

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

Organisation:

First name:

Mark

Last name:

Dayman

Email: *

Consultation Document Submissions

Part 3 - Overlays > Gas and Liquid Petroleum Pipelines Overlay

- Support
- Oppose
- Amend

Your Feedback

Fyfe makes this submission as a professional project services firm who has, for more than 40 years, been providing consultancy services in South Australia to both the Property Development and Gas Pipeline industries. Over this time, Fyfe has worked with leading Developers in South Australia including major developments involving gas pipeline infrastructure. Fyfe also provides services to all major pipeline owners in Australia and the majority of gas producers. This puts Fyfe in a unique position to understand the impact each of these industries have on each other.

Both the Property Development and Gas Pipeline industries have a very important role in the ongoing growth of the South Australian economy and we are mindful that each of these industries face challenges at the interface with each other.

As the state's population grows there is a requirement to access suitable land to develop for affordable housing. Large development companies make significant investments and take a long term land position with a 30 year plus outlook. They use their market knowledge and technical skill to identify suitable properties that can be subdivided to provide additional stock. There are cases where this land will be delivered through the change of use of land surrounding gas pipelines. Previously, there has been a lack of transparency of the impact of a gas pipeline and its associated facilities on the area surround it. This lack of transparency and the associated costs has created issues between those wanting to develop that land and the infrastructure owner.

Natural Gas is a reliable and relatively clean source of fuel used to power approximately 50% of the electricity produced in South Australia which supports the transition to a renewable energy future. It is also a fuel that is

widely used directly in homes, hospitals, commercial and manufacturing businesses to the benefit of all South Australians. The investment in the infrastructure to transport gas from where it is produced to the state's population centres is very large and companies undertaking pipeline projects have made a long term investment. These companies design, operate and maintain the assets in accordance with AS2885 and relevant state and territory acts and regulations, which amongst other things aim to ensure their ongoing safe operation.

The ideal situation is that there is a No Surprises Environment where the impacts of both activities are transparent. Pipelines are out of sight so, creating awareness and early engagement is important.

Fyfe believe that co-existence can be a win-win for both parties as developers can leverage their close proximity to pipelines to deliver hybrid energy options that reduce emissions and energy costs.

We thank the State Planning Commission (the Commission) for providing a further opportunity to provide feedback on the revised draft Phase Three (Urban Areas) Planning and Design Code Amendment (the Phase Three Code), which covers urban areas and councils with regional towns and cities in South Australia.

This submission supports the proposed amendment which will see the existing 'Strategic Infrastructure Gas Pipeline Overlay' split into two new overlays being the 'Gas and Liquid Petroleum Pipelines Overlay' and the 'Gas and Liquid Petroleum Pipelines (Facilities) Overlay' in the revised Phase Three Code. The class of development identified in DTS/DPF 1.1 part (a) align well with the primary location classes, T1 and T2 as set out in AS2885.6, which will allow planners, developers and pipeline owners to speak the same language.

We support the increase in clarity regarding pipeline vent facilities in terms of their location and noise buffer requirements through the recommendation that these facilities and their requirements are incorporated within the 'Gas and Liquid Petroleum Pipelines (Facilities) Overlay'.

These changes along with the new Procedural Matters Referral mechanism will allow for expert technical assessment of the impact of the development on the gas pipeline infrastructure by the Energy Resources Group of the Department of Energy and Mining. This provides transparency to potential developers and their planners who are seeking change of use of land around this infrastructure. This transparency should then lead to certainty of cost of the development much earlier in the life of the project and improved outcomes for public safety for all South Australians.

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