

DATE OF MEETING: 22 JULY 2013

FILE NUMBER: 48/030/064

Urban Growth

2.4 Continue Mount Barker Master Planning to pursue integrated and managed urban growth outcomes.

For the Committee to provide advice to the Council in relation to the preferred location for new SA Power Networks (SAPN) infrastructure required to service growth in Mount Barker arising from the Ministerial DPA.

- SAPN is undertaking consultation on location options in Mount Barker for required new electricity infrastructure.
- The Committee's role is to provide advice to Council to enable the Council to have input to the process.
- The Committee is awaiting further information from SAPN which is being prepared for the forthcoming information sessions.

That the Strategic Planning and Development Policy Committee:

1. Advise Council that the Committee is awaiting further information from SAPN and anticipates making recommendations to Council at the next Committee meeting to be held on 12 August 2013 which can then be considered at the Council meeting on 19 August 2013 pre the deadline of the end of August for submissions to SAPN.
2. Note that further agenda items will be prepared for consideration by the Committee, initially on 12 August 2013 and subsequently following the conclusion of the community consultation process and on receipt of recommendations from the State Government convened Project Steering Group.

Background:

1. In December 2012 Council initiated the concept of a Project Steering Group to “Investigate options for the location of required SA Power Networks electricity infrastructure and produce information to provide a sound basis for decision making”.
2. The State Government has convened a Project Steering Group which met for the first time in January 2013.
3. Brian Clancey, General Manager Infrastructure & Projects is a member of the Project Steering Group.
4. At the Council meeting on 6 May 2013 it was resolved to endorse the proposed process for decision making (attachment 1).
5. Points 1 and 2 of the process as outlined in attachment 1 have been completed. On 11 June 2013 representatives from SAPN provided Council Members with a presentation at an Informal Gathering.
6. Points 3 and 4 in that process (attachment 1) are scheduled for the end of July. SAPN has recently written to land owners (directly affected and adjacent) and developers and issued a media release advising of the forthcoming information sessions (attachment 2).
7. Committee Members are free to attend one of the information sessions.
8. These sessions signal the opening of the opportunity for submissions to be made to SAPN (Point 5 in attachment 1).
9. It is proposed that the Committee recommend that Council make a submission to SAPN as part of the consultation process.
10. It should be noted that Council will have a further opportunity to provide input after the consultation process has concluded and the Project Steering Group has made recommendations (Points 6 and 7 in attachment 1).

Discussion:

11. SAPN has provided a plan overlaid on an aerial photograph showing indicative locations for the 66kv lines and for the substation (attachment 3).
12. SAPN will be making a package of information available at the forthcoming information sessions.
13. Once this information becomes available it can be considered by the SPDPC which will then be in a better position to provide advice to Council.

14. In the interim Mr Clancey has represented to the Project Steering Group that Council is taking a long term perspective and would prefer to see the new substation located in the area designated for light industry (off Wellington Road) not in a residential area.

Community Engagement:

Informing only	Update information is available via the Council's website.
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Policy:

Not applicable.

Budget:

Not applicable.

Statutory/Legal:

Not applicable.

Staff Resource Requirements:

Significant resources have been applied to establishing a consultative process and subsequently to participation on the Project Steering Group.

Environmental:

Not applicable.

Social:

Not applicable.

Risk Assessment:

Not applicable.

Asset Management:

Not applicable.

Conclusion:

Location options for the required significant SAPN electricity infrastructure in Mount Barker are an important consideration and the Committee will be expected to provide sound recommendations to the Council on this matter in due course.

Key Contact

Brian Clancey, General Manager Infrastructure and Projects

Sponsor of Project

Andrew Stuart, Chief Executive Officer

Attachments

1. Proposed process for decision making 13/069641
2. SAPN Media Release 13/069635
3. Aerial photo showing location options 13/069637

SA Power Networks Required New Electricity Infrastructure

Overview of Proposed Process for Decision Making on Location

(As endorsed at the Council meeting on 6 May 2013)

In the short term SA Power Networks (SAPN) will need to construct a new substation in the South Eastern portion of the Ministerial DPA area to cater for growth (actual timing will be dictated by the rate of growth and customer demand).

The new substation would be connected to the existing substation on Flaxley Road via 66kv distribution lines and such lines would also leave the new substation and head North towards Nairne to ultimately connect to another new substation that would be required in the long term.

A representative Project Steering Group convened by the State Government has reviewed possible location options for the first new substation and the 66kv distribution lines.

The Group adopted a number of influencing factors to review possible options. These factors being initially:

- Feasibility; and
- Located within the Ministerial DPA land.

Subsequently the Group determined that the remaining options be reviewed in respect of the following (in no particular order):

- Visual amenity (including adjacent sites);
- Alignment with the Development Plan;
- Linear route of poles and wires;
- Access to/serviceability of poles and wires;
- Environmental impact;
- Cost; and
- Feedback from directly affected and adjacent landowners (yet to occur).

SAPN is now preparing an information package on the remaining options.

The proposed process leading to ultimate decision making is as follows:

1. Process overview (not options) to be presented at the Council Information Forum on 9 May 2013 for Ministerial DPA land owners and key stakeholders.
2. Presentation to Council Members at an Informal Gathering (target timing of early June subject to when the information package by SAPN is completed) of the remaining options and identification of any further information needs pre consultation commencing.
3. Information Session on the remaining options for directly affected and adjacent land owners.
4. Information Session on the remaining options for the broader community.
5. Submissions received and considered by the Group.
6. The Group recommends the preferred option and the reasons for this.
7. The Group's preferred option is considered at a Council Meeting and by State Government.
8. Council and State Government advise SAPN of their preferred option.
9. SAPN makes decision.



For release | 10 July 2013

Consultation commences on electricity supply options for future Mt Barker development

SA Power Networks is inviting landholders and the local community to provide input into options for supplying electricity to the Mt Barker redevelopment area.

The total cost of the various options range from about \$60 million to \$80 million.

A new substation and a 66,000 Volt (66kV) overhead powerline will need to be built in the next six or seven years to support about 11,000 new homes and associated commercial, community and recreational development in the eastern sector of Mt Barker and provide corridors for future line extensions.

Consistent with current regulatory requirements, the 66kV line will be constructed above ground and all other distribution lines within the development will be installed underground.

Four options for the 66kV line route are being presented to invited landholders/developers on 30 July 2013. Public information sessions will also be held for the general community between 12.00pm – 2.00pm and 5.00pm – 7.00pm on 31 July in the Robert Charles room at the Auchendarroch facility at Mt Barker.

Stakeholder Relations Manager Paul Roberts said SA Power Networks had been working with the District Council of Mt Barker and a project Steering Committee to ensure an early determination is made on the optimal route for the 66kV line, which will need to run from the Mt Barker South substation to a new substation at Mt Barker East.

Options include several that skirt around parts of or the entire development, or along a possible connector road through the middle of the development.

“The sooner we can reach agreement on the line and substation location, the greater the certainty for all stakeholders – including the State Government and Local Council, current landholders and developers, and future home buyers,” Mr Roberts said.

“Following discussions with the Council and Steering Committee, SA Power Networks is looking for community feedback on four options for the line route. We can then move to establish the appropriate easements and plans for ensuring a reliable and safe supply for the future.”

The final location of the substation is currently being discussed with all stakeholders, with two options on greenfield sites.

About SA Power Networks

SA Power Networks is South Australia's electricity distributor, delivering electricity to more than 835,000 customers. We are one of South Australia's largest organisations, employing about 2000 people throughout metropolitan and regional SA. SA Power networks is 51% owned by Cheung Kong Infrastructure Holdings Limited and Power Assets Holdings Limited, which form part of the Cheung Kong Group of companies. The remaining 49% is owned by Spark Infrastructure, which is listed on the Australian Stock Exchange.



“We are proposing that the new substation reflect its environment and its final design will be determined by its final location, within the middle of the eastern development area (which would be the best outcome from a supply point of view) or on the edge of the light industrial zone,” Mr Roberts said.

He said a final decision on the most appropriate route for the 66kV line would be determined taking into consideration the feedback from the community, the Council’s view, and the view of the Steering Committee established to oversee the development.

“We will consider all feedback on a preferred route, but we are required by the Regulator to ensure a cost efficient and workable overhead solution for the 66,000 Volt line.”

Media contact: Paul Roberts 0403 582 500

About SA Power Networks

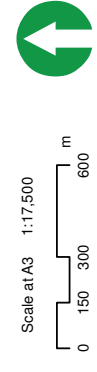
SA Power Networks is South Australia’s electricity distributor, delivering electricity to more than 835,000 customers. We are one of South Australia’s largest organisations, employing about 2000 people throughout metropolitan and regional SA. SA Power networks is 51% owned by Cheung Kong Infrastructure Holdings Limited and Power Assets Holdings Limited, which form part of the Cheung Kong Group of companies. The remaining 49% is owned by Spark Infrastructure, which is listed on the Australian Stock Exchange.



Mount Barker Redevelopment

Transmission Line Options Indicative Only

- Legend**
- Place of Interest
 - Arterial Road
 - Main Road
 - Secondary Road
 - Minor Road
 - Unsealed Road
 - Transmission Line Options
 - 1
 - 2
 - 3
 - 4
 - Cadastre
 - Possible Substation Locations
 - Existing Substation Site
 - Parks & Reserves



GDA 94 - MGA Zone 54
Map generated July 2013 by
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Data Source:
DPTI, DPLG, SA Power Networks

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