

Melanie Scott

From: Elizabeth Little <ElizabethL@ggand.com.au>
Sent: Friday, 18 September 2020 11:39 AM
To: Melanie Scott
Subject: RE: Local Heritage Referral - Birdwood Solar Array

Hi Melanie,

I have reviewed the documents and the response to representations. My view is that the solar array will not adversely affect the setting of the Lutheran Church, for the following reasons:

- The Church is located at some distance from the Warren Road frontage, with vegetation scattered between the Church and the road, and is elevated higher than the site for the solar array;
- The array has a set back from the street frontage to Warren Street of 10 metres;
- The existing screening (deciduous) is proposed to be supplemented with a native vegetation screen (evergreen), which will provide a visual barrier between the array and the LHP site.

I do not believe the array will impact on significant views of the Church, and there is no physical impact on the built fabric of the Church.

I hope this is of assistance,

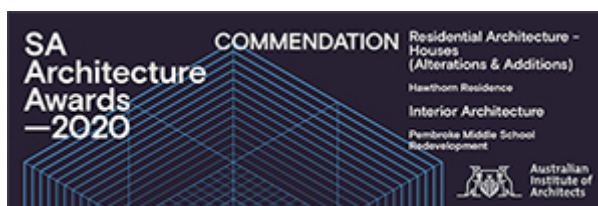
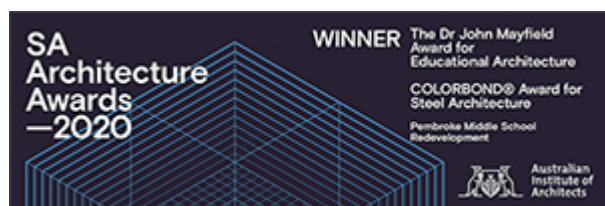
Kind regards,
Liz

ELIZABETH LITTLE
ASSOCIATE - SENIOR HERITAGE ARCHITECT
BDesSt, BArch
APBSA Architect Registration No. 2647
ARBV Architect Registration No. 18248

Please note that I am currently working Tuesday to Friday.

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**CATEGORY 3
PUBLIC NOTIFICATION**

DEVELOPMENT 20/530/473

Tetris Energy Pty Ltd

For

**Solar farm (4.98MW), comprising ground mounted solar arrays
(maximum height 4.66m), battery storage containers (4MW),
inverters, temporary site office and storage building & associated
car parking, fencing (maximum height 2.3m) & signage
(non-complying)**

At

Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

COMMENCEMENT DATE: 24 July 2020

CLOSING DATE: 07 August 2020

ZONE: Watershed (Primary Production)

CONTACT OFFICER: Melanie Scott

FOR PUBLIC DISPLAY ONLY

Date to be displayed:	24 July 2020
Date to be removed:	07 August 2020



BIRDWOOD SOLAR & STORAGE PROJECT

Development Application to Adelaide Hills Council

29 May 2020

Tetris Energy Pty Ltd

ADELAIDE HILLS COUNCIL
RECEIVED: 29/05/2020

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OVERVIEW OF PROJECT

Tetris Energy Pty Ltd ('Tetris Energy') has identified an opportunity to develop an integrated solar PV and storage project on the land in the vicinity of the Angas Creek to Birdwood 33kV distribution line.

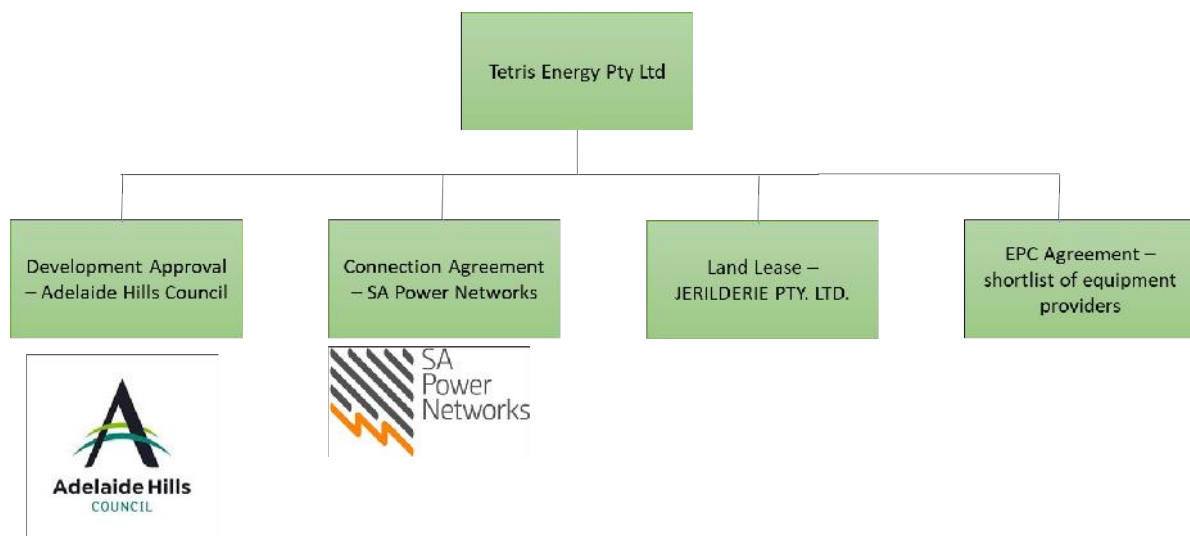
It is proposed to develop up to 4.98MW_{AC} solar PV generating facility which will generate an estimated 12,500 MWh of clean, renewable energy which will provide sufficient power to supply the Birdwood region. Combining that with up to 4MWh of optional Battery Storage will smooth the output and the network stability.

This is an exciting opportunity to showcase how cutting-edge distributed energy systems can provide low cost electricity, improve network reliability and security, and create the opportunity for lower electricity prices.

This development application is seeking approval for the 4.98 MWAC solar farm and associated infrastructure. Following the introductory discussion with Adelaide Hills Council ("Council") on 20 May 2020, we are pleased to submit this Development Application for a solar PV generation facility ("the Project") to be located on the north west side of the intersection at Warren Road and Adelaide-Mannum Road, Birdwood.

This development application has been prepared by Tetris Energy Pty Ltd with the specialist planning input from Frank Brennan Consulting Services and Page Street Services.

STAKEHOLDER SUMMARY



Tetris Energy Pty Ltd – The broader team has delivered a number of innovative infrastructure, agriculture and energy projects. They will be responsible for navigating and funding it through all stages of the development including; design, planning, resource assessment, equipment procurement, and project financing. It will be also supported by other specialist consultants and engineers.

Retail – Once the detailed design is completed, the team will have a greater degree of confidence in the volume and price of the power that can be marketed. Tetris is in discussion with retailers that can offer a unique wholesale offering to customers.

Approvals –Adelaide Hills Council will be the responsible planning authority for the project. The planning applications have been prepared and submitted by both Tetris Energy with the support of specialist planning consultant Frank Brennan Consulting Services.

Connection Agreement – Tetris Energy has submitted a Connection Application with SA Power Networks (SAPN) for a connection in the 33kV feeder (SD38100). The feasibility has been completed by SAPN and a direct connection application lodged.

Land Lease – Jerilderie Pty Ltd are the landowners for Certificate of Title Volume 5460 Folio 130. This land is currently using predominantly for grazing.

EPC – Tetris Energy has been in discussions with several contractors for the project. Prior to construction, Tetris Energy will finalise a comprehensive procurement process for the solar and storage equipment. This is to ensure the project has the lowest cost of energy and the most suitable equipment for the site.



Fig.1. Example Solar PV Array – screw mounted

PRELIMINARY SITE DESIGN

Site selection

The project site selection included the following key assessment criteria:

- Located in close proximity to a viable connection point at the Angas Creek to Tungkillo 33kV line;
- Flat land with favourable slope;
- Avoiding low lying land/land prone to flooding/inundation/riparian corridors;
- Able to achieve independent access to the site with good transport;
- Separated from existing residential/public areas;
- Favorable orientation to the north to maximise solar output; and
- Avoiding shading from near objects, for example, hills, trees and power poles.



Fig.2. Angas Creek-Tungkillo 33kV line

Plans

Designs have been undertaken to determine the suitability of the site. The site has been modelled as a 4.98MWAC facility using single axis tracking solar PV technology and optional battery storage. A 4.98MWAC project was chosen as in an indicative size as it fits well with

the current loading on the Angas Creek-Tungkillo 33kV distribution line and generator licencing requirements.

The Lease Area has more than sufficient land for 4.98MW_{ac} of solar PV, battery storage and associated connection infrastructure. During the design optimisation phase the configuration will be optimised based on resource, planning constraints, ground conditions and land use preference. The design may also include a component of battery storage or voltage support equipment to optimise the reliability and security of the network.

A summary of the key Project specifications are detailed in the table below:

Table 3- Project Specifications

Site	Description
Technology	Single axis tracking Solar PV
Mounting	Piling / Screw
Size	4.98MW _{ac} (up to 1.4 DC/AC ratio)
Approximate Capacity Factor	28%
Expected Annual Generation	12,500 MWh

Tetris Energy has submitted a direct application into the SAPN 33kV distribution feeder (SD38100). Following receipt of the final engineering report, the capacity and grid connection infrastructure may be adjusted to meet the SAPN requirements. The plans included as part of this application have been prepared with this in mind and include the flexibility.

As part of the final detailed study and design, the Project would be optimised which may result in some changes to the system capacity and preferred mounting technology. Estimated solar energy production data utilised solar irradiation data from the Australian Bureau of Meteorology. The baseline plant design includes single axis tracking as this should provide the most cost-effective proposal for the Project. Whilst a fixed axis design is less expensive to build and maintain, the tracking technology ensures a greater amount of electricity generation in the morning and evenings. This is particularly important for late summer afternoons when electricity prices are often higher; as a single axis tracking system will generate more power during this period of the day. The relatively high solar irradiation at the site results in more than enough increased generation from a single axis PV system to compensate for its somewhat higher costs.

Every solar PV system will very slowly lose efficiency over time due to gradual degradation of the PV modules. By utilising panels from reputable manufacturers, the risk of unexpectedly high degradation rates is very low and performance guarantees are available. The Proponent would procure PV modules from a supplier with a long term (25-year) design life and performance warranty.

SITE LAYOUT



Fig 3.1. Indicative layout of the solar farm array and infrastructure



Fig 4. Subject lot and cadastral information

EXISTING LAND USE AND SITE CONDITIONS

Geography

The property at Certificate of Title Volume 5460 Folio 130 is currently used for grazing and occasional cropping. The site is location in the Adelaide Hills and is predominantly flat.

The project site is adjacent to the head waters of the River Torrens however is not exposed to flooding or inundation.



Fig.5. Site photo showing the main paddock and power line in the distance.

Geology

The soils can be defined as a Podzol formation with sandy loam. (Source: RL advisory)

A geotechnical assessment will be carried out on the site to confirm the ground conditions prior to construction.

Ecology

Most of the property has been cleared for cropping and grazing with some vegetation along nearby road reserves and river boundary.

There are a several native red-gum eucalyptus trees located on the property – these will all be avoided from the solar farm area.

The nearest registered section of native vegetation is on the neighbouring property to the west of the site.

EPBC Act Protected Matters search was undertaken in May 2020. Based on the report, the project is not expected to impact any of the listed flora or fauna. Using the tools [provided](#) we confirmed that there are not any Peppermint Box Grassy Woodland communities present or effected by the solar farm development.



Fig.7. Photo showing the proposed site area with eucalyptus in the distance along the river boundary.

Cultural Heritage

The Aboriginal inhabitants and traditional owners of the region now called 'Birdwood' are part the area had been occupied by the Peramangk and Kaurna Aboriginal people. In the Kaurna language Karrawirra means Red Gum Forest, and the River Torrens is identified as Karrawirra Pari which means Red Gum Forest River. This river runs adjacent to the proposed site.

Based on desktop survey, there are no recorded indigenous sites of cultural significance within the project area (refer Appendix 4 for Aboriginal Cultural Heritage Database and Register - search report). The potential for undiscovered Aboriginal heritage sites to occur within the proposed development footprint is considered low due to the land being previously disturbed through cropping activities, and a lack of environmental features that would suggest Aboriginal cultural sensitivity.

Although the project is unlikely to impact Aboriginal or European heritage, an unexpected finds protocol would be implemented during construction in the event that heritage items are discovered.

European history dates in the region dates back to around 1840's settled by German/Prussian refugees fleeing religious persecution in Silesia – at this time it was known as Blumberg. During World War I it was renamed Birdwood after Sir William Birdwood who had commanded the Anzacs at Gallipoli.

Visual Amenity

The property is a typical of commercial farming properties in the area. It is situated on northern side of Adelaide-Mannum Rd with a vista of cleared paddocks and some red gums. The property is largely screened by existing vegetation – see images below.

The majority of residential dwellings in the area are on the western side of the site and the town of Birdwood is about 500m to the east. The inclusion of the solar PV array is not expected to adversely impact on the visual amenity of the area.



Fig.10 Existing vegetation screening along Adelaide-Mannum Road and Warren Road.

Subject to landowner and community preferences, the existing vegetation can be enhanced to increase the vegetation screen. This would be to minimize any visual impact to the neighboring properties and to screen the array from passing traffic and dust. The proposed vegetation screening structure is shown below. The location of the inverter and substation has been selected to be in close proximity to the existing 33kV line. This will mean that the visual amenity impact is kept consistent with existing land uses.

The visual amenity impact of the solar farm on neighbouring dwellings is expected to be low. Due to the terrain, distance to houses, fences and existing vegetation – it is unlikely that many dwellings will have much visibility of the array.

Below are some example views of solar farms during both operating and construction.



Fig.8. Example solar farm under construction



Fig.9. Example view of operating solar farm (Mannum)

Operational considerations

Dust – during construction the creation of the access tracks and piling may create some dust. The construction management plan that will be written by the selected contractor will need to have an active management plan to minimize dust impacts during construction. Once the solar farm is established and operational, it is expected that the amount of dust produced will be less than the current grazing and cropping activities. Dust also impacts the performance of the panels; therefore, maintenance staff will be minimizing this.

Fire – The applicant has committed to writing a bush fire management plan. This will involve consultation between the site owner, contractor and local country fire service. A fire break has been included around the perimeter of the project in the 10m setback. A static water supply tank will also be installed for fire suppression.

Glare – The solar pv array is designed to absorb as much solar irradiance as possible and convert to electricity. As a result, the glare from the panels will be negligible. With the vegetation landscaping buffer it will further reduce any potential visual or glare impacts

Lightning – All of the equipment on the site has been designed to ground any lightning that directly hits the equipment. The SAPN existing 33kV network will be the highest equipment above ground, which is also designed to minimize any impacts from lightning.

Noise – the site has been selected due to the proximity away from houses. The nearest non-associated house is over 100m from the solar array. During construction phase there will be some noise associated with access track compression, drilling, and piling. These works will be contained to the construction hours and outlined in detail in the EMP. Once operational, the sources for noise from the project are negligible. The inverter, transformer, battery, and SVC will all have small cooling fans. Based on operational performance of Mannum solar, it is not expected that these will be audible beyond the project area. This equipment is located in the central part of the array and away from the receivers. The trackers are mechanical and move every ~15 minutes, this is a very subtle adjustment and not audible from a distance.

Tetris Energy further confirms that the proposed solar farm during both the construction and operation phases will at all times comply with the noise parameters contained in the Environment Protection (Noise) Policy 2007.

Complaints management – prior to construction, all neighbours will be consulted with and advised of the works plan. A designated email address and phone number will be provided for

people to lodge any complaints. The site owner and contractor will co-ordinate a practical response to any complaints.

PLANNING CONTEXT

A specialist planning report has been prepared by Frank Brennan Consulting Services – please see **appendix one**.

TECHNOLOGY OVERVIEW

The Project's design will be similar to other approved solar projects within South Australia and will be sited to ensure minimal environmental impacts, in keeping with the sustainable nature of the Project. The process to select this proposed location for the PV facility has been ongoing with landowners and engineers, and has been carefully undertaken to ensure the highest design standards and location for the Project, as well as minimal impact to be imposed on the surrounding community.

Accordingly, the Project has been designed so as to minimise the impact on the landscape and surrounding environs as much as possible, with respect to a range of factors such as: the existing environment; agricultural land and activities occurring on-site and off-site; proximity to existing electricity infrastructure; storm water; and visual impact considerations. The Project comprises of a number of interlinked and integral components for the operation of the equipment and generation of electricity from solar radiation.

The proposed solar and storage project will comprise five principal parts being the photovoltaic (PV) array and tracking system, the inverters, the connecting infrastructure (33 kV underground transmission line, transformer, reactive power support (ie. static var generator), switchboard and SAPN interface) into the power distribution network, site access roads, cabling, fencing, optional battery storage system and associated minor ancillary infrastructure. Tetris Energy is seeking development consent for all the above-mentioned infrastructure.

PV Modules and Arrays

Each PV module is made up of a number of PV cells sealed in an environmentally friendly protective laminate which converts sunlight into electricity and are seen as the building blocks of PV systems. The panels may also be bi-facial with cells on either side of the module. A number of modules (one or more - pending on the design) make up a panel which are prewired field installed units. A number of these panels are joined together to form an array, which is a complete power generating unit.

The arrays are connected to a single axis tracking system. Typically, these arrays are arranged in rows normally in a north/south direction with access tracks between the rows for maintenance purposes and to avoid shading issues.



Fig.12. Example of a Single Axis Solar PV Array (Source: Tetris, Mannum solar farm)

Tracking System

A single axis tracking system is proposed (will be confirmed during detailed design) which rotates the arrays from east to west each day to ensure optimal exposure to the sun. The tracking system will be designed and constructed in accordance with the Australian Standards and will have a maximum height of close to 4.65 metres (although the actual height will be closer to 3m). An elevation drawing is included in appendix.

Inverters

The energy generated by the PV modules will be converted from direct current (DC) to alternating current (AC) energy by the inverters and increased to medium voltage via integrated transformers. The inverters and transformers will be housed either in standard shipping containers, in small buildings, or in an outdoor “skid” configuration. The exact type and number of inverters that will be required for the Project will not be known until the detailed design phase, which will determine the electricity generating capacity of the facility. Due to the size of the lot and their location throughout the Project Area between the PV modules ensure any visual impacts are likely to be low. Colour will be similar to Fig.13.



Fig.13. Example of a proposed inverter and transformer on a skid

Grid Connection

It is expected that the Project will connect directly into the 33kV SAPN distribution line (SD38100) via a pole mounted load switch. Similar to the pole shown in figure 14. In order to facilitate this connection, there will be a small switchyard within the Project Area which is likely to be constructed adjacent to the existing distribution line. This arrangement will include the 33kV underground cable, step up transformers, switchboard, metering cubicle, communications, and other minor electrical works required by SAPN to connect the solar farm. The size and design of this will depend on the ultimate generating capacity and grid connection arrangements.

Based on the initial feasibility by SAPN a small static VAR compensator (SVC) to assist with regulating voltage, power factor, harmonics and stabilizing the system. This will be beneficial to the broader network in the area and will be housed in the same substation compound.

The connection works may also require some infrastructure (such as fibre optic cable) running back into the existing substation. This work will be undertaken by SAPN. A connection agreement will be executed with SA Power Networks following the engineering report.



Fig 14. Example connection point SVC (ref: Sinopak & Siemens)

Battery Storage

The Project will make provision for battery storage throughout the site however it is unlikely to be installed as part of the initial array. While the specific design and type of storage will be finalised prior to construction (due to the rapid changes in technology), these are typically skid mounted, in small containers, or steel clad buildings. This allows for the storage of power during peak generating times (optimal sunlight conditions) for use later when generating capacity is low or at night. This improves the efficiency and reliability of the facility. They can also be used to provide network support for the local grid.

The technology being considered here is similar to that of being installed by Tesla at Hornsdale wind farm in South Australia at the moment. Dimensions will be approx. 3m high, 15m long, and 6m wide. Most likely colour is mat white.



Fig.15. Example Battery Storage System

Site office and maintenance

The Project may require a site office during the construction and operational phases. This is to house all of the construction plans and administrative matters. There may also be a small shed or container for warehousing the maintenance tools and spare parts. Given the rural location it will be important to have these spares in close proximity to minimise outages.



Fig.16. Example construction and operational site office – approx. 6m by 2.5m

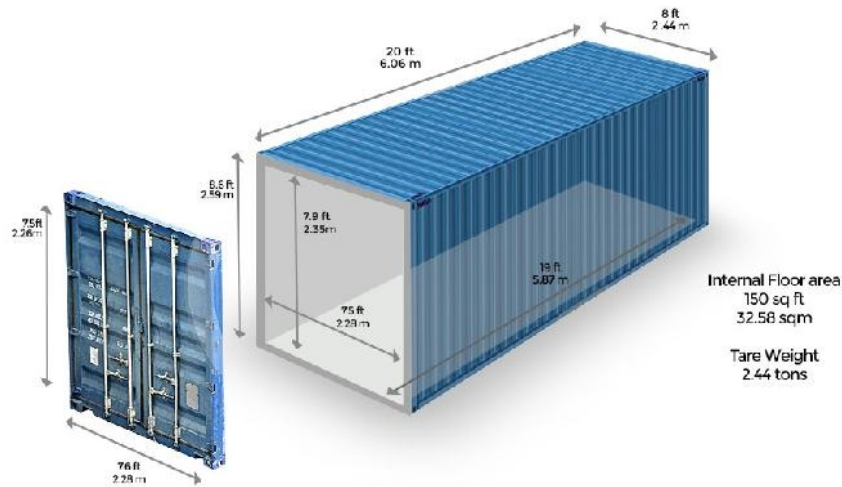


Fig.17. Example shipping container for spare parts storage

Utilities

There is currently water or sewerage infrastructure adjacent to the project area however the project is not intending to seek a connection to these initially. Rainwater or carted water may be collected and stored via water tanks and used on-site for maintenance purposes. Portable toilets will be used and maintained onsite.

A static water supply tank will also be installed for fire suppression.

Road Access and Parking

Access to the facility will be provided via a new access point on Winton Road in the west of the array. A lay-down area and temporary construction facilities will be proposed for the Western side of the array or directly near the site entrance.

Internal access tracks will be constructed throughout the Project Area to provide access to the PV modules and switchyards for maintenance purposes. Below is an image showing Winton Road where the access point will be located for the construction and operation of the project.

The proposed access is the safest compared to the alternatives on Adelaide-Mannum Road or Warren Road. The access surface will be an all-weather compressed gravel surface. This will be similar to the access track at Mannum solar farm which is shown in figure 19.c. No other upgrades are expected. Maintenance of the track will be form part of the operation and maintenance contract.



Fig.18. Site Access will be from Winton Road



Fig.19.a. View along Winton Road from proposed access point looking south



Fig.19.b. View along Winton Road from proposed access point looking north



Fig.19.c. Example road base material that will be used for the solar farm access and tracks (source: Mannum Solar farm)

Site parking will be approximately 50m from the site entrance.

Fencing

The facility will be fenced for security purposes. The fencing plan can be seen in the full site plan.



Fig.20. Typical solar farm perimeter fence (Approx. 2.3m high) source: Mannum Solar Farm

Signage

The facility will include signage at the entrance gate that includes project details, site contact, emergency details and safety considerations. It will be similar to the below signage.



Fig.20.1. Typical solar farm signage (source: Mannum Solar Farm)

Expected Traffic Volumes

Construction Phase Overview

Project construction is expected to commence in Q4-2020 and take approximately 3-4 months. Peak construction is expected to occur within second and third months. During the peak construction period approximately 15-20 staff will work on-site.

It is important to note that after construction of the project is completed, the access will not be regularly utilised. It is understood that the gate will be maintained to restrict vehicular access and control traffic.

Operations Phase Overview

The proposed solar farm will operate seven (7) days per week, 365 days per year and require general site inspection around once per week and full maintenance every six months.

Operations phase may generate up to four trips per week in a light vehicle and a small truck every six months. Example vehicle in figure 21.

Traffic Generation

An overview of expected vehicle types, their use and the average number expected to access the site each day during the peak construction period is provided in Table 1.

Table 1: Construction Vehicles & Traffic Generation Overview

Vehicle Type	Use / Materials to be Delivered	Daily Trips (In and Out)
19m Articulated Vehicle/B Double	Machinery and general construction materials / components	4
Large Rigid Vehicle	Machinery and general construction materials / components	
Medium Rigid Vehicle	Food, water, refuse etc.	3
Concrete Truck	Concrete	1
Light Vehicle	Staff transport	10
Total	-	18

In summary, construction traffic volumes are expected to peak at 18 trips per day. Once the machinery and equipment has been delivered to site, it is expected to be closer to 10 light vehicles that will transport staff to site each day



Fig.21. Typical operation and maintenance vehicle servicing the inverter

Site Works

Management Plans and Building Rules Consent

Prior to Building Rules Consent be granted, Birdwood Solar Farm will provide:

- Certified fence & gate drawing package
- Certified tracker structure drawing package
- Inverters and connection infrastructure (if required)

Prior to construction, Birdwood Solar Farm will provide the following plans:

- Construction Environmental Management Plan
- Bushfire fire prevention and Management Plan

Traffic considerations are detailed in this development application and the Construction Environmental Management Plan will further detail other items such as air quality and waste management during the construction phase.

Construction Phase Overview

The Birdwood Solar Farm will be broken up into key phases:

- Site mobilisation and the preparation of civil/mechanical works;
- Electrical installation of the array including DC, AC and medium voltage (MV) infrastructure;
- Grid interconnection activities;
- Installation commissioning, usually involving cold, warm and hot commissioning stages;
- Demobilisation and site restoration; and
- Landscaping.

Construction hours will be from 7am to 6pm, Monday to Saturday. Once operational the plant will be monitored remotely 24/7 365 days a year. Generation will only occur during sunlight hours but the battery and network support equipment may run at other times of the day.

Construction Activities

The Birdwood Solar Farm will undergo the following construction activities:

- Early works including identification of any existing services;
- Permits being granted prior to construction beginning;
- Site preparation prior to erection of site fences;
- Site earthworks including grading, drainage, trenching, piling and road construction;
- Material deliveries, including tracker components, solar modules, electrical cables, concrete deliveries, electrical switchgear and site buildings, including permanent infrastructure;
- Installation of the tracking piers and array module mounting structures;
- Module assembly and wiring of string cabling to DC combiner boxes;
- Electrical distribution wiring, buried and in conduits;
- Installation of electrical infrastructure foundations;
- Installation of electrical infrastructure to the foundations;
- Fit-off of all electricals to allow commissioning activities;
- DNSP to erect new assets for interconnection;
- Construction of interconnection assets owned by Tetris;
- Grid connection and commissioning activities;
- Site remediation and demobilisation, including landscaping.

Construction Footprints

There are several activities to be undertaken at Birdwood which will require some form of earthworks and they include:

- Entry to site access to be levelled and road base (crusher dust/gravel) to be applied along the Winton Road side of the project;
- Some potential light clearing of exotic vegetation to enable cabling to the existing services (telecommunications and water pipes etc),
- The preparation and construction of temporary and permanent access roads and laydown areas along with the compound;
- Foundation works for the electrical infrastructure;
- Trenches for electrical distribution and earth grading rings for the MV equipment.

Restoration

There will be site remedial works to be performed at the end of the construction phase, prior to the demobilisation phase. These will include:

- Any plantings required for screening purposes;

- Returning all areas disturbed by construction to former or better environmental health, where practicable.

Decommissioning

The project has a design life of 30-35 years. At the end of this period, the project will either be retrofitted with a newer system or decommissioned. A new system may require new planning approvals and lease amendment.

Under the registered lease agreement with the landowner, the tenant (Proponent) has the legal obligation to decommission the project and rehabilitate the land back to cropping pasture.

It is estimated that the scrap value of the components exceeds the cost of decommissioning and rehabilitating. To ensure the project has enough funds at the end of the project, the proponent will put aside 10% of the total decommissioning cost every year for the last 10 years of the project. The contribution amount is based on an independent assessment.

Contribution to the local economy

The development of the Birdwood Solar and Storage project will contribute to the local community through multiple channels. Below are some of the ways in which the project will benefit the region:

- Employment and upskilling opportunities during construction and operation
- Leading project with combined technologies. Birdwood can pioneer these types of projects and gain valuable market exposure.
- Energy reliability and security for west coast region
- Option to aggregate loads to negotiate lower power costs through project offtake discussions
- Possibility to replicate on a smaller scale for diesel reliant agriculture loads
- Potential tourism benefit



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27 May 2020

PLANNING REPORT

for

TETRIS ENERGY PTY LTD

for a

4.98 MW_{AC} SOLAR FARM

at

ALLOTMENT 16 in DP 13143

WARREN ROAD

BIRDWOOD SA 5234



ADELAIDE HILLS COUNCIL

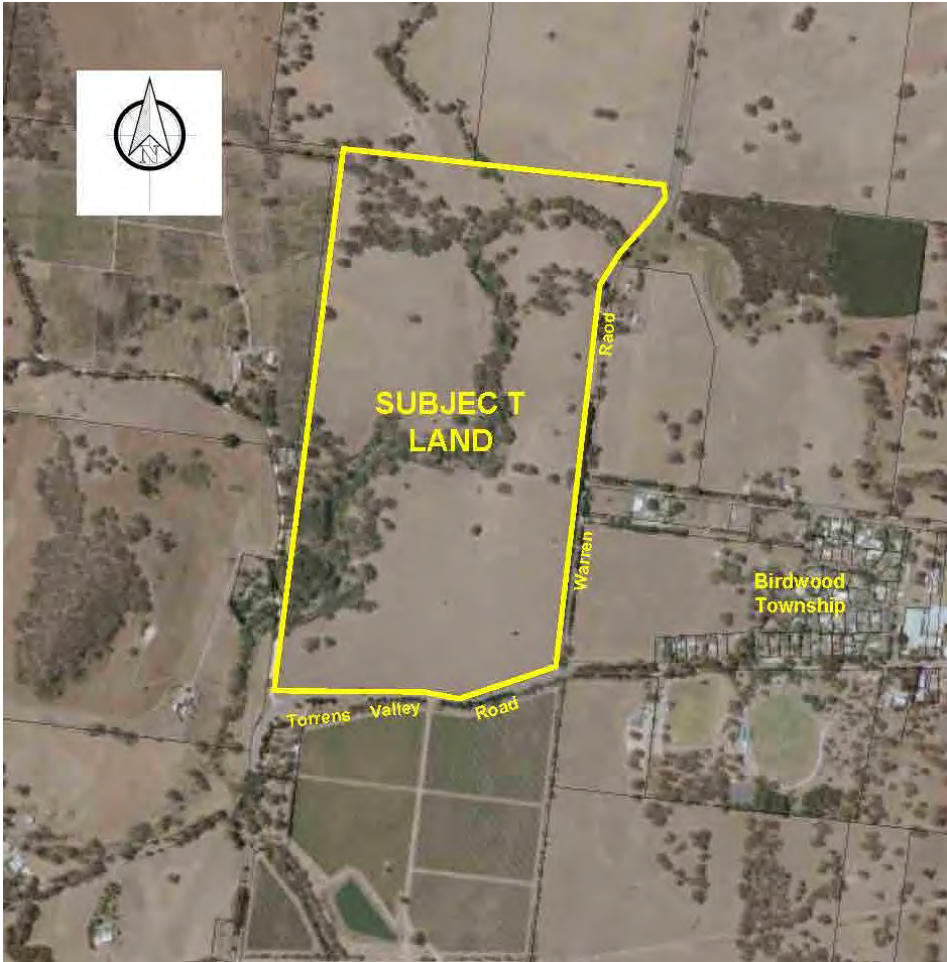
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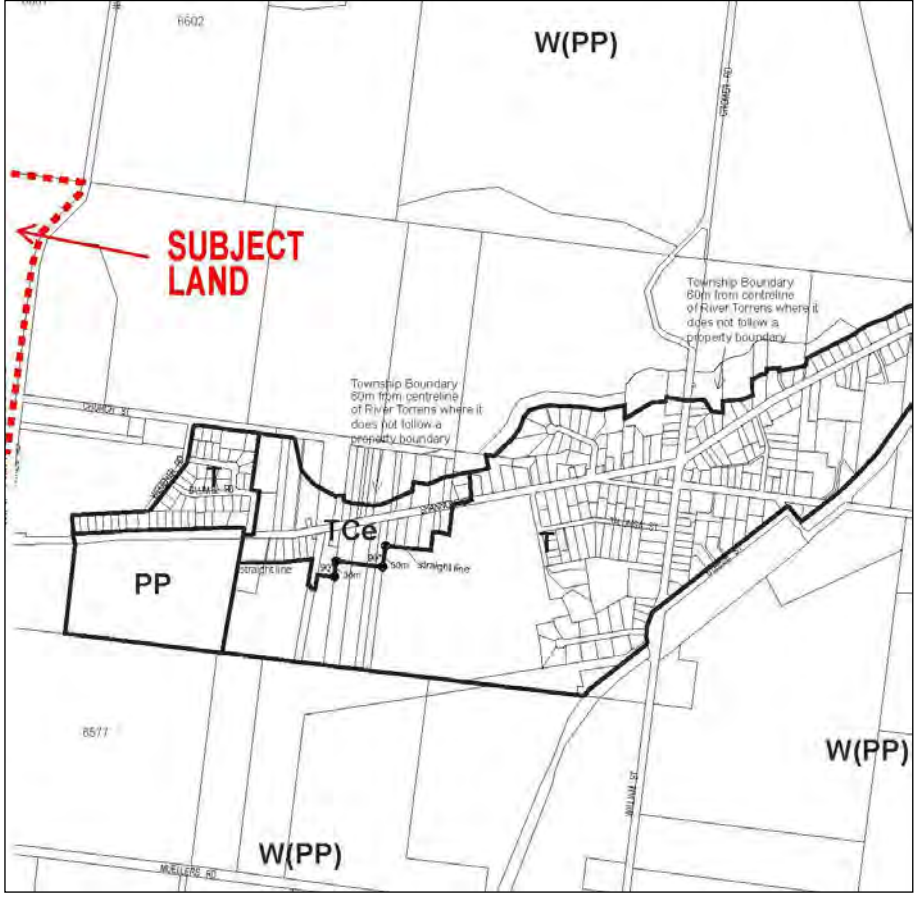
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1. Subject Land Details

The following are the key details of the subject land –

Property Description	<p>The subject land is described as allotment 16, hundred of Talunga, Warren Road, Birdwood and has a total area of 55.14 hectares.</p> <p>The subject land is a long irregularly shaped rectangular allotment having road frontages of 983.71 metres to Warren Road, 550.03 metres to Torrens Valley Road and 1,055.86 metres to Winton Road.</p> <p>The subject land is shown in the aerial photo below.</p>  <p>The subject land is arable land that is used for cropping and livestock grazing enterprises.</p>
Certificate of Title	<p>Volume 5460 Folio 130</p> <p>A copy of the Certificate of Title is attached in Appendix 1.</p>
Registered Owner	<p>Jerilderie Pty. Ltd. (ACN: 007 670 000)</p> <p>C/- Giles & Giles 68 Greenhill Road Wayville SA 5034</p>
Easements & Notations	<p>The subject land is not subject to any easements or notations on the Certificate of Title.</p>
Local Government	<p>Adelaide Hills Council</p>



Development Plan	Development Plan (Adelaide Hills Council) as consolidated on 8 August 2019.
Zoning	<p>The subject land is located within the Watershed (Primary Production) Zone and is not located in a Policy Area – refer to Zone Map AdHi/6.</p> <p>The extracts from Zone Map AdHi/6 below shows the zoning which applies to the subject land and locality surrounding the subject land.</p>  <p style="text-align: center;">Zone Map AdHi/6</p>



2. Development Description

The proposed development involves the establishment of a solar farm with a total capacity of 4.98 MW_{AC} using single axis tracking solar PV technology generating an estimated 12,500 MWh of clean, renewable energy which will provide sufficient power to supply the Birdwood region.

An optional Battery Storage facility providing up to 4MWh of renewable energy that will smooth the energy output and provide local network stability.

The solar farm comprises the following components –

<p>Solar Farm Area</p>	<p>The portion of the Subject Land to be occupied by the solar farm development will be ~13.10 hectares as shown in blue on the aerial plan below, noting the solar farm array will be setback 10 metres from the road boundaries to Winton Road, Torrens Valley Road and Warren Road.</p> 
<p>Solar Panel Array</p>	<p>The solar panels in the solar farm will consist of single axis solar PV arrays piled into the ground or mounted on a concrete ballast as shown in the photo below.</p>  <p>The solar arrays are laid out in a north-south direction and are to be connected to a single axis tracking system which rotates the arrays from east to west each day to ensure optimal exposure to the sun.</p> <p>The tracking system is designed and constructed in accordance with Australian Standards and will have a height ranging from 1.5 metres – 4.6 metres. An example is shown in the photo above.</p>

<p>Inverters, Switch Yard & Compound</p>	<p>A number of inverters (converting energy generation from Direct Current (DC) to Alternating Current (AC) energy) and transformers are to be installed throughout the solar array.</p> <p>The inverters will be housed either in standard shipping containers, in small buildings, or in an outdoor “skid” configuration. For example, a skid mounted inverter / transformer typically measures 6.50 metres (W) x 2.50 metres (D) x 3.50 metres (H) as shown in the photo below.</p>  <p>A small switch station (sub-station) being a fenced compound is proposed to be constructed within the solar farm footprint area.</p> <p>The location of the switch station will be determined to optimise the connection point at the SA Power Networks (SAPN) Angas Creek - Tungkillo 33kV electricity transmission line. The small switch yard is where the voltage will be increased to 33 kV thereby allowing for connection of the solar farm to the national electricity grid.</p>
<p>Grid Connection & Battery Energy Storage (BES)</p>	<p>The solar farm will connect directly to the national electricity grid via an overhead transmission line running from the solar farm’s proposed Sub-Station to the existing SAPN Angas Creek – Tungkillo 33kV electricity distribution line. The connection into the 33kV SAPN distribution line will be) via a pole mounted load switch.</p> <p>The solar farm also has the option of installing a Battery Energy Storage System, comprising a modular sheds (containers) and a fenced compound is to be located adjacent to the electricity grid connection point to the SAPN Angas Creek – Tungkillo 33kV electricity transmission line.</p> <p>An example of the battery storage system is shown in the photo below.</p> 

The SAPN Angas Creek – Tungkillo 33kV electricity transmission line is located immediately adjoining the Subject Land on its southern (Torrens Valley Road) and eastern (Warren Road) boundaries as shown in the photograph below.



The existing Angas Creek – Tungkillo 33kV electricity transmission line adjacent the subject land.

Site Access

It is proposed that access to the solar farm site will be gained from a new access driveway from Winton Road (a local road) providing all-weather access to / from the site.



The new access driveway provides good sight distances for all traffic travelling in both directions as can be seen in the photos below.



Looking easterly from Winton Road at the proposed location of the new access driveway to the solar farm site.



Looking southerly along Winton Road from the location of the new access driveway noting the good sight distance back to Torrens Valley Road.

	 <p>Looking northerly along Winton Road from the location of the new access driveway noting the good sight distance.</p>
<p>Security Fencing</p>	<p>A 2300 mm high chain mesh security fence is to be erected around the perimeter of the solar farm site. An example is shown in the photo below.</p> 

The proposed layout of the Solar Farm is shown in the plan below.



3. Locality of the Subject Land

The Subject Land is located in the Watershed (Primary Production) Zone of the Development Plan (Adelaide Hills Council) – refer to Zone Map AdHi/6.

The following aerial plan shows the form of development existing in the immediate vicinity of the Subject Land.



The pattern and form of development existing in the immediate vicinity of the subject land (as shown on the aerial plan above) is described as follows –

- To the south of the subject land there is an established primary production landuses – being viticulture / vineyards.
- To the east of the subject land the landuse is cropping / livestock grazing, while to the north-east along Church Street there is a Church complex.
- The Birdwood Township is immediately to the east of the solar farm site with the nearest residential allotment 180 metres away along Torrens Valley Road.
- To the north of the subject land the primary landuse is livestock grazing.
- To the west of the subject land the landuses comprise primary production activities – being livestock grazing, cropping and horticulture (fruit orchards).

In summary the area in the vicinity of the Subject Land is characterised by a mixed of primary production landuses comprising cropping, livestock grazing, viticulture (vineyards), horticulture (fruit orchards) and residential landuses.

The current condition of the subject land is shown in the photos below.



The looking south-ewasterly across the subject land from
Warren Road towards Torrens Valley Road.



The looking westerly across the subject land from Warren Road.

4. Planning Considerations

The following is an assessment of the proposed solar farm development against the relevant key Objectives and Principles of Development Control of the Development Plan for the Adelaide Hills Council area (Consolidated – 8 August 2019).

The policies for the Council area are expressed generally in relation to all development throughout the Council area, then in more detail for the various zones. All sections and all relevant provisions within each section of the Development Plan must be considered in relation to a Development Application.

In the event of any inconsistency between the Council-wide provisions and the Zone provisions, then the more detailed zone provisions would generally prevail.

4.1 Watershed (Primary Production) Zone

The most directly applicable provisions of the Development Plan in the Watershed (Primary Production) Zone related to the proposed solar farm development are as follows –

Objectives

- 1 *The maintenance and enhancement of the natural resources of the south Mount Lofty Ranges.*
- 2 *The enhancement of the Mount Lofty Ranges Watershed as a source of high quality water.*
- 3 *The long-term sustainability of rural production in the south Mount Lofty Ranges.*
- 4 *The preservation and restoration of remnant native vegetation in the south Mount Lofty Ranges.*
- 5 *The enhancement of the amenity and landscape of the south Mount Lofty Ranges for the enjoyment of residents and visitors.*
- 6 *The development of a sustainable tourism industry with accommodation, attractions and facilities which relate to and interpret the natural and cultural resources of the south Mount Lofty Ranges and increase the opportunities for visitors to stay overnight.*

Principles of Development Control

Form and Character

- 1 *Buildings, should be located in unobtrusive locations and, in particular, should:*
 - (a) *be located well below the ridge line;*
 - (b) *be located within valleys or behind spurs;*
 - (c) *be located not to be visible against the skyline when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road;*
 - (d) *be set well back from public roads, particularly when the allotment is on the high side of the road;*
 - (e) *be sited on an excavated rather than a filled site to reduce the vertical profile of the building;*
 - (f) *where possible be screened by existing native vegetation when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road; and*
 - (g) *maximize the retention of existing native vegetation and the protection and retention of watercourses in their natural state.*
- 2 *Buildings should be unobtrusive and not detract from the desired natural character of the Zone and, in particular:*
 - (a) *the profile of buildings should be low, and the roof lines should complement the natural form of the land;*
 - (b) *the mass of buildings should be minimized by variations in wall and roof lines and by floor plans which complement the contours of the land; and*

- (c) large eaves, verandahs and pergolas should be incorporated into designs to create shadowed areas which reduce the bulky appearance of buildings.*
- 4 *Buildings and structures should not be located within 25 metres of a watercourse and buildings and structures including chain mesh and solid fences should not be located on land subject to flooding as shown on Figures AdHiFPA/1 to 19 or within other areas subject to flooding or inundation by a 1 in 100 year average return interval flood event.*
- 9 *Driveways and access tracks should follow the contours of the land to reduce their visual impact and erosion from water run-off and be surfaced with dark materials. The excavation/filling of land should be kept to a minimum to preserve the natural form of the land and the native vegetation.*
- 10 *Native trees, shrubs and ground covers should be established to screen development, including scree slopes created as a result of the excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.*
- 11 *Buildings should not impair the character of rural areas by reason of their scale or siting. If necessary, buildings should be screened by trees or shrubs.*
- 14 *Development should not detract from the natural and rural landscape character of the region.*
- 15 *The rural character, comprising natural features and man-made activities, should be preserved by careful siting, design and landscaping of new building development and/or intensive land uses.*
- 16 *Development should ensure that primary production activity is not prejudiced.*
- 17 *Land which is particularly suitable for primary production should be used or remain available for such purposes.*

4.2 Council Wide Provisions

The most directly applicable Council Wide provisions of the Council's Development Plan related to the proposed solar farm development are as follows –

Design and Appearance

Objectives

- 1 *Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.*

Principles of Development Control

- 1 *Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:*
 - (a) *building height, mass and proportion*
 - (b) *external materials, patterns, colours and decorative elements*
 - (c) *roof form and pitch*
 - (d) *façade articulation and detailing*
 - (e) *verandahs, eaves, parapets and window screens.*
- 2 *Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:*
 - (a) *the visual impact of the building as viewed from adjoining properties*
 - (b) *overshadowing of adjoining properties and allow adequate sunlight access to neighbouring buildings especially those on which solar panels have been installed.*
- 3 *The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.*
- 6 *Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building, and the use of verandahs, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.*

- 9 Development should take place in a manner which will minimize alteration to the existing land form.

Building Setbacks from Road Boundaries

- 19 The setback of buildings from public roads should:
 - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - (b) contribute positively to the streetscape character of the locality
 - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.
- 20 Buildings in rural areas should be sited a minimum distance of:
 - (a) 100 metres from the South Eastern Freeway
 - (b) 50 metres from primary arterial road other than the South Eastern Freeway
 - (c) 50 metres from a secondary arterial road.

Hazards

Objectives

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to and cannot be adequately and effectively protected from the risk of natural hazards.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.

Principles of Development Control

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

- 4 Development, including earthworks associated with development, should not do any of the following:
 - (a) impede the flow of floodwaters through the land or other surrounding land;
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.

Bushfire

- 6 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the Bushfire Protection Area Figures AdHiBPA/1 to 14.
- 7 Development in a Bushfire Protection Area should be in accordance with those provisions of the Minister's Code: Undertaking development in Bushfire Protection Areas that are designated as mandatory for Development Plan Consent purposes.
- 8 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
 - (a) vegetation cover comprising trees and/or shrubs
 - (b) poor access
 - (c) rugged terrain
 - (d) inability to provide an adequate building protection zone
 - (e) inability to provide an adequate supply of water for fire fighting purposes.

Interface Between Land Uses

Objectives

- 1 Development located and designed to minimise adverse impact and conflict between land uses.
- 2 Protect community health and amenity from adverse impacts of development.
- 3 Protect desired land uses from the encroachment of incompatible development.

Principles of Development Control

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
 - (b) noise
 - (c) vibration
 - (d) electrical interference
 - (e) light spill
 - (f) glare
 - (g) hours of operation
 - (h) traffic impacts
 - (i) stormwater or the drainage of runoff from the land.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.

Rural Interface

- 13 The potential for adverse impacts resulting from rural development should be minimised by:
 - (a) not locating horticulture or intensive animal keeping on land adjacent to townships
 - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

Natural Resources

Objectives

- 1 Retention, protection and restoration of the natural resources and environment.
- 4 Natural hydrological systems and environmental flows reinstated and maintained and enhanced.
- 6 Development sited and designed to:
 - (a) protect natural ecological systems
 - (b) achieve the sustainable use of water
 - (c) protect water quality, including receiving waters
 - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
 - (e) minimise demand on reticulated water supplies
 - (f) maximise the harvest and use of stormwater
 - (g) protect stormwater from pollution sources.

Principles of Development Control

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.

Biodiversity and Native Vegetation

- 37 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 38 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.
- 39 Native vegetation should be conserved, and its conservation value and function not compromised by development if the native vegetation does any of the following:
 - (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
 - (c) provides an important seed bank for locally indigenous vegetation
 - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
 - (f) is growing in or is characteristically associated with a wetland environment.

Soil Conservation

- 47 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 48 Development should be designed and sited to prevent erosion.
- 49 Development should take place in a manner that will minimise alteration to the existing landform.
- 50 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

Orderly and Sustainable Development

Objectives

- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.

Principles of Development Control

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.

Renewable Energy Facilities

Objectives

- 1 Development of renewable energy facilities that benefit the environment, the community and the state.
- 2 The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide opportunity to harvest natural resources for the efficient generation of electricity.
- 3 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses.

Principles of Development Control

- 1 Renewable energy facilities, including wind farms and ancillary development, should be:
 - (a) located in areas that maximize efficient generation and supply of electricity; and
 - (b) designed and sited so as not to impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips.
- 2 Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.

Siting and Visibility

Objectives

- 1 Protection of scenically attractive areas, particularly natural, rural and coastal landscapes.

Principles of Development Control

- 1 Development should be sited and designed to minimise its visual impact on:
 - (a) the natural, rural or heritage character of the area
 - (b) areas of high visual or scenic value, particularly rural and coastal areas
 - (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails.
- 6 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
 - (a) the profile of buildings should be low, and the rooflines should complement the natural form of the land
 - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
 - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.

Transportation and Access

Objectives

- 2 Development that:
 - (a) provides safe and efficient movement for all motorised and non-motorised transport modes
 - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
 - (c) provides off street parking
 - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.

Principles of Development Control

Access

- 25 Development should have direct access from an all weather public road.
- 26 Development should be provided with safe and convenient access which:
 - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
 - (b) provides appropriate separation distances from existing roads or level crossings
 - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

4.3 Planning Assessment

The primary objectives for the Watershed (Primary Production) Zone seek to maintain and enhance natural resources and water quality, preserve native vegetation, and secure the long-term sustainability of rural production.

The proposed solar farm development (renewable energy facility) is considered to be a form of development compatible with the achievement of these Zone objectives being a low profile and unobtrusive form of renewable energy development.

The location of the solar farm immediately adjoining the existing SA Power Networks (SAPN) Angas Creek – Tungkillo 33kV electricity transmission line on Torrens Valley Road and Warren Road will enable the solar farm to readily connect to the national electricity grid while minimising the amount of infrastructure (ie: overhead transmission lines) required to enable connection of the solar farm to the electricity grid.

With the portion of the subject land being utilised for the proposed solar farm being 13.10 hectares in area, the development of a solar farm on the property will not result in a significant loss of primary production capacity or output.

The proposed solar farm array will be setback 10 metres from Torrens Valley Road (a secondary arterial road) Warren Road and Winton Road (local roads) to ensure the solar farm does not unduly impact on the rural outlook along this section of Torrens Valley Road.

Access to the solar farm site is to be gained from Winton Road, a local open surface road under the care control and management of the Adelaide Hills Council and will provide all-weather access to the solar farm.

Once constructed the proposed solar farm will not generate any significant traffic volumes that would cause unreasonable interference with the flow of traffic on this road or adjacent local road network.

During the construction phase of the solar farm there is expected to be 18 two-way (in / out) traffic movements from the site on a daily basis. Again, this volume of traffic is not expected to have any adverse impacts on the local road network.

The operation of the proposed solar farm is passive and will not have an adverse impact or create a conflict with the existing landuses in this locality particularly the rural living properties to the east of the site.

It is proposed that visual screening plantings will be undertaken along the boundaries of the solar farm site to minimise the visual intrusion of the solar farm from the adjoining roads and properties. A 2300 mm high chain mesh security fence is to be erected around the perimeter of the solar farm site and its visual impact will be softened by the proposed landscaping.

The location, siting, design and operation of proposed solar farm (being a renewable energy facility) has been undertaken to –

- avoid and/or minimise adverse impacts on the natural environment – no native vegetation is impacted, and the development will not give rise to soil erosion on the site.
- avoid and/or minimise adverse impacts on the visual amenity in this locality or cause any nuisance, including glare, to adjoining properties and roads.
- ensure the facility does not pose or create a bushfire hazard.
- provide for the continuation of existing landuses in the vicinity including primary production landuses.
- maximise efficient generation and supply of electricity from the solar farm to the existing SAPN Angas Creek – Tungkillo 33kV electricity transmission line where it is proposed to connect to the national electricity grid.

The location and topography of the subject land (and solar farm) provides an ideal opportunity to harvest the natural sunlight for the production of a renewable electricity supply.

The proposed solar farm is considered to be a passive renewable energy facility that will not have any detrimental impacts on the adjoining properties and the continuation of the landuses currently on them or allowed to be undertaken in the future.

5. Conclusion

It is submitted that the proposed solar farm development incorporating a solar panel array, inverters / transformers, electricity (switch yard) sub-station and (optional) battery storage facility on the subject land is consistent with the respective Objectives and Principles of Development Control in the Council-wide and Watershed (Primary Production) Zone provisions of the Development Plan (Adelaide Hills Council – consolidated on 8 August 2019).

When assessed against the provisions of the Development Plan, the proposed solar farm development is not considered to be at serious variance with the Council's Development Plan and demonstrates sufficient merit to warrant the granting of Development Plan Consent.



F.N. (Frank) Brennan PSM MPIA
Principal Consultant

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7 July 2020

STATEMENT OF EFFECT

for

TETRIS ENERGY PTY LTD

for a

4.98 MW_{AC} SOLAR FARM

at

ALLOTMENT 16 in DP 13143

WARREN ROAD

BIRDWOOD SA 5234

ADELAIDE HILLS COUNCIL

RECEIVED 8 July 2020

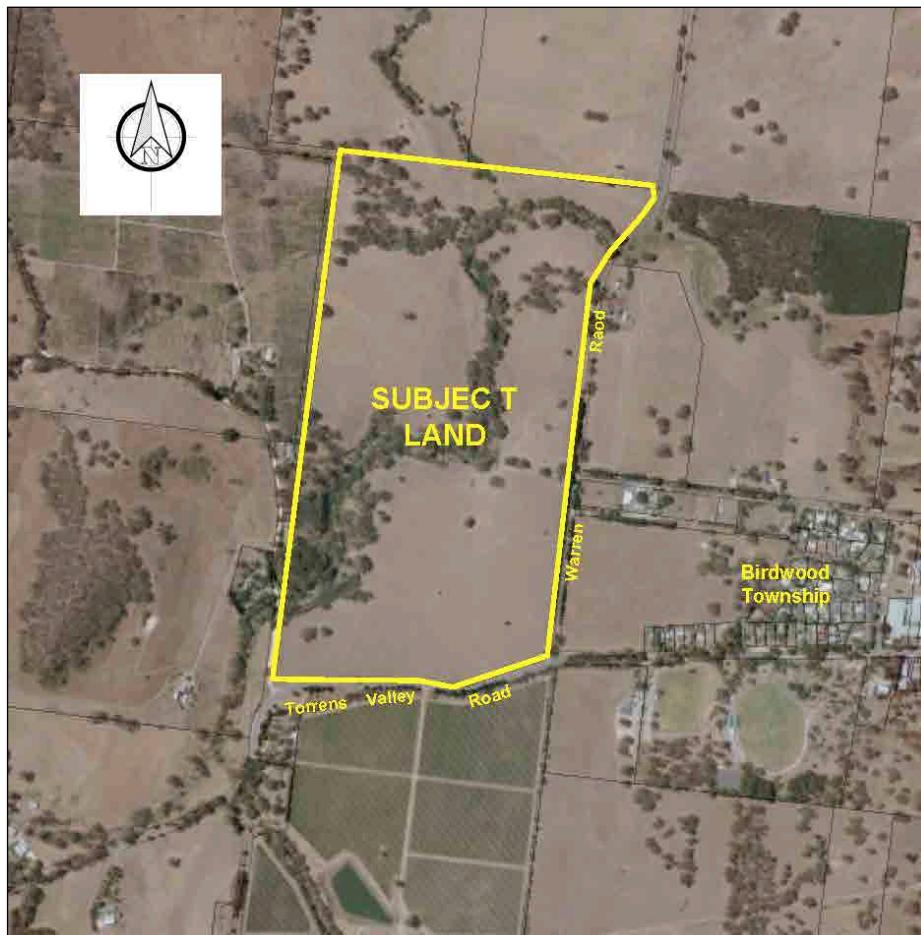
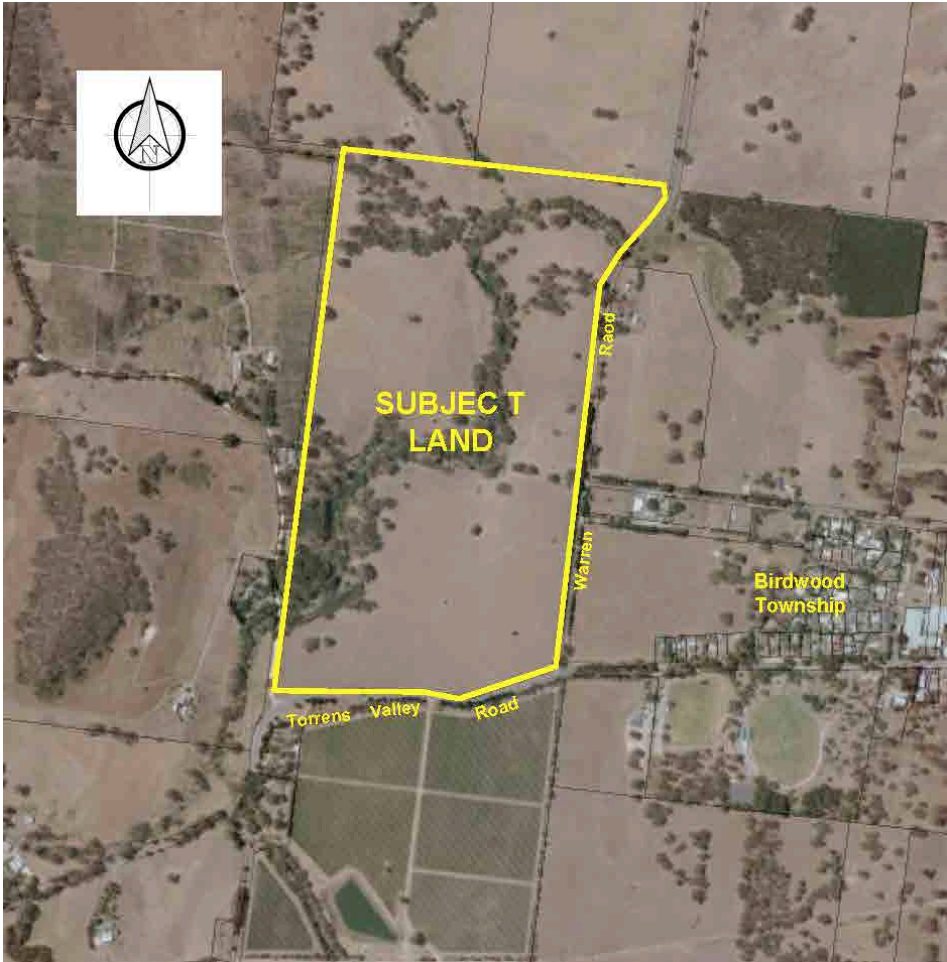


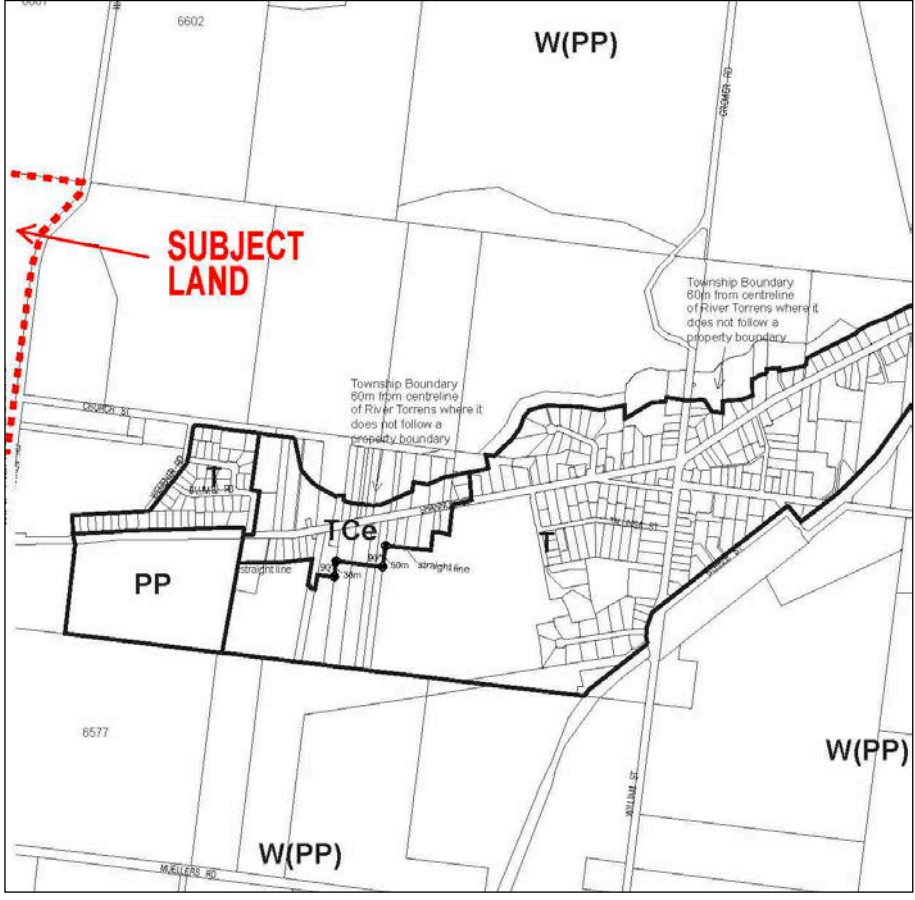
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1. Subject Land Details

The following are the key details of the subject land –

Property Description	<p>The subject land is described as allotment 16, hundred of Talunga, Warren Road, Birdwood and has a total area of 55.14 hectares.</p> <p>The subject land is a long irregularly shaped rectangular allotment having road frontages of 983.71 metres to Warren Road, 550.03 metres to Torrens Valley Road and 1,055.86 metres to Winton Road.</p> <p>The subject land is shown in the aerial photo below.</p>  <p>The subject land is arable land that is used for cropping and livestock grazing enterprises.</p>
Certificate of Title	<p>Volume 5460 Folio 130</p> <p>A copy of the Certificate of Title is attached in Appendix 1.</p>
Registered Owner	<p>Jerilderie Pty. Ltd. (ACN: 007 670 000)</p> <p>C/- Giles & Giles 68 Greenhill Road Wayville SA 5034</p>
Easements & Notations	<p>The subject land is not subject to any easements or notations on the Certificate of Title.</p>
Local Government	<p>Adelaide Hills Council</p>


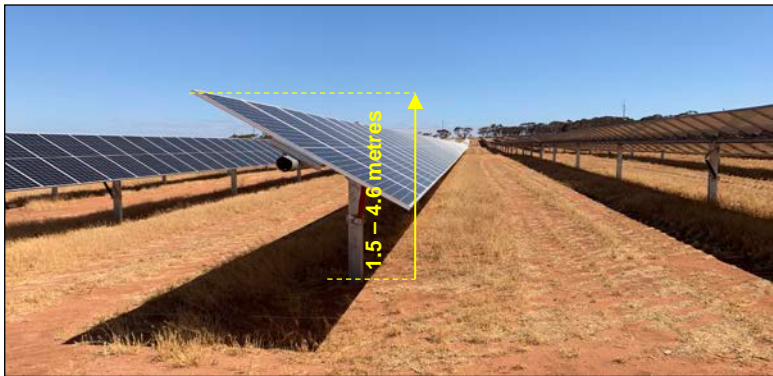
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Zoning	<p>The subject land is located within the Watershed (Primary Production) Zone and is not located in a Policy Area – refer to Zone Map AdHi/6.</p> <p>The extracts from Zone Map AdHi/6 below shows the zoning which applies to the subject land and locality surrounding the subject land.</p>  <p style="text-align: center;">Zone Map AdHi/6</p>

2. Development Description

The proposed development involves the establishment of a solar farm with a total capacity of 4.98 MW_{AC} using single axis tracking solar PV technology generating an estimated 12,500 MWh of clean, renewable energy which will provide sufficient power to supply the Birdwood region.

An optional Battery Storage facility providing up to 4MWh of renewable energy that will smooth the energy output and provide local network stability.

The solar farm comprises the following components –

<p>Solar Farm Area</p>	<p>The portion of the Subject Land to be leased (~15.80 hectares) is shown in blue on the aerial plan below, noting the solar farm array will be setback 100 metres from the Torrens Valley Road boundary and 10 metres from Warren Road and 150 metres from Winton Road.</p> 
<p>Solar Panel Array</p>	<p>The solar panels in the solar farm will consist of single axis solar PV arrays piled into the ground or mounted on a concrete ballast as shown in the photo below.</p>  <p>The solar arrays are laid out in a north-south direction and are to be connected to a single axis tracking system which rotates the arrays from east to west each day to ensure optimal exposure to the sun.</p> <p>The tracking system is designed and constructed in accordance with Australian Standards and will have a height ranging from 1.5 metres – 4.6 metres. An example is shown in the photo above.</p>
<p>Inverters, Switch Yard & Compound</p>	<p>A number of inverters (converting energy generation from Direct Current (DC) to Alternating Current (AC) energy) and transformers are to be installed throughout the solar array.</p>

The inverters will be housed either in standard shipping containers, in small buildings, or in an outdoor “skid” configuration. For example, a skid mounted inverter / transformer typically measures 6.50 metres (W) x 2.50 metres (D) x 3.50 metres (H) as shown in the photo below.



A small switch station (sub-station) being a fenced compound is proposed to be constructed within the solar farm footprint area.

The location of the switch station will be determined to optimise the connection point at the SA Power Networks (SAPN) Angas Creek - Tungkillo 33kV electricity transmission line. The small switch yard is where the voltage will be increased to 33 kV thereby allowing for connection of the solar farm to the national electricity grid.

**Grid
Connection &
Battery
Energy
Storage
(BES)**




The solar farm will connect directly to the national electricity grid via an overhead transmission line running from the solar farm’s proposed Sub-Station to the existing SAPN Angas Creek – Tungkillo 33kV electricity distribution line. The connection into the 33kV SAPN distribution line will be) via a pole mounted load switch.

The solar farm also has the option of installing a Battery Energy Storage System, comprising a modular sheds (containers) and a fenced compound is to be located adjacent to the electricity grid connection point to the SAPN Angas Creek – Tungkillo 33kV electricity transmission line.

An example of the battery storage system is shown in the photo below.



The SAPN Angas Creek – Tungkillo 33kV electricity transmission line is located immediately adjoining the Subject Land on its southern (Torrens Valley Road) and eastern (Warren Road) boundaries as shown in the photograph below.

	 <p>The existing Angas Creek – Tungkillo 33kV electricity transmission line adjacent the subject land.</p>
<p>Static VAR Compensator (SVC)</p>	<p>It is proposed that a small static VAR compensator (SVC) will be installed to assist with regulating voltage, power factor, harmonics and stabilizing the system. This will be beneficial to the broader network in the area and will be housed in the same substation compound.</p>  <p>Example connection point SVC</p>
<p>Site Access</p>	<p>It is proposed that access to the solar farm site will be gained from a new access driveway from Winton Road (a local road) providing all-weather access to / from the site.</p> <p>The new access driveway provides good sight distances for all traffic travelling in both directions as can be seen in the photos below.</p>  <p>Looking easterly from Winton Road at the proposed location of the new access driveway to the solar farm site.</p>



Looking southerly along Winton Road from the location of the new access driveway noting the good sight distance back to Torrens Valley Road.



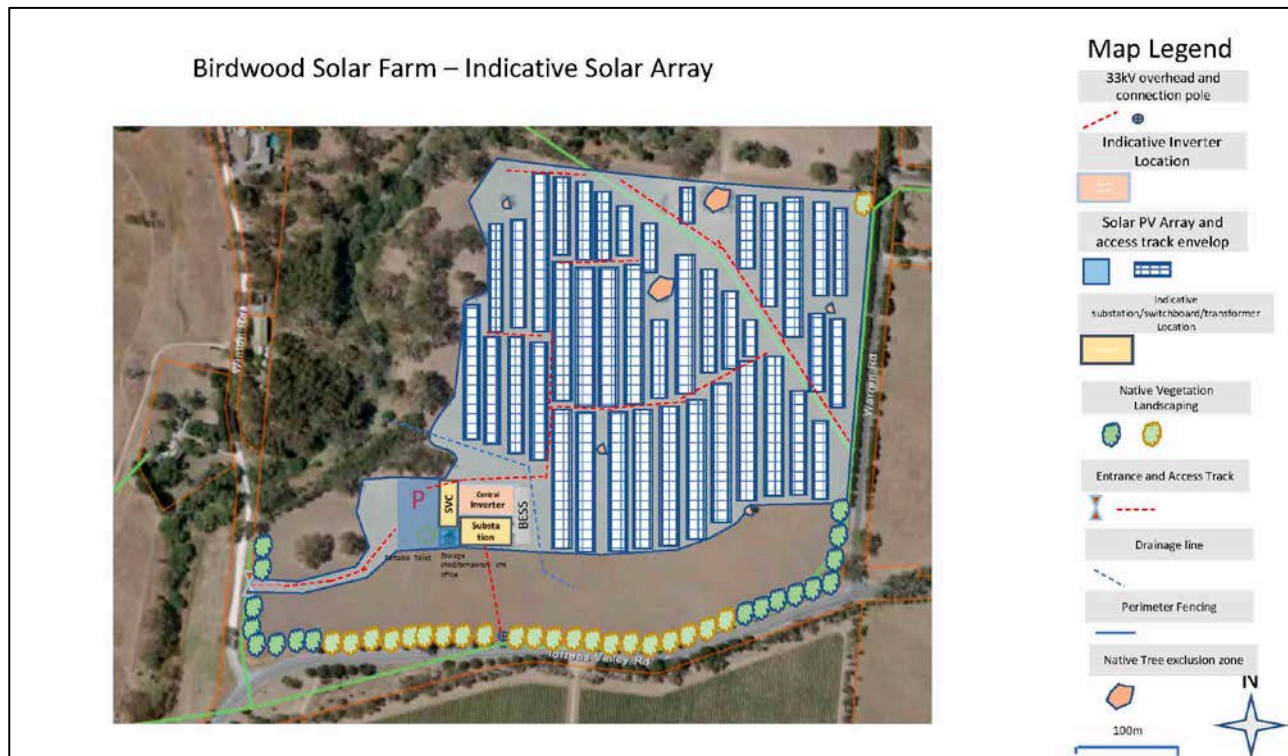
Looking northerly along Winton Road from the location of the new access driveway noting the good sight distance.

Security Fencing

A 2300 mm high chain mesh security fence is to be erected around the perimeter of the solar farm site. An example is shown in the photo below.



The proposed layout of the Solar Farm is shown in the plan below.



3. Locality of the Subject Land

The Subject Land is located in the Watershed (Primary Production) Zone of the Development Plan (Adelaide Hills Council) – refer to Zone Map AdHi/6.

The following aerial plan shows the form of development existing in the immediate vicinity of the Subject Land.



The pattern and form of development existing in the immediate vicinity of the subject land (as shown on the aerial plan above) is described as follows –

- To the south of the subject land there is an established primary production landuses – being viticulture / vineyards.
- To the east of the subject land the landuse is cropping / livestock grazing, while to the north-east along Church Street there is a Church complex.
- The Birdwood Township is immediately to the east of the solar farm site with the nearest residential allotment 180 metres away along Torrens Valley Road.
- To the north of the subject land the primary landuse is livestock grazing.
- To the west of the subject land the landuses comprise primary production activities – being livestock grazing, cropping and horticulture (fruit orchards).

In summary the area in the vicinity of the Subject Land is characterised by a mixed of primary production landuses comprising cropping, livestock grazing, viticulture (vineyards), horticulture (fruit orchards) and residential landuses.

The current condition of the subject land is shown in the photos below.



The looking south-ewasterly across the subject land from
Warren Road towards Torrens Valley Road.



The looking westerly across the subject land from Warren Road.

4. Planning Considerations

The following is an assessment of the proposed solar farm development against the relevant key Objectives and Principles of Development Control of the Development Plan for the Adelaide Hills Council area (Consolidated – 8 August 2019).

The policies for the Council area are expressed generally in relation to all development throughout the Council area, then in more detail for the various zones. All sections and all relevant provisions within each section of the Development Plan must be considered in relation to a Development Application.

In the event of any inconsistency between the Council-wide provisions and the Zone provisions, then the more detailed zone provisions would generally prevail.

4.1 Watershed (Primary Production) Zone

The most directly applicable provisions of the Development Plan in the Watershed (Primary Production) Zone related to the proposed solar farm development are as follows –

Objectives

- 1 *The maintenance and enhancement of the natural resources of the south Mount Lofty Ranges.*
- 2 *The enhancement of the Mount Lofty Ranges Watershed as a source of high quality water.*
- 3 *The long-term sustainability of rural production in the south Mount Lofty Ranges.*
- 4 *The preservation and restoration of remnant native vegetation in the south Mount Lofty Ranges.*
- 5 *The enhancement of the amenity and landscape of the south Mount Lofty Ranges for the enjoyment of residents and visitors.*
- 6 *The development of a sustainable tourism industry with accommodation, attractions and facilities which relate to and interpret the natural and cultural resources of the south Mount Lofty Ranges and increase the opportunities for visitors to stay overnight.*

Principles of Development Control

Form and Character

- 1 *Buildings, should be located in unobtrusive locations and, in particular, should:*
 - (a) *be located well below the ridge line;*
 - (b) *be located within valleys or behind spurs;*
 - (c) *be located not to be visible against the skyline when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road;*
 - (d) *be set well back from public roads, particularly when the allotment is on the high side of the road;*
 - (e) *be sited on an excavated rather than a filled site to reduce the vertical profile of the building;*
 - (f) *where possible be screened by existing native vegetation when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road; and*
 - (g) *maximize the retention of existing native vegetation and the protection and retention of watercourses in their natural state.*
- 2 *Buildings should be unobtrusive and not detract from the desired natural character of the Zone and, in particular:*
 - (a) *the profile of buildings should be low, and the roof lines should complement the natural form of the land;*
 - (b) *the mass of buildings should be minimized by variations in wall and roof lines and by floor plans which complement the contours of the land; and*

- (c) large eaves, verandahs and pergolas should be incorporated into designs to create shadowed areas which reduce the bulky appearance of buildings.
- 4 Buildings and structures should not be located within 25 metres of a watercourse and buildings and structures including chain mesh and solid fences should not be located on land subject to flooding as shown on Figures AdHiFPA/1 to 19 or within other areas subject to flooding or inundation by a 1 in 100 year average return interval flood event.
- 9 Driveways and access tracks should follow the contours of the land to reduce their visual impact and erosion from water run-off and be surfaced with dark materials. The excavation/filling of land should be kept to a minimum to preserve the natural form of the land and the native vegetation.
- 10 Native trees, shrubs and ground covers should be established to screen development, including scree slopes created as a result of the excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.
- 11 Buildings should not impair the character of rural areas by reason of their scale or siting. If necessary, buildings should be screened by trees or shrubs.
- 14 Development should not detract from the natural and rural landscape character of the region.
- 15 The rural character, comprising natural features and man-made activities, should be preserved by careful siting, design and landscaping of new building development and/or intensive land uses.
- 16 Development should ensure that primary production activity is not prejudiced.
- 17 Land which is particularly suitable for primary production should be used or remain available for such purposes.

4.2 Council Wide Provisions

The most directly applicable Council Wide provisions of the Council's Development Plan related to the proposed solar farm development are as follows –

Design and Appearance

Objectives

- 1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

Principles of Development Control

- 1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
 - (a) building height, mass and proportion
 - (b) external materials, patterns, colours and decorative elements
 - (c) roof form and pitch
 - (d) façade articulation and detailing
 - (e) verandahs, eaves, parapets and window screens.
- 2 Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:
 - (a) the visual impact of the building as viewed from adjoining properties
 - (b) overshadowing of adjoining properties and allow adequate sunlight access to neighbouring buildings especially those on which solar panels have been installed.
- 3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.
- 6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building, and the use of verandahs, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

- 9 *Development should take place in a manner which will minimize alteration to the existing land form.*
- 11 *No building should be erected within 100 metres of the Scenic Routes shown on Figure AdHi(EC)/1 which would impair, disfigure, interfere with or be in any way detrimental to the aesthetic appearance or natural beauty of:*
 - (a) *the scenic routes*
 - (b) *the landscape visible from any part of the scenic routes*
 - (c) *the landscape visible from any vantage point adjacent to the scenic routes.*

Building Setbacks from Road Boundaries

- 19 *The setback of buildings from public roads should:*
 - (a) *be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality*
 - (b) *contribute positively to the streetscape character of the locality*
 - (c) *not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.*
- 20 *Buildings in rural areas should be sited a minimum distance of:*
 - (a) *100 metres from the South Eastern Freeway*
 - (b) *50 metres from primary arterial road other than the South Eastern Freeway*
 - (c) *50 metres from a secondary arterial road.*

Hazards

Objectives

- 1 *Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.*
- 2 *Development located away from areas that are vulnerable to and cannot be adequately and effectively protected from the risk of natural hazards.*
- 4 *Development located and designed to minimise the risks to safety and property from flooding.*
- 5 *Development located to minimise the threat and impact of bushfires on life and property.*
- 6 *Expansion of existing non-rural uses directed away from areas of high bushfire risk.*

Principles of Development Control

- 1 *Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.*
- 2 *There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.*

Flooding

- 4 *Development, including earthworks associated with development, should not do any of the following:*
 - (a) *impede the flow of floodwaters through the land or other surrounding land;*
 - (b) *increase the potential hazard risk to public safety of persons during a flood event*
 - (c) *aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood*
 - (d) *cause any adverse effect on the floodway function*
 - (e) *increase the risk of flooding of other land*
 - (f) *obstruct a watercourse.*

Bushfire

- 6 *The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the Bushfire Protection Area Figures AdHiBPA/1 to 14.*
- 7 *Development in a Bushfire Protection Area should be in accordance with those provisions of the Minister's Code: Undertaking development in Bushfire Protection Areas that are designated as mandatory for Development Plan Consent purposes.*

- 8 *Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:*
 - (a) *vegetation cover comprising trees and/or shrubs*
 - (b) *poor access*
 - (c) *rugged terrain*
 - (d) *inability to provide an adequate building protection zone*
 - (e) *inability to provide an adequate supply of water for fire fighting purposes.*

Interface Between Land Uses

Objectives

- 1 *Development located and designed to minimise adverse impact and conflict between land uses.*
- 2 *Protect community health and amenity from adverse impacts of development.*
- 3 *Protect desired land uses from the encroachment of incompatible development.*

Principles of Development Control

- 1 *Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*
 - (a) *the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants*
 - (b) *noise*
 - (c) *vibration*
 - (d) *electrical interference*
 - (e) *light spill*
 - (f) *glare*
 - (g) *hours of operation*
 - (h) *traffic impacts*
 - (i) *stormwater or the drainage of runoff from the land.*
- 2 *Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.*
- 5 *Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.*

Rural Interface

- 13 *The potential for adverse impacts resulting from rural development should be minimised by:*
 - (a) *not locating horticulture or intensive animal keeping on land adjacent to townships*
 - (b) *maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.*
- 14 *Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.*
- 15 *Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.*
- 16 *Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.*

Natural Resources

Objectives

- 1 *Retention, protection and restoration of the natural resources and environment.*
- 4 *Natural hydrological systems and environmental flows reinstated and maintained and enhanced.*
- 6 *Development sited and designed to:*

- (a) *protect natural ecological systems*
- (b) *achieve the sustainable use of water*
- (c) *protect water quality, including receiving waters*
- (d) *reduce runoff and peak flows and prevent the risk of downstream flooding*
- (e) *minimise demand on reticulated water supplies*
- (f) *maximise the harvest and use of stormwater*
- (g) *protect stormwater from pollution sources.*

Principles of Development Control

- 1 *Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.*
- 5 *Development should be undertaken with the minimum effect on natural features, land adjoining water or designated Scenic Routes as shown in Figure AdHi(EC)/1 or scenically attractive areas.*

Biodiversity and Native Vegetation

- 37 *Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.*
- 38 *Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.*
- 39 *Native vegetation should be conserved, and its conservation value and function not compromised by development if the native vegetation does any of the following:*
 - (a) *provides an important habitat for wildlife or shade and shelter for livestock*
 - (b) *has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities*
 - (c) *provides an important seed bank for locally indigenous vegetation*
 - (d) *has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views*
 - (e) *has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture*
 - (f) *is growing in or is characteristically associated with a wetland environment.*

Soil Conservation

- 47 *Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.*
- 48 *Development should be designed and sited to prevent erosion.*
- 49 *Development should take place in a manner that will minimise alteration to the existing landform.*
- 50 *Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.*

Orderly and Sustainable Development

Objectives

- 2 *Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.*
- 3 *Development that does not jeopardise the continuance of adjoining authorised land uses.*

Principles of Development Control

- 1 *Development should not prejudice the development of a zone for its intended purpose.*
- 2 *Land outside of townships and settlements should primarily be used for primary production and conservation purposes.*
- 3 *The economic base of the region should be expanded in a sustainable manner.*

Renewable Energy Facilities

Objectives

- 1 *Development of renewable energy facilities that benefit the environment, the community and the state.*
- 2 *The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide opportunity to harvest natural resources for the efficient generation of electricity.*
- 3 *Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses.*

Principles of Development Control

- 1 *Renewable energy facilities, including wind farms and ancillary development, should be:*
 - (a) *located in areas that maximize efficient generation and supply of electricity; and*
 - (b) *designed and sited so as not to impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips.*
- 2 *Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.*

Siting and Visibility

Objectives

- 1 *Protection of scenically attractive areas, particularly natural, rural and coastal landscapes.*

Principles of Development Control

- 1 *Development should be sited and designed to minimise its visual impact on:*
 - (a) *the natural, rural or heritage character of the area*
 - (b) *areas of high visual or scenic value, particularly rural and coastal areas*
 - (c) *views from the coast, near-shore waters, public reserves, tourist routes and walking trails.*
- 2 *Buildings should be sited in unobtrusive locations and should:*
 - (a) *be grouped together.*
 - (b) *where possible, be located in such a way as to be screened by existing vegetation when viewed from public roads and especially from Scenic Routes shown on Figure AdHi(EC)/1.*
 - (c) *be designed to blend with surrounding developments and landscapes.*
- 3 *Buildings outside urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:*
 - (a) *sited below the ridgeline*
 - (b) *sited within valleys or behind spurs*
 - (c) *sited to not be visible against the skyline when viewed from public roads, and especially from the Scenic Routes shown on Figure AdHi(EC)/1*
 - (d) *set well back from public roads, particularly when the allotment is on the high side of the road, or adjacent to the Scenic Routes shown on Figure AdHi(EC)/1*
 - (e) *have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road*
 - (f) *be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building*
 - (g) *constructed of material colours and finishes which complement those of surrounding developments and landscapes.*
- 6 *Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:*
 - (a) *the profile of buildings should be low, and the rooflines should complement the natural form of the land*

- (b) *the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land*
- (c) *large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.*

Transportation and Access

Objectives

2 *Development that:*

- (a) *provides safe and efficient movement for all motorised and non-motorised transport modes*
- (b) *ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles*
- (c) *provides off street parking*
- (d) *is appropriately located so that it supports and makes best use of existing transport facilities and networks.*

Principles of Development Control

Access

- 25 *Development should have direct access from an all weather public road.*
- 26 *Development should be provided with safe and convenient access which:*
 - (a) *avoids unreasonable interference with the flow of traffic on adjoining roads*
 - (b) *provides appropriate separation distances from existing roads or level crossings*
 - (c) *accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision*
 - (d) *is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.*

4.3 Planning Assessment

The primary objectives for the Watershed (Primary Production) Zone seek to maintain and enhance natural resources and water quality, preserve native vegetation, and secure the long-term sustainability of rural production.

The proposed solar farm development (renewable energy facility) is considered to be a form of development compatible with the achievement of these Zone objectives being a low profile and unobtrusive form of renewable energy development.

The location of the solar farm immediately adjoining the existing SA Power Networks (SAPN) Angas Creek – Tungkillo 33kV electricity transmission line on Torrens Valley Road and Warren Road will enable the solar farm to readily connect to the national electricity grid while minimising the amount of infrastructure (ie: overhead transmission lines) required to enable connection of the solar farm to the electricity grid.

With the portion of the subject land being utilised for the proposed solar farm being 13.10 hectares in area, the development of a solar farm on the property will not result in a significant loss of primary production capacity or output.

The proposed solar farm array and its associated infrastructure will be setback 100 metres from Torrens Valley Road (a secondary arterial road) a Scenic Route as shown on Figure AdHi(EC)/1 of Council's Development Plan so as to not impair, disfigure, interfere with or be in any way detrimental to the aesthetic appearance or natural beauty of the locality.

The setback to Torrens Valley Road is in accordance with Council-wide PDC #11 (Design & Appearance).

The solar farm array will be setback 10 metres from Warren Road (local road), while the solar farm array and associated infrastructure will be setback 100 from Winton Road (local road) to ensure the development does not unduly impact on the rural outlook along this section of Torrens Valley Road.

A landscaping buffer of local native vegetation is to be established along the entire boundary to Torrens Valley Road and for a distance of 100 metres along Warren and Winton Roads (from Torrens Valley Road) to further ensure the proposed solar farm array and associated infrastructure is appropriately screened from these roads and preserve the existing aesthetic appearance or natural beauty of the general locality.

The provision of these road setbacks and landscaping buffers are in accordance with the following Council-wide principles of development control – PDC #11 (Design & Appearance) and PDC #5 (Natural Resources).

Access to the solar farm site is to be gained from Winton Road, a local open surface road under the care control and management of the Adelaide Hills Council and will provide all-weather access to the solar farm.

Once constructed the proposed solar farm will not generate any significant traffic volumes that would cause unreasonable interference with the flow of traffic on this road or adjacent local road network.

During the construction phase of the solar farm there is expected to be 18 two-way (in / out) traffic movements from the site on a daily basis. Again, this volume of traffic is not expected to have any adverse impacts on the local road network.

The operation of the proposed solar farm is passive and will not have an adverse impact or create a conflict with the existing landuses in this locality particularly the rural living properties to the east of the site.

A 2300 mm high chain mesh security fence is to be erected around the perimeter of the solar farm site, being setback 100 metres to Torrens Valley Road in accordance with Council-wide PDC #11 (Design & Appearance) and visual appearance of the security fence will be softened by the proposed landscaping buffer (native vegetation).

The solar farm's associated infrastructure, including the sub-station, static VAR compensator (SVC), Battery Energy Storage System (BESS), Central (power) Inverter and office / toilet facilities, are to be grouped together and sited 150 metres from Winton Road and 100 metres from Torrens Valley Road.

The grouping of the buildings and electricity infrastructure together and the setbacks to the adjacent roads is in accordance with Council-wide principles of development control – PDC #11 (Design & Appearance); PDC #5 (Natural Resources) and PDC #2 & #3 (Siting and Visibility).

The proposed landscaping buffer of native vegetation along the entire boundary to Torrens Valley Road and for a distance of 100 metres along Warren and Winton Roads (from Torrens Valley Road) will also screen the buildings and electricity infrastructure from these roads and adjacent properties.

The location, siting, design and operation of proposed solar farm (being a renewable energy facility) has been undertaken to –

- avoid and/or minimise adverse impacts on the natural environment – no native vegetation is impacted, and the development will not give rise to soil erosion on the site.
- avoid and/or minimise adverse impacts on the visual amenity in this locality or cause any nuisance, including glare, to adjoining properties and roads.
- ensure the facility does not pose or create a bushfire hazard.
- provide for the continuation of existing landuses in the vicinity including primary production landuses.

- maximise efficient generation and supply of electricity from the solar farm to the existing SAPN Angas Creek – Tungillo 33kV electricity transmission line where it is proposed to connect to the national electricity grid.

The location and topography of the subject land (and solar farm) provides an ideal opportunity to harvest the natural sunlight for the production of a renewable electricity supply.

The proposed solar farm is considered to be a passive renewable energy facility that will not have any detrimental impacts on the adjoining properties and the continuation of the landuses currently on them or allowed to be undertaken in the future.

5. Social, Economic & Environmental Effects

Social Effects

The proposed solar farm development will have a positive social impact by demonstrating to the local and regional community the benefits of solar and renewal energy projects with the potential to give rise to the broader social acceptance of solar & renewal energy as a cost effective and efficient household energy solution.

There are no envisaged negative social effects arising from the proposed solar farm development.

Economic Effects

The proposed solar farm development will create a positive economic effect in the local area particularly during the construction phase where employment, accommodation and local purchasing opportunities will be available locally.

During the operating phase there will be limited employment opportunities associated with the maintenance of the solar fa facility.

The 4.98MW_{AC} solar farm will generate an estimated 12,500 MWh of clean, renewable energy which will provide sufficient power to supply the Birdwood region and when combined with the 4MWh Battery Energy Storage System will smooth the energy output and provide local electricity network stability.

Environmental Effects

The proposed solar farm development is unlikely to have any impact on the environmental conditions of the locality or give rise to any environmental impact on the locality.

The planting of the landscape buffer of native vegetation along the entire boundary to Torrens Valley Road and for a distance of 100 metres along Warren and Winton Roads (from Torrens Valley Road) will provide habitat for local species.

The proposed development will not removal any native vegetation on the site, while the mapped watercourse on the south-western portion of the site is not being obstructed or built over so as to preserve the natural watercourse path.

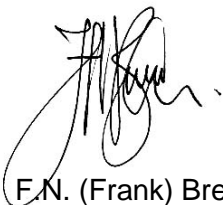
Summary – Social, Economic & Environmental Effects

In summary, it is considered that there will be no adverse social, economic and environmental effects of the proposed development on the locality or other existing developments in the general locality.

6. Conclusion

It is submitted that the proposed solar farm development incorporating a solar panel array, inverters / transformers, electricity (switch yard) sub-station and (optional) battery energy storage facility on the subject land is consistent with the respective Objectives and Principles of Development Control in the Council-wide and Watershed (Primary Production) Zone provisions of the Development Plan (Adelaide Hills Council – consolidated on 8 August 2019).

When assessed against the provisions of the Development Plan, the proposed solar farm development is not considered to be at serious variance with the Council's Development Plan and demonstrates sufficient merit to warrant the granting of Development Plan Consent.



F.N. (Frank) Brennan PSM MPIA
Accredited Planning Professional APP20190029
Principal Consultant
FRANK BRENNAN CONSULTING SERVICES

Appendix 1 – Certificate of Title

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5460 Folio 130

Parent Title(s) CT 4287/636
Creating Dealing(s) CONVERTED TITLE
Title Issued 20/10/1997 **Edition** 1 **Edition Issued** 20/10/1997

Estate Type

FEE SIMPLE

Registered Proprietor

JERILDERIE PTY. LTD. (ACN: 007 670 000)
 OF C/- GILES & GILES 68 GREENHILL ROAD WAYVILLE SA 5034

Description of Land

ALLOTMENT 16 DEPOSITED PLAN 13143
 IN THE AREA NAMED BIRDWOOD
 HUNDRED OF TALUNGA

Easements

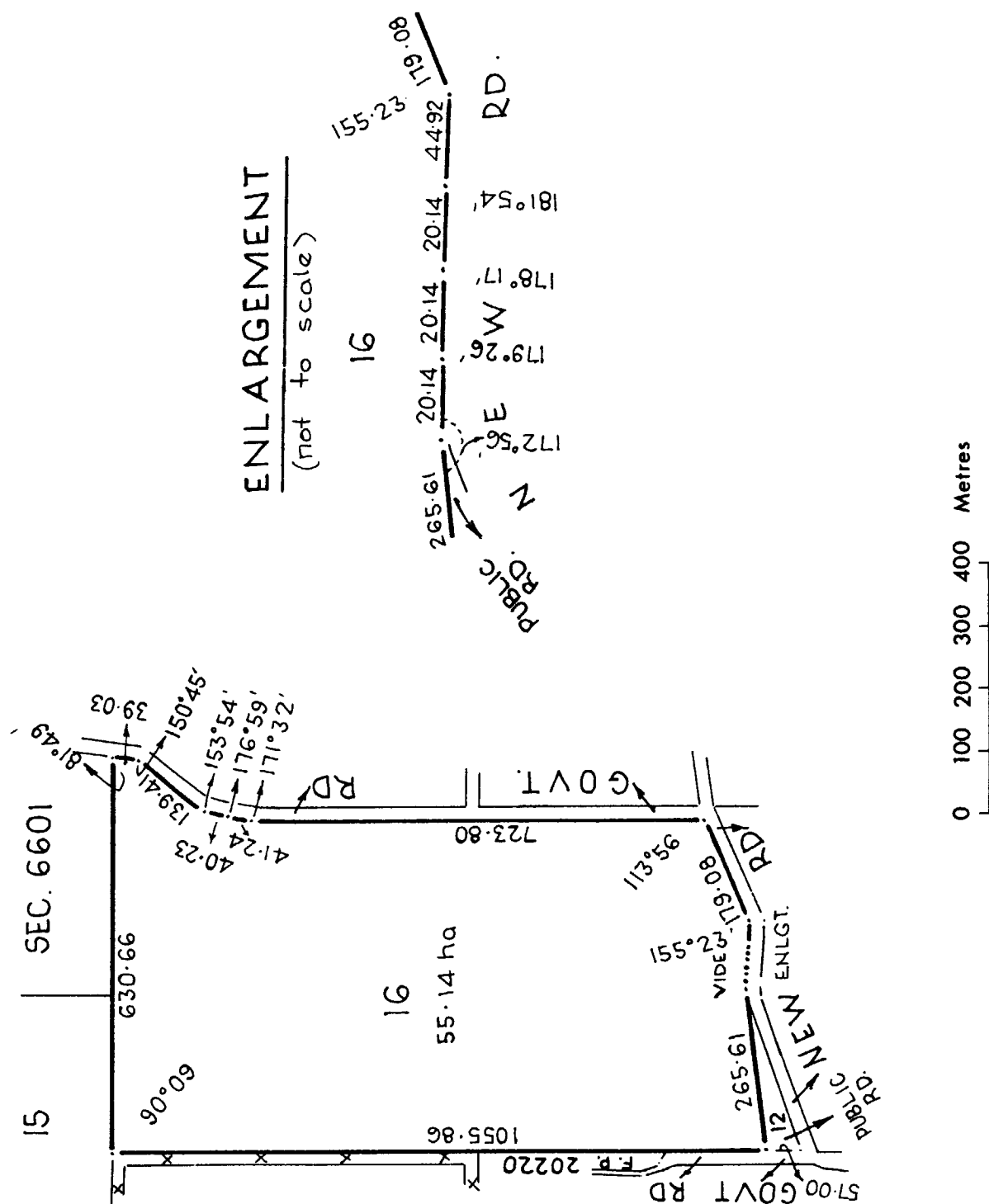
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Birdwood Solar Farm – Indicative Site Layout

AMENDED 8 July 2020



Map Legend

33kV overhead and connection pole

Indicative Inverter Location

Solar PV Array and access track envelop

Indicative substation/switchboard/transformer Location

Native Vegetation Landscaping

Entrance and Access Track

Drainage line

Perimeter Fencing

Native Tree exclusion zone

100m



Birdwood Solar Farm – Proposed Setbacks

80m setback
from Torrens
Valley Way
intersection



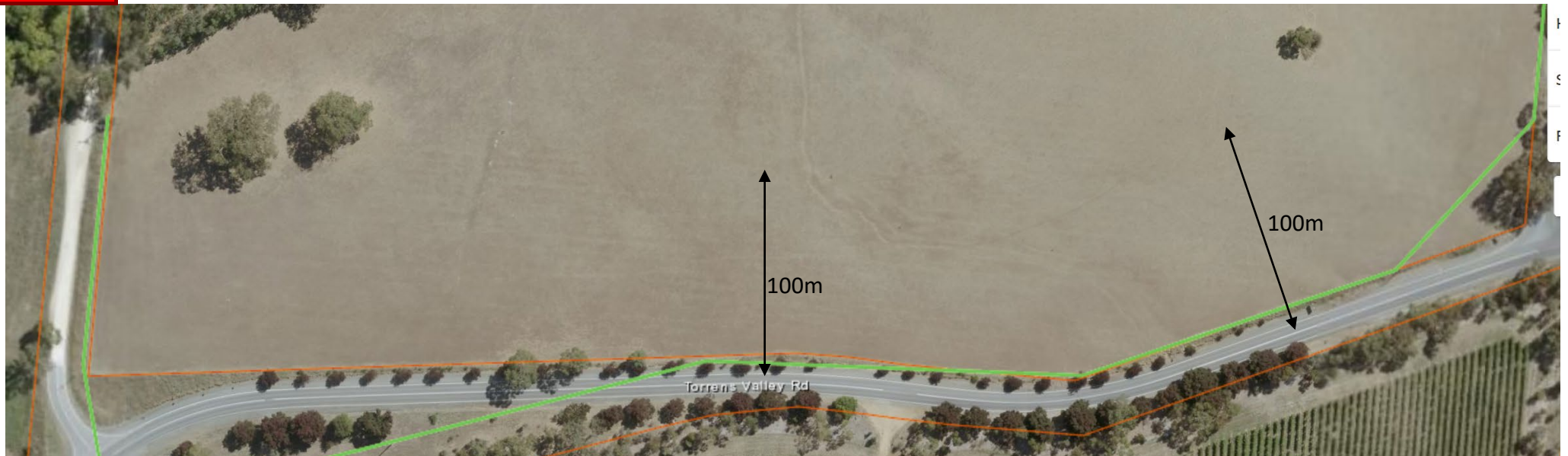
AMENDED 8 July 2020

10m



10m setback from
Warren Road

100m setback
from Torrens
Valley Way

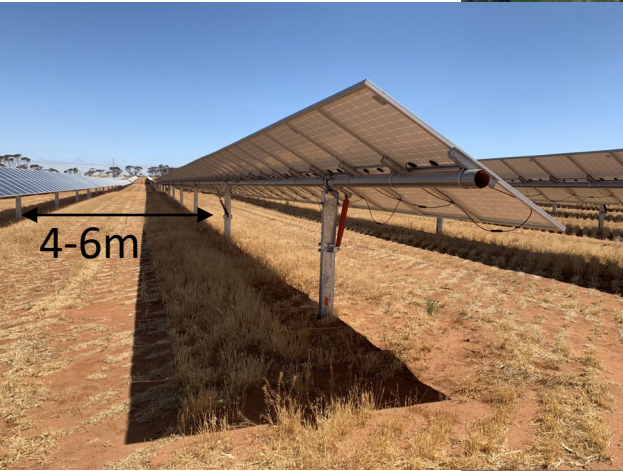


100m

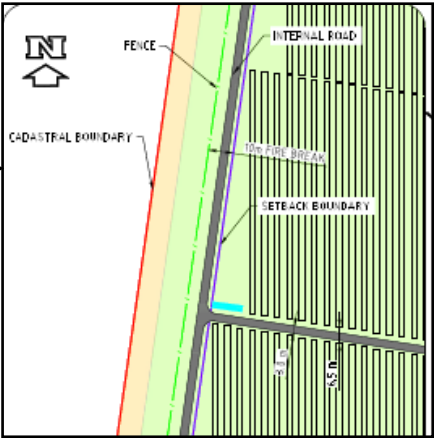
100m

Birdwood Solar Farm – Indicative Arrays

AMENDED 8 July 2020



Fire break
Tree exclusion zone
SAPN 11kV easement



Winton Road – crossover (RFI (g))

AMENDED 8 July 2020



Birdwood Solar Farm – Indicative Solar Array

AMENDED 8 July 2020



Map Legend

33kV overhead and connection pole

Indicative Inverter Location

Central Inverter

Solar PV Array and access track envelop

Indicative substation/switchboard/transformer Location

Substation

Native Vegetation Landscaping

Entrance and Access Track

Drainage line

Perimeter Fencing

Native Tree exclusion zone

100m

IN

Birdwood Solar Farm

Landscaping Plan

07 July 2020
Ref: 20/530/473

ADELAIDE HILLS COUNCIL
RECEIVED 8 July 2020

Birdwood Solar Farm – Indicative Solar Array



Map Legend

- 33kV overhead and connection pole
- Indicative Inverter Location
- Solar PV Array and access track envelop
- Indicative substation/switchboard/transformer Location
- Native Vegetation Landscaping
- Entrance and Access Track
- Drainage line
- Perimeter Fencing
- Native Tree exclusion zone



Fig.1. Current view along Torrens Valley Way. The vegetation buffer will be planted along here to enhance the coverage and comply with SAPN clearance requirements.



Fig.2. Representative vegetation along Warrens Road. Screening will be planted in south eastern section where there is a gap.

Planting

The planting will occur within the first 6 months of the solar farm construction being completed. The target planting date will be Winter to align with the rains and springtime growth – this will be August/September 2021 based on a notice to proceed in late 2020.

Selection

The species will be combination of those selected from the AHC Council's Guide Native Habitat: Landscaping and Gardening Guide. They will be planted in a similar spacing to page 5 and page 6. This is to ensure diversity and coverage at different heights. Soil testing will be undertaken to help inform the final combination and layout plant species.

Source: <https://www.ahc.sa.gov.au/environment/native-habitat-gardening>

Design

The design of the vegetation buffer is outlined on page 5 and 6. This will be further refined once the final species have been selected. The plants will be located within a 3m buffer of the boundary and around 1.5m apart.

Maintenance

The plant selection has been based on suitability with the local climate. Once established, they should be self-sufficient. During the first year the plants will be hand watered as part of the project's operation and maintenance program. The performance of the vegetation screening will be monitored and updated as required. The water will be carted in by either the landowner or the solar farm maintenance crew.



Fig.3. Inset showing location of vegetation buffer along Torrens Valley Way and the section of Warren Road currently not fully screened. The width of the vegetation buffer will be 3m.

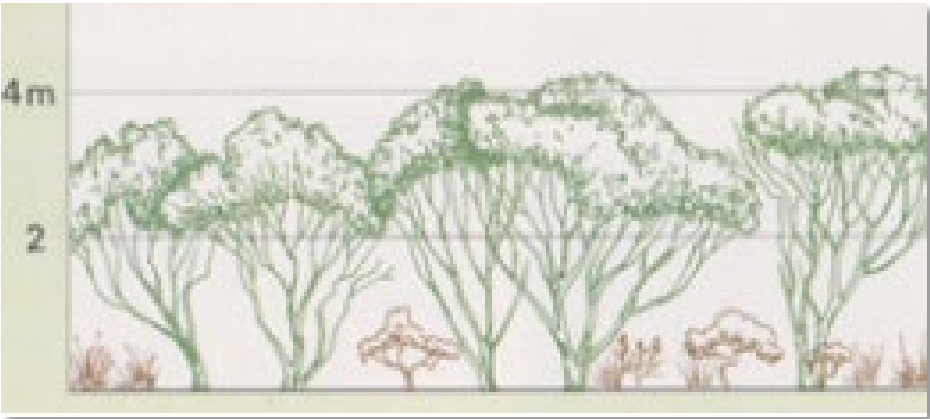
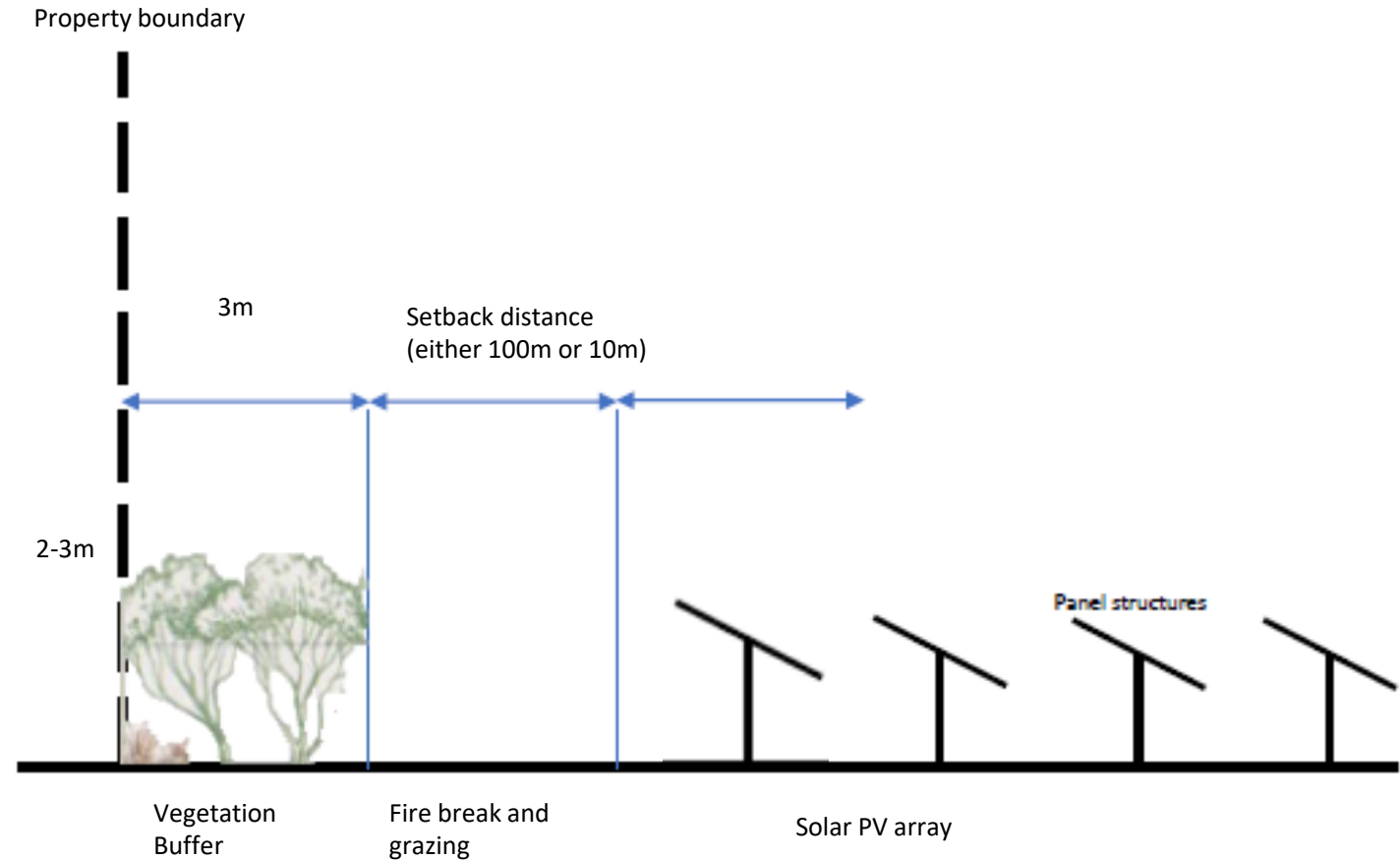


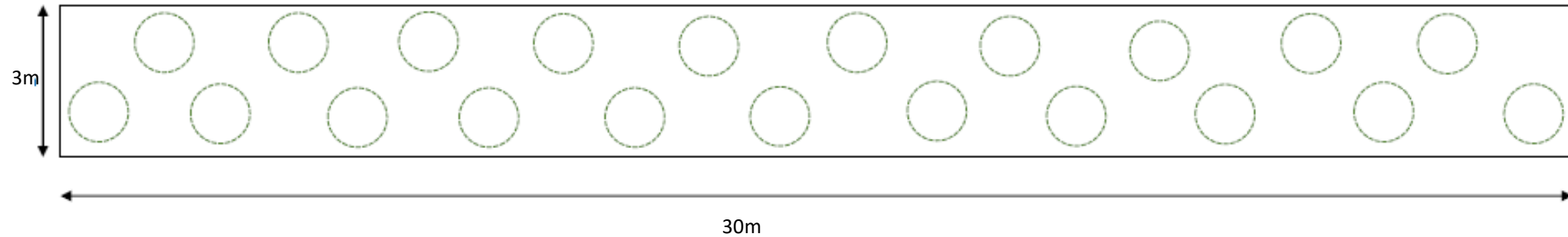
Fig.4. Sectional diagram of proposed plant heights – with an average height will be around 2-3m. The vegetation buffer will include mixed trees and different native shrubs indigenous to the Adelaide Hills region. These have been selected from Council’s Guide Native Habitat: Landscaping and Gardening Guide. The planting within the row will be a mixture of trees, tall shrubs and medium-low shrubs – selected from the species in appendix 1 of this plan.



Objective

To create a native vegetation screen along the Torrens Valley Way, Winton Road and sections of Warren Road that are not already screened.

Medium to large shrubs



Planting notes

- Planting corridor will be 3 metre wide. Target will be to have two rows of medium to large shrubs/trees. Alternating across the corridor to allow sufficient space to grow and room for the smaller shrubs.
- Spacing between plants will be around 1.5 metres. Some of the smaller shrubs will be closer.
- The vegetation screen will be planted as either tube stock or seedlings.
- The vegetation screen will be monitored regularly during the first 3 years to ensure the plants properly establish. Any sections of the vegetation screen that fail to established will be reviewed and replaced.

	Species		Height
Trees	Drooping Sheoak	<i>Allocasuarina verticillata</i>	5-8m
	Cup Gum	<i>Eucalyptus cosmophylla</i>	3-8m
Shrubs	Wreath Wattle	<i>Acacia acinacea</i>	1-2m
	Beaked Hakea	<i>Hakea rostrata</i>	1-4m
	Sticky Hop-bush	<i>Dodonaea viscosa</i> ssp. <i>spathulata</i>	1.5-4m
	Common Oak-bush	<i>Allocasuarina muelleriana</i>	1-3m

Note: See following detailed species profiles from the AHC Guide Native Habitat: Landscaping and Gardening Guide.

Source: AHC Guide Native Habitat: Landscaping and Gardening Guide

Trees





Above: Photograph courtesy of SA Seed Conservation Centre

Drooping Sheoak

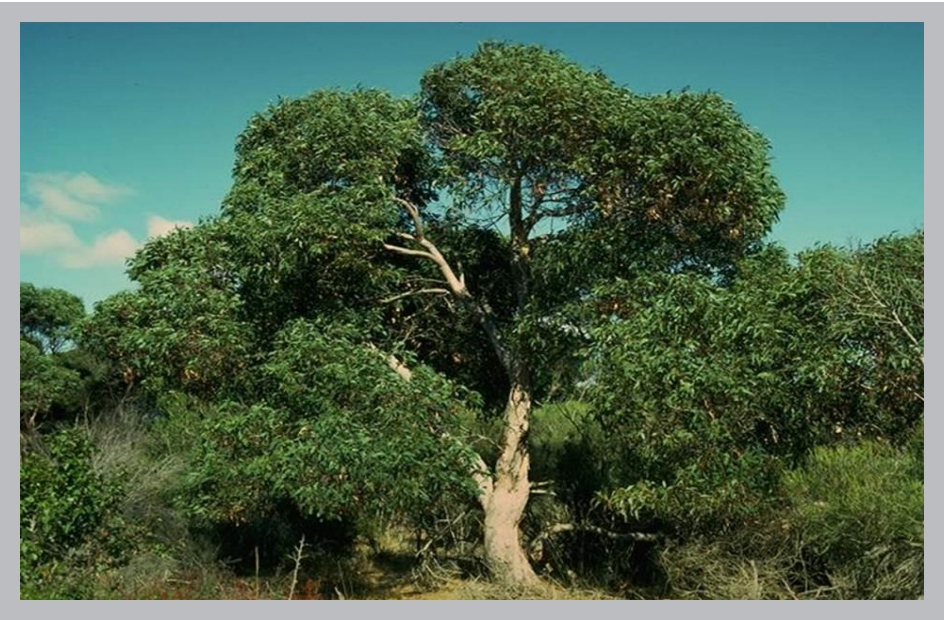
Allocasuarina verticillata

Seeds are important food source for the threatened Yellow-tailed Black Cockatoo. Also eaten by a number of other native birds. Bees will access the pollen. Very hardy and useful windbreak or shelterbelt species. Female flowers have tiny red flowers, males will tint golden brown or rusty. Tolerates drier soil, full to part sun.

They can look impressive as a roadside planting or along a long driveway on larger properties. Smaller trees can provide an interesting feature in garden beds, to provide shade or screening. If you can find room for one, trees in the garden will help provide a wider variety of plant heights, which in turn will make your landscaping project more appealing to a wider variety of animals.

Height:	5-8m
Width:	4-6m
Habitat:	
Flowers:	

Trees





Cup Gum

Above: Photograph courtesy of Brooker Kleinig

Eucalyptus cosmophylla

A smaller Eucalypt native to Mt Lofty Ranges. Good for informal screen or shade tree. Tolerate wide range of soil conditions, from boggy to drought. Full sun.

Height:	3-8m
Width:	5-8m
Habitat:	
Flowers:	

Shrubs








Above: Photograph courtesy of Renae Eden

Wreath Wattle

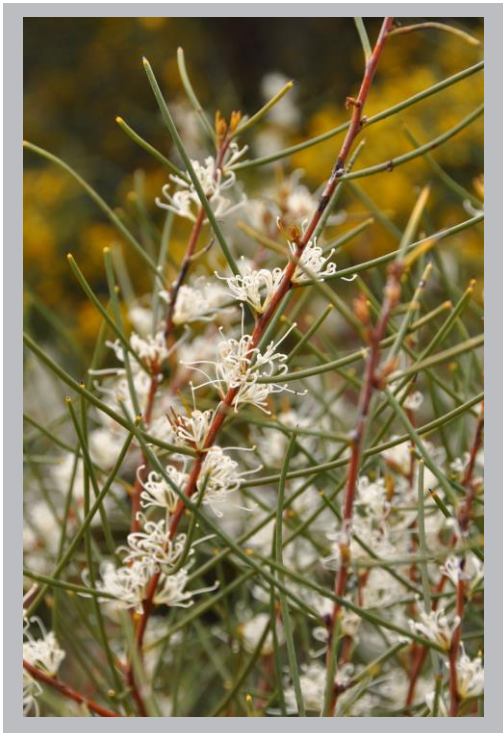
Acacia acinacea

Great hedging or screening shrub. Flowers food source for butterflies and birds. Seeds were used as a food source by Aboriginal people. Tolerates drier soil, full sun to shady.

Shrubs are especially important habitat to birds and mammals as they offer protection as well as food. Many small birds, such as wrens, will only use areas that have a shrubby layer. Some shrubs also make fantastic hedging plants, such as the Wreath Wattle and Sticky Hop-bush.

Height:	1-2m
Width:	1-2m
Habitat:	 
Flowers:	  

Shrubs



Above: Photograph courtesy of Bill Doyle

Beaked Hakea

Hakea rostrata

All Hakea species are an important food source for the threatened Yellow-tailed Black Cockatoo. Will stay smaller when growing in full sun. Food source for native caterpillars. Contributes to bandicoot habitat. Moderate soil moisture, well drained, full sun to full shade.

Height: 1-4m

Width: 1-3m

Habitat:   

Flowers:  

Shrubs



Above: Photograph courtesy of Renae Eden (left), Tonia Brown (right)

Sticky Hop-bush

Dodonaea viscosa ssp. spathulata

Seeds eaten by native pigeons and parrots. Good screening/hedging plant. Tolerates drier soil, full to part sun.

Height:	1.5-4m
Width:	1.5-3m
Habitat:	
Flowers:	

Shrubs







Above: Photograph courtesy of B. Doyle

Common Oak-bush

Allocasuarina muelleriana

Seeds are important food source for the threatened Yellow-tailed Black Cockatoo. Also eaten by parrots and galahs. Great bandicoot habitat. Tolerates dry to moist soil conditions, full sun to part shade.

Height:	1-3m
Width:	2-3m
Habitat:	 
Flowers:	 

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: JOHN and ROBYN LAZOR

Postal Address: P.O. Box 492 BIRDWOOD 5234

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development OR~~ opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

36 WINTON ROAD BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

Please refer to additional document.
'AHC Robyn and John Lazor'

My objections (if any) could be overcome by:

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 26-7-2020

Signature: John Lazor

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

Adelaide Hills Council

Opposition to Development 20/ 530/ 473

Dear Melanie Scott,

We are writing to oppose the development of Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234 by Tetris Energy Pty Ltd. We would like to make a representation to council on this matter as owners of the property located at 36 Winton Road Birdwood 5234, which is adjacent to this proposed development.

This proposed development will be located along our road (Winton Road), Torrens Valley Road and Warren Road.

Our objections are as follows:

Winton Road

There are three homes, including ours, less than 350 metres from the proposed development on Winton Road. We will have to rely on Tetris screening these solar panels with vegetation. According to Tetris proposal they will be planting tube stock, which will take around 5 – 10 years to reach any effectiveness as a screen to minimise the visual impact it will have on us, and anyone travelling through the area. There is one home in the planning process that will overlook the whole proposed development and no amount of vegetation will hide it from them. Additionally, I am concerned about the additional vegetation given the recent fires in the area. Would there need to be a fire assessment made as it is our main escape route during a bush fire?

The treed area between Winton Road and the proposed development is home to koalas and an array of nesting birds. There is not enough research to indicate what impact this proposal will have on these native animals.

Winton Road is a Mount Lofty walking trail, and is known for its heritage, scenery and historical beauty. A solar plant with chain link fencing and reflective panels is not in fitting with this aesthetical view. Especially one located directly next to the council zoned township

Torrens Valley Road and Warren Road

Torrens Valley Road and Warren Road are used by a large number of visitors and locals. Thousands of tourists travel this route on a daily basis to come to view the historic mill, Motor museum, and many other tourist attractions. Torrens Valley Road is a recognised scenic route. The jarring impact that this development will have on this view is in direct contradiction of its purpose.

<https://www.weekendnotes.com/torrens-valley-scenic-drive-58/>

The Bay to Birdwood is the largest, continually held motoring event for veteran, vintage and classic vehicles held anywhere in the world. This world renowned event travels along Torrens Valley Road and Warren Road. People set up chairs and have bbq's along these roads. The visual impact of this proposed development and the detraction of the historical nature of our town will impact tourists wanting to travel through our areas, which will have a tremendous impact on our already suffering local businesses that rely on tourism money and who have been hit hard by the COVID-19 restrictions.

<http://baytobirdwood.com.au/>

Birdwood is on show to the world during the Tour Down Under. Torrens Valley Road is often used during the Tour Down Under. The history and heritage feel of our town travels to the world once a year. Having such a jarring visual sight less than 500metres from our town centre is not in keeping with the councils own rules and policies for our area.

<https://tourdwnunder.com.au/festival/santos-festival-of-cycling/events-calendar/2020/jan/17/bikes-in-birdwood>

This route covers the two main entrances into Birdwood. There are many other tourist events that occur in Birdwood each year;

- Farm Day. The Birdwood Primary School holds a 'fete' each year and many people from the city will use Torrens Valley Road and turn onto Warren Road to get to this event.
<https://www.weekendnotes.com/birdwood-farm-day/>
- Rock and Roll Rendezvous. As with any event in Birdwood, Torrens Valley Road and Warren Road are well used.
<https://motor.history.sa.gov.au/rock-roll-rendezvous/>

Additionally, on Warren Road there is the historical Lutheran Church, which faces the proposed development. The view from this church currently looks down onto beautiful deciduous trees. There is no planting suggested to cover or screen the view from Warren Road. They plan to use the existing trees, which are directly under power lines, and are continuously cut short by SA Power Networks, and they are deciduous, so there is no screen at all for at least 6 months of the year. If this development goes ahead the church will face an eye sore.

The Tetris Development Application.

I would like to address some of the points made in the Tetris Development Application;

'Contribution to the local economy.'

- *Potential tourism benefit.*
There is more 'potential' for a negative effect.
How many tourists go to Mannum to have a look at the solar panels?
- *Employment and upskilling opportunities during construction and operation.*
We cannot see how this could involve locals.
According to the development application the company already has contractors who go from one site to another and from one state to another installing and maintaining these sites. They would employ minimal, if any local people, over the 35 year lease period.
This site would employ more locals (during the 35 year lease) if, as with the rest of the Birdwood area, it remained agricultural and was a vineyard, cherry farm or olive grove.
The 35 year lease will stop any further agricultural activities on what is high quality, fertile land.

We know that you can't stop progress but Birdwood and the surrounding area is known for many things. It shouldn't be known for an eye sore like a solar farm. We implore the council to reject the proposal by Tetris Energy.

Robyn and John Lazor
36 Winton Road Birdwood

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name:.....**Jim RATHSEN**.....

Postal Address:**PO. Box 9 BIRDWOOD 5234**.....

Contact No:.....**[REDACTED]**.....

Email:**[REDACTED]**.....
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports** the proposed development ~~OR opposes~~ the proposed development
(**cross out whichever does not apply**)

My interests are: owner of local property OR ~~occupier of local property~~
 a representative of a company OR Other
 organisation affected by the proposal OR ~~a private citizen~~
(**cross out whichever does not apply**)

The address of the property affected is:

.....**Section 6598 4d Talunga**.....Postcode: **5234**.....

The specific aspects of the application to which I make representation are:

.....
.....
.....

My objections (if any) could be overcome by:

.....
.....

(**cross out whichever does not apply**)

I **do wish** to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I ~~do not wish~~ to be heard in support of my representation.

Date:**21/7/2020**.....

Signature:**[Signature]**.....

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: MRS. MAXINE RICHARDS.

Postal Address: PO Box 262 BIRDWOOD 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ **"DEFINITELY"** ~~OR opposes the proposed development~~
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR~~ a private citizen
(cross out whichever does not apply)

The address of the property affected is:

4 OLIVEDALE ST BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

AS A 40 YEAR RESIDENT OF BIRDWOOD I FEEL THAT THIS DEVELOPMENT WOULD BE A BLIGHT/EYESORE ON OUR BEAUTIFUL TOWNSHIP. WE ARE A POPULAR TOURIST AREA AND A DEVELOPMENT SUCH AS THIS IS JUST NOT ACCEPTABLE !!!!

My objections (if any) could be overcome by:

By NOT BUILDING THIS EYESORE SOLAR FARM !!

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~
~~or by being represented by the following person.....~~

~~I do not wish to be heard in support of my representation.~~

Date: 29/7/2020

Signature: ob Richards

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

POSTED
29/7/2020 @.

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: JAMES JONES

Postal Address: P.O. Box 146, BIRDWOOD

Contact No: [REDACTED]

Email: [REDACTED]
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **~~supports the proposed development~~ OR ~~opposes the proposed development~~**
(cross out whichever does not apply)

My interests are: **~~owner of local property OR occupier of local property~~**
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

BIRDWOOD MOOR, 17 SHANNON ST BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

THE AREA IS LOCATED ON A SCENIC DRIVE AT THE ENTRANCE
TO A TOURISM DESTINATION. A 2.3 M SECURITY FENCE WILL
ALWAYS BE VISIBLE AND DETRACT FROM THE PICTURESQUE COUNTRY
BIRDWOOD IS OFTEN OVERCAST AND NOT A SUITABLE LOCATION. SHANNON

My objections (if any) could be overcome by:

RELOCATING PROJECT TO A SUITABLE LOCATION ON CROMER RD.
ANGUS CREEK RD, BURFORD HILL RD OR MANNUM, TALLAM BEND
(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~

or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 3-8-2020

Signature: [Signature]

The closing time and date for Representations is **5.00pm on 07 August 2020**

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

From:
Sent: Thursday, 6 August 2020 11:00 PM
To: Mail
Subject: Solar farm Birdwood

Follow Up Flag: Follow up
Flag Status: Flagged

KAREN Russell
13 Lange Crescent Birdwood, 5234

Object to development of solar farm near Birdwood.
Reasons being eyesore to town. Creating an industrial landscape on entry into historic township. Detract from the rural appeal of the township. Strongly disagree with Chinese company using local land for monetary gain.

I wish to be heard in discussions relating to this issue.

Thankyou K Russell

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

RECEIVED
03-AUG-2020
03 AUG 2020

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
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Development Number: 20/530/473

My Name: EDNA TATE

Postal Address: P.O. BOX 431 BIRDWOOD 5234

Contact No: 08 8555 1234

Email: edna.tate@birdwood.sa.gov.au
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

55 OLIVEDALE ST BIRDWOOD SA Postcode: 5234

The specific aspects of the application to which I make representation are:

BIRDWOOD IS A BEAUTIFUL TOURIST ATTRACTION
I TO PLACE THESE SOLAR PANELS IN THIS Paddock
ON WARREN RD WOULD BE SUCH AN EYE SORE & SPOT
THE OUTLOOK OF BIRDWOOD SO I STRONGLY OBJECT
My objections (if any) could be overcome by:

BY PUTTING THESE PANELS ON THE HILLSIDES OF
TUNGKILLA OR PALMER WHERE THE SUN REALLY SHIN
(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 29/7/20

Signature: E. Tate

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993 RECEIVED
 REPRESENTATION ON APPLICATION - Category 3 Notification
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03 AUG 2020

SCANNED

03 AUG 2020

Development Number: 20/530/473

My Name: Adam and Diane Levy

Postal Address: PO Box 99 Birdwood 5234 SA

Roadside Address
254 Winton Road
Forreston SA 5233

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property
~~a representative of a company OR other~~
~~organisation affected by the proposal~~ OR a private citizen
 (cross out whichever does not apply)

The address of the property affected is:

Winton Road, Birdwood, SA. Postcode: 5234

The specific aspects of the application to which I make representation are:

This proposed site is the scenic gateway to Birdwood, this would destroy the Torrens Valley Scenic Route. We believe this will be an eyesore to the community, visitors and tourists to the area. Solar Panels contain lead, cadmium and other toxic chemicals, the Torrens River runs through this land that is proposed.

My objections (if any) could be overcome by:

Increased traffic on Winton Road, more dust nuisance
 (cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
 or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 30-7-2020

Signature: Adam Levy

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
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Development Number: 20/530/473

My Name: JOHN TATE

Postal Address: P.O. Box 431 BIRDWOOD SA 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are:
owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

55 CLIVEDALE STREET BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

1. WILL DESTROY ITS TOWNSET ATTRACTION. 2. THE LAND IS
AIRBURY PRODUCTIVE GRAZING & FARMHOUSE LAND. 3. THE LAND
SITE IS TOO CLOSE TO THE BIRDWOOD TOWNSHIP

My objections (if any) could be overcome by:

SELECT ANOTHER SITE IN THE Mallee REGION BETWEEN
PANNER & THE RIVER MURRAY

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 29/7/2020

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

RECEIVED
03 AUG 2020

Development Number: 20/530/473

My Name: Kelly Clarke

Postal Address: P.O. Box 248

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR~~ a private citizen who lives in Birdwood
(cross out whichever does not apply)

The address of the property affected is:

Lot 16 DP13143 Torrens Valley Rd Birdwood SA Postcode: 5234

The specific aspects of the application to which I make representation are:

I have no objections to a solar farm but it should not be located at the gateway to our beautiful & picturesque town. Currently the entry to Birdwood is welcoming, represents the nature of the surrounding area, it is also on the

My objections (if any) could be overcome by: moving it to a location where it's not an eyesore (route of tourist events to anyone & won't devalue properties nearby) like the Bay to Birdwood & TROU.
(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~

~~or by being represented by the following person:~~

I do not wish to be heard in support of my representation

Date: 30/7/2020

Signature: 

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: DAVID JOYCE

Postal Address: P.O. Box 34 BIRDWOOD SA 5234

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development OR~~ opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

LOT 2 21 WINTON Rd. BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

LOCATION OF PROPOSED DEVELOPMENT, SCALE AND BULK,
VISUAL IMPACT, NOISE GENERATION, IMPACT OF
REFLECTIVE SURFACES, ENVIRONMENTAL IMPACTS.

My objections (if any) could be overcome by:

CHOOSING AN ALTERNATIVE LOCATION WHERE LAND USE
IS BETTER SUITED TO THIS TYPE OF DEVELOPMENT

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....~~

I do not wish to be heard in support of my representation.

Date: 4/8/20

Signature: 

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

REPRESENTATION ON APPLICATION DA 20/530/473

I would like to express my objection to the proposed Non-Complying Large Scale Industrial Solar Installation on lot 16 Warren Rd Birdwood.

I reside on Winton Road and I am part of the Joyce family who have been living here since 1983.

We are multi-generational builders and have restored the original 1853 built 2 storey house with respect and attention to detail to preserve the character of the building and to enhance the significant Local colonial heritage and natural beauty of the area

I believe a ~30-acre solar installation will be visually detrimental to the numerous residents, church and local businesses living adjacent to the proposed site

The following extracts (acknowledged in headings) relate to development within the Adelaide Hills council, the majority being a primary production watershed area. These points I believe are relevant to the proposal submitted by Tetris energy p/l and the accompanying information provided by Frank Brennan Consulting Services.

David Joyce

Winton Rd

Birdwood 5234

STATE PLANNING AND DESIGN CODE

STATE PLANNING COMMISSION

*DISCUSSION PAPER ON PROPOSED CHANGES TO RENEWABLE ENERGY POLICY IN THE PLANNING AND
DESIGN CODE*

JULY 2019

*..Of particular concern is the possibility of a solar farm occupying valuable primary production land given
the area they cover.*

*Solar farms are best located in areas with soil not capable of supporting high productivity agricultural
activities and landscapes that are not of significance.*

*It is also important to manage any environmental impacts relating to heat and dust on neighbouring
properties as well as glare management that can negatively impact adjacent land uses or transport modes
(road and air in particular).*

*Consideration would also need to be given to restricting large scale solar farms on more productive lands,
such as within the Adelaide Hills watershed*

PRIMARY PRODUCTION PRIORITY AREAS

ADELAIDE HILLS COUNCIL INFORMATION PAPER

INTERPRETATION AND USE

The PPPA mapping project seeks to provide a starting point for formal identification of areas of primary
production significance in the Greater Adelaide region.

Subject Land LOT 16 Hundred of Talunga Warren Road Birdwood

The Subject Land is included in the Primary Production Priority Area

Adelaide Hills Council Development Plan

Consolidated 8th August 2019

Council Wide Provisions

26. DESIGN AND APPEARANCE OBJECTIVES

1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

(a) building height, mass and proportion

(b) external materials, patterns, colours and decorative elements

3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.

7 Development should not cause:

(a) unreasonable loss of sunlight or views from existing or proposed development

(b) adverse conditions by significantly altering microclimatic conditions

(c) adverse alteration of the character of the area.

10 Buildings and excavations near the Heysen Trail and connecting trails should be sited unobtrusively and landscaped to minimize their visual impact on scenic views from those trails.

11 No building should be erected within 100 metres of the Scenic Routes shown on Figure AdHi(EC)/1 which would impair, disfigure, interfere with or be in any way detrimental to the aesthetic appearance or natural beauty of:

(a) the scenic routes

(b) the landscape visible from any part of the scenic routes

(c) the landscape visible from any vantage point adjacent to the scenic routes.

Adelaide Hills Council Development Plan cont.

Consolidated 8th August 2019

Council Wide Provisions

26. DESIGN AND APPEARANCE OBJECTIVES

PRINCIPLES OF DEVELOPMENT CONTROL

12 No development should be undertaken which would, in terms of its scale, bulk, colour scheme, materials, or prominent location, impair, disfigure, interfere with or be in any way detrimental to the amenity, aesthetic appearance or scenic beauty of:

(a) the River Torrens or the Onkaparinga River

(b) the land within 60 metres from the top-of-bank of either side of the River Torrens or the Onkaparinga River, except within a Public Purpose, Town Centre or Township Zone.

37. HERITAGE PLACES

OBJECTIVES

1 The conservation of State and local heritage places.

2 The continued use, or adaptive reuse of State and local heritage places that supports the conservation of their cultural, architectural, historical, archaeological, scientific or other special significance.

3 Conservation of the setting of State and local heritage places.

4 The overall enhancement of places of State Heritage value, Local Heritage value and areas of historic character.

PRINCIPLES OF DEVELOPMENT CONTROL

2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):

- (a) principal elevations
- (b) important vistas and views to and from the place*
- (c) setting and setbacks
- (d) building materials*
- (e) outbuildings and walls
- (f) trees and other landscaping elements
- (h) architectural treatments

3 Development of a State or local heritage place should be compatible with the heritage value of the place.

6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

- (a) scale and bulk*
- (b) width of frontage
- (c) boundary setback patterns
- (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping*
- (e) colour and texture of external materials.*

10 Buildings, structures, *land and sites of architectural, historic, archaeological, scientific, social, cultural, aesthetic or other heritage significance should be preserved* and, where possible, restored.

Alterations to land or buildings of significance should be carried out to substantially retain or restore those aspects of importance.

12 Development associated with a local heritage place, or within the Historic Conservation Areas – the Country Living (Ayers Hill Road Historic) Policy Area in the Country Living Zone or the Township (Mylor Historic) Policy Area in the Township Zone), may vary the detail of design related principles of development control where such variations enable appropriate and complementary conservation of the place or item, providing that any variation:

- (a) is justified by significantly unusual and difficult constraints created by the retention, conservation or unique circumstances of the place

(b) avoids creating an adverse impact on the integrity, setting, and desired character, and amenity of the locality

(c) does not compromise the heritage integrity of the place.

42. INDUSTRIAL DEVELOPMENT

OBJECTIVES

4 Industrial development occurring without adverse effects on *the health and amenity* of occupiers of land in adjoining zones.

5 Building facades facing a non-industrial zone, public road, or public open space should:

(a) use a variety of building finishes

(b) not consist solely of metal cladding

(c) contain materials of low reflectivity

(d) incorporate design elements to add visual interest

(e) avoid large expanses of blank walls.

SITING AND VISIBILITY

OBJECTIVES

1 Protection of scenically attractive areas, particularly natural and rural landscapes

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to minimise its visual impact on:

(a) the natural, rural or heritage character of the area

(b) areas of high visual or scenic value, particularly rural areas

(c) views from public reserves, scenic or tourist routes and walking trails.

3 Buildings outside urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:

(g) constructed of material colours and finishes which complement those of surrounding developments and landscapes.

7 The nature of external surface materials of buildings should be non-reflective and not detract from the visual character and amenity of the landscape

ADELAIDE HILLS COUNCIL WATERSHED PRIMARY PRODUCTION ZONE FACT SHEET

OCTOBER 2018

FORMS OF DEVELOPMENT THAT ARE NOT APPROPRIATE (NON-COMPLYING) IN THE W(PP) ZONE

PRINCIPLES OF DEVELOPMENT CONTROL

- Materials used
 - Buildings should be clad in materials which are non-reflective and which do not detract from the amenity and character of the area. They should blend in with the natural environment*
- Natural tones are preferred (e.g. browns, greens and greys)

97. TOURISM DEVELOPMENT

OBJECTIVES

3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.

4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.

5 Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.

PRINCIPLES OF DEVELOPMENT CONTROL

3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialize or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.

STATE PLANNING COMMISSION

NEW STATE PLANNING POLICIES FOR SOUTH AUSTRALIA

DISCUSSION PAPER ON PROPOSED CHANGES TO RENEWABLE ENERGY POLICY IN THE PLANNING AND
DESIGN CODE

JULY 2019

Of particular concern is the possibility of a solar farm occupying valuable primary production land given the area they cover.

Solar farms are best located in areas with soil not capable of supporting high productivity agricultural activities and landscapes that are not of significance.

It is also important to manage any environmental impacts relating to heat and dust on neighbouring properties as well as glare management that can negatively impact adjacent land uses or transport modes (road and air in particular).

Consideration would also need to be given to restricting large scale solar farms on more productive lands, such as within the Adelaide Hills watershed

FURTHER CONCERNS

THE GLARE FROM THE PROPOSED PANELS COULD IMPACT THE FRONT BALCONY SEATING AREA AND INTERNAL LIVING AREAS OF 21 WINTON RD BEING AT AN ELEVATED POSITION AND LOCATED DIRECTLY TO THE WEST OF AND FACING THE SUBJECT LAND

SA POWER NETWORK TREE PLANTING RULES STATE A TREE OR SHRUB WITH A MATURE HEIGHT OF MORE THAN 2 METRES CAN NOT BE PLANTED WITHIN A MINIMUM OF 6 METRES OF A POWER POLE IN A BUSHFIRE AREA. THE SUBJECT LAND HAS HIGH VOLTAGE POWER LINES TO 3 SIDES OF THE PERIMETER

THE PROPOSED PANELS ARE DESCRIBED AS 4.66 METRES TALL SO WILL BE VISIBLE FROM ALL SIDES OF LOT 16 IN THAT CASE

GRASS AND WEED CONTROL UNDER PANELS. WEED KILLER/ POISON ON THAT SCALE MAY BE CARRIED INTO THE RIVER TORRENS AND CONTAMINATE THE ADELAIDE WATER SUPPLY OR IF FUEL IS NOT CONTROLLED WILL POSE A BUSHFIRE RISK

A GRASS FIRE ON A 40 DEGREE DAY WITH STRONG WINDS WILL BE UNCONTROLLABLE OVER 30 ACRES OF PV PANELS WHICH I BELIEVE ARE ALSO COMBUSTIBLE

THE NOISE GENERATED FROM TRANSFORMERS IS CONSTANT 24/7 AND CAN BE REVERBERATED ALONG THE RIVERBANKS AND VALLEY CREATING A NUISANCE TO THE NUMEROUS RESIDENTS LIVING ADJACENT TO THE SUBJECT LAND

BIRDWOOD AND THE SUBJECT LAND IS DIRECTLY BENEATH THE ADELAIDE AIRPORT APPROACH FOR COMERCIAL FLIGHTS FROM THE EASTERN STATES, FOLOWING THE PATH OF THE SOLAR PANELS AND MAY HAVE A GLARE IMPACT ON PILOTS

LITTLE OR NO BENEFIT TO THE IMMEDIATE LOCAL ECONOMY

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED



Development Number: 20/530/473

My Name: G.L. Pienaar + E.F. Pienaar **16 AUG 2020**

Postal Address: PO Box 459 Birdwood SA 5234

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ **OR opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

56 Shannon St Birdwood SA Postcode: 5234

The specific aspects of the application to which I make representation are:

- Significant visual impact on the major tourist route into the picturesque village of Birdwood
- Potential environmental dust and runoff impacts

My objections (if any) could be overcome by:

Relocate to a less conspicuous and sensitive site

(cross out whichever does not apply)

I **do** wish to be heard in support of my representation by appearing personally
or by being represented by the following person ourselves

~~I do not wish to be heard in support of my representation.~~

Date: 31 July 2020

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: Mr Matthew Peter Sackey and Mrs Haze Kathleen Sackey

Postal Address: P.O. Box 529, Birdwood SA, 5234

Contact No: 0408 116 646

Email: hsackey@bigpond.com

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports** the proposed development OR **opposes** the proposed development
(cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

31 Winton Road, Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

Please find attached documents; Sackey Opposition Documents

My objections (if any) could be overcome by:

Please find attached documents; Sackey Opposition Documents

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

~~or by being represented by the following person~~

~~I do not wish to be heard in support of my representation~~

Date: 1 August, 2020

Signature: MP Sackey & HK Sackey

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

Adelaide Hills Council
PO Box 44
Woodside SA 5244
mail@ahc.sa.gov.au

Opposition to Development 20/ 530/ 473

Attn: Melanie Scott

We are writing to oppose the development of Lot 16, DP13143, Torrens Valley Road Birdwood, SA by Tetris Energy Pty Ltd. We would like to make a representation to council on this matter. We are the current owners of the property located at 31 Winton Road, Birdwood 5234, which is adjacent to this proposed development.

Visual impact on our site

Over the past 2 years, since purchasing this property, we have spent over 50 thousand dollars with local builders, architects, and local tradespeople developing our site to be ready for our build. We completed our due diligence when purchasing the property and read the council's guidelines for new builds in the area, taking into account what that would mean for the future in our surrounding area. We have gone to great lengths and cost to ensure that we meet all of the guidelines set out in the councils own planning documents. We've undertaken this work, including fencing off remnant native vegetation and weed eradication in conjunction with the National Resource Management board in order to improve the visual amenity of our area. We were a matter of weeks from submitting our plans to council.

We have designed our future home to maximise the views of our surrounding landscape and any industrial installation would adversely impact the stunning views and impact our visual amenity. The topography of the area seems to have been overlooked in the Tetris Development application. The proposed development site is low lying in comparison to all of the surround blocks; which would look down into the completed solar plant development. There is no amount of screening that will hide the proposed development, particularly as the screening wont be in place until 6 months after the build has been completed, and will only be installed as tube stock. Even if larger trees and shrubs were to be used in the screen they would be ineffective given the topography.

As well as the large number of solar panels visible from our home site, the proposed buildings and infrastructure are incredibly prominent, painted stark white and very industrial in nature, all combining to reduce the visual amenity from our home. As well as impacting our views, our planned home will be in between the sun in the West and the solar panels to the East, which means from around 1pm onwards we will have all the solar panels facing directly at our home. Although reflection, glint, and glare from the panels is claimed to be low, there will be significant impact from having such a huge number of panels directed at our home. During the evening there will be security lighting on the panels, and buildings, which will also be visible from our home and cause light pollution in the area.



Image taken from our proposed build site onto lot 16, as you can see it is a very large proportion of our view, which will not be able to be hidden by any planting or screening.



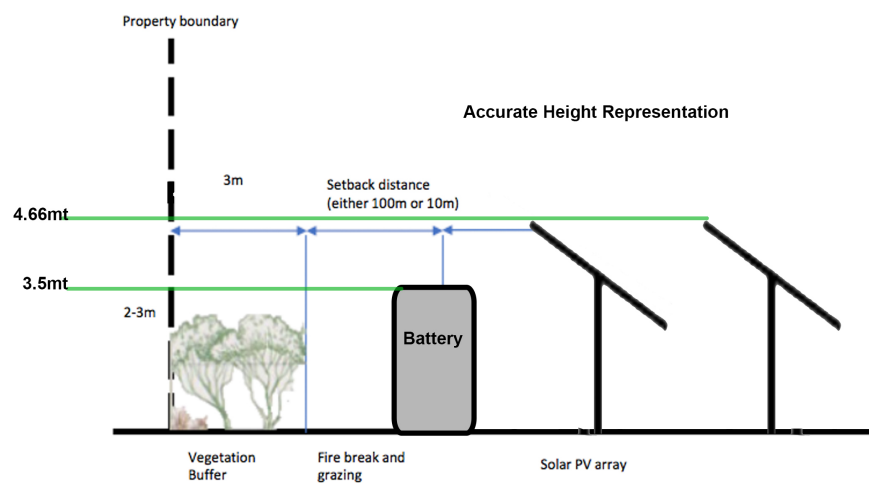
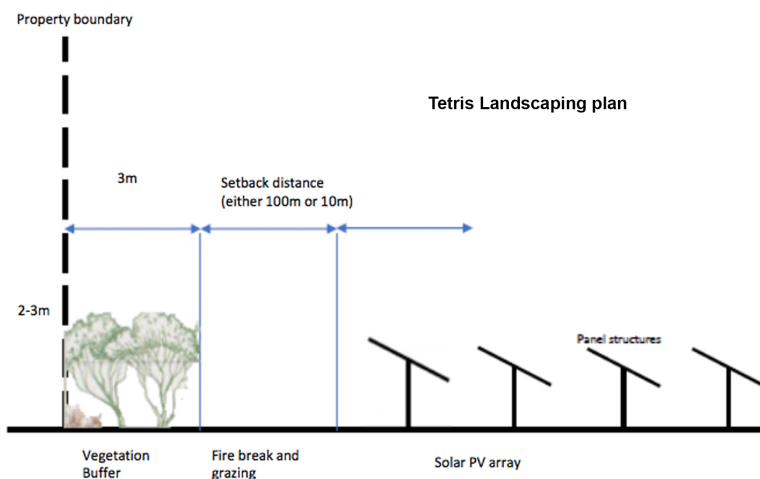
Image taken from the proposed Winton Road Entry looking up at our house block.

As mentioned previously, the Tetris development application states that they will be using tube stock as a screen and these will be planted 6 months after the completion of the build. This leaves a 12 month period where there will be no screening in place. The proposed site is along Scenic Tourist Route 58, and is the main gateway into the town of Birdwood. The Bay to Birdwood, Tour Down Under, Adelaide Hills Rally, Rock n Roll Rendezvous all attract a large number of tourists, who all pass through this route. With overseas travel being banned and interstate travel not recommended, Birdwood is becoming more and more popular as a weekend destination. At a time where our local businesses have been hit hard by bush fires and now COVID-19, the adverse impact this development could have on our tourist town and our local businesses could be devastating to many.

Tetris Development Application and Planning Report

The Development Application and Planning Report makes a number of assertions that there will be little visual impact from the development. We believe this to be incorrect, considering the following:

- All of the existing roadside vegetation is deciduous, so there is no screening during the cooler months. There is no additional screening vegetation planned along Warren road, with the panels being installed only 10 metres from the road.
- Existing vegetation along the two main roads has significant spacing between trees and long stretches without any plants. The proposed vegetation plan does not address all of these gaps, in particular on Warren Rd.
- Much of the proposed vegetation is small shrubs and trees up to 2-3 metres tall, however the solar panels extend up to 4.66m
- The two main roads that adjoin the site are built up well above the level of the land proposed for this development. Torrens Valley Rd in particular is more than 1 metre above the ground level in places. Combined with the sloping site, this means the development will be highly visible from these roads regardless of whatever is planted.
- The proposed vegetation is to be planted as tube stock, requiring several years to grow sufficiently to provide any screening benefit at all.
- The images provided in the development application for show that the panels will be lower than the trees and fencing, however this is untrue, given the measurements Tetris provided in their development application. (see below image)



The Objectives and Principles of Development Control for the Watershed (Primary Production) zone talks of *“enhancement of the amenity and landscape”* for residents and tourists, and that buildings should be *“unobtrusive and not detract from the desired natural character of the Zone”*. The objectives and principles for Renewable Energy Facilities also talk of protecting natural and rural areas. The photos in the Development Application are deceptive, and don’t show just how visible this development will be, particularly from the main tourist route on Torrens Valley way. In addition to being highly visible, the development is comprised of very industrial looking components; 2.3m high Cyclone fencing, shipping containers, steel structures etc. This is out of keeping with the natural and rural outlook in this area.



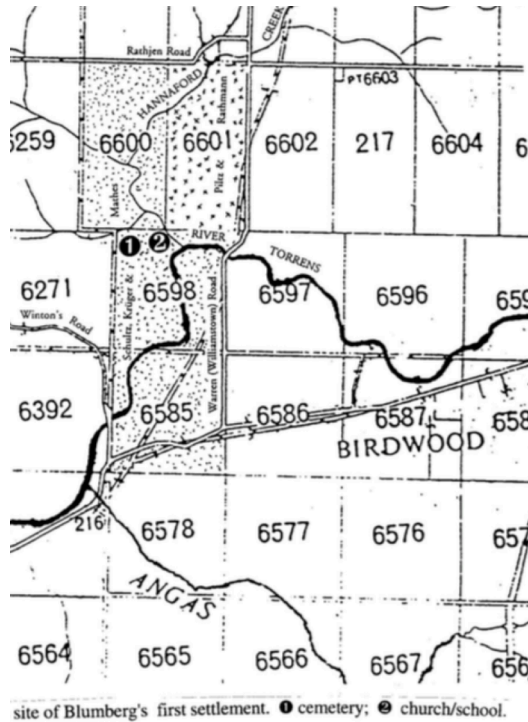
This is the current screening along Warren Road taken from the Historic Lutheran Church. There is no screening planned here as this was deemed adequate. The solar panels will be located 2 metres inside the fence line, which will be 2.3 mts industrial cyclone fencing. These trees are regularly cut short due to the overhead power lines, and are deciduous.

Community benefit

When looking at the Tetris development application there is no apparent benefit to the immediate community. To build this within 150 meters of our local sporting ovals, and less than 500metres from our town centre seems counter productive to our country living ideals. In fact it appears that it will be more to local detriment than of any benefit. The application mentions the site as a possible tourist attraction, but then says it will be covered from view. It mentions that there could be possible up-skilling of local trades people, but no on going jobs. There will be a section of road surface on busy Torrens Valley Road needing to be dug up in order for the power to reach the substation, plus major traffic hold ups during times people are travelling to and from work. In addition the construction will also be occurring on a Saturday, which is the peak tourist day, and will have people avoiding the roadwork and bypassing our town altogether. Not to mention the impact of the visual amenity during the construction period. In fact, we believe that our proposed house build will employ more locals for a longer period of time than this industrial development.

Historical Cultural Significance

According to The Torrens Valley Historical Journal Issue no. 46, the proposed site (lot 16 Torrens Valley Road) is referred to as lot 6585 and 6598. (See pg. 12 for Map details) This site is recognised in the journal as the foundational site of Blumberg, additionally as the site of the original cemetery and school (page. 7) Excerpts from the journal have been attached (see below)



1846

27 September. Arrival of the ship *Pauline* from Bremen. Among the passengers are the Hanckel family, bachelors Piltz and Rathmann.

1848, the foundation of Blumberg—

The SACO tenants in 1848 were the **Schultz, Kruger** and **Matthes** families on Sections 6585, 6898 and 6600 where they had built 3 slab huts and 4 stock-yards; they had planted 50 acres of wheat, 10 of barley and 4 of potatoes; they had fenced 120 acres; (the lease in this and subsequent years puts the emphasis on Wilhelm Schultz who is not mentioned in earlier histories.) The **Piltz** and **Rathmann** families on Section 6601 had built 3 slab huts and 3 yards; they had planted 20 acres of wheat and 3 of potatoes and fenced in 77.

14 June J. Samuel Matthes, aged 35 years, died at Blumberg of 'pneumonia' and there being no consecrated land at Blumberg, was buried at Lobethal.

19 July. Juliane Huebner, aged 7 years, also died of 'pneumonia'. She was the first burial in the Blumberg cemetery on Section 6598.

8 September. Wilhelm Robert Piltz was born and christened soon after by Pastor Fritzsche at Blumberg. Witnesses to this christening (probably the first in Blumberg), were: Ernst Gellert, Johann Gottlieb Kalms and Christoph Krüger, fellow settlers and neighbours.

2 December. Juliane Zadow, aged 12 years, died of fever and was buried in the new cemetery.

1849—

Schultz & Co have increased their cropped area to 161 acres with the whole 231 being fenced. Piltz and Rathmann are now shown to have a **general store**, etc, with 52 acres under crop. New additions are:-

Aberle & Co., Section 6597, 3 huts and 13.5 acres crop;

Ahrns & Co., Section 6556, 1 acre potatoes and a temporary bush fence

Hopner & Aberle, Section 6602, good hut and 20 acres under crop;

There are a number of historic sites in the immediate vicinity of this proposed development, including the Blumberg Bridge, a cottage from the original settlement of the area, the stables from the original Birdwood Inn and the historic Lutheran Church. All of these are on the roads immediately adjacent to the proposed development and this historic precinct is not compatible with the proposed industrial development.



Image taken from proposed Winton Road entry, towards Torrens Valley Road showing historic ruins of original stables (right of image)

While we fully support the development of renewable energy resources, this development is in a completely inappropriate location. If it goes ahead, it will have a significant impact on our enjoyment of the home we are in the process of building. It will also have a significant detrimental effect on the visual amenity of the area, something that affects the whole community. The community benefits that the developer has cited in their development application provide no actual improvement to anyone in the area, and the industrial nature of the proposal does not fit with the rural outlook and the historical appeal of the area. We strongly implore you to deny approval for this industrial development.

Regards,

Matthew & Haze Sackey
31 Winton Road,
Birdwood SA 5234

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: BRIAN CAIRE

Postal Address: PO BOX 574 BIRDWOOD 5234

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: supports the proposed development OR opposes the proposed development
(cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property WHICH I OWN
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

8 THEEL AVE BIRDWOOD SA 5234 Postcode: 5234

The specific aspects of the application to which I make representation are:

BIRDWOOD IS A TOURIST TOWN & WE DON'T NEED A SOLAR FARM
IN THE ENTRANCE TO OUR TOWN. MR RATHJEN HAS PLENTY OF
LAND WHERE I'M SURE THE SOLAR FARM COULD BE BUILT WITHOUT THE
VISIBLE IMPACT OF PROPOSED SITE.

My objections (if any) could be overcome by:

WHAT VALUE WILL IT BE TO BIRDWOOD? NO BATTERIES, INTERSTATE CO,
I SUSPECT OUR HOUSING VALUES WILL ALSO DROP.

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 1st AUG 2020

Signature: Brian Caire

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: BARBARA CAIRE

Postal Address: PO BOX 574 BIRDWOOD SA 5234

Contact No: 08 8464 1111

Email: barbara.caire@adelaidehills.com.au
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: supports the proposed development OR opposes the proposed development
(cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property which I own
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

8 THEEK AVE BIRDWOOD SA Postcode: 5234

The specific aspects of the application to which I make representation are:

DO NOT THINK A SOLAR FARM AT THE ENTRANCE
TO BIRDWOOD IS APPROPRIATE AS IT IS A TOURIST
TOWN & GATEWAY TO BAROSSA VALLEY

My objections (if any) could be overcome by:

SHOULD BE PLACED WHERE NOT SO VISIBLE TO
TOWNSHIP

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person

I do not wish to be heard in support of my representation.

Date: 15.7 AUG 2020

Signature: B. Caire

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: **Carl + Cherie Marshall**

Postal Address: **P.O. Box 495 Birdwood 5234**

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development OR~~ **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

48 Winton Road Birdwood Postcode: **5234**

The specific aspects of the application to which I make representation are:

Please see attached document.

My objections (if any) could be overcome by:

Choose alternate location

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~
~~or by being represented by the following person~~

I do not wish to be heard in support of my representation.

Date: **5/8/20**

Signature: **Cherie Marshall**

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

Development Number: 20/530/473
Proposed Location: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

Specific aspects of the application to which we *oppose* are:

1. The proposed location borders the Torrens Valley Scenic Drive and is immediately on the approach to the township of Birdwood. The proposed infrastructure has the potential to distract from the visual beauty and purpose of a “scenic” drive. The major events held along this route that include the “Bay to Birdwood” and “Tour Down Under” will also suffer from the intrusion of this installation on the picturesque route that makes these 2 events a draw card for our small country town.
2. The installation of chain mesh fencing up to 2.3m will be highly visible initially and would require significant and established trees to be planted for “screening” as the present vegetation has deciduous species along both borders to the south and east thereby not providing adequate screening all year round. Planting of seedlings would take many years for an effective screening to take effect. The solar panels are up to 4.66m tall as an example.
3. Our property immediately borders this proposed installation to the west and will be visible from our lounge, bedroom, and outdoor living areas. The distance from our house to the boundary of the proposal is 236m and from our eastern boundary to the proposal is 193m. (measured from Google Earth) We would expect to be substantially impacted by noise and dust during the construction stage and also any security lighting that will be installed during and after the construction.
4. There is no advantage to our property regarding feed in solar power from this proposed installation to the Angas Creek Sub Station as we are on a separate feed.
5. The access to the proposed installation is from Winton Road which already has a less than desirable entry and exit off the Torrens Valley Road and the dust nuisance is already well known and signposted by the council. Does the developer have a plan to overcome these issues?
6. What assurance is there that the proposed infrastructure will not increase in size from 4.98MW to 30MW?
7. Is there a copy of the Environmental Impact Study done that can be viewed and was this an independent study?
8. Was there consideration from the developer of an alternate site for the proposed infrastructure that was less of a visual impact than on a junction of 2 scenic routes into an historic country town?

Signed: Carl Marshall, Cherie Marshall – Property Owners 48 Winton Road Birdwood 5234

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: DREW JOUCE

Postal Address: PO BOX 1052, KENT TOWN SA 5071

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ☒ ~~supports the proposed development~~ OR ☐ ~~opposes the proposed development~~
(cross out whichever does not apply)

My interests are: ☒ ~~owner of local property OR occupier of local property~~
☒ ~~a representative of a company OR Other~~
☒ ~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

LOT 2, 21 WINTON RD BIRDWOOD SA Postcode: 5234

The specific aspects of the application to which I make representation are:

1. DISTURBANCE TO RURAL ENVIRONMENT TO FAMILY
2. LOSS OF VISUAL AMENITY
3. DIMINISH PRODUCTIVITY OF LAND IN W(PP) ZONE

My objections (if any) could be overcome by:

1. RELOCATING TO A MORE ISOLATED/REMOTE LOCATION

(cross out whichever does not apply)

☒ ~~I do wish to be heard in support of my representation by appearing personally~~
☒ ~~or by being represented by the following person.....~~

☒ ~~I do not wish to be heard in support of my representation.~~

Date: 5/8/20

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

**OBJECTION TO PROPOSED NON-COMPLYING LARGE SCALE INDUSTRIAL SOLAR
INSTALLATION ON THE RIVER TORRENS PRIMARY PRODUCTION WATERSHED AREA DA
20/530/473**

PAGE 1 of 3

REPRESENTATION ON APPLICATION DA 20/530/473

I would like to express my objection to the proposed Non-Complying Large Scale Industrial Solar Installation on lot 16 Warren Rd Birdwood.

My family moved to and restored the heritage house adjacent to the proposed development in 1983 and although personally no longer residing at the premises, my brother and mother do reside there and we visit often. As a family we have always placed significant value on the natural and rural environment, its beauty and character that surrounds the property and the amenity afforded us by this. It is my concern that the solar development is not only inconsistent with the development requirements for the zoning but that it represents both a loss and an intrusion for our family, for the locals and residents and tourists visiting the area.

The following pages detail my concerns and fall into three categories:

- loss of character and visual amenity to the family and property
- loss of visual amenity to tourists and locals and disturbance to the character of the Adelaide Hills landscape and the views to the River Torrens
- non-compliance within the Watershed Primary Production zoning.

These points I believe are relevant to the proposal submitted by Tetris energy p/l.

Regards, Drew Joyce
224 Blockers Road Basket Range.
SA 5138

I note firstly that I personally support the diversification of energy production and in particular the move away from fossil fuels to mitigate the effects of climate change. However I object to the proposed development application on a number of grounds:

The development:

- **being of an industrial scale and nature will disturb the rural nature of the environment that is of importance to the family.** The development is located immediately adjacent to the family residence (approx 45m metres at its closest point) and will represent a disruption to the family on arrival and departure to the property and the views from the property to the South East over the proposed development. Our interest and value of the property as a family residence has been, and is, derived primarily from its remoteness from major developments of a residential and commercial nature. This was one of the primary reasons the family chose to settle and live here for over 38 years and to restore the heritage property. We are concerned with the likely lightspill from security lighting and also ambient noise.
- **will through screening or just through its presence (industrial nature and scale) cause a loss of visual amenity to tourists and residents of the area.** The views along Adelaide - Birdwood Road are of significant natural beauty, especially the views from the road to the River Torrens – the riparian zone constituting the majority of ALOTMENT 16 in DP 13143. The vast open tract of land in winter is archetypally Australian (sheep, green grass, gums, blue skies) and the landscape typical of the unspoilt reputation that has been established as a valuable part of the Adelaide Hills brand and therefore tourism. This road is a significant tourist route from Adelaide – Birdwood; as a destination to the Motor Museum, and onwards to Mannum. Tourists don't set out on a Sunday drive into and through the hills with a desire to see industrial scale developments. Conversely, not being able to see the landscape through proposed screening also represents a loss. In addition this vista of the proposed development site is a recognisable part of the broader entry and arrival to the Birdwood township. The development being of an industrial scale is incongruous and unsympathetic to the high quality rural landscape and the natural environment.

As noted in the Adelaide Hills Development Plan: Rural Landscape / Policy Area / PRINCIPLES OF DEVELOPMENT CONTROL, Form of Development: **1 Development should be primarily for farming and horticulture, with natural open space in order to retain the qualities and amenity of the locality.**

In addition to this, also noted in the (1) Adelaide Hills Development Plan, Watershed Protection Policy Area, Introduction / OBJECTIVES: 1 A Policy Area **primarily for natural open space and non intensive farming** on large holdings which does not pollute surface or underground water resources.

2 The maintenance of a pleasant, attractive rural landscape characterised by verdant undulating pasture lands, dotted with clumps of large majestic gum trees with the occasional cluster of farm buildings.

- **will diminish the productive capacity of the land.** The land is currently zoned Watershed (Primary Production) W(PP) and the development is in conflict with the accepted development requirements whereby, the productivity of land designated Primary Production may not be diminished in its capacity.

As noted also in the following excerpt from the report paper (1): *'Adelaide Hills Council Rural/Primary Production Areas Policy Changes'*, that the protection of land for future productive use is important, whereby **"we do not know what might be the 'new' and appropriate farming activity in 10, 20 or 50 years' time.**

Therefore we must leave the land in the best possible arrangements to allow for the new primary production activity." It was also acknowledged by the consulting group that:

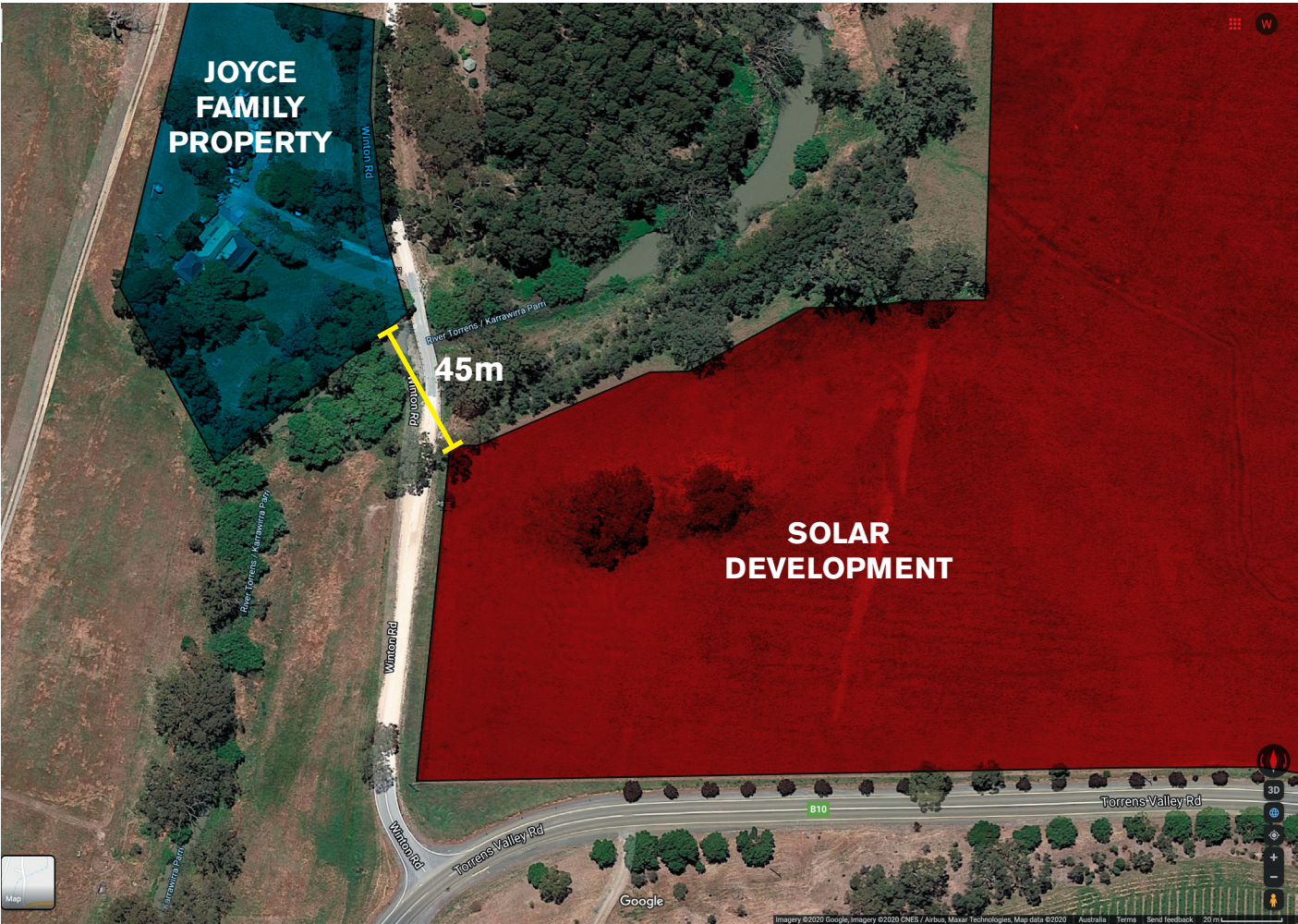
- a) recognition and retention of primary production land is a part of the Council's Strategic Plan,
- b) the community wants such land to be protected and retained,
- c) the region is an important 'food bowl' for Adelaide and South Australia,
- d) the concept delivers certainty to the current and future primary producers,
- e) allows the land to be used to its maximum potential to ensure the appropriate productive capacity is achieved,
- f) the process will maintain the economic viability of the land and the region

Referenced papers:

(1) https://www.dpti.sa.gov.au/__data/assets/pdf_file/0007/249955/Adelaide_Hills_Council_Development_Plan.pdf

(2) <https://www.ahc.sa.gov.au/ahc-resident/Documents/Planning-Building-docs-NEW/Primary%20Production%20Priority%20Areas%20project.pdf>

THE FAMILY PROPERTY AND PROXIMITY TO THE PROPOSED DEVELOPMENT



VIEW TO THE FAMILY PROPERTY FROM WINTON ROAD



South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: DAVID WARD

Postal Address: P.O. BOX 60, BIRDWOOD, S.A. 5234

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports** the proposed development OR **opposes** the proposed development
(cross out whichever does not apply)

My interests are: **owner of local property OR occupier of local property**
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

56A OLIVEDALE STREET BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

As a long term resident of Birdwood and an active member of the community I do not think a solar farm is an appropriate use of good quality farm land.

My objections (if any) could be overcome by:

Siting such a Solar farm on non-arable land.

(cross out whichever does not apply)

I **do wish** to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I **do not wish** to be heard in support of my representation.

Date: 6/08/2020

Signature: David Ward

The closing time and date for Representations is 5:00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: **ADRIAN & ANN BRACHAM**

Postal Address: **P.O. BOX 633, BIRDWOOD 5234**

Contact No: **[REDACTED]**

Email: **[REDACTED]**
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **~~supports the proposed development~~ OR ~~opposes the proposed development~~**
(cross out whichever does not apply)

My interests are: **~~owner of local property OR occupier of local property~~**
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:
1783 WARREN ROAD BIRDWOOD Postcode: **5234**

The specific aspects of the application to which I make representation are:
PLEASE REFER TO ATTACHED DOCUMENT

My objections (if any) could be overcome by:
REFER TO ATTACHED

(cross out whichever does not apply)

I **do wish** to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I **do not wish** to be heard in support of my representation.

Date: **6 AUG 2020** Signature: **[Signature]**

The closing time and date for Representations is 5.00pm on 07 August 2020

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The specific aspects of the application to which I make representation are:

1. *Site selection.* Whilst we are not opposed to Solar energy, the site selected will have a detrimental effect on the local economy. Birdwood is a popular tourist destination and is on one of the most scenic roads in the state. The selected location is on a junction of the road from Adelaide and the Barossa Valley. This development would be more suited to a location that is not on a scenic route.

The site is not sufficiently separated from public and residential areas with the proposed site being located between residential buildings and the Lutheran church and greater Birdwood township.

The site is in close proximity to the Torrens River and in the water shed zone making it susceptible to contaminated water supply for the greater metropolitan area. Previous incidents with power substations have seen contaminants leech into the water shed in [Thebarton](#) and [Gould Creek](#) areas, despite precautions being taken to contain such incidents. Additionally, some of the toxic chemicals in solar panels include cadmium telluride, copper indium selenide, cadmium gallium (di)selenide, copper indium gallium (di)selenide, hexafluoroethane, lead, and polyvinyl fluoride. There is potential for these chemicals to enter the waterway, that supplies the greater metropolitan area with water.

2. *Ecology.* The preliminary plans show a number of redgum trees on the property and the impact of the site works on these significant trees will be detrimental to their continued health.
3. *Visual Amenity.* The screening mentioned is a row of deciduous trees that give a visually appealing view of the grazing land on the entrance to the Birdwood township. On Warren road these deciduous trees are kept pruned to approximately 3m in height due to the power lines. With the proposed panels having a height of 4.66m this means they will be above the ineffective screening. The Torrens Valley road is listed as a scenic route and to have a solar farm of such proportion so close to and on the entrance to the township is not visually appealing. The Developers statement "the Solar PV array is not expected to adversely impact the visual amenity of the area", shows that they acknowledge there will be visual impact to the area. The township of Birdwood has had all power lines placed underground to improve the visual appeal of the township. To have a solar PV array in such a visible area detracts from the efforts to beautify the area. Additionally, the 2.3m high security fence with chain mesh and barbed wire can hardly be referred to as visually appealing.
4. *Contribution to the Local Economy. Employment and upskilling.* Given the number of people estimated to construct the array, there is little to no availability for residents to be involved. As the location is in the Adelaide hills, I question how this will help the energy supply and reliability for the West Coast Region. I also challenge the potential benefit to tourism and suggest that in fact it will adversely affect the tourism in the area due to the unsightly nature of the project on a major tourist scenic route. Residents of the Adelaide hills have had to deal with major losses of income due to fires and most recently Covid19. Rebuilding the local economy is of vital importance and tourism is one of the major sources of income for the area. It is noted that the recent array at Mannum has been sold to foreign investors, thereby reducing the return to the local economy.

5. *The Adelaide hills is a high fire risk area.* Fires in the past 2 years have occurred within 1000m of the proposed site, and due to the unpredictable nature of fires, this poses a real risk of loss of life and property. Recent events have shown that even with measures in place to reduce fire risk, the chance of an out of control fire coming through is very high. This will also increase the risk of toxic substances leaching to the soil and water table.

My objections (if any) could be overcome by:

Considering public opinion on location and selecting a less visually detracting location. The solar Array would be more suited to a location where it does not impede the visual aspect of the community and will not have an adverse effect on the local economy, safety of residents and welfare of the residents of the greater metropolitan area that relies on water from the Torrens Catchment for their daily supply.

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: **Catherine Williams**

Postal Address: **P O Box 134 Birdwood 5234**

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are:
owner of local property OR [✓] ~~occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

944 Torrens Valley Rd Birdwood 5234.....Postcode:.....

The specific aspects of the application to which I make representation are:

See attached sheet
.....
.....

My objections (if any) could be overcome by:

Move the proposed development to a location further away from the historical area
.....

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~

~~or by being represented by the following person.....~~

I do not wish to be heard in support of my representation.

Date: **7/8/2020**.....

Signature: **cmwill**.....

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

My objections to the planning application Development Number: 20/530/473

- Impact on visual amenity given the topography of my block (being raised and looking down into the lot)
- detrimental effect on tourist businesses after being hit by bush fires and Covid
- not in line with council guidelines on visual amenity for historical sites
- ruining the sight of the Lutheran church from tourist drive 58
- screening ineffective as will be tube stock, not planted for at least 1 year after build begins
- light pollution from security lighting
- noise and dust pollution during build
- glint and glare from the industrial buildings
- industrial feel of the 2.3mt chain link fence surrounding the installation
- historical significance of that block as described in the historical folios held by the historical society

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: GARRY NORTH

Postal Address: Box 484 Birdwood

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: . supports the proposed development OR opposes the proposed development
(cross out whichever does not apply)

My interests are: . owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

1977 Warren Road Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

The visual impact from our property will be significant, despite proposed plantings. This will result in loss of rural view and have significant negative impact

My objections (if any) could be overcome by: on our property value.

re-location of solar farm to a concealed site.

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 7.8.2020

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

From:
Sent: Thursday, 6 August 2020 9:24 AM
To: Mail
Subject: Proposed Birdwood Sola Farm

Follow Up Flag: Follow up
Flag Status: Flagged

To members of the Adelaide Hills Council and planning department.

Please read and note the following emails sent by us expressing our strong objection to the proposed location of the Sola Farm at Birdwood .

We whole heartedly support renewable energy and the councils use of it wherever possible but are concerned with the adverse effect this particular location will have on the entrance way to Birdwood one of the Adelaide Hills major Tourist attractions.

The planting of trees as a most necessary visible barrier is admirable but would have to be of substantial age to provide such a screen or this will take many years to develop. This will be a considerable cost.

From: Carole Ashford <
Sent: Thursday, 6 August 2020 9:13 AM
To: Rebekha Sharkie MP <Rebekha.Sharkie.MP@aph.gov.au>
Subject: Proposed Birdwood Sola Farm

Dear Rebekha,

Please can you read the letter I have sent to The Adelaide Hills Council and Malcolm Herrmann and give your support for the relocation of the proposed Sola Farm at the entrance to Birdwood.

We have discussed this with many family, relatives & friends (many from Interstate & overseas) who have or still visit Birdwood and they also wish you to know that they are concerned and support our opinion in this matter.

We support Natural renewable energy resources ...THIS IS NOT ..the case 'but not in our backyard' but this site is counterproductive in promoting the approach to the township a major Tourist attraction in the Adelaide Hills. We ask that a more secluded location be sort.

The planting of a tree screen is admirable, but they will take years to mature to be effective.

Hoping you will appreciate our real concern and support in whatever way you can.

Carole , Michael & Phyllis Ashford Family & Friends.

From: Carole Ashford <
Sent: Thursday, 6 August 2020 8:59 AM
To: Malcolm Herrmann <mherrmann@ahc.sa.gov.au>
Subject: Sola Farm

Dear Malcolm,
Location of Sola Farm

We are all in favour of alternative power sources and whole heartedly support its use wherever possible however we are very concerned and object strongly to the current proposed location of the sola farm at the entrance to Birdwood.

This is not a case of we want it but not in our backyard but this particular location being the entrance to the township as effects its appeal to tourists visiting one of the major tourist destinations in the beautiful Adelaide Hills .

We also understand that there is a commendable plan to plant trees to hide the plant but those selected are very young saplings in tubes and will take considerable time to provide a protective screen to the development.

Surely an alternative location away from the main roads could be found.

When travelling along the roads from Sedan towards Murray Bridge there are hundreds of broad hectares of surely more suitable sites.

We implore you to reconsider the proposed location.

Michael, Carole & Phyllis Ashford , Family, and many, many friends with whom we have discussed this.

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: Mike, Nancy & Leila Kasprzak

Postal Address: PO Box 260 Birdwood

Contact No: [REDACTED]

Email: [REDACTED]

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: supports the proposed development OR opposes the proposed development (cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

1607 Warren Rd Cromer Postcode: 5235

The specific aspects of the application to which I make representation are:

inappropriate land use of farm land impacting the entrance to our historic & beautiful town - visible from quite a distance - unnecessary location

My objections (if any) could be overcome by:

a solar farm on a side or back road eg septic ponds area of Birdwood or in a more sunny town!
(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date:

06/08/2020

Signature:

[Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: PAMELA JOYCE

Postal Address: 21 WINTON RD BIRDWOOD 5234

Contact No: 08 8441 1111

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **~~supports the proposed development~~ OR ~~opposes the proposed development~~**
(cross out whichever does not apply)

My interests are: **~~owner of local property~~ OR ~~occupier of local property~~**
~~a representative of a company~~ OR ~~Other~~
~~organisation affected by the proposal~~ OR ~~a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

21 WINTON RD BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

OBJECT TO THE VISUAL IMPACT
AFFECT THE NATURAL BEAUTY AND
VIEWS.

My objections (if any) could be overcome by:

CHOOSING AN ALTERNATIVE LOCATION

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~

~~or by being represented by the following person~~ _____

I do not wish to be heard in support of my representation.

Date: 4.8.20

Signature: PJoyce

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

My objection to the proposed Large-Scale Solar installation is as follows:

I will be significantly affected by the Plant. I live directly opposite the site in an 1853 historic home. This was purchased by the Joyce Family in 1983 as a ruin: My family recognized it as a significant part of the history of Birdwood and were keen to restore it to its former glory. Adding more living areas to the back of the building but keeping the original façade. The whole family were involved for many years restoring the house.

In a study by the Dept. of Environment and Planning by the South Australian Centre for Settlement Studies. Page 155 states "Scupin built the two storey house against the hill, across the Torrens nearby" As shown on the old District Council Maps.

Another objection to the Solar Plant is the historic value of the area.

This whole area was once a thriving township. It shows in the Settlement Studies. The Travellers Rest, , on the Corner of Winton and the Mount Torrens Rd. leading into Birdwood and kept by Mr. M Scupin was significant in its role as a roadside Inn dwelling catering for the traffic between Hahndorf, Lobethal and the Barossa Valley.

Opposite the Travelers Rest was a General Store, then a Chemist and Post Office before moving to the area where Birdwood is now. The Post Office building is still standing and a dwelling "Ivy nook"

The old Lutheran Church is opposite the proposed site, another historic building. The area of Warren Road opposite the Lutheran Church was the site of some of the first dwellings in the area. The Church will not be visible on the main road if the development goes ahead.

Another consideration is that that the hundreds of tourists travelling along the main road to Birdwood to the Riverland and along Warren Road to the Barossa Valley are denied the beautiful green entrance to the town, with grape vines on one side and open space, trees and the Torrens River on the other.

I have no objection to alternative energy such as Solar but please please consider another site other than the entrance to the historic town of Birdwood with all its history.

Pamela Joyce

Winton Rd Birdwood

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: Katrina Bachelier

Postal Address: PO Box 557 BIRDWOOD SA 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports** the proposed development OR **opposes** the proposed development
(cross out whichever does not apply)

My interests are: **owner of local property OR occupier of local property**
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

5 Astia Place, BIRDWOOD SA Postcode: 5234

The specific aspects of the application to which I make representation are:

Negative visual impact of Solar farm, ruining the picturesque landscape; fire risk (reflection + lack of access to site); land use inappropriate

My objections (if any) could be overcome by:

Select another site Save for farming + water catchment.

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally or by being represented by the following person.....~~

~~I do not wish to be heard in support of my representation.~~

Date: 7/8/20

Signature: K Bachelier

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: John Keen

Postal Address: PO Box 182 BIRDWOOD SA 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are:
owner of local property ^{or} occupier of local property **(both)**
~~a representative of a company~~ OR ~~Other~~
~~organisation affected by the proposal~~ OR ~~a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

.....Postcode:.....

The specific aspects of the application to which I make representation are:

Visual impact.

Development is not in keeping with the nature of the other building, and natural beauty.

My objections (if any) could be overcome by:

Denying the application for this location

Relocate out of sight.

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

or by being represented by the following person: Kieren Barnes

I do not wish to be heard in support of my representation.

Date: 6-8-2020

Signature: John Keen

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

ADELAIDE HILLS COUNCIL
RECEIVED
- 7 AUG 2020
GUMERACHA

Development Number: **20/530/473**

My Name: ANDREW & TRICIA HOOD

Postal Address: PO Box 551, BIRDWOOD SA 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes** the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

87 Rathjen Rd, Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

Refer to attached document:

1/ Poor location - negative impact on amenity of area. 2/ Glint + glare

3/ Environmental implications, 4/ Non compliance with Watershed policy

My objections (if any) could be overcome by: 5/ Impact on scenic route.
6/ Industrial development in primary production area

(cross out whichever does not apply)

~~I do wish to be~~ heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 5/8/20

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

There are many areas of the development plan that this application does not comply with. Unfortunately, two weeks' notice is not enough time for us to work through the whole application in any detail, as well as go through every point in the DP. Some relevant areas however are:

Glint & Glare:

- Being at a higher elevation, our property overlooks the proposed development site. There is a very high probability that we will be affected by glint and glare from the blanket of panels in the neighbouring property. Thus "detracting from the visual character and amenity of the landscape". Our living areas and three bedrooms overlook and will be affected by the area in question.
- We do not believe the development complies with many points in the Development Plan's section on 'Siting & Visibility' (p88).
- Homes to the east and west of the proposed development area also likely to be affected as they are at a higher elevation than the proposed development and proposed vegetation.

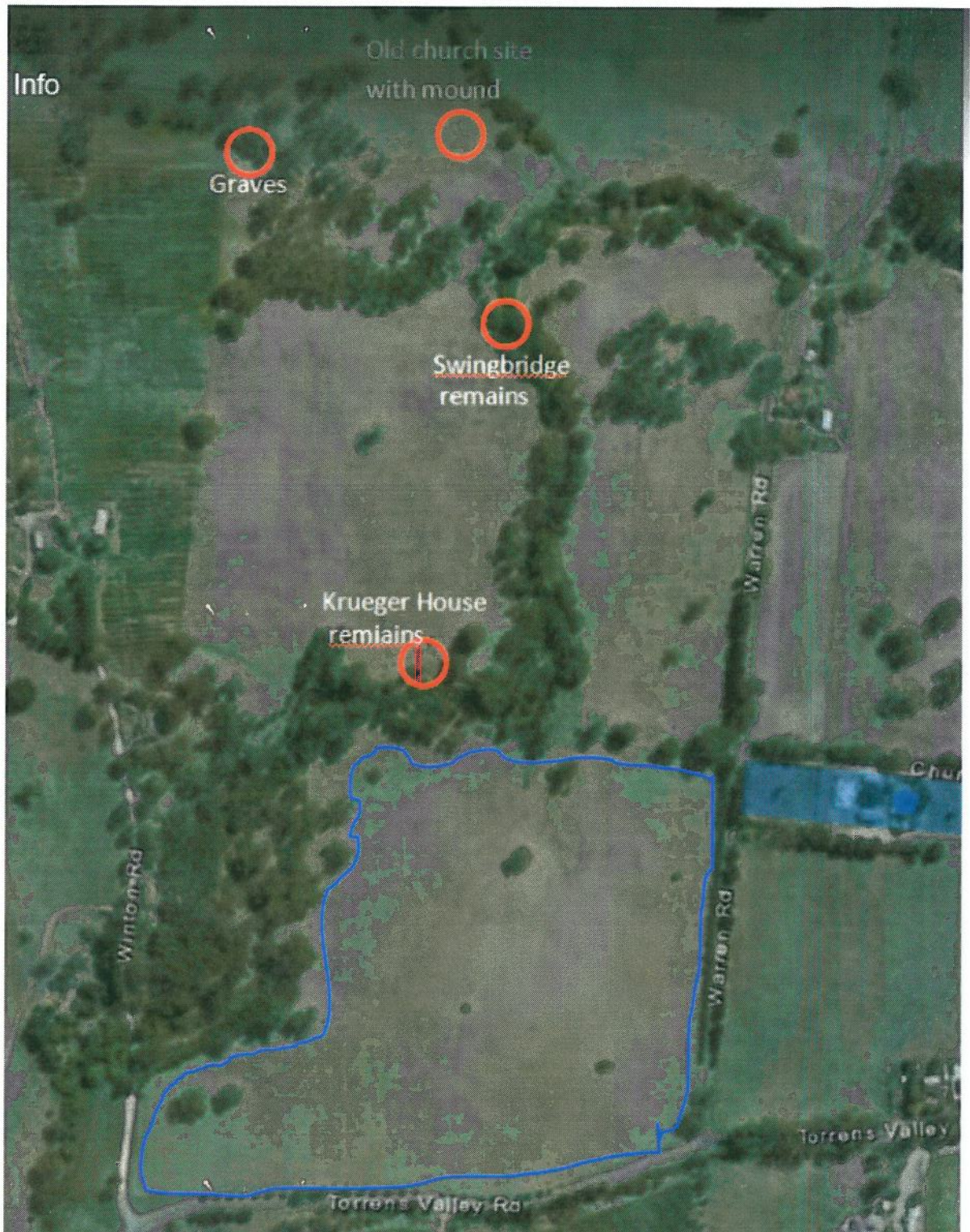
To be sited on a Main Scenic Route:

- The proposed development is to be sited at the entrance to the town of Birdwood on a main scenic route – the Torrens Valley Road. This is contrary to the guidelines in the Development Plan in regards to developments on main scenic routes.
- Travellers to and from the Barossa will also be impacted as it will be clearly visible from traffic travelling along Warren Rd, approaching the town from the north. There is no vegetation screening the proposed development on the northern end of site.
- The development will be situated just 10m from the bitumen, off Warren Road, so nearly on the boundary fence. There is no planting of vegetation proposed. The trees in this location are deciduous and trimmed to about 2m due to overhead powerlines so panels (up to 4.6m) will be clearly visible.

Impact on visual amenity of Birdwood

We believe Birdwood would be negatively impacted as the proposed development is industrial in nature. It is not compatible with the historical, tourism and primary production/rural amenity of the area. Contrary to Tetris's report, it has little if any tourism value to the area nor economic value to the residents and small businesses in the area.

- Birdwood is a historic town. Although the development is on the edge of the town boundary, this development does not fit the AHC Development Plan's 'Desired Character' for Birdwood.
 - It will "block the landscape features of the river"
 - Does not enhance or "reflect the historical pattern of settlement of Birdwood".
- There are significant heritage markers on the land adjacent to the proposed area and on the same title. The original township of Blumberg was first settled on the western bank, but moved to its current location due to regular flooding. These markers include plaques on stone cairns marking:
 - the first Lutheran Church,
 - the Cemetery, naming several graves,
 - home of one of the original Elders of the Lutheran Church on the banks of the Torrens.
 - There are also the remains of the original swing bridge the early settlers used (c1843) located adjacent to the development.



- The land is zoned primary production/rural area and the proposed development being industrial in nature, is not a “value adding industry” as per the AHC’s “Rural/primary production areas planning policy changes” document.
- Birdwood is high profile tourism destination and home of the National Motor Museum. Annual events include the Bay to Birdwood/Birdwood Classic and TDU events which are filmed from above, with an international audience. We do not believe a solar array will enhance Birdwood’s tourism prospects.

- It does not comply with 'Development Plan', Page 43: No 4 *Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.*

Flooding:

- The report from Tetris Pty Ltd states that it is not in a flood prone area, however neighbours have all evidenced flooding of Winton Rd rendering it impassable. The River Torrens and Hannaford Creek also flood, with inundation of adjoining paddocks and properties.
- With the increase in frequency and intensity of adverse weather events in recent years (possibly due to climate change), the paddocks in question are highly likely to be subject to inundation and flooding. The area of the proposed development is in a valley with the Hannaford creek feeding into it only metres away. This area collects a high volume of water during a deluge. Enough to uproot an old redgum and carry it a few hundred metres downstream!

This photo was taken of the Rathjen property over paddocks adjoining the one where the solar installation is to be. The yellow line of grass is Warren Rd and the plantation of trees in the upper right is the plantation next to the Torrens. These events occur on average every 3 years or so:



The image below shows another event resulting flooding of the Hannaford Creek and River Torrens. This is normally a dry paddock with no permanent or temporary creek.



- During a deluge there is the possibility that a chain link fence will fill with debris and create a dam, or perhaps collapse onto the panels. Water turbulence caused by such an obstruction has implications on soil erosion, and soil stability in the areas where this may occur.

Ecological impact on wildlife:

The potential ecological impacts of large scale solar developments are poorly understood as little research has been done due to the technology being relatively new. It would be wise to tread carefully until more is known.

‘Natural England’ is the government advisor for the natural environment in England. In their report “Evidence review of the impact of solar farms on birds, bats and general ecology (NEER012)”, 1st edition - 9th March 2017, their recommendation was:

*Advice given by non-governmental and governmental organisations has been referred to throughout this document. These organisations invariably state that appropriate siting, appropriate timing of construction and maintenance, biodiversity mitigation and biodiversity enhancing practices should be taken into consideration when considering a utility scale solar PV development. Although these general pieces of advice are sensible, no hard evidence has been found during the course of this literature review that allows any more specific recommendation to be given. In the literature, concerns have been raised that **solar PV developments have the potential to negatively impact a broad range of taxa including birds, bats, mammals, insects and plants**. In light of this, it is highly recommended that research is undertaken into the ecological impacts of solar PV arrays across a broad range of taxa at multiple geographical scales.*

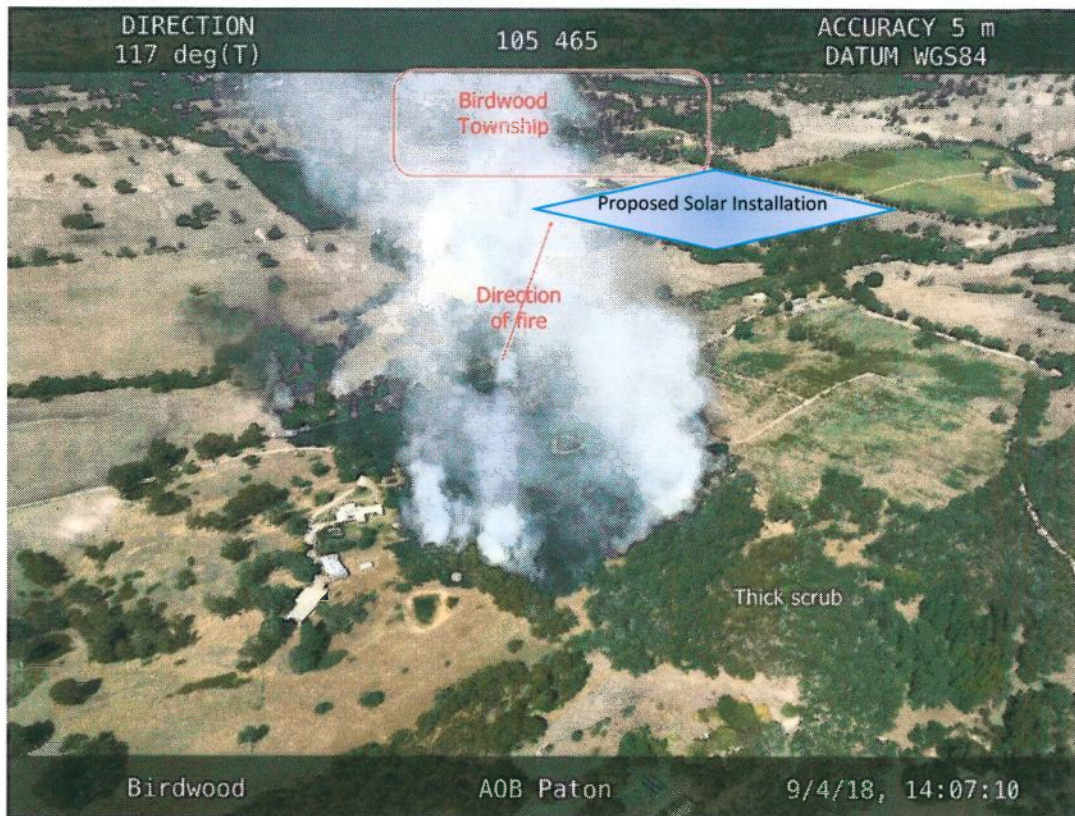
- The banks of the Torrens has been revegetated and fenced to preserve and protect the waterway. It has become a wildlife corridor for many species, including rare and uncommon birds. It is probable that many of these use the area as a breeding ground.

- Disturbance of the environment during construction and maintenance, and the panels themselves may pose a threat to the ecology. With the lack of research, it cannot be said definitively that it will not impact on the environment and the ecology.
 - There are a number of research papers that show that Aquatic insects are commonly attracted away from natural water bodies to lay their eggs upon solar panels where they fail to hatch, a phenomenon called an 'evolutionary trap'. This has implications on the food chain. Several permanent water holes are nearby so fish, amphibians, reptiles, birds, microbats and other insectivores are likely to be impacted. (Blaho, Miklos et al., 2014; Black & Robertson, 2020). Birds affected include rare and uncommon species.
 - Security fencing is a potential barrier to movement of mammals, reptiles and amphibians that live around and are attracted to the wildlife corridor. It may make some species more vulnerable to predators like foxes and wild cats, as it limits avenues for escape.
 - A 3m wide 'corridor' of plants along the Torrens Valley Road may create a new wildlife corridor attracting not only birds but kangaroos, which in turn could be a road hazard.
-

WATERSHED AREA:

Potential for Heavy metals in water catchment

- Solar panels themselves are not harmful, however they contain heavy metals such as cadmium and lead. If the panels are damaged these heavy metals can be released into the soil potentially affecting water quality run off. Damage to panels can occur in a number of ways:
 - Micro-cracks in laminated panels are not visible to the naked eye. Panels can sustain damage whilst in transit and on installation. Researchers have found that micro-cracks in laminated panels pose a risk as rainwater can wash these chemicals out. (Zapf-Gottwick et al, 2015)
 - Damage to panels can occur during replacement and are likely when decommissioning the installation.
 - Adverse weather events: With the advent of climate change and the increase in frequency and intensity of adverse weather events, the possibility of damage to the panels from **hail** and/or **bushfire** is of concern.
 - The site is in a high bushfire risk area. There have been three fires in adjacent properties over the last 10 years alone. The most recent being in 2018. This does not include the Sampson Flat and Cudlee Creek events which came within 2-5km of the site. The fire pictured below in the adjoining property had CFS crews on duty for 3 days, day & night. It covered 30Ha within 30 minutes.
- One study, tested a site that had panels installed only about 5 years earlier. They found some leaching of elements in the soil samples. Although levels were low, the authors recommend that "further studies are needed to determine the impacts of PV system installation and operation on terrestrial ecosystems." (Robinson & Meindl, 2019)



- How are the panels to be cleaned? What products are used? How does this impact on the watershed area? Other sites have their panels cleaned quarterly, this proposal states it's to be bi-annually. What if they get dirty quicker than anticipated? Will cleaning be increased?

Is council prepared to take the risk of possible contamination in a watershed area? The development is adjacent to the River Torrens – the feeder to Adelaide's main water source.

Development Plan:

Page 43: 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.

Page 275 Rural Development:

42. Rural areas should be retained for primary production purposes and other uses compatible with maintaining rural productivity

43. Development should ensure the sustainable use of land for primary production by the use of sound land management practices.

Jim Rathjen has farmed this land for over 50 years. He has worked with the NRM and instituted good land management practices in regard to weed management, liming and fertilising of the land. The solar development will make continuing these practices impossible over the 15.8Ha to be leased.

44. Development which would remove productive land from primary production or diminish its overall productivity for primary production, should not be undertaken unless the land is required for essential public purposes.

The land would no longer be usable for primary production. A few sheep grazing under solar panels within a locked enclosure does not constitute primary production, nor is the development a “value adding industry”. The Rathjen property is one of the few large sheep & cropping farms left in the Northern Adelaide Hills and should be preserved as per the AHC’s Rural/Primary production areas planning policy.

Tetris Energy’s application

- Page 4: Preliminary site design: “avoiding low lying land/land prone to flooding/inundation (addressed above)
- Page 9: *“The visual amenity impact is ... expected to be low. Due to the terrain, distance to houses, fences and existing vegetation – it is unlikely that MANY dwellings will have much visibility of the array.”*
 - Clearly there is an awareness that there will be an impact to the amenity of the area.
 - The terrain is such that most houses are higher than the array, thus have reasonable if not good, visibility of the panels despite proposed vegetation (which will take about 10 years to mature)
 - Development plan does not stipulate the number of dwellings that can be affected. It is very clear that there should be no impact on the amenity of the area.
- Page 10:
 - Fire: The 10m setback on Warren Rd is from the bitumen, not the boundary of the property. Taking the vegetation into consideration this leaves a very narrow strip between the panels and the vegetation for a fire break. If the fire comes from the north/north west accessibility may be limited. By the time the fire gets to the fire break we would expect the panels to have been damaged and burnt and be leaching toxic chemicals. How are they going to prevent the panels from being burnt and damaged?
 - A small tank of rainwater is unlikely to be of much use in fighting a fire in the enclosed area especially as fire is more likely to come from the west/north west side of the array ... where the carpark and facilities will be located.
 - A solar array covering 15.8Ha on the edge of the township will potentially impede defence of the township against a fast moving fire.
 - Noise: due to the terrain, noise from the intersection is clearly audible and bounces off the hills. Any noise from the installation will also be amplified.
- Night/security Lighting of the facility has not been addressed. A Tetris representative advised one resident that lights will be on at night. How will this impact on residents and wildlife?
- Page 12: Colour of the inverters (white) does not comply with DPP and I believe will be about 4-5m high.
- Page 13: Colour of the Battery storage, Matt White, does not comply with DPP.
- Page 22: Contribution to the local economy:
 - Contractors will likely be used
 - “valuable market exposure” in relation to this project has little if any benefit to the residents and township
 - Energy reliability and security to west coast region??? (clearly copy & paste)

- Option to aggregate loads – SAPN is already talking about turning off systems as there is too much power going to the grid at times.
- This area does not have diesel reliant agriculture loads
- Nil potential tourism benefit, most likely to have a negative impact on the scenic route and historical & tourism amenity of the area.

STATEMENT OF EFFECT

- Page 20: Economic Effects:
 - Contractors will be used so there is no benefit to the locals.
 - It is unlikely that any of the contractors will require accommodation as it's so close to Adelaide. Local accommodation is very limited.
 - A few extra pies might be sold!
- Environment Effects:
 - Considering that researchers have not done any longitudinal studies into the environmental impact of solar stations, the cost to the environment is unknown. This topic was covered above. At the very least there will be disturbance during the construction phase.
- Planting Notes:
 - Tubestock will take about 10 years to mature.
 - The wide corridor along the Torrens Valley Rd may attract kangaroos, which in turn will be a potential road hazard. There has been a fatality on this section of road due to glare, so it would be unwise to create an additional hazard. At present it is easy to see if there are any roos in adjoining paddocks.
 - The property owner is in his 70's. I cannot envisage he would be physically able to hand water all the plants that are proposed to be planted.

REFERENCES:

Renate Zapf-Gottwick, Michael Koch, Klaus Fischer, Fred Schwerdt, Lars Hamann, Martin Kranert, Jörg W. Metzger, and Jürgen H. Werner (2015) Leaching Hazardous Substances out of Photovoltaic Modules. International Journal of Advanced Applied Physics Research, 2: 7-14

Blaho, Miklos et al. (2014) Unexpected Attraction of Polarotactic Water-Leaving Insects to Matt Black Car Surfaces: Mattness of Paintwork Cannot Eliminate the Polarized Light Pollution of Black Cars. <https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0103339> Published: July 30, 2014.

Black, Theodore Vincent & Robertson, Bruce A. (2020) How to disguise evolutionary traps created by solar panels. Journal of Insect Conservation, vol24: pg 241-247, November 2019

<https://theconversation.com/next-generation-solar-panels-boost-efficiency-but-may-carry-toxic-risks-130921>

Toxic chemicals in solar panels and future of nanotechnology.

<https://www.pv-magazine-australia.com/2019/01/18/australias-first-solar-panel-recycler-plans-to-help-green-the-full-life-cycle-of-components/>

Robinson, Seth A. & Meindl, George A. (2019) Potential for leaching of heavy metals and metalloids from crystalline silicon photovoltaic systems. Journal of natural resources & development, Vol 9: 19-24.

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
~~non-complying~~

Development Number: **20/530/473**

My Name: **DAVID POLLOCK**

Postal Address: **P.O. Box 226 BIRDWOOD SA 5234**

Contact No: [REDACTED]

Email: [REDACTED]

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports** the proposed development ~~OR opposes~~ the proposed development
(cross out whichever does not apply)

My interests are:
owner of local property ~~OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

15 BLUMEL RD BIRDWOOD - MY ADDRESS Postcode: ..

The specific aspects of the application to which I make representation are:

GENERALLY IN SUPPORT OF DEVELOPMENT. HOWEVER WISH TO SEE MORE SCREENING ALONG TORRENS VALLEY RD AND WINTON RD AND WARREN RD.

My objections (if any) could be overcome by:

PLANTING MY VEGETATION ON THE PROPERTY NOT JUST RELYING ON PUBLIC ROADSIDE VEGETATION

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~

~~or by being represented by the following person.....~~

~~I do not wish to be heard in support of my representation.~~

Date: **7/8/20**

Signature: **DD Pollock**

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: David Kuss

Postal Address: 2017 WARREN Road Birdwood SA.

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **~~supports the proposed development~~ OR ~~opposes the proposed development~~**
(cross out whichever does not apply)

My interests are: **~~owner of local property~~ OR ~~occupier of local property~~**
~~a representative of a company~~ OR ~~Other~~
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

2017 WARREN Road Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

See attachments please

My objections (if any) could be overcome by:

Relocation of Project to remote South

Australia

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

~~or by being represented by the following person~~

~~I do not wish to be heard in support of my representation~~

Date: 7/8/2020

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

My objections are based on some facts presented in the Proposed Tetris Development which are not accurate, and or not fully stated.

I am a pastor of the Lutheran Church in Birdwood and the proposed development is approximately 180 meters from the pastor's residence (The Manse), and only 150 meters from the Church administration centre.

Please note that the Lutheran Church, Old School, Manse, Palm tree & Oak tree on Warren Road are heritage listed and are often visited for historical interests and their beauty. The historical site is also often used for weddings and family reunions – including the front part of the property approximately 50 meters from the propose development.

Objection 1

The Tetris Energy Proposal does not acknowledge that the proposed site is precisely the centre of the historical and heritage precinct of Birdwood (Blumberg)

The rim of historical buildings which surround and focus on the proposed site bear witness to this, ie the original Lutheran Church, school, and cemetery (1840's); the 'new' 1860 Lutheran church, school and cemetery; the Rathjen family homestead; 2 story historical home 21 Winton road; The 1850's Travelers Inn & Blacksmith shop; 1880's Leske Farmhouse; Ivy Nook Cottage 1854;

All of these historical buildings and sites surround and orientate themselves toward the proposed Tetris development, ie the historical heritage centre of Blumberg (Birdwood).

This proposal will destroy the existing historic present which people come to see. The proposal says that it is 'unlikely to impact the aboriginal or European heritage' – I find this preposterous.

Objection 2

The Tetris proposal states several times that existing and planted trees and native vegetation will screen the development. The Tetris proposal does not consider that most of the afore mention historical buildings, all of the recently built homes, and at least one proposed residential building are well elevated above the proposed site. For example the Lutheran Manse has an elevation of 385m - the highest point of the Tetris proposal is 379m – a difference of 6m – the lowest point of the Tetris proposal is 369m – a difference of 25m. These figures are similar to all the adjoining residences. This issue should be obvious as the Tetris proposed site is at the lowest point in Birdwood being only meters from the Torrens River.

Every surrounding residence of the proposed site with the exception the historic 21 Winton road residence will have clear vision of the entire site even with an established tree barrier. The Manse will have an average of 11m of clear vision over the suggested "visual amenity".

Objection 3

I am in no way convinced by a technical term "PV" describing the glare of the solar panels as "negligible". Local residents need more information on the glare (or lack of glare) from "PV" panels.

Objection 4

In the "over view of the project" the Tetris Proposal imply that there "clean renewable energy which will supply sufficient power to supply the Birdwood region". Several times the proposal clearly says that the electricity supplied will to the existing network *cf* Grid Connection page 13.

A false sense of energy security has been instilled into the Birdwood community. Many people I speak to believe that Birdwood will have secure and cheap electricity due to the Tetris project. If the project is connected to the grid it just becomes part of the existing system.

Objection 5

There is an incongruence with information regarding the height of the “PV modules” cf page 11,12. They are suggested to be 4.65 m high and the example pictures are shown to be 1.5 – 4.66 high – I found this confusing, ie how high are they proposed to be?

Objection 6

I find the “desk top” research for evidence of Aboriginal heritage shallow and offensive. And the negative result of this research baffling. The Aboriginal heritage of this area is well documented. Lack of hard evidence, ie spears, artefacts, and pictures (which have long been looted) does not suggest there is no Aboriginal cultural significance to this site.

There is much information and living oral history of this area. This information is not available to ‘desk tops’ – as is the Tetris proposal available to Aboriginal people of this area.

Objection 7

I have strong objection to the report on the Tetris website that the first solar project at Mannum was sold to Canadian Solar “at the commenced of construction” Is this the future for the proposed Birdwood project? Are the public aware of this prior *modus operandi*?

I believe the public should be aware if the Tetris proposed project is deemed to be sold to a foreign company before or after commencement of construction.

Conclusion

This proposed solar project will impact the Lutheran Church property significantly. It will bear on worship, weddings, and other church activities.

It is proposed to be situated in the centre of the Blumberg historical precinct. This will spoil the ambiance of the close collection of heritage buildings.

As the adjoining road name (Torrens Valley Scenic Drive) suggest this area is a scenic drive. A Solar project of this type will negatively and physically effect the scene.

This area is steeped in Aboriginal cultural heritage. Any further disturbance will damage the heritage.

I am a great supporter of solar energy. However, this project is simply a solar farm feeding the grid to make money – this is a good thing but it could go anywhere in Australia where there is a grid. I would support this project in a more remote area of the state, with more sunshine, and less historical impact.

Pastor David Kuss

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: Carolyn Marsland

Postal Address: PO Box 93, Birdwood SA 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: . ~~supports the proposed development~~ OR **opposes** the proposed development
(cross out whichever does not apply)

My interests are: . owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

.....Postcode: 5234

The specific aspects of the application to which I make representation are:

This property is zoned primary production / watershed. It is also on the western side of Birdwood which is known for good quality bore water. The council should be protecting our agricultural land for food production, for
~~My objections (if any) could be overcome by:~~ Now & future generations.


This is prime farming land with sandy loam fertile soil & and is fairly flat. Please protect it for farming.
(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

~~or by being represented by the following person.....~~

~~I do not wish to be heard in support of my representation.~~

Date: 7/9/2020

Signature: 

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: Sarah Crosby (nee Joyce)

Postal Address: 30 Clifton St Prospect 5082

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports the proposed development OR opposes the proposed development (cross out whichever does not apply)**

My interests are: **owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)**

The address of the property affected is:

21 Winton Road Birdwood.....Postcode: 5082

The specific aspects of the application to which I make representation are:

The proposed location of the solar farm
and the impact on the tourism, heritage
and surrounding properties. * See attached
letter.

My objections (if any) could be overcome by:

Changing the proposed site of the
solar farm.

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person:~~

I do not wish to be heard in support of my representation.

Date: 6/8/20

Signature: S. Crosby

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

OBJECTION TO DEVELOPMENT 20/530/473

Attention: Melanie Scott

I would like to express my objection to the proposed development of lot 16, DP13143 Torrens Valley Road, Birdwood SA by Tetris Energy Pty Ltd.

My family have been residents of Birdwood since 1983, when we moved to Birdwood and spent many years tirelessly restoring the old 1853 ruin located at 21 Winton Road, to its original character. We have a deep connection to not only our property on Winton Road, but the surrounding Birdwood area.

Whilst I support the movement towards renewable energy, my issue is with the proposed positioning of the development, in regards to;

1. The impact on my family home and my mother and brother who reside there.
2. The impact on the Adelaide Hills tourism industry
3. The impact on the historical and heritage significance of the Birdwood township and surrounding area.

1. The impact on my family home and my mother and brother who reside there.

The proposal states that the development will be '*Separated from existing residential/public areas*'. The development will be located immediately adjacent my family's property on Winton Road, with the entrance approximately 50 metres from our family property.



My family property located at red arrow

The view from the front of our Winton Road property will be significantly impacted by the scale of the solar panels. The lighting and noise from the development will be obtrusive. The view of the rural landscape will be significantly impacted by the development, which will affect not only our property but the surrounding properties in the immediate vicinity.

The development application states that the land is not exposed to flooding. Throughout our time living on Winton Road the river has flooded the surrounding paddocks (including the proposed site) numerous times, as shown in the attached photo.



Photo of flooding – taken from 21 Winton Road Birdwood, looking towards the proposed development site.

The proposal states '*The inclusion of the solar PV array is not expected to adversely impact on the visual amenity of the area*'. I dispute this as the views of all the surrounding houses will be impacted due to their location. From our front balcony, there will be a direct view of the solar panel farm.

2. The impact on the Adelaide Hills tourism industry

The beautiful town of Birdwood is at the heart of the Adelaide Hills tourism and attracts thousands of new visitors each year. The Bay to Birdwood, Tour Down Under and the Adelaide Hills wine festivals, allow the town of Birdwood to be showcased to national and international tourists. The proposed development is located directly along the Torrens Valley Road, the main entrance to Birdwood. Warren Road is one of the main routes to and from the Barossa Valley. The negative visual impact of the proposed solar farm will affect the attraction of the township and surrounding areas to tourists. The current screening from the road as mentioned in the proposal is made up of deciduous trees, which are far more spaced out than the picture in the proposal displays, offering no screening in the Winter

months. It will have a devastating impact on the natural surroundings that the Adelaide Hills are so well known for.

3. The impact on the historical and heritage significance of the Birdwood township and surrounding area.

The proposed development will dramatically change the historical and heritage significance of the township of Birdwood. There are many significant historical sites in the surrounding areas of the proposed development. The stables from the original Birdwood Inn still stand at the end of Winton Road and the Lutheran Church on Warren road is of particular historical significance.



Historical images of our family home at 21 Winton Road Birdwood 1937 and 1983.

I would greatly encourage the Adelaide Hills Council to carefully consider the impact that the proposed solar farm at lot 16, DP13143 Torrens Valley Road, Birdwood SA will have on the houses in the immediate vicinity, the local tourism and the historical and heritage significance of the Birdwood area.

Regards,

Sarah Crosby

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: TOM FROSSINAKIS

Postal Address: 14 PEAKE ROAD PO BOX 153 BIRDWOOD 5234

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports the proposed development OR opposes the proposed development**
(cross out whichever does not apply)

My interests are: **owner of local property OR occupier of local property**
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

14 PEAKE ROAD BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

SITUATION AND STRUCTURE OF MOUNTED SOLAR
ARRAY AND ASSOCIATED INFRASTRUCTURE

My objections (if any) could be overcome by:

NOT BUILDING AT THIS SITE OR ANYWHERE NEARBY

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~
~~or by being represented by the following person.....~~

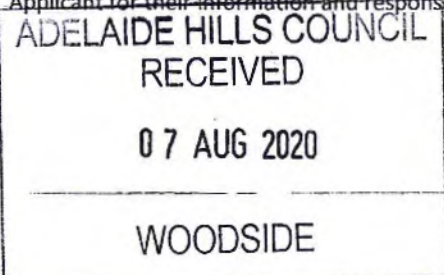
~~I do not wish to be heard in support of my representation.~~

Date: 5.8.20

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."



South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: Kate Humble

Postal Address: PO Box 425 Birdwood 5234

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

Affects entry to Birdwood Township Postcode:

The specific aspects of the application to which I make representation are:

- visual impact of site on ar historic, tourist own
- danger to motorists, cyclists, adjacent property owners with glare from panels
- poor use of farming land

My objections (if any) could be overcome by:

Not establishing the solar farm in a prominent location

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~
~~or by being represented by the following person.....~~

I do not wish to be heard in support of my representation.

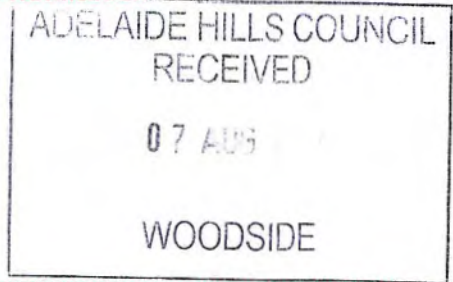
Date: 7/8/20

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: **20/530/473**

My Name: Allison Thornthwaite

Postal Address: P.O Box 233 Birdwood

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

4 Blumel rd BirdwoodPostcode: 5234

The specific aspects of the application to which I make representation are:

- Completely inappropriate position/location, of a massive size, to have at the entrance to the town. The impact on surrounding properties and actually everyone who has to drive past it.
- A waste of farming land.

My objections (if any) could be overcome by:

None.

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~

~~or by being represented by the following person.....~~

I do not wish to be heard in support of my representation.

Date: 7.8.2020

Signature: Allison Thornthwaite

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

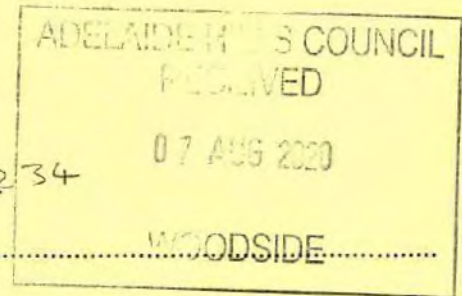
Development Number: **20/530/473**

My Name: ANTHONY LERAY

Postal Address: PO BOX 441 BIRDWOOD 5234

Contact No: [REDACTED]

Email: [REDACTED]
(by providing an email address you agree to receive any related future correspondence electronically)



This representation is in relation to the application by: **Tetris Energy Pty Ltd**

SCANNED
07 AUG 2020

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports the proposed development OR opposes the proposed development (cross out whichever does not apply)**

My interests are: **owner of local property OR occupier of local property a representative of a company OR Other organisation affected by the proposal OR a private citizen (cross out whichever does not apply)**

The address of the property affected is:

1030 TORRENS VALLEY RD BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

The visual impact of the solar farm which will be clearly visible from surrounding properties (photos supplied) on the visual impact to my property and the potential impact from the glare from solar panels. It would take many years for the proposed vegetation to screen this facility.
My objections (if any) could be overcome by:

A different location for the solar farm.

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally or by being represented by the following person:

I do not wish to be heard in support of my representation.

Date: 6/8/20

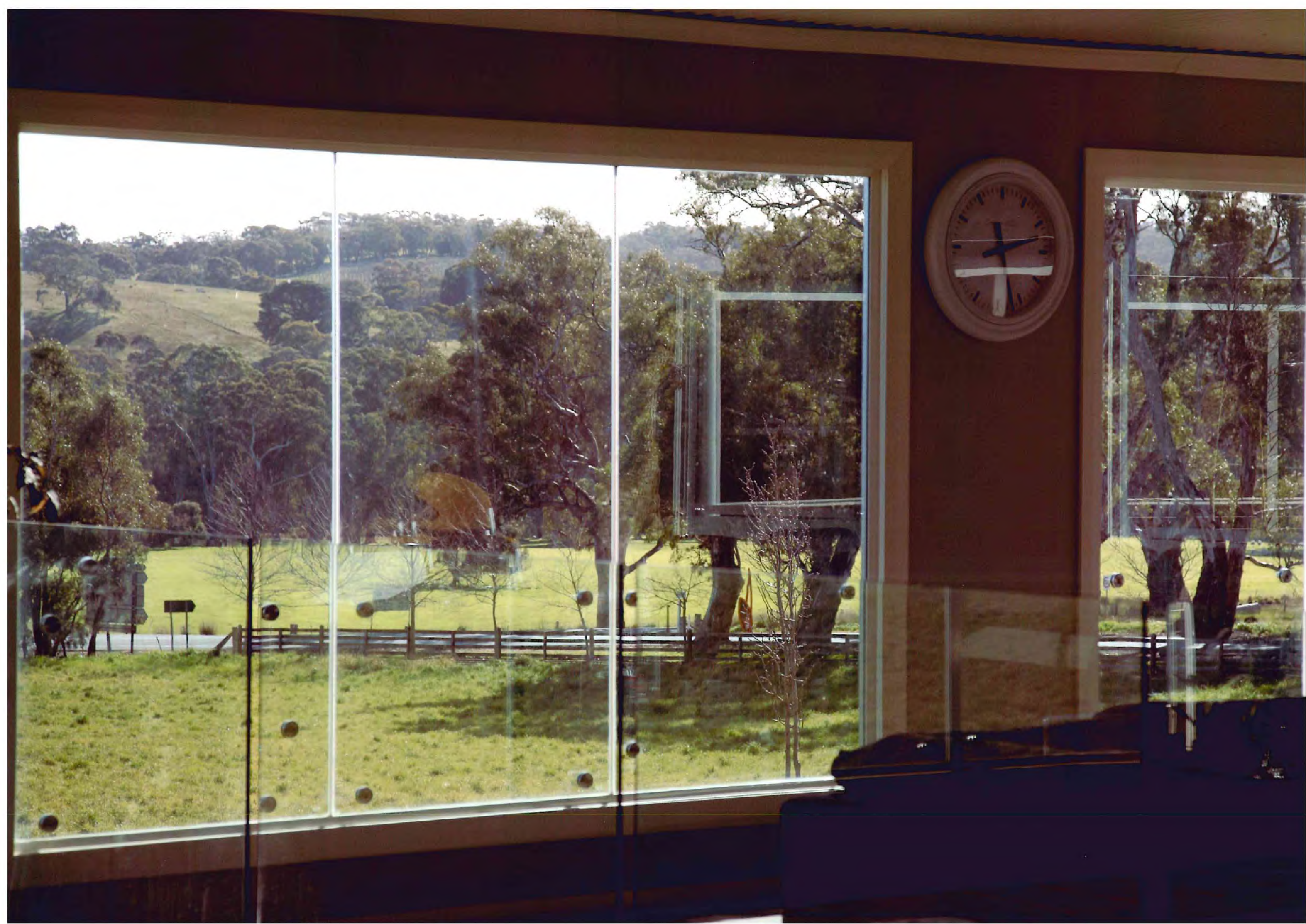
Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

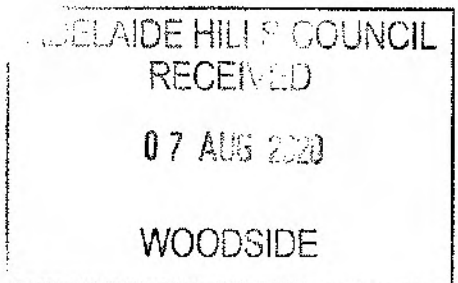








Tony LeRay
1030 TORRENS VALES RD
BIRDMOOD.



From: LYN MOLINARO
Sent: Friday, 7 August 2020 5:25 PM
To: Mail
Subject: Solar Farm Proposal - Support Letter

Hello,

Apologies for this feedback not being on an official form - technical difficulties with home office. However, we would like the opportunity to make a submission on the proposed solar farm in Birdwood.

We have read the proposal on AHC web page, and are impressed by the consideration of possible impacts, both positive and negative, which the solar farm may have.

We would like to support the solar farm as we see many benefits for our local (and wider) community:

- 1) Solar Power is a good thing!
- 2) There will be employment and training opportunities - in the construction and maintenance phases
- 3) This is a chance for Birdwood to take the lead and be recognized as being an environmentally friendly town.
- 4) Private land owners should have the right to manage their properties to maximize sustainability. We have seen many examples of previous dairy and grazing land being diversified to include vines, orchards, olive groves and even some mining ventures.
- 5) Diversity is a good thing!

We understand that there is a lot of community concern about the visual impact of the solar farm, which is understandable - the proposed site is the first (or last) impression visitors will have of Birdwood.

The proposal has taken this into account, with the assurance that significant planting of native plants will screen direct view of the panels from the roadside boundaries of the farm. Thought has been given to ensure that fire resistant species are used, and there are varying heights and growth habits which will form a visually appealing screen.

This may have the added benefit of acting as a Nature Corridor, providing habitat for native birds and small mammals. Think of the educational opportunities for school children!

We are confident that if this aspect of the proposal is managed well, the benefits will far outweigh any negatives.

Yours sincerely,
Anthony & Lyn Molinaro
PO Box 33
Birdwood SA 5234
(Greetings from "Sunny Birdwood")

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: Bianca Laister

Postal Address: P.O. Box 140 Birdwood SA 5234

Contact No: 08 8523 4567

Email: b.laister@birdwood.sa.gov.au
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property~~ OR **owner of local property**
~~a representative of a company~~ OR **a representative of a company**
~~organisation affected by the proposal~~ OR **a private citizen**
(cross out whichever does not apply)

The address of the property affected is:

Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

1. The historical significance of the ruins located on the property to the town of Birdwood.
2. The visual pollution to the Torrens Valley scenic drive and entrance to the town of Birdwood.
3. The negative impact to major tourist events such as Bay to Birdwood, Tour down Under, Rock 'n' Roll Rendezvous, National Motor Museum.

My objections (if any) could be overcome by:

The solar station being built at a more discreet location, not near the entrance to our town.

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally or by being represented by the following person.....

~~I do not wish to be heard in support of my representation.~~

Date: 30-7-20

Signature: Bianca Laister

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."



Adelaide Hills Council

Opposition to Development 20/530/473

24th July 2020

Dear Melanie Scott,

I am writing to oppose the development of Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234 by Tetris Energy Pty Ltd. I would like to make a representation to council on this matter as a concerned resident of Birdwood.

The proposed development is located directly along Torrens Valley Road. This road is recognised by the South Australian Government as a *scenic* route. Hundreds, possibly thousands of visitors and residents travel this route daily. If travelling from Adelaide to visit Birdwood, visitors travel via Torrens Valley Road. If travelling from the Barossa, they enter the town via Warren Road. Both of these roads will be visually impacted by the development of a Solar Farm at this location.

The Bay to Birdwood car rally occurs annually and is a huge draw card for tourists to our town. Car enthusiasts travel from far and wide to enter their prized vintage vehicles into the rally and travel from Glenelg to Birdwood. Celebrations are held at the National Motor Museum at the completion of the route, with food, drinks, live entertainment and accommodation being sought by participants. The route of the Bay to Birdwood travels along Torrens Valley Road and then turns left onto Warren Road to enter the National Motor Museum via Church Street. This could have a significant impact on the tourism of our town.

In addition, as one enters Birdwood via Torrens Valley Road, the Lutheran Church can be seen peeking through across the paddock, surrounded by over 100 year old deciduous trees that turn all colours of the rainbow throughout the seasons. This church is of historical and religious significance to our town and is admired tremendously by residents and tourists alike. To have the solar farm placed in this position will completely impede the view of the Church when entering the town from Torrens Valley Road.

I recognise that the developer has addressed the visual amenity in their application by stating that screening by means of vegetation will occur to *minimise* the visual impact of the Solar Farm. However, the proposed screening will completely impede the view of the Lutheran Church from Torrens Valley Road. The height of the solar panels is stated in the application as 4.66m. Screening will be via a chain link metal fence that is approximately 2.3m high and foliage. I fail to see how this will improve the visual amenity of our town.

What astounds me is that our neighbouring town and Adelaide Hills council zoned, Gumeracha, is currently undergoing works to have their electrical cabling placed underground. This is after considering the eye sore that above ground electrical work currently has on the picturesque town. Birdwood had all electrical cabling along our Main Street (Torrens Valley Road leads to Shannon

Street) placed underground years ago to minimise the visual impact on our town. I fail to see how this project can maintain the same consideration for the visual aesthetics of Birdwood.

In the application, Tetris Energy Pty Ltd states that the development is “separated from existing residential/public areas”. I fail to see how they came to determine this as there are several dwellings and public places located in close proximity to this location. I have already mentioned the Lutheran Church, which will be directly across the road of the Solar Farm. There are several dwellings located close by, less than the 500m stated in the application. Not to mention the Birdwood sporting precinct, childcare centre and vet, which would all be within 1km of the proposed development.

While I don’t reside in the immediate area, if I did, I would be concerned about the impact a Solar Farm will have on real estate prices. I imagine the block of land neighbouring the property that is currently for sale will not sell easily and a reduction in price will be required before a sale will go through.

While the developer has stated there will be accommodations for fire protection and a fire plan in place, the risk of a fire from machinery will be increased. In fact, only recently, there was a fire on a neighbouring property caused by a faulty pump that threatened the town.

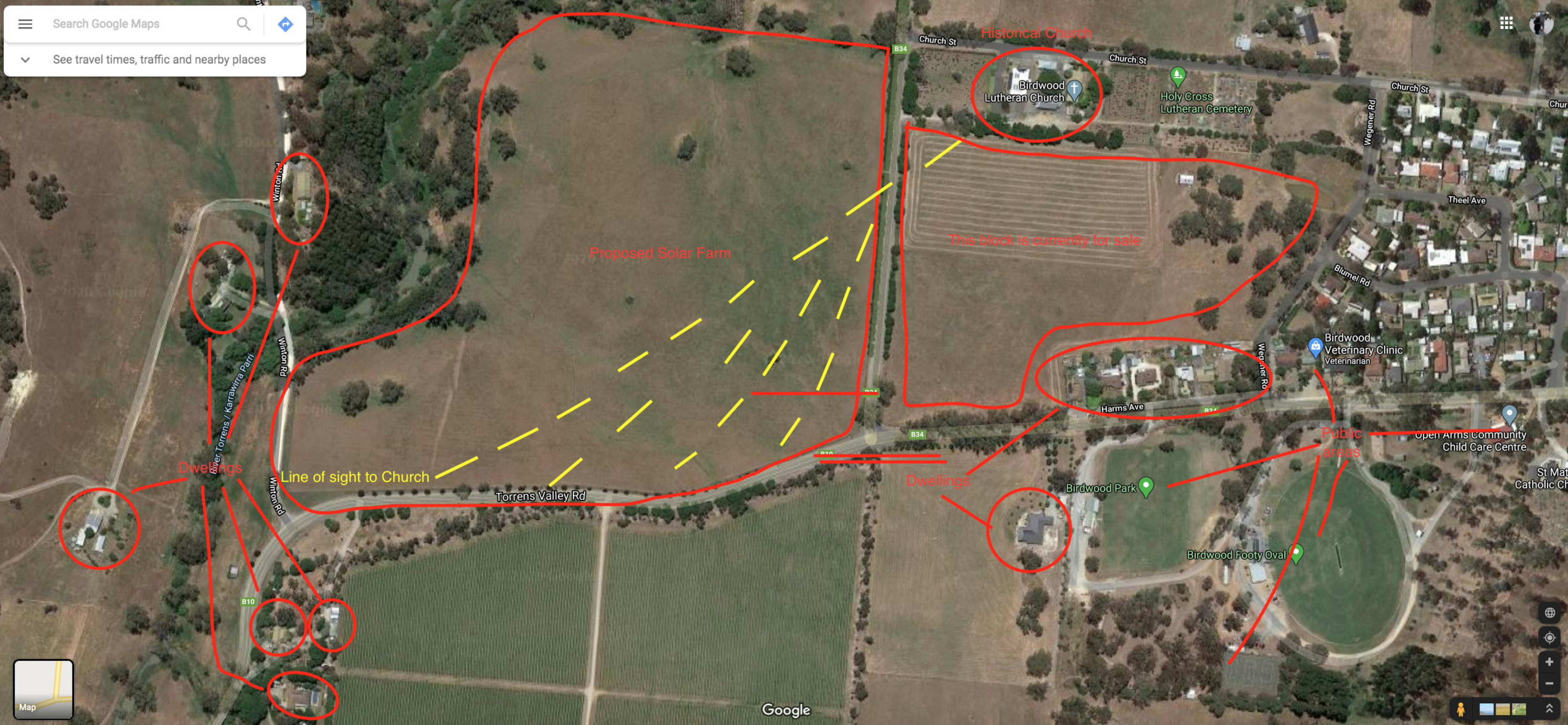
I am not against Solar Farms in the slightest. In fact, at a location that would not cause such a significant impact to the surrounding environment, I would be delighted that such a project was being considered by the council. The location of this Solar Farm is not reasonable or suitable.

I implore the Adelaide Hills Council to carefully deliberate this proposal and **NOT** allow it to go ahead in this proposed location.

Yours sincerely,

Bianca Laister

5 Topham Lane
Birdwood SA 5234





South Australian Heritage Act 1978-80	HERITAGE SURVEY ITEM IDENTIFICATION SHEET ITEM NAME: Location of the first Lutheran Church and Cemetery Former or other	PROJECT BIRDWOOD SURVEY Item Ref. No. Office Use ITEM No. DOCKET No.
HERITAGE SIGNIFICANCE <p>Associated with the first years of settlement of the Blumberg area, the church being built on land owned by the South Australian Company (Section 6598) and leased to the early German settlers.</p> <p>The building was the first of three Lutheran churches built in Blumberg, and was used by the German community from 1850 to 1854. (It may also have functioned as a school). In this year the location of the church was removed to its present site on the Williamstown road. Close to the site of the 1850 Lutheran Church was the first cemetery in the Blumberg area which was used from 1848 to 1854, the first burial taking place only some six months after the first settlers arrived in January, 1848.</p> <p>The location of the Lutheran Church and Cemetery is therefore significant for its association with the early German community of Blumberg, which was one of the 'third' wave of German settlements in South Australia in the period 1845-early 1860s.</p>		LOCATION Address Town BIRDWOOD Postcode 5234 Section 6598 Hundred TALUNGA County ADELAIDE L.G.A. GUMERACHA S.M.P. Region J A.M.C. Ref. 6628 - II UG117456 SUBJECT 2.2 2.5 PERIOD State 1836-1851 Study Area 1848-1871
REFERENCES G. Rathjen, <u>Sources and Tributaries</u> , 1978 Holy Cross Evangelical Lutheran History (pamphlet) 1853 Council Records of the District Council of Talunga G. Young et. al., <u>Birdwood - old Blumberg</u> (1984), pp. 70, 217 Verbal Mr. V. Rathjen Archival photographs		TYPE OF ITEM LAND Natural feature <input type="checkbox"/> Historical site <input checked="" type="checkbox"/> Historical Gdn. <input type="checkbox"/> BUILDING <input type="checkbox"/> STRUCTURE <input type="checkbox"/> PHYSICAL CONDITION CHURCH: MOUND ONLY CEMETERY: SITE MARKED AND FENCED BUT NO OTHER REMAINS.
PHOTOGRAPH Direction of view Film No. Negative No.		STATUS Reg. of State Her. Items Reg. <input type="checkbox"/> Interim L. <input type="checkbox"/> Nominated <input type="checkbox"/> National Estate Reg. <input type="checkbox"/> Proposed L. <input type="checkbox"/> National Trust CL <input type="checkbox"/> RL <input type="checkbox"/> File <input type="checkbox"/> Other RECOMMENDATION (A) State <input type="checkbox"/> (B) Local <input checked="" type="checkbox"/> PREPARED BY SOUTH AUSTRALIAN CENTRE FOR SETTLEMENT STUDIES Date: 1981

This document was discovered at the Gumeracha History Society.

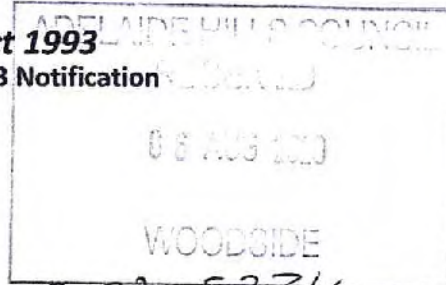
It is evidence that on the site of the proposed Solar Station, this was the location of original buildings of Blumberg; the first Lutheran Church, school, and cemetery.

There are also remnants of the piers of a bridge across the River Torrens. A plaque still remains at this location identifying first settlers who were buried at the cemetery.

This piece of land has incredible significance to the origins of our town and is considered 'sacred' to many residents.

Bianca Laister.

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: **20/530/473**

My Name: **ELKE MENZEL**

Postal Address: **PO BOX 590 BIRKWOOD SA 5234**

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports the proposed development OR opposes the proposed development (cross out whichever does not apply)**

My interests are: **owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)**

The address of the property affected is:

36 HARMS AVE BIRKWOOD SA Postcode: **5234**

The specific aspects of the application to which I make representation are:

*** SEE ATTACHED LETTER ***
LOCATION ON SCENIC ROUTE + PROXIMITY TO TOWN
POTENTIAL GLARE + REFLECTION

My objections (if any) could be overcome by:

CHANGE OF LOCATION

(cross out whichever does not apply)

~~I do wish~~ to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: **6/8/20**

Signature:

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

Adelaide Hills Council

Opposition to Development 20/530/473

2nd August, 2020

Dear Melanie Scott,

I am writing on behalf of my husband and myself to object to the proposed development of Lot 16 DP13143 Torrens Valley Rd Birdwood by Tetris Energy Pty Ltd. We wish to make a representation to council as we are concerned as to the impact this development may have on the town.

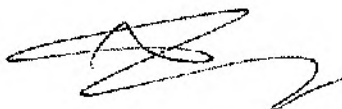
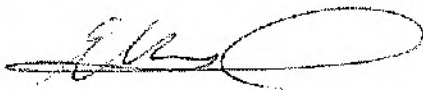
Our main concern with the proposed solar plantation is the location. Being that the entrance to the township is via Torrens Valley Rd and along the aptly named 'scenic route' 12,000 solar panels is hardly in keeping with the picturesque scenery in the area. Thousands of tourists come to the Adelaide hills via this road and it is used for popular tourist events such as Tour Down Under and Bay to Birdwood. They come for the beautiful scenic views NOT a solar plant comprising of 4.66m high solar panels which add little value to the visual aesthetic of our town. We feel that tourism in the area will suffer as a result as it will be a less desirable tourist destination.

This development will negatively impact our family directly. Our house is approximately 180m from Warren Rd and the proposed development location area is visible from both inside and outside of our home. We estimate the proposed solar panels will be no more than 200m from our property and we estimate our property to be 3-5m higher than the proposed site therefore giving us a higher elevation and view into the paddock. We are concerned about potential glare and reflection into our property as we look upon this space from our kitchen, both living areas, our son's bedroom, and our outdoor space. We are aware there are plans to plant trees as to provide screening however, these will take time to establish and may not be enough to minimize the visual impact, particularly with 2.3m chain link fencing which in itself is hardly complementary to the natural surroundings. We are also concerned as to potential glare effecting safety of drivers on both Torrens Valley Rd and Warren Rd as both are 80km zones and highly frequented roads.

Whilst we are not in any way against solar farming or renewable energy sources, we feel the proposed location in this case is inappropriate and needs to be reconsidered to another site where it will not negatively impact other individuals and compromise the serenity of Birdwood.

Thank you,

Elke and Matthew Menzel.



South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: Jessie Slee

Postal Address: PO BOX 181 BIRDWOOD SA 5234

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property~~ OR ~~occupier of local property~~
~~a representative of a company~~ OR ~~Other~~
~~organisation affected by the proposal~~ OR **a private citizen**
(cross out whichever does not apply)

The address of the property affected is:

.....Postcode: 5234

The specific aspects of the application to which I make representation are:

This Area should be used to showcase the beauty and Highlight our areas strengths and Heritage. Utilising this area for a solar farm would damage our towns feel and flow of the area and could really damage tourism and local jobs. This area if developed should be able to provide a high yield of jobs and tourism in the area in line with Community Values.

My objections (if any) could be overcome by:

changing the location to an area out of township and not on scenic routes. include established flora

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 6/8/2020

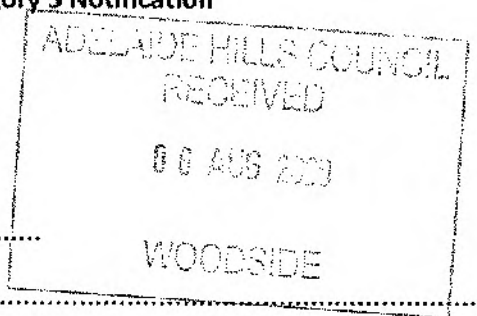
Signature: Jessie Slee

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification

~~non-complying~~
~~SEARCHED~~
18 AUG 2020



Development Number: **20/530/473**

My Name: Paulino Renne

Postal Address: PO Box 108 Birdwood

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:
.....Postcode:

The specific aspects of the application to which I make representation are:
Unslightly approach into an historic Adelaide Hills town
Possible interference with an historic site

My objections (if any) could be overcome by:
Reposition to a less prominent location

(cross out whichever does not apply)
I **do wish** to be heard in support of my representation by appearing personally
or by being represented by the following person.....
I **do not wish** to be heard in support of my representation.

Date: 6/8/2020 Signature: Paulino Renne

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: ELIZA LOECHEL

Postal Address: PO BOX 5 BIRDWOOD SA 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~.....~~ **opposes the proposed development (cross out whichever does not apply)**

My interests are: ~~owner of local property OR occupier of local property~~
~~representative of a company OR other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

.....Postcode:.....

The specific aspects of the application to which I make representation are:

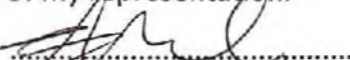
THE LAND PROPOSED IS HELD IN A TRUST & IS NOT JUST ONE
PERSON VOTING TO GIVE THEIR LAND. THE TRUST THAT HAS DONATED
THIS LAND IS NOT MADE UP OF LOCALS BUT THEIR DECISION TOTALLY
AFFECTS LOCALS & THE IMAGE OF OUR COMMUNITY. PTO ->
My objections (if any) could be overcome by:
POSITIONING IT IN A LESS VISABLE LOCATION & NOT AT
THE GATEWAY TO AN ADELAIDE HILL TOWN

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~
~~or by being represented by the following person.....~~

I do not wish to be heard in support of my representation.

Date: 6.8.2020

Signature: 

The closing time and date for Representations is 5.00pm on 07 August 2020

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I ALSO FEAR FOR THE SAFETY OF THE INDIVIDUAL WHO REPRESENTS THAT PARCEL OF LAND LOCALLY. THERE IS ~~SUCH~~ SO MUCH OPPOSITION FOR THE LOCATION OF THE SOLAR FARM THAT I FEAR HE WILL BE TARGETED WITH LOCALS FRUSTRATIONS BOTH VERBALLY & PHYSICALLY.

THE TRUST BY NO MEANS IS TAKING INTO ACCOUNT THE VIEW OF THE LOCALS - BECAUSE THEY ARE NOT LOCALS THEMSELVES. - WHY SHOULD THEY BE ABLE TO ~~EXCHANGE~~ THE GATE WAY TO OUR TOWN WHEN ALL THEY SEE ARE DOLLARS IN THEIR BANK ACCOUNT & NOT THE SCARING OF A BEAUTIFUL LANDSCAPE.

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: Bruno Davids 18 AUG 2020

Postal Address: 9 Allendale Grove Woodside

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~I oppose the proposed development~~ **opposes the proposed development**
(cross out whichever does not apply)

My interests are:
owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

.....Postcode:.....

The specific aspects of the application to which I make representation are:

Sensitively, I prefer coal.

My objections (if any) could be overcome by:

A Green Field -

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

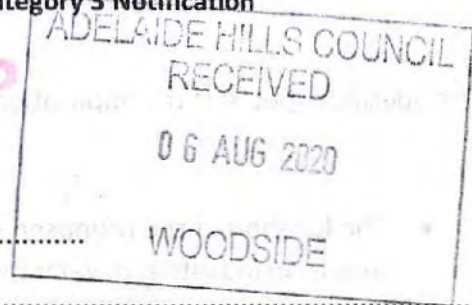
Date: 6/8/20

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: Kathryn Hodgson

Postal Address: P.O. Box 47

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ **OR** ~~opposes the proposed development~~
(cross out whichever does not apply)

My interests are: ~~owner of local property~~ **OR** ~~occupier of local property~~
~~a representative of a company~~ **OR** ~~Other~~
~~organisation affected by the proposal~~ **OR** ~~a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

8 CHURCH ST BIRDWOOD SA Postcode: 5234

The specific aspects of the application to which I make representation are:

shown over leaf

My objections (if any) could be overcome by:

locating this solar station in a less publicly visible location

(cross out whichever does not apply)

☒ ~~I do wish to be heard in support of my representation by appearing personally~~
~~or by being represented by the following person~~ Bianca Laister

☐ ~~I do not wish to be heard in support of my representation.~~

Date: August 5 2020

Signature: K Hodgson

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

The specific aspects of the application to which I make representation are:

- The location of the proposed solar station adversely impacts the rural environment, as it is an industrial development in a rural area.
- Birdwood is a historic / heritage town and this proposed industrial development is on a scenic route on the entrance to town with regular worldwide media exposure i.e. Tour Down Under and Bay to Birdwood. The proposed chain link fence and two row, three metre screening vegetation will do little to hide the view of the solar array. The species chosen for this screening are not all local to our area and will take up to ten years to provide a useful screen. In addition, the existing screening along Warren Road is deciduous and will provide no screening during winter months.
- I, along with many residents of our town, am drawn to our picturesque landscape and choose to live in a small country town for the uninterrupted views and quieter lifestyle and to escape the proximity to industrial operations.
- As a Victorian company, it would seem correct to assume that Tetris Energy Pty Ltd would have very little involvement and interest in the people, the culture and the values of the Birdwood Community.
- The logical next area for subdivision for residential housing in Birdwood is land currently for sale on the opposite side of Warren Road. The prospect of a residential housing development here will be adversely affected by this proposed development.
- The proposal states that this solar station will be of benefit to the community but fails to elaborate on these benefits.
- Could the reflective nature of the large solar array negatively impact aviation operations, both commercial and firefighting, given Birdwood is directly below these flight paths?

To quote Birdwood resident Jesse Slee, as posted on Facebook :

'Putting a solar farm in the entrance to town is like putting a dumpster in front of the doors of a 5 star restaurant. If you need it, maybe put it discretely out the back where it won't offend anyone!'

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: Geoff Hodgson

Postal Address: PO Box 47 Birdwood SA 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

8 Church St, Birdwood, SA Postcode 5234

The specific aspects of the application to which I make representation are:

shown overleaf.

My objections (if any) could be overcome by:

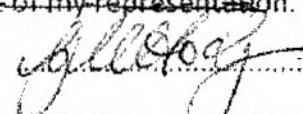
locating the solar farm in a less publicly visible location

(cross out whichever does not apply)

☒ I do wish to be heard in support of my representation by appearing personally or by being represented by the following person: Bianca Loister

~~I do not wish to be heard in support of my representation.~~

Date: 5/8/2020

Signature: 

The closing time and date for Representations is 5.00pm on 07 August 2020

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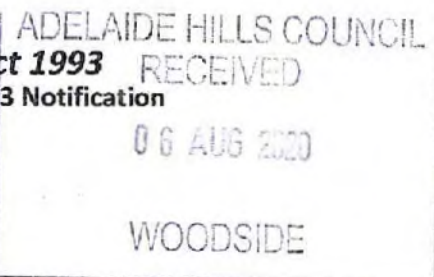
The specific aspects of the application to which I make representation are:

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- Birdwood is a historic / heritage town and this proposed industrial development is on a scenic route on the entrance to town with regular worldwide media exposure i.e. Tour Down Under and Bay to Birdwood. The proposed chain link fence and two row, three metre screening vegetation will do little to hide the view of the solar array. The species chosen for this screening are not all local to our area and will take up to ten years to provide a useful screen. In addition, the existing screening along Warren Road is deciduous and will provide no screening during winter months.
- I, along with many residents of our town, am drawn to our picturesque landscape and choose to live in a small country town for the uninterrupted views and quieter lifestyle and to escape the proximity to industrial operations.
- As a Victorian company, it would seem correct to assume that Tetris Energy Pty Ltd would have very little involvement and interest in the people, the culture and the values of the Birdwood Community.
- The logical next area for subdivision for residential housing in Birdwood is land currently for sale on the opposite side of Warren Road. The prospect of a residential housing development here will be adversely affected by this proposed development.
- The proposal states that this solar station will be of benefit to the community but fails to elaborate on these benefits.
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To quote Birdwood resident Jesse Slee, as posted on Facebook :

'Putting a solar farm in the entrance to town is like putting a dumpster in front of the doors of a 5 star restaurant. If you need it, maybe put it discretely out the back where it won't offend anyone!'

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: KERRY BOSCO

Postal Address: 2 CHURCH STREET BIRDWOOD 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

2 CHURCH ST. BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

.....
.....
.....

My objections (if any) could be overcome by:

Not having the solar farm so near to the town, as
a historical town, a solar farm at the entrance is an eyesore
(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~

or by being represented by the following person:

I do not wish to be heard in support of my representation.

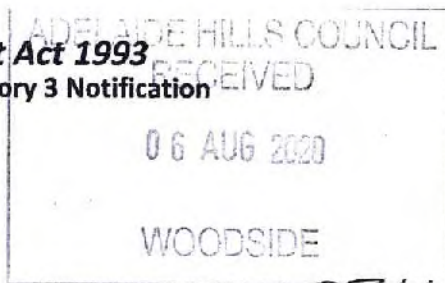
Date: 5.8.2020

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: MATTHEW MERZEL

Postal Address: PO BOX 590 BIRDWOOD SA 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports the proposed development OR opposes the proposed development (cross out whichever does not apply)**

My interests are: **owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)**

The address of the property affected is:

36 HARMS AVE BIRDWOOD SA Postcode:

The specific aspects of the application to which I make representation are:

- LOCATION ON SCENIC ROUTE
- PROXIMITY TO TOWNSHIP
- POTENTIAL GLARE + REFLECTION

My objections (if any) could be overcome by:

CHANGE OF LOCATION

(cross out whichever does not apply)

~~I do wish~~ to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 6/8/20

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

My Name: Paul Laister

Postal Address: P.O. Box 140, Birdwood S.A.

Contact No:

Email: Paul.Laister@birdwood.sa.gov.au
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ **opposes the proposed development**
(cross out whichever does not apply)

My interests are:
owner of local property OR occupier of local property
~~a representative of a company OR other~~
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

The town of Birdwood in its entirety Postcode: 5234

The specific aspects of the application to which I make representation are:

The creation of an 'eye sore' on the entrance of Birdwood
Damage upon the historical / visual eastern entrance
Damage upon the environmental / aesthetics of a historic town

My objections (if any) could be overcome by:

Installing the solar plant in another nearby location
where its benefits are not outweighed by its negative impact.
(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

~~or by being represented by the following person~~

~~I do not wish to be heard in support of my representation~~

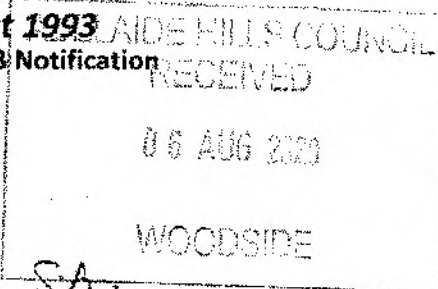
Date: 31/07/2020

Signature: Paul Laister

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: ARNOLD NEYMAN

Postal Address: PO BOX 220, POKEAUGUSTA 5700 SA

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

EASTERN ENTRANCE TO BIRDWOOD, CORNER WARREN RD + TORRENS VALLEY RD Postcode: 5234

The specific aspects of the application to which I make representation are:

- * THIS IS PRIME, FERTILE, PRODUCTIVE LAND. (THIS PROPOSED DEVELOPMENT IS OUT OF PLACE AND A HUGE EYE SORE!)
- * THIS LAND IS HIGH RAINFALL, IN THE TORRENS VALLEY CATCHMENT AREA
- * THE NATIONAL MOTOR MUSEUM IS WITHIN ONE KILOMETRE OF THIS PROPOSED DEVELOPMENT

My objections (if any) could be overcome by:

SHIFTING THIS PROPOSED DEVELOPMENT TO A SUNNYER, MORE ARID ZONE, WHICH DOES NOT HAVE RESIDENT COMMUNITIES. I AM PRO-LOCAL BUT NOT IN THE ADELAIDE HILLS!
(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person: BIANCA LAISTER
I do not wish to be heard in support of my representation.

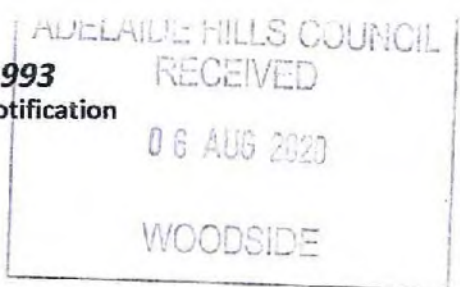
Date: 31-7-2020

Signature: Arnold Neyman

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: Daniel Lewis

Postal Address: P/O Box 514 Birdwood 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property
~~a representative of a company OR other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

1 Theel Avenue Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

The Development is on a main Route and located directly in Birdwood affecting both Touristery (Daily and major events by local business and T.D.V. Visiting and will adversely affect house values as well.

My objections (if any) could be overcome by:

Moving it to a location well off the main route that cant be seen (way back in another paddock)
(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

~~or by being represented by the following person~~

~~I do not wish to be heard in support of my representation.~~

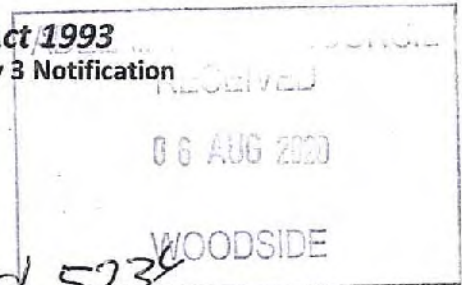
Date: 2-8-2020

Signature: 

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: Angie Lewis **SCANNED**

Postal Address: PO Box 514 Birdwood 5234

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are:
owner of local property OR occupier of local property
~~a representative of a company OR Other~~
~~organisation affected by the proposal~~ OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

1 Theel Ave Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

It's on a main route & located directly in Birdwood
which will affect tourism - daily & major events i.e
Tour Down Under It's unsightly & will affect house value

My objections (if any) could be overcome by:

Moving it to another location so it's out of sight
& off the main Birdwood route
(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~
or by being represented by the following person.....
~~I do not wish to be heard in support of my representation.~~

Date: 2/8/20

Signature: [Signature]

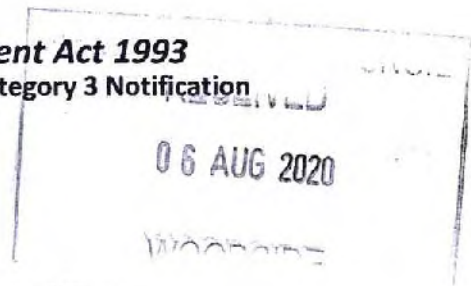
The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification

non complying

SCANNED
10 AUG 2020



Development Number: 20/530/473

My Name: Tamra Harvey - macalle

Postal Address: PO Box 139 Birdwood 5234

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

6 Theel Avenue Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

- this location is the entrance to our beautiful town/ a scenic route
- this location is a catchment for the River Torrens and prime agricultural land
- lowering our property values
- no jobs for our locals

My objections (if any) could be overcome by:

seeking another location not visible to our township

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~
or by being represented by the following person.....

~~I do not wish to be heard in support of my representation.~~

Date: 3-8-2020

Signature: T. Harvey-macalle

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

SCANNED

My Name:

Simon Mardica

10 AUG 2020

Postal Address:

PO Box 135 Birdwood

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development:

Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at:

Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation:

supports the proposed development OR opposes the proposed development
(cross out whichever does not apply)

My interests are:

owner of local property OR occupier of local property
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

6 Theel Ave Birdwood

Postcode: 5234

The specific aspects of the application to which I make representation are:

- site is located at entry point of birdwood
 - rural land meant for this purpose
 - reduction to property values + no jobs for locals
 - site hold historical connection to Birdwoods early settlers
- My objections (if any) could be overcome by:
- new location not visible like current proposal
 - Away from township

(cross out whichever does not apply)

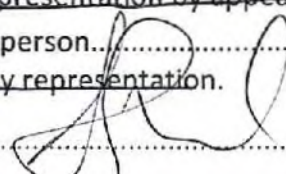
~~I do wish to be heard in support of my representation by appearing personally~~
or by being represented by the following person.....

~~I do not wish to be heard in support of my representation.~~

Date:

3/8/2020

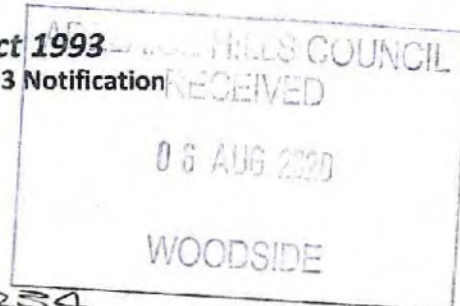
Signature:



The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: CHELSEA MARD

Postal Address: PO BOX 139 BIRDWOOD 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property~~ OR occupier of local property
~~a representative of a company~~ OR ~~Other~~
~~organisation affected by the proposal~~ OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

6 THEEL AVENUE BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

- * THE LOCATION IS ON THE ENTRANCE TO OUR LOVELY TOWN / SCENIC ROUTE / TOURIST DESTINATION
- * LOWERING PROPERTY VALUES
- * REDUCING JOBS FOR LOCAL COMMUNITY MEMBERS
- * ENTRANCE TO TOWN BEING LESS APEALING
- My objections (if any) could be overcome by: TO VISITORS / TOURISTS,
- * FIND / SEEK ANOTHER LOCATION NOT VISABLE TO OUR TOWNSHIP ON MAIN ROADS

(cross out whichever does not apply)

I ~~do wish~~ to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I ~~do not wish~~ to be heard in support of my representation.

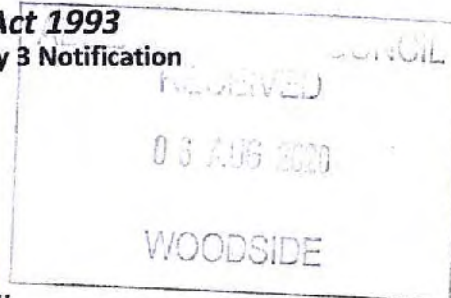
Date: 3RD AUGUST 2020

Signature: omdle

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: **20/530/473**

My Name: **Liesd Lombard**

Postal Address: **PO Box 320 Birdwood**

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports the proposed development OR opposes the proposed development (cross out whichever does not apply)**

My interests are: **owner of local property OR occupier of local property a representative of a company OR Other organisation affected by the proposal OR a private citizen (cross out whichever does not apply)**

The address of the property affected is:

30 Shannon St Birdwood.....Postcode: **5234**

The specific aspects of the application to which I make representation are:

- **visual impact as entrance to a tourist town**
- **Environmental impact especially noise, dust, smell**
- **Historial significance as graves on land as well as site of 1st Lutheran church.**

My objections (if any) could be overcome by:

Different location

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally or by being represented by the following person.....

I do not wish to be heard in support of my representation.

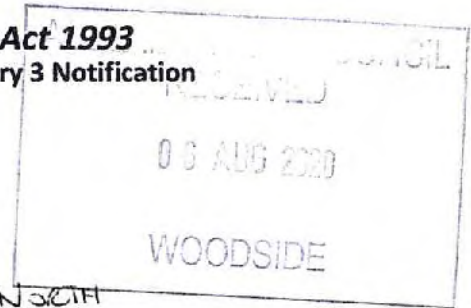
Date: **4/8/20**

Signature: **[Signature]**

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: EBONI ASHBY

Postal Address: 17/17 CAROLINE ST GLENELG NORTH

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property
a representative of a company OR Other organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

1030 TORRENS VALLEY RD BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

VISUAL IMPACT ON THE SCENIC ROUTE INTO BIRDWOOD

My objections (if any) could be overcome by:

A different location

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 24/8/20

Signature: Eboni Ashby

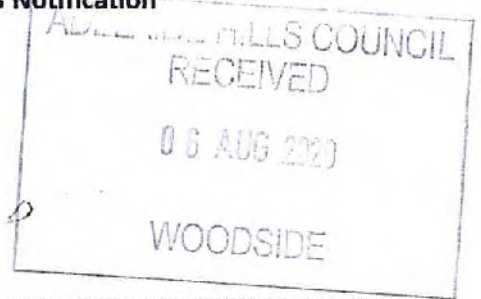
The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED

18 AUG 2020



Development Number: **20/530/473**

My Name: Thomas Davy

Postal Address: PO Box 274 BIRWOOD

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **~~supports the proposed development~~ OR ~~opposes the proposed development~~ (cross out whichever does not apply)**

My interests are: **~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~ (cross out whichever does not apply)**

The address of the property affected is:

90 RATHVEN RD FORRESTON Postcode: 5234

The specific aspects of the application to which I make representation are:

The proposed solar farm will have a massive impact on the entry of Birdwood - out of keeping with the tourist nature of the town

My objections (if any) could be overcome by:

Location elsewhere

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 4/8/2020

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification

non complying

SCANNED

18 AUG 2020



Development Number: **20/530/473**

My Name: Dianne Davay

Postal Address: PO Box 274 Birdwood SA 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

90 Rathjen Rd Torreston.....Postcode: 5234.....

The specific aspects of the application to which I make representation are:

Proposed Solar Farm - corner Warren + Torrens Valley Rds is not in keeping with the rural nature of the picturesque village of Birdwood.

My objections (if any) could be overcome by:

Relocation of the power plant to a less visible area.

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 4/8/2020

Signature: D Davay

The closing time and date for Representations is 5.00pm on 07 August 2020

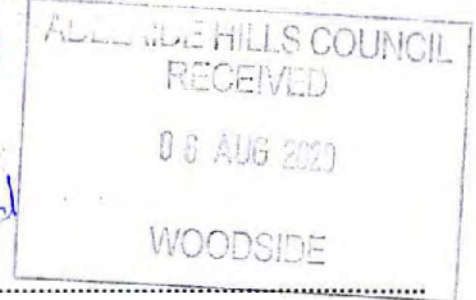
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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification

non complying

SCANNED

10 AUG 2020



Development Number: 20/530/473

My Name: Christine Shanahan

Postal Address: PO Box 627 Birdwood

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development OR~~ **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

811C TORRENS VALLEY RDPostcode: 5234

The specific aspects of the application to which I make representation are:

① locating industrial/electrical infrastructure of this height on a tourist/scenic route is detrimental to the character of the Birdwood township. ② loss of prime grazing land

My objections (if any) could be overcome by:

① & ② locate the solar farm on less productive land which is not close to a township

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

~~or by being represented by the following person~~

~~I do not wish to be heard in support of my representation.~~

Date: 3 AUGUST 2020

Signature: C. Shanahan

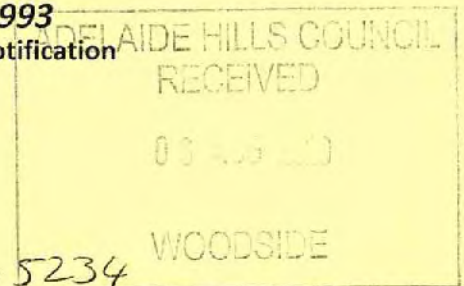
The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED

11 AUG 2020



Development Number: 20/530/473

My Name: KRISTINE HEFFORD (KEOGH)

Postal Address: P.O. Box 556, BIRDWOOD, SA, 5234

Contact No: [REDACTED]

Email: [REDACTED]
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development OR~~ opposes the proposed development
(cross out whichever does not apply)

My interests are: ^{AND}
owner of local property ~~OR~~ occupier of local property
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

Lot 96, Church St, Birdwood (5 Church St) Postcode: 5234

The specific aspects of the application to which I make representation are:

EYE SORE ON SENIC TOURIST ROUTE, GLARE FOR TRAFFIC & RESIDENTS
ENVIRONMENTAL DISTURBANCE IN WATERSHED AREA. NOISE,
EMF DISTURBANCE TO WILDLIFE & ENVIRONMENT - HISTORICAL
AREA (LUTHERAN CHURCH) FIRE HAZARD.

My objections (if any) could be overcome by:

~~NO~~ CHANGE LOCATION PLEASE TO SOMEWHERE
LESS INTRUSIVE.

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

~~I do not wish to be heard in support of my representation.~~

Date: 31/7/2020

Signature: JS Keogh

The closing time and date for Representations is 5.00pm on 07 August 2020

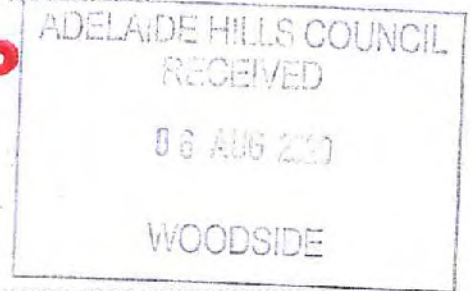
"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification

non complying

SCANNED

18 AUG 2020



Development Number: **20/530/473**

My Name: HEIDI WARMER

Postal Address: P.O. Box 66 Birdwood

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports the proposed development OR opposes the proposed development**
(cross out whichever does not apply)

My interests are: **owner of local property OR occupier of local property**
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

12 LANCE CREW Birdwood SA Postcode: 5234

The specific aspects of the application to which I make representation are:

Visual impact on entering Birdwood changing
the country feel of the town.

My objections (if any) could be overcome by:

Moving away from Birdwood

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 18/8/2020

Signature: Heidi Warner

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: 20/530/473

SCANNED



My Name: Jennifer + Derek Smith

Postal Address: P.O. Box 160 Birdwood

Contact No: _____

Email: _____
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

11, Lange Cres Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

Tourist may miss out Birdwood and do other tourist drives. Do NOT want to see it everytime we drive into a beautiful quite village

My objections (if any) could be overcome by:

Moving away from our beautiful village.

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally or by being represented by the following person.....~~

~~I do not wish to be heard in support of my representation.~~

Date: 7 August 2020

Signature: J. Smith

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification

non complying

SCANNED
10 AUG 2020

WOODSIDE HILLS COUNCIL

RECEIVED

06 AUG 2020

WOODSIDE

Development Number: 20/530/473

My Name: Carey + Colleen Evans

Postal Address: Box 326 Birdwood

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: owner of local property OR ~~occupier of local property~~
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

28 Harms Ave Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

Visual impact - being at the entrance to a historical town and environmental impact with dust noise & effects on wildlife & wild flowers

My objections (if any) could be overcome by:

Moving the Solar farm elsewhere

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally or by being represented by the following person.....

I do not wish to be heard in support of my representation.....

Date: 2 Aug 2020

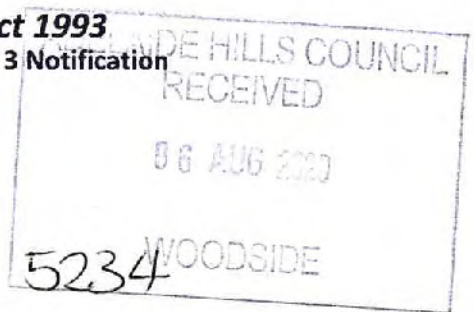
Signature: Colleen Evans

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED
10 AUG 2020



Development Number: 20/530/473

My Name: Kerri Greig

Postal Address: PO Box 84, BIRDWOOD

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

6 Church St, BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

For people arriving to Birdwood this ^{would} be an eyesore. I'm concerned about impacts of wildlife - insects first, then other wildlife.

My objections (if any) could be overcome by:

placing the solar farm away from main roads, particularly if they're visible to the township & visitors
(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally or by being represented by the following person.....~~

I do not wish to be heard in support of my representation.

Date: 4/8/2020

Signature: Kerri Greig

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: **20/530/473**

My Name: Emma LeRay

Postal Address: 64 Haines Road Banksia Park

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports** the proposed development OR **opposes** the proposed development
(cross out whichever does not apply)

My interests are:
owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

1030 TORRENS VALLEY RD BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

Location, use of land, heritage sites, visually unappealing

My objections (if any) could be overcome by:

different location

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 3/8/20

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

SCANNED

My Name: Paula McLaughlin

11 AUG 2020

Postal Address: 4 Cunningham St Reid

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)



This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **~~supports the proposed development~~ OR ~~opposes the proposed development~~ (cross out whichever does not apply)**

My interests are: **owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)**

The address of the property affected is:

1030 TORRENS VALLEY RD BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

SCENIC ROUTE INTO BIRDWOOD

My objections (if any) could be overcome by:

Different location

(cross out whichever does not apply)

**I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....**

I do not wish to be heard in support of my representation.

Date: 3.8.20

Signature: Paula McLaughlin

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED
1 AUG 2020



Development Number: **20/530/473**

My Name: Siti Khadisa Abdulrahman

Postal Address: 1/5 Albert Street Cammeracha

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports** the proposed development OR **opposes** the proposed development
(cross out whichever does not apply)

My interests are: **owner of local property OR occupier of local property**
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

N/A.....Postcode:.....

The specific aspects of the application to which I make representation are:

My objections (if any) could be overcome by:

Moved to a location that has no effect on other properties

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

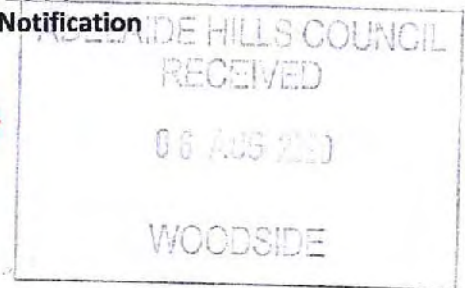
Date: 4/8/20

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



SCANNED
14 AUG 2020

Development Number: **20/530/473**

My Name: Demi lewters

Postal Address: PO 367 Gumeracha 5233

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **~~supports the proposed development~~ OR opposes the proposed development (cross out whichever does not apply)**

My interests are: **owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)**

The address of the property affected is:

1030 Torrens Valley Rd Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

Visual amenity, heritage site, poor use of land, bushfire risk
environmental impacts are negative

My objections (if any) could be overcome by:

change of location

(cross out whichever does not apply)

**I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....**

I do not wish to be heard in support of my representation.

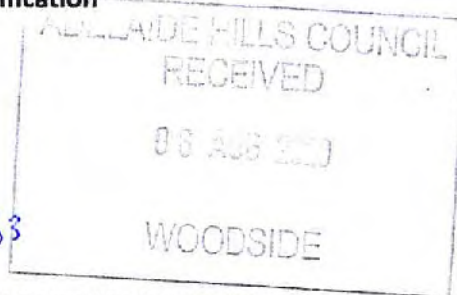
Date: 2/8/2020

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: DAVID NELSON
Postal Address: PO 367 GUMERACHA 5233

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ☒ supports the proposed development OR ☐ opposes the proposed development
(cross out whichever does not apply)

My interests are: ☐ owner of local property OR occupier of local property
☐ a representative of a company OR Other organisation affected by the proposal OR ☒ private citizen
(cross out whichever does not apply)

The address of the property affected is:

1030 TORRENS VALLEY RD BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

ENCOURAGING FOREIGN OWNERSHIP OF AUSTRALIAN LAND FOR PROFIT TO GO OFF SHORE
EFFECTS AESTHETICS OF THE TOWN

My objections (if any) could be overcome by:

CHANGE LOCATION

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 2/8/2020

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

Development Number: **20/530/473**

My Name: MATTHEW LOMPA

Postal Address: PO Box 320, BIRDWOOD

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports the proposed development OR opposes the proposed development (cross out whichever does not apply)**

My interests are: **owner of local property OR occupier of local property a representative of a company OR Other organisation affected by the proposal OR a private citizen (cross out whichever does not apply)**

The address of the property affected is:

29 SHANNON ST BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

HISTORICAL SIGNIFICANCE, VISUAL IMPACT,
ENVIRONMENTAL IMPACT,
SITE OF THE 1ST LUTHERAN CHURCH / 10 graves
cemetery

My objections (if any) could be overcome by:

Different location

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally or by being represented by the following person.....

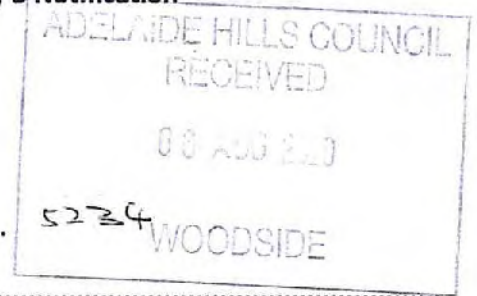
I do not wish to be heard in support of my representation.

Date: 4/8/20

Signature: M

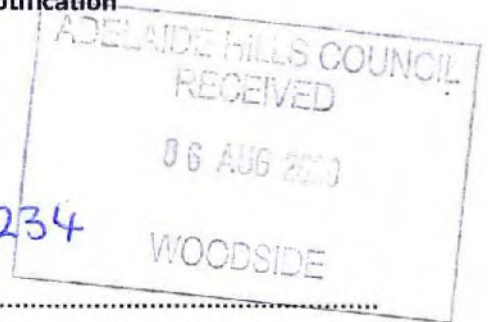
The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED
10 AUG 2020



Development Number: 20/530/473

My Name: MICHAEL FOSTER

Postal Address: PO Box 452 BIRDWOOD SA 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR other~~
~~organisation affected by the proposal OR a private citizen~~ - BIRDWOOD RESIDENT
(cross out whichever does not apply)

The address of the property affected is:

Postcode:

The specific aspects of the application to which I make representation are:

THE PROPOSED DEVELOPMENT ON PRIME FARMING LAND, LOCATED DIRECTLY AT THE ENTRANCE TO THE TOWNSHIP IS INAPPROPRIATE, NOT WITHIN KEEPING OF THE AREA, THE PROPOSED EYESORE LOCATED IN PRIMARY PRODUCTION / WATERSHED HAS THE POTENTIAL TO IMPACT ON THE TORRENS RIVER AND REDUCE FARMING LAND.
My objections (if any) could be overcome by:

MOVING THIS PROPOSED SOLAR FARM TO A MORE SUITABLE LOCATION THAT DOES NOT IMPACT ON THE PRIMARY PRODUCTION / WATERSHED AREA.

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~
~~or by being represented by the following person~~

I do not wish to be heard in support of my representation.

Date: 5/8/2020

Signature: [Signature]

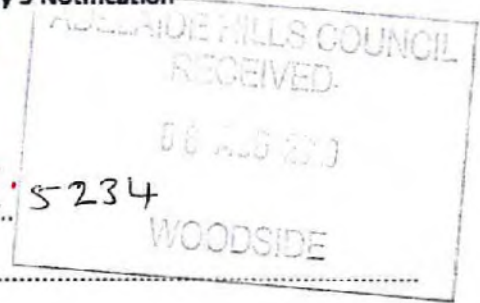
The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED

11 AUG 2020



Development Number: 20/530/473

My Name: Sarah masters

Postal Address: PO Box 161, Birdwood S.A. 5234

Contact No:

Email: (by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports~~ the proposed development OR opposes the proposed development (cross out whichever does not apply)

My interests are: owner of local property OR ~~occupier of local property~~
a representative of a company OR Other
organisation affected by the proposal OR ~~a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

Blocks Road, Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

- Environmental Hazard, Bushfire, carbon footprint
- Detracts from the entrance of town - looks terrible, the glare, as its so visible from the road and houses around.
- Devalue the town, for something not even for the towns benefit

My objections (if any) could be overcome by:

moving the location to a different area that's not so visible coming in/out of town or not building at all.
(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

or by being represented by the following person:

I do not wish to be heard in support of my representation.

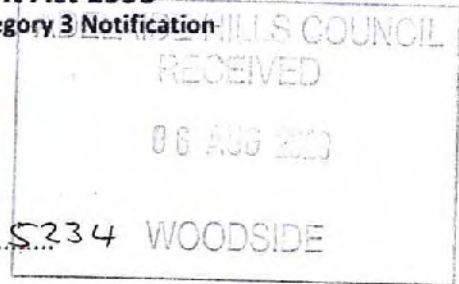
Date: 6-8-20

Signature:

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



Development Number: 20/530/473

My Name: Robert masters

Postal Address: PO Box 161 Birdwood S.A. 5234 WOODSIDE

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: supports the proposed development OR opposes the proposed development
(cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

Blocks Road, Birdwood. Postcode: 5234

The specific aspects of the application to which I make representation are:

It will look like an industrial area detracting from the town's appeal. It reminds me of driving into Broken Hill and how horrible the solar farms make that town look

My objections (if any) could be overcome by:

not building the solar farm in Birdwood

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

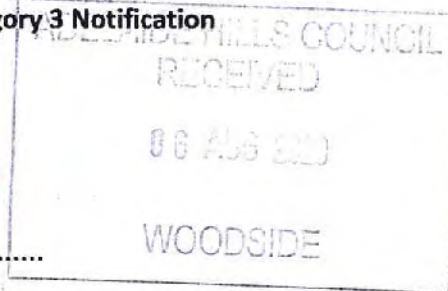
Date: 6-8-20

Signature:

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying



SCANNED
11 AUG 2020

Development Number: **20/530/473**

My Name: Wendy Mallett

Postal Address: 6, Blumel Rd

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR **opposes the proposed development**
(cross out whichever does not apply)

My interests are: ~~owner of local property~~ ^{and} OR occupier of local property
~~a representative of a company~~ OR Other
~~organisation affected by the proposal~~ OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

Positioning, Potential environmental issues.

Depreciation of land values Historical significance.

Impact on tourism: multi media events eye sore

distraction and glare to road users.

My objections (if any) could be overcome by: Possible fire hazards.

Re-locating this to a more discreet position.

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~
~~or by being represented by the following person~~ Bianca Lawler

~~I do not wish to be heard in support of my representation.~~

Date: 6/8/20

Signature: W Mallett

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification

non-complying

SCANNED

18 AUG 2020



Development Number: 20/530/473

My Name: Margaret Applebee

Postal Address: Po. Box 571 Birdwood 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development (cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~ ✓
~~a representative of a company OR other~~
~~organisation affected by the proposal~~ OR a private citizen ✓
(cross out whichever does not apply)

The address of the property affected is:

4 Church St Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are:

Spoiling the beautiful entrance to Birdwood
Affecting the outlook over the view from those adjacent
to the site River pollution Changing the historic
nature of our tourist town.

My objections (if any) could be overcome by:

Finding a near-by more suitable site.

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person Bianca Laister

~~I do not wish to be heard in support of my representation.~~

Date: 5-8-20

Signature: M.A. Applebee

The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED

18 AUG 2020

WIDE HILLS COUNCIL
RECEIVED
08 AUG 2020
WOODSIDE

Development Number: 20/530/473

My Name: MALCOLM APPLBY

Postal Address: PO Box 571, Birdwood SA.

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports~~ the proposed development OR opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property~~ OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

4 CHURCH ST BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

TOO CLOSE TO THE TORRENS RIVER (WATERSHED AREA) POLLUTION
FROM CARPARK & BUILDINGS FARMING LAND EYESAW
TO ENTRANCE TO TOWN FOR TOURISTS.

My objections (if any) could be overcome by:

INSTALLING FARM IN AREA NOT AFFECTING THIS
HISTORIC & TOURIST TOWN.
(cross out whichever does not apply)

I ~~do wish~~ to be heard in support of my representation by appearing personally
or by being represented by the following person: RIANCA LAISTER.
I ~~do not wish~~ to be heard in support of my representation.

Date: 5.8.20

Signature: [Signature]

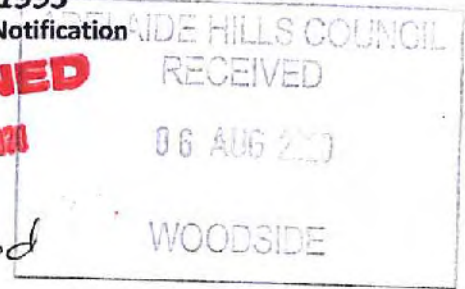
The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED

18 AUG 2020



Development Number: 20/530/473

My Name: Robyn Fromere

Postal Address: PO Box 632 Birdwood

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: **supports the proposed development OR opposes the proposed development (cross out whichever does not apply)**

My interests are: **owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)**

The address of the property affected is:

50 Livedale St Birdwood Postcode: 5234

The specific aspects of the application to which I make representation are: *Zoned as primary production and watershed* Proposed development is along the scenic Torrens Valley route which seems to take from its original aim, especially given Birdwood lovely entrance now.

My objections (if any) could be overcome by:

Reject development, different site

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 6/8/20

Signature: [Signature]

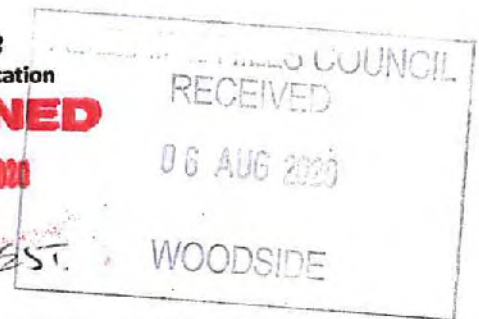
The closing time and date for Representations is **5.00pm on 07 August 2020**

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SCANNED

10 AUG 2020



Development Number: 20/530/473

My Name: JULIE - ANNE HASTWELL

Postal Address: 24 DIENELT OF PARA HILLS WEST

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

38 OLIVEDALE ST BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

AS THE LOCATION IS ON THE TORRENS VALLEY
SCENIC DRIVE I DON'T FEEL IT IS AN
APPROPRIATE LOCATION, ALSO ON THE WAY TO BIRDWOOD
CAR ROUTE -

My objections (if any) could be overcome by:

RELOCATE OFF MAIN ROAD

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally

or by being represented by the following person.....

I do not wish to be heard in support of my representation

Date: 6/8/2020

Signature: [Signature]

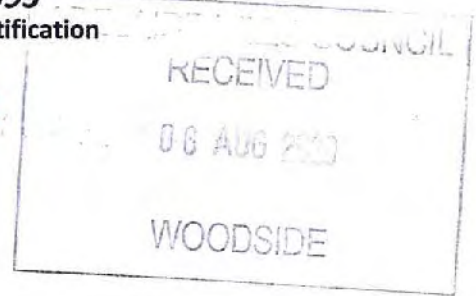
The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED

10 AUG 2020



Development Number: 20/530/473

My Name: Rosemary Brickhill

Postal Address: PO Box 632 Birdwood

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: . supports the proposed development OR opposes the proposed development (cross out whichever does not apply)

My interests are: . owner of local property OR occupier of local property
a representative of a company OR Other
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

5 Olivedale Street Birdwood Postcode:

The specific aspects of the application to which I make representation are: *Environmental risks due to risk of chemicals leaching into a watershed area. * Along Torrens Valley Scenic Route & Entrance of a historic Adelaide Hills town (against Development Plan)

My objections (if any) could be overcome by:

Reject Development, different site

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 6/8/20

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

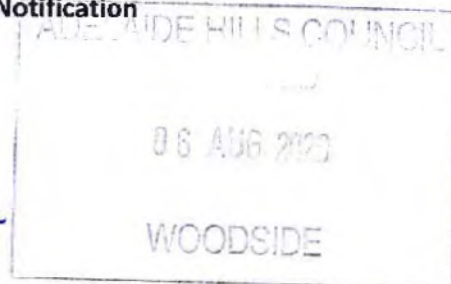
"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification

non-complying

SCANNED

10 AUG 2020



Development Number: 20/530/473

My Name: JODI FOSTER

Postal Address: P.O. BOX 452, BIRDWOOD, SA, 5234

Contact No:

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Tetris Energy Pty Ltd

Nature of Development: Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)

Proposed to be located at: Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234

My representation: ~~supports the proposed development OR~~ opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~ - BIRDWOOD
(cross out whichever does not apply) RESIDENT

The address of the property affected is:

.....Postcode:.....

The specific aspects of the application to which I make representation are:

THE PROPOSED DEVELOPMENT AT THE ENTRANCE TO THE TOWNSHIP IS INAPPROPRIATE AND NOT 'IN KEEPING' WITH THE AREA. THE PROPOSED EYESORE LOCATED ON PRIME FARMING LAND WITHIN A WATERSHED AREA HAS THE POTENTIAL TO IMPACT ON THE TORRENS RIVER AND REDUCE FARMING LAND.

My objections (if any) could be overcome by: MOVING THIS PROPOSED SOLAR FARM TO A MORE SUITABLE LOCATION THAT DOES NOT IMPACT ON THE PRIMARY PRODUCTION/WATERSHED AREA.

(cross out whichever does not apply)

~~I do wish to be heard in support of my representation by appearing personally~~

~~or by being represented by the following person.....~~

I do not wish to be heard in support of my representation.

Date: 5/8/2020

Signature: [Signature]

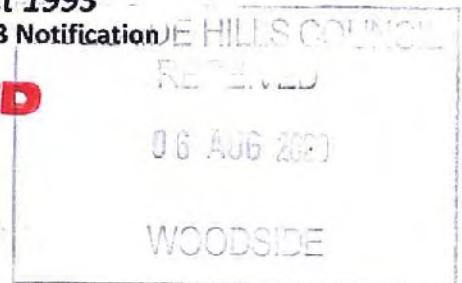
The closing time and date for Representations is 5.00pm on 07 August 2020

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South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
non complying

SCANNED

10 AUG 2020



Development Number: 20/530/473

My Name: DARREN GREIG

Postal Address: PO Box 84 BIRDWOOD

Contact No:

Email:
(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Tetris Energy Pty Ltd**

Nature of Development: **Solar farm (4.98MW), comprising ground mounted solar arrays (maximum height 4.66m), battery storage containers (4MW), inverters, temporary site office and storage building & associated car parking, fencing (maximum height 2.3m) & signage (non-complying)**

Proposed to be located at: **Lot 16 DP13143 Torrens Valley Road Birdwood SA 5234**

My representation: ~~supports the proposed development~~ OR opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

6 CHURCH ST BIRDWOOD Postcode: 5234

The specific aspects of the application to which I make representation are:

HAVING IT AT THE ENTRANCE TO BIRDWOOD
IS/WILL BE AN EYESORE FOR LOCALS
AND VISITORS ALIKE. ALSO WILL IMPACT LOCAL

My objections (if any) could be overcome by: WILDLIFE.

HAVING IT NOT VISIBALE TO PEOPLE
ENTERING OUR TOWN.

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

I do not wish to be heard in support of my representation.

Date: 4-8-20

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 07 August 2020

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

Date: 26 August 2020

**ADELAIDE HILLS COUNCIL
RECEIVED 26 August 2020**

Melanie Scott
Acting Team Leader Statutory Planning
Adelaide Hills Council
PO Box 44
Woodside SA 5244

Re: Birdwood Solar Farm – Ref 20/530/473 – Response to Submissions

Dear Melanie

Tetris Energy Pty Ltd ('Tetris') is providing the below responses to the summary of representations received in relation to the proposed Birdwood Solar Farm as contained in Development Application 20/530/473.

We thank everyone for their interest in the project and where possible we have tried to accommodate some of the suggestions raised in the representations into amending the proposed development layout.

Please see below our response to the planning issues raised in the representations.

1. Project location justification

A feasible renewable energy project requires multiple factors to be successful. Tetris has balanced these factors to select the proposed Birdwood site. Around two years ago, Tetris undertook a network feasibility assessment of the distribution system connecting to the Angas Creek substation. SA Power Networks confirmed that the location was attractive for a new solar farm. Tetris then spent a considerable amount of time identifying a site location that was in proximity to the 33kV distribution system that had capacity, suitable land conditions, solar resource, road access, and customer demand for the electricity. Without all of these ingredients, the project would not be feasible. Below are some more detailed explanations on each of these ingredients.

Network – the electricity network is most efficient when the electricity generation is located in close proximity to the electrical loads. The Adelaide Hills currently has limited grid connected electricity generators. If the Birdwood region were to be supplied from a solar project located in the Mallee or Riverlands, the electrical losses resulting from the transmission would be enormous. Already the Marginal Loss Factor for Angas Creek node is 1.0119, meaning consumers in the distribution system connecting to Angas Creek point pay 1.19% more for their power to compensate for the transmission losses. This is in addition to the distribution losses which can range from 1.02-1.08 (+ 2 - 8%) depending on the customers connection voltage and type. Installing a solar farm, or any other form of electricity generation, into this part of the grid network will assist in reducing both the marginal and distribution loss factors. Therefore, putting downward pressure on electricity prices for consumers in the Angas Creek/Birdwood regions.

Based on the engineering report contained in the Offer to Connect from SA Power Networks there is a requirement that the generator needs to be within around 100m of the point of connection. In the case of the proposed Birdwood solar farm, this means being ~100m of the 33kV distribution line that runs along Torrens Valley Way and onto the project site. For this reason, it is not possible to shift the solar farm further back from Torrens Valley Way than the current 100m which we have already agreed to.

Site suitability – Over the last couple of years, Tetris explored multiple sites between Angas Creek substation and Birdwood. Being closer to the substation at Angas Creek is better from a network capacity perspective. Going further east of Birdwood does not have sufficient grid capacity.

In addition to the grid connection suitability, the proposed site was selected because it has: a favourable topography, a large amount of existing vegetation screening, has limited native vegetation, is complimentary to the existing sheep grazing operation, and has good access from three adjoining roads.

Customers – there are numerous customers in the Adelaide Hills region who value clean and affordable renewable energy. Although there are a significant number of rooftop installations, these cannot alone meet the demand from all the loads and therefore the need for a larger renewable energy project. The proposed Birdwood project is being developed to help supply to these current and future load demands. Renewable Energy procurement under the AHC Carbon Management Plant is an example of these initiatives from customers.

Solar resource – The proposed Birdwood site has a considerable solar resource. The irradiance level at the site is 18.485 MJ/m². Tetris acknowledges that there are other regions of South Australia that have a higher resource however these places are mostly located in regions with little or no electricity demand, insufficient transmission capacity, or there is already generation using up the capacity. The likely increase in production would be more than offset by network losses and system constraints.

2. Visual Amenity

A primary reason why Tetris Energy has selected this location is due of the limited visual amenity impact on neighbouring dwellings and properties. This would appear to be at odds to the issues raised in a number of the representations. In order to validate some of the representor's claims – Tetris would encourage the AHC planners and CAP members to visit these dwellings to confirm the claims of visual impact. Due to the topography and vegetation, the project is largely hidden or screened from most residential dwellings. This is before the additional vegetation screenings are planted around the site boundary as detailed in our application.

3. Vegetation type/suitability

Tetris has agreed to plant native vegetation around the project to minimise any visual impact of surrounding properties and road vantage points. The species selected in the Landscape Plan were chosen from the AHC Council's Guide Native Habitat: Landscaping and Gardening Guide. Unlike the current deciduous trees, these native plants will provide a year-round screening solution.

In addition to the Landscaping Plan addendum, Tetris can confirm that it will commit to adopting some suggestions from representors.

- Multiple representors requested that we extend our native vegetation screen along Warren Road. Tetris accept this recommendation and will expand the vegetation on the solar farm side of the current deciduous trees.
- One of the supporting representations suggested that we consider incorporating fire resistant species as part of the plan. Tetris has since consulted with State Flora and CFS guidelines and will add those species to the list of possible species.
- Tetris can confirm that the maintenance of the trees will be part of the overall solar farm operation and maintenance contract obligations.

4. Bush fire risk/access

The presence of a small solar farm does not increase the risk of bush fires in the area. By having active ground cover management, all weather access tracks and improved infrastructure – the risk of bush fires will be reduced. Tetris Energy has committed to establishing a bush fire management plan for the site.

This management plan will detail the specifics of fire prevention works to be undertaken and maintained on the site and the level of fire-fighting capacity to be provided on the site. Tetris has already committed to having a dedicated fire water supply and fire-fighting equipment available onsite. In the preparation of this plan the owner, builder and maintenance team will liaise with the CFS and local neighbours

5. Torrens Valley Way Scenic Route

Tetris Energy is aware of the scenic qualities and development plan principles to protect scenic routes in the Council area. As part of the design phase of the solar farm, Tetris has mitigated the visual impact on the Torrens Valley Way by undertaking the following:

- Providing a 100m setback from the Torrens Valley Way;
- Excluding development in the vicinity of the junctions of Torrens Valley Way and Warren and Winton roads;
- Creating an additional native vegetation screen along both Torrens Valley Way and the adjacent roads;
- Protecting the rural vista by retaining the existing sheep grazing operation around and amongst the solar array;
- Retaining all existing native vegetation.

These mitigation measures will ensure the solar farm does not unduly impact on the rural outlook along this section of Torrens Valley Road.

It is worth noting that solar energy is not a new form of development along the Torrens Valley Road and in particular to the entrance to the Birdwood town centre. Below is an image identifying the dwellings that have existing solar pv systems installed, many of which are much closer to the road and some without screening.



Figure 1 Dwellings with solar arrays along Torrens Valley Way at entrance to Birdwood

The Torrens Valley Scenic Drive contains other forms of non-farming infrastructure which is likely to be more visible than the proposed solar farm. A few examples of these include:

- Toy factory
- Shed manufacturing facility
- Weir and associated water infrastructure
- High-voltage substation
- Covered orchard and facilities
- Forestry
- Machinery depot

**ADELAIDE HILLS COUNCIL
RECEIVED 26 August 2020**



Figure 2 Substation on edge of road



Figure 3 Toy Factory and large rocking horse



Figure 4 Shed fabrication facility



Figure 5 Covered orchard and cool rooms



Figure 6 Machinery depot



Figure 7 SA Water weir and associated infrastructure



Figure 8 Forestry land

6. Local opportunities and benefits

Tetris's experience with other regional solar farm projects in South Australia is that the project will offer a number of local benefits including:

- **Job opportunities:** During the development, construction and operation we seek to utilise local work force where possible. Example jobs include town planners, surveyors, lawyers, earth works contractors, labourers, electricians, transport, machine hire, accommodation, food, nurseries, and maintenance contractors. Tetris has already been approached by several local interested parties seeking job opportunities – this is particularly important with the rebound from the high unemployment associated with COVID 19.
- **Offtake opportunities:** Birdwood solar farm will produce lower cost and pollution free electricity. Where possible Tetris will look at offtake opportunities for local electricity loads so they can take advantage of these benefits. Our projects have previously supplied power to almond growers, onion packers, wine producers, and councils.

We will seek to do the same in the Adelaide Hills region. Interested parties are welcome to contact Tetris if they are wish to evaluated this opportunity: info@tetrisenergy.com

- **Network reliability:** through the additional network equipment that we are required to install at site, the reliability of the Birdwood distribution system should be strengthened. As part of our connection we need to provide more reactive power and other components to improve the power quality on the network. Having more distributed embedded generation is favourable for network reliability. This will allow any businesses that are constrained by power consumption to expand.

7. Tourism impact

The experience at the other renewable energy projects that Tetris and their staff have been involved in, is that they do provide a point of interest for tourists. Some tourists seem fascinated in the latest clean technology and the mechanics of how a larger solar farm works.

Many businesses are now moving away from reliance on fossil fuels and wish to be carbon neutral. By having a modern solar farm located in the Birdwood region will help position Birdwood as a region that is taking practical steps to transition to a low-carbon economy.

8. Historic impacts

Tetris has designed the solar farm to avoid sites of historical significance – both Indigenous and European. All sites raised by representors are outside of the development footprint and will not be impacted.

There were several representations, including one in relation to the Lutheran Church, which is located to the north east of the project area. One of the main issues raised was perceived visual amenity of the

solar farm on the historic church. To mitigate any visual amenity concerns, Tetris has agreed to plant an extra native vegetation screen alongside the current deciduous plantings adjacent Warren Road.

It is worth pointing out that the claims from the representors are at odds to current solar installations located on the church buildings.

Below are some images of the current solar installations which are not screened.



Figure 9 Images showing the extensive solar array on the church buildings.

9. Project size limitations

A representation alluded to the risk of the size of the solar farm project expanding beyond the current 4.99MW. Tetris can confirm that the distribution feeder line from Birdwood to the Angas Creek substation will be at capacity after the installation of the solar farm. Therefore, we can confirm that there are no intentions to expand the solar farm project beyond its current 4.99MW.

10. Ecology (red gums)

As can be seen from the solar farm layout plan, Tetris has avoided impacting on the existing red gum trees located within the site area. We acknowledge the suggestion from one representor to have sufficient buffer distance to the red gum trees to avoid impact on the root system – this will be achieved by establishing a Tree Protection Zone (TPZ) around the red gum trees during the construction phase.

It should be noted that locating the solar array too close to the trees also creates adverse shading effects so we can confirm that this has been considered.

11. Panel pollutants

The panels will be same type that are installed on household rooftops, which are widely recognised and deemed safe for living in proximity. These have stringent safety requirements and Tetris can confirm the project will comply with AS / NZS 5033 Installation and safety requirements for photovoltaic (PV) arrays.

12. Water requirements

A solar farm does not have a large water demand with water primarily used for periodic cleaning requirements and this water will be collected onsite by small rainwater tanks. During the construction phase water will be brought onto the site for any dust suppression.

Water will also be available onsite as part of the bushfire management plan. As per response #13 – there is also existing water onsite for stock consumption.

Tetris notes the submission from the EPA and their conclusion that “provided construction is undertaken in a manner that minimises environmental impacts, the EPA considers that the proposed development is likely to have a negligible impact on water quality”. Tetris also acknowledges and confirms its obligations as required by section 25 of the Environment Protection Act 1993.

13. Primary production

Tetris Energy is of the view that the production of solar energy will be complementary to existing primary production activities and help diversify the land use in the region.

The proposed solar farm will not have any detrimental impacts on the current agricultural activity outside of the solar farm area and the farming activity currently undertaken in the locality of the solar farm site can continue in its current form including aerial or ground spraying operations. The landowner will also continue to graze sheep amongst the solar array. Sheep grazing amongst the array is beneficial because it maintains the pasture and avoids the need to slash the grass. We have had a positive experience of grazing sheep at other projects, including the Mannum solar farm. It appears the sheep prefer the solar area due to shading provided under the panels.

The landowner and Tetris will work together under the terms of the grazing agreement to ensure the site is correctly stocked, safety precautions are followed, and that there is sufficient water troughs and gates. There are two existing water troughs on site – one will be retained in the solar farm area and the other outside.



Figure 10 Sheep grazing amongst solar array



Figure 11 Farm water supply points

14. Noise

There will be some noise generated during the projects construction phase from the piling of the solar panel mounting structures which is not dissimilar to the piling (driving) of new farm fence posts. The piling activity is undertaken over a quite short period for a small project like this one. Because there is an existing site access (via Winton Road) and the site is predominantly flat – there will be minimal excavation works.

The site will only be visited periodically for maintenance, so the comparisons to noise generated by factories and hay processing facilities is not a fair comparison. The existing road, cropping and harvesting noises would be louder than the solar farm acoustics.

Tetris Energy further confirms that the proposed solar farm during both the construction and operation phases will at all times comply with the noise parameters contained in the Environment Protection (Noise) Policy 2007.

15. Glare and Glint

The solar panels are designed to absorb the solar irradiation and there is negligible glare from the panels. Photovoltaic (PV) modules are designed to maximise the absorption of solar energy and therefore minimise the extent of solar energy reflected. PV modules have low levels of reflectivity between 0.03 and 0.20 depending on the specific materials, anti-reflective coatings, and angle of incidence.

Being a single axis tracking solar PV system, they will track the sun throughout the day and always be directly facing the sun, therefore further minimising angle of incidence and any glare.

**ADELAIDE HILLS COUNCIL
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We will also be providing a vegetation screen around the perimeter of the site to screen the solar farm and block any potential glare. Similar arrays have been installed at Darwin airport and currently at Melbourne airport – these are glare sensitive areas and the solar farms have not been a concern.

16. Property Valuation

These concerns regarding property values are acknowledged however are not a consideration for the assessment of a development application against the provisions of the Development Plan.

17. Network stability

The project has gone through a full assessment by SA Power Networks (SAPN) network engineers and planners. This has resulted in a very detailed engineering report which sets out what the solar farm needs to install and operate to maintain and improve network stability. Some of these items include:

- Local generation. Rather than having to import electricity from generators further upstream in the network, the Birdwood region will have their own generation source.
- Static Var Generator (SVG). SAPN has requested that we install an SVG at the site. This will improve the power quality and reactive power capability. When the load is generating inductive or capacitive current, it makes load current lagging or leading the voltage. SVG detects the phase angle difference and generates leading or lagging current into the grid, making the phase angle of current almost the same as that of voltage on the transformer side, which means fundamental power factor is unity.
- Fast response. If there does happen to be another system blackout event, the solar farm can be quick to connect back to the grid. It does not require a lengthy re-connection process.
- Storage. The project has made an allowance for battery storage in the design. Batteries will provide greater reliability and can also offer frequency control services.

Prior to operations commencing, the project will have to pass SAPN's detailed commissioning test to make sure the project and equipment meets all of the requirements.

18. Lighting

There is not envisaged to be any new lighting installed on the site. The operation of the solar farm will be only during daylight hours. In the event the site did need to be accessed in the night – there would be temporary lights which could be used.

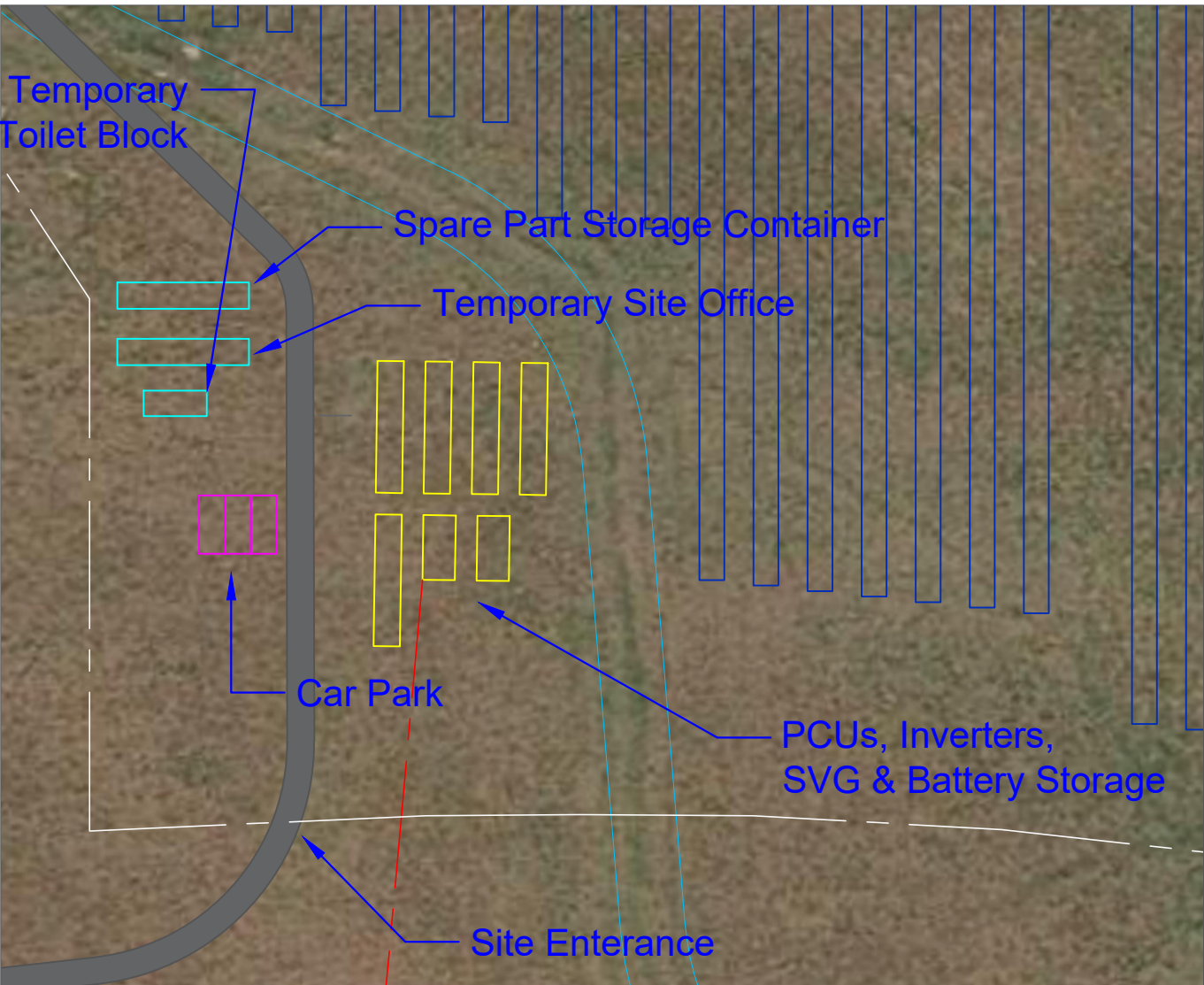
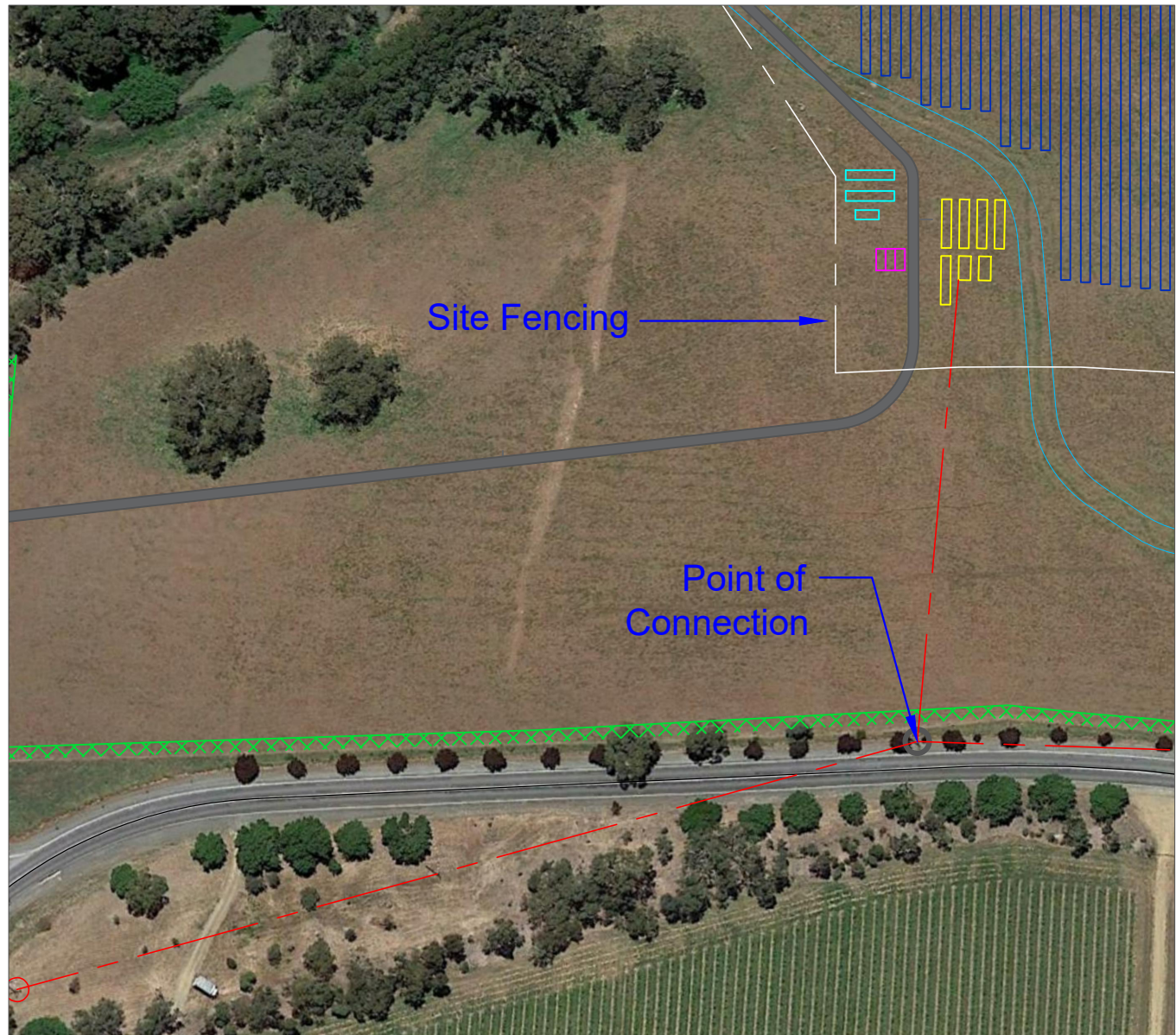
Please find attached the updated site plan referenced in our response.

If there are any further questions – please contact the undersigned.

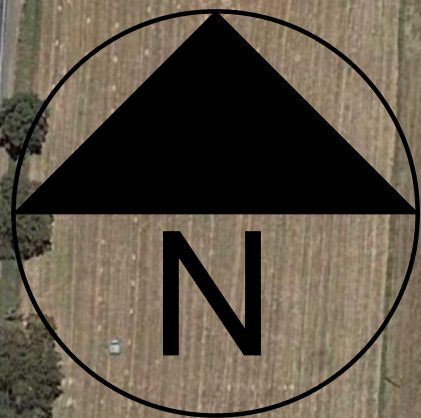
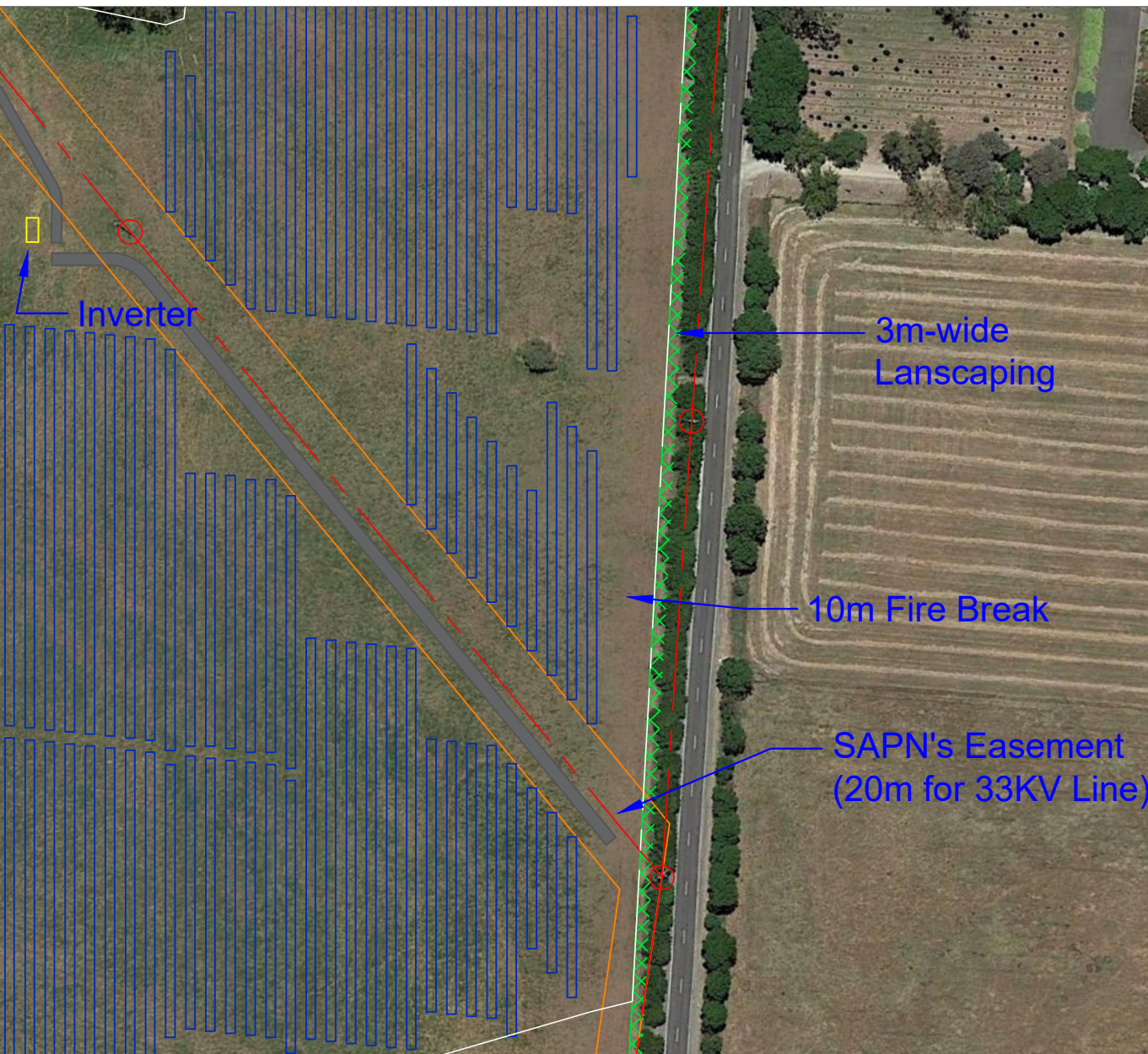
Yours sincerely

A handwritten signature in black ink, appearing to read "Frank Boland".

Frank Boland
Director
Tetris Energy



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General Notes

Drawing Legend

Cadastral Boundary	
Boundary Fence	
Setback Boundary	
Power Line	
Easement	
Power Pole	
Access Road	
3-String Trackers	
2-String Trackers	
1-String Tracker	
Inverters	
SVG & Battery Storage	
Point of Connection	
3m-wide Landscaping	
Site Amenities	
Car Parks	
Drainage	

Project Specifications

AC Capacity at Point of Connection	4.95	MW ac
Installed AC Capacity	4.98	MW ac
DC Capacity at STC	6.99	MW dc
DC:AC Ratio	1.4	
Tracker Configuration	1P	
3-String Tracker Dimensions (64-module)	100 x 2.31	m
2-String Tracker Dimensions (56 module)	68 x 2.31	m
1-String Tracker Dimensions	40 x 2.31	m
Tracker Pitch	5	m
Tracker Azimuth	0	°
Inverter Capacity	4.98	MVA
Module Type	Risen RSM144-9-530BMDG	
Module Power	530	W
Modules per String	28	
Modules per Tracker	56 / 84	
Total PCU with 1 Inverter	1	
Total Inverters	2	
Total Trackers (84 module)	119	
Total Trackers (56 module)	45	
Total Trackers (28 Modules)	24	
Total Modules	13,188	
Site Area	10.5	Ha
Site Perimeter	1,385	m

No.	Revision	Designer	Date
01	Preliminary	M.A.	2020.08.20

Document Name

PV Solar Overall Layout

Company Name



Project Name and Address

Birdwood Solar Farm
31 Winton Road
Birdwood SA 5234

Project	Birdwood
Date	26.08.2020
Scale	As Noted

Sheet

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