

📍 SUBJECT SITE

Tailem Bend Power Precinct (sample)

SA · Gas Peaker · 15.8 ha drawn boundary

ASSESSMENT READOUT

NO FATAL FLAWS IDENTIFIED

No Major red flags across the 19 assessable constraint(s).
6 Moderate constraint(s) require mitigation through the development application.

6 Moderate

7 Minor

6 Insignificant

TO
Energy & infrastructure developers (sample)

FROM
DA Leads Planning Intelligence

DATE
07 June 2026



STATE
SA

ZONE
Motorsport Park

SITE AREA
15.8 ha

NEAREST DWELLING
576 m

BACKGROUND

Instructions & Purpose

Desktop red flags screening of a candidate gas peaker site prior to formal feasibility.

Identify potential fatal flaws and material planning and environmental constraints to inform site selection.

APPROACH

Methodology & Caveats

This is a desktop red flags screen. The drawn site boundary was intersected against national and state planning, hazard and environmental spatial layers, supplemented by state planning services and an SRTM

elevation model. Each constraint is rated on the four-level scale, and where data is unavailable for the state it is flagged for survey rather than assumed clear.

HOW THIS SCREEN WAS PRODUCED

- Spatial intersection of the site polygon against the mapped constraint layers
- State planning service queries for zoning, overlays and the nearest residential receptor
- Terrain analysis (slope and visibility) from a 30m elevation model
- Rule-based rating per constraint, with a data status recorded separately from the rating

LIMITATIONS

- Mapped vector data is generalised at zoom and is not survey accurate; boundaries and distances are indicative.
- Data coverage varies by state. Constraints flagged data-limited require a specialist survey and are NOT low-risk.
- EPBC matters are screened by proximity and mapped layers only; a Protected Matters Search Tool report and self-assessment are still required.
- This screen does not replace a title search, specialist assessments, modelling, or the formal development application.

01 / SITE CONTEXT

Site & Surrounds

The candidate site and its surrounding land uses, derived from the drawn boundary and surrounding spatial data.

Kowald Road, Tailem Bend, South Australia, 5260, Australia

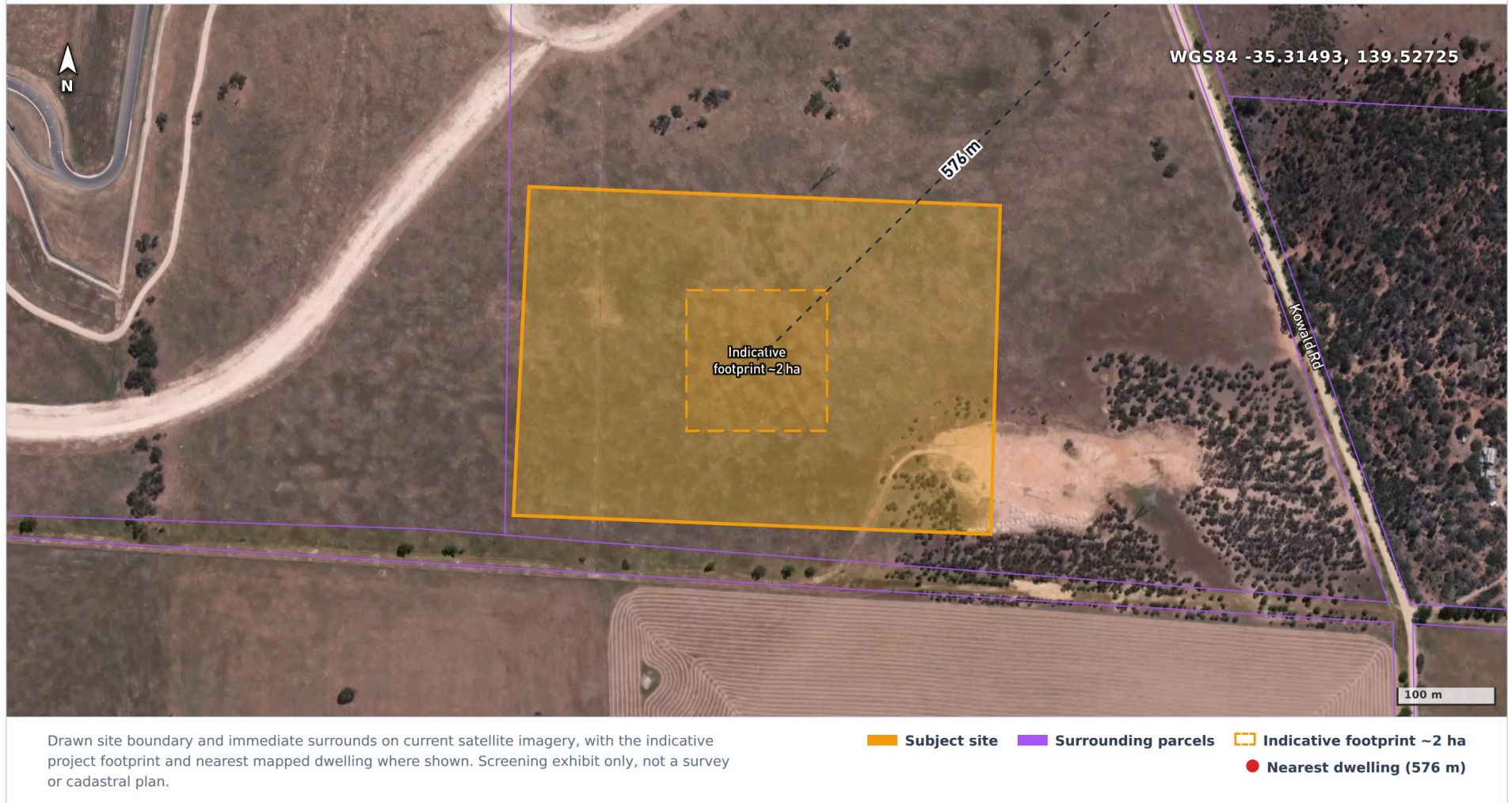


FIGURE 1 Site and surrounds — drawn site boundary, indicative project footprint and nearest dwelling on current satellite imagery. Screening exhibit only, not a survey or cadastral plan.

ADDRESS

Kowald Road, Taillem Bend, South Australia, 5260, Australia

SITE AREA (DRAWN)

15.8 ha

STATE

SA

ZONE

Motorsport Park - Motorsport Park

COUNCIL

Coorong District Council

CADASTRAL PARCEL AREA

1059.0 ha

NEAREST DWELLING

576 m

NEAREST HV POWER

Crosses / adjoins site (275 kV)

NEAREST CONSERVATION AREA

Poonthie Ruwe (about 3264 m)

02 / PLANNING CONTROLS

Zoning & Overlays

Statutory planning controls that apply to the site.

ZONE

Motorsport Park - Motorsport Park

OVERLAY**DESCRIPTION**

Regional

Hazards (Bushfire - Regional)

Hazards (Flooding -
Evidence Required)

Hazards (Flooding - Evidence Required)

MDB

Murray-Darling Basin

03 / METHOD

Risk Rating Scale

Each constraint is rated on a four-level scale. Constraints that could not be assessed from available data are shown separately and are not treated as low risk.

Major

Significant; likely to preclude development unless rectified (potential fatal flaw).

Moderate

Significant; will need to be mitigated.

Minor

Evident but not significant; readily mitigated.

Insignificant

No constraint on development proceeding.

Data not available

Could not be assessed from available data; further investigation required. This is NOT a low-risk finding.

04 / RED FLAGS**Constraint Summary**

Traffic-light screening of each constraint. See the following section for the assessment and mitigation behind each rating.

**Zoning**

Zone (Motorsport Park - Motorsport Park) is compatible with utility infrastructure.

INSIGNIFICANT**Cadastral / Title & Easements**

1 infrastructure corridor(s) / easement(s) cross the site; these carry registered easements and setbacks that constrain where plant can be built.

MODERATE**Planning Overlays**

4 overlay(s) apply: Hazards (Bushfire - Regional), Hazards (Flooding - Evidence Required), Murray-Darling Basin, Native Vegetation

MINOR**Aboriginal Heritage**

No public Aboriginal heritage register layer for this state; protection applies regardless, treat as a live risk.

MODERATE**Historic / Federal Heritage**

No listed historic heritage place within 1km.

INSIGNIFICANT**Bushfire**

Within a mapped bushfire area (regional).

MINOR**Flora & Fauna / Ecology**

Threatened biota, native vegetation or a nearby reserve identified.

MODERATE**EPBC / Matters of National Significance**

A Matter of National Environmental Significance is likely triggered; EPBC referral required.

MODERATE**Hydrology / Flooding**

Flooding control applies: Hazards (Flooding - Evidence Required)

MINOR**Noise (residential amenity)**

Nearest sensitive receptor (dwelling) about 576m away.

MINOR**Visual Amenity**

Terrain visibility moderate; Site at 12.0m has mixed surrounding terrain (13 points lower, 5 higher, 6 similar). Partia

MINOR**Contours / Topography**

Mean site slope about 1.4% from the SRTM 30m elevation model.

INSIGNIFICANT**Geotechnical**

Not desktop-assessable; intrusive geotechnical investigation required.

MINOR**Soils**

No acid sulfate or reactive soils mapped over the site.

INSIGNIFICANT

Utilities (power / gas / water / NBN)
 Transmission line within 0m (275kV); Gas transmission pipeline within 1676m
INSIGNIFICANT

Traffic & Access
 Construction heavy-vehicle traffic and Over-Size Over-Mass plant deliveries require a Traffic Impact Assessment and OSOM route assessment; operational traffic is low.
MINOR

Contaminated Land
 No EPA-listed contaminated site within 500m.
INSIGNIFICANT

Air Quality
 Combustion plant; construction dust and operational emissions require an EPA licence and dispersion modelling.
MODERATE

Hazard & Risk (fire / explosion)
 Combustion plant stores and handles dangerous goods (flammable gas, diesel) and may meet Major Hazard Facility thresholds; hazardous-industry separation and a risk assessment are required. The site is also in a mapped bushfire area, which compounds the on-site fire load.
MODERATE

05 / APPROVALS

Approvals Pathway

Indicative approvals a project of this type would typically require.

APPROVAL	AUTHORITY	TRIGGER
State planning consent	State Commission Assessment Panel / Coorong (PDI Act 2016)	Planning, Development and Infrastructure Act 2016 (SA)
EPA works approval and licence	EPA SA	Combustion plant emissions to air (prescribed activity)
EPBC referral (if MNES significantly impacted)	DCCEEW (Commonwealth)	Potential significant impact on a Matter of National Environmental Significance
Native vegetation clearance	State native vegetation authority	Clearance of native vegetation
Network connection and generation licence	AEMO / transmission network operator / state regulator	Connection to the electricity grid

05B / PRECEDENTS

Comparable Approved Projects

Recent comparable energy projects that have been approved on a similar assessment pathway. Precedents de-risk the approval thesis; they are indicative only and each project's assessment turns on its own merits.

PROJECT	SCALE	APPROVAL PATHWAY	YEAR
Reeves Plains Energy Project (Alinta Energy) The comparable SA gas-peaker approval RPS itself cited as the air-quality precedent.	~300 MW open-cycle gas peaking + battery storage	Crown development assessed by the State Planning Commission with the Minister for Planning as determining authority; EPA licence for the prescribed combustion activity; EPBC self-assessment.	2018 source
Tailem Bend / Coorong energy approvals (DA-422 series) Same locality and assessment pathway as the subject site.	Gas firming / power precinct	Essential infrastructure under the PDI Act 2016, lodged via the Crown Development Assessment Portal to the State Planning Commission; OTR certificate; EPA works approval.	2023 source

06 / DETAILED REVIEW

Review of Planning & Environmental Considerations

Each constraint with the desktop findings, the legislation that applies, the risk table and the checks required before reliance.

1 Zoning

INSIGNIFICANT

The site is zoned Motorsport Park - Motorsport Park, which is generally compatible with utility-scale infrastructure. This zoning presents an insignificant constraint for the proposed gas peaker project. No major zoning conflicts are anticipated, though compliance with the specific zone provisions must be verified during the planning process.

Legislation: State planning legislation and the applicable planning scheme / Planning and Design Code

ASPECT	RISK	MITIGATION	RATING
Applicable zone	Site zoned Motorsport Park - Motorsport Park	<ul style="list-style-type: none"> Confirm the use is envisaged or assessable under the zone provisions 	Insignificant

REQUIRED CHECKS

- Confirm zone provisions and the assessment pathway with the planning authority

2 Cadastral / Title & Easements

MODERATE

A moderate constraint is present as a 275kV transmission line crosses the site, representing an infrastructure corridor with a likely registered transmission easement and setback. This restricts where plant can be built. A Certificate of Title must be ordered to confirm ownership, covenants, and the exact easement terms.

Legislation: Real Property / Land Title Act (state land registry); Survey and cadastral standards (state)

ASPECT	RISK	MITIGATION	RATING
A 275kV transmission line crosses the site	A 275kV transmission line crosses the parcel; transmission lines carry a registered easement and an asset-owner building setback (typically 30 to 60m) that sterilises that strip of the buildable area	<ul style="list-style-type: none"> Obtain the easement instrument and the network operator's encroachment / setback requirements Re-test the developable area excluding the easement and setback before any acquisition commitment 	■ Moderate
Title and encumbrances	Registered ownership, covenants, caveats and the exact easement terms are not in desktop data	<ul style="list-style-type: none"> Order Certificate of Title and plan of subdivision from the land registry (about 1 week, ~\$50) 	■ Minor

REQUIRED CHECKS

- Order a Certificate of Title and plan of subdivision from the state land registry
- Commission a survey-grade boundary identification if the project proceeds to design

3 Planning Overlays

MINOR

Four planning overlays apply to the site, including Hazards (Bushfire - Regional), Hazards (Flooding - Evidence Required), Murray-Darling Basin, and Native Vegetation under the Native Vegetation Act 1991. Because only specific themes were checked, remaining overlays including Native Vegetation, Heritage, Character, and Landscape must be confirmed against the current scheme.

Legislation: Applicable planning scheme / Planning and Design Code overlays

ASPECT	RISK	MITIGATION	RATING
Hazards (Bushfire - Regional)	Hazards (Bushfire - Regional) applies	<ul style="list-style-type: none"> Addressed under the Bushfire constraint 	■ Minor
Hazards (Flooding - Evidence Required)	Hazards (Flooding - Evidence Required) applies	<ul style="list-style-type: none"> Addressed under the Hydrology / Flooding constraint 	■ Minor
Murray-Darling Basin	Murray-Darling Basin control applies; water use and runoff must be managed	<ul style="list-style-type: none"> Stormwater and water-use management consistent with the basin plan 	■ Minor
Native Vegetation (SA)	Native vegetation clearance controls apply	<ul style="list-style-type: none"> Addressed under the Flora & Fauna constraint (Native Vegetation Act 1991) 	■ Minor

REQUIRED CHECKS

- Review each overlay schedule and address its objectives in the development application

4 Aboriginal Heritage

SURVEY REQUIRED

MODERATE

This constraint is unassessed due to restricted access, as South Australia has no public Aboriginal heritage register layer. Protection applies regardless, meaning this remains a live risk. While there is no major or named watercourse within 1500m, which may lower potential, a formal

search is required to confirm the presence of any heritage sites.

Legislation: Aboriginal Heritage Act 1988 (SA)

ASPECT	RISK	MITIGATION	RATING
Disturbance of protected sites or objects	Sites may be present and are legally protected regardless of register entry	<ul style="list-style-type: none">Aboriginal heritage survey with Traditional OwnersCultural Heritage Management Plan if sites are identifiedUnexpected finds procedure during works	 Moderate

REQUIRED CHECKS


- Commission an Aboriginal heritage survey with the relevant Traditional Owners
- Search the relevant state Aboriginal heritage register / central archive

5 Historic / Federal Heritage

INSIGNIFICANT

Historic heritage is considered an insignificant constraint for this project. Desktop findings confirm there are no listed historic heritage places located within 1km of the site. The risk of encountering registered historic heritage items during development is low, though standard unexpected finds protocols should still be maintained.

Legislation: Environment Protection and Biodiversity Conservation Act 1999 (Cth); State heritage legislation

ASPECT	RISK	MITIGATION	RATING
Heritage places	No listed heritage place within 1km	<ul style="list-style-type: none">Unexpected finds procedure for built heritage	 Insignificant

REQUIRED CHECKS


- Confirm against the Australian Heritage Database and the state heritage register

6 Bushfire

MINOR

The site is subject to a minor constraint as it intersects a mapped regional bushfire hazard area. Development within the Hazards (Bushfire - Regional) overlay will require compliance with specific bushfire protection planning requirements, including appropriate asset protection zones and emergency management planning to mitigate risk.

Legislation: Australian Standard AS 3959; State bushfire planning provisions

ASPECT	RISK	MITIGATION	RATING
Bushfire hazard	Site within a mapped bushfire prone area (medium / regional)	<ul style="list-style-type: none">Asset protection zoneNon-combustible designFirewater storage and CFS/RFS-compliant access	 Minor

REQUIRED CHECKS

- Bushfire hazard site assessment
- Asset protection zone and emergency access design
- Dedicated firewater storage

7 Flora & Fauna / Ecology

MODERATE

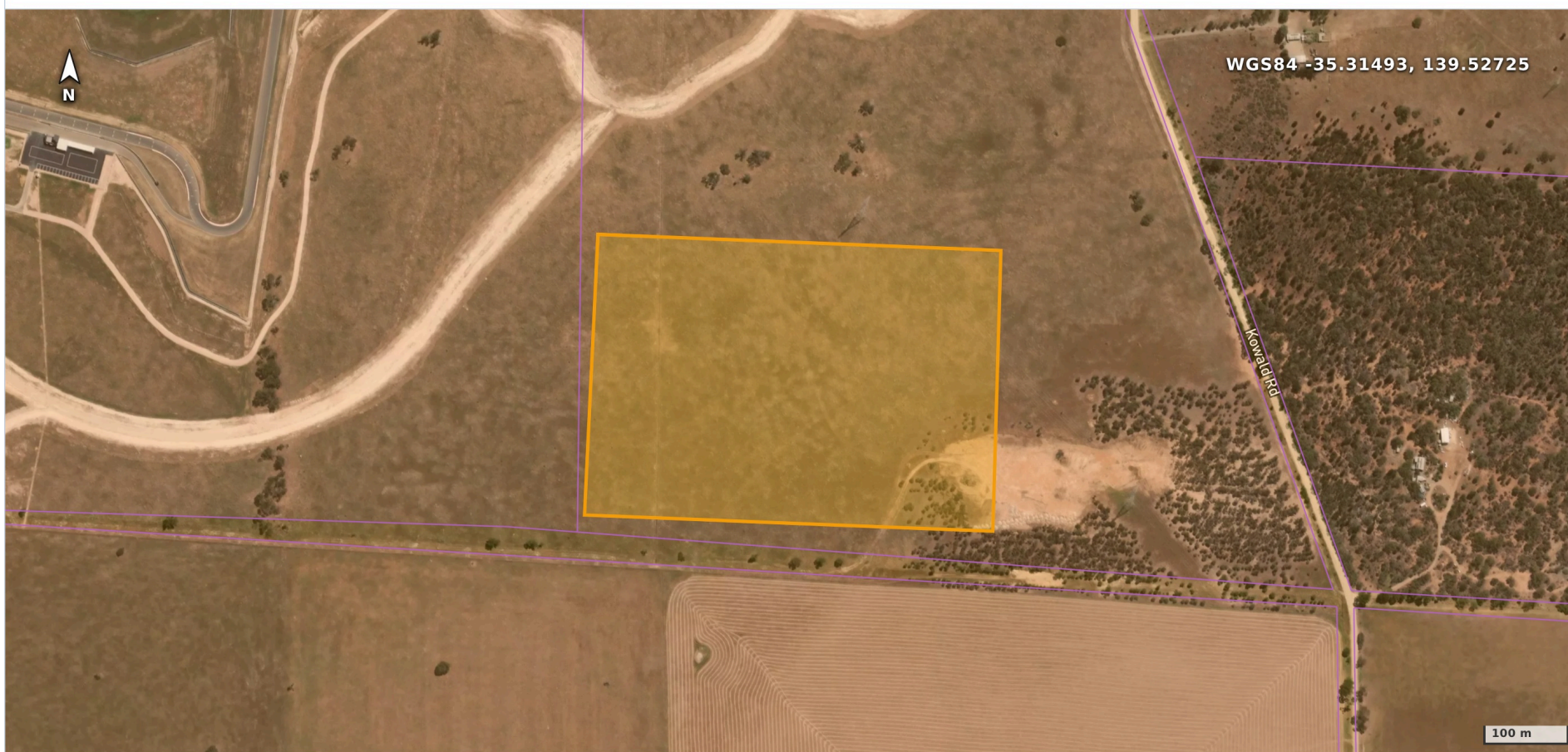
A moderate ecological constraint is identified as the site intersects threatened biota and native vegetation, specifically the Mallee Birds Ecological Community. This intersection will require detailed ecological assessments to determine the extent of the community, potential impacts, and any native vegetation clearance approvals required under the Native Vegetation Act 1991.

Legislation: Environment Protection and Biodiversity Conservation Act 1999 (Cth); State native vegetation / biodiversity legislation

CONSTRAINT EXHIBIT / FLORA & FAUNA / ECOLOGY

Coorong District Council
Screening exhibit

Kowald Road, Tailem Bend, South Australia, 5260, Australia



Flora & Fauna / Ecology mapped near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

Subject site Surrounding parcels Flora & Fauna / Ecology

FIGURE 2 Flora & Fauna / Ecology — mapped features near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

ASPECT	RISK	MITIGATION	RATING

Threatened biota / native vegetation	Clearance or disturbance of mapped threatened community or native vegetation	<ul style="list-style-type: none"> • Ecological assessment • Native vegetation clearance approval / offsets • EPBC self-assessment 	■ Moderate
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REQUIRED CHECKS

- Flora and fauna survey by a qualified ecologist
- Native vegetation clearance assessment and offsets if required
- EPBC Act self-assessment / referral if a listed matter may be significantly impacted

8 EPBC / Matters of National Significance

MODERATE

A Matter of National Environmental Significance is likely triggered because a threatened community or reserve intersects or adjoins the site. This represents a moderate constraint, and a formal referral under the federal Environment Protection and Biodiversity Conservation Act is required to assess potential impacts on these protected matters.

Legislation: Environment Protection and Biodiversity Conservation Act 1999 (Cth)

CONSTRAINT EXHIBIT / EPBC / MATTERS OF NATIONAL SIGNIFICANCE

Coorong District Council
Screening exhibit

Kowald Road, Tailem Bend, South Australia, 5260, Australia



EPBC / Matters of National Significance mapped near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

■ Subject site ■ Surrounding parcels
■ EPBC / Matters of National Significance

FIGURE 3 EPBC / Matters of National Significance — mapped features near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

ASPECT	RISK	MITIGATION	RATING
MNES impact	Potential significant impact on a listed matter	<ul style="list-style-type: none"> • EPBC referral to DCCEEW • Targeted MNES surveys • Avoid / mitigate / offset 	■ Moderate

REQUIRED CHECKS

- Generate a Protected Matters Search Tool (PMST) report for the site
- Self-assess against the nine MNES and refer to DCCEEW if a significant impact is likely

9 Hydrology / Flooding

MINOR

The Hazards (Flooding - Evidence Required) overlay applies to the site. Although the terrain is very flat with a mean slope of about 1.4%, internal stormwater drainage and finished levels remain key design constraints. A numeric 1% AEP flood level must be sourced from the council floodplain study to inform engineering.

Legislation: State flood policy and the applicable planning scheme flooding controls

ASPECT	RISK	MITIGATION	RATING
Flooding	Flooding overlay applies; finished levels and drainage to be designed	<ul style="list-style-type: none"> • Set finished floor / equipment levels above the design flood level • Stormwater detention and overland flow management 	■ Minor
Internal site drainage	Flat grade (~1.4%) drains poorly and can pond	<ul style="list-style-type: none"> • Engineered stormwater detention and overland flow path • Confirm the 1% AEP level with the floodplain authority (council flood study) 	■ Minor

REQUIRED CHECKS

- Confirm the relevant flood level (e.g. 1% AEP) with the floodplain authority
- Prepare a stormwater management strategy and set finished levels accordingly

10 Noise (residential amenity)

MINOR

Noise impacts present a minor constraint, with the nearest sensitive receptor identified as a dwelling at 281 Kowald Road, Elwomple, SA, 5260, located approximately 576m away. Acoustic modeling will be required to demonstrate that operational noise from the gas peaker complies with relevant environmental protection policies at this receptor.

Legislation: Environment Protection (Noise) Policy 2007 (SA)

Acoustic setback screen

Indicative setback ring
Not a noise model



FIGURE 4 Noise (residential amenity) — mapped features near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

ASPECT	RISK	MITIGATION	RATING
Noise at sensitive receptors	the nearest dwelling (281 KOWALD ROAD ELWOMPLE SA 5260) about 576m away	<ul style="list-style-type: none"> Noise modelling Acoustic enclosures / silencers Setback and siting 	Minor

REQUIRED CHECKS

- Environmental noise assessment / modelling against the state noise policy
- Select low-noise equipment and acoustic treatments as required

11 Visual Amenity

MINOR

Visual amenity is a minor constraint, with terrain visibility rated as moderate. The site sits at an elevation of 12.0m and features mixed surrounding terrain, with 13 points lower, 5 points higher, and 6 points similar. A visual impact assessment may be required to address potential visibility from surrounding areas.

ASPECT	RISK	MITIGATION	RATING
Visual amenity	Partial visibility from some directions	<ul style="list-style-type: none"> Siting and screening Landscape concept plan Low-reflectivity finishes 	Minor

REQUIRED CHECKS

- Visual impact assessment with photomontages from key viewpoints
- Landscape concept plan to limit visibility from sensitive receptors

12 Contours / Topography

INSIGNIFICANT

Topography represents an insignificant constraint for the project. The site is highly level, with a mean slope of approximately 1.4% identified from the SRTM 30m elevation model. This flat terrain is highly favorable for utility-scale infrastructure development and minimizes the need for extensive earthworks or complex grading.

ASPECT	RISK	MITIGATION	RATING
Slope / earthworks	Gentle slope (1.4%); minimal earthworks	<ul style="list-style-type: none"> Cut and fill balance Drainage and erosion control 	Insignificant

REQUIRED CHECKS

- Confirm levels and gradients with a feature and level survey

13 Geotechnical

SURVEY REQUIRED

MINOR

Geotechnical conditions are currently unassessed as they are not desktop-assessable. This represents a minor constraint that must be confirmed through on-site intrusive geotechnical investigations. Physical testing is required to determine soil bearing capacity, stability, and specific foundation design parameters for the proposed gas peaker infrastructure.

ASPECT	RISK	MITIGATION	RATING
Foundation conditions	Unknown ground conditions until investigated	<ul style="list-style-type: none"> Geotechnical investigation Foundation design to investigation findings 	Minor

REQUIRED CHECKS

- Commission a geotechnical investigation (boreholes / test pits) at detailed design

14 Soils

INSIGNIFICANT

Soils present an insignificant constraint for the development. Desktop mapping indicates there are no acid sulfate soils mapped across the site, and the general soil class is classified as benign. This reduces the risk of soil-related construction complications or the need for specialized soil

management plans.

ASPECT	RISK	MITIGATION	RATING
Soils	No acid sulfate or reactive soils mapped	<ul style="list-style-type: none">• Soil management plan as required• Foundation design to soil conditions	■ Insignificant

REQUIRED CHECKS

- Confirm soil conditions in the geotechnical investigation

15 Utilities (power / gas / water / NBN)

INSIGNIFICANT

Utilities present an insignificant constraint with excellent proximity to key infrastructure. A 275kV transmission line is located within 0m of the site, facilitating potential grid connection. Additionally, a gas transmission pipeline is located within 1676m, which is highly relevant for fuel supply to the proposed gas peaker.

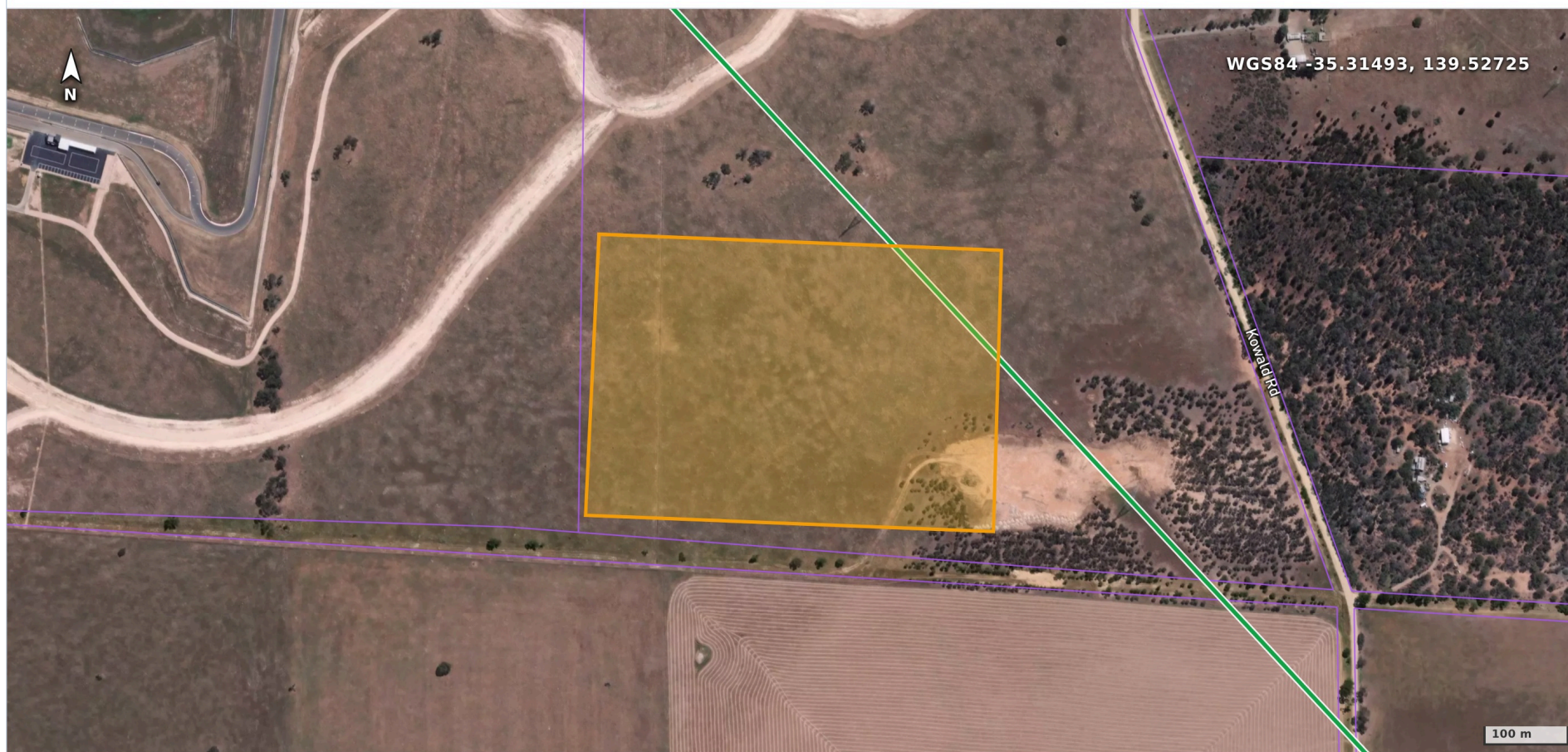
Legislation: National Electricity Rules (connection); Gas pipeline access regulation

CONSTRAINT EXHIBIT / UTILITIES (POWER / GAS / WATER / NBN)

Coorong District Council
Screening exhibit

Kowald Road, Tailem Bend, South Australia, 5260, Australia

WGS84 -35.31493, 139.52725



Utilities (power / gas / water / NBN) mapped near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

■ Subject site ■ Surrounding parcels ■ Utilities (power / gas / water / NBN)

FIGURE 5 Utilities (power / gas / water / NBN) — mapped features near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

ASPECT	RISK	MITIGATION	RATING
Electricity grid connection	Transmission line within 0m (275kV)	<ul style="list-style-type: none"> Network connection study with the transmission operator 	■ Insignificant
Gas connection	Gas transmission pipeline within 1676m	<ul style="list-style-type: none"> Gas connection study if a gas project 	■ Insignificant
Water / sewer	Water / sewer mains not mapped for this state	<ul style="list-style-type: none"> Confirm servicing with the water utility 	■ Data not available
Telecommunications (NBN)	Coverage not queryable from the raster layer	<ul style="list-style-type: none"> Confirm via Dial Before You Dig and the carrier 	■ Data not available

REQUIRED CHECKS

- Network connection study with the transmission operator
- Servicing strategy for water, sewer and telecommunications

16 Traffic & Access

SURVEY REQUIRED

MINOR

Traffic and access represent a minor, unassessed constraint requiring further confirmation. Construction will generate concentrated heavy-vehicle movements, and major gas peaker components will require Over-Size Over-Mass permits and route assessments. A Traffic Impact Assessment must be prepared to address these construction impacts, although operational traffic will remain low.

Legislation: State road / planning authority traffic impact and OSOM permit requirements

ASPECT	RISK	MITIGATION	RATING
Construction traffic	Heavy-vehicle movements on the local road network during construction	<ul style="list-style-type: none"> Construction Traffic Management Plan Confirm pavement capacity, access and intersection sight distance with the road authority 	■ Minor
OSOM deliveries	Over-size / over-mass plant deliveries require route assessment and permits	<ul style="list-style-type: none"> OSOM route assessment and permits Upgrade site access / turning geometry if required 	■ Minor
Operational traffic	Low ongoing traffic (staff / maintenance)	<ul style="list-style-type: none"> Standard access management 	■ Insignificant

REQUIRED CHECKS

- Traffic Impact Assessment (TIA) covering construction and operation
- OSOM route assessment and permits for major plant deliveries
- Construction Traffic Management Plan agreed with the road authority

17 Contaminated Land

INSIGNIFICANT

Land contamination is considered an insignificant constraint for this site. Desktop assessments confirm there are no EPA-listed contaminated sites located within 500m of the project boundary. The risk of encountering historical contamination is low, though standard unexpected finds protocols should be implemented during groundworks.

Legislation: State contaminated land / environment protection legislation

ASPECT	RISK	MITIGATION	RATING
Contaminated land	No EPA-listed contaminated site within 500m	<ul style="list-style-type: none">Phase 1 ESARemediation / management if confirmed	■ Insignificant

REQUIRED CHECKS

- Phase 1 environmental site assessment if prior industrial use is suspected

18 Air Quality

MODERATE

Air quality is a moderate constraint for this gas peaker project. Because combustion generation involves emissions to air, it is a prescribed activity that requires an EPA licence. Detailed air quality dispersion modeling will be necessary during the planning phase to assess operational emissions and ensure compliance with environmental standards.

Legislation: State environment protection (air quality) policy; National Environment Protection (Ambient Air Quality) Measure

ASPECT	RISK	MITIGATION	RATING
Construction phase	Dust from earthworks and construction traffic	<ul style="list-style-type: none">Construction air quality management planDust suppression	■ Moderate
Operational phase	Combustion emissions (NO _x , CO, particulates) at sensitive receptors	<ul style="list-style-type: none">Air dispersion modellingEPA works approval and licenceContinuous emissions monitoring	■ Moderate

REQUIRED CHECKS

- Air dispersion modelling against the air quality policy
- EPA works approval and licence application

19 Hazard & Risk (fire / explosion)

MODERATE

Hazard and risk present a moderate constraint. The combustion plant will store dangerous goods, potentially triggering a Major Hazard Facility classification. This requires hazardous-industry separation and a risk assessment, particularly with the nearest dwelling at 281 Kowald Road, Elwomple, SA, 5260 about 576m away. The regional bushfire mapping further compounds the fire risk.

Legislation: Work Health and Safety Regulations - Major Hazard Facilities (Schedule 15); Dangerous goods (storage and handling) legislation (state); Hazardous industry planning / separation guidance (state)

ASPECT	RISK	MITIGATION	RATING
Dangerous goods / Major Hazard Facility	the nearest dwelling (281 KOWALD ROAD ELWOMPLE SA 5260) about 576m away; flammable gas / diesel storage requires managed separation and risk assessment	<ul style="list-style-type: none"> Preliminary hazard analysis Dangerous-goods storage design Separation to receptors 	■ Moderate

REQUIRED CHECKS

- Confirm dangerous-goods quantities against Major Hazard Facility thresholds (WHS Reg Sch 15)
- Preliminary hazard analysis / quantitative risk assessment
- Hazardous-industry separation to sensitive receptors

NEXT STEPS

Recommended Action Plan

A phased sequence to take this site from screening towards a lodged development application.

PHASE	ACTIONS
Immediate (week 1 to 2)	<ul style="list-style-type: none"> • Order a Certificate of Title and plan of subdivision from the state land registry
Pre-DA specialist work (week 3 to 12)	<ul style="list-style-type: none"> • Confirm zone provisions and the assessment pathway with the planning authority • Commission a survey-grade boundary identification if the project proceeds to design • Commission an Aboriginal heritage survey with the relevant Traditional Owners • Bushfire hazard site assessment • Flora and fauna survey by a qualified ecologist • Native vegetation clearance assessment and offsets if required
Detailed design	<ul style="list-style-type: none"> • Review each overlay schedule and address its objectives in the development application • Search the relevant state Aboriginal heritage register / central archive • Confirm against the Australian Heritage Database and the state heritage register • Asset protection zone and emergency access design • Dedicated firewater storage • Self-assess against the nine MNES and refer to DCCEEW if a significant impact is likely

CONCLUSION

No fatal flaws identified

No Major red flags across the 19 assessable constraint(s). 6 Moderate constraint(s) require mitigation through the development application.

Key risks to manage: Cadastral / Title & Easements; Aboriginal Heritage; Flora & Fauna / Ecology; EPBC / Matters of National Significance; Air Quality.

Indicative screening fee: A\$1000 per site.

ATTACHMENT A

Indicative Scope of Work & Fees

Indicative scope and fees to take this site from screening to a lodged development application. The site screen is a fixed fee; later phases are scoped against the red flags identified above and are a small fraction of the cost of progressing an unscreened site to formal feasibility.

TASK	DETAIL
Site screening (this report)	Desktop red flags across planning and environmental constraints to confirm no fatal flaw before feasibility spend.
Title and cadastral review	Certificate of Title, plan of subdivision, easements and ownership consolidation.
Pre-lodgement planning advice	Confirm the zone pathway and overlay requirements with the planning authority.
Specialist assessments (as triggered)	Flora and fauna, heritage, noise, air quality, bushfire, hydrology and geotechnical scopes set by the red flags above.
Development application preparation and lodgement	Compile and lodge the development application with the supporting specialist reports.

ITEM	INDICATIVE FEE (EX GST)
Red flags site screen (per site)	A\$1,000
Title and cadastral review	A\$0.5K to A\$1K
Pre-lodgement planning advice	A\$3K to A\$6K
Flora and fauna assessment	A\$15K to A\$30K
Heritage assessment / CHMP	A\$10K to A\$40K
Air quality and noise modelling	A\$30K to A\$50K
Geotechnical investigation	A\$10K to A\$25K
Development application preparation	A\$30K to A\$60K

Fees are indicative ranges excluding GST and vary with site complexity and the assessments triggered.

DATA SOURCES

EPBC referrals and threatened species / communities (DCCEEW)
CAPAD conservation reserves / Ramsar wetlands (DCCEEW)
State planning zones and overlays (state planning portals)
Gas and electricity transmission infrastructure (Geoscape / state datasets)

METHOD

Drawn-polygon spatial intersection against live vector tiles plus state WFS and SRTM elevation
19 constraints assessed

This is a preliminary desktop screening based on publicly available spatial data current to the generation date, prepared to support early site selection. It is not a substitute for specialist planning, ecological, heritage, geotechnical, acoustic or engineering assessment required for a development application or EPBC referral, and must not be relied upon for investment decisions. Constraints shown as Data not available have NOT been assessed as low risk; they require the specialist checks listed in their sections.