(1) All sections of this form must be completed. The site of the development must be accurately identified and the nature of the proposal adequately described. If the expected development cost of this Section 49 or Section 49A application exceeds \$100,000 (excl. fit-out) or the development involves the division of land (with the creation of additional allotments) it will be subject to those fees as outlined in Item 1 of Schedule 6 of the *Development Regulations 2008*. Proposals over \$4 million (excl. fit-out) will be subject to an advertising fee. (2) Three copies of the application should also be provided.

	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Additional:	_____	_____	_____	_____
Minister's Approval				

EXISTING USE: PRIMARY PRODUCTION / GRAZING

DESCRIPTION OF PROPOSED DEVELOPMENT: SOLAR DEVELOPMENT (UP TO 90MWAC) INCORPORATING SOLAR PANELS, INVERTERS, EARTHWORKS, FENCING, BATTERY STORAGE, TRANSMISSION CONNECTION, BUILDINGS, LOW LEVEL LIGHTING, LIGHTING PROTECTION AND OTHER ANCILLARY INFRASTRUCTURE

LOCATION OF PROPOSED DEVELOPMENT: ALLOTMENT 100 AND 101 SUBSTATION ROAD, TALEM BEND

House No: N/A Lot No: 100 & 101 Street: SUBSTATION ROAD Town/Suburb: TAILEM BEND

Section No [full/part] _____ Hundred: SEYMOUR Volume: 5864 Folio: 516

Section No [full/part] _____ Hundred: SEYMOUR Volume: 5864 Folio: 517

LAND DIVISION:

Site Area [m²] _____ Reserve Area [m²] _____ No of existing allotments _____

Number of additional allotments [excluding road and reserve]: _____ Lease: YES NO

DEVELOPMENT COST [do not include any fit-out costs]: \$ 105,000,000 - 125,000,000

POWERLINE SETBACKS: Pursuant to Schedule 5 (2a)(1) of the *Development Regulations 2008*, if this application is for a building it will be forwarded to the Office of the Technical Regulator for comment unless the applicant provides a declaration to confirm that the building meets the required setback distances from existing powerlines. The declaration form and further information on electricity infrastructure and clearance distances can be downloaded from sa.gov.au.

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the *Development Act 1993* and meet the requirements for lodgement under s.49 of the *Development Act 1993*.

SIGNATURE: 

Dated: 13 / 12 / 2017



Government
of South Australia

DEVELOPMENT REGULATIONS 2008
Form of Declaration (Schedule 5 clause 2A)

To: Department of Planning, Transport and Infrastructure

From: Equis Energy Australia Pty Ltd

Date of Application: / /

Location of Proposed Development: _____

House No: N/A Lot No: 101 Street: Substation Rod
100 &

Town/Suburb: Tailem Bend

Section No (full/part): _____ Hundred: Seymour

Volume: 5864 Folio: 516 & 517

Nature of Proposed Development: Solar Development (up to 90MWAC) incorporating solar panels, inverters, earthworks, fencing, battery storage, transmission connection, buildings, low level lighting, lighting protection and other ancillary infrastructure

I Anil Nangia being the applicant/ a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

Signed: Anangia

Date: 13 / 12 / 2017



**Government
of South Australia**

Note 1

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the Development Act 1993), other than where the development is limited to –

- a) an internal alteration of a building; or
- b) an alteration to the walls of a building but not so as to alter the shape of the building.

Note 2

The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:

- a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
- b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3

Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

Note 4

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; or where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

Note 5

An information brochure: 'Building Safely Near Powerlines' has been prepared by the Technical Regulator to assist applicants and other interested persons.

This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at sa.gov.au/energy/powerlinesafety

Note 6

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

2854



13 December 2017

Ms Zoe Delmenico
Team Leader
Major Development and Crown Assessment, Planning and Development
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
Adelaide South Australia 5000

Dear Ms Delmenico,

Subject: Taillem Bend Solar Project Stage 2 – Development Approval Application

Please find accompanying this letter an application for Development Approval for the proposed Taillem Bend Solar Project Stage 2 (TB2SP), under section 49 of the *Development Act 1993* (SA).

The Taillem Bend Solar Project Stage 2 (TB2SP) is proposed to be developed by Equis Australia (Equis), will be established adjacent to the Taillem Bend Solar Project Stage 1 (TBSP) within the local community of Taillem Bend. The project is designed to be 'battery-ready', creating a combined generation and storage facility project that contributes to the preparation for future electricity needs of South Australians.

The project received endorsement from Dr. Don Russell of the Department of Premier and Cabinet on the 7th of November 2017. The letter of endorsement is appended to the Development Approval application for your consideration. It's also noted, that the application has been discussed, with positive feedback from the Coorong District Council, of which a letter of support has been provided and included within the Application.

The TB2SP was discussed at a meeting on the 4th July 2017, attended by Mark Jackson, Department of Premier and Cabinet and Rob Faunt, Office of Technical Regulator. At the meeting, there was a consensus that Equis Energy (Australia) should seek Section 49 status, as was the case for Stage 1 of the project. Subsequently, endorsement for TB2SP has now been obtained.

I appreciate the Department of Planning, Transport and Infrastructures communications and facilitation during the lead up to this application, and look forward to ongoing communications as required with the Department during the development assessment process. We would be happy to answer any questions relating to the application.

Should you have any queries regarding the proposed Taillem Bend Solar Project Stage 2 or this request for sponsorship, please do not hesitate to contact me via the detail below or Duncan Mortimer on; duncan.mortimer@equisenergy.com or 0417 997 099.

A handwritten signature in black ink that reads "Anil Nangia".

Yours sincerely,

Anil Nangia
Managing Director
Equis Energy (Australia)
Email: anil.nangia@equisenergy.com
Mobile: 0417 612 926

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