



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 125th Meeting of the
State Commission Assessment Panel
held on Wednesday 3rd November 2021 commencing at 12.15pm
City Hall, 1 Bay Road, Mount Gambier / Microsoft Teams video
conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Rebecca Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter Grant Pember David Altmann
Secretary	Jaclyn Symons, Governance Officer
AGD Staff	Jason Cattonar Renaë Grida

1.2. APOLOGIES

Nil

Note: Meeting procedures of the SCAP have been modified in the light of COVID-19 and State Government protocols. Where possible participation in this meeting has been undertaken remotely to minimise risks.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Altus Renewables Limited

20002231

Lot 2845 Hutchinson Road, Mingbool

Construction and operation of an energy pellet (white pellet) manufacturing plant.

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

Applicant

- Daniel Pluck (Masterplan)
- Ian Sandeman (Altus Renewables Limited)
- Denis Waddell (Altus Renewables Limited)
- David Geddes (Altus Renewables Limited)
- Lew Parsons (Altus Renewables Limited)
- Peta Brunel (Beca)
- Kevin Hurst (Beca)
- Keith Lamb

Representations

- Simon Hurling
- Owen Wales
- Simon Gallasch
- Jacinta Johnson
- Scott Miller
- Frank Brennan

Agency

- Phil Hazell (Environment Protection Authority)
- Jonathan Song (Environment Protection Authority)
- Ruth Ward (Environment Protection Authority)
- Carl Smith (Environment Protection Authority)

Council

- Leith McEvoy (District Council of Grant)
- John Best (District Council of Grant)
- Aaron Price (District Council of Grant)
- Rebecca Perkin (District Council of Grant)
- Trudy Glynn (District Council of Grant)
- Renee Henke (District Council of Grant)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) Pursuant to Section 110(10) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code and any other relevant document, the application reasonably accords with the desired outcomes and objectives of these policies and guidelines; and
- 2) Development Application Number 20002231, by Altus Renewables Limited is granted Planning Consent subject to the following conditions and reserved matters:

RESERVED MATTERS

1. Pursuant to Section 102(3), the following matters shall be reserved for further consideration, to the satisfaction of the State Planning Commission, prior to the granting of Development Approval:
 - 1.1 The applicant shall provide the final approved plans for the proposed infrastructure works involving upgrades to Hutchinson Road, and the intersection to Riddoch Highway, in order to demonstrate that access and egress to the subject land is suitably achieved.

CONDITIONS

Planning Consent

1. The development application 20002231, granted Planning Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents listed below and submitted to the State Planning Commission (except where varied by conditions below):
 - Design Plans prepared by Woods Beca, comprising:
 - Locality Plan, Drawing No. 2472716-DRG-0000-DA-2000, Revision C, dated 24.09.21
 - Site Plan, Drawing No. 2472716-DRG-0000-DA-2001, Revision E, dated 24.09.21
 - Site Elevations, Drawing No. 2472716-DRG-0000-2002, Revision D, dated 24.09.21
 - Perspective Site Layout, Drawing No. 2472716-DRG-0000-2003, Revision D, dated 24.09.21
 - Administration Building - Proposed Ground Floor and Roof Plan, Drawing No. 2472716-DRG-0000-2011, Revision A, dated 12.03.21
 - Administration Building - Proposed Elevations, Drawing No. 2472716-DRG-0000-2012, Revision A, dated 12.03.21
 - Gatehouse and Drivers Amenities - Proposed Floor Plan and Roof Plan, Drawing No. 2472716-DRG-0000-2021, Revision A, dated 12.03.21
 - Gatehouse and Drivers Amenities - Proposed Elevations, Drawing No. 2472716-DRG-0000-2022, Revision A, dated 12.03.21
 - Workshop – Proposed Ground Floor Plan and Roof Plan, Drawing No. 2472716-DRG-0000-2031, Revision B, dated 24.09.21
 - Workshop – Proposed Elevations, Drawing No. 2472716-DRG-0000-2032, Revision B, dated 24.09.21
 - Vehicle Awning – Proposed Ground Floor and Roof Plan, Drawing No. 2472716-DRG-0000-2041, Revision B, dated 24.09.21
 - Vehicle Awning – Proposed Elevations, Drawing No. 2472716-DRG-0000-2042, Revision B, dated 24.09.21
 - Grinding and Pelleting Plant – Proposed Ground Floor Plan and Roof Plan, Drawing No. 2472716-DRG-0000-2051, Revision B, dated 24.09.21
 - Grinding and Pelleting Plant, Proposed Elevations, Drawing No. 2472716-DRG-0000-2052, Revision B, dated 24.09.21
 - Blending and Drying Plant – Proposed Ground Floor Plan and Roof Plan, Drawing No. 2472716-DRG-0000-2061, Revision B, dated 24.09.21
 - Blending and Drying Plant – Proposed Elevations, Drawing No. 2472716-DRG-0000-2062, Revision B, dated 24.09.21
 - Sawdust Storage – Proposed Ground Floor and Roof Plan, Drawing No. 2472716-DRG-0000-2063, Revision A, dated 24.09.21
 - Sawdust Storage – Proposed Elevations, Drawing No. 2472716-DRG-0000-2064, Revision A, dated 24.09.21
 - Combined Heat and Power Plant – Proposed Ground Floor and Roof Plan, Drawing No. 2472716-DRG-0000-2071, Revision B, dated 24.09.21

- Combined Heat and Power Plant – Proposed Elevations, Drawing No. 2472716-DRG-0000-2072, Revision B, dated 24.09.21
 - Landscape Plans prepared by GSA Group, comprising:
 - Landscape Plans, Drawing No 201080 L2000, Issue C, dated 29.06.21
 - Landscape Plans, Drawing No 201080 L2001, Issue C, dated 29.06.21
 - Landscape Sections, Drawing No 201080 L5000, Issue C, dated 29.06.21
 - Landscape Sections, Drawing No 201080 L5001, Issue C, dated 29.06.21
 - Planting Schedule, Drawing No 201080 6000, Issue C, dated 29.06.21
 - Air Quality Assessment prepared by Vipac dated 22 August 2021, and addendum dated 8 September 2021
 - Acoustic Report prepared by Marshall Day Acoustics dated 29 April 2021 and memo dated 29 September 2021
 - Transport, Access and Pedestrian Impact report prepared by Wood Beca dated 5 February 2021
 - Stormwater Management Plan prepared by Wood Beca dated 1 October 2021
 - Wastewater Impact Assessment & Waste Management Plan prepared by Wood Beca dated 29 September 2021
2. The landscaping as detailed on the plans prepared by Group GSA shall be established no later than the first available planting season from the date of development approval, and thereafter maintained, nurtured and watered with any sick, diseased or dead plants being replaced to the reasonable satisfaction of the State Planning Commission.
 3. All acoustic treatments recommended to achieve compliance as stated in the Acoustic Report prepared by Marshall Day Acoustics dated 29 September 2021 shall be fully incorporated into the detailed design of the development and corresponding building rules documentation to the reasonable satisfaction of the State Planning Commission. Such acoustic measures shall be made operational prior to the commencement of the use of the development.

EPA Direction Conditions

4. The Green Chip Storage pad and CHP (combined heat and power) Fuel Storage pad, as shown in the 28 August 2021 Wood Beca Ltd 'Proposed Concept – Site Plan' (Drawing number: 2472716-DRG-0000-DA-2001, revision D) must be roofed before operations commence.
5. The Sawdust Storage pad, as shown in the 28 August 2021 Wood Beca Ltd 'Proposed Concept – Site Plan' (Drawing number: 2472716-DRG-0000-DA-2001, revision D) must be roofed and fully enclosed before operations commence.
6. The silencer for the thermal plant stack, referenced in Table 1-1 of Wood Beca Ltd's 22 August 2021 response to the EPA's 9 August 2021 Development Application Information Request, must be installed before operations commence.
7. All building roof runoff that is discharged from rainwater tanks directly into stormwater drainage bores must be piped directly to the bores.
8. All areas where stormwater is discharged into stormwater infiltration basins must have suitable protection from scour and erosion.
9. Stormwater drainage bores located in constructed infiltration basins must be fitted with head work structures located at a sufficient height above the basin floor to only allow for inflow during rainfall events greater than a 1% Annual Exceedance Probability.
10. Stormwater drainage bores and associated headworks must be clearly marked with permanent signs and must be accessible at all times.

11. Stormwater drainage bores must be constructed to include physical barriers to protect the bores and associated headworks from damage by vehicles.
12. All areas where chemicals (including diesel) and wastewater are stored must be located within a bunded area constructed of impervious material with a net capacity of at least 120% of the largest chemical or wastewater tank. Note: For further guidance refer to the EPA Guideline Bunding and spill management (2016) available at: http://www.epa.sa.gov.au/files/47717_guide_bunding.pdf

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Advisory Note 1

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

Advisory Note 2

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

Advisory Note 3

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the ERD Court if wishing to appeal. The ERD Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 4

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

Advisory Note 5

An environmental authorisation in the form of a licence under the *Environment Protection Act 1993* is required for the operation of this development. The applicant is required to apply and be issued with a licence from the EPA before commencing operation of 'wood processing works' or 'fuel burning' (as defined in Schedule 1 of the *Environment Protection Act 1993*) at the site.

Advisory Note 6

The applicant is reminded that noise from construction, demolition and site preparation is required to meet the mandatory provisions in part 6 Division 1 of the Environment Protection (Noise) Policy 2007.

Advisory Note 7

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following website: <http://www.epa.sa.gov.au>

- 2.3. **RESERVED MATTERS**
- 3. **CROWN DEVELOPMENTS (ADVISORY ITEMS)**
 - 3.1. **DEFERRED APPLICATIONS**
 - 3.2. **NEW APPLICATIONS**
- 4. **MAJOR DEVELOPMENTS – VARIATIONS**
- 5. **REPORTING**
- 6. **COURT COMPROMISE**
- 7. **BRIEFINGS**
- 8. **PROCEDURAL MATTERS**
- 9. **OTHER BUSINESS**
- 10. **NEXT MEETING**
 - 10.1. Wednesday 10 November 2021 at Ground Floor, 50 Flinders Street, Adelaide SA 5000/ Via Microsoft Teams video conferencing.
- 11. **REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS**
- 12. **CONFIRMATION OF THE MINUTES OF THE MEETING**
- 13. **MEETING CLOSE**
 - 13.1. The Presiding Member thanked all in attendance and closed the meeting at 2.58pm.

Confirmed 3/11/2021



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Rebecca Thomas
PRESIDING MEMBER