CROWN DEVELOPMENT AND PUBLIC INFRASTRUCTURE
AND
ELECTRICITY INFRASTRUCTURE DEVELOPMENT
DECISION NOTIFICATION FORM

Contact Officer: Lee Webb
Telephone: (08) 7109 7066
KNET Reference: #12365259

FOR DEVELOPMENT APPLICATION

TO: Department of the Premier and Cabinet
C/- Alinta Energy (Reeves Plains) Pty Ltd
Level 11, 20 Bridge Street
Sydney NSW 2000
EMAIL: greg.harrison@arcadis.com

LOCATION OF PROPOSED DEVELOPMENT:

<table>
<thead>
<tr>
<th>Section</th>
<th>Street</th>
<th>Suburb</th>
<th>Hundred</th>
<th>CT Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>1629 Redbanks Road</td>
<td>Reeves Plains</td>
<td>Grace</td>
<td>5887/243</td>
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</tbody>
</table>

NATURE OF PROPOSED DEVELOPMENT:
Construction of a 300 MW capacity gas/diesel fired peaking power station and ancillary infrastructure – the ‘Reeves Plains Power Station’.

From: MINISTER FOR PLANNING

I hereby APPROVE the above-mentioned application under the Development Act 1993.

You may therefore proceed in accordance with your plans, as submitted, subject to conditions as shown on the attached sheet.

Building works may commence only when a Certificate of Compliance with Building Rules has been received from a Private Certifier, subject to any conditions imposed by the Minister for Planning (or his delegate) and the Certifier.

John Rau
MINISTER FOR PLANNING
Date of Decision: 16 February 2018
Pages: 6
DEVELOPMENT APPLICATION 312/V005/17

CONDITIONS OF APPROVAL

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans submitted in Development Application No 312/V005/17 (dated 12 October 2017) and the accompanying correspondence from Arcadis Pty Ltd titled ‘Reeves Plains Power Station Development Application – Summary of Submissions 2017’ (dated December 2017) and accompanying ‘Response to Submissions Memo’ table (dated 21/12/17) and revised Air Quality Impact Assessment prepared by Northstar Air Quality Pty Ltd (dated 14 December 2017).

2. Prior to the commencement of construction, the final layout, site levels, elevations, designs and specifications for the power station and associated infrastructure (including access, parking and security fencing) shall be submitted to the satisfaction the Minister for Planning.

3. A Construction Environmental Management Plan (CEMP), prepared in accordance with current industry standards (including the EPA Guideline: Construction environmental management plans (CEMP) dated November 2016) and in consultation with relevant State Government agencies, shall be implemented to the satisfaction of the Minister for Planning, prior to the commencement of construction. The CEMP should address the specific elements of the project outlined in the development application and be amended to incorporate environmental management measures identified through these conditions of approval.

Construction of the project must be in accordance with the approved CEMP and include specific management measures or plans for at least the following aspects:

a) Noise and vibration.
b) Air quality and dust (especially during the clearing of the site in preparation for construction and from the access road). Minimisation of air quality (including dust) impacts should take into account the recommendations of the Reeves Plains Power Station Project, Air Quality Impact Assessment report prepared by Northstar (Report Reference: 17.1052.FR1V3 and dated 14 December 2017).

c) Any site contamination.
d) Native flora and fauna.
e) Aboriginal heritage.
f) Traffic and access.
g) Erosion and stormwater management.
h) Waste generation, storage and disposal (including soils and litter).
i) Storage and handling of hazardous substances.
j) Weeds and pests.
k) Water quality.
l) Fire risk.
m) Flood risk.
n) Public safety.
o) Occupational health and safety.
p) Emergency response planning.
q) Site remediation (post construction).
r) Communication and complaint resolution
s) Training of employees, and
t) Identification of person or persons with responsibility to implement the CEMP.

The CEMP shall include the following sub-plans:


b) An appropriate Soil Erosion and Drainage Management Plan (SEDMP) (prepared in accordance with the EPA Code of Practice for the building and construction industry), which includes a range of strategies to manage stormwater during construction and from the final form of the development (including from roofs, driveways, parking areas, landscaping, etc.) while minimising disposal into the environment. The SEDMP must outline how soil sediment and pollutants will be prevented from...
leaving the site during construction and outline responsibilities for maintenance and corrective actions. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: http://www.epa.sa.gov.au.

The SEDMP should, as a minimum, include:

i. Mitigation and management measures to ensure no pollutants or sediment are transported off site by water erosion or surface water runoff.
ii. Mitigation and management measures for the control of dust.
iii. Mitigation and management measures to address flooding risk.
iv. Mitigation and management measures to ensure no lasting impacts from the operation on site contamination, land stability and weed control.

Note – It is understood that the CEMP may be amended during the construction phase of the development to account for changing site conditions.

4. An Operational Environmental Management Plan (OEMP) shall be submitted for approval by the Minister for Planning, prior to the commencement of operation. The OEMP should address the specific elements of the project outlined in the development application and be amended to incorporate environmental management measures identified through these conditions of approval.

Operation of the development must be in accordance with the approved OEMP and include specific management measures or plans for at least the following aspects:

a) Air quality (emissions, noise and dust).
b) Native flora and fauna (including impacts on avifauna and bats).
c) Traffic and access.
d) Erosion and stormwater management.
e) Waste management (including litter).
f) Storage and handling of hazardous substances.
g) Weeds and pests.
h) Fire risk.
i) Emergency response planning.
j) Decommissioning.

5. All fuels (including diesel), oils, waste oil and waste solvents must be stored within a bunded area (being a spill containment system constructed of impervious material, with a net capacity of at least 133% the largest tank or increased by a volume equal to the output of the fire sprinkler system (if installed) for a period of at least 20 minutes (whichever is greater)). The bunding must be constructed prior to operation of the development and be separate from the operational area bund. Bunding should be constructed in accordance with the EPA Bunding and spill management guidelines (2016) http://www.epa.sa.gov.au/files/47717_guide_bunding.pdf

6. The operational area (exclusive of the fuel bunded area) must collect contaminated stormwater in a bunded area (being a spill containment system constructed of impervious material, with a net capacity of at least 120% the largest tank). The bunding must be constructed prior to operation of the development and be directed to the onsite stormwater treatment system. Bunding must be constructed in accordance with the EPA Bunding and spill management guidelines (2016).

7. The onsite stormwater treatment system must include no less than an appropriately sized first flush water quality basin/tank, oil/water separator and a retention/detention storage basin as shown in the Concept Stormwater Management Plan prepared by SMEC (reference no: 3005561 and dated 19 September 2017). The stormwater treatment system must be installed and operational prior to the commencement of operations.

8. Final equipment selection of individual power generating turbines must not have a maximum A-weighted sound power level exceeding 109dBA.


10. The sound power of the proposed substation must not exceed the standard limits as contained in Appendix AA of Australian Standard AS2374 Part 6: Determination of transformer and reactor sound levels, 1994 Amendment 1.
11. Prior to construction commencing, a Waste Management Plan (WMP) must be prepared and implemented for both the construction phase and ongoing operations of the power station. The WMP must identify all wastes arising and identify an appropriate reuse/disposal methodology for each waste stream. The WMP must also include details about the effective removal and disposal of residual waste material from the proposed Evaporation Pond.


13. A Traffic Management Plan, prepared in consultation with the Department of Planning, Transport and Infrastructure - Safety and Service Division and the Adelaide Plains Council, shall be submitted for approval by the Minister for Planning. The Plan shall include the following:
   a) Definition of roads and routes to be used for vehicles during construction and for on-going maintenance purposes;
   b) Load specifications of vehicles servicing the development;
   c) Identification of any road infrastructure upgrades required to accommodate all vehicles servicing the development and to maximise safety during the construction period;
   d) Specification of engineering standards for pavement and drainage design and construction;
   e) A management schedule during the construction stage of the development to minimise impact on road use;
   f) A maintenance program for roads utilised by the vehicles servicing the development.

14. The upgrades to the Redbanks Road / Day Road / Wooolshed Road intersection, incorporating road widening, apron sealing and additional flaring at the Redbanks Road / Day Road corner shall be complete prior to the commencement of construction of the facility. The applicant must contact Department of Planning, Transport and Infrastructure’s Traffic and Safety Management Engineer, Road and Marine Assets, Tien Peng Ho at tienpeng.ho@sa.gov.au or via telephone 0428 101 042 to discuss the required works.

15. All necessary road works (including any remediation works) on or abutting the arterial road network shall be undertaken to the satisfaction of Department of Planning, Transport and Infrastructure - Safety and Service Division, with all costs (including design, construction and project management) to be borne by the applicant.

16. Any land required from the subject site to accommodate the road widening at the Redbanks Road / Day Road corner shall be vested as road at no cost to Department of Planning, Transport and Infrastructure - Safety and Service Division or the Adelaide Plains Council.

17. All existing accesses on Redbanks Road associated with the former use of the land (farming) shall be closed and fenced off following the opening of the Day Road access.

18. All materials and finishes shall not be permitted to result in glare or other effects that will result in the discomfort or impairment of road users.

19. No stormwater from this development shall be permitted to discharge on-surface to the Redbanks Road. In addition, any existing drainage of the Redbanks Road is to be accommodated in the development and any alterations to road drainage infrastructure as a result of this development are to be at the expense of the applicant.

20. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

21. A Stormwater Management Plan, prepared in consultation with the Adelaide Plains Council, shall be implemented to the satisfaction of the Minister for Planning, prior to the commencement of construction. The detailed design of the stormwater management system must:
   a) Ensure runoff is maintained at pre development levels.
   b) Ensure groundwater resources are not impacted.
   c) Mitigate flood risk.
   d) Consider the implications of any landscape mounding on run-off characteristics.
22. All chemical products must be stored within a bunded compound/area suitable for preventing the escape of chemicals into surface or underground water resources. [Note: The EPA Guideline: Bunding and Spill Management should be used to assist with appropriate design and management of bunded areas: http://www.epa.sa.gov.au/pdfs/guide_bunding.pdf].

23. An Emergency Response Plan, prepared in consultation with the CFS, the MFS and SafeWork SA, shall be submitted for approval by the Minister for Planning, prior to the commencement of operation. The Plan must include a detailed fire risk assessment, taking into account the particular site conditions, and the design of active and passive fire detection, mitigation and protection systems.

Construction and operation of the development must be in accordance with the approved Emergency Response Plan and include specific management measures or plans for at least the following aspects:

a) Emergency response procedures.
b) Emergency vehicle access.
c) Fire-fighting equipment and water supply.
d) Vegetation management.
e) Training for employees, contractors and local CFS volunteers.

24. A detailed Landscaping Plan shall be submitted for approval by the Minister for Planning, prior to the commencement of operation. The Plan must include the use of vegetated earthen mounds and the planting of advanced trees/shrubs. The landscaping shown on that approved plan shall be established within six (6) months following commencement of operation of the development and shall be maintained at all times with any diseased or dying plants being replaced.

25. All earthworks shall be restricted to only those which are shown on the approved plans as required for building and/or access purposes.

26. All Council, utility or state-agency maintained infrastructure (i.e. roads, drains, cabling, pipe work etc.) that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the applicant.

27. All works undertaken as part of this approval shall be at the cost of the applicant.

28. Any imported substrate or engineered fill shall be free of weeds and pathogens.

29. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

30. That no additional signs shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.

OBLIGATIONS PURSUANT TO THE DEVELOPMENT ACT 1993 AND DEVELOPMENT REGULATIONS 2008

i. Pursuant to Section 49(14) of the Development Act 1993 before any building work is undertaken, the building work is to be certified by a private certifier, or by some person determined by the Minister for the purposes of this provision, as complying with the provisions of the Building Rules (or the Building Rules as modified according to criteria prescribed by the Regulations).

ii. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the State Commission Assessment Panel.

iii. The authorisation will lapse if not commenced within 12 months of the date of the Notification.

iv. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 5 years of the date of the Notification unless this period is extended by the Panel.

v. Any request for an extension of time must be lodged with the Assessment Branch prior to the time period specified above, Department of Planning, Transport and Infrastructure, GPO Box 1815 Adelaide SA 5001.
ADVISORY NOTES


b. At completion of the project all certified documents should be retained by the responsible agency for the life of the asset.

c. Building Code of Australia and the Australian Standards will determine requirements for any structures on the site and fire protection measures for plant and machinery operating on the site.

d. The applicant should contact the Department of Planning, Transport and Infrastructure Vehicle Permits Team on telephone 1300 882 249 to discuss the required permits and processes for the use of oversize/overmass vehicles on public roads. The applicant should contact Mr Bonaventure Tan, Concept Planner, on 8648 5243 or bonaventure.tan@sa.gov.au should there be specific traffic/transport aspects of the project that require further investigation.

General Legislative Requirements

Further to and in conjunction with the above notes and conditions the following are “Legislative Requirements” identified by the referral agency’s that the applicant must adhere to. The list below is not necessarily comprehensive and it is the proponent’s responsibility to ensure compliance with all relevant legislation.

Aboriginal Heritage Act 1988

If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

Environment Protection Act 1993

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.

Information on applying for a licence (including licence application forms) can be accessed at: http://www.epa.sa.gov.au/business_and_industry/applying_for_a_licence

A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.

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

Native Vegetation Act 1991

The applicant will need to seek permission for any clearance of native vegetation, pursuant to the Native Vegetation Act 1991 (unless an exemption applies). The applicant will need to calculate the amount of all native vegetation (for each community type) that would be cleared or disturbed, once the layout has been finalised. A Significant Environmental Benefit (SEB) to compensate for any clearance will need to be negotiated with the Native Vegetation Council as part of an application, pursuant to the Act.

Effluent Treatment

If a septic tank or other wastewater control system is to be installed at the control building or temporary construction compounds, a wastewater control system application must first be lodged with and approved by the Adelaide Plains Council. If the development is decommissioned, any wastewater control system installed on the site will also need to be decommissioned to Council requirements.