

CAP MEETING – 10 APRIL 2024
ITEM 8.4

DEVELOPMENT NO.:	23037375
APPLICANT:	Jessica Sharkie
ADDRESS:	13 NARCOONAH RD BIRDWOOD SA 5234
NATURE OF DEVELOPMENT:	Tourist accommodation comprising three (3) freestanding, self-contained pods
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Productive Rural Landscape <p>Overlays:</p> <ul style="list-style-type: none"> • Environment and Food Production Area • Hazards (Bushfire - Medium Risk) • Hazards (Flooding - Evidence Required) • Limited Land Division • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Traffic Generating Development • Urban Transport Routes • Water Resources
LODGEMENT DATE:	20 Dec 2023
RELEVANT AUTHORITY:	Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) - Version 2023.18 7/12/2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	No
RECOMMENDING OFFICER:	Melanie Scott Senior Statutory Planner
REFERRALS STATUTORY:	Environment Protection Authority
REFERRALS NON-STATUTORY:	Environmental Health Unit

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ATTACHMENT 1:	Application Documents	ATTACHMENT 6:	Relevant P & D Code Policies
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DETAILED DESCRIPTION OF PROPOSAL:

The application is seeking the construction of three (3) tourist accommodation pods.

The following is a more detailed overview of the proposal:

- Three (3) tourist accommodation pods are to be provided in the centre of the site. The pods are of a prefabricated design, comprising a simple form with a flat roof and light weight construction being selected wooden appearance cladding within a black, metal frame.
- The pods have a floor area of 13.4m² and a roof height of 2.5 metres. The pods have an open living, sleeping and kitchen area with a separate bathroom. A maximum of two guests will be accommodated in each pod.
- An existing vehicle access from Narcoonah Road will be utilised linking with the site's internal road network. This road network will be modified slightly to provide access to the proposed pods for occupants/guests and fire-fighting vehicles. A private patio area will be provided for each pod with barbeque facilities during appropriate seasons in the year.
- The pods will be connected to the existing water supply system and a new onsite aerobic waste control system.

BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
18/07/1988	1-510	Verandah
20/10/1993	193058	Dwelling

SUBJECT LAND & LOCALITY:

Location reference: 13 NARCOONAH ROAD BIRDWOOD SA 5234

Title ref.: CT 5171/654

Plan Parcel: F106473 AL5

Site Description:

The subject land comprises a rural allotment located at Lot 13 Narcoonah Road, Birdwood.

The land is a rectangle shape with frontage to Narcoonah Road, which is an unsealed road that is accessed from Randell Road to the east. The road frontage is 206 metres wide, and the allotment has a depth of 417m metres and a total site area of approximately 10.12 hectares. The land comprises a single allotment that is formally described as Allotment 5 in Filed Plan 106473, Certificate of Title Volume 5171 Folio 654. There are no registered interests on the land title such as easements, encumbrances or Land Management Agreements.

The land contains a dwelling and several ancillary buildings. The land is primarily used for residential purposes with small-scale cropping and grazing activities.

There is one vehicle access point at the northern end of the site with an internal driveway that extends to the middle of the site.

The land is relatively flat and has a significant number of existing native trees, which are in addition to 900 plus trees that have been recently planted along the boundaries to the south and north and around an existing dam.

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Locality

The locality has a distinctive rural character with mostly small-scale grazing activities and rural living.

Allotments are typically 10 to 15 hectares in area or more with allotments patterns that are quite haphazard in size and shape.

The town of Birdwood is approximately 2 kilometres to the southwest of the subject land.

Buildings are typically small-scale and inconspicuous.

The open and gently undulating land topography, scattered areas of native vegetation and expansive rural views are notable features of the locality.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Tourist accommodation: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed

- **REASON**
P&D Code

PUBLIC NOTIFICATION

Public notification was not required. The tourist accommodation land use satisfies PO/DTS/DPF 6.3 and 6.4 of the zone, therefore notification was not required to adjoining landowners.

AGENCY REFERRALS

- **EPA**
No objection, with conditions.

INTERNAL REFERRALS

- **Environmental Health Department:**
Council's Environmental Health Department has approved a wastewater application - 23/W249/473.

PLANNING ASSESSMENT

Desired outcomes

Desired outcomes are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or assist in assessing the merits of the development against the applicable performance outcomes collectively.

Performance outcomes

Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

Designated performance features

In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a designated performance feature or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

A detailed assessment of the application has taken place against the relevant provisions of the Planning and Design Code (P & D Code) and this is provided below under a series of headings. A Policy Enquiry extract containing the relevant provisions of the P & D Code is contained in **Attachment 6 – Relevant P & D Code Policies**.

Zone

Productive Rural Landscape Zone

Desired Outcomes	
DO1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
DO3	Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 2.2, 6.3, 6.4 and 11.1	
DPFs: 1.1, 2.1, 2.2, 6.3 and 6.4	

The subject land is a rural allotment of approximately 10 hectares and is used for small-scale primary production that includes activities such as hay growing and livestock grazing/husbandry. The proposal is seeking to use the land for small-scale tourist accommodation in association with the existing rural living and primary production activities. The existing dwelling is occupied by the operators of the tourist accommodation and may include some ancillary activities, such as administration, check-in / check-out, waste management and linen provision. The proposed tourist accommodation will comprise of three small pods that each contain one bedroom with a capacity for only two guests.

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The subject land is situated within the Productive Rural Landscape Zone of the Code. DO 1 and DO 2 of the Productive Rural Landscape Zone are seeking a diverse range of land uses that promote primary production activities and associated value adding uses, such as tourism development. DPF 1.1 identifies 'tourist accommodation' as an envisaged land use within the Zone.

The proposed accommodation pods are very small-scale with a floor area of only 13m² and sensitively designed and sited with minimal earthworks and significant spatial separation to complement the rural character and avoid conflicts with existing land uses, as sought by PO/DPF 2.1, 6.4 and 11.1 of the Zone. The proposed accommodation is also consistent with PO 6.3 as it associated with existing primary production on the land.

The proposed tourist accommodation will also cater to the needs of visitors and contribute positively to the local economy. DO 1 and PO 1.1 (Tourist Development) are therefore satisfied.

PO 6.4 of the Zone requires tourist accommodation buildings to be designed and sited to minimise visual impacts on the surrounding environment. Buildings should be low scale with non-reflective materials, have substantial setbacks from boundaries and adjacent public roads, and preferably located below ridgelines. The visual impacts would not be significant given that:

- The pods have a modest floor area of 13.4m² each and a low roof height of 2.5 metres;
- External materials are non-reflective and finished in dark/earthy colours;
- A small amount of earthworks is required resulting in minimal disruption to the natural landform. The land will be levelled out in a way that is sympathetic to the natural slope of the land;
- The pods will be a relatively minor visual element within the surrounding landscape given the significant setback distances to the road and property boundaries; and
- Existing vegetation will be retained.

For the above reasons, the proposed development is of an appropriate scale and intensity that would conserve the natural and rural character of the area while also making a positive contribution to the local tourism economy by catering to the needs of visitors. On balance, the DO 1 and PO 1.1 and 6.3 of the Productive Rural Landscape Zone and DO 1 and PO 1.1 of the General Policies (Tourism Development) are reasonably satisfied.

Overlays

Hazards (Bushfire- Medium Risk) Overlay

Desired Outcomes	
DO2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.2, 5.1 and 5.3	
DPFs: 2.2 and 5.1	

The subject land is with the Hazards (Bushfire – Medium Risk) Overlay.

As required by the Overlay, the proposal includes the following bushfire safety measures:

- A water supply of at least 5000 litres will be provided for the dwelling and for the pods for firefighting in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*. In relation to water supply, there is a bore, several water holding tanks and a dam to adequately service the development;

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- As noted in the application documentation, the accommodation will not be open on days deemed as Catastrophic bushfire risk and bushfire advice/survival planning information will be provided as part of the booking process;
- Buildings are not sited near any potentially hazardous vegetation;
- The vehicles access and internal driveway is designed with a formed all-weather surface and a with gradient, dimension and turning areas that facilitate safe and convenient access for fire fighting vehicles (as per DPF 5.1) and
- Clear and unobstructed pedestrian pathways.

The bushfire risks have been adequately considered by the applicant with measures put in place that satisfy the requirements of the Hazards (Bushfire – Medium Risk) Overlay.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Desired Outcomes	
DO1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 2.5, 3.2, 3.3 and 4.1	
DPFs: 1.2, and 2.5	

DO 1 of the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is seeking the protection of public water supply in the Watershed area.

The application has been referred to the Environment Protection Authority (EPA) as the proposal involves an activity that will generate wastewater, which has the potential to pollute the catchment (i.e. an activity of environmental significance). The EPA is satisfied with the proposed wastewater system, noting also that Council Environmental Health Department has approved a wastewater application.

Given the suitability of the wastewater system and the sensitive nature of the proposed use (i.e., akin to a dwelling), the proposal will not result in any negative impacts on the water quality within the catchment area. The proposal is therefore consistent with DO 1 and the relevant POs of the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay.

Native Vegetation Overlay

Desired Outcomes	
DO1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1	
DPFs: 1.1	

This proposal does not include the removal of any native vegetation. In fact, the owners have planted over 900 species, which will have significant amenity and biodiversity benefits for the site.

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The applicant has also provided a Native Vegetation Declaration advising that the proposal will not impact on vegetation. The proposal is therefore consistent with DO 1 and PO 1.1.

Urban Transport Routes Overlay

Desired Outcomes	
DO1	Safe and efficient operation of Urban Transport Routes for all road users.
DO2	Provision of safe and efficient access to and from Urban Transport Routes.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 3.1 and 5.1	
DPFs: 1.1, 2.1, 3.1 and 5.1	

The proposal will utilise an existing access point on Narcoonah Road. The access is well removed from Randell Road and Torrens Valley Road, which are both Urban Transport Routes, and will generate a small amount of additional traffic.

The proposal will not impact on the safety and efficiency of Urban Transport Routes.

Water Resources Overlay

Desired Outcomes	
DO1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 1.5 and 1.7	
DPFs: 1.5	

There are no watercourse affecting the subject land and the proposal includes a suitably design wastewater system that has been approved by Council's Environmental Health Department and the EPA.

The proposal is therefore consistent with the Water Resources Overlay.

General Development Policies

Design

Desired Outcomes	
DO1	Development is: a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area b) durable - fit for purpose, adaptable and long lasting inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors c) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 6.1 and 8.1	
DPFs: 6.1 and 8.1	

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The proposal includes three accommodation pods located centrally to the site along with a principal residence located to the western/central end of the allotment. The pods are clustered together and are setback at least 130 metres from Narcoona Road and between 80 and 100 metres from the nearest boundary.

It has been demonstrated that the size, scale and design of the proposed dwelling and tourist accommodation would respond appropriately to the character and amenity of the area.

A new wastewater system is to be provided for the tourist accommodation pods that includes an irrigation area near the internal driveway. The new system has been approved by Council's Environmental Health Department and the EPA and will not conflict with any existing private open space, driveways or car parking areas. PO/DPF 6.1 (Design) is satisfied.

Apart from some minor alterations to the existing driveway and a small amount of earthworks to provide a bench surface for the pods, there will be limited disturbance to the natural ground levels. PO/DPF 8.1 (Design) is satisfied.

Interface between Land Uses

Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs:	
DPFs:	

DO1 and PO 1.2 (Interface between Land Uses) seek to ensure that new development is operated in a manner that adequately protects the amenity of the locality.

The proposed pods have only one bedroom with capacity for two guests (maximum of 6 guests at any one time on site). The proposed tourist accommodation is akin to a residential land use and the noise generation from such a small number of guests would be negligible. It is acknowledged that the proposal will generate additional traffic to the site, however the tourist accommodation will result in a maximum of three vehicles accessing the site when at full capacity, which makes the proposed development a low traffic generator. The small amount and infrequent nature of the additional traffic, the provision of an all-weather surface for the driveways and the siting of the pods well away from property boundaries will ensure the amenity and enjoyment of existing properties in the locality will not be detrimentally impacted.

Similarly, the privacy of the adjacent landowners (and that of other nearby properties) will not be impacted as the pods are setback at least 80 metres from the nearest boundary, which means that views of neighbouring land would be 'distant' and not direct.

Accordingly, it is considered that the proposal would not adversely impact upon the amenity of nearby sensitive uses by way of noise, light spill, traffic or loss of outlook and privacy. DO 1 (Interface between Land Uses) and PO 2.1 and 3.2 (Tourist Development) are reasonably satisfied.

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Transport, Access and Parking

Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.4, 3.1, 3.5, 4.1, 5.1, 6.1 and 6.2	
DPFs: 1.4, 3.1, 3.5, 5.1 and 6.1	

The proposal will utilise an existing vehicle access on Narcoonah Road.

The access point will serve an existing internal driveway that will also be modified to provide access to the proposed cabins and dwelling for occupants/guests and fire-fighting vehicles.

Table 1 - General Off-Street Car Parking Requirements prescribes a parking rate of 1 space per tourist accommodation unit. Although not identified on the proposal plans, there is adequate area adjacent to each pod or near the main residence for car parking. PO/DPF 5.1 (Traffic, Access and Parking) is reasonably satisfied.

Accordingly, the low levels of traffic generated by the development and the adequate provision of on-site car parking will ensure the proposal would not lead to conditions detrimental to the free flow and safety of vehicular traffic on the surrounding road network. The relevant provisions of the General Section (Transport, Access and Parking) have been satisfied.

CONSIDERATION OF SERIOUSLY AT VARIANCE

Having considered the proposal against the relevant provisions of the Planning and Design Code version 2023.6 - 27 April 2023, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code for the following reasons:

- Tourist accommodation is an envisaged land use in the Productive Rural Landscape.
- The small-scale and low intensive nature of the proposed tourist accommodation will not undermine existing or desirable uses in the Zone.
- The proposed tourist accommodation will cater to the needs of visitors and contribute positively to the local economy.
- It has been reasonably demonstrated that the proposal would not adversely impact upon the amenity of nearby sensitive uses.
- The development includes safe and convenient access and adequate car parking.

CONCLUSION

The subject land is a rural living allotment that is situated within Productive Rural Landscape Zone.

The proposed tourist accommodation is an envisaged form of development from a land use perspective, particularly given the small-scale and low intensive nature of the proposed pods. The proposed pods are sensitively designed and sited with minimal earthworks and significant spatial separation to complement the rural character and avoid conflicts with existing land uses.

The tourist accommodation will also cater to the needs of visitors and contribute positively to the local economy without undermining the land use intent of the zone or the area's natural and rural character.

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It has been demonstrated that adequate provisions are made for vehicle access and car parking, wastewater management and bushfire safety, and that impacts on the amenity of surrounding properties would not be significant.

Accordingly, the proposal would reasonably achieve the Desired and Performance Outcomes for the Productive Rural Landscape Zone, the relevant Overlays and General Provisions of the Code and warrants the granting of Planning Consent subject to conditions.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**
- 2) Development Application Number 23037375 by Jessica Sharkie for tourist accommodation comprising three (3) freestanding, self-contained pods at 13 Narcoonah Road Birdwood SA 5234 is GRANTED Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.**
- 2) The applicant, owner and/or other person(s) making use of the subject land shall maintain the site in good condition at all times, including all buildings and structures, car parking areas, driveways and landscaping, and ensure that all activities on the site are in accordance with the approved documentation to the reasonable satisfaction of Council.**
- 3) The use of the buildings herein approved shall be restricted to tourist accommodation only with no permanent residential use being permitted at any time with a maximum stay of 90 consecutive days. A log of all visitors to the accommodation to be kept and made available to Council upon request.**
- 4) The tourist accommodation approved herein and any associated activities shall be managed and conducted at all times in a manner as to cause no undue nuisance or adverse effect to any neighbouring landowners or to other land uses within the locality.**
- 5) All external lighting associated with the depot use shall be restricted to that necessity for security purposes only and shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of nearby residential properties.**
- 6) All stormwater infrastructure shall be installed within 3 months of Development Approval being granted. All roof run-off generated by the development hereby approved shall be managed on-site to the satisfaction of Council using design techniques such as:**
 - Rainwater tanks**
 - Grassed swales**
 - Stone filled trenches**
 - Small infiltration basins**

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Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

Conditions imposed by the Environment Protection Authority under Section 122 of the Act

- 7) The on-site wastewater system must be established in accordance with the *Site and soil report for three short-term tourist accommodation pods* (Reference Number; BD111223; 11 December 2023) was prepared by Kamran Mangi, Consulting Engineer.

ADVISORY NOTES

General Notes

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act Advisory

- 5) The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- 6) More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au

OFFICER MAKING RECOMMENDATION

Name: Melanie Scott
Title: Senior Statutory Planner

REAL PROPERTY ACT, 1886



South Australia

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 5171 Folio 654

Parent Title(s) CT 3907/198
Creating Dealing(s) CONVERTED TITLE
Title Issued 24/02/1994 **Edition** 6 **Edition Issued** 17/03/2023

Estate Type

FEE SIMPLE

Registered Proprietor

JESSICA CASSANDRA CHE SHARKIE
OF 13 NARCOONAH ROAD BIRDWOOD SA 5234

Description of Land

ALLOTMENT 5 FILED PLAN 106473
IN THE AREA NAMED BIRDWOOD
HUNDRED OF TALUNGA

Easements

NIL

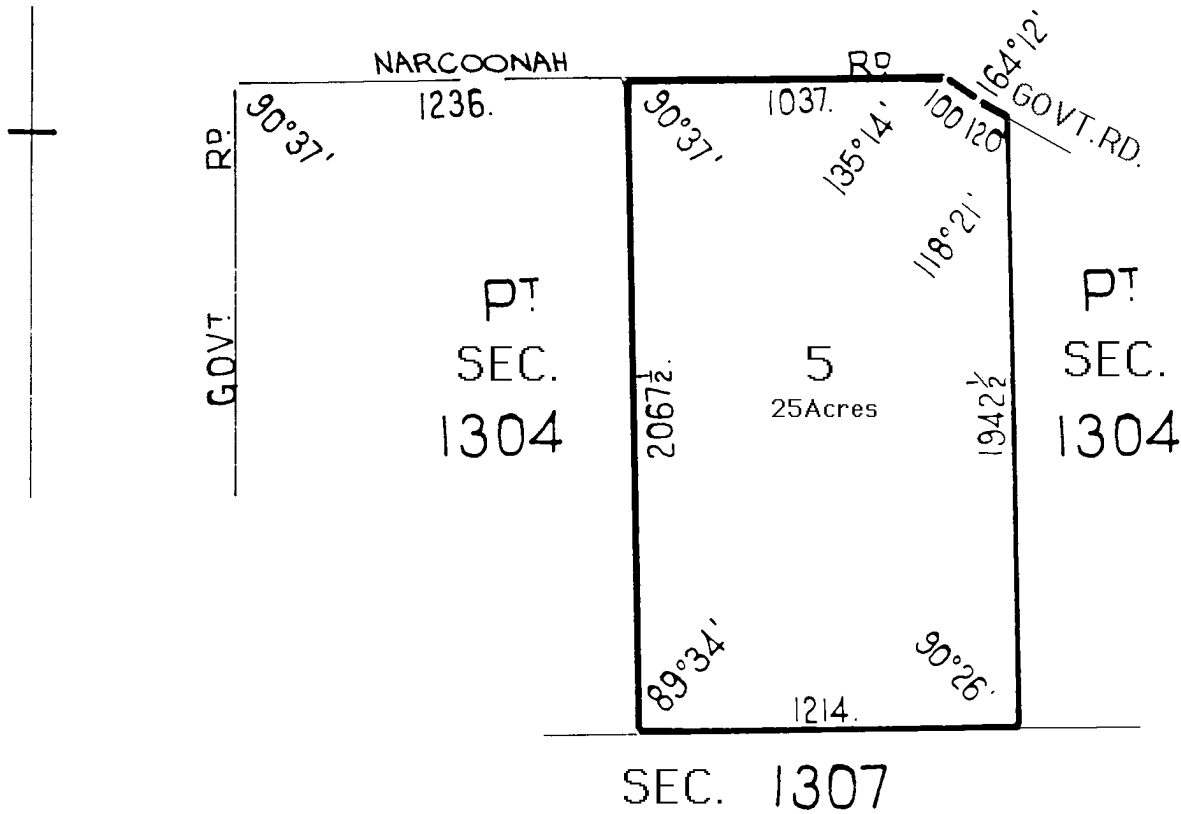
Schedule of Dealings

Dealing Number	Description
13992784	MORTGAGE TO CREDIT UNION AUSTRALIA LTD. (ACN: 087 650 959)

Notations

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

This plan is scanned from Certificate of Title 3907/198



FOR METRIC CONVERSION	
1 LINK	= 0.201168 metres
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 hectares
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²

Note : Subject to all lawfully existing plans of division



Proposed Short-Term
Tourist Accommodation

Existing Dwelling

Proposed Short-term, Tourist Accommodation
13 Narcoonah Road, Birdwood
CT:5171/654
Location Plan

Planning Drawings
Date 17/12/2023
Drawing No: 1 / 3



- PROPOSED NEW INFRASTRUCTRE**
- Driveway extension
 - Recycled water irrigation
 - Pod 3
 - Aerobic Waste Disposal site
 - Turning "T" for CFS
 - Pod 2
 - Pod 1

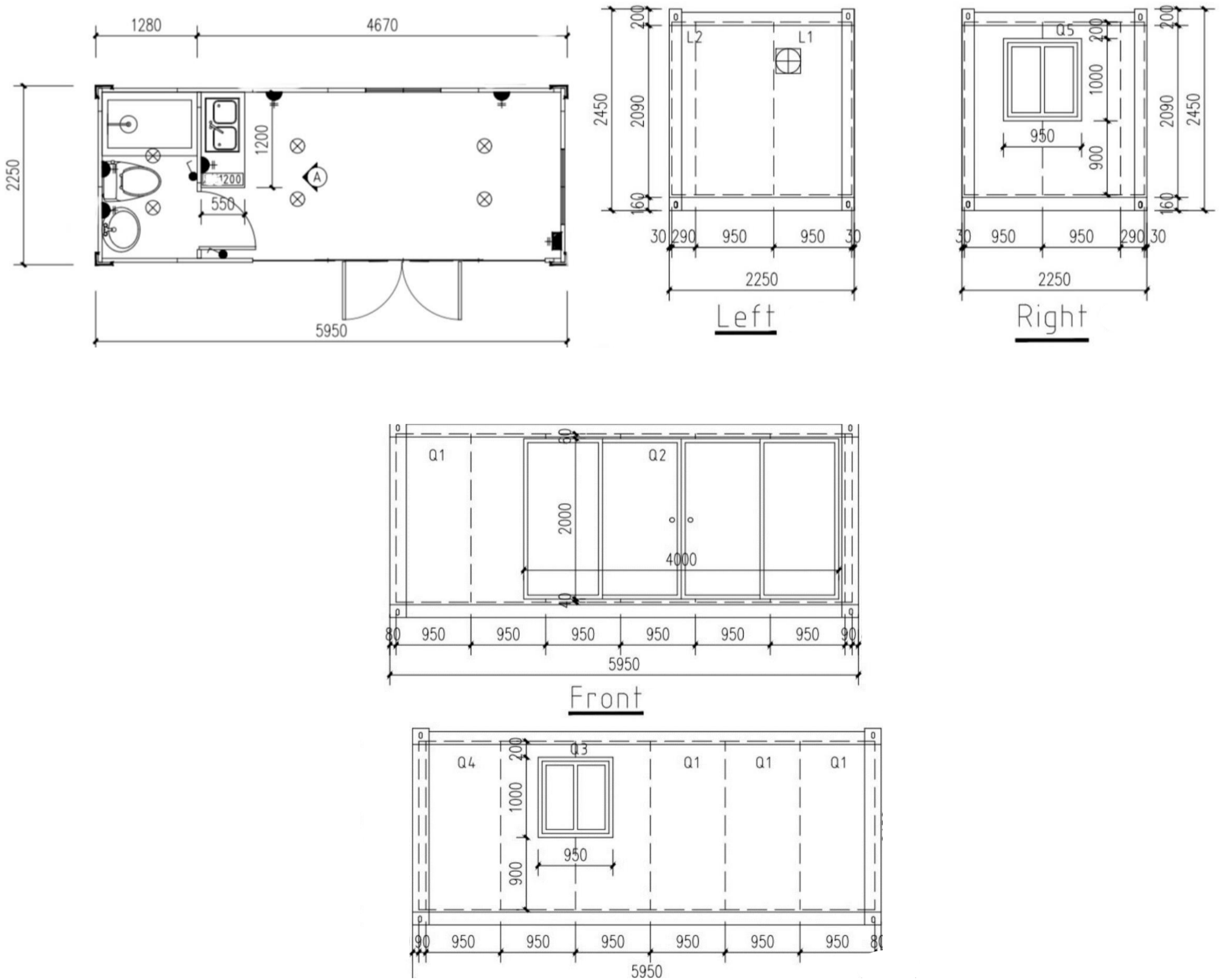
BORE RWT Dwelling Septic Fire Reels Soakage
 FFL App 429
EXITING DWELLING INFRASTRUCTURE
(TO REMAIN UNCHANGED/UNTOUCHED)

Proposed Short-term, Tourist Accommodation
 13 Narcoonah Road, Birdwood
 CT:5171/654
 Site Plan

Planning Drawings
 Date 17/12/2023
 Drawing No: 2 / 3



Interior fit out as shown below (small kitchenette & ensuite)



Typical Floor Plan = Scale: 1:50

Proposed Short-term, Tourist Accommodation
 13 Narcoonah Road, Birdwood
 CT:5171/654
 Pod Floor Plans / Drawings

Planning Drawings
 Date 17/12/2023
 Drawing No: 3 / 3

UNDANA

Adelaide Hills

PARK

Planning Report

RURALLY SITUATED – SHORT TERM
TOURIST ACCOMODATION

THREE SELF-CONTAINED PODS

13 Narcoonah Road
Birdwood, South Australia



Grazing paddocks looking west

Summary

This planning application is a request for approval to establish a small tourist accommodation in the form of placing three freestanding, self-contained pods on a property (*zoned Productive Rural Landscape*), located in the northern Adelaide Hills at 13 Narcoonah Road in Birdwood.

Each pod will be the size of a large master bedroom (2.25m x 5.95m) and feature an open-plan design with a queen size bed, kitchenette, indoor seating and ensuite. Additionally, each pod will have a private front gravel patio area with an outdoor BBQ/kitchen and fire pit (for use in the appropriate season/s).

Each accommodation pod, once placed onsite will be connected to the properties existing water supply and a new, dedicated onsite aerobic waste control system will be installed and connected.

The development will be located next to an established accessible internal driveway, which will include a small additional extension to ensure ease of access and turning for Country Fire Service (CFS) vehicles.

This report seeks to evaluate the basic land use tests and determine whether the proposed tourist accommodation aligns with the policy intent contained within the Planning and Design Code Version 2023.18.

Please read this report in conjunction with the accompanying plans, which were prepared and submitted with the application on 17th December 2023.

In preparing this document the following has been reviewed

- Appendix A - Certificate of title
- Appendix B - Subject land, location and site plan / drawings and images/drawings of the proposed pods
- Appendix C - WWE Plans prepared by Consulting Engineer, Kamran Mangi - 11th November 2023



Dam at sunset

Site and Location Information

The subject land is located between the townships of Birdwood (4kms) & Mount Pleasant (5kms), it is rectangular in shape and is addressed as 13 Narcoona Road Birdwood (CTL 5171/654). The allotment measures 10.1 hectares.

Access to the proposed site for the three pods is from a single width driveway which leads from the main, existing driveway entrance.

Topographically the land is mainly level in the center of the 25 acre block, with minimal undulation to the northern, eastern and southern boundaries. The land is open agricultural grazing/ hay producing land dotted with numerous existing mature pre-colonial (500+ year old) gum trees. In recent years the property has been revegetated with over 900 new trees planted along the boundaries to the south and north and around the dam.

The property currently contains a single-story dwelling which was established in 1976 and extended to its current size in the 1990's (it includes 3 large bedrooms, a double access bathroom, rumpus, open plan lounge/living/dining area, outdoor/entertaining areas, associated farm shedding/garaging and an extensive garden designed and established over 25 years by the previous owner, a qualified horticulturalist).

There are three neighboring allotments, all are also zoned 'Productive Rural Landscape' and have dwellings/houses. The existing houses on the neighboring properties are the following distances from the proposed tourist accommodation site:

- To the east (440m)
- To the south (600m)
- To the west (300m)

The subject land and all within the immediate vicinity are being used for primary production/agricultural activities including hay growing and livestock grazing/husbandry. The properties to the East and West are a similar size (10 hectares) and the allotment to the South is over 30 hectares.



Photo source: SAPPA (South Australian Property and Planning Atlas)

View of the subject site for Pod 1- looking East



View of the subject site for Pod 2 - looking North



View of the subject site for Pod 3- looking West



Image of the hay produced on the property



Exiting reel for firefighting looking northeast towards the site for Pod 1



Revegetation progress (as at October 2023) on the southern boundary of the property, looking west



Site and Location Information (as documented in Appendix B)

The application proposed is to situate three self-contained accommodation pods which will be used for short term tourist accommodation purposes. The locations are staggered and orientated in a way in which each has rural views. Each pod will be set back the following distances from Narcoonah Road:

- Pod/Site 1: 165ms from Narcoonah Road, 169ms from Randall Road
- Pod/Site 2: 165ms from Narcoonah Road, 190ms from Randall Road
- Pod/Site 3: 130ms from Narcoonah Road, 141mts from Randall Road

The sites will be situated less than 40 meters from one another and will share access from the exiting driveway and not impact the existing hay/ grazing paddocks. Each pod will accommodate no more than two adults at any one time and will be the size of a spacious master bedroom, feature an open-plan design with a queen size bed and indoor seating area. Additionally, each pod will have a private front gravel patio area with an outdoor BBQ/kitchen.

The pods will be built off-site by an accredited company and delivered to the property complete, including all fixtures and fittings. They will be clad with external “weathertex” cladding (an Australian made and certified product) in a natural wood hue as shown below



The windows and doors will be finished in the colour woodland grey

Colorbond®



To ensure the highest safety, the pods will be located within the reach of an existing fire reel which is connected to the properties ample water supply for firefighting purposes. The pods are made offsite and distributed by an Australian company and comply with all Australian standards including being fitted with smoke alarms.

Due to the proposed location site for the development, the pods will be required to be connected to (and the installation of) a new aerobic waste control system and irrigation area. The treated water will be reused to irrigate screening plants to give each site even more privacy (please see Appendix C for the detailed wastewater engineering report).

Procedural Matters (PM) and Referrals

Tourist accommodation in the Productive Rural Landscape Zone must undergo an assessment pathway that ensures compliance with relevant code provisions.

Public Notification

It is important to note that according to Table 5 of the PRL Zone, tourist accommodation developments are exempt from public notification if they meet the performance outcomes outlined in PO 6.3 & PO 6.4.

<p>PO 6.3</p> <p><u>Tourist accommodation</u> is associated with the primary use of the land for primary production or primary production related value adding <u>industry</u> to enhance and provide authentic visitor experiences.</p>	<p>DTS/DPF 6.3</p> <p><u>Tourist accommodation</u>, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding <u>industry</u> (b) in relation to the area used for accommodation: <ul style="list-style-type: none"> (i) where in a new building, does not exceed a <u>total floor area</u> of 100m² (ii) where in an existing building, does not exceed 150m² (c) does not result in more than one facility being located on the same allotment.
<p>PO 6.4</p> <p><u>Tourist accommodation</u> proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 6.4</p> <p><u>Tourist accommodation</u> in new buildings:</p> <ul style="list-style-type: none"> (a) is setback from all property boundaries by at least 40m (b) has a <u>building height</u> that does not exceed 7m above natural ground level.

The proposed accommodation will operate harmoniously alongside the current livestock husbandry & hay cultivation on the property. Visitors will be able to see firsthand the varied activities that go into the seasonal running of a farm in the Adelaide Hills. The pods will be located at a distance of over 40m from all boundaries and will not surpass a height of 7m. Additionally, the cumulative total floor area of the pods will not exceed 100m² and so therefore, public notification is not mandatory.

Referrals

This parcel of land falls within the bounds of the Mount Loft Ranges Water Supply Catchment Area 2. According to the guidelines outlined in the procedural matters table of the overlay, any tourist accommodation development coming under part (f) needs to undergo an assessment by the EPA. As a result, the application for such development will need to be referred to the EPA (please refer to Appendix C for the detailed wastewater engineering report).

Planning Assessment

The proposed site is located in the Productive Rural Landscape Zone and is affected by the following overlays:

Environment and Food Production Area
Hazards (Bushfire - Medium Risk)
Hazards (Flooding - Evidence Required)
Mount Lofty Ranges Water Supply Catchment (Area 2)
Native Vegetation
Urban Transport Routes
Prescribed Water Resources/ Water Resources Area

The Desired Outcomes of the Productive Rural Landscapes Zone are:

Desired Outcome	
DO 1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO 2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
DO 3	Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.

The development plans for the Zone entail a range of land uses, including tourism, which will complement the primary production activities and capitalize on its proximity to metropolitan Adelaide. The proposed development is expected to fulfill all three desired outcomes, with a focus on promoting tourism in conjunction with a functioning farm. It is also of a modest scale, featuring three small pods, to provide a bespoke experience and preserve the natural beauty and rural charm of the surrounding landscape.

In addition to supporting the primary production activities of the farm, the pods will also encourage further tourism investment in neighboring towns such as Birdwood and Mount Pleasant. These towns currently lack a variety of tourism accommodation, the proposed site's central location between them and the Adelaide Hills and Barossa tourism region make it an ideal location for tourism accommodation. The site is also only a 25-minute drive from the River Murray, adding yet another attraction for visitors.

Siting & Design

Performance Outcomes 2.1 & 2.2

The development of the pods will not warrant substantial earthworks or excavation/filling which exceeds 1.5m. As demonstrated in the site photos, the location is relatively level, including the area nominated for the additional access driveway and the existing turn around area. The proposed pods once delivered will be placed/ sit on a compacted ground level gravel pad. The entrance to each pod will be orientated towards the paddocks, to take in the aspect of the farm's rural outlook.

Shops, Tourism & Function Centers

Performance Outcomes 6.3 & 6.4

The expectation is that the development will merge with the rural setting and be visually harmonious. The Designated Performance Outcomes state that tourism development should not exceed 100m² in floor area, be positioned well away from property boundaries, and not surpass 7m above natural ground level. Based on these standards, the development area is more than 100m away from Narcoonah Road, the combined floor size is less than 100m² and they are single-story structures that uses building materials in subtle hues to ensure they blend in with the rural scenery. The locations for the pods have been specifically chosen to ensure that they have minimal impact, not only aesthetically but also the farm/primary production activities that are carried out on the property.

Adaptive Re-use of Existing Buildings

Performance Outcome 8.1

The policy does envisage the re-use of buildings where possible, however the exiting dwelling will operate in conjunction with the proposed tourism accommodation (as it is where the owner resides) and the existing dwelling is also able to act as an additional place of refuge in the event of a fire.

Built form & Character

Performance Outcome 11.1

The proposed development satisfies the outcome that the proposed pods are single story. Additionally, the use of non-reflective natural coloured materials will ensure the tourism development will not emit glare as desired.

Overlays

Hazards (Bushfire – Medium Risk) Overlay

The Desired Outcomes of the overlay are:

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

Siting & Built form

Performance Outcome 1.1, 2.1 & 2.2

The proposed site is in an area which is designated as a medium bushfire risk. Given that it is not within a high bushfire risk area, nor is it heavily vegetated (or sloping) it is not considered to be a location where there will be significant risk of fire. It should be noted too that the development includes plumbed access to the properties existing water supply and there is a fire reel in close proximity to the pods (please see site plan) and is adjacent to the area serviced by the properties extensive fire sprinkler system & established English garden with a mature deciduous canopy. In relation to water supply, there is an abundant bore, several water holding tanks and a dam. The accommodation will not be open on days deemed as Catastrophic bushfire risk and bushfire advice/ survival planning information will be provided as part of the booking process.

Habitable Buildings

Performance Outcome 3.1, 3.2 & 3.3

The proposed accommodation site is located on the flattest portion of the allotment and there is no unmanaged grassland or hazardous bushland vegetation within the area. Due to the hay production and grazing the site and adjacent paddocks are generally clear of ground fuel during the fire danger season, any landscaping screening plantings chosen to complement the pods will be of a low combustible nature to compliment the mature deciduous canopy around the existing dwelling.

Vehicle access – Roads, Driveways & Fire tracks

Performance Outcome 5.1, 5.2 & 5.3

This requirement states that any new access tracks must be all weather and accessible to allow for site maneuvering. The proposed additional driveway extension will join and be made of the same material as the existing all-weather driveways on the site, which are made from road base gravel, are over 3metres in width and have T shaped turning heads to allow for fire vehicles to access all sides of the accommodation sites with a rigid hose and exit in a forward motion. The existing driveway connects to a public road and does not rely on a fire track as a means of escape.

Mount Loft Ranges Water Supply Catchment (Area 2) Overlay

The Desired Outcome of the overlay:

Desired Outcome	
DO 1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

Water Quality and Wastewater

Performance Outcome 1.1, 2.1., 2.3, 2.4, 2.5

The Performance Outcomes expect that the development within the watershed will result in a neutral or beneficial environmental outcome, in relation to water quality. The proposal for the pods (due to location and lie of the land) requires the installation of a new waste control system which has been specifically designed by a wastewater engineer (please see Appendix C for the full, detailed report). The system is to be installed in a central location to the pods, which is located greater than 300 meters from a watercourse, dam, bore or well. The new aerobic system will ensure sewage is managed on site and can facilitate the intended capacity of the tourist accommodation without overloading the system. Treated wastewater will be directed to a planted irrigated area for filtration. The establishment of a new, engineered system with ensure wastewater will be appropriately managed on site and can accommodate the planned number of guests without risking system failure.

Stormwater

Performance Outcome 3.1, 3.2., 3.3, 3.6, 3.9, 4.1

The Performance Outcomes require development to ensure the appropriate management of stormwater and pollutants to protected Adelaide's water supply. The bespoke and residential nature of the proposed tourist accommodation means any stormwater generated by the development is highly unlikely to contact harmful pollutants which would impact water quality of the location. The proposed pods will sit on a ground level gravel pad and will ensure minimal earthworks are required to establish the tourist accommodation. The existing lawn (kikuyu) and surrounding gardens will be able to utilize the small amount of rainwater captured from the roof. Furthermore, the gravel driveway will limit any potential vehicle pollutants entering the overland flows.

Native Vegetation Overlay

The Desired Outcome of the overlay:

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

Environmental Protection

Performance Outcome 1.1, 1.2, 1.3

The proposed tourism accommodation development does not require any clearance of native vegetation, all existing vegetation will be retained and protected. In addition to this, it should be noted that the property owner has been undertaking an extensive boundary revegetation project and since 2021 has planted over 900 new native trees and shrubs (the progress of the plantings on the southern boundary can be viewed in the images on page 4).

Urban Transport Routes Overlay

The Desired Outcomes of the overlay are:

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Urban Transport Routes.

Performance Outcomes 1.1, 3.1, 4.1, 6.1, 7.1

As mentioned, the site is currently serviced by a gravel, all weather driveway from Narcoona Road. To ensure easy access to the proposed development there will be a small internal extension to join the existing gravel driveways/tracks. The access to the property is clear of roadside vegetation and is not in proximity to any major Department of Infrastructure and Transport (DIT) roads or major transport routes. Additionally, the access driveway/ point is substantially set back from the intersection of Narcoona & Randal Road ensuring the required site lines in both directions is attainable when exiting the property.

Water Resources Overlay

The Desired Outcomes of the overlay are:

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

Performance Outcomes 1.1, 1.2, 1.5, 1.6, 1.7, 1.8

Located in the southeastern corner of the allotment, is a dam which is over 250 meters from the proposed tourist accommodation site. The project will not require any excavation activity that would disrupt the hydrology of the region. Furthermore, no changes will be made to the bed or banks of any water body. Additionally, to minimize the negative impact of any vehicle pollutants on water health via overland flows, the access routes to the proposed accommodation is made of compacted gravel.

Key Points

Design (General Policy)

The Desired Outcome of the Design general policy is:

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none">(a) contextual – by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area(b) durable – fit for purpose, adaptable and long lasting(c) inclusive – by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors(d) sustainable – by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

External Appearance

Performance Outcome 1.4

This outcome relates to commercial level development, which requires the installation of plant, equipment, and vents. Due to the low key bespoke/glamping nature of the proposed development technical equipment is not necessary.

On-site Waste Treatment Systems

Performance Outcome 6.1

The land on which the proposed tourist accommodation would be situated is of a sufficient size that will facilitate the safe operation of the onsite waste control system without encroaching on any other aspects of development. The wastewater disposal area sited away from the pods and the space designated for carparking and access/ egress driveways and tracks.

Earthworks and Sloping Land

Performance Outcome 8.1

The proposed tourist accommodation development will involve placement of three accommodation pods. The development will not require excavation or filling in excess of 1.5metres as dictated by the Performance Outcome.

Infrastructure and Renewable Energy Facilities (General Policy)

The Desired Outcome of the Design general policy is:

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

Water Supply

Performance Outcome 11.1

The proposed pods will be connected to the properties existing storage water supply already located on the property. Additionally packaged (boxed) spring water will be provided for guests in each pod to ensure drinking water is of the highest quality and meets all health standards.

Wastewater Services

Performance Outcomes 12.1, 12.2

The land on which the proposed development will be located is not connected to an SA Water sewer or Community Wastewater Scheme, therefore wastewater is required to be managed onsite. The proposed development will not infringe on any areas dedicated for effluent disposal or the proposed new wastewater system.

Interface between Land Uses (General Policy)

The Desired Outcome of the Design general policy is:

Desired Outcome	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Performance Outcomes 9.3 & 9.5

The proposed tourism accommodation is located on and adjacent to Productive Rural Landscape zoned properties. The dwellings on the adjacent properties are all over 300m away from the planned site. The pods are small, providing lodgings for no more than two adult guests at a time. To ensure privacy and avoid guests clustering, the sites will be spaced apart and landscaped. The development will be marketed as a peaceful country retreat for nature enthusiasts including significant tree lovers (as there are 5 pre-colonial gums dotted across the property) and stargazers, due to the low light pollution of the area and the property's close proximity to the dark sky reserve.

Due to the small scale of the project, there will be few vehicles and vehicle movements from the accommodation. The development will not cause noise or traffic interruption and will be less intense than existing activities in the area/ on neighboring properties including those on McLean Road, which involve primary production and equestrian pursuits (including competition, clinics and agistment).

Site Contamination

The Desired Outcome of the Design general policy is:

Desired Outcome	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination .

Performance Outcomes 1.1

For decades, the land where the proposed tourism development is to take place has been reserved for rural and residential purposes only. There is no record of any activities that could have resulted in harmful pollutants. The owner is confident that utilizing the land for grazing and hay production will not affect its suitability for tourism purposes.

Tourism Development

The Desired Outcome of the Design general policy is:

Desired Outcome	
DO 1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

Performance Outcomes 1.1, 1.2, 2.1, 2.3, 2.4, 2.5, 2.6

The proposed development is a small scale project, designed to share the beauty of waking up to a rural outlook in the Adelaide Hills. Sensitive consideration has been given to the selection of the sites to ensure that it does not impact the ongoing primary production operations and doesn't pose an unacceptable risk of bushfires.

As per Planning Outcome 1.1, the development location has been carefully chosen to cater to guests who seek to explore and experience the Adelaide Hills region including the serenity of rural life. The proposed pods have been set back from neighboring properties, providing the best aesthetic outcome and the utmost privacy for guests.

The site of the aerobic system has been specifically chosen so pipework goes as short a distance as possible and does not disturb the extensive garden and mature tree canopy. Aesthetically the pods have been positioned adjacent to the garden of the existing dwelling and carefully spaced to ensure that they do not dominate the picturesque landscape.

The proposed accommodation will share the properties dedicated access driveway off Narcoonah Road, with parking spaces situated near each pod. Given the substantial size of the land, no vehicular parking will be necessary on Narcoonah Road. Additionally, the access driveway has been constructed with compacted gravel to manage stormwater overflow efficiently.

In essence, the proposed development is a well-planned, responsibly and thoughtfully designed project that promises to give guests the opportunity to experience the charm of the Adelaide Hills region without impacting the existing farming activities.

Transport, Access and Parking (General Policy)

The Desired Outcome of the Design general policy is:

Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

Performance Outcomes 1.4, 3.1, 3.5, 4.1, 5.1, 6.1, 6.2, 6.6

Access to the pods will be facilitated through the existing entrance on Narcoonah Road, ensuring safety for private, commercial, and emergency vehicles entering or exiting the premises. Each site will accommodate a maximum of two adults who are likely to arrive in a single vehicle. However, if they do arrive separately, there is ample informal parking space onsite. The open-plan arrangement and low height from ground level will make each pod accessible for individuals with mobility requirements. The car parking area will remain unsealed (gravel) to maintain the rustic character of the rural property.

Conclusion

The proposed tourist accommodation plan contained in this application is a project that falls within the desired outcomes of the Productive Rural Landscape Zone. It is a small-scale development that will introduce a unique tourist experience to the Birdwood and Mt Pleasant area, encouraging spending in the local economy and offering visitors an opportunity to enjoy the Adelaide Hills Tourist Region without disturbing primary production operations or impacting viable land.

The proposed pods will be clustered to allow for ongoing farming (hay growing and low-intensity animal husbandry) and will not detract from the surrounding landscape due to their design and careful siting. Similarly, the development will not disturb the local biodiversity, as it has been designed and situated to ensure that there is no need for clearance of native vegetation.

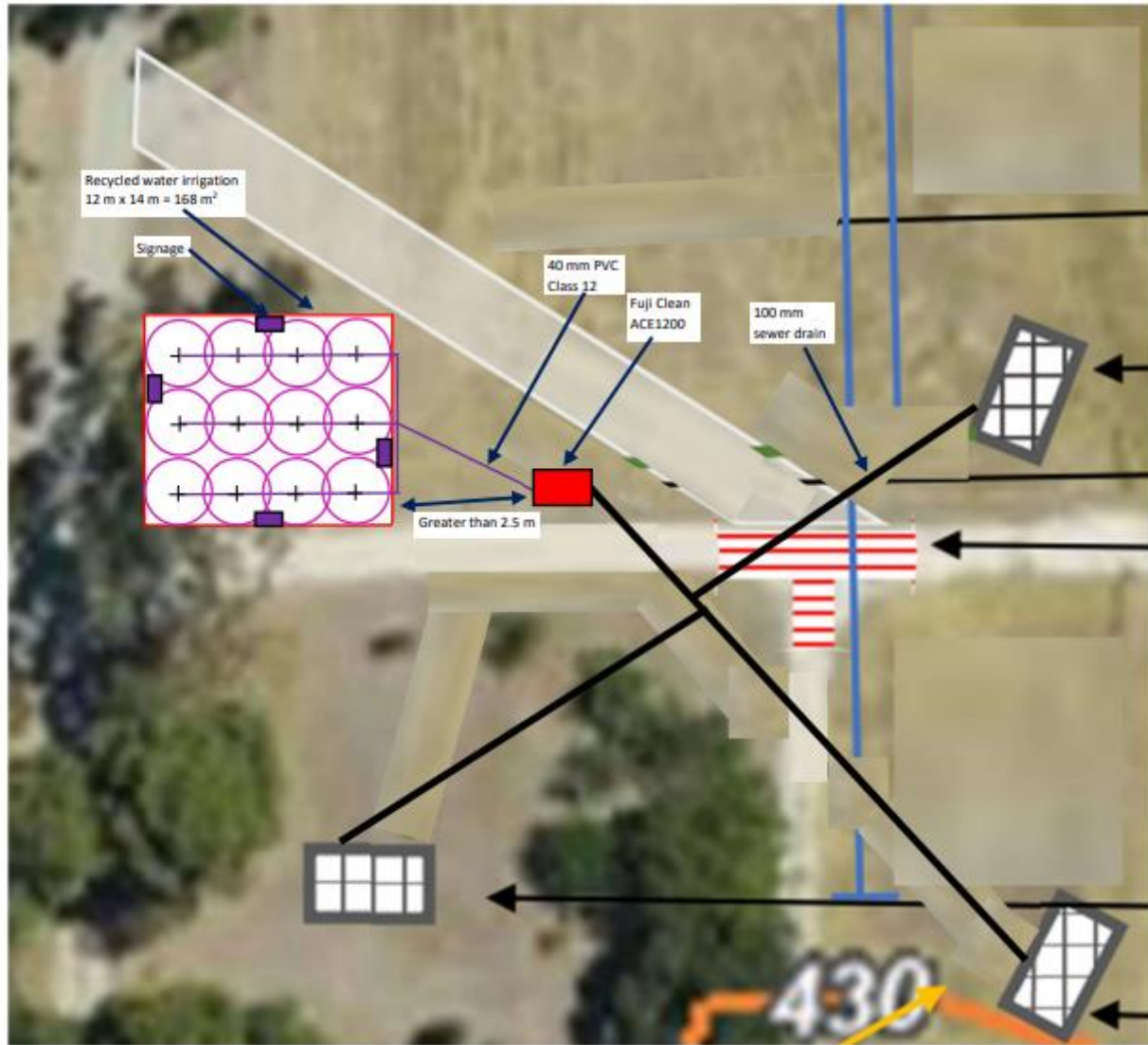
In terms of safety, the development has been planned to allow emergency vehicles access to each site, and they are conveniently located near an existing fire reel, established lush gardens and a dwelling that can act as an additional safe place of refuge in the event of a bushfire.

The pods will be placed on a ground level pad and there is no need for extensive excavation /earthworks, preserving the existing form of the land. Additionally, new plantings will further improve the overall aesthetic appeal and enhance the available habitat of the site.

In summary, the proposed development of the bespoke pods for the purpose of Tourist Accommodation is consistent with the relevant desired and performance outcomes of the Planning & Design Code (Version 2023.18). The project promises to offer a new tourism experience to the area whilst also generating much needed local revenue. The development has been carefully planned to ensure that there is no disturbance to primary production operations or local biodiversity. In light of this it therefore warrants the granting of planning consent.

If you have any further questions about the development, please do not hesitate to contact the property owner, Jessica Sharkie on the contact details below.

Ms J Sharkie
PO Box 585
BIRDWOOD SA 5234
jessie_che@yahoo.com.au
0418 808 690



Notes

1. The whole irrigation area must be deep ripped to 0.5 m depth. The irrigation area must incorporate at least 150 mm depth of friable soil and/or other suitable material such as pine bark, woodchips, scoria, etc. over its entire surface.
2. Irrigation area is to be planted with salt and high nutrient tolerant shrubs.
3. A 40 mm inline throttle/shutdown valve is to be installed to help in controlling flow out of the sprinklers and their maintenance
4. The spray plume must not exceed 600 mm and deflectors can be used if required.

***KAMRAN MANGI CONSULTING
ENGINEER***

**WASTEWATER SYSTEM
LAYOUT PLAN**

**13 NARCOONAH ROAD,
BIRDWOOD**

**REFERENCE NUMBER:
BD111223**



**WASTEWATER APPROVAL
CONDITIONS & NOTES APPLY
WWA: 473/23/W249
DATE: 6/03/2024**

LF231566-1

Issue No: 1

This report replaces all previous issues of report no LF231566-1

LAB AND FIELD PTY LTD
 Construction Material Testing
 ABN 12 113 330 073
 30 HUDSON ROAD MAWSON LAKES SA 5095
 Tel: 08 8258 5594 | Fax: 08 8258 9919
 WEB: www.labfield.com.au



Surface Borehole Log Report

Client: Kamran Mangi Consulting Engineers
Project: SOIL INVESTIGATION - BIRDWOOD
Project Client ID: EMAILED 10/11/23
Project Address: 13 NARCOONAH ROAD, BIRDWOOD
Date Drilled: 23/11/2023

CR2
 TO BE READ IN CONJUNCTION WITH CR2-1 & CR2-2

DEPTH IN METRES			VISUAL ASSESSMENT OF PROPERTIES						
BORE 1	BORE 2	BORE 3	Colour	Consistency, Texture & Structure	Soil Description	U.S.C.	M.C.	Bearing	EST ips (ave)
0.00 - 0.15	0.00 - 0.15	0.00 - 0.10	Grey	Friable, Granular	(TOPSOIL) Sandy SILT with trace of Clay, roots VLP	SM-SC	B	M	0.005
0.15 - 0.35	0.15 - 0.40	0.10 - 0.35	Cream Grey	Friable, Granular	Silty SAND with trace of Clay & Gravel VLP	SM-SC-GM	B	M	0.002
0.35 - 0.85	0.40 - 0.95	0.35 - 0.90	Orange Mottled Grey	Friable-Firm, Granular	Silty CLAY with Gravel HP	CH-GC	B	M	0.030
0.85 - 1.40	0.95 - 1.45	0.90 - 1.15	Yellow Grey	Friable, Granular	Silty SAND with Clay & Gravel VLP	SM-SC-GM	B	M	0.002
-	-	1.15 - 1.50	Yellow Grey	Friable, Granular	Sandy CLAY with Silt & Gravel, refusal in B3 on rock LP	CL-GC	B	M	0.010
1.40 - 1.50	1.45 - 1.50	-	Grey Orange	Friable, Granular	Silty GRAVEL with Sand, refusal in B1 & B2 on rock NP	GP-SM	B	M	0.000



**WASTEWATER APPROVAL
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Remarks	Classification:	Type: S1	Classifier:
1. The classification nominated on this borehole log relates to the site soil profile at the time of testing. It does not allow for future earthworks and does not incorporate any possible effects from trees, either existing or future.		References used: Soil maps: Nearby borelogs: Sample method: Driven push tube using high pressure hydraulic hammer with Rockmaster	

Location of Soil Investigation Holes



● SOIL BORE HOLE



**WASTEWATER APPROVAL
CONDITIONS & NOTES APPLY
WWA: 473/23/W249
DATE: 6/03/2024**

1. **GENERAL**

The surface soil borehole log is based on visual-tactile logging of the drilled core. The soil characteristics are generally estimated; however samples from 1 in 50 sites are subjected to shrink-swell tests conducted by a NATA accredited laboratory to verify estimated values.

One must not place sole reliance on the surface soil borehole logs as a means of being an absolute representation of all sub-surface features existing on the site. Nor can the density and difficulty of excavation be estimated by interpretation of the surface soil borehole log.

The soil borehole logs are usually based upon 40 mm diameter continuous core samples in one or more locations on the site in accordance with AS 2870-2011 *Residential slabs and footings*. It is not possible by this means to detect all subsurface features which may exist and the Owner is advised to seek information from Local Council, Department of Health and other statutory Authorities regarding any unnatural features (e.g. wells, mineshafts, filled areas etc) land use (e.g. toxic waste, waste disposal etc), or other features typical to the area (e.g. landslip, springs etc).

This office uses not only the borehole log information but may take into account such matters as the known geology of the area taken from published soil maps, the known performance of existing structures in the general area and engineering judgment to make an assessment of soil classification for design purposes.

2. **UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)**

Clean Gravels	GW	Well-graded gravels and gravel-sand mixtures, little or no fines.
	GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
Gravels with fines	GM	Silty gravels, gravel-sand-silt mixtures.
	GC	Clayey gravels, gravel-sand-clay mixtures.
Clean sands	SW	Well graded sands and gravelly sands, little or no fines.
	SP	Poorly graded sands and gravelly sands, little or no fines.
Sands with Fines	SM	Silty sands, sand-silt mixtures.
	SC	Clayey sands, sand-clay mixtures.
Silts and Clays (Liquid Limit <50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.
	CL	Inorganic clays of low to medium plasticity, gravelly/sandy/silty/lean clays.
	OL	Organic silts and organic silty clays of low plasticity.
Silts and Clays (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts.
	CH	Inorganic clays or high plasticity, fat clays.
	OH	Organic clays of medium to high plasticity.
Highly Organic Soils	Pt	Peat, muck, and other highly organic soils.

3. **MOISTURE CONTENT**

Relative to the Plastic Limit (PL) of the soil for cohesive soils or relative to the optimum moisture content of the soil (OMC) for cohesion less soils, i.e. non plastic.

WB Well below
 B Below
 N Near
 A Above
 WA Well above



**WASTEWATER APPROVAL
 CONDITIONS & NOTES APPLY
 WWA: 473/23/W249
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4. **BEARING STRENGTH**

The descriptive term used relates to the in-situ strength at the time of logging.

It must be noted that site works and changes in soil moisture may significantly affect the bearing strength. It must also be noted that as the soils are disturbed in the drilling and sampling process the bearing strength in-situ may be different from that logged.

Term	Description	Allowable Bearing Capacity (kPa)
VL	Very low (loose granular material or soft, possibly collapsing soil)	< 50
L	Low (firm)	50 to 100
M	Medium (stiff)	100 to 200
H	High (very stiff to hard)	> 200

5. **SITE CLASSIFICATION BASED ON SITE REACTIVITY**

Class	Foundation	Character
A	Most sand and rock sites with little or no ground movement from moisture changes	Stable
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes	
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes	Reactive
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes	
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes	
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes	
A	Sand	Controlled Fill
A to P	Material other than sand	
P	Mine subsidence Uncontrolled fill Landslip Soft soils Collapsing soils	Problem

Note: For sites with deep seated moisture changes characteristic of dry climates and corresponding to a design depth of suction change equal to or greater than 4 m, the classification shall be M-D, H1-D, H2-D or E-D as appropriate. For example, M represents a moderately reactive site with shallow moisture changes and M-D represents a moderately reactive site with deep moisture changes.

6. **PLASTICITY**

NP Non plastic.
 VLP Very low plasticity.
 LP Low plasticity.
 MP Medium plasticity.
 HP High plasticity.
 VHP Very high plasticity.



**WASTEWATER APPROVAL
 CONDITIONS & NOTES APPLY
 WWA: 473/23/W249
 DATE: 6/03/2024**

7. REACTIVITY

The reactivity of the soil is defined as the potential for undergoing changes in volume with changes in the soil moisture content.

The reactivity is measured in terms of Shrinkage Index (I_{ps}).

Term	Description	Shrinkage Index (I_{ps})
VL	Very low	0.5% or less
L	Low	1%
M	Medium	2%
H	High	3% to 4%
VH	Very high	4.5% or greater

Characteristic surface movement (y_s) mm	Site classification in accordance with Table 2.3 AS2870-2011
$0 < y_s \leq 20$	S
$20 < y_s \leq 40$	M
$40 < y_s \leq 60$	H1
$60 < y_s \leq 75$	H2
$y_s > 75$	E



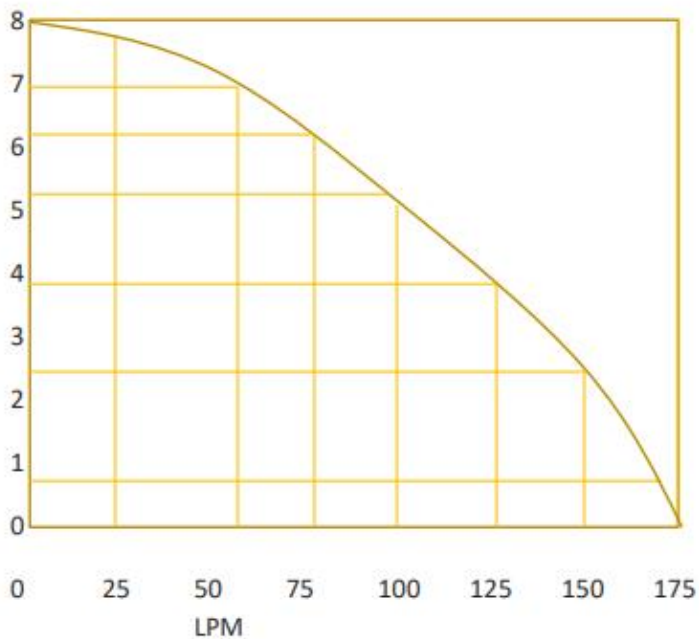
**WASTEWATER APPROVAL
 CONDITIONS & NOTES APPLY
 WWA: 473/23/W249
 DATE: 6/03/2024**

Fuji Sub 756. Power = 550 watt. 40mm outlet. 4 mtrs of cord.



Fuji Sub 756 performance curve.

MH



Application

- Orchards
- Nurseries
- Overhead frost protector

Engineered to provide improved water application for low volume, under-tree and under vine installations.

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- Aerofoil shaped frame improves distribution.
- Snap Fit bearing provides easy field disassembly.
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- Retrofittable deflector plate creates fixed spray pattern for reduced throw on young plants.
- Available (for easy identification) in eight colour coded flow rates ranging from 29 Lph to 304 Lph.
- Recommended operating pressure as shaded on chart for optimum performance.
- Maximum diameter of throw in excess of 10 metres.

Specifications

- Inlet: 10 mm MBSP/NPT
- Materials: Frame, bearing and nozzle: Acetal. Spinner: Nylon.
- Flow above 100 Lph use 10 mm tube.
- Flows below 100 Lph use 5 mm tube.

Shaded portions indicate recommended operating pressures
 * For standard Waterbird VI spinner.



Product code: SPP2600DP



Product code: SPP413L



Product code: SPP412L

Performance Chart

Jet Colour Orifice Diam.	Pressure (kPa)	Diam Std Spinner (m)	Diam with LTD Spinner (m)	Diam Deflector TAB Spinner (m)	Diam Deflector Plate (m)	Flow (Lph)	Stream Height * (m)
Black 1.00mm	100	4.9				29	0.56
	150	5.5	2.2	1.0	1.4	36	0.62
	200	5.8				41	0.65
White 1.05mm	100	6.1				44	0.56
	150	6.9	2.4	1.0	1.4	55	0.62
	200	7.3				64	0.65
Maroon 1.25mm	100	6.8				61	0.57
	150	7.8	2.4	1.0	1.4	76	0.71
	200	8.3				89	0.90
Green 1.40mm	100	7.3				80	0.60
	150	9.2	2.4	1.2	1.4	99	0.83
	200	10.3				115	0.90
Blue 1.65mm	100	8.4				108	0.60
	150	9.4	2.4	1.2	1.6	134	0.80
	200	10.5				156	0.92
Grey 1.80mm	100	8.5				125	0.60
	150	9.4	3.0	1.2	2.2	155	0.77
	200	10.8				179	0.90
Yellow 2.0mm	100	8.3				156	0.65
	150	9.4	4.1	1.4	2.6	192	0.75
	200	10.3				221	0.85
Red 2.30mm	100	8.8				214	0.74
	150	10.2	4.2	1.6	3.0	265	0.97
	200	10.3				304	1.05

NEW

ReuZit™ Recycled Water Products



ReuZit™ range of products specifically designed for domestic and small commercial Aerobic Treatment Systems (ATS).

Features

- Low pressure sprinkler with large droplet size.
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- 13 mm barbed take-off to suit low density poly tubing.
- Purple (lilac) coloured components for easy identification of recycled water.

Applications

Localised watering of trees and shrubs on mulched areas.



ReuZit™ Sprinkler Assembly with Stake 13 mm Inlet



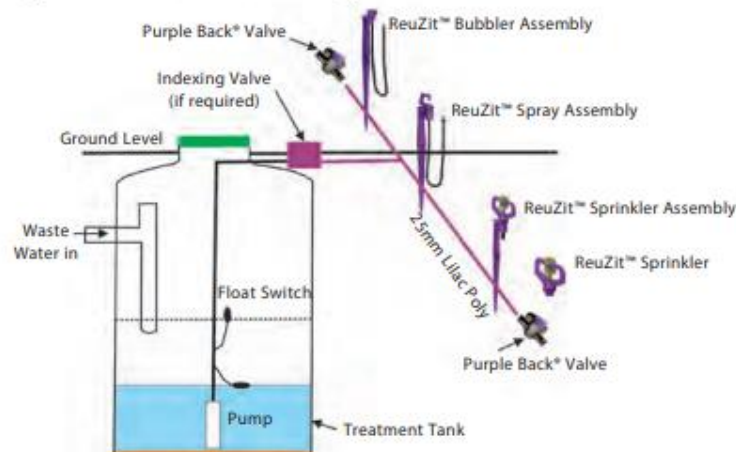
ReuZit™ Sprinkler 1/2" BSPM

Performance	ReuZit™ SPRINKLER Tested 0.2m above ground	
	FLOW (lph)	DIAMETER (m)
30	275	2.60
40	335	3.10
50	380	3.40
60	420	3.90
70	455	4.30
80	490	4.45
90	520	4.60
100	550	4.70

ReuZit™ Sprinkler

TYPE	ORDER CODE	PACK QUANTITY	PACKS PER CARTON	CARTON (kg)
ReuZit™ SPRINKLER ASSEMBLY with Stake 13 mm Inlet	40585	10	8	5.2
ReuZit™ SPRINKLER 1/2" BSPM	21575	10	20	6.2

Typical Aerobic Treatment System



Specifications

DIMENSIONS ASSEMBLED		ReuZit™ SPRINKLER ASSEMBLY	ReuZit™ SPRINKLER 1/2" BSPM
HEIGHT		407 mm	96 mm
WIDTH		90 mm	90 mm
DEPTH		31 mm	-
WEIGHT (approx)		59 g	38 g
UV STABILISED MATERIAL	FRAME NOZZLE SPINNER STAKE ADAPTOR	polypropylene acetal acetal polypropylene polypropylene	polypropylene acetal acetal - -
BASE/CONNECTION TYPE: Inlet		BARB 13 mm	THREAD 1/2" BSPM

RECYCLED WATER



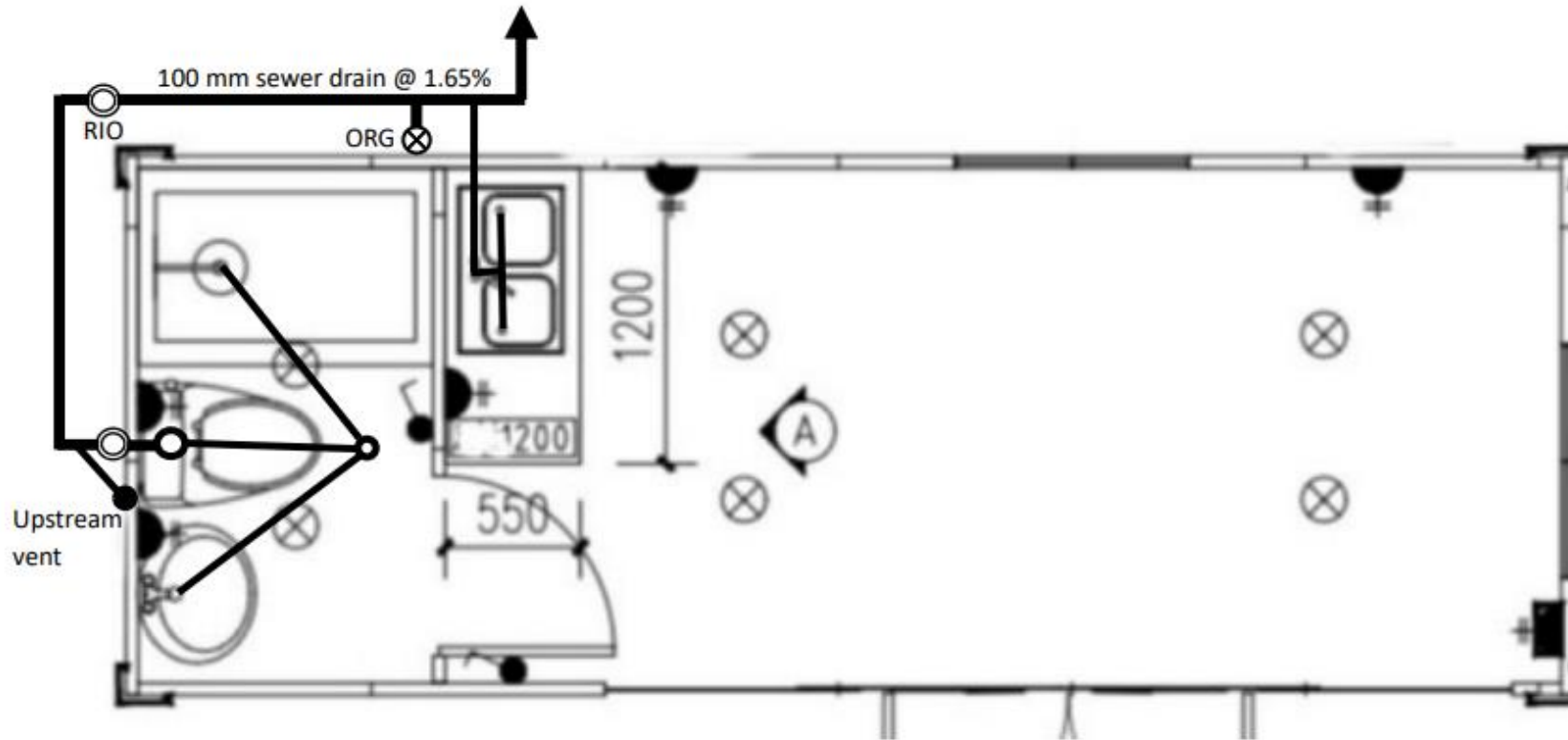
- PROPOSED NEW INFRASTRUCTRE**
- Driveway extension
 - Recycled water irrigation
 - Pod 3
 - Aerobic Waste Disposal site
 - Turning "T" for CFS
 - Pod 2
 - Pod 1

- BORE RWT Dwelling Septic Fire Reels Soakage
- FFL App 429
- EXITING DWELLING INFRASTRUCTURE
(TO REMAIN UNCHANGED/UNTOUCHED)**



**WASTEWATER APPROVAL
CONDITIONS & NOTES APPLY**
 WWA: 473/23/W249
 DATE: 6/03/2024

TYPICAL UNDERFLOOR PLUMBING DIAGRAM FOR A TOURIST POD AT 13 NARCOONAH ROAD, BIRDWOOD



Note: Underfloor plumbing must be in accordance with the AS 3500



WASTEWATER APPROVAL
CONDITIONS & NOTES APPLY
WWA: 473/23/W249
DATE: 6/03/2024



Site for Pod 1

Site for Pod 2





Site for irrigation



Site for Aerobic Wastewater System



LF231566-1

Issue No: 1

This report replaces all previous issues of report no LF231566-1

LAB AND FIELD PTY LTD
Construction Material Testing
ABN 12 113 330 073
30 HUDSON ROAD MAWSON LAKES SA 5095
Tel: 08 8258 5594 | Fax: 08 8258 9919
WEB: www.labfield.com.au



Surface Borehole Log Report

Client: Kamran Mangi Consulting Engineers
Project: SOIL INVESTIGATION - BIRDWOOD
Project Client ID: EMAILED 10/11/23
Project Address: 13 NARCOONAH ROAD, BIRDWOOD
Date Drilled: 23/11/2023

CR2
TO BE READ IN CONJUNCTION WITH CR2-1 & CR2-2

DEPTH IN METRES			VISUAL ASSESSMENT OF PROPERTIES						
BORE 1	BORE 2	BORE 3	Colour	Consistency, Texture & Structure	Soil Description	U.S.C.	M.C.	Bearing	EST ips (ave)
0.00 - 0.15	0.00 - 0.15	0.00 - 0.10	Grey	Friable, Granular	(TOPSOIL) Sandy SILT with trace of Clay, roots VLP	SM-SC	B	M	0.005
0.15 - 0.35	0.15 - 0.40	0.10 - 0.35	Cream Grey	Friable, Granular	Silty SAND with trace of Clay & Gravel VLP	SM-SC-GM	B	M	0.002
0.35 - 0.85	0.40 - 0.95	0.35 - 0.90	Orange Mottled Grey	Friable-Firm, Granular	Silty CLAY with Gravel HP	CH-GC	B	M	0.030
0.85 - 1.40	0.95 - 1.45	0.90 - 1.15	Yellow Grey	Friable, Granular	Silty SAND with Clay & Gravel VLP	SM-SC-GM	B	M	0.002
-	-	1.15 - 1.50	Yellow Grey	Friable, Granular	Sandy CLAY with Silt & Gravel, refusal in B3 on rock LP	CL-GC	B	M	0.010
1.40 - 1.50	1.45 - 1.50	-	Grey Orange	Friable, Granular	Silty GRAVEL with Sand, refusal in B1 & B2 on rock NP	GP-SM	B	M	0.000

Remarks	Classification:	Type: S1	Classifier:
1. The classification nominated on this borehole log relates to the site soil profile at the time of testing. It does not allow for future earthworks and does not incorporate any possible effects from trees, either existing or future.		References used: Soil maps: Nearby borelogs: Sample method: Driven push tube using high pressure hydraulic hammer with Rockmaster	

Location of Soil Investigation Holes



● SOIL BORE HOLE

1. **GENERAL**

The surface soil borehole log is based on visual-tactile logging of the drilled core. The soil characteristics are generally estimated; however samples from 1 in 50 sites are subjected to shrink-swell tests conducted by a NATA accredited laboratory to verify estimated values.

One must not place sole reliance on the surface soil borehole logs as a means of being an absolute representation of all sub-surface features existing on the site. Nor can the density and difficulty of excavation be estimated by interpretation of the surface soil borehole log.

The soil borehole logs are usually based upon 40 mm diameter continuous core samples in one or more locations on the site in accordance with AS 2870-2011 *Residential slabs and footings*. It is not possible by this means to detect all subsurface features which may exist and the Owner is advised to seek information from Local Council, Department of Health and other statutory Authorities regarding any unnatural features (e.g. wells, mineshafts, filled areas etc) land use (e.g. toxic waste, waste disposal etc), or other features typical to the area (e.g. landslip, springs etc).

This office uses not only the borehole log information but may take into account such matters as the known geology of the area taken from published soil maps, the known performance of existing structures in the general area and engineering judgment to make an assessment of soil classification for design purposes.

2. **UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)**

Clean Gravels	GW	Well-graded gravels and gravel-sand mixtures, little or no fines.
	GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
Gravels with fines	GM	Silty gravels, gravel-sand-silt mixtures.
	GC	Clayey gravels, gravel-sand-clay mixtures.
Clean sands	SW	Well graded sands and gravelly sands, little or no fines.
	SP	Poorly graded sands and gravelly sands, little or no fines.
Sands with Fines	SM	Silty sands, sand-silt mixtures.
	SC	Clayey sands, sand-clay mixtures.
Silts and Clays (Liquid Limit <50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.
	CL	Inorganic clays of low to medium plasticity, gravelly/sandy/silty/lean clays.
	OL	Organic silts and organic silty clays of low plasticity.
Silts and Clays (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts.
	CH	Inorganic clays or high plasticity, fat clays.
	OH	Organic clays of medium to high plasticity.
Highly Organic Soils	Pt	Peat, muck, and other highly organic soils.

3. **MOISTURE CONTENT**

Relative to the Plastic Limit (PL) of the soil for cohesive soils or relative to the optimum moisture content of the soil (OMC) for cohesion less soils, i.e. non plastic.

WB Well below
 B Below
 N Near
 A Above
 WA Well above

4. **BEARING STRENGTH**

The descriptive term used relates to the in-situ strength at the time of logging.

It must be noted that site works and changes in soil moisture may significantly affect the bearing strength. It must also be noted that as the soils are disturbed in the drilling and sampling process the bearing strength in-situ may be different from that logged.

Term	Description	Allowable Bearing Capacity (kPa)
VL	Very low (loose granular material or soft, possibly collapsing soil)	< 50
L	Low (firm)	50 to 100
M	Medium (stiff)	100 to 200
H	High (very stiff to hard)	> 200

5. **SITE CLASSIFICATION BASED ON SITE REACTIVITY**

Class	Foundation	Character
A	Most sand and rock sites with little or no ground movement from moisture changes	Stable
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes	
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes	Reactive
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes	
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes	
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes	
A	Sand	Controlled Fill
A to P	Material other than sand	
P	Mine subsidence Uncontrolled fill Landslip Soft soils Collapsing soils	Problem

Note: For sites with deep seated moisture changes characteristic of dry climates and corresponding to a design depth of suction change equal to or greater than 4 m, the classification shall be M-D, H1-D, H2-D or E-D as appropriate. For example, M represents a moderately reactive site with shallow moisture changes and M-D represents a moderately reactive site with deep moisture changes.

6. **PLASTICITY**

NP Non plastic.
 VLP Very low plasticity.
 LP Low plasticity.
 MP Medium plasticity.
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The reactivity of the soil is defined as the potential for undergoing changes in volume with changes in the soil moisture content.

The reactivity is measured in terms of Shrinkage Index (I_{ps}).

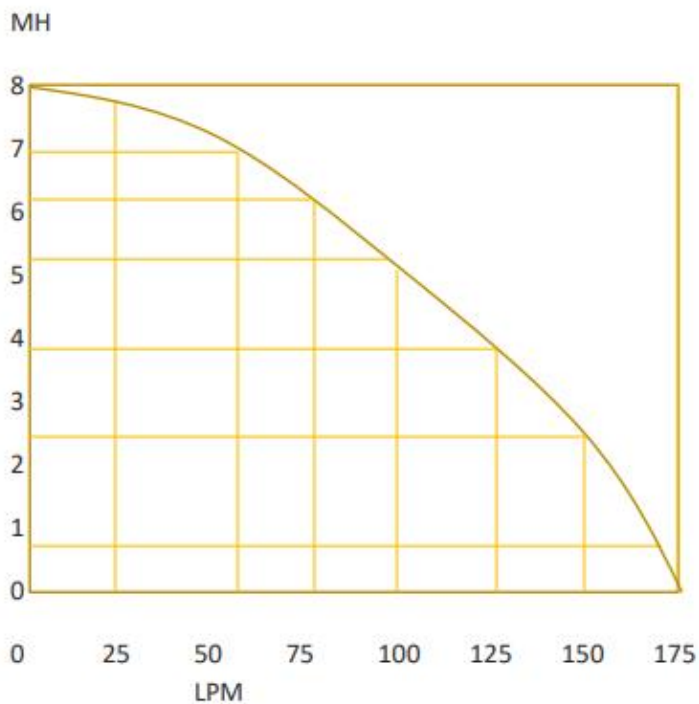
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VH	Very high	4.5% or greater

Characteristic surface movement (y_s) mm	Site classification in accordance with Table 2.3 AS2870-2011
$0 < y_s \leq 20$	S
$20 < y_s \leq 40$	M
$40 < y_s \leq 60$	H1
$60 < y_s \leq 75$	H2
$y_s > 75$	E

Fuji Sub 756. Power = 550 watt. 40mm outlet. 4 mtrs of cord.



Fuji Sub 756 performance curve.



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- Overhead frost protector

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- Flow above 100 Lph use 10 mm tube.
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Shaded portions indicate recommended operating pressures
 * For standard Waterbird VI spinner.



Product code: SPP2600DP



Product code: SPP413L



Product code: SPP412L

Performance Chart

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	200	7.3				64	0.65
Maroon 1.25mm	100	6.8				61	0.57
	150	7.8	2.4	1.0	1.4	76	0.71
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ReuZit™ range of products specifically designed for domestic and small commercial Aerobic Treatment Systems (ATS).

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- Low pressure sprinkler with large droplet size.
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ReuZit™ Sprinkler Assembly with Stake 13 mm Inlet



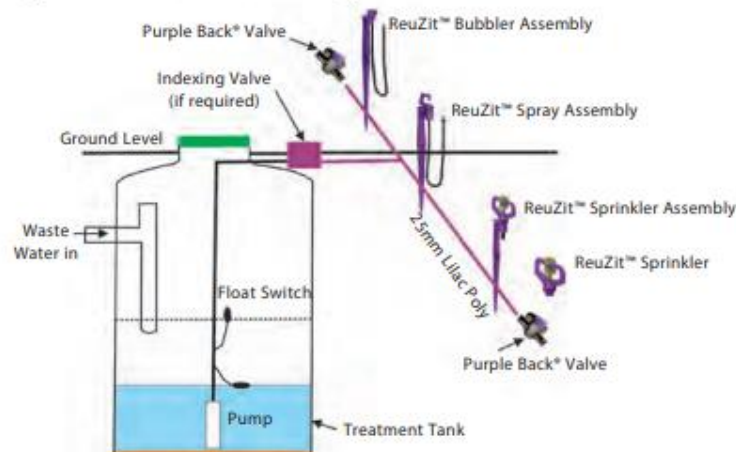
ReuZit™ Sprinkler 1/2" BSPM

Performance	ReuZit™ SPRINKLER Tested 0.2m above ground	
	FLOW (lph)	DIAMETER (m)
30	275	2.60
40	335	3.10
50	380	3.40
60	420	3.90
70	455	4.30
80	490	4.45
90	520	4.60
100	550	4.70

ReuZit™ Sprinkler

TYPE	ORDER CODE	PACK QUANTITY	PACKS PER CARTON	CARTON (kg)
ReuZit™ SPRINKLER ASSEMBLY with Stake 13 mm Inlet	40585	10	8	5.2
ReuZit™ SPRINKLER 1/2" BSPM	21575	10	20	6.2

Typical Aerobic Treatment System



Specifications

DIMENSIONS ASSEMBLED		ReuZit™ SPRINKLER ASSEMBLY	ReuZit™ SPRINKLER 1/2" BSPM
HEIGHT		407 mm	96 mm
WIDTH		90 mm	90 mm
DEPTH		31 mm	-
WEIGHT (approx)		59 g	38 g
UV STABILISED MATERIAL	FRAME NOZZLE SPINNER STAKE ADAPTOR	polypropylene acetal acetal polypropylene polypropylene	polypropylene acetal acetal - -
BASE/CONNECTION TYPE: Inlet		BARB 13 mm	THREAD 1/2" BSPM

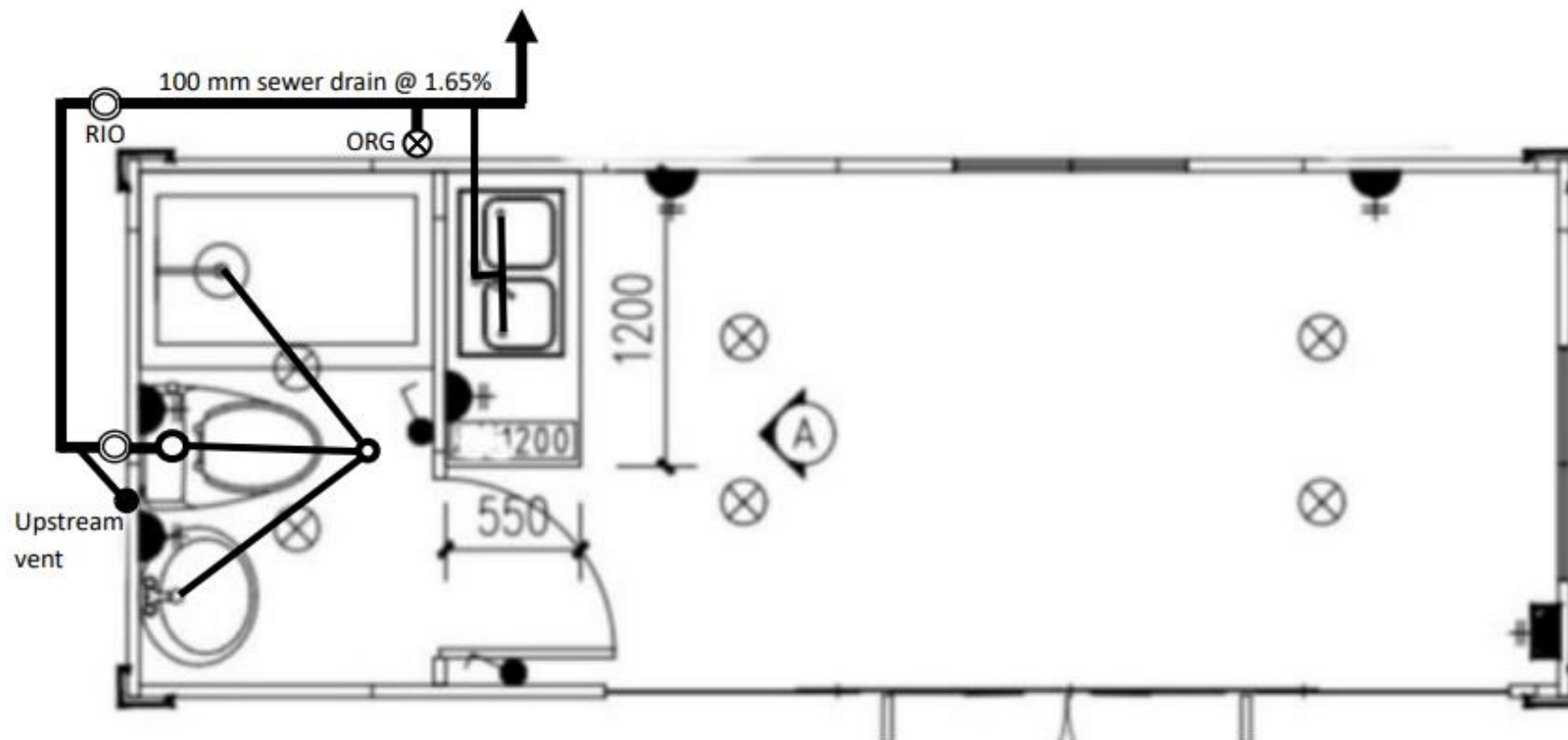
RECYCLED WATER



- PROPOSED NEW INFRASTRUCTRE**
- Driveway extension
 - Recycled water irrigation
 - Pod 3
 - Aerobic Waste Disposal site
 - Turning "T" for CFS
 - Pod 2
 - Pod 1

- BORE RWT Dwelling Septic Fire Reels Soakage
- FFL App 429
- EXITING DWELLING INFRASTRUCTRE**
(TO REMAIN UNCHANGED/UNTOUCHED)

TYPICAL UNDERFLOOR PLUMBING DIAGRAM FOR A TOURIST POD AT 13 NARCOONAH ROAD, BIRDWOOD



Note: Underfloor plumbing must be in accordance with the AS 3500



Site for Pod 1

Site for Pod 2





Site for irrigation



Site for Aerobic Wastewater System



Miss Jessica Sharkie
PO Box 585
Birdwood SA 5234
0418 808 690

Applicant: Jessica Sharkie
Application ID: 23037375

Subject Land:
13 NARCOONAH RD BIRDWOOD SA 5234
Title ref.: CT 5171/654
Plan Parcel: F106473 AL5
Council: ADELAIDE HILLS COUNCIL

Planning Officer: Melanie Scott

Dear Melanie,

RE: Request for additional information

Thankyou for the opportunity to provide additional information.

I am writing to confirm the following:

1. The referral response from the EPA on January 24th 2024 has been successfully received stating:

CONCLUSION

The EPA is satisfied that the proposal would comply with clause 16 and have a neutral or beneficial impact on water quality.

DIRECTION

The relevant authority is directed to attach the following condition to any approval:

1. The on-site wastewater system must be established in accordance with the *Site and soil report for three short-term tourist accommodation pods* (Reference Number; BD111223; 11 December 2023) was prepared by Kamran Mangi, Consulting Engineer.

2. The fee for the wastewater application for the above project has been paid in full on Thursday 15th February 2024

I trust that these two actions will enable the next stage of planning consent to recommence.

Kind Regards



Jessica Sharkie



Annotations

 Subject Land


Planning

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Scale = 1:3016.440

100 m




Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

OFFICIAL

EPA Reference: PDI 799

24 January 2024

Melanie Scott
Adelaide Hills Council
63 Mount Barker Road
Stirling SA 5152

mscott@ahc.sa.gov.au

Dear Melanie Scott

EPA Development Application Referral Response

Development Application Number	23037375
Applicant	Miss Jessica Sharkie
Location	13 Narcoonah Rd, Birdwood SA
Proposal	Tourist accommodation - three freestanding, self-contained pods

This application was referred to the Environment Protection Authority (EPA) by the Adelaide Hills Council in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*. The following response is provided in accordance with section 122(5)(b)(ii) of the *Planning, Development and Infrastructure Act*.

The EPA assessment criteria are outlined in section 57 of the *Environment Protection Act 1993* and include the objects of the Environment Protection Act, the general environmental duty, relevant environment protection policies and the waste strategy for the State.

Advice in this letter includes consideration of the location with respect to existing land uses and is aimed at protecting the environment and avoiding potential adverse impacts upon the locality.

PROPOSAL

The proposed development consists of three tourist accommodation pods, each with a master bedroom and kitchenette and able to accommodate a maximum of two people. Wastewater from the three

tourist accommodation pods would be managed through a new on-site wastewater system.

There is an existing house on the property with an existing on-site wastewater system.

SITE

The site is located at 13 Narcoonah Road, Birdwood within the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay.

The site is within the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay and the catchment for the Kangaroo Creek Reservoir, which is part of greater Adelaide's water supply system.

ENVIRONMENTAL ASSESSMENT

The purpose of the referral is for the EPA to provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water quality.

In determining whether a proposed development would have a neutral or beneficial impact on water quality, the EPA will assess the on-site wastewater treatment system to ensure that the nutrients (particularly nitrogen) within the wastewater would not have an adverse impact on water quality.

Clause 16 of the *Environment Protection (Water Quality) Policy 2016* (the Water Quality Policy) states that a person who owns or occupies premises at which an on-site wastewater management system is installed must ensure that wastewater from that system is not discharged into surface or underground waters or onto land from which it is reasonably likely to enter any waters - unless the wastewater has been treated so that it does not exceed 5 mg/L total nitrogen (as nitrogen) and 0.5 mg/L total phosphorous (as phosphorous) at the point it enters or is reasonably likely to enter the waters.

The EPA has determined that compliance with clause 16 of the Water Quality Policy would demonstrate a neutral or beneficial impact on water quality. To determine compliance with clause 16 of the Water Quality Policy, the EPA will consider the type of on-site wastewater system being proposed and the characteristics of the site where effluent would be disposed.

A *Site and soil report for three short-term tourist accommodation pods* (Reference Number; BD111223; 11 December 2023) was prepared by Kamran Mangi, Consulting Engineer. It is proposed in the site and soil assessment report that wastewater be treated by a Fuji Clean ACE 1200 secondary treatment system. The Fuji Clean ACE 1200 has nutrient-reduction capabilities, which is a feature preferred by the EPA.

The treated wastewater would be irrigated to a 168m² vegetated area. Imagery from GIS indicates that the vegetated area proposed to be irrigated would be located approximately 350m from the nearest watercourse. GIS shows that a well (bore) located just beyond 50m from the proposed irrigation area was drilled in 2018 and data to which the EPA has access indicates that the standing water level is 22m. The site and soil assessment report states that the slope of the land is less than 20%.

Due to the type of on-site wastewater system proposed to be used, the distance to the nearest watercourse, the depth to groundwater, and the slope of the land, the EPA does not consider it reasonably likely that wastewater above the limits set in clause 16 of the Water Quality Policy would enter surface or under groundwaters.

A condition is directed below to ensure that the on-site wastewater system is established in accordance with the wastewater report provided with the development application.

CONCLUSION

The EPA is satisfied that the proposal would comply with clause 16 and have a neutral or beneficial impact on water quality.

DIRECTION

The relevant authority is directed to attach the following condition to any approval:

1. The on-site wastewater system must be established in accordance with the *Site and soil report for three short-term tourist accommodation pods* (Reference Number; BD111223; 11 December 2023) was prepared by Kamran Mangi, Consulting Engineer.

The following notes provide important information in relation to the development and are requested to be included in any approval:

- The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au .

If you have any questions about this response, please contact Geoff Bradford on 08 8204 9821 or geoffrey.bradford@sa.gov.au .

Yours faithfully

Hayley Riggs
Delegate
ENVIRONMENT PROTECTION AUTHORITY

13 NARCOONAH RD BIRDWOOD SA 5234

Address:

Click to view a detailed interactive [SAILIS](#) in SAILIS

To view a detailed interactive property map in SAPPa click on the map below



Property Zoning Details

- Zone: Productive Rural Landscape
- Overlay:
 - Environment and Food Production Area
 - Hazards (Bushfire - Medium Risk)
 - Hazards (Flooding - Evidence Required)
 - Limited Land Division
 - Mount Lofty Ranges Water Supply Catchment (Area 2)
 - Native Vegetation
 - Prescribed Water Resources Area
 - Traffic Generating Development
 - Urban Transport Routes
 - Water Resources

Selected Development(s)

Tourist accommodation

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.
 If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Tourist accommodation - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Productive Rural Landscape Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area

	and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO 2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
DO 3	Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Distillery (h) Dwelling (i) Dwelling addition (j) Farming (k) Function venue (l) Horse keeping (m) Horticulture (n) Industry (o) Low intensity animal husbandry (p) Outbuilding (q) Shop (r) Small-scale ground mounted solar power facility (s) Tourist accommodation (t) Transport distribution (u) Verandah (v) Warehouse (w) Winery (x) Workers' accommodation
Siting and Design	
<p>PO 2.1</p> <p>Development is provided with suitable vehicle access.</p>	<p>DTS/DPF 2.1</p> <p>Development is serviced by an all-weather trafficable public road.</p>
<p>PO 2.2</p> <p>Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.</p>	<p>DTS/DPF 2.2</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.
Shops, Tourism and Function Venues	

<p>PO 6.3</p> <p>Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences.</p>	<p>DTS/DPF 6.3</p> <p>Tourist accommodation, other than where located in The Cedars Subzone:</p> <p>(a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry</p> <p>(b) in relation to the area used for accommodation:</p> <p>(i) where in a new building, or buildings, does not exceed a cumulative total floor area of 100m²</p> <p>or</p> <p>(ii) where in an existing building, does not exceed 150m² and</p> <p>(c) does not result in more than one tourist accommodation facility being located on the same allotment.</p>
<p>PO 6.4</p> <p>Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 6.4</p> <p>Tourist accommodation in new buildings:</p> <p>(a) is setback from all property boundaries by at least 40m</p> <p>(b) has a building height that does not exceed 7m above natural ground level.</p>
<p>Adaptive Reuse of Existing Buildings</p>	
<p>PO 8.1</p> <p>Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.</p>	<p>DTS/DPF 8.1</p> <p>Development within an existing building is for any of the following:</p> <p>(a) a shop</p> <p>(b) office</p> <p>(c) tourist accommodation.</p>
<p>Built Form and Character</p>	
<p>PO 11.1</p> <p>Large buildings designed and sited to reduce impacts on scenic and rural vistas by:</p> <p>(a) having substantial setbacks from boundaries and adjacent public roads</p> <p>(b) using low reflective materials and finishes that blend with the surrounding landscape</p> <p>(c) being located below ridgelines.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless

of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
<p>1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) carport (f) deck (g) fence (h) dwelling (i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) solar photovoltaic panels (roof mounted) (u) shade sail (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank. 	<p>None specified.</p>
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) industry (b) store (c) warehouse. 	<p>Except development that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3.
<p>4. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>5. Function venue within The Cedars Subzone.</p>	<p>None specified.</p>
<p>6. Function venue.</p>	<p>Except function venue that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.</p>

7. Horticulture.	Except horticulture that does not satisfy any of the following: <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 2. Productive Rural Landscape Zone DTS/DPF 3.1(e).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.
9. Shop within The Cedars Subzone.	None specified.
10. Shop.	Except shop that does not satisfy any of the following: <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.1 2. Productive Rural Landscape Zone DTS/DPF 6.2.
11. Tourist accommodation within The Cedars Subzone.	None specified.
12. Tourist accommodation.	Except tourist accommodation that does not to satisfy any of the following: <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.3 2. Productive Rural Landscape Zone DTS/DPF 6.4.

Placement of Notices - Exemptions for Performance Assessed Development

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Productive Rural Landscape Zone.

Placement of Notices - Exemptions for Restricted Development

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Productive Rural Landscape Zone.

Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
<p>PO 1.1</p> <p>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
Built Form	
<p>PO 2.1</p> <p>Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.</p>	<p>DTS/DPF 2.2</p> <p>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.</p>
Habitable Buildings	
<p>PO 3.1</p> <p>To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.</p>	<p>DTS/DPF 3.2</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <p>(a) the asset protection zone has a minimum width of at least:</p> <ul style="list-style-type: none"> (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation <p>(b) the asset protection zone is contained wholly within the allotment of the development.</p>
<p>PO 3.3</p> <p>Residential, tourist accommodation and habitable buildings for</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*.

Vehicle Access - Roads, Driveways and Fire Tracks

<p>PO 5.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.1</p> <p>Roads:</p> <ul style="list-style-type: none"> (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
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<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or
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	<p>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p>
<p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances

MINIMUM 4 METRES OVERHEAD CLEARANCE

CLEARANCE

4 METRES

0.5m CARRIAGEWAY WIDTH 0.5m

(3m Minimum for Driveways)
(6m Minimum for Roads)

A MINIMUM 0.5 METRES CLEARANCE IS TO BE PROVIDED ON EACH SIDE OF CARRIAGEWAY / DRIVEWAY

Roads and Driveway Design

Figure 2 - Road and Driveway Curves

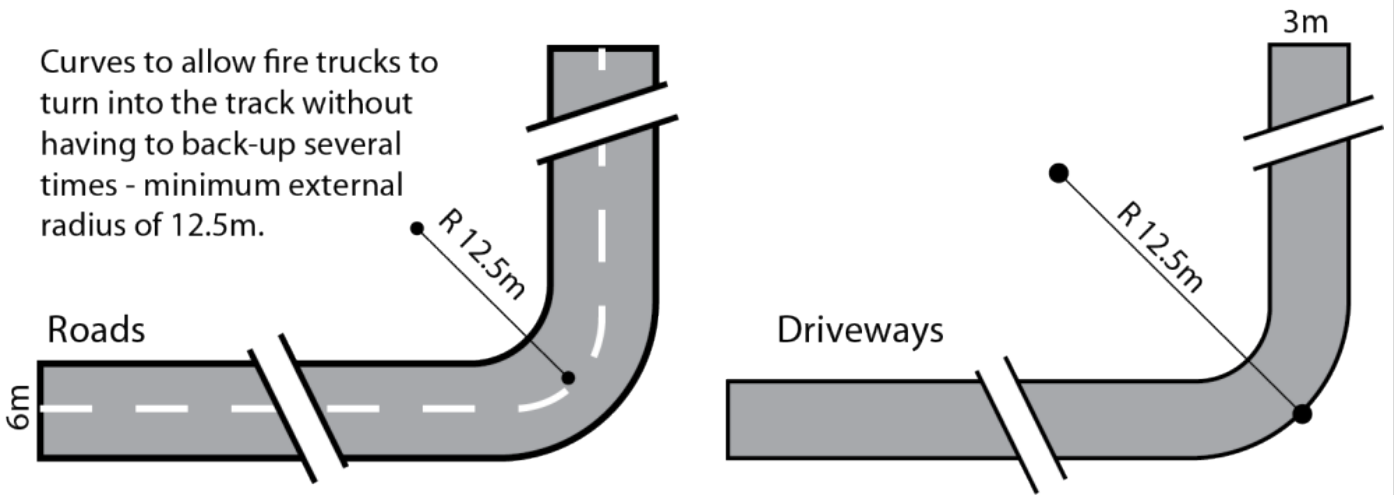


Figure 3 - Full Circle Turning Area

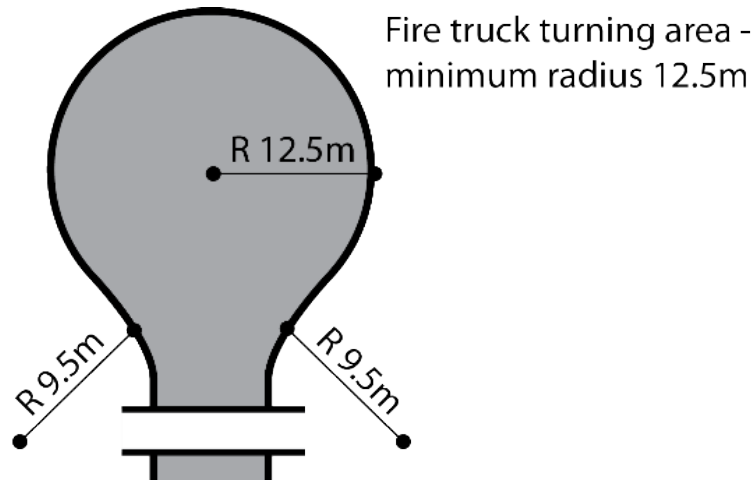
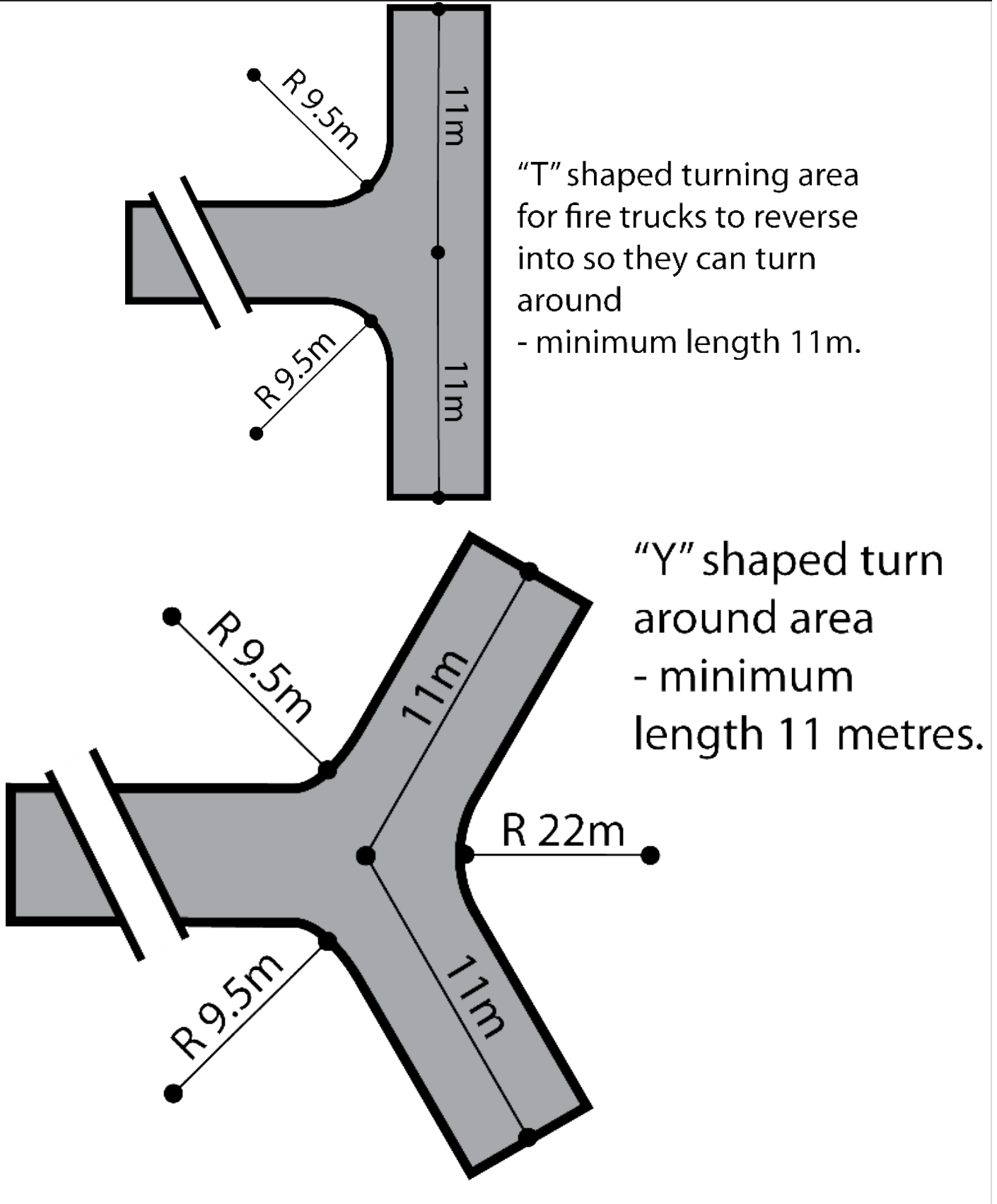


Figure 4 - 'T' or 'Y' Shaped Turning Head

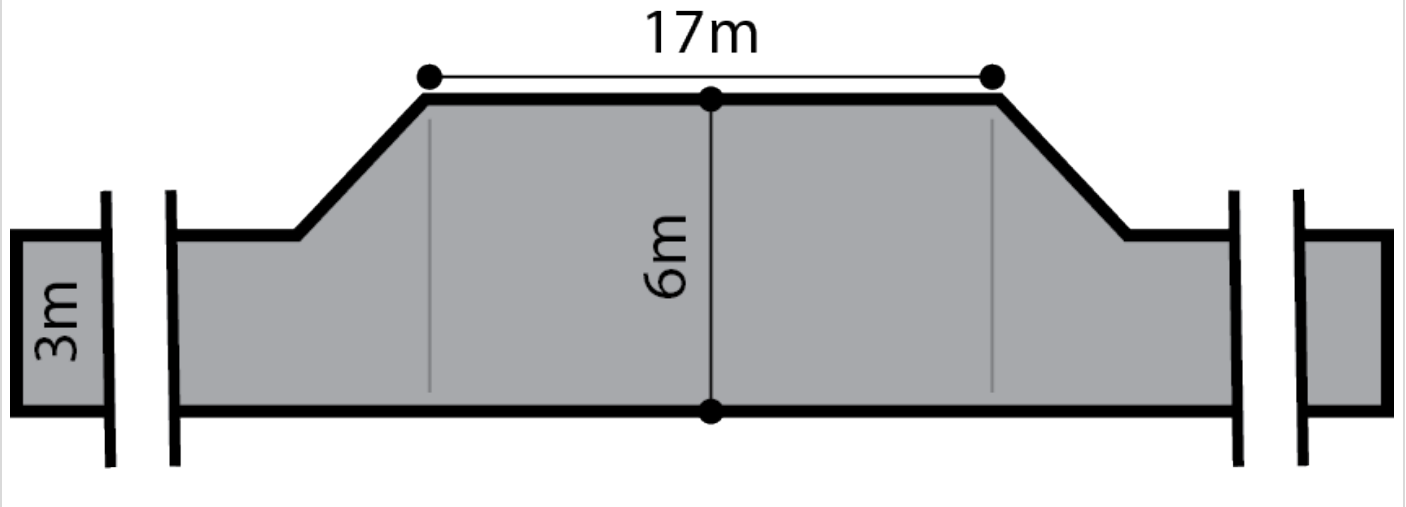


“T” shaped turning area for fire trucks to reverse into so they can turn around - minimum length 11m.

“Y” shaped turn around area - minimum length 11 metres.

Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
<p>PO 1.1</p> <p>Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 1.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory
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			Reference
None	None	None	None

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
<p>PO 1.1</p> <p>Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
Wastewater	
<p>PO 2.1</p> <p>Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.</p>	<p>DTS/DPF 2.1</p> <p>Development including alterations and additions, in combination with existing built form and activities within an allotment:</p> <ul style="list-style-type: none"> (a) do not generate a combined total of more than 1500 litres of wastewater per day and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards <p>or is otherwise connected to a sewer or community wastewater management system.</p>
<p>PO 2.3</p> <p>Development that generates trade or industrial wastewater is designed to ensure wastewater disposal avoids adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.</p>	<p>DTS/DPF 2.3</p> <p>Development that generates trade or industrial wastewater is connected to:</p> <ul style="list-style-type: none"> (a) a sewer or community wastewater management system with sufficient hydraulic and treatment capacity to accept the inflow or (b) an on-site wastewater holding tank which has storage capacity of more than four days total flow during peak operations and is contained within an impervious, bunded area with a total liquid holding capacity of more than 120 percent of the total holding tank capacity, prior to transporting for off-site disposal.

<p>PO 2.4</p> <p>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.</p>	<p>DTS/DPF 2.4</p> <p>Development results in:</p> <ul style="list-style-type: none"> (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards or (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.
<p>PO 2.5</p> <p>Surface and groundwater protected from wastewater discharge pollution.</p>	<p>DTS/DPF 2.5</p> <p>All components of an effluent disposal area are:</p> <ul style="list-style-type: none"> (a) setback 50 metres or more from a watercourse (b) setback 100 metres or more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.
<p>Stormwater</p>	
<p>PO 3.1</p> <p>Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Polluted stormwater is treated prior to discharge from the site.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.</p>	<p>DTS/DPF 3.4</p> <p>Development includes:</p> <ul style="list-style-type: none"> (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m².
<p>PO 3.9</p> <p>Stormwater from excavated and filled areas is managed to protect water quality.</p>	<p>DTS/DPF 3.9</p> <p>Excavation and/or filling satisfy all the following:</p> <ul style="list-style-type: none"> (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
<p>Landscapes and Natural Features</p>	

<p>PO 4.1</p> <p>Development minimises the need to modify landscapes and natural features.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
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Procedural Matters (PM)

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure:</p> <ul style="list-style-type: none"> (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function venue with more than 75 seats for customer dining purposes (c) restaurant with more than 40 seats for customer dining purposes (d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door (e) dwelling where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (f) tourist accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (g) workers' accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day) 	<p>Environment Protection Authority.</p>	<p>To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water quality.</p>	<p>Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)</p>			
<p>Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of</p>			

wastewater (EPA Licence required at more than 5ML)			
Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding			
Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)			
Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.			

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area <p>or</p> <ul style="list-style-type: none"> (b) a report prepared in accordance with Regulation 18(2)(a) of the Native

	Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Intensive animal husbandry, commercial forestry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <ul style="list-style-type: none"> (a) in the case of commercial forestry, the spread of fires from a plantation (b) the spread of pest plants and phytophthora (c) the spread of non-indigenous plants species (d) excessive nutrient loading of the soil or loading arising from surface water runoff (e) soil compaction (f) chemical spray drift. 	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.	Native Vegetation Council	To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.	Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Urban Transport Routes.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
<p>PO 1.1</p> <p>Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.</p>	<p>DTS/DPF 1.1</p> <p>An access point satisfies (a), (b) or (c):</p> <p>(a) where servicing a single (1) dwelling / residential allotment:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 3m and 4m (measured at the site boundary) <p>(b) where the development will result in 2 and up to 6 dwellings:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site) <p>(c) where the development will result in 7 or more dwellings, or is a non-residential land use:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: <ul style="list-style-type: none"> A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	

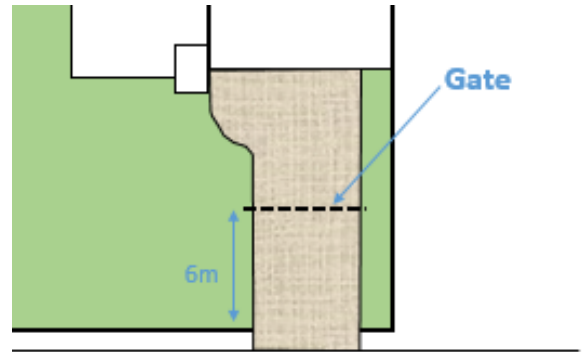
PO 2.1

Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.

DTS/DPF 2.1

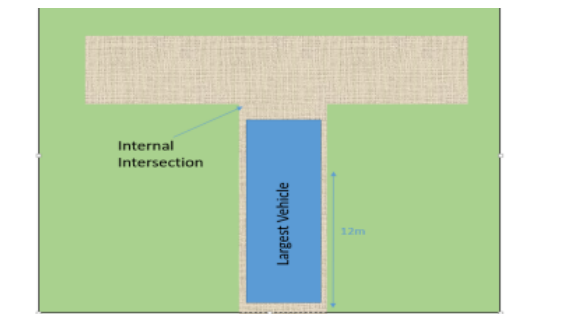
An access point in accordance with one of the following:

- (a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:



- (b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
 - (i) is expected to be serviced by vehicles with a length no greater than 6.4m
 - (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)

- (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
 - (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle
 - (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
 - (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop
 - (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:



Access - (Location Spacing) - Existing Access Point

PO 3.1

DTS/DPF 3.1

Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.

An existing access point satisfies (a), (b) or (c):

- (a) it will not service, or is not intended to service, more than 6 dwellings
- (b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access
- (c) is not located on a Controlled Access Road and development constitutes:
 - (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa
 - (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment
 - (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area
 - (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area
 - (v) an office or consulting room with a <500m² gross leasable floor area
 - (vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m² gross leasable floor area.

Access – Location (Spacing) – New Access Points

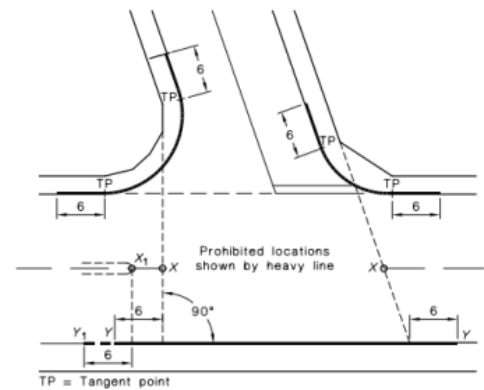
PO 4.1

New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

DTS/DPF 4.1

A new access point satisfies (a), (b) or (c):

- (a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:



NOTE:
The points marked X₁ and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y' extends to Point Y₁.

- (b) where the development site is intended to serve between 1 and 6 dwellings, the new access:
 - (i) is not located on a Controlled Access Road
 - (ii) is not located on a section of road affected by double barrier lines
 - (iii) will be on a road with a speed environment of 70km/h or less
 - (iv) is located outside of the bold lines in the diagram shown in the diagram following part (a)
 - (v) is located a minimum of 6m from a median opening or pedestrian crossing
- (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	5m (for development intended to serve between 1 and 6 dwellings) and 10m for all other cases	73m
70 km/h	40m	92m
80 km/h	50m	114m

90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Access - Location (Sight Lines)

PO 5.1

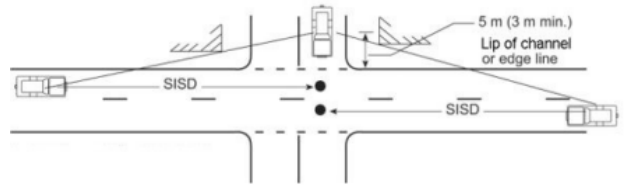
Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

DTS/DPF 5.1

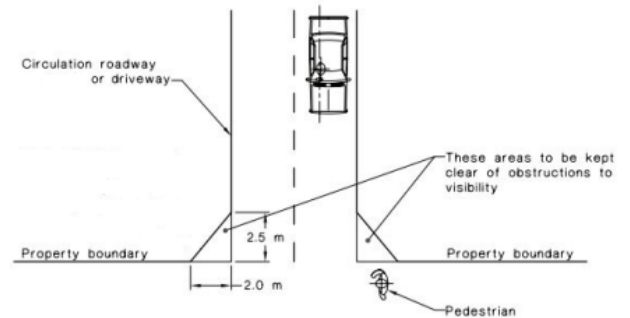
An access point satisfies (a) and (c) or (b) and (c):

- (a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point or
- (b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m
100 km/h	169m	262m
110km/h	195m	300m



- and
- (c) pedestrian sightlines in accordance with the following diagram:



Access - Mud and Debris

PO 6.1

Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.


DTS/DPF 6.1

Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer).

Access - Stormwater

PO 7.1

DTS/DPF 7.1

<p>Access points are designed to minimise negative impact on roadside drainage of water.</p>	<p>Development does not:</p> <ul style="list-style-type: none"> (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater through an existing drainage point and system (c) result in access points becoming stormwater flow paths directly onto the road.
<p>Building on Road Reserve</p>	
<p>PO 8.1</p> <p>Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users.</p>	<p>DTS/DPF 8.1</p> <p>Buildings or structures are not located on, above or below the road reserve.</p>
<p>Public Road Junctions</p>	
<p>PO 9.1</p> <p>New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road.</p>	<p>DTS/DPF 9.1</p> <p>Development does not comprise any of the following:</p> <ul style="list-style-type: none"> (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.
<p>Corner Cut-Offs</p>	
<p>PO 10.1</p> <p>Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram:</p>  <p>The diagram illustrates a corner cut-off area at a road junction. A red hatched triangular area is shown at the corner, with a 4.5M dimension line indicating its width. A vertical dashed line represents the 'Allotment Boundary', and a horizontal dashed line represents the 'Road Reserve'. The 'Corner Cut-Off Area' is the region between the road edge and the allotment boundary.</p>

Procedural Matters (PM) - Referrals

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Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road:</p>	<p>Commissioner of Highways.</p>	<p>To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as</p>	<p>Development of a class to which Schedule 9 clause 3 item 7 of the</p>

<p>(a) creation of a new access or junction</p> <p>(b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority)</p> <p>(c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority).</p>		<p>described in the Planning and Design Code.</p>	<p>Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
<p>PO 1.1</p> <p>Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

<p>PO 1.5</p> <p>Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to:</p> <p>(a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.</p>	<p>DTS/DPF 1.5</p> <p>A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.</p>
<p>PO 1.6</p> <p>Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following:</p> <p>(a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
<p>PO 1.8</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.</p>	<p>DTS/DPF 1.8</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.</p>	<p>DTS/DPF 1.1</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
<p>DO 1</p>	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>All development</p>	
<p>External Appearance</p>	
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 6.1</p>	<p>DTS/DPF 6.1</p>

<p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
<p>Carparking Appearance</p>	
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>Earthworks and sloping land</p>	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

<p style="text-align: center;">Desired Outcome</p>	
<p>DO 1</p>	<p>Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.</p>

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

<p style="text-align: center;">Performance Outcome</p>	<p style="text-align: center;">Deemed-to-Satisfy Criteria / Designated Performance Feature</p>
<p>Water Supply</p>	
<p>PO 11.1</p> <p>Development is connected to an appropriate water supply to meet the</p>	<p>DTS/DPF 11.1</p> <p>Development is connected, or will be connected, to a reticulated water</p>

ongoing requirements of the intended use.	scheme or mains water supply with the capacity to meet the on-going requirements of the development.
Wastewater Services	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Interface with Rural Activities	
<p>PO 9.3</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.</p>
<p>PO 9.4</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>

<p>PO 9.5</p> <p>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.5</p> <p>Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:</p> <ul style="list-style-type: none"> (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
<p>Interface with Mines and Quarries (Rural and Remote Areas)</p>	
<p>PO 10.1</p> <p>Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.</p>	<p>DTS/DPF 10.1</p> <p>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)

	<p>C. or where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).</p>
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Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
<p>PO 1.1</p> <p>Tourism development complements and contributes to local, natural, cultural or historical context where:</p> <p>(a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Caravan and Tourist Parks	
<p>PO 2.1</p> <p>Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Occupants are provided privacy and amenity through landscaping and fencing.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>

<p>PO 2.3</p> <p>Communal open space and centrally located recreation facilities are provided for guests and visitors.</p>	<p>DTS/DPF 2.3</p> <p>12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.</p>
<p>PO 2.4</p> <p>Perimeter landscaping is used to enhance the amenity of the locality.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p><small>Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972</small></p>	
<p>PO 3.1</p> <p>Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Tourist accommodation is designed to prevent conversion to private dwellings through:</p> <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. 	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
<p>PO 1.4</p> <p>Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.</p>	<p>DTS/DPF 1.4</p> <p>All vehicle manoeuvring occurs onsite.</p>
Vehicle Access	
<p>PO 3.1</p> <p>Safe and convenient access minimises impact or interruption on the operation of public roads.</p>	<p>DTS/DPF 3.1</p> <p>The access is:</p> <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
<p>PO 3.5</p> <p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Access for People with Disabilities	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
Vehicle Parking Rates	

<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
<p>Vehicle Parking Areas</p>	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>

Table 1 - General Off-Street Car Parking Requirements

<p>Class of Development</p>	<p>Car Parking Rate (unless varied by Table 2 onwards)</p> <p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>
<p>Tourist</p>	
<p>Tourist accommodation other than a caravan and tourist park</p>	<p>1 car parking space per accommodation unit / guest room.</p>

Table 2 - Off-Street Car Parking Requirements in Designated Areas

<p>Class of Development</p>	<p>Car Parking Rate</p> <p>Where a development comprises more than one development type,</p>	<p>Designated Areas</p>
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	then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	Minimum number of spaces	Maximum number of spaces	
Non-residential development			
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)