

22 April 2025

Chairperson
State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

Dear Sir/Madam

Development Application No.:	25004790
Applicant:	Department for Infrastructure & Transport
Proposal:	Crown DA for a change in the use of the land to a spoil reuse facility, filling of land and construction of temporary buildings, facilities and infrastructure
Subject Land:	Adjacent Port Expressway, Dry Creek (Allotments 501 & 502)

Thank you for referring the above-mentioned development application to Council. Council Planning Staff have consulted internally, including with Council Engineering and Environment Department Staff. Please see below comments in response:

Staging

A previous related 'Stage 1' application, DA 24014973, relating to land adjacent the Magazine Creek Wetlands, was approved by the Minister for Planning in December 2024 subject to 26 conditions.

The current 'Stage 2' application relates to a greater extent of land area situated further to the east (towards Hanson Rd North and the Range Wetlands).

A staged approach is sought for the current DA, relating to site preparation, construction, and the sources of fill available, over a 7 year timeframe.

Level of Application Documentation

The applicant's planning supporting statement notes that the plans and drawings provided are preliminary and high level, with more detailed design work, and the preparation of management plans, still required. The documentation advises that impacts to the environment are intended to be addressed and managed through a Construction Environment Management Plan and relevant subplans, the Department's Contract Scope and Specifications, and the Auditor Protocol under the Waste Derived Fill Standard.

Planning & Design Code

The subject land is situated within the Strategic Employment Zone. It is also situated within the Gillman Subzone and the Coastal Areas and Hazards (Acid Sulfate Soils) Overlays (amongst others).

While commercial and industrial development is contemplated for the subject land as per the Strategic Employment Zone provisions, such development is subject to more environmental and geographic specific controls than would ordinarily be applicable. This is reflective of the somewhat unique site and locality context.

DO 2 for the Gillman Subzone more specifically provides for:

1. Co-location of the management of Adelaide's waste, resource recovery and related processing and industrial activities; and
2. The provision of land for stormwater management and the enhancement of tidal flow and habitat function of Magazine Creek, Range wetlands, samphire and mangroves:

Gillman Subzone

Assessment Provisions (AP)

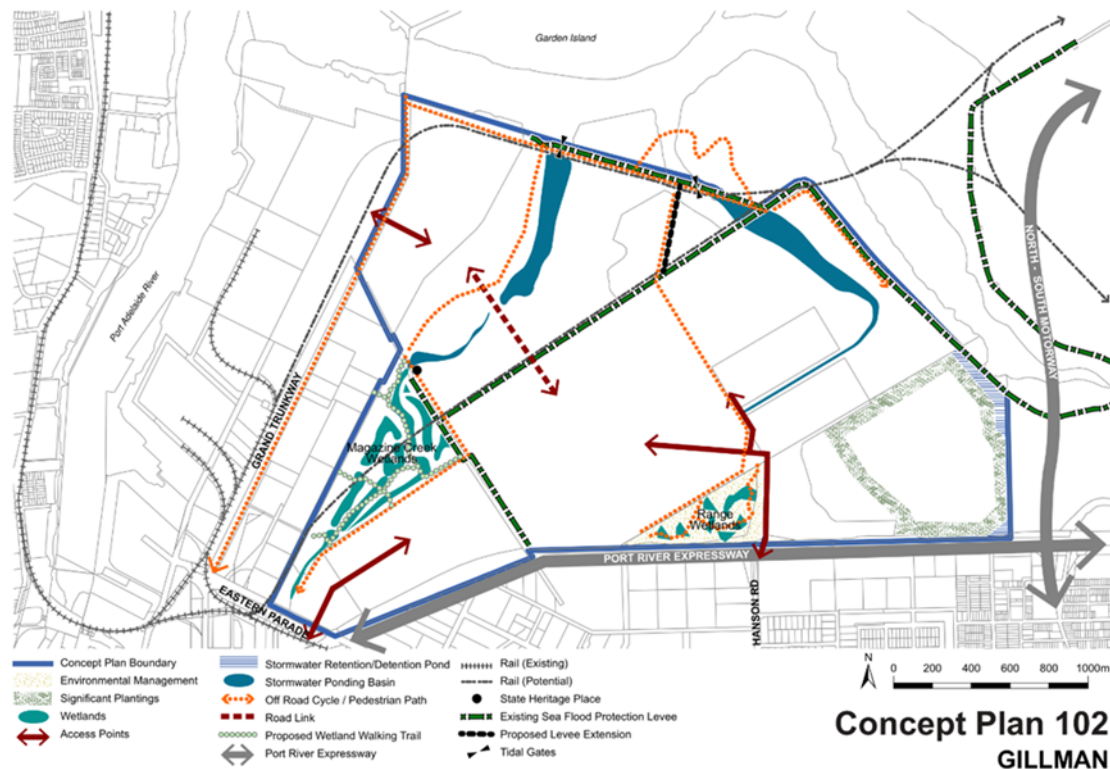
Desired Outcome (DO)

Desired Outcome	
DO 1	A range of major logistics, manufacturing, high technology and research land uses generating wealth and employment for the state that takes advantage of road, rail and ports infrastructure together with compatible business activities that support an expanding workforce.
DO 2	Co-location of the management of Adelaide's waste, resource recovery and related processing and industrial activities to provide operational efficiencies and the economic provision of infrastructure, and provision of land for stormwater management and enhancement of tidal flow and habitat function of Magazine Creek, Range wetlands, samphire and mangroves.

Subzone DPF 1.1 provides for the filling of land and associated stockpiling suitable for land reclamation.

Subzone POs 2.1 to 2.6 provide more specific guidance regarding stormwater management, habitat rehabilitation, sea flood protection infrastructure, and flood mitigation related performance outcomes.

Subzone Concept Plan 102 provides more geographically specific guidance:

Concept Plan 102 Gillman

Given the more unique locality specific environmental overlays and constraints applicable it will be important for the SPC and the Minister to take into account referral response comments to be provided by the Coast Protection Board, the Environment Protection Authority, and the Department of Environment & Water. Please additionally see below the following important matters and concerns that should be given further consideration prior to any development approval being issued:

Flood Modelling & External Upgrades to Existing Flood Gates

Staff in Council's Stormwater Engineering Section have drawn particular attention to the following sections of the Flood Modelling Report provided:

On page 2 of 47 it states:

- **Filling of the Lot 501 site has minimal impacts** to fringe areas at the interface between Magazine Creek and Range wetlands with the upstream urban areas, **up to 0mm change** in flood level at the upstream extent.
- Filling of the Lot 502 site to the extended fill scenario has minimal impacts to fringe areas at the interface between Magazine Creek and Range wetlands with the upstream urban areas. **Increases of up to 10mm at the upstream extent of the Range wetland, and an overall maximum flood level increase of 60mm in the southern ponding area.**
- **Potential gate size increases have been modelled to offset level impacts of fill scenarios, and it was found that 4 x 2.44m gates provide for the discharge of additional flood volumes with a target of maintaining water**

levels in the MHWS scenario. In the climate change scenario for MHWS there was residual flood impact observed with 4 x 2.44m gates so increasing the structure to include 5 gates can largely offset the spoil placement flood level impact under a future climate change scenario.

In the conclusion on the last page it states:

- ***In addition to this, connectivity of the various ponding basins could also be explored.*** There are remnant creek channels within the ponding basins, however, there do not appear to be any culverts through the levees to allow these areas to drain. Providing additional connectivity through the internal levees could distribute flood depths more evenly across the ponding basins, damping the effects of filling portions of the existing flood storage areas.
- ***Further channel and review of flow control culverts at embankments is required to optimise the design solution.*** This subsequent review would require a detailed bathymetric and bank top survey of the existing channels, environmental studies including mangrove accretion and fish nursery impacts and contamination assessment, including ASS and PASS for preparation of a management plan for the management of removal material.

The report also references the requirement for possible external upgrades to the existing flood gates. This raises key questions as to who, how and when such upgrades would be funded and completed by. And when would the necessary further investigations and design work occur for such upgrades? While the undertaking or advancement of such works may not be specifically incorporated into the current proposal, there would appear to clearly be a need for such aspects to be sufficiently further advanced.

The planning report provided with the DA advises the gates are towards the end of their service life, are in need of replacement within the foreseeable future, and that there are currently no funded plans for their replacement by Renewal SA. This is of particular concern.

Wetland Functionality

Staff in Council's Environment Team have raised particular concern regarding the expansion of the spoil deposition area and the potential to land lock both Range and Magazine wetlands for future expansion.

Both wetlands need significant maintenance including de-silting, culvert, weir re-design, removal and installation of new GPT's, and levee bank repair and restoration. Evidence of further flood modelling in the region is required to determine if the current wetlands (size and configuration) and flood plains are capable of managing coastal inundation and stormwater surge considering future sea-level rise and proposed development implications from extra stormwater flows. It is also understood these wetlands are already at capacity during heavy rainfall events.

As such, there is a need to address the following:

- Appropriate vehicular access to the site, including a minimum of 6m road width.
- The availability of sufficient land to deposit the soil and silt from the wetland during de-silting works and spoil treatment (approx. 10,000m² in area and the design would need to be informed by the EPA's '[Guidelines for Stockpile Management](#)').

- A large enough buffer between the development and wetlands such that, in the future, the wetlands are able to be expanded given the increase in hard surface infrastructure within the catchment and through the future development of the Strategic Employment Zone land.

Of concern is that the DA does not appear to have considered assumptions of growth leading to increased impermeable surfaces and requirements for space for future wetland expansion. This may be said to be at odds with Subzone DO 2 & PO 2.1 in respect of:

‘the provision of land for stormwater management and enhancement of tidal flow and habitat function of Magazine Creek, Range wetlands, samphire and mangroves.’

EPBC Self-Assessment and Fauna Concerns

Further to the March 2024 EPBC self-assessment completed by EBS, Umwelt Australia was engaged to complete an addendum based on an extended footprint. As part of the addendum report, four targeted bird surveys were undertaken in January and February 2025. Based on the findings from the summer 2025 surveys, Umwelt concluded that:

“The revised Option 2 impact area of 1.11 is unlikely to directly or indirectly cause a Significant Impact to any MNES or potential MNES habitat. Option 2 does not regularly support a population of a Critically Endangered or Endangered threatened species and does not regularly support an important population of a Vulnerable threatened species. It does not impact important habitat for migratory shorebirds.”

Council Environment Team Staff have noted that the targeted bird surveys were undertaken in one of Adelaide’s driest summers which significantly diminished the suitable foraging and roosting habitat available for several EPBC listed bird species. Concerns are therefore raised regarding the validity of the survey data to support the above statement and it is recommended that further investigations be undertaken and that consideration for an EPBC referral be given for this development.

As previously noted in relation to Stage 1 of the development, both Range and Magazine Wetlands, and the temperate coastal saltmarsh habitat that surrounds them, is an important site in the mosaic of sites that make up the upper Gulf St Vincent East Asian-Australasian Flyway site (EAAF131), of which the Adelaide International Bird Sanctuary National Park is a part of. Stronger consideration should be given to how the loss of this important habitat can be mitigated and conserved where possible to ensure there is not a total loss of a site in the flyway network which these birds rely on so heavily for survival.

The following Advisory Notes were incorporated into the Decision Notification Form issued for the ‘Stage 1’ development. It is considered that stronger consideration should be given to these aspects for the current development (rather than just forming Advisory Notes on any development approval granted):

- **Advisory Note 14** *Prior to the final design being completed, consideration should be given to mitigation measures (e.g. appropriate buffer areas, design e.g. mound gradient, staging of the fill landscaping and operational measures) that minimise*

impacts on the environmental values of the nearby Magazine Creek wetland (e.g. impacts to wildlife, including migratory birds).

- **Advisory Note 15** Any future landscaping should consist of local native coastal species, to improve coastal biodiversity, amenity and minimise the spread of exotic plants on the coast.

Flora Concerns

Option 2 would directly impact 1.11 hectares of the Subtropical and Temperate Coastal Saltmarsh Threatened Ecological Community (TEC) which is listed under the EPBC Act. From the addendum to the EPBC Act Self-assessment:

“Areas of sensitive environmental habitat on the subject land, including Threatened Ecological Communities (TEC) associated with existing watercourses, are largely avoided to minimise the potential impact upon migratory bird species protected under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). No referral is deemed required to the Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the EPBC Act.”

The proposal should be revised to exclude development of the 1.11 ha portion of land within the TEC until more detailed mapping is completed of the TEC to show the location of sensitive plant species that require protection.

Light Pollution Mitigation Measures

The development should include mitigation measures for light pollution in line with the National Light Pollution Guidelines. In areas of shorebird habitat all development projects should operate incorporating Best Practice Light Design Principles and as per a Light Management Plan. These should include measures including the following:

- No light source should be directly visible from foraging or nocturnal roost habitats, or from migratory pathways.
- No fixed light sources installed in nocturnal foraging or roost areas.
- The prevention of mobile light sources shining into nocturnal foraging and roost habitat.

Blue Carbon Potential

The stranded saltmarsh areas of Dry Creek/Gillman still have carbon storage value. This could be improved significantly through management, conservation and improving tidal reconnection and planning for retreat. Such could be revitalized to increase carbon storage by improved tidal reconnection.

Notwithstanding the Strategic Employment Zoning of the land, the development of high value estuary and blue carbon areas at Dry Creek/Gillman can be considered at odds with State Planning Policy 5 – Climate Change:

5.5

Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.

5.7

Protect and enhance areas that provide biodiversity and ecological services and maximise opportunities for carbon storage.

5.8

Encourage decision-making that considers the impacts of climate change and that draws on the best available information.

5.9

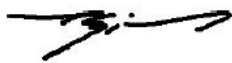
Encourage development that does not increase our vulnerability to, or exacerbate the impacts of climate change and which makes the fullest possible contribution to mitigation.

Conditions of Previous 'Stage 1' Development

Council requests that Conditions 3 (Landscaping Plan) and 4 (Stormwater Management Plan) of the Stage 1 Decision Notification Form also be applied to any approval issued for the current DA. It is recommended that the Landscaping Plan Condition be updated to more specifically reference the close proximity to the Magazine Tidal Creek Outflow.

If you require further information or would like to discuss this matter, please do not hesitate to contact me on 8405 6717.

Yours sincerely



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EPA Reference: PDI 1195

29 April 2025

Minister for Planning
C/- Gabrielle McMahon
Department for Housing and Urban Development
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Gabriellemcmahon@sa.gov.au

Dear Gabrielle McMahon

EPA Development Application Referral Response

Development Application Number	25004790
Applicant	Department for Infrastructure and Transport C/- Mike Davis, Mott MacDonald
Location	Lot 506 North Arm Road, Dry Creek SA 5094 (CT 6239/959)
Proposal	Change in use of the land to a spoil reuse facility, filling of land and construction of temporary buildings, facilities and infrastructure

This development application (DA) was referred to the Environment Protection Authority (EPA) by the Minister for Planning in accordance with section 131 of the *Planning, Development and Infrastructure Act 2016*. The following response is provided in accordance with section 131(10) of the Planning, Development and Infrastructure Act.

The EPA assessment criteria are outlined in section 57 of the *Environment Protection Act 1993* and include the objects of the Environment Protection Act, the general environmental duty, relevant environment protection policies and the waste strategy for the State.

Advice in this letter includes consideration of the location with respect to existing land uses and is aimed at protecting the environment and avoiding potential adverse impacts upon the locality, primarily in relation to the proposed wastewater treatment plant (WWTP) and discharge to marine or inland waters activities which triggered the referral to the EPA as per Part 9.1 of the *Planning and Design Code*.

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PROPOSAL

This DA proposes a spoil reuse facility on Urban Renewal Authority (trading as Renewal SA) land at Allotment 506 North Arm Road, Dry Creek. This site, combined with an already approved spoil reuse facility site at Gillman (referred to, from hereon, as 'Lot 501') is intended to be used for the receipt of spoil from the tunnel boring and excavation associated with the Torrens to Darlington project. A total volume of approximately 3.9 million cubic metres of spoil is expected to be generated by the project. It is anticipated that approximately 93% of this spoil would be reused at the subject site and Lot 501.

Development approval for Lot 501 was granted by the Minister for Planning on 11 December 2024, subject to 26 conditions which required a number of documents be produced in consultation with the EPA and submitted to the Minister for Planning for approval.

Excavation by tunnel boring machines requires the addition of water or other additives. Therefore, spoil from the tunnel boring machines will require prior treatment to reduce its water content to make it suitable for reuse used as engineered fill.

This development application involves:

- A change in use of the subject land to a spoil reuse facility to receive and treat spoil to enable its reuse as engineered fill to facilitate subsequent development of the subject land for future "employment" land uses
- Earthworks involving the filling of land to a minimum level of 3.7m AHD, including temporary preload surcharge to 8.0m AHD
- The construction of stormwater bunds, drainage channels and detention, retention/storage and/or sedimentation basins
- Temporary spoil management facilities, including:
 - storage buildings and structures, including silos
 - truck weighing facilities and turnaround areas
 - truck plant and equipment, washdown facility, wheel washes and above ground water tanks, and
 - temporary facilities to enable the safe operation of the site for the duration of the filling activities
- A water treatment plant with the capacity to treat more than 12.5ML of wastewater per annum, and
- Stormwater drainage infrastructure to capture surface runoff from the fill formation and onsite facilities during rain events, as well as water released by the spoil from the tunnel boring machines during storage in stockpile bins or during the treatment process.

The receipt of spoil on both Lot 501 and the subject site would be subject to an audit currently being undertaken by accredited site contamination auditor, Jean-Paul Pearce, as per the auditor protocol within the EPA's [Standard for the production and use of waste derived fill](#) (the WDF Standard). Interim Audit Advice has not yet been issued in relation to this audit.

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The development is proposed to occur in a staged manner as follows:

Stage 1 - Site Establishment: The first stage requires the change of use of the land, site establishment works and filling of land with clean fill for the purposes of site facilities and infrastructure construction.

Stage 2 - Bulk earthworks spoil filling: The second stage involves the filling of land from bulk surface earthworks from the Torrens to Darlington (T2D) project. This includes spoil from the excavation of the tunnel portals, tunnel boring machine (TBM) launch boxes and the lowered motorway and may require amended plans for the filling and details on engineering controls to protect the environment, filling operations and water treatment.

Stage 3 - TBM spoil filling: The third stage involves the filling of land with spoil from the TBM tunnelling process and may require amended plans for the filling and details on engineering controls to protect the environment, filling operations and water treatment.

Stage 4 - Decommissioning: The final stage comprises of the decommissioning of the on-site facilities and infrastructure, including the removal of temporary buildings, structures and infrastructure established in Stage 1 (or modified through subsequent stages).

It is anticipated the proposed development would be in operation until 2031.

SITE

The site is located at Allotment 506 North Arm Road, Dry Creek, Certificate of Title Volume 6239, Folio 959.

The site has been owned by the Urban Renewal Authority (trading as Renewal SA) since 2003. The site has an area of approximately 114.4 hectares.

The land is vacant and low lying in nature and is located within the Strategic Employment Zone, Conservation Zone and Gillman Subzone of the *Planning and Design Code*.

Adjacent land uses are commercial and industrial in nature. The closest residential properties are located approximately one kilometre to the south of the site.

ENVIRONMENTAL ASSESSMENT

Air Quality and Noise

Due to the distance from the subject site to sensitive receivers, the EPA is satisfied that the proposal would not result in adverse air quality or noise impacts. The DA documentation confirms that a Construction Environmental Management Plan (CEMP) will be prepared. As per the advised condition below, the CEMP will need to be prepared in consultation with the EPA prior to being approved by the Minister for Planning.

Water Quality

The DA documentation states that stormwater infrastructure and a wastewater treatment plant (WWTP) is proposed to capture and treat generated wastewater through collection in water storage areas at the WWTP, which would have fine gravel/sand filters, alum flocculation and automatic pH-balance devices to treat the water. The treated water is to be reused on-site for dust control, wheel washes, wash out bays and material conditioning. Wastewater from washing activities would be re-captured during truck/plant washing and fed back into the system. The DA documentation states that the treated water would be tested to confirm it meets specifications for reuse. This detail does not form part of this DA.

The proposed methodology is for a closed loop system to maximise reuse. An outlet from the system will be required to discharge any excess treated water. The discharge volumes of treated wastewater would vary seasonally, with an average of more than 500 kL per day in winter.

The DA documentation states that the outfall for any excess treated water will be downstream of the Magazine Creek Wetlands and the Range Wetlands. The DA documentation includes the statement that any discharge would not have any water quality impact upon the marine environment of the Barker Inlet. This is acceptable to the EPA.

As there would be chemicals for water treatment stored on site, the applicant/operator will need to ensure that the storage of chemicals is undertaken as per the guidance contained in the EPA [Guidelines Bunding and spill management \(May 2016\)](#). A condition in this regard is advised below.

The EPA is satisfied that the proposed WWTP can be designed and operated in a manner which would not result in unacceptable water quality impacts. Final details for the methodology for wastewater collection, treatment and management are yet to be determined and provided. The detailed design and preparation of a Stormwater Management Plan is needed and will inform the required EPA licence application for the relevant activities. A condition in this regard is advised below.

EPA Licence

As the water would be treated with alum for flocculation and exceed 50kL per day, an EPA Licence for discharge to marine or inland waters is required, as per schedule 1 of the Environment Protection Act (Activity 8(7)). The proposed WWTP would have the capacity to treat more than 50ML per annum, which would trigger Activity 3(4)(b) of schedule 1 of the Environment Protection Act and therefore requiring an EPA licence. Both activities can be included in a single licence application.

Site Contamination

The EPA has undertaken a review of the available information relevant to the DA, including:

- *Gillman Spoil Reuse Facility - Part 2 Planning Report, River Torrens to Darlington Project*, dated 20 February 2025, prepared by the Torrens to Darlington Alliance (the planning report), and
- *Detailed Site Investigation, Pieces 501 and 502 Gillman, 208 Eastern Parade, Gillman, North Arm*

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Road, Dry Creek, South Australia, dated 3 June 2024, prepared by Agon Environmental (the DSI report).

The EPA also holds related site contamination information for the subject site, including:

- A notification exists as per section 83A of the Environment Protection Act for the site which describes petroleum hydrocarbon and metals contamination within groundwater at the site
- A number of historical EPA authorisations exist for the site for chemical storage and warehousing activities, and
- A notification of the commencement of a site contamination audit, triggered by the WDF Standard. It is noted that the area subject to the site contamination audit (audit) does not encompass the entirety of the site proposed to be redeveloped as part of this DA. Specifically, portions of the site associated with historical illegal dumping at the site have been terminated from the audit. It is further noted that significant stockpiling of materials including anthropogenic inclusions have been noted in this area.

Information derived from the sources indicated above show that the site was potentially used for the following potentially contaminating activities (PCAs) with the potential to result in the listed contaminants of potential concern (COPC):

- Fill or soil importation: Asbestos, metals, petroleum hydrocarbons, and organochlorine pesticides
- Defence Sites: Per and poly fluoroalkyl substances (PFAS), metals, explosives, petroleum hydrocarbons, and solvents, and
- Landfill and waste disposal sites: Polychlorinated biphenyls, sulfides, metals, asbestos, organic acids, nutrients, petroleum hydrocarbons, polycyclic aromatic hydrocarbons, phthalate esters, flame retardants, ammonia, landfill gasses, total dissolved solids, benzene, toluene, ethylbenzene, xylene and naphthalene, PFAS, and phenols.

It is noted that this is based on the information held by the EPA at the time of the referral and does not constitute an exhaustive list. It is expected that the audit process will appropriately consider the site history to inform the PCAs and associated COPCs relevant to the site.

The information held by the EPA identifies the following:

- Significant PCAs have been conducted at the subject site. The appropriate and proportionate assessment of site contamination has not yet been conducted, however it is expected this will be addressed through the audit process.
- The audit boundary does not encompass the entirety of the subject site and specifically excludes areas where a significant PCA (landfill and waste disposal sites) is known to have occurred. This is a potential data gap which will require appropriate consideration to determine whether the site can be made suitable for the proposed land use.

In summary, based on the available information referred to above and with specific reference to the significant PCAs conducted at the site, the misalignment of the proposed development site boundaries and audit boundaries and the existence of known contamination, waste stockpiles and anthropogenic inclusions at the site, the EPA notes that:

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- site contamination is known to exist at the site
- realistic human health exposure pathways may exist based on the proposed land use, and
- remediation is, or is likely to remain, necessary to mitigate exposure risk based on the proposed land use.

Interim Audit Advice and Site Management Plan

Given the unknown nature of materials previously received at the site and to fully understand the complexity of site contamination matters, it is recommended that Interim Audit Advice (IAA) is submitted to the reasonable satisfaction of the Minister for Planning prior to the commencement of site works. The IAA must be prepared as per the guidance contained in the EPA publication [Guidelines for the site contamination audit system \(2019\)](#) and must have been confirmed by the EPA to be complying with EPA requirements prior to being submitted to the Minister for Planning.

A Site Management Plan (SMP) will also need to be prepared by a site contamination consultant in accordance with the EPA publication [Guidelines for the assessment and remediation of site contamination \(2019\)](#) and the WDF Standard. The SMP must have been reviewed and endorsed by the responsible site contamination auditor carrying out the audit at the site, and form part of the IAA.

Waste Management

Various aspects relating to waste management at the site have been referenced in the Planning Report. It is acknowledged that additional details relating to waste management will be more comprehensively addressed at the detailed design stage of the T2D Project.

The information that will form part of the proposal (following the detailed design stage), that will be considered by the auditor and form part of the IAA, will require an appropriate level of understanding of the environmental condition of the receiving site as well as the nature of the incoming spoil to inform the auditor reviewed and endorsed SMP required as part of the IAA.

CONCLUSION

It is acknowledged that the detailed design is yet to be finalised and further details regarding various environmental aspects of the proposed development are intended to be prepared. Conditions are advised below to ensure that this information is provided prior to various stages of the development occurring.

The EPA can provide further advice in relation to this information, and any information that may be required based on the advised conditions in this response.

ADVICE

The following advice is provided for the purposes of section 131, (10) of the *Planning, Development and Infrastructure Act 2016*:

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Recommended conditions:

Prior to the commencement of Stage 1

1. A report of baseline conditions prepared by an appropriately qualified and experienced site contamination consultant, in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999* and as per the guidance contained in the Environment Protection Authority's *Guidelines for the assessment and remediation of site contamination (2019)*. The environmental assessment (baseline conditions) report must be prepared in consultation with the Environment Protection Authority and submitted to the reasonable satisfaction of the Minister for Planning prior to the commencement of Stage 1. The environmental assessment (baseline conditions) must address any identified issues and must be sufficient to identify:
 - a. the nature and extent of any site contamination present or remaining on or below the surface of the land
 - b. the likely suitability of the land for the proposed use, and
 - c. what remediation (if any) is necessary for the proposed use.

Note: The report will be required to be reviewed and endorsed by an Environment Protection Authority accredited site contamination auditor (accredited by the Environment Protection Authority under Part 10A of the *Environment Protection Act 1993*) as per the guidance contained in the Environment Protection Authority *Guidelines for the site contamination audit system (2019)*. A letter of review and endorsement is not a site contamination audit report.

2. Prior to the receipt of any fill as part of Stage 1, a report regarding the nature and the source of material to be received in Stage 1 must be prepared an appropriately qualified and experienced site contamination consultant, in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999* and as per the guidance contained in the Environment Protection Authority's *Standard for the production and use of Waste Derived Fill (2013)*. The report is to be prepared in consultation with the Environment Protection Authority and must be submitted to the reasonable satisfaction of the Minister for Planning. This information contained in the report must be sufficient to inform whether the Environment Protection Authority's *Standard for the production and use of Waste Derived Fill (2013)* is applicable to this stage.
3. A construction environment management plan prepared by a suitably qualified and experienced site contamination consultant as per the guidance contained in Environment Protection Authority Guideline *Construction Environmental Management Plan (CEMP)*, the Environment Protection Authority's *Guidelines for the assessment and remediation of site contamination (2019)*, the *National Environment Protection (Assessment of Site Contamination) Measure (2013)* and any other relevant guidelines issued by the Environment Protection Authority. The Construction Environmental Management Plan is expected to address the range of potential contamination issues likely to be associated with the site, based on the

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proposed land use. The Construction Environmental Management Plan must be prepared in consultation with the Environment Protection Authority and submitted to the Minister for Planning for approval prior to the commencement of Stage 1 site.

The Construction Environmental Management Plan must address all land associated with the development and be informed by the environmental assessment (baseline conditions) and must incorporate, without being limited to, the following matters in relation to site contamination:

- a. air quality, including odour and dust
- b. surface water including erosion and sediment control
- c. soils, including fill importation, waste and stockpile management and prevention of soil contamination
- d. acid sulfate soils (ASS), described in the Environment Protection Authority Guideline *Site contamination - acid sulfate soil materials (2007)*, if applicable
- e. soil vapour and ground gas, including potential vapour intrusion
- f. groundwater, including prevention of groundwater contamination
- g. contingencies for unexpected finds
- h. work health and safety
- i. risk communication and engagement, and
- j. environmental assessment following completion of the proposed works, to verify the site is suitable for the intended use.

Note: The Construction Environmental Management Plan is required to be reviewed and endorsed by an Environment Protection Authority accredited site contamination auditor (accredited by the EPA under Part 10A of the *Environment Protection Act 1993*) as per the guidance contained in the Environment Protection Authority's *Guidelines for the site contamination audit system (2019)*. A letter of review and endorsement is not a site contamination audit report.

Note: The Environment Protection Authority expects that, following preparation of the Construction Environmental Management Plan verification of its implementation is provided by an appropriately qualified and experienced site contamination consultant to support the final statement of site suitability for the intended land use by the appropriate practitioner.

Prior to the commencement of Stage 2

4. The Construction Environmental Management Plan must be updated in consultation with the Environment Protection Authority and submitted to the reasonable satisfaction of the Minister for Planning prior to the commencement of Stages 2, 3 and 4. The Construction Environmental Management Plan must be reviewed and endorsed by a site contamination auditor accredited by the Environment Protection Authority under Part 10A of the *Environment Protection Act 1993* as per the guidance contained in the Environment Protection Authority's *Guidelines for the site contamination audit system (2019)*.

Note: A letter of review and endorsement is not a site contamination audit report.

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5. Interim audit advice for the use of waste derived fill from bulk earthworks must be prepared by an Environment Protection Authority accredited site contamination auditor (accredited by the EPA under Part 10A of the *Environment Protection Act 1993*) as per the guidance contained in the Environment Protection Authority's *Guidelines for the site contamination audit system (2019)*. The interim audit advice is expected to address any identified issues.

Where remediation is or remains necessary for the proposed use, a site remediation plan, which has been reviewed and endorsed by the auditor, must be provided to support the interim audit advice.

The interim audit advice must be reviewed by the Environment Protection Authority and determined to be complying prior to submission to the Minister for Planning. To provide interim audit advice, an auditor must have been engaged to carry out an audit and be satisfied there has been sufficient assessment of the nature and extent of any site contamination to enable the auditor to make informed risk-based decisions.

Note: The auditor is required to provide the interim advice to the Environment Protection Authority and other required persons (including the audit client and the local council) within 14 days of the interim audit advice being completed. The Environment Protection Authority will then complete an administrative review of the interim audit advice to determine if it is consistent with the guidance contained in Environment Protection Authority's *Guidelines for the site contamination audit system (2019)*. The Environment Protection Authority will then notify all relevant persons of the administrative review outcome.

6. A Site Management Plan prepared by a site contamination consultant as per the guidance contained in the Environment Protection Authority Publication *Guidelines for the assessment and remediation of site contamination (2019)* and the Environment Protection Authority's *Standard for the production and use of Waste Derived Fill (2013)*, in consultation with the Environment Protection Authority. The Site Management Plan must have been reviewed and endorsed by the site contamination auditor responsible for carrying out the audit at the site and must form part of the interim audit advice.

Prior to the commencement of Stage 3

7. Interim audit advice for the use of waste derived fill from the tunnel boring process must be prepared by an auditor accredited by the Environment Protection Authority under Part 10A of the *Environment Protection Act 1993* as per the guidance contained in the Environment Protection Authority's *Guidelines for the site contamination audit system (2019)*. The interim audit advice must be reviewed by the Environment Protection Authority and must be determined to be complying with the *Environment Protection Act 1993*, *Environment Protection Regulations 2003* and relevant Environment Protection Authority guidelines prior to submission to the Minister for Planning. The interim audit advice must address any identified issues. Where remediation is or remains necessary for the proposed use, a site remediation plan, which has been reviewed and endorsed by the auditor, must be provided to support the interim audit advice.

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To provide interim audit advice, an auditor must have been engaged to carry out an audit and must be satisfied there has been sufficient assessment of the nature and extent of any site contamination to enable the auditor to make informed risk-based decisions.

Note: The auditor is required to provide the interim audit advice to the Environment Protection Authority and other required persons (including the audit client and the City of Port Adelaide Enfield) within 14 days of the interim audit advice being completed. The Environment Protection Authority will then complete an administrative review of the interim audit advice to determine if it is consistent with the guidance contained in the Environment Protection Authority's *Guidelines for the site contamination audit system (2019)*. The Environment Protection Authority will then notify all relevant persons of the administrative review outcome.

Following completion of any earthworks as part of Stage 4

8. A Statement of Site Suitability must be issued by a site contamination auditor, prior to the occupation and operation of the development. This must be in the form of a site contamination audit report prepared in accordance with Part 10A of the *Environment Protection Act 1993* and as per the guidance contained in the Environment Protection Authority's *Guidelines for the site contamination audit system (2019)*. The Statement of Site Suitability must be submitted to the reasonable satisfaction of the Minister for Planning prior to the commencement of site occupation. The site contamination audit report must have been reviewed by the Environment Protection Authority and must be determined to be complying with the *Environment Protection Act 1993*, *Environment Protection Regulations 2003* and relevant Environment Protection Authority guidelines prior to submission to the Minister for Planning.

Prior to operation of the wastewater treatment plant

9. A Stormwater Management Plan (or equivalent document) must be prepared in consultation with the Environment Protection Authority and submitted to the reasonable satisfaction of the Minister for Planning. This plan must include, but not be limited to, the following:
 - a. the methodology and infrastructure for the collection and treatment of wastewater volumes of wastewater likely to be collected and discharged
 - b. the likely water quality of the influent wastewater and the water quality of the discharged wastewater with consideration of the analytes assessed based on potential contamination sources
 - c. proposed water quality monitoring and reporting to the Environment Protection Authority to ensure that the water quality outcomes are achieved, including triggers for actions to prevent or minimise harm to the environment, and
 - d. detail regarding the consideration and management of potential impacts on the receiving environment.

The following notes provide important information in relation to the development and are requested to be included in any approval:

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- Given that chemicals for water treatment will be stored on site, the applicant/operator should ensure that the storage of chemicals is undertaken as per the guidance contained in the Environment Protection Authority's Guidelines *Bunding and spill management* (May 2016).
- 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.
- An environmental authorisation (licence) is required for this development. Before commencing operation, the applicant/operator should contact the Environment Protection Authority on (08) 8204 2058 or email EPALicensing@sa.gov.au for information about the licensing application process and requirements.
- More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au .

If you have any questions about this response, please contact Hayley Riggs on (08) 8204 2028 or email hayley.riggs@sa.gov.au .

Yours faithfully

Melissa Chrystal

Delegate

ENVIRONMENT PROTECTION AUTHORITY

McMahon, Gabrielle (DHUD)

From: Chrystal, Melissa (EPA)
Sent: Thursday, 5 June 2025 11:12 AM
To: Mike Davis
Cc: McMahon, Gabrielle (DHUD); Riggs, Hayley (EPA)
Subject: FW: Gillman SRF Part 2 DA - 25004790 - Response to EPA referral

Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL: Sensitive

Good morning Mike,

I am writing in response to your email below in response to agency referral comments for Development Application 25004790.

The EPA understands that DIT has recommended slight wording change to the EPA's advised conditions in relation to:

- preparation of a Construction Environmental Management Plan (CEMP) by a suitably qualified and experienced environmental professional
- the stormwater management plan include consultation with Council and the Coast Protection Board as well as the EPA, reflective of the approach to the Part 1 DA approval condition.

In relation to the CEMP condition (EPA advised Condition 3), in lieu of a broader environmental professional the EPA suggests altering the wording so that it still refers to preparation of the CEMP by a suitably qualified and experienced site contamination consultant with input from other suitably qualified and experienced environmental professionals. The EPA therefore proposes wording along the lines that the CEMP required by this condition 'must include site contamination components prepared by a suitably qualified and experienced site contamination consultant. Other components of the CEMP may be prepared with input from other suitably qualified and experienced environmental professionals where relevant'.

This suggested wording will provide assurance that the site contamination components of the CEMP are prepared by a suitably qualified site contamination consultant, while still allowing the flexibility for other aspects of the CEMP to be prepared by other suitably qualified professionals with expertise in the areas relevant to those other components.

The EPA has no objection to the proposed inclusion of a reference to the stormwater management plan also including consultation with the City of Port Adelaide Enfield and the Coast Protection Board, in addition to the EPA.

Please note I have copied in Gabrielle McMahon from PLUS as requested, for her information.

Please contact Hayley Riggs if you would like any further clarification.

Kind regards,
Melissa

Melissa Chrystal ([she/her](#))
Acting Principal Adviser Development Assessment

Planning and Impact Assessment | Sustainable Development, Policy and Systems

Environment Protection Authority
T: 08 8204 1318
Level 2, 211 Victoria Square, Adelaide SA 5000
Tarntanyangga, Kurna Country

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AND PROSPERITY *OF ALL* SOUTH AUSTRALIANS

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Supporting Reconciliation



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Please consider the environment before printing this e-mail.

From: Mike Davis <Mike.Davis@mottmac.com>

Sent: Monday, 2 June, 2025 9:46 AM

To: Chrystal, Melissa (EPA) <Melissa.Chrystal@sa.gov.au>

Cc: Riggs, Hayley (EPA) <Hayley.Riggs@sa.gov.au>; Brickhill, Kate (DIT) <kate.brickhill@sa.gov.au>; Wilson, Mark (DIT) <mark.wilson2@sa.gov.au>; McMahon, Gabrielle (DHUD) <gabrielle.mcmahon@sa.gov.au>

Subject: Gillman SRF Part 2 DA - 25004790 - Response to EPA referral

Hi Melissa

Thank you for the submission on the above Crown DA. We have now prepared a response on behalf of DIT for the consideration of SCAP, which is attached for reference.

The pragmatic position of the EPA is appreciated and we have advised SCAP that the Department accepts the EPA's position and recommended conditions. We have recommended slight wording change to the conditions on:

- preparation of a CEMP by a suitably qualified and experienced environmental professional
- the stormwater management plan include consultation with Council and the Coast Protection Board as well as the EPA, reflective of the approach to the Part 1 DA approval condition.

It would be appreciated if you could review the response and confirm to Gabrielle McMahon from PLUS that the proposed amendments to conditions are acceptable.

Cheers, Mike

Mike Davis

Pronouns: he, him, his

RPIA

Technical Director Urban Planning

D +61 8 7325 7396 M +61 414 357 276

mike.davis@mottmac.com

[LinkedIn](#)

Please note that I adopt flexible working practices. If you receive an email from me outside of work hours, I don't expect you to read it, act on it or reply outside of your working hours.



Mott MacDonald
Level 17, One Festival Tower
Station Road
Adelaide



6 May 2025

Gabrielle McMahon
State Commission Assessment Panel

By Planning Portal

81-91 Waymouth Street
Adelaide SA 5000
GPO Box 1047
Adelaide SA 5001
Australia

Contact Officer: Kym Gerner
Ph: 8124 4885
Email: kym.gerner2@sa.gov.au

COAST PROTECTION BOARD
Development Applications Email:
DEW.CoastProtectionBoardDevelopmentApplications@sa.gov.au
www.environment.sa.gov.au

Dear Gabrielle

Development Application No	25004790
Applicant	Department for Infrastructure and Transport
Description	Spoil reuse facility-Part 2
Location	North Arm Rd, Dry Creek (Lot 502), Gillman
Zone/Sub Zone/Overlay	Strategic Employment/Gillman/Coastal Areas Overlay
Council	Port Adelaide Enfield
Planning Authority	State Commission Assessment Panel

I refer to the above development application forwarded to the Coast Protection Board (the Board) pursuant to Section 131(10) of the *Planning, Development and Infrastructure Act* (PDI Act) 2016.

The planning authority is required to have regard to the Board's comments in making a decision on this proposal.

The following response is provided under delegated authority for the Board in compliance with its policies. Those policies are contained in the Board's Policy Document which is located on the following website:

[CPB-Policy-October-2022.pdf \(environment.sa.gov.au\)](http://environment.sa.gov.au/CPB-Policy-October-2022.pdf)

Proposal & Background

The proposal is for a change in the use of the land to a spoil reuse facility, filling of land and construction of temporary buildings, facilities and infrastructure. Application information indicates that:

- The spoil is being generated from the River Torrens to Darlington (T2D) project, which is estimated to generate approximately 3.9 million cubic metres of spoil material. This requires the establishment of a dedicated Spoil Re-use Facility (SRF) to store, treat and reuse the spoil;
- This development application is for Part 2 of a two stage development. Part 1 (DA 24014973 approved 11/12/2024) included the change of use of Lot 501 (39.4ha) to an SRF, buildings and infrastructure to support the use, and the filling of land from spoil generated by bulk earthworks and boring of the tunnels.

- This application for Part 2 is for a change of land use to fill the subject land (Lot 502) which comprises 115.4 hectares of low-lying land within the Strategic Employment Zone (Gillman Subzone), and includes:
 - fill to a minimum 3.7m AHD, including temporary preload surcharge to 8.0m AHD;
 - a proposed water treatment plant (WTP) and two associated ponds with capacity to treat more than 12.5ML of wastewater in a 12-month period, and discharge of chemically treated wastewater to marine or inland waters at a volume exceeding 50kL per day;
 - miscellaneous site buildings, storage areas, a spoil delivery hardstand and parking areas;
 - construction of stormwater bunds, drainage channels and detention, retention/storage;
 - temporary spoil management facilities, including general storage buildings and structures, storage silos and ablutions, truck weighing, staging, washdown and refuelling facilities;
 - retaining walls within the Coastal Areas Overlay.

It is noted that application information is preliminary and high level, with the applicant acknowledging the need for further detailed design work.

The applicant has indicated a willingness for relevant conditions requiring further detailed plans and appropriate management plans for further consideration and approval, to provide a degree of flexibility in the preparation of its detailed designs and management plans for the SRF.

The applicant has previously provided the following documents with the DA for Lot 501:

- Draft Environment and Heritage Impact Assessment Report (EHIA) prepared by the Department (The current version is Rev D and is in draft form. It has not been finalised pending further investigations related to Lot 502);
- Desktop and Site Flora and Fauna Survey, December 2023, EBS Ecology – this report was superseded and incorporated into the Ecological Assessment Report below;
- Ecological Assessment Report, March 2024, EBS Ecology;
- EPBC Act Self-Assessment, March 2024, EBS Ecology;
- Gillman Site Marine Ecological Survey, December 2023, SEA (Social & Ecological Assessment Pty Ltd) – this report relates to consideration of potential upgrades to existing sea gate infrastructure associated with the sea wall and is outside the scope of the application.

This application also included the following additional documents with this application:

- (T2D) Gillman Spoil Receiving Facility, Addendum-Option 2 Impact Area, February 2025-Umwelt (Australia) Pty Ltd;
- Technical Note [NSC-MMD-TN-0000-TEAS-037002] Gillman Site – Potential Spoil Placement Flood Modelling' (Mott MacDonald Flood Review);
- Gillman Spoil Reuse Facility-Part 2, Planning Report, February 2025;

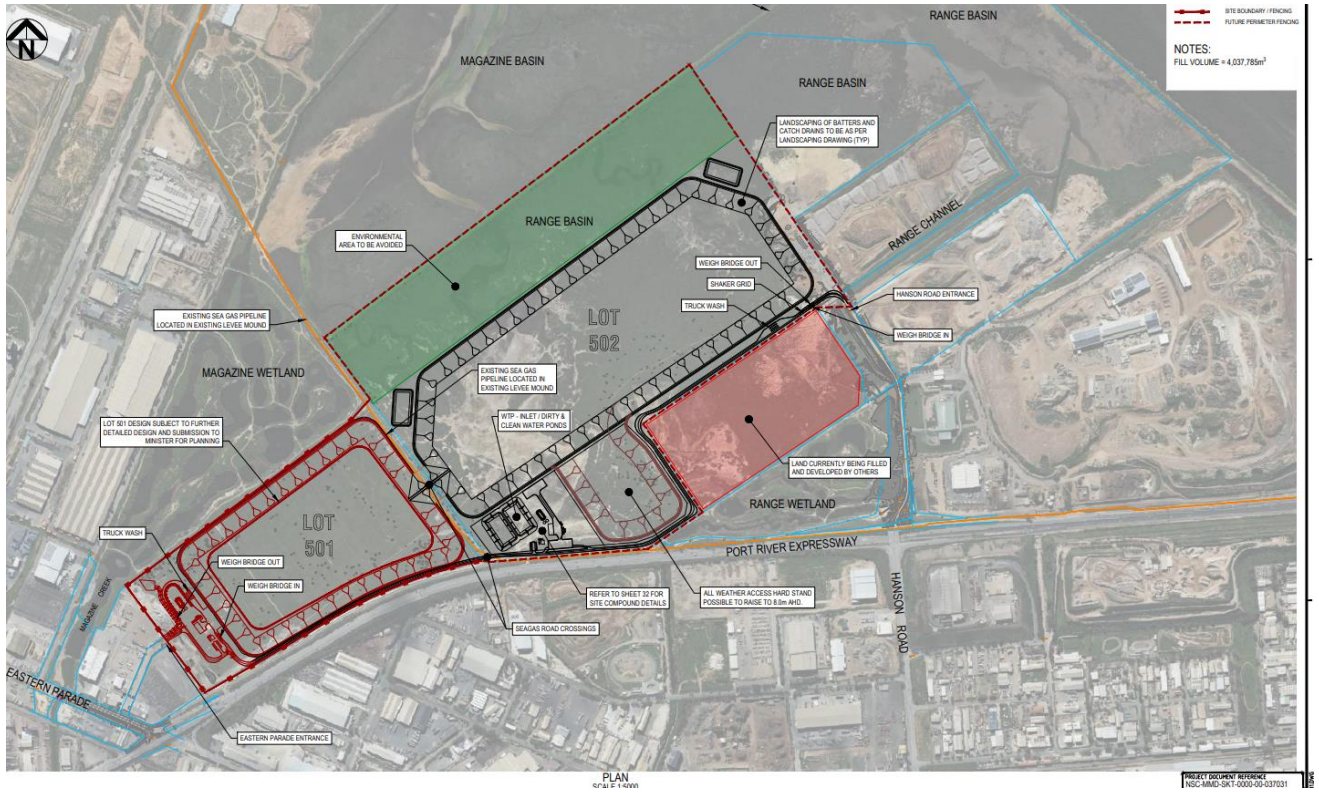


Figure 1- Subject development site and proposed development



Figure 2- Proposed development-site compound details

Coast Protection Board Policy

As per the Coast Protection Board's Policy Document 2022, the Board seeks to:

- Retain coastal open space;
- Minimise impacts of development on the coast;
- Maintain compact coastal settlements and restraining 'sprawl' along the coastline;
- Protect scenic amenity;
- Protect coastal biodiversity;
- Enable planning and delivery of adaptation measures to the foreseeable impacts of climate change on coastal development, environments and uses;
- Minimise or stop development in areas subject to coastal hazards (including coastal flooding, erosion, dune drift and acid sulphate soils);
- Minimise future protection costs by ensuring new development satisfies the Board's flooding and erosion policies; and
- Conserve developed coastal areas for land uses that require a coastal location.

Coastal Flooding

Coast Protection Board Policy 1.4(b):

"The Board will seek to minimise the exposure of new and existing development to risk of damage from coastal hazards and risks to development on the coast."

For compliance with the Board's coastal flooding risk standard, minimum building site and floor levels of 3.7 metres and 3.95 metres Australian Height Datum (AHD) respectively, are required in this location. These levels allow for a 1% Annual Exceedance Probability (AEP) sea flood level (tide, stormwater and associated wave effects combined) and 0.30m of sea level rise to year 2050.

Board policy also requires that development be capable of being adapted to account for a potential further additional 0.7m of sea level rise to 2100. In this regard it is noted that Gillman is protected by a coastal levee bank, which may require repair and or upgrade to minimise flood hazard risks now and in the future. It is understood that Renewal SA, as owner of the land occupied by the levee bank, has responsibility to assess the condition and suitability, to ensure it addresses potential risk.

Spoil Area

Application information indicates that the site is currently low lying (existing ground levels approximately 0.5m AHD on average). The proposed development will fill the subject land to a minimum of 3.7m AHD (including temporary preload surcharge to 8.0m AHD), which meets the Boards requirements.

Given the potential for future coastal flood hazard risk, consideration could be given to raising the fill site to 4.4m AHD to meet the 2100 predicted flood heights. It should be noted that if this does not occur, then future development may be required to further raise site levels, depending on the projected lifespan of the subject development.

Temporary Development Area

The proposed development incorporates a number of temporary components, including a range of buildings and facilities for the purposes of the operations of the SRF. It is proposed that they would not be elevated to the recommended site levels and understood that these elements will be decommissioned at the conclusion of the project. These components may be potentially vulnerable to flooding events due the low lying nature of the land and DIT should consider implementing a flood emergency management plan to address potential coastal flooding events for the duration that they are there.

Future Flood Risk Impacts on the balance of the land within Gillman Subzone

Application information also considers the future flood risk for the balance of the land (in the Gillman Zone) not being filled. The applicant has provided a '**Technical Note [NSC-MMD-TN-0000-TEAS-037002] Gillman Site – Potential Spoil Placement Flood Modelling**' (Mott McDonald Flood Review) which concludes that:

- *The subject land, together with other land in the Range Wetland and Magazine Wetland ponding basins, provides flood storage capacity in a 1% Annual Exceedance Probability (AEP) storm event with elevated tidal levels. Filling of the whole of the subject land (beyond the scope of this application), together with other land identified for development at Gillman and Dry Creek within the Gillman Subzone, will result in flood impacts upstream of the tidal gates due to displaced storage, particularly in the vicinity of the Range Wetlands. However, the impacts are modest with 25 to 110 millimetre (mm) increase during Mean High Water Springs (MHWS), considering future sea level rise from climate change and no change to tidal gates.*
- *Filling of the subject land does not trigger the need for upgrades to the tidal gates located to the north of the SRF on land owned by the Urban Renewal Authority (Renewal SA). There is a need for replacement of the tidal gates in the foreseeable future, with longer term upgrades required to protect from inundation risk with future sea level rise. Upgrades to the tidal gates is separate from and independent to the requirements of this application and is the future responsibility of Renewal SA as the broader landowner and developer.*

The Board notes that the proposed filling of land at Gillman will result in flood impacts upstream of the tidal gates which will be most evident where the filled land has displaced storage capacity.

Increased flood impacts upstream of the tidal gates will result in longer periods of freshwater inundation, which is highly likely to cause changes to ecological communities' distribution, composition, health and condition, and habitat value. The changes to hydrological patterns may cause significant impacts to the mapped Subtropical and Temperate Coastal Saltmarsh TEC and associated EPBC Act listed species adjacent to the spoil site.

Accordingly the Board has the following recommendations:

- that all efforts should be made to maintain the current hydrological patterns that are supporting significant areas of a threatened ecological community, including undertaking the upgrades to the tidal gates so that flooding stormwater can be released more quickly to the Port River;
- exploring connectivity of the remnant creek channels within the ponding basins to distribute flood depths more evenly across the ponding basins and reduce the effect of filling the existing flood storage areas (as suggested in Paragraph 7 -Page 47 of the Flood Modelling Report);

- review flow control culverts to optimise the design, which would include “detailed bathymetric and bank top survey of the existing channels, environmental studies including mangrove accession and fish nursery impacts and contamination assessment, including Acid Sulfate Soils (ASS) and Potential Acid Sulfate Soils (PASS) for preparation of a management plan for the management of removal material.” (as suggested in Paragraph 8 - Page 47 of the Flood Modelling Report).
- Consider upgrading the tidal gates as appropriate to allow quicker release of the increased stormwater volumes on the land surrounding the fill site;

It is also noted that the EBS EPBC Self-Assessment report states that no referral to DCCEEW is required because the fill option they assessed did not have any direct impacts on the TEC. However, the report does not address the indirect effects of the predicted flood impacts (as per the Mott MacDonald 2025 flood study) to the remainder of the study area on threatened species or ecological communities. The EBS report should be updated to include assessment of the impacts of changed hydrology to the surrounding lands and habitats caused by filling the site.

Coastal Biodiversity

Coast Protection Board Policy 1.4(e):

“The Board will seek to ensure that the siting and design of development on the coast minimises its impact on the environment, heritage and visual amenity of the coast.”

The proposed development is adjacent both the:

- Range Wetlands, a subtropical and temperate coastal saltmarsh habitat along the northwestern boundary of the subject land, which is part of a Threatened Ecological Community (TEC), as shown in Figure 3;
- Magazine Creek Wetlands, which has significant environmental values and is home to a number of EPBC Act Vulnerable Species.

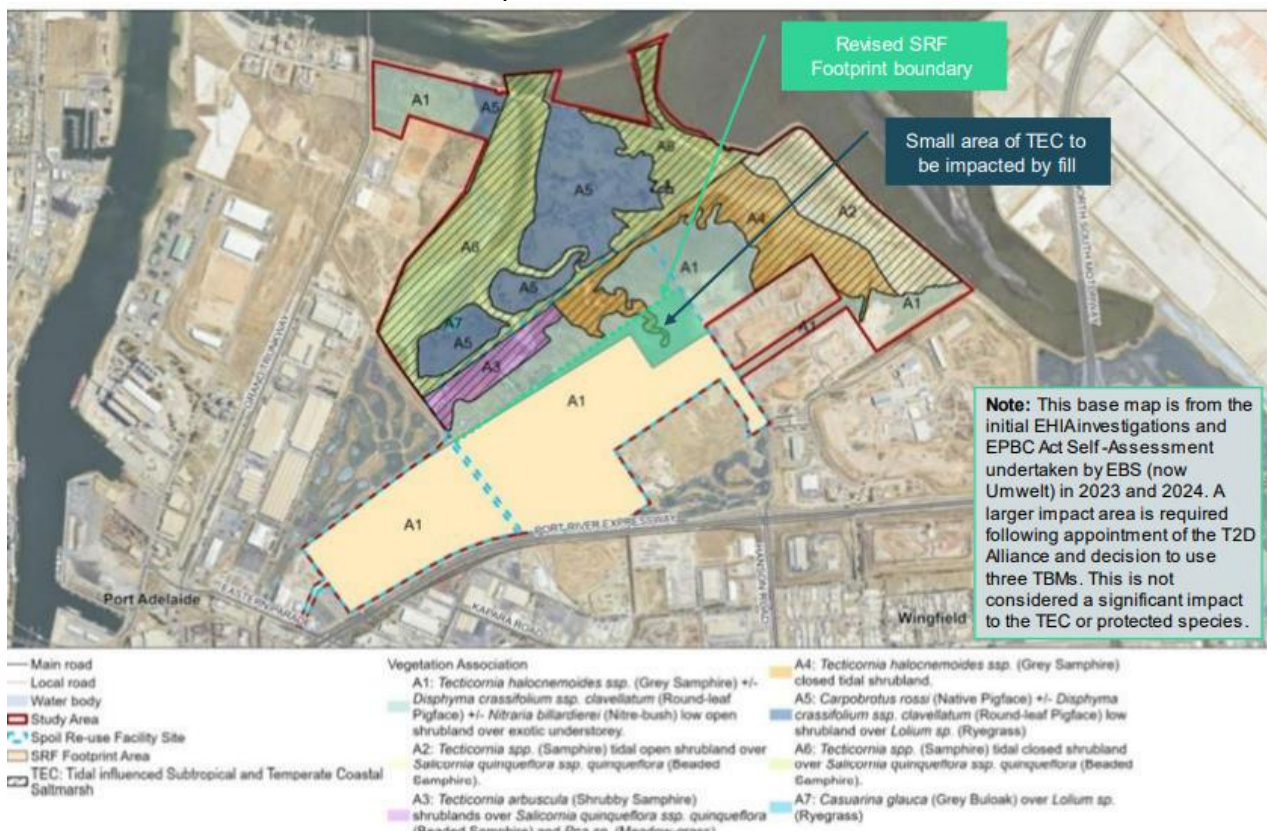


Figure 3. The different vegetation associations surveyed across the Study Area, highlighting the Subtropical and Temperate Coastal Saltmarsh TEC.

Application information indicates that:

- 'Areas of sensitive environmental habitat on the subject land, including Threatened Ecological Communities (TEC) associated with existing watercourses, are largely avoided to minimise the potential impact upon migratory bird species protected under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).
- If the mitigation and management measures outlined in the EHIAR are implemented and construction and operation of the SRF remain within the SRF Footprint Area, it is considered that an EPBC Act referral to the Minister for the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) is not required for the proposed SRF.
- The area of the TEC on the subject land is intended to be mostly avoided through the proposed filling as it may contain *Tecticornia flabelliformis* and forms part of the important habitat for *Calidris acuminata* (Sharp-tailed Sandpipers), which is listed as a vulnerable and migratory bird species protected by the EPBC Act.
- Under the precautionary principle, this area has been mostly excluded from the proposed development site, with only a small area of the northern 'watercourse' impacted. This area, representing only 0.76% of the mapped TEC in the locality, is of a degraded quality and may not meet all of the TEC diagnostic criteria such as tidal influence. Field surveys by Umwelt noted hypersaline stagnant pools of water dotted along the mapped TEC'.

The application also includes a number of proposed measures aimed at minimising impact of the proposed SRF on the surrounding environment: These include:

- Landscaping of the site perimeter along the Port River Bikeway, and the fill mounds, stormwater bunds and swales (refer Figure 4) to minimise the visual impact and contribute to improved environmental outcomes during the operations of the SRF. (A detailed landscaping plan and planting schedule is proposed to be provided at detailed design stage);
- Preparation of a Construction Environmental Management Plan (CEMP) that will be consistent with the Department's Environment and Heritage Impact Assessment (EHIA) for the site and an endorsed Site Management Plan SMP under the WDF Standard. (Standard for the production and reuse of waste derived fill (2013)).

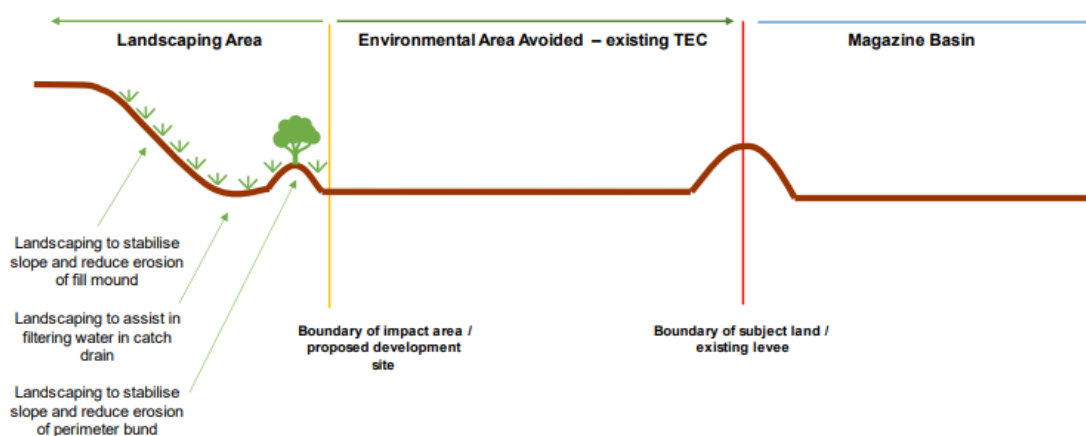


Figure 4- Conceptual landscaping section adjacent TEC

The Board has reviewed the information provided and notes a range of fill options that would have varying impacts on the adjacent Threatened Ecological Communities (TEC). These 5 options (identified by the Board) include:

- Option 1. Which avoids all *Subtropical and Temperate Coastal Saltmarsh* TEC but impacts on unlisted stranded saltmarsh and tidal creeks-**EPBC Self-Assessment**;
- Option 2. Which impacts 1.11 ha of *Subtropical and Temperate Coastal Saltmarsh* TEC and on unlisted stranded saltmarsh and tidal creeks **EPBC Self-Assessment-Addendum**;
- Option 3. rectangular 502 fill scenario – which has no impacts on *Subtropical and Temperate Coastal Saltmarsh* TEC and limited impacts on unlisted stranded saltmarsh and tidal creeks- **Mott MacDonald-Flood Modelling Report**;
- Option 4. Extended fill scenario – which Like Option 1 also impacts on unlisted stranded saltmarsh and tidal creeks **Mott MacDonald-Flood Modelling Report**;
- Option 5. Ultimate fill scenario which has significant impacts on *Subtropical and Temperate Coastal Saltmarsh* TEC and impacts on stranded saltmarsh and tidal creeks **Mott MacDonald-Flood Modelling Report**.

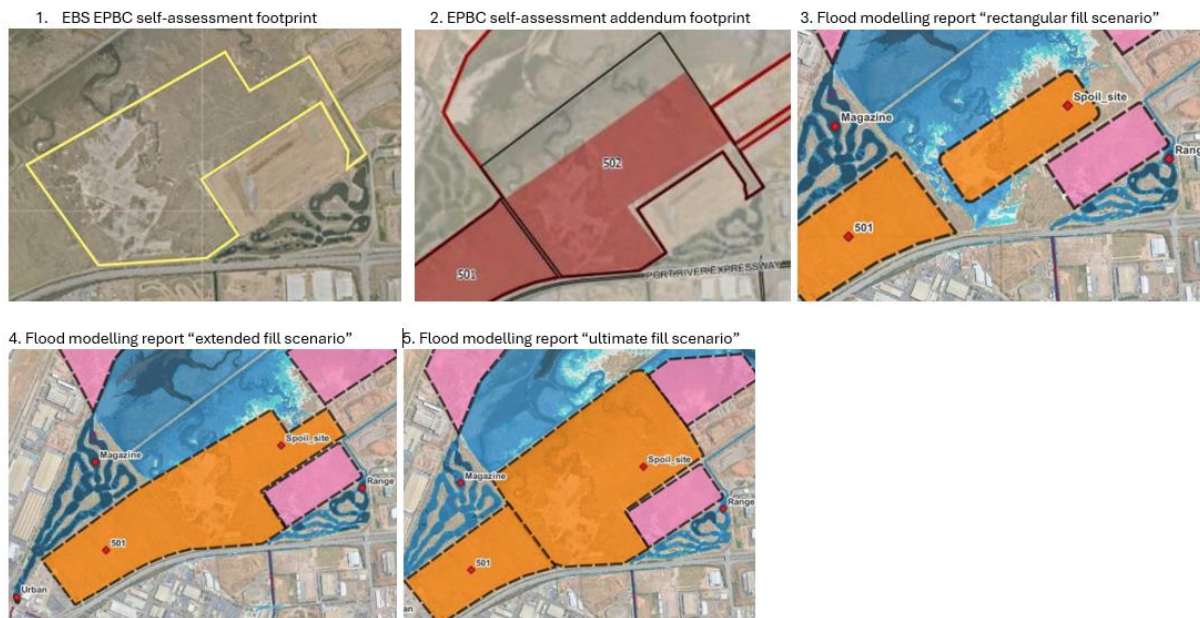


Figure 5- Fill platform options

It is again noted that the EBS Ecological Assessment recommends that:

- the Project should avoid cutting off tidal influence to the EPBC Vulnerable Subtropical and Temperate Coastal Saltmarsh TEC. This TEC area provides habitat for EPBC Act listed threatened water birds. (Refer Figure 3);
- impacts to the higher quality terrestrial vegetation associations that are dominated by native species should be avoided. Maintenance of tidal influence to these communities will protect the quality of the vegetation, as predominantly native species can withstand the highly saline and waterlogged conditions.

The Board also notes in the EBS Ecology EPBC self-assessment report:

- The *Subtropical and Temperate Coastal Saltmarsh* TEC which was found to cover approximately 146.03 ha of the Study Area.

The Board notes that the plans submitted (Figure1) indicate that Option 2 is the proposed fill extent being pursued as part of this application. It also notes that Option 3 would have the least impact on the TEC (noting that it excludes an area to the south which is suitable for fill) whilst Option 1 has the next least impact. The Board's preference is for a fill platform that offers the least impact on coastal habitats and species. The Option 1 outline could potentially provide this, but consideration should be given to a non-linear edge on the western side of the fill mound to accommodate the full extent of the stranded tidal creeks and saltmarsh habitat. This would provide the opportunity for the future re-introduction of tidal flows to the remaining, unfilled site for habitat restoration.

The need to minimise impact of the fill platform is also supported by a number of relevant planning policies, including:

- State Planning Policy 5.7 which seeks to '*Protect and enhance areas that provide biodiversity and ecological services and maximise opportunities for carbon storage*' and therefore requires that the habitat restoration potential of the remnant and degraded saltmarsh areas be acknowledged and preserved;
- Gillman Subzone assessment provision PO 2.1 which states that "*land identified for stormwater management and habitat rehabilitation in the subzone is not developed for industrial use unless...it does not result in the removal of existing remnant samphire habitats or threaten the ability for expansion and inland migration of such habitats.*" As the land is currently being used for stormwater management adjacent to Magazine Creek Ponding Basin and within the Range Wetland Ponding Basin, it is therefore required that development at this site does not limit habitat retreat of saltmarsh when sea levels rise.

Regardless of the final fill platform extent, the Board has the following requirements for future development on this land:

- Prior to the final design being completed, consideration should be also given to mitigation measures (e.g. appropriate buffer areas, design, mound gradient, staging of the fill landscaping and operational measures) that minimise impacts on the environmental values of the adjacent Range and Magazine Creek wetland (e.g. impacts to wildlife, including migratory birds);
- It is also recommended that a minimum environmental buffer of 50m between wetlands and the edge of the spoil facility be implemented to minimise impacts on wildlife. However, a final buffer distance, which might be greater than 50m, should be considered further with the City of Port Adelaide Enfield, to ensure there are no wetland management and access implications. Consideration should also be given to reducing the gradient of the spoil mound embankment. Staging the fill delivery in such a way that a barrier is formed along the western boundary first might provide ongoing protection from lights, noise and dust for the remainder of the fill operation. These measures are likely to reduce impact on the birdlife in the wetlands and increase the success of vegetation plantings, and allow sufficient access for the City of Port Adelaide Enfield to be able to access the wetland areas for management and maintenance;
- All the imported substrate material or engineered fill will need to be free of weeds to ensure that noxious weeds are not introduced into the coastal environment.
- Any proposed and future landscaping should consist of local native coastal species, to improve coastal biodiversity, amenity and minimise the spread of exotic plants on the coast. Green Adelaide has issued the following planting guide [coastal-gardens-planting-guide.pdf](https://www.environment.sa.gov.au/publications/landscaping/landscaping-guides/coastal-gardens-planting-guide.pdf) ([environment.sa.gov.au](https://www.environment.sa.gov.au)) and could provide the applicant with further advice in this regard.

Stormwater Management

Coast Protection Board Policy 1.4(e):

“The Board will seek to ensure that the siting and design of development on the coast minimises its impact on the environment, heritage and visual amenity of the coast.”

It is noted that the proposed development intends to implement *“Stormwater infrastructure and a water treatment plant (WTP) that will ensure that water runoff from the site is captured, retained and treated for reuse on-site. Discharge volumes of treated wastewater will vary by season but average more than 500 kilolitres (kL) per day. The proposed outfall will be downstream of the Magazine Creek and Range wetlands and will not compromise their function, nor will the water quality impact upon the marine environment of the Barker Inlet”*.

The applicant also proposes to provide a detailed Stormwater Management Plan (SWMP) or equivalent at detailed design stage and seeks conditions of approval to address this.

It is noted that Condition 4 in the Decision Notice for Lot 501 requires that:

Prior to the commencement of the filling of the land detailed plans and drawings of stormwater management and treatment infrastructure and a Stormwater Management Plan shall be prepared in consultation with the City of Port Adelaide Enfield, Coast Protection Board and the Environment Protection Authority and submitted to and approved by the Minister for Planning.

The Stormwater Management Plan shall document the following:

- a) How stormwater from the SRF site will be appropriately managed on-site, including the capacity of detention, retention and/or sedimentation basins, the anticipated frequency of events causing overflow and measures to prevent silt and pollutants entering the adjacent wetlands and/or Magazine Creek.*
- b) What additives will be used in the tunnelling process, the concentrations of the additives likely to be present in the spoil and water dewatered from the spoil, and the methods to be used to capture, contain and treat water runoff from the SRF that may contain additives.*
- c) The quality and quantity of any water to be discharged to the adjacent wetlands and/or Magazine Creek.*

The Board supports the need for more detailed information on stormwater management and requests to be consulted once the information in response to any Condition relating to stormwater, has been received.

At the time of writing, the Stormwater Management Plan for Lot 501 had only recently been provided to the Board for review, but the Board would support a similar condition being applied to any decision on the subject application.

Coastal Acid Sulfate Soils

Coastal Acid Sulfate Soils (CASS) have the potential to cause major habitat loss and degradation due to the release of acid and heavy metal ions into the environment. There is also a threat to development after construction due to deterioration and corrosion due to the disturbance of CASS. The land over which the development is situated may have the potential to develop acid sulfate conditions if exposed to oxygen. The Coast Protection Board has released a set of guidelines which shall be followed in areas where acid sulfate soils are likely to occur. These can be found at:

http://www.environment.sa.gov.au/ourplaces/coasts/Coastal_hazards/Coastal_acid_sulfate_soil_s.

Coast Protection Board Response

1. The Board recommends consideration be given to amending the fill platform footprint to ensure the least impact on the Threatened Ecological Communities.
2. The Board recommends that all efforts should be made to maintain the current hydrological patterns that are supporting significant areas of a threatened ecological community by:
 - exploring connectivity of the remnant creek channels within the ponding basins to distribute flood depths more evenly across the ponding basins and reduce the effect of filling the existing flood storage areas (as suggested in Paragraph 7 -Page 47 of the Flood Modelling Report);
 - undertaking a review of flow control culverts to optimise the design, which would include “detailed bathymetric and bank top survey of the existing channels, environmental studies including mangrove accretion and fish nursery impacts and contamination assessment, including Acid Sulfate Soils (ASS) and Potential Acid Sulfate Soils (PASS) for preparation of a management plan for the management of removal material.” (as suggested in Paragraph 8 -Page 47 of the Flood Modelling Report);
 - updating the EBS report to include assessment of the impacts of changed hydrology to the surrounding lands and habitats caused by filling the site to address the indirect effects of the predicted flood impacts on the remainder of the study area on threatened species or ecological communities. (as per the Mott MacDonald 2025 flood study).
 - consider upgrading the tidal gates as appropriate to allow quicker release of the increased stormwater volumes on the land surrounding the fill site;
3. The Board supports the need for more detailed information on stormwater management and requests to be consulted once the information in response to any Condition relating to stormwater has been received.
4. The Board notes the proposal to prepare a detailed landscaping plan and planting schedule. It supports the need for more detailed information on landscaping and requests to be consulted once the information in response to any Condition relating to landscaping has been received.

If SCAP resolves to approve the proposed development, the Board recommends that the following conditions and notes be applied to any approval:

Conditions

- All mitigation and management measures outlined in the EHIAR are implemented and construction and operation of the SRF remain within the SRF Footprint Area.
- All stormwater design and construction shall be in accordance with recognised engineering best practice to ensure that stormwater discharge does not adversely affect the Range and Magazine Creek Wetlands.
- To mitigate rill erosion on the SRF embankments and improve biodiversity, vegetation using local native species and jute matting shall be established.
- All fill entering the site shall be free of weeds to ensure that noxious weeds are not introduced into the coastal environment.

Notes

- Any development below 3.7m AHD, including the proposed temporary development, is potentially at increased risk of coastal flooding and the applicant is responsible for any damage or consequences associated with this risk. The applicant may consider implementing a flood emergency management plan to address potential coastal flooding events.
- Gillman is protected by a coastal levee bank, which may require repair and or upgrade to minimise flood hazard risks now and in the future. It is understood that Renewal SA, as owner of the land occupied by the levee bank, has responsibility to assess the condition and suitability of it to ensure it addresses potential risk.
- Prior to the final design being completed, consideration should be given to mitigation measures (e.g. appropriate buffer areas, design, mound gradient, staging of the fill landscaping and operational measures) that minimise impacts on the environmental values of the nearby Magazine Creek wetland (e.g. impacts to wildlife, including migratory birds).
- Any future landscaping should consist of local native coastal species, to improve coastal biodiversity, amenity and minimise the spread of exotic plants on the coast.
- The land over which the development is situated may have the potential to develop acid sulfate conditions if exposed to oxygen. The Coast Protection Board has released a set of guidelines which should be followed in areas where acid sulfate soils are likely to occur. These can be found at: http://www.environment.sa.gov.au/about-us/boards-and-committees/Coast_Protection_Board/Coastal_acid_sulfate_soils.

Disclaimer

The Board attaches the following disclaimer to the above advice;

Based upon current knowledge and information the development and development site is at some risk of coastal erosion and inundation due to extreme tides notwithstanding any recommendations or advice herein, or may be at future risk. Neither erosion nor the effect of sea level change on this can be predicted with certainty. Also, mean sea level may rise by more than the 0.3 metres assumed in assessing this application.

Accordingly neither the South Australian Coast Protection Board nor any of its servants, agents or officers accept any responsibility for any loss of life and property that may occur as a result of such circumstances.

If this application is approved, SCAP should consider including a similar disclaimer in its Decision Notification to the applicant. However, no reference must be made to the Coast Protection Board in SCAP's disclaimer.

Yours sincerely



Kym Gerner
Coast and River Planner
Coast Unit
Department for Environment and Water
Delegate for the Coast Protection Board

McMahon, Gabrielle (DHUD)

From: Gerner, Kym (DEW)
Sent: Friday, 13 June 2025 12:03 PM
To: McMahon, Gabrielle (DHUD)
Cc: Morcom, Robyn (DEW)
Subject: RE: Gillman SRF Part 2 DA - 25004790 - Response to Coast Protection Board referral

OFFICIAL

Hi Gabrielle

We note that DIT are requesting that two of our proposed conditions be changed as follows:

Condition 1

All mitigation and management measures outlined in the EHIAR are implemented and construction and operation of the SRF remain within the SRF Footprint Area.

They argue that the first condition should not be considered as it refers to the EHIAR, which did not form part of the application, and suggests that the filling of the land align to a footprint considered in an earlier draft of the EHIAR provided to the Board for the previous application. That footprint excluded the 1.11ha of TEC proposed to be impacted by the application. They believe it has been adequately demonstrated in the Planning Report, EPBC Act Self-Assessment and above that impacting the small area of TEC is acceptable.

CPB Response

If SCAP resolves to approve the SRF fill platform in its proposed form, then the CPB recommends that the following Condition be applied to any approval:

- ***The development shall ensure that appropriate mitigation and management measures (Including a Landscape Plan and CEMP to be reviewed by the Coast Protection Board) are implemented to ensure that construction and operation of the SRF remain within the Footprint Area and avoids further impacts on the Threatened Ecological Communities (TEC).***

Condition 3

To mitigate rill erosion on the SRF embankments and improve biodiversity, vegetation using local native species and jute matting shall be established

They also suggest the Board's recommended third condition be amended to align with Condition 16 (below) of the approved development on Lot 501, which removes references to jute matting. Appropriate alternatives can be considered and incorporated through the preparation of the landscaping plan, on which the Board will be consulted.

Condition 16

Vegetation using suitable local native species shall be established on the spoil mound embankments (using suitable methods to ensure soil stability and optimise plant establishment) to mitigate rill erosion and impacts to biodiversity and as a visual buffer between the cycle path running parallel to the Port River Expressway and the subject land

CPB Response

The CPB agrees with the proposed the change to Condition 3

Happy to discuss further as required

Regards

Kym Gerner
Coastal Planner
Coast Unit
Climate Change, Flood Risk and Coast Branch
Environment, Heritage and Sustainability Division
Department for Environment and Water
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Government of South Australia
Department for Environment
and Water

Helping South Australians conserve, sustain and prosper

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From: Mike Davis <Mike.Davis@mottmac.com>

Sent: Monday, 2 June 2025 9:47 AM

To: Gerner, Kym (DEW) <Kym.Gerner2@sa.gov.au>

Cc: Morcom, Robyn (DEW) <Robyn.Morcom@sa.gov.au>; Kate Brickhill <Kate.Brickhill@mottmac.com>; Wilson, Mark (DIT) <mark.wilson2@sa.gov.au>; McMahon, Gabrielle (DHUD) <gabrielle.mcmahon@sa.gov.au>; Rollison, Jason (Renewal SA) <Jason.Rollison@sa.gov.au>

Subject: Gillman SRF Part 2 DA - 25004790 - Response to Coast Protection Board referral

Hi Kym

Thank you for the submission on the above Crown DA. We have now prepared a response on behalf of DIT for the consideration of SCAP, which is attached for reference.

The response is a combined one for all issues raised by public submissions and referral agencies, including the Coast Protection Board. Of particular relevance is discussion of the need for future consideration of coastal protection infrastructure by Renewal SA and further information and clarity of the existing hydrology and future flooding.

This last point primarily relates to the inundation by stormwater of land occupied by the saltmarsh threatened ecological community on Lot 502 and within the Range Basin to the north. This has been the subject of further discussion and hopefully that meeting together with the further information provided alleviates concerns of the Board.

We have also suggested that the conditions recommended by the Board be omitted (in relation to the first connecting the EHIAR) or modified to reflect the previous application's approval conditions (e.g. removal of jute matting).

It would be appreciated if you could review the response and confirm to Gabrielle McMahon that the proposed amendments to conditions are acceptable.

As always, happy to discuss further.

Cheers, Mike

Mike Davis

Pronouns: he, him, his

RPIA

Technical Director Urban Planning

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1 April 2025

Gabrielle McMahon
GPO Box 1815
ADELAIDE SA 5000

Dear Gabrielle McMahon

Development Application: 25004790

This development was referred to the Department for Energy and Mining (DEM) in accordance with section 122 of the *Planning Development and Infrastructure Act 2016* and Regulation 41 and Item 9B in the table in Clause 3 of Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017* as the subject land is within the Gas and Liquid Petroleum Pipelines Overlay (**Overlay**) in the Planning and Design Code (**Code**).

The proposed development is within the vicinity of Pipeline Licence (PL) 13, licensed to SEA Gas (the Licensee) for the South Australian section of the Port Campbell to Adelaide Pipeline (the Pipeline) under the Energy Resources Act 2000 (ERA).

The matters to which this referral relates are to provide expert assessment and direction to the relevant authority in relation to potential risks associated with the proposed development with respect to:

- potential safety issues relating to the proposed development; and/or
- the potential for the development to adversely impact upon the lawful continued operation of strategic infrastructure (gas and liquid petroleum pipelines).

In providing this response, DEM has had regard to the Desired Outcome in the Overlay (DO 1), being the management of risk to public safety, the environment and security of energy supply from the encroachment of development on strategic gas and liquid petroleum pipelines, and to Performance Outcomes PO 1.1 to 1.3 and their corresponding Designated Performance Features within the Overlay.

Regard has also been had to the ERA, *Energy Resources Regulations 2013*, and Australian Standard 2885: *Pipelines – Gas and Liquid Petroleum (AS 2885)*, particularly as they relate to matters of safety (as referred to in DO 1) and the lawful continued operation of the Pipeline.

The vicinity of the proposed development to the Pipeline gives rise to potential risks to public safety and the Pipeline, particularly due to any proposed infrastructure crossing the Pipeline and any upgrades to roads and use of associated heavy machinery in the vicinity of the Pipeline.

However, DEM is satisfied that these potential risks are capable of being adequately addressed for the proposed development, particularly as specified immediately below.

- Safety: The safety risk will be adequately mitigated and/or managed. Although detailed engineering design relating to the construction of infrastructure in the vicinity of, or proposed to cross, the Pipeline (**Detailed Design**) have not been specified by the Applicant, each of these matters are capable of being designed and constructed in such a manner as to mitigate and manage potential safety risks – this is addressed in the conditions further below to ensure that this occurs.

In particular, if there is any construction of additional or upgrades to infrastructure (i.e., services or roads) in the vicinity of or crossing the Pipeline a Safety Management Study, as required by AS 2885, will be undertaken as part of Detailed Design.

- The Licensee will be able to continue to lawfully continue to operate the Pipeline in accordance with the ERA 2000, ER Regulations and AS 2885 (as required in Regulation 29 of the ER Regulations).

DEM considers that the matters of Detailed Design can be appropriately addressed via conditions (as set out below), as DEM is satisfied that these matters are capable of suitable engineering design (i.e. it is not the case that an appropriate engineering design will not be achievable) and that such details can be finalised and provided to the relevant authority prior to the commencement of construction.

In relation to the below conditions which require the provision of Detailed Design information to the relevant authority prior to construction, DEM requests that the relevant authority provide these to DEM, so that its experts can examine the proposed design and provide advice to the relevant authority as to whether the conditions have been satisfied.

Accordingly, DEM is satisfied that the failure to provide Detailed Design information may be addressed by conditions and that the proposed development is appropriate.

Conditions:

Should the relevant authority resolve to grant planning consent to the application, the relevant authority is directed to include as part of the condition requiring the development to proceed in accordance with an approved Safety Management Study as it relates to any services crossing the pipeline or road upgrades in the vicinity of the Pipeline.

In addition, DEM directs the relevant authority impose the following conditions on planning consent:

1. *All buried service crossings over the Pipeline (including stormwater, sewerage, water and common service trenches) must:*
 - a. *be installed such that individual services are not crossing the pipeline, unless the full section of the pipeline has been protected by either concrete (measuring 200mm thick at 20 MPa compressive strength) or 12.5mm thick HDPE protection slabs.*
 - 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;*

Details of the method of design and construction of all service crossings (including HDPE protection slab or a concrete slabs) must be provided to the relevant authority prior to construction.

- 2. No permanent above ground infrastructure (including poles, fencing or signage) shall be installed within 6 metres of the Pipeline.*
- 3. Within 20 metres of the Pipeline, excavator size must not exceed 30 Tonnes and tiger teeth or single point penetration teeth must not be used.*
- 4. 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.*
- 5. The Port Campbell to Adelaide Gas Pipeline shall be located by SEA Gas or under SEA Gas site supervision prior to any work on the Port Campbell to Adelaide High Pressure Gas Pipeline easement or within 6m of the pipeline when no easement exists.*
- 6. Depth of cover must not be altered and must remain as a minimum of 1200mm under road surfaces.*
- 7. The applicant shall provide a traffic management plan which includes details of any permanent or temporary crossing of the Port Campbell to Adelaide High Pressure Gas Pipeline such as the link road between lots 501 and 502.*
- 8. Any crossing points for heavy vehicles shall be constructed such that the pipeline will continue to comply with the requirements AS2885, including the stress and strain requirements for live and static loads.*
- 9. Pipeline Marker Signs shall be installed at intervals required by AS 2885 warning of the location of the Port Campbell to Adelaide High Pressure Gas Pipeline.*
- 10. All contractors working within the pipeline easement or within 6m of the Port Campbell to Adelaide High Pressure Gas Pipeline shall undertake pipeline awareness training provided by SEA Gas.*
- 11. Fill or objects shall not be stored on the pipeline easement at any time.*
 - a. There shall be no fill placed on the development site unless engineering analysis demonstrates that the pipeline will continue to comply with the stress and strain requirements of AS2885, including the stress and strain requirements for live and static loads. The engineering analysis will need to be reviewed and approved by the relevant authority.*

The development must then be undertaken in accordance with the plans and documents which have met the relevant authority's reasonable satisfaction.

Advisory notes:

DEM requests the following advisory notes be included in any decision notification form issued by the relevant authority, should it determine to grant development authorisation to the application:

1. 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 (ERA), a person must not interfere with activities regulated under the ERA which are lawfully conducted under a licence.
2. The South Australian section of the PCA is licenced to SEA Gas. Direct contact with SEA Gas on this matter should be through Anthony Cobiack on 08 8236 6886 or via email at development.application@seagas.com.au.
3. All parties carrying out works approved herein are recommended to attend a pipeline awareness session administered by the pipeline licensee prior to commencing work.
4. Once all Detailed Design has been submitted to the relevant authority to its reasonable satisfaction in accordance with the conditions attached to this authorisation, if any service crossings of the pipeline or road upgrades are proposed the applicant need to engage with the Licensee to undertake a Safety Management Study.

If you have any queries in relation to this matter, please contact Michael Malavazos on (08) 8429 2470 or Michael.Malavazos@sa.gov.au.

Yours sincerely,



Michael Malavazos
Director Energy Regulation
Regulation and Compliance Division
Department for Energy and Mining

McMahon, Gabrielle (DHUD)

From: Malavazos, Michael (DEM)
Sent: Monday, 2 June 2025 4:02 PM
To: Mike Davis
Cc: Greenwood, Jack (DEM); Wilson, Mark (DIT); McMahon, Gabrielle (DHUD); Furse, Nathan (DEM); Brickhill, Kate (DIT)
Subject: RE: Gillman SRF Part 2 DA - 25004790 - Response to DEM referral
Attachments: Response_Public-Agency-Comments_DA25004790_Pt2-SRF.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

Good afternoon Mike, Gabrielle,

I can confirm that DEM will accept the proposed amendments to the conditions, as per page 21 of the attached Response to public submissions.

DEM also concur with SEA Gas's comments on Condition 6 on alternation of the pipelines depth of cover, given the potential for induced stress in the pipeline if the cover is increased to an excess, DEM just reiterate the request to have the condition worded to the effect of "Depth of cover must not be altered without SEA Gas prior approval and must remain a minimum of 1200mm under road surfaces." Although we do note it is noted that there is no planned excavation activities affecting the existing ground level, as excavation is not allowed due to the acid sulphate effect, DEM consider the condition an appropriately conservative safeguard.

If you need to further discuss please don't hesitate to contact Jack Greenwood (cc'd) or myself.

Michael Malavazos
Director Energy Regulation

Regulation and Compliance Division
Department for Energy and Mining
T (08) 842 92470
M 0401 121 666

From: Mike Davis <Mike.Davis@mottmac.com>
Sent: Monday, 2 June 2025 9:47 AM
To: Malavazos, Michael (DEM) <Michael.Malavazos@sa.gov.au>
Cc: Brickhill, Kate (DIT) <kate.brickhill@sa.gov.au>; Wilson, Mark (DIT) <mark.wilson2@sa.gov.au>; McMahon, Gabrielle (DHUD) <Gabrielle.McMahon@sa.gov.au>
Subject: Gillman SRF Part 2 DA - 25004790 - Response to DEM referral

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Hi Michael

Thank you for the submission on the above Crown DA. We have now prepared a response on behalf of DIT for the consideration of SCAP, which is attached for reference.

DEM has requested a number of conditions be imposed on any approval granted by the Minister to ensure the protection of the SEA Gas pipeline. However, these conditions differ from those recommended for the Part 1 DA and imposed on its approval by the Minister.

The T2D Alliance has liaised with SEA Gas directly as part of its design process for the establishment of the SRF and sought advice on the conditions recommended by DEM. SEA Gas has agreed to modifications to the proposed conditions to align to the previous application and we have requested that the Minister adopt these in any approval of this application.

It would be appreciated if you could review the SEA Gas correspondence attached and confirm to Gabrielle McMahon from PLUS that the proposed amendments to conditions are acceptable.

Cheers, Mike

Mike Davis

Pronouns: he, him, his

RPIA

Technical Director Urban Planning

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Commissioner of Highways referral

< Referrals

Referral details

Referred Body	Commissioner of Highways	Distributed	13 Mar 2025
Referred by	Minister for Planning	Due	29 Apr 2025
Response type	Schedule 9 - Regard - (3)(7) Development Affecting Transport Routes and Corridors	Response	29 Apr 2025
Referral type	Advice	Status	Responded

Relevant Authority's comment

S131 of the PDI Act - Development relates to a previously approved development - DA 24014973

Referral Body's response

RFIs

No Requests For Information have been issued in relation to this referral.

Advice

No objection, with comments

Update clearance requirements

Condition 1

All access to/from the development shall be gained in accordance with the previously approved Development Application 24014973.

Condition 2

The shared path adjacent the site shall be kept open during construction and operation of the facility.

Condition 3

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