

**APPLICATION ON NOTIFICATION – CROWN DEVELOPMENT**

Type of development:	Section 131 – Crown Development – Essential Infrastructure
Development Number:	313/V039/23
Applicant:	RES Australia Pty Ltd (being specifically endorsed for the purposes of essential infrastructure by the Department for Energy and Mining under s.131 of the Planning, Development and Infrastructure Act 2016)
Nature of Development:	Twin Creek Wind Farm and Energy Storage Project
Subject Land:	Refer Development Application
P&D Code Version:	2023.16 dated 9 November 2023
Zone / Sub Zone:	Rural Zone
Contact Officer:	Simon Neldner
Phone Number:	08 7133 2376
Consultation Start Date:	5 March 2025
Consultation Close Date:	4 April 2025
<p>During the notification period, the application documentation can be viewed on the SA Planning Portal: https://plan.sa.gov.au/en/state_developments.</p>	

Written representations must be received by the close date (indicated above) and can either be made online (via the form on the Plan SA website above), posted, hand-delivered, or emailed to the State Commission Assessment Panel (SCAP).

A representation form is provided as part of this document.

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

Postal Address:

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

Street Address:

Planning and Land Use Services
Level 9, 83 Pirie Street
ADELAIDE SA 5001

**Please call 1800 752 664 (Plan SA Help desk) beforehand to confirm access and visitation arrangements.

Email Address: spcreps@sa.gov.au



PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

SECTION 131 - CROWN DEVELOPMENT

NOTICE OF APPLICATION FOR APPROVAL TO DEVELOPMENT

Notice is hereby given that an application has been made by **RES Australia Pty Ltd** (being specifically endorsed for the purposes of essential infrastructure by the Department for Energy and Mining under s.131 of the *Planning, Development and Infrastructure Act 2016*) for approval to undertake the Twin Creek Wind Farm and Energy Storage Project. **Development Number: 313/V039/23.**

The project seeks to install up to 42 wind turbine generators (WTG) with an individual capacity of up to 7.2MW (for a total project capacity of up to 270MW). The maximum tip height of each WTG will be up to 220m. Ancillary elements include a Battery Energy Storage System (with an indicative storage capacity of 215MW), two substations, connecting 275kV transmission lines, control and maintenance buildings, related civil and earthworks. Temporary construction facilities will also be established.

The windfarm project area is located between the townships of Kapunda, Eudunda and Truro, in the state's mid-north: being situated 9.2km north-east of Kapunda, 10km south of Eudunda and 9.5km north-west of Truro. The proposed overhead transmission line extends approximately 15 kilometres from the windfarm to the south-east to connect with the Robertstown-Tungillo 275Kv transmission line adjacent the Sturt Highway, 5km east of Truro.

Full details of the subject land (including relevant certificates of title and the arrangement of project infrastructure) are contained in the development application.

The windfarm project area is located within the Rural Zone of the Planning and Design Code Zone (version 2023.16 dated 9 November 2023).

A copy of the development application is available for download from the Plan SA website at https://plan.sa.gov.au/en/state_developments and can also be viewed in person at Planning and Land Use Services, Department for Housing and Urban Development, Level 9, 83 Pirie Street, Adelaide. Please call 1800 752 664 (Plan SA Help desk) beforehand to confirm access and visitation arrangements.

Application documents can also be viewed at the Kapunda Office of the Light Regional Council, 93 Main Street, Kapunda; the Eudunda Office of the Regional Council of Goyder, 25 Bruce Street, Eudunda; and the Cambrai Office of the Mid Murray Council, Main Street, Cambrai.

Any person or body who desires to do so may make representations concerning the application by notice in writing, either by using the online submission form on the Plan SA website, via post to the Senior Governance Officer, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001, or via email to spcreps@sa.gov.au

All written submissions must be received **NOT LATER THAN 4 APRIL 2025.**

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

Should you wish to discuss the application, and the public notification procedure please contact Simon Neldner on (08) 7133 2376 or simon.neldner@sa.gov.au

STATE COMMISSION ASSESSMENT PANEL

spcreps@sa.gov.au

OFFICIAL

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016
REPRESENTATION ON APPLICATION

Applicant: RES Australia Pty Ltd
Development Number: 313/V039/23
Nature of Development: Twin Creek Wind Farm and Energy Storage Project
Zone / Policy Area: Rural Zone
Subject Land: Refer Development Application
Contact Officer: Simon Neldner
Phone Number: 08 7133 2376
Close Date: 4 April 2025

My Name: _____ My phone number: _____

Primary method(s) of contact: _____ Email: _____
Postal Address: _____ Postcode: _____

You may be contacted via your nominated PRIMARY METHOD(s) OF CONTACT if you indicate below that you wish to be heard by the State Commission Assessment Panel in support of your submission.

- My interests are:
(please tick one)
- owner of local property
 - occupier of local property
 - a representative of a company/other organisation affected by the proposal
 - a private citizen

The address of the property affected is:

- My interests are:
(please tick one)
- I support the development
 - I support the development with some concerns
 - I oppose the development

The specific aspects of the application to which I make comment on are: _____

CROWN DEVELOPMENT APPLICATION FORM

Section 131 of the *Planning, Development and Infrastructure Act 2016*

Applicant:	
Postal address:	
Crown agency:	
Contact person for further information:	
Telephone: (1)	(2)
Email:	
Postal address:	

DEVELOPMENT DETAILS:

Description of development:

Development cost (not including fit-out costs):

Existing land use:

Does the proposal involve demolition?

NO YES

Describe building to be demolished:

Does the proposal involve damage/removal of a regulated tree?

NO YES

Tree species/location:

Does the proposal seek to vary an existing development authorisation?

NO YES

Previous development application number:

LOCATION OF PROPOSED DEVELOPMENT:

Unit no.

Street no.

Level

Lot no.

Street name

State

Postcode

Suburb

Council area

Section no.

Hundred

Volume

Folio

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the *Planning, Development and Infrastructure Act 2016* and meet the requirements for lodgement under section 131 of the *Planning, Development and Infrastructure Act 2016*.

Signature:



Date:

If being lodged electronically, please tick to indicate agreement to this declaration.

NOTE TO APPLICANTS:

All sections of this form must be completed. The proposed development will be subject to [relevant fees](#) under the *Planning, Development and Infrastructure Act 2016* and associated departmental fee policy guidance (including subsequent periodic updates to these notices and documents made from time to time). Proposals over \$10 million (excl. fit out) will be subject to a notification/advertising fee.



ELECTRICITY INFRASTRUCTURE DECLARATION

Planning, Development and Infrastructure (General) Regulations 2017
Schedule 8 Clause 6

To: State Planning Commission
From: RES Australia Pty Ltd

Date of application: 02/11/2023
Location of proposed development: Various - refer development application documentation
House no.: Lot no.: Street:
Town/Suburb:
Section no.: Hundred:
Volume: Folio:

Nature of proposed development:


As detailed in attached development application documentation.
Twin Creek Wind Farm and Energy Storage Project comprising up to 42 wind turbine generators (each with a name plate capacity of 7.2MW and a total tip height of up on 220m) with a nominal generation capacity of up to 270MW; battery energy storage facility of 215MW indicative capacity; transmission line; substations and other associated infrastructure.

****Please note this application involves electricity infrastructure and therefore the declaration below is not relevant. A certificate from the Office of Technical Regulator accompanies the development application.**

I: Greg Wilkinson, RES Australia Pty Ltd

- being the applicant
- a person acting on behalf of the applicant

~~for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 6(1) of Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017.~~

DocuSigned by:
Signed: 
36076ADEC584469...

Date: 02/11/2023

If being lodged electronically please tick to indicate agreement to this declaration.



Note 1

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 3(1) of the *Planning, Development and Infrastructure Act 2016*), other than where the development is limited to –

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

Note 2

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

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

Note 3

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

Note 4

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

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

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

Note 5

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

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

Note 6

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

DEVELOPMENT APPLICATION – NATIVE VEGETATION DECLARATION

Date of application: 02/11/2023		
Location of proposed development: Various - refer application documentation		
House no.:	Lot no.:	Street:
Town/Suburb:		
Section no.:	Hundred:	
Volume:	Folio:	

Nature of proposed development:

As detailed in attached development application documentation.

Twin Creek Wind Farm and Energy Storage Project comprising up to 42 wind turbine generators (each with a name plate capacity of 7.2MW and a total tip height of up on 220m) with a nominal generation capacity of up to 270MW; battery energy storage facility of 215MW indicative capacity; transmission line; substations and other associated infrastructure

I: Greg Wilkinson, RES Australia

declare that:

- The proposed development will not or would not, involve the clearance of Native Vegetation under the *Native Vegetation Act 1991*, including any clearance that may occur in connection with a relevant access point and/or driveway, and/or within 10 metres of a building (other than a residential building or tourist accommodation), and/or within 20 metres of a dwelling or addition to an existing dwelling for fire prevention and control, and/or within 50 metres of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area.
- The application is supported by a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes clearance is categorised as 'Level 1 clearance' (for more information, please use the link below*). Please upload the report in relation to native vegetation on the next page.
- No report or declaration supplied with this application.

[*Regulation 18\(2\)\(a\) of the Native Vegetation Regulations 2017](#)

Signed: DocuSigned by:
Greg Wilkinson
36076ADEC584469...

Date: 02/11/23

If being lodged electronically please tick to indicate agreement to this declaration.





Government
of South Australia

Department for
Energy and Mining

Our Ref: 2023D071771

Ms Julie Jansen
MasterPlan SA
33 Carrington Street
ADELAIDE SA 5000

Via email: juliej@masterplan.com.au
roberta.magoba@res-group.com
toby.coates@res-group.com

Cc: mary.lavelle@sa.gov.au

Dear Ms Jansen

CROWN SPONSORSHIP FOR RES AUSTRALIA PTY LTD's TWIN CREEK WIND FARM AND ENERGY STORAGE FACILITY PROJECT

Thank you for the correspondence dated 23 August 2023 requesting Crown sponsorship under section 131 of the *Planning, Development and Infrastructure Act 2016* to assist with RES Australia's proposed Twin Creek Wind Farm and Energy Storage Facility (the project).

The project has been considered by the Department for Energy and Mining (DEM) with input from the Department for Infrastructure and Transport, the Department of Trade and Investment (Planning and Land Use Services), the Department for Environment and Water, and the Environment Protection Authority. In principle, the project is supported, recognising the possible environmental and community issues that will need to be addressed through the development assessment process.

On balance, the development of RES Australia's proposed project has the potential to benefit South Australia and can be considered essential infrastructure.

Accordingly, I, as Chief Executive of the Department for Energy and Mining (DEM), will support the development and specifically endorse a development application to assess the project, comprising 215MW battery, up to 270MW of wind generating capacity and ancillary equipment, as a development of 'essential infrastructure' under section 131(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

It is the responsibility of RES Australia to prepare all documentation as required by the relevant Acts. This includes all costs in the preparation, lodgement and

Chief Executive

Address Level 12, 11 Waymouth Street, Adelaide 5000 | GPO Box 320 Adelaide SA 5001 | DX452

Tel (+61) 08 8429 3216 | Email DEM.OCE@sa.gov.au | www.energymining.sa.gov.au | ABN 83 768 683 934





**Government
of South Australia**

Department for
Energy and Mining

assessment of the development application and any other subsequent action in relation to this application.

A development application must be submitted to DEM's Growth and Low Carbon Division (glc@sa.gov.au) who will lodge it with the State Commission Assessment Panel (SCAP). These lodgement documents can be provided in electronic form or made available via download link. Any development fee levied by SCAP is the responsibility of RES Australia.

It is also a requirement that you contact Ms Mary Lavelle, Industry Analyst, on 08 8429 3515 or via email at mary.lavelle@sa.gov.au prior to the lodgement of the development application to ensure all relevant statutory requirements are met.

DEM makes no representations and gives no warranties in relation to the outcome of the development application or time that it takes to secure a planning outcome. It is the responsibility of RES Australia to obtain all other statutory approvals, licences, connection agreements and permits from relevant authorities; manage community expectations; and to fund the project. The Government of South Australia makes no commitment to purchase any product or service related to the project.

If the development application has not been received electronically, by mail or in person by the SCAP within 12 months from the date of this letter, my support for this Crown sponsorship under section 131(2)(c) of the *Planning, Development and Infrastructure Act 2016* will lapse.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Vince Duffy'.

Vince Duffy
A/CHIEF EXECUTIVE

17 / 10 / 2023