



Generic Environmental and Development Approvals

Purpose of this document

This document is intended to provide *Connection Applicants* with a summary of generic development and environmental approvals which are usually required in order to *connect* a new *facility* into the South Australian *transmission network* in accordance with the requirements of Schedule 5.10 to Chapter 5 of the National Electricity Rules (NER).

It is recommended by ElectraNet Pty Limited (**ElectraNet**) that all *Connection Applicants* obtain their own independent legal advice in relation to the matters contained in Chapter 5 of the NER and this document.

In this document, italicised terms have the meanings given to them in Chapter 10 of the NER.

Types of approvals

In South Australia, a generic transmission connection project will usually require the following development and environmental approvals:

- (a) Development Approval pursuant to the Development Act 1993 (currently being replaced by the Planning, Development and Infrastructure Act 2016);
- (b) Native Vegetation Clearance Approval; and
- (c) Cultural Heritage Clearance Approval.

A referral (and potentially approval) may also be required under the Commonwealth Environment Protection and Biodiversity Conservation Act.

More information relating to each of these approvals is set out in Table 1-1 below.

Who is responsible for obtaining approvals

The *Connection Applicant* will be responsible for obtaining all required development and environmental approvals in relation to the *connection* of its *facility* into the ElectraNet *transmission network*. This includes:

- (a) all development and environmental approvals and associated permits required in relation to the construction of the ElectraNet transmission assets as permitted by r 5.3.7(d)-(e) of the NER; and
- (b) all development and environmental approvals and associated permits required in relation to the construction of all other assets which are required for the connection (regardless of the entities that will own them).

As part of the connection process, ElectraNet will provide all reasonable information and assistance to the *Connection Applicant* which is required by the *Connection Applicant* in order to obtain the development and

environmental approvals required in relation to the *connection* as required by r 5.3.7(e) of the NER.

Further information

For further information, please visit:

<https://www.sa.gov.au/topics/planning-and-property> and <https://www.saplanningcommission.sa.gov.au/>.

Also, please feel free to contact our non-contestable connections team for further information at the following email address: connections@electranet.com.au.

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Table 1-1 – Generic Development and Planning Approvals

Project stage	Asset type	Relevant Legislation	Proposed works	Approval	Approval Authority / Department
Pre-construction	Substation	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	New substation	Development Approval	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	Substation	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Any new building or structure for an existing substation	Development Approval (unless an exemption under s49 or s49A applies).	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	Substation	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Building work on existing structures within an existing substation	Development Approval (unless an exemption under s49 or s49A applies).	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	All	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Land division for development	Development Approval (unless an exemption under s49 or s49A applies)	Relevant Local Council and State Planning Commission (previously DAC). (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	Substation	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Underground cable for an electricity substation	Development Approval (unless an exemption under s49 or s49A applies)	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	Substation	Development Act 1993 (being replaced by Planning,	Security-fence	Development Approval (unless an exemption under s49 or s49A applies)	Relevant Local Council

Project stage	Asset type	Relevant Legislation	Proposed works	Approval	Approval Authority / Department
		Development and Infrastructure Act 2016)			(Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	All	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Regulated tree or Significant tree impact or removal	Development Approval	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	All	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Excavation or filling of land exceeding 9 cubic metres in particular areas	Development Approval	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	Transmission line	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	The construction, reconstruction or alteration of an overhead electricity power line under 33kV	Development Approval (unless an exemption under s49 or s49A applies)	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	Transmission line	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	The construction, reconstruction or alteration of an overhead electricity power line of 33kV or more	Development Approval	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 applies or if s49A applies and the line is less than 66kV or less than 5km)
Pre-construction	Transmission line	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Underground cable	Development Approval (unless an exemption under s49 or s49A applies)	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	Telecommunication facility -	Development Act 1993 (being replaced by Planning,	Telecommunications retrofit works	Development Approval (unless an exemption under s49 or s49A applies)	Relevant Local Council

Project stage	Asset type	Relevant Legislation	Proposed works	Approval	Approval Authority / Department
	for the purposes of the provision of electricity infrastructure	Development and Infrastructure Act 2016)			(Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	Battery Energy Storage Solution Sites	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Construction of battery storage facility	Development Approval (unless an exemption under s49 applies)	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	Micro grid (connections infrastructure only)	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Powerlines and associated connections infrastructure	Development Approval (unless an exemption under s49 or s49A applies)	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	Isolated grid (connections infrastructure only)	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Powerlines and associated connections infrastructure	Development Approval (unless an exemption under s49 or s49A applies)	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	All	Development Act 1993 (being replaced by Planning, Development and Infrastructure Act 2016)	Temporary site office shed, store or similar building	Development Approval (unless the building is on the site of the relevant building work, is to be removed at the end of the relevant building work and is not to provide overnight accommodation).	Relevant Local Council (Minister for Planning on recommendation from State Commission Assessment Panel if s49 or s49A applies)
Pre-construction	All	Native Vegetation Act 1991	Native vegetation clearance	Clearance Consent under Section 29 of the Native Vegetation Act 1991, or clearance by way of an approved exemption under the Native Vegetation Regulations 2017	Native Vegetation Council, applications via Department for Environment and Water (DEW)

Project stage	Asset type	Relevant Legislation	Proposed works	Approval	Approval Authority / Department
Pre-construction	All	Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act)	Any works that amount to an EPBC Act "controlled action"	EPBC Act approval	Commonwealth Minister for the Environment.
Pre-construction	All	Aboriginal Heritage Act 1988	Any works that amount to disturbance of a heritage site, object or remains	Recognised Aboriginal Representative Bodies (RARBs) and/or Minister in consultation with Traditional Owners for the region/area	Minister for Aboriginal Affairs and Reconciliation