

APPLICATION ON NOTIFICATION – Category 2

Applicant:	Luke Johnson c/- Future Urban Pty Ltd
Development Number:	520/L004/19
Nature of Development:	3 mobile self-contained eco-cabins for use as tourist accommodation
Development Type:	Merit
Subject Land:	113 Allen Lashmar Road, Antechamber Bay, KI
Development Plan:	Kangaroo Island Council Development Plan
Zone / Policy Area:	Coastal Conservation Zone
Contact Officer:	Benjamin Williams
Phone Number:	7109 7023
Consultation Start Date:	10 December 2019
Consultation Close Date:	5:00 PM 23 December 2019
<p>During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).</p>	

Written representations must be received by the close date (indicated above) and can either be posted, hand-delivered or emailed to the State Commission Assessment Panel.

Any representations received after the close date will not be considered.

Postal Address:

The Secretary
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Street Address:

Development Division
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
ADELAIDE

Email Address: scapreps@sa.gov.au

Subject site - DA 520/L004/19

This product was generated by PLB Pro

Date created: December 4, 2019



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

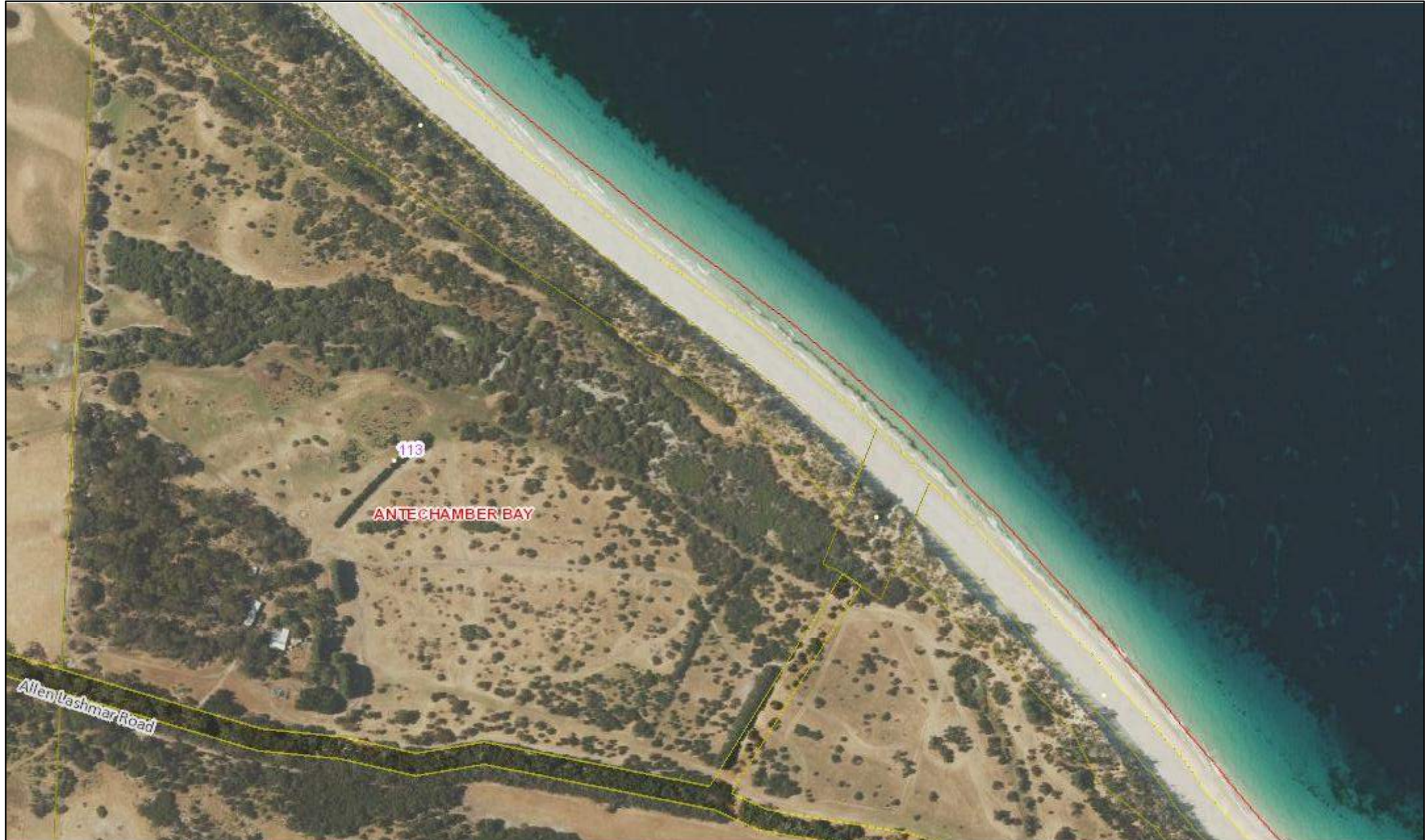
PLB Pro - developed by DPTI GIS Office

DPTI.GISOoffice@sa.gov.au

Subject site - DA 520/L004/19

This product was generated by PLB Pro

Date created: December 4, 2019



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

PLB Pro - developed by DPTI GIS Office

DPTI.GISOoffice@sa.gov.au

DEVELOPMENT APPLICATION FORM

AUTHORITY: STATE COMMISSION ASSESSMENT PANEL

APPLICANT: DR LUKE JOHNSON

Postal Address: C / – FUTURE URBAN PTY LTD

GPO BOX 2403, ADELAIDE, SOUTH AUSTRALIA, 5001

OWNER: DR LUKE JOHNSON

Postal Address: C / – FUTURE URBAN PTY LTD

GPO BOX 2403, ADELAIDE, SOUTH AUSTRALIA, 5001

BUILDER: TO BE CONFIRMED

Postal Address: _____

Licence No: _____

CONTACT PERSON FOR FURTHER INFORMATION:

Name: MISS MILLY NOTT

Telephone: (08) 8221 5511

Email: MILLY@FUTUREURBANGROUP.COM

Mobile: 0450 965 858

EXISTING USE:

RESIDENTIAL AND FARMING

FOR OFFICE USE

Development No: _____

Previous Development No: _____

Assessment No: _____

☐ Complying

Application forwarded to DA

☐ Non-complying

Commission/Council on:

☐ Notification Cat 2

/ /

☐ Notification Cat 3

Decision:

☐ Referrals/Concurrence

Type:

☐ DA Commission

Date:

/ /

	Decision	Fees	Receipt No	Date
Planning:	YES			
Building:				
Land Division:				
Additional:				
Dev Approval:				

DESCRIPTION OF PROPOSED DEVELOPMENT: INSTALLATION OF THREE (3) MOBILE ECO-CABINS

LOCATION OF PROPOSED DEVELOPMENT:

House No: 113 Lot No: 1 & 2 Road: ALLEN LASHMAR ROAD Town/Suburb: ANTECHAMBER BAY

Section No (full/part): _____ Hundred: DUDLEY Volume: 5871 Folio: 257

Volume: 5871 Folio: 258

LAND DIVISION:

Site Area (m²): _____ Reserve Area (m²): _____ No of Existing Allotments: _____

Number of Additional Allotments - (Excluding Road and Reserve): _____ Lease: YES: ☐ NO: ☐

DOES EITHER SCHEDULE 21 OR 22 OF THE *DEVELOPMENT REGULATIONS 2008* APPLY?

YES: ☐ NO: ☒

HAS THE *CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993* LEVY BEEN PAID?

YES: ☐ NO: ☒

DEVELOPMENT COST (Do not include any fit-out costs): \$4,900.00

I acknowledge that copies of this development application and any supporting documentation may be provided to interested persons in accordance with the *Development Regulations 2008*.

SIGNATURE:

Dated: 21 OCTOBER 2019



ON BEHALF OF DR LUKE JOHNSON



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 5871 Folio 257

Parent Title(s) CT 5628/512
Creating Dealing(s) RTU 9295080
Title Issued 29/04/2002 **Edition** 2 **Edition Issued** 11/04/2017

Estate Type

FEE SIMPLE

Registered Proprietor

LUKE JAMES JOHNSON
ANGELA ROSE TRAVIS
OF 113 ALLEN LASHMAR ROAD ANTECHAMBER BAY SA 5222
AS JOINT TENANTS

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 59284
IN THE AREA NAMED ANTECHAMBER BAY
HUNDRED OF DUDLEY

Easements

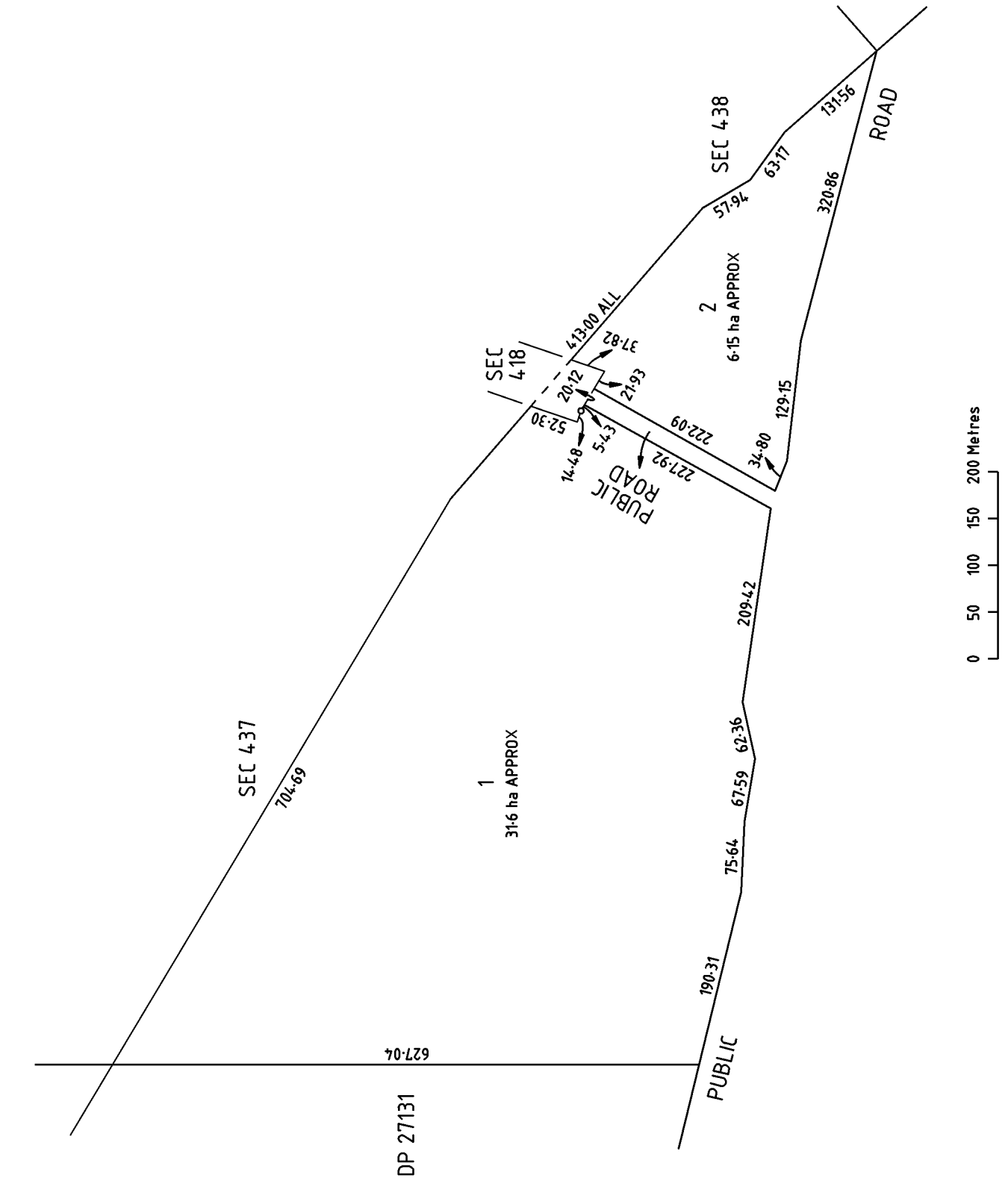
NIL

Schedule of Dealings

Dealing Number	Description
12704626	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

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





PLANNING STATEMENT

113 ALLEN LASHMAR ROAD, ANTECHAMBER BAY

INSTALLATION OF THREE (3) MOBILE ECO-CABINS

Prepared for:
CABN PTY LTD

Date:
21.10.2019



© Future Urban Pty Ltd, 2019

Proprietary Information Statement

The information contained in this document produced by Future Urban Pty Ltd is solely for the use of the Client identified on the cover sheet for the purpose for which it has been prepared and Future Urban Pty Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Future Urban Pty Ltd.

Document Control

Revision	Description	Author	Date
V1	Draft	MN	5/07/2019
V2	Final	MN	21/10/2019



CONTENTS

1.	INTRODUCTION	1
2.	SITE AND LOCALITY	1
3.	PROPOSAL DESCRIPTION	2
3.1	CABINS	2
3.2	OPERATION	2
3.3	OPERATIONAL HOURS	2
3.4	STAFF NUMBERS	2
3.5	VEHICLE AND PEDESTRIAN MOVEMENTS	3
3.6	WASTE MANAGEMENT	3
4.	PROCEDURAL MATTERS	3
4.1	THE RELEVANT AUTHORITY	3
4.2	THE RELEVANT DEVELOPMENT PLAN	3
4.3	KIND OF DEVELOPMENT	3
4.4	CATEGORY OF DEVELOPMENT	3
5.	DEVELOPMENT ASSESSMENT	4
5.1	LAND USE	4
5.2	DESIGN AND APPEARANCE	5
5.3	INTERFACE BETWEEN LAND USES	6
5.4	COASTAL CONSERVATION	7
5.5	BUSHFIRE MANAGEMENT	7
5.6	WASTE MANAGEMENT	7
6.	CONCLUSION	8

1. INTRODUCTION

The proponent seeks development plan consent to install three (3) mobile eco-cabins on the subject site for use as tourist accommodation.

In reviewing the plans and elevations and assessing the proposed development against what we consider to be the most relevant provisions of the Development Plan, we have formed the opinion that the proposal warrants development plan consent.

The following supporting documents are submitted along with the Planning Statement:

- signed development application form;
- signed electricity declaration form;
- Certificate of Title; and
- plans and elevations.

2. SITE AND LOCALITY

The subject site is located along the western coast of Kangaroo Island, and is commonly known as 113 Allen Lashmar Road, Antechamber Bay. The site comprises two Allotments, legally described as:

- Allotment 1 in Certificate of Title Volume 5871 Folio 257; and
- Allotment 2 in Certificate of Title Volume 5871 Folio 258.

Figure 2.1 *Site and locality.*



The subject site is generally flat, has a total area of approximately 37.72 hectares and is currently used for residential purposes only, although historically, the land was also used for farming. Portions of the site are densely vegetated, but for the most part, vegetation is sparsely spread.

The nearest dwelling to the proposed development is that associated with the subject site. It is located in the south western corner, approximately 530 metres away from the closest cabin.

Access to the site is gained from Allen Lashmar Road, with access to the proposed cabin sites being provided by an existing unsealed access track of approximately 3 metres in width.

The site adjoins the Coastal Reserve to the east, Allen Lashmar Road to the south and the property at 73 Allen Lashmar Road to the west. This adjoining property to the west is used for residential and farming purposes, as are other adjacent properties to the south. A public road providing direct public access to the coast intersects the site.

The subject site is 60 – 150 metres from the mean high water mark and located within a Medium Bushfire Risk area.

3. PROPOSAL DESCRIPTION

The proponent is seeking development plan consent to install three (3) cabin-like structures on trailers on the subject land for use as tourist accommodation.

3.1 CABINS

Each cabin is approximately 2.45 metres wide, 6.6 metres in length and 3.85 metres in height, and a total floor area of approximately 16 square metres.

A maximum of four guests can be accommodated in each cabin, however, as only a king-sized bed and a king-single bed (the day bed) are provided, two guests (children) would need to sleep on the day bed.

Also provided within each cabin are kitchen, dining, and bathroom facilities and include an instant hot water system, fridge, freezer, microwave, stove, grill, shower and a cartridge toilet.

All cabins are entirely off-grid and solar powered. Each are provided with a 1100 litre water tank and a 400 litre grey water tank.

3.2 OPERATION

The cabins are to be used as tourist accommodation, with bookings made and confirmed on-line on the “Cabn” website (<https://cabn.life/>). There is a two-night minimum stay for all guests.

Once booked, guests are emailed check in instructions. Staff are not required to assist guests with check in onsite.

3.3 OPERATIONAL HOURS

The cabins will be available year-round, aside from days where extreme fire warnings are in place.

3.4 STAFF NUMBERS

No full-time staff will be required on site. Only cleaners and maintenance staff will need to access the cabins and will do so in-between each visitor’s stay.

Offsite, the applicant company, CABN Pty Ltd, employs three full time and seven contracted employees. As a result of this project, the business hopes to employ an additional two staff.

3.5 VEHICLE AND PEDESTRIAN MOVEMENTS

Access to the cabin car parking area from Allen Lashmar Road will be provided by an existing, un-sealed track of approximately 3 metres in width and 740 metres in length.

A single car parking space is provided for each cabin and located approximately 45 metres, 156 metres and 234 metres from cabin site 1, 2 and 3 respectively.

3.6 WASTE MANAGEMENT

The cabins are based on a “leave no trace” philosophy, whereby all guests are required to leave each cabin exactly as they found it. This includes guests collecting their own general, recycling and organic waste and disposing it off-site after their stay.

Cleaners will also attend to the cabins after each guest’s stay and ensure that any leftover waste is taken off-site and disposed of appropriately.

Effluent will be managed by the 400 litre grey water tank and a cartridge toilet. The grey water tank is emptied every two weeks, and the toilet is emptied every two days by the cleaners. All waste will be taken to an appropriate designated location for treatment. An information sheet for the cartridge toilet system has been enclosed at Appendix 5.

4. PROCEDURAL MATTERS

4.1 THE RELEVANT AUTHORITY

In accordance with Schedule 10, Clause 18 of the *Development Regulations 2008*, as amended, the State Commission Assessment Panel (SCAP) is the relevant authority, as the proposed development is for the purposes of tourism within the Coastal Conservation Zone as defined in the Kangaroo Island Council Development Plan.

4.2 THE RELEVANT DEVELOPMENT PLAN

The relevant version of the Kangaroo Island Council Development Plan for procedural and assessment purposes was gazetted and subsequently consolidated 17 September 2015.

The subject site, under this version of the Development Plan, is located within the Coastal Conservation Zone.

4.3 KIND OF DEVELOPMENT

The proposed development is not listed in the Procedural Matters section of the Coastal Conservation Zone as a kind which is complying or non-complying, and therefore, it must be assessed on its merits.

4.4 CATEGORY OF DEVELOPMENT

The proposed development comprises tourist accommodation and is setback more than 100 metres from adjoining allotments used for farming or horticulture. As such, it falls within the ambit of Category 2 development.

5. DEVELOPMENT ASSESSMENT

We have had regard to what we consider to be the most relevant provisions of the Kangaroo Island Council Development Plan (consolidated version 17 September 2015), and have identified the following as the key planning matters related to the proposed development:

- land use;
- design and appearance;
- interface between land uses.
- coastal conservation;
- bushfire management; and
- waste management.

5.1 LAND USE

The desired character of the Coastal Conservation Zone is envisaged to include tourist accommodation and recreational facilities, provided that *“they are sited and designed in a manner that is subservient to the natural and coastal environment and adverse impact on natural features, landscapes, habitats and cultural assets is minimised”*.

The ethos of “Cabn Life” is based on the following principles:

- locally sourced – including the construction materials for the cabins, contractors, and food and wine affiliations;
- sustainability – ensuring that water, energy and waste are all appropriately managed to have as little impact on the environment as possible;
- “Leave No Trace” – the cabins and their guests are to leave the environment around the cabin exactly as they found it;
- detach – guests are encouraged to remove themselves from technology and enjoy the natural environment around them;
- minimalism – the cabins are design to facilitate minimal interruption, for maximum interaction.

We consider that the proposed cabins are aligned with the type of tourism development envisaged within the Zone, and on Kangaroo Island more generally.

In our opinion, the proposed development satisfies Objectives 1 to 5, 7 and 8 of the Tourism Development Module in the general section, as the cabins:

- are intentionally designed and are to be operated in a manner which is fundamentally environmentally sustainable;
- encourage guests to detach from technology and enjoy the natural beauty of the surrounding locality, thereby developing their consciousness and appreciation of the natural, rural, coastal and cultural surroundings of Kangaroo Island;

- have been carefully located and designed to ensure that they have minimal visual impact, and as such are expected to have very little impact on the existing character, visual amenity and appeal of the area (as discussed further in Section 5.2);
- have been innovatively designed to appropriately manage waste and grey water (as discussed further in Section 5.6);
- have a very low guest occupancy, therefore reducing the potential for adverse impacts associated with high visitation;
- are an alternative accommodation type to those existing in the immediate and greater locality;
- expand the economic base of the subject site; and
- conserve the natural environment by utilising existing roadways and not proposing to clear any vegetation or undertake any cut and/or fill.

We consider that this particular type of tourist accommodation is suitable for the subject site.

5.2 DESIGN AND APPEARANCE

The Coastal Conservation Zone encourages tourist accommodation to be designed to complement the natural landscape, minimise impact on the natural environment, be unobtrusively located and limited to a height of 6.5 metres above natural ground level.

In addition to the above, Zone PDC 7 states:

PDC 7 *Development should:*

- (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition*
- (b) minimise vehicle access points to the area that is the subject of the development*
- (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view*
- (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.*

In our opinion, the proposed development achieves these outcomes envisaged by the Zone, as:

- the cabins are located in unobtrusive locations, as they are:
 - » setback from the Coastal Reserve and the public roads; and
 - » within or nearby groups of existing trees and vegetation, which provide screening;
- existing access roads will be utilised by the proposed development, and as such there will be no change to the existing visual impact of these roads;
- the cabins have an overall height of 3.85 metres and a floor area of 16 square metres, therefore will not present an unreasonable bulk and/or scale; and
- the high-quality external materials of earthy tones and low reflectivity are anticipated to assist with blending the cabins into their environment and respecting the surrounding natural landscape.

PDC 11 of the Tourism Development module in the General Section seeks that buildings and structures accommodating tourists should be located a minimum of 100 metres from public roads, adjoining allotment boundaries, the high water mark and cliff faces. A lesser distance is contemplated in particular circumstances.

There are no nearby cliff faces and all cabins are to be located more than 100 metres from the high water mark, however the cabins will be located less than the minimum envisaged distance to public roads and the adjoining allotment to the north. Notwithstanding, we consider that the proposed locations satisfy the relevant Zone provisions, and as such, should be considered acceptable.

Finally, the proposed development satisfies PDC 12 of the Tourism Development module in the general section, in that the ability for the proposed cabins to be converted into dwellings has been minimised. Specifically, all cabins will share a common accessway and pedestrian walkway facilities, be limited in area, not include laundry facilities and be of a semi-permanent nature.

Respecting the above, we consider the proposed cabins to be appropriately designed and located.

5.3 INTERFACE BETWEEN LAND USES

With referent to PDC 1 of the Interface Between Land Uses module in the General Section, it is envisaged that development should not detrimentally affect the amenity of the locality by way of:

- the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants;
- noise;
- light spill;
- glare;
- hours of operation; or
- traffic impacts.

More specifically, PDC 17 in the Tourism Development module in the General Section encourages tourism development in rural areas to not place an unreasonable demand on existing infrastructure. Further, tourism should also be appropriately separated from existing land uses to overcome potential impacts (such as noise, dust, spray drift, odour and traffic) from that land use.

The proposed locations for the cabins are separated from neighbouring properties by approximately 88 – 164 metres and from the nearest dwelling (not associated with the subject site) by approximately 1 kilometre. These distances are expected to mitigate any potential noise, air emissions and/or light spill which may result from the proposed development or neighbouring land uses to an acceptable degree, especially when considering the existing vegetation, public roads and topography of the land within these distances.

In relation to the use of infrastructure, the cabins are designed to be completely self-sufficient; generating their own power and managing their own waste (including grey and black waste), therefore, they will not place any strain on any existing services.

In consideration of the above, we believe that the cabins are acceptable as no detrimental impacts on the locality are likely to occur.

5.4 COASTAL CONSERVATION

Development within close proximity of the coast should ensure that its physical and economic resources are protected (Coastal Areas Objective 2). Further, PDC 29 of the Coastal Areas module in the General Section also states that *“Development which is of a kind and scale that does not require a coastal location and would not significantly contribute to the community’s enjoyment of the coast should not be located in coastal areas”*.

As discussed further in other sections, the proposed development is designed to be environmentally sustainable in regard to its material composition, water usage, and waste collection and disposal. Further, guests of the cabins are encouraged to enjoy nature in a respectful manner, such as leaving the cabin and the locality just as they found it. Existing and proposed pedestrian trails encourage guests to access the cabins and beach by using the defined pathways so as to not disrupt the natural land form, its flora or fauna.

Visually, the proposed size and external materials for the cabins are anticipated to allow them to blend into the surrounding natural environment. This will ensure that the cabins do not detract from the visual beauty of the coastal area.

In our opinion, the minimal environmental impact of the cabins allows them to be an appropriate development type in this location within close proximity of the coastal area.

5.5 BUSHFIRE MANAGEMENT

With reference to the *Minister’s Code: Undertaking development in Bushfire Protection Areas*, the proposal achieves the following:

- the cabins are appropriately sited as, although there is vegetation within close proximity of each cabin, the sparsity of the vegetation and the generally flat surface is not, in our opinion, likely to present an unacceptable bushfire risk;
- the access track is connected to an all weather public road, constructed of a formed, all-weather surface, has a gradient of less than 16 degrees, is 3 metres in width and includes a 12.5 metre turn-around area for emergency vehicles at its end;
- whilst the access track does not include formed passing bays, there is adequate clearance along sections of the road to facilitate passing; and
- as the subject site is within a medium bushfire risk area, the provision of a dedicated water supply is envisaged for when residents may wish to stay and protect their properties from bushfire. Cabin guests will not stay to protect the cabins, and rather, will be directed to seek refuge elsewhere (as guided by the authorities). This being the case, a 1000 litre water tank is considered appropriate.

We consider that the proposed development sufficiently minimises its bushfire risk.

5.6 WASTE MANAGEMENT

Appropriate storage and disposal of waste and wastewater is envisaged by the Development Plan in order to minimise pollution of the surrounding natural area, water courses and coastal areas.

We believe that the proposed waste management arrangements achieve this and are suitable for the land use. We have formed this opinion as:

- waste from the cartridge toilet will be removed every two days, and be disposed of at the septic system associated with the existing residential dwelling on the subject site;
- the grey water tank will be pumped out every two weeks, and disposed of at appropriate treatment facility;
- guests (or cleaners) will dispose of any general, recycling and organic waste at appropriate locations off-site, thereby avoiding the need for large outdoor waste storage areas; and
- the sites for the cabins are separated 60 – 150 metres from the mean high water mark.

The proposed waste management strategy is considered to adequately minimise the potential for environmental harm and/or adverse impacts on the locality.

6. CONCLUSION

In our opinion, the proposed development is aligned with the type of tourism development envisaged in the zone and will be appropriately managed. As such, we believe that the proposal warrants Development Plan Consent.

APPENDIX 1. DEVELOPMENT APPLICATION FORM

DEVELOPMENT APPLICATION FORM

AUTHORITY: STATE COMMISSION ASSESSMENT PANEL

APPLICANT: DR LUKE JOHNSON

Postal Address: C / – FUTURE URBAN PTY LTD

GPO BOX 2403, ADELAIDE, SOUTH AUSTRALIA, 5001

OWNER: DR LUKE JOHNSON

Postal Address: C / – FUTURE URBAN PTY LTD

GPO BOX 2403, ADELAIDE, SOUTH AUSTRALIA, 5001

BUILDER: TO BE CONFIRMED

Postal Address: _____

Licence No: _____

CONTACT PERSON FOR FURTHER INFORMATION:

Name: MISS MILLY NOTT

Telephone: (08) 8221 5511

Email: MILLY@FUTUREURBANGROUP.COM

Mobile: 0450 965 858

EXISTING USE:

RESIDENTIAL AND FARMING

FOR OFFICE USE

Development No: _____

Previous Development No: _____

Assessment No: _____

☐ Complying Application forwarded to DA

☐ Non-complying Commission/Council on: _____

☐ Notification Cat 2 / /

☐ Notification Cat 3 Decision: _____

☐ Referrals/Concurrence Type: _____

☐ DA Commission Date: / /

	Decision	Fees	Receipt No	Date
Planning:	YES			
Building:				
Land Division:				
Additional:				
Dev Approval:				

DESCRIPTION OF PROPOSED DEVELOPMENT: INSTALLATION OF THREE (3) MOBILE ECO-CABINS

LOCATION OF PROPOSED DEVELOPMENT:

House No: 113 Lot No: 1 & 2 Road: ALLEN LASHMAR ROAD Town/Suburb: ANTECHAMBER BAY

Section No (full/part): _____ Hundred: DUDLEY Volume: 5871 Folio: 257

Volume: 5871 Folio: 258

LAND DIVISION:

Site Area (m²): _____ Reserve Area (m²): _____ No of Existing Allotments: _____

Number of Additional Allotments - (Excluding Road and Reserve): _____ Lease: YES: ☐ NO: ☐

DOES EITHER SCHEDULE 21 OR 22 OF THE *DEVELOPMENT REGULATIONS 2008* APPLY? YES: ☐ NO: ☒

HAS THE *CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993* LEVY BEEN PAID? YES: ☐ NO: ☒

DEVELOPMENT COST (Do not include any fit-out costs): \$4,900.00

I acknowledge that copies of this development application and any supporting documentation may be provided to interested persons in accordance with the *Development Regulations 2008*.

SIGNATURE:



Dated: 21 OCTOBER 2019

ON BEHALF OF DR LUKE JOHNSON

APPENDIX 2. ELECTRICITY DECLARATION FORM

DEVELOPMENT REGULATIONS 2008

**Form of Declaration
(Schedule 5, Clause 2A)**

To: State Commission Assessment Panel
From: Dr Luke Johnson C/- Future Urban Pty Ltd
Date of Application: 21 October 2019

Location of Proposed Development:

House Number:	113	Lot Number:	1 & 2
Street:	Allen Lashmar Road	Town/Suburb:	Antechamber Bay
Section No (full/part):		Hundred:	Dudley
Volume:	5871	Folio:	257
Volume:	5871	Folio:	258

Nature of Proposed Development:

Installation of three (3) mobile eco-cabins.

I, Milly Nott, in my capacity as a representative of the Applicant, declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the accompanying drawings, not be contrary to the regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.

I make this declaration under Clause 2A(1) of Schedule 5 of the *Development Regulations 2008*.

21 October 2019



Date

Signed

APPENDIX 3. CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5871 Folio 257

Parent Title(s) CT 5628/512
Creating Dealing(s) RTU 9295080
Title Issued 29/04/2002 **Edition** 2 **Edition Issued** 11/04/2017

Estate Type

FEE SIMPLE

Registered Proprietor

LUKE JAMES JOHNSON
ANGELA ROSE TRAVIS
OF 113 ALLEN LASHMAR ROAD ANTECHAMBER BAY SA 5222
AS JOINT TENANTS

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 59284
IN THE AREA NAMED ANTECHAMBER BAY
HUNDRED OF DUDLEY

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12704626	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

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



REAL PROPERTY ACT, 1986



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 5871 Folio 258

Parent Title(s) CT 5628/512
Creating Dealing(s) RTU 9295080
Title Issued 29/04/2002 **Edition** 2 **Edition Issued** 11/04/2017

Estate Type

FEE SIMPLE

Registered Proprietor

LUKE JAMES JOHNSON
ANGELA ROSE TRAVIS
OF 113 ALLEN LASHMAR ROAD ANTECHAMBER BAY SA 5222
AS JOINT TENANTS

Description of Land

ALLOTMENT 2 DEPOSITED PLAN 59284
IN THE AREA NAMED ANTECHAMBER BAY
HUNDRED OF DUDLEY

Easements

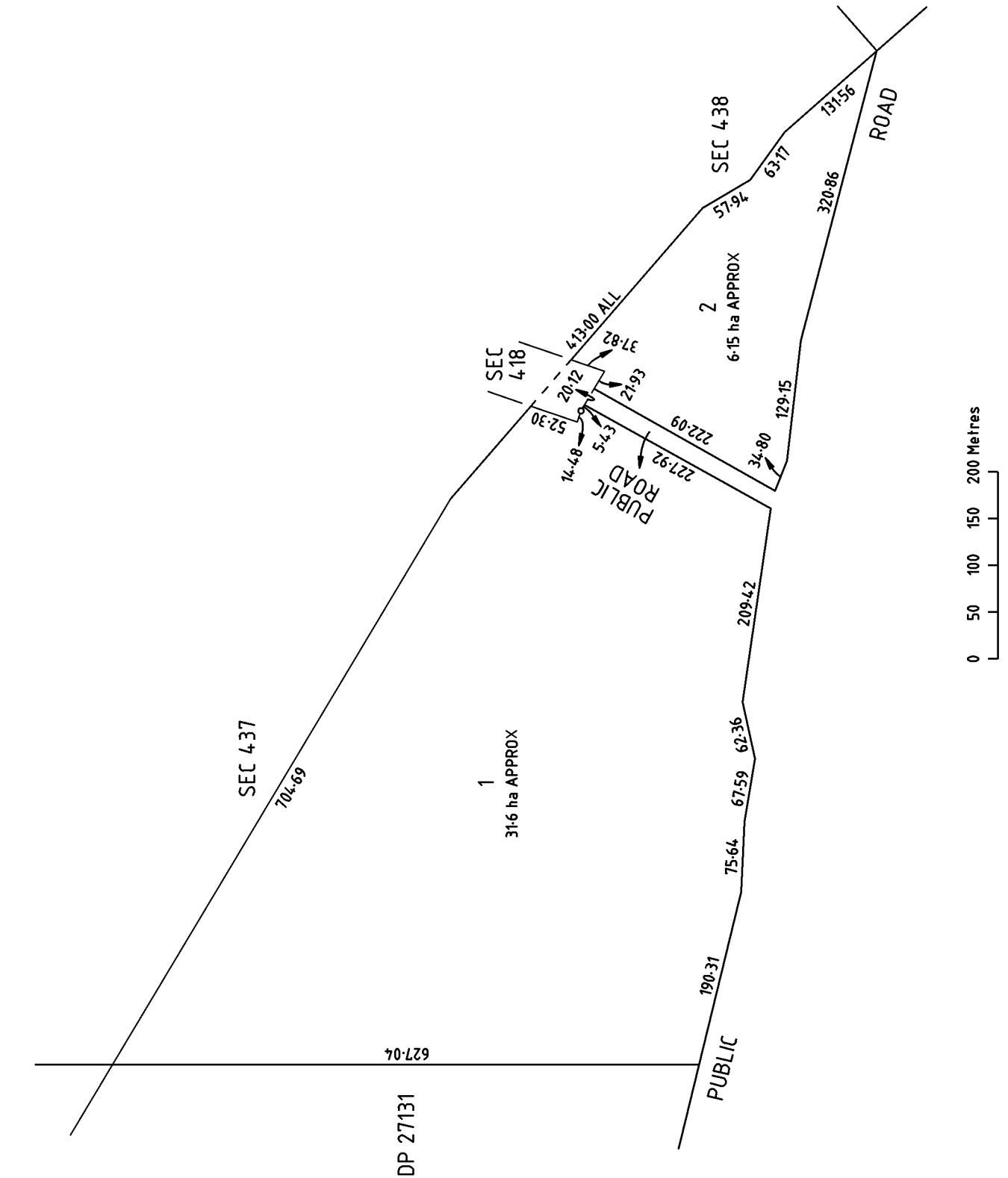
NIL

Schedule of Dealings

Dealing Number	Description
12704626	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

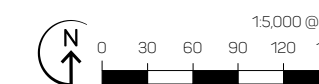
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



APPENDIX 4. SITE PLANS AND ELEVATIONS



- LEGEND**
- SUBJECT LAND
 - "CABN" SITES
 - ACCESS TRACK
 - COASTAL RESERVE
 - ZONE BOUNDARY



BROAD SITE PLAN
113 ALLEN LASHMAR ROAD,
ANTECHAMBER BAY
REF: 0606-001 03/07/2019



- LEGEND**
- "CABN" BUILT FORM
 - PROPOSED PEDESTRIAN ACCESS TRAIL
 - 0.8m DISTANCE FROM NEARBY TREES

* No contours available in this location from Property Location Browser. Refer to Broader Site Plan for contour information

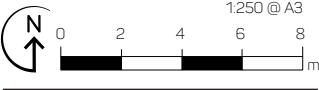


SITE 1
113 ALLEN LASHMAR ROAD,
ANTECHAMBER BAY
REF: 0606-003 03.07.2019



- LEGEND**
- "CABN" BUILT FORM
 - PROPOSED PEDESTRIAN ACCESS TRAIL
 - 0.8m DISTANCE FROM NEARBY TREES

* No contours available in this location from Property Location Browser. Refer to Broader Site Plan for contour information



SITE 2
113 ALLEN LASHMAR ROAD,
ANTECHAMBER BAY
REF: 0606-004 03.07.2019






CONTEXT

INSET

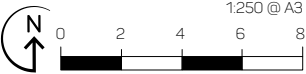
1m wide
Access
Trail

4.15m
2.50m
1.06m
5.55m
CABN
(6.53m x
2.45m)

LEGEND

-  "CABN" BUILT FORM
-  PROPOSED PEDESTRIAN ACCESS TRAIL
-  0.8m DISTANCE FROM NEARBY TREES

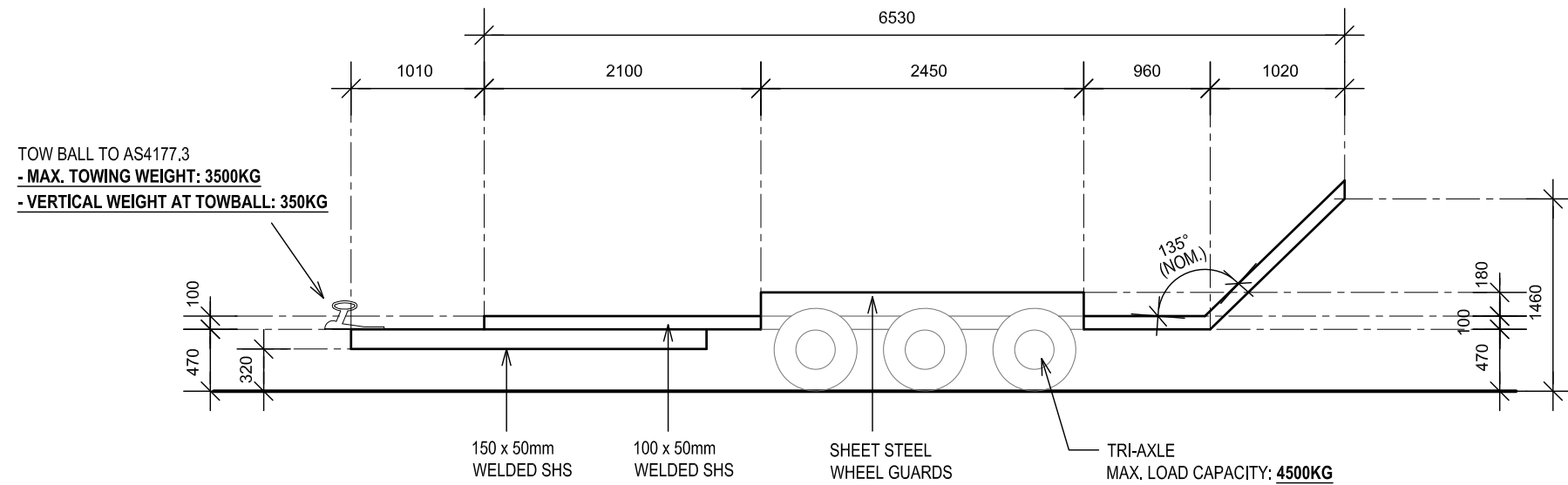
* No contours available in this location from Property Location Browser. Refer to Broader Site Plan for contour information



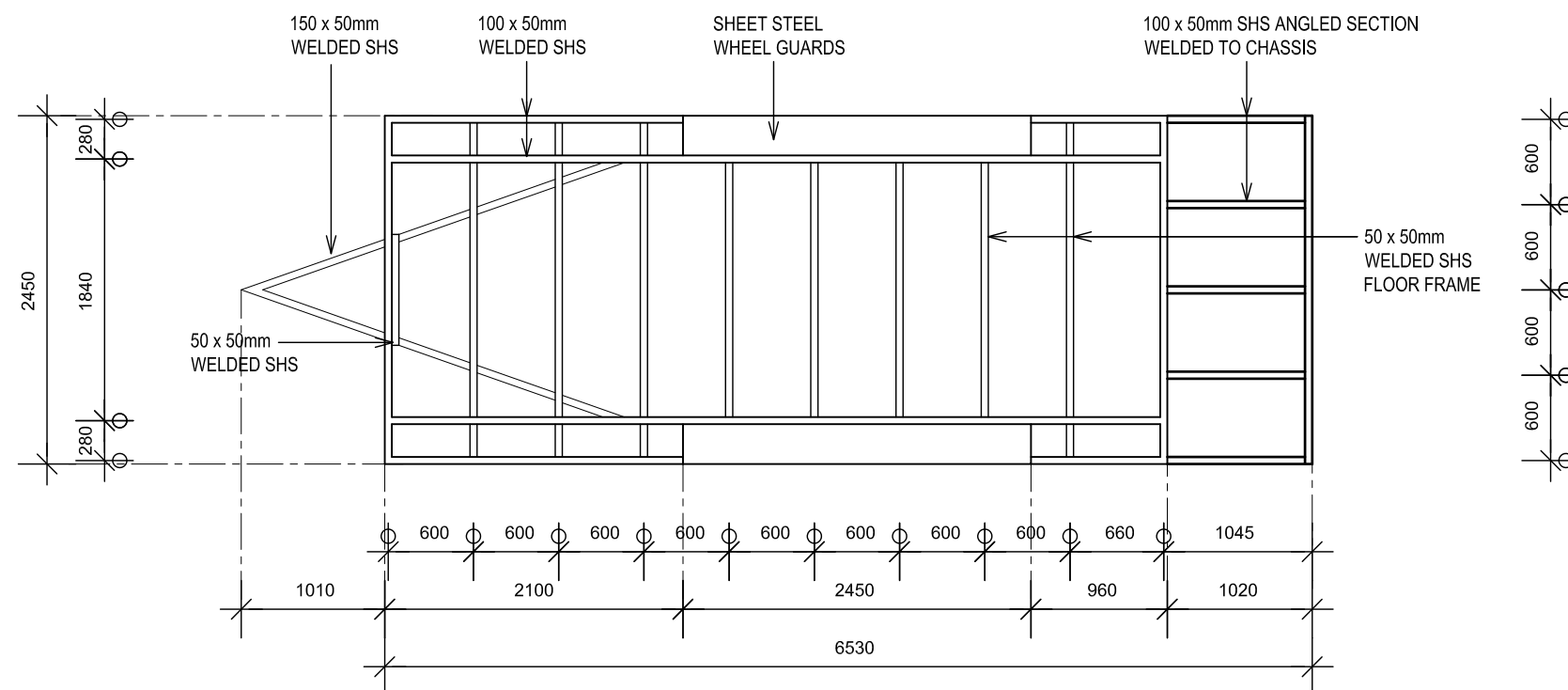
SITE 3

113 ALLEN LASHMAR ROAD,
ANTECHAMBER BAY

REF: 0606-005 03.07.2019



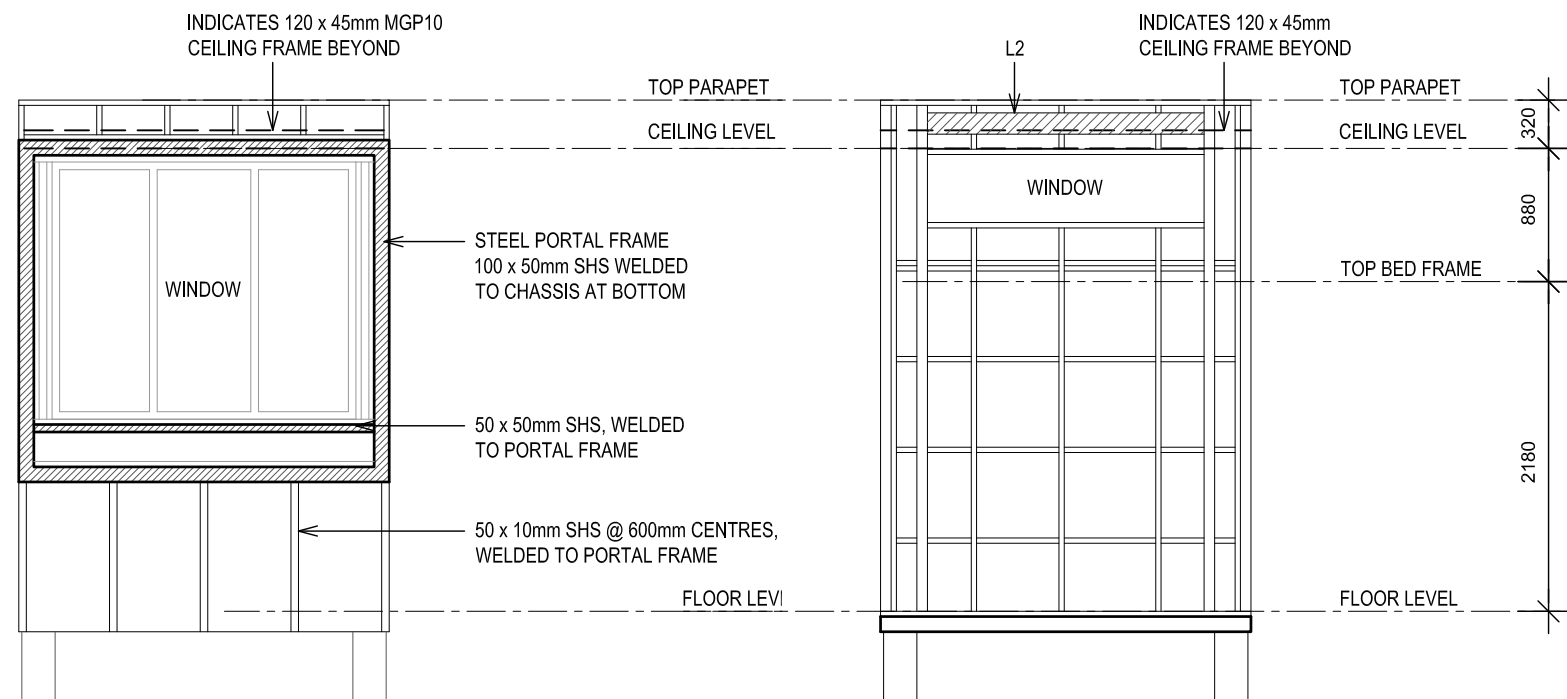
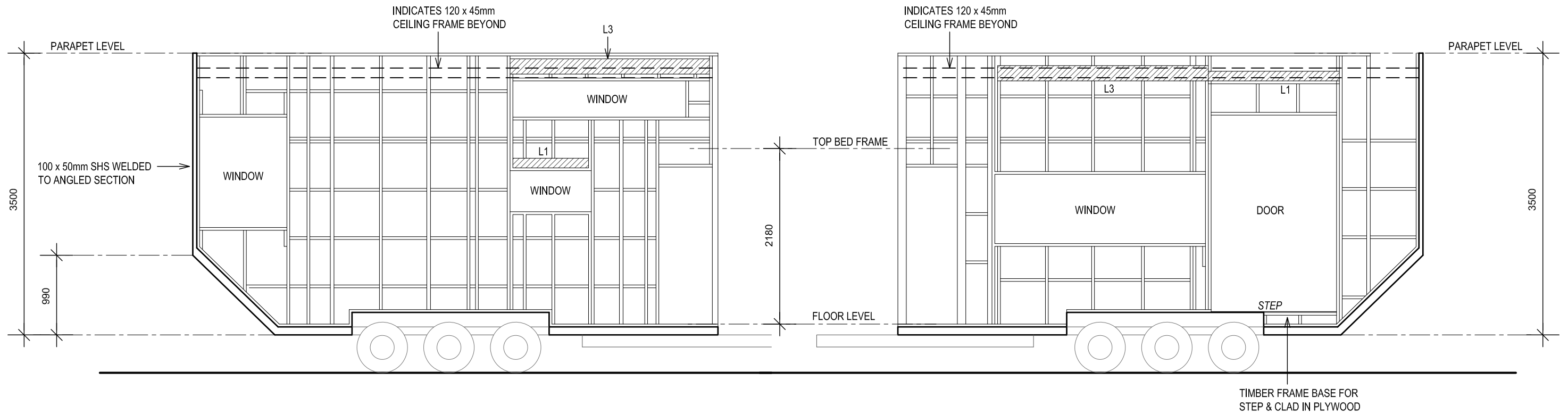
CHASSIS ELEVATION
1:50



CHASSIS FRAMING
1:50

CHASSIS FRAMING NOTES

1. **ALL DIMENSIONS ARE NOMINAL ONLY**
 CONFIRM ON SITE ALL DIMENSIONS WITH ANY
 RELEVANT CONTRACTORS/ENGINEERS



LINTEL LEGEND

L1 = 120 x 45mm LINTEL
L2 = 140 x 45mm LINTEL
L3 = 190 x 45mm LINTEL

WALL FRAMING NOTES:

- WALL FRAMING IN 70x35mm MGP10 TIMBER
- DOUBLE STUDS AT EVERY OPENING
- 70x45mm MGP10 TIMBER STUDS AT EVERY 1200mm (FOR FIXING CLADDING)

BED FRAMING NOTES:

- BED FRAMING IN 70 x 45mm MGP10 TIMBER FRAMING
- BED FRAMING FIXED TO 70 x 45mm WALL PLATE

ROOF FRAMING NOTES:

- CEILING JOISTS IN 120 x 45mm MGP10 TIMBER FRAMING NAILED TO 120 x 45mm MGP10 TIMBER WALL PLATE
- PURLINS TO BE 90 x 45mm MGP10 TIMBER & SOLDIERED UP WITH 90 x 45mm MGP10 TIMBER

FRAMING ELEVATIONS

1:50

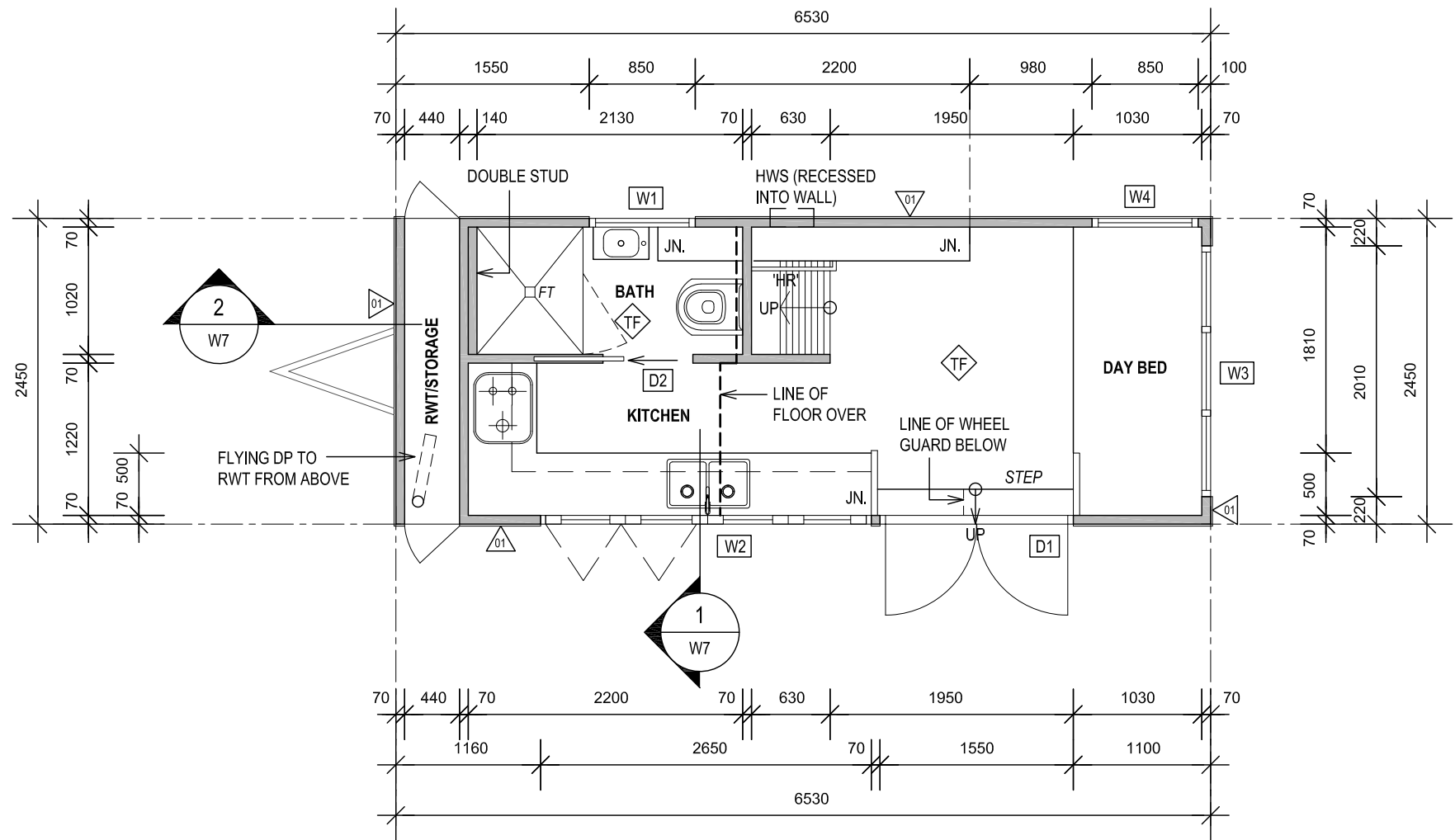


CABN. | MICHAEL LAMPRELL

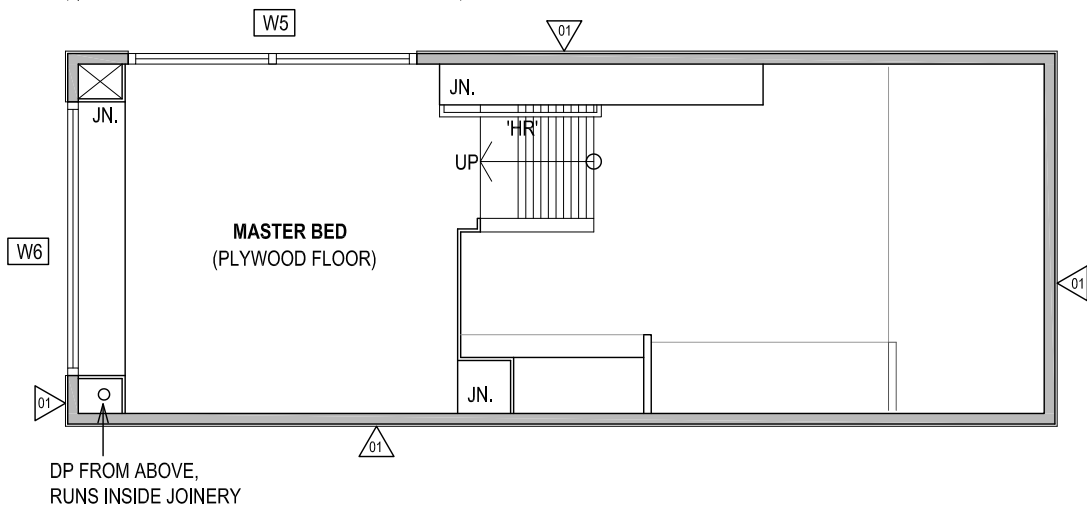
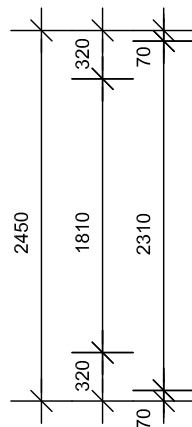
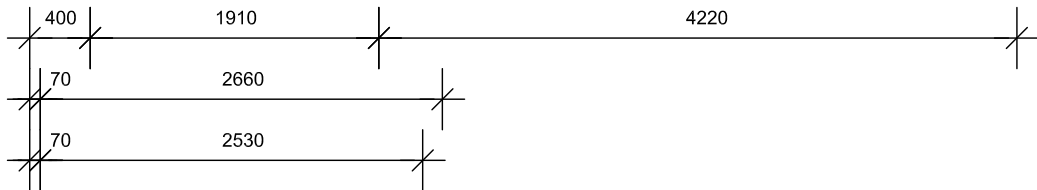
PROTOTYPE 3 | FRAMING ELEVATIONS

16 May 2018

W2 A



FLOOR PLAN (LOW)
1:50



FLOOR PLAN (HIGH)
1:50

WALL TYPES LEGEND

- WALL TYPE 01**
70 x 35mm MGP10 TIMBER STUD FRAMING
@ 600 CENTRES
(70 x 45mm MGP10 TIMBER STUDS @ EVERY
1200mm FOR FIXING CLADDING)
12mm SHADOWCLAD 'NATURAL' TEXTURE
GROOVE CLADDING EXTERNALLY, OIL FINISH
9.5mm MARINE GRADE PLYWOOD
INTERNALLY, OIL FINISH
- INTERNAL STUD WALLS**
70 x 35mm MGP10 TIMBER STUD FRAMING
9.5mm MARINE GRADE PLY BOTH SIDES,
OIL FINISH
- FLOOR TYPE**
9.5mm MARINE PLYWOOD FLOOR THROUGHOUT
- SHOWER TO HAVE SHOWER BAY

FLOOR PLAN LEGEND

- HWS INSTANTANEOUS HOT WATER SERVICE
- JN. JOINERY ITEM
- DP DOWNPIPE - REFER TO ROOF PLAN
- 'HR' TIMBER HANDRAIL, CONFIRM ON SITE
- FLOOR FINISHES**
- TF = 9.5mm MARINE PLY FLOOR THROUGHOUT,
TO MATCH WALL FINISH

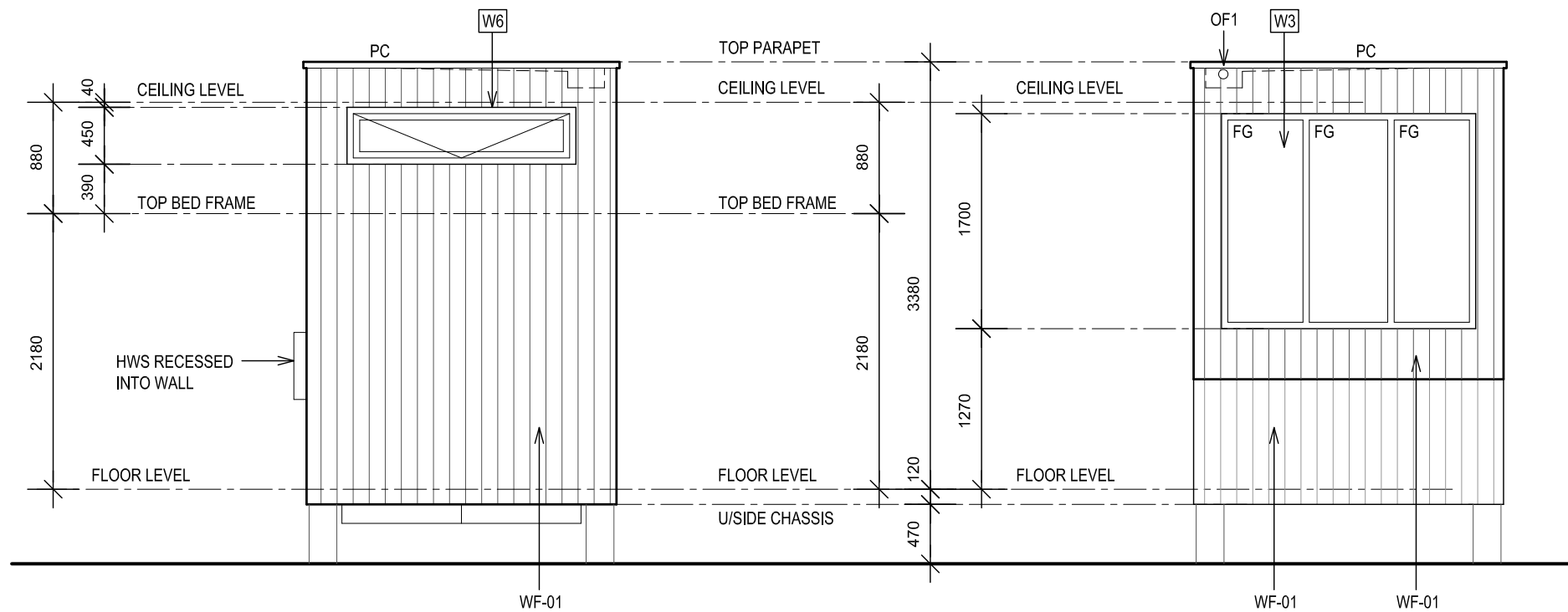
FLOOR PLAN NOTES

- WET AREAS**
CLASS 3, FULL FLOOR WATERPROOFING
TO ALL WET AREA FLOORS. ALL
WATERPROOFING
IN ACCORDANCE WITH AS3740(2010)
- JOINERY, FITTINGS & FIXTURES**
COORDINATE ALL JOINERY DETAILS PRIOR
TO CONSTRUCTION
- KITCHEN**
PROVIDE STAINLESS STEEL OR TILED
SURROUND AROUND COOKTOP

WALL TYPES NOTES

- PROVIDE NOGGINGS/FRAMING TO SUIT
ALL FIXTURES & FITTINGS INCLUDING
BUT NOT LIMITED TO; DOORS,
WINDOWS, BATH FITTINGS, LIGHTS,
JOINERY ETC.



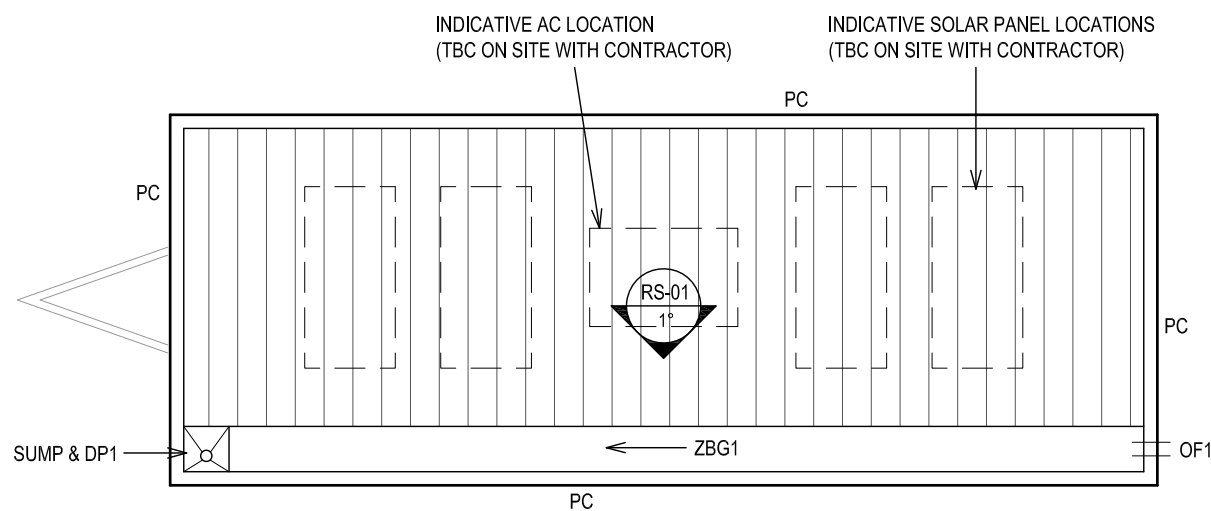


ELEVATION FRONT
1:50

ELEVATION BACK
1:50

ELEVATION LEGEND

WF-01	WALL FINISH TYPE 01, 12mm SHADOWCLAD 'NATURAL' TEXTURE GROOVE, OIL FINISH
PC	PARAPET CAPPING - ZINCALUME, PAINT FINISH
FG.	FIXED GLAZING
OF1	OVERFLOW POP



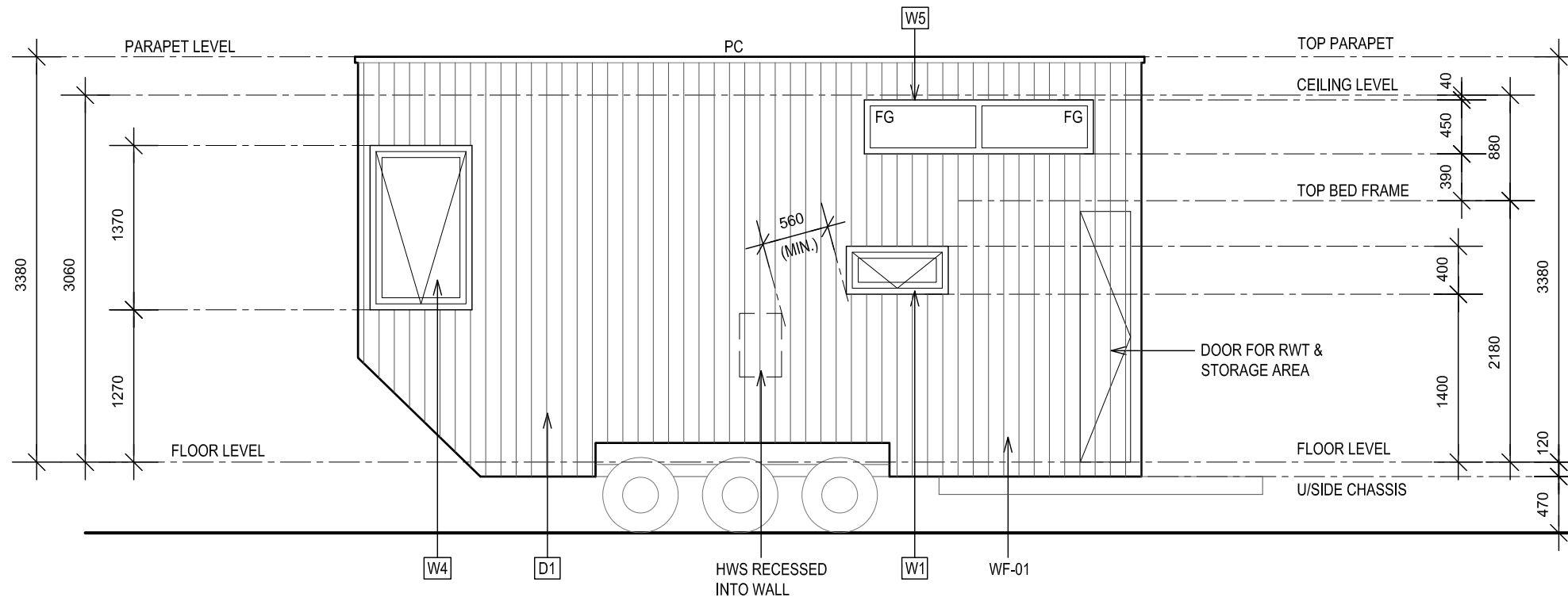
ROOF PLAN
1:50

ROOF PLAN LEGEND

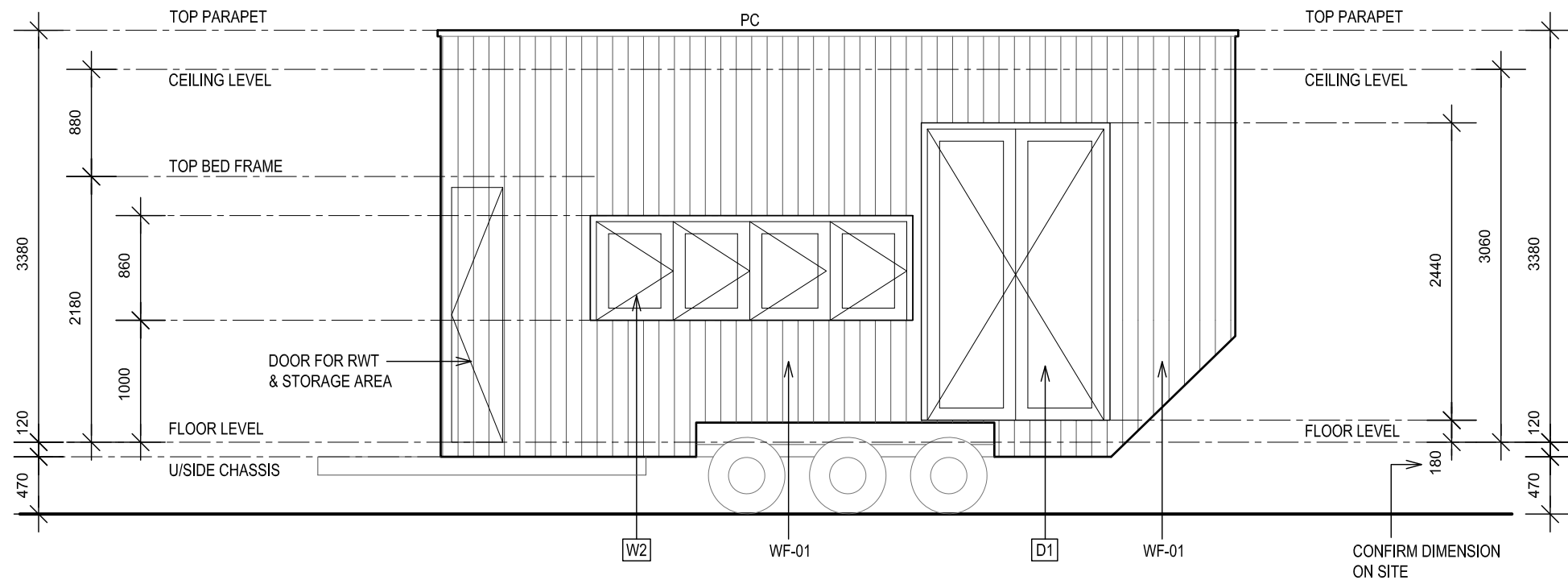
RS-01	METAL ROOF SHEETING TYPE-01 STRATCO 'PRODEK' ROOF SHEETING, 1° PITCH
ZBG1	300 x 80mm MIN. ZINCALUME BOX GUTTER ON 19mm STRUCTAFLO, 1:180 MIN. FALL
SUMP	300 x 300 x 50mm SUMP
DP1	75Ø uPVC DOWNPIPE, PAINT FINISH PLUMBED DIRECTLY TO RAINWATER TANK
OF1	75Ø uPVC OVERFLOW POP, PAINT FINISH
PC	PARAPET CAPPING, ZINCALUME - PAINT FINISH

ROOF PLAN NOTES

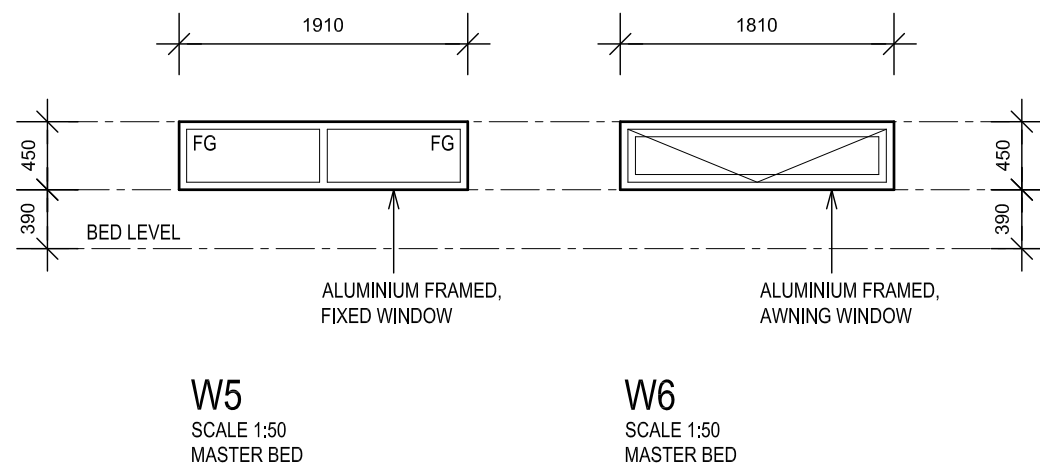
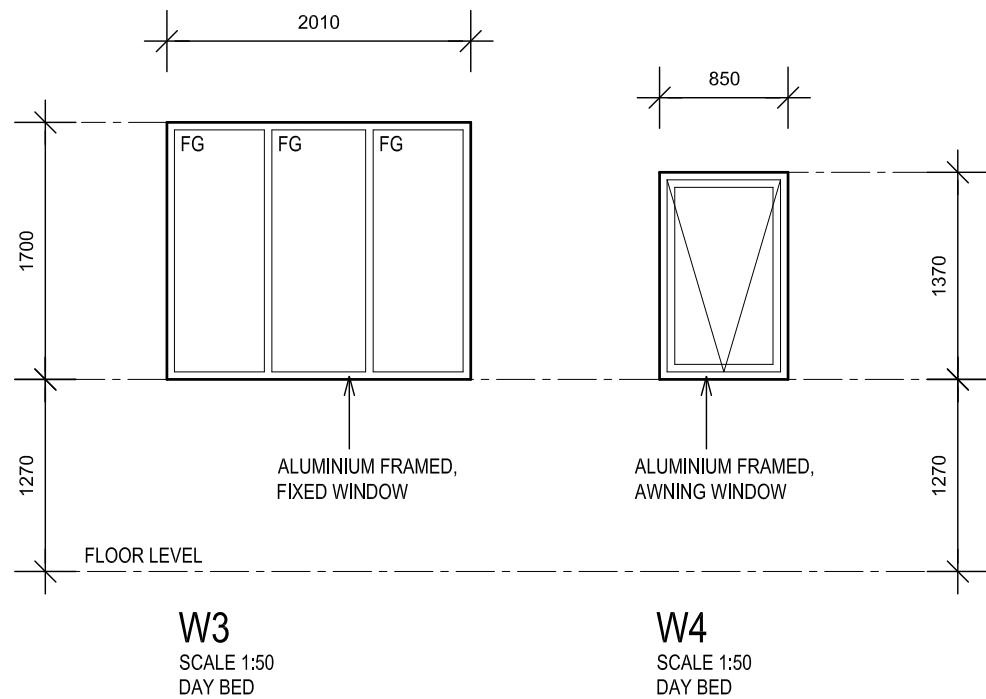
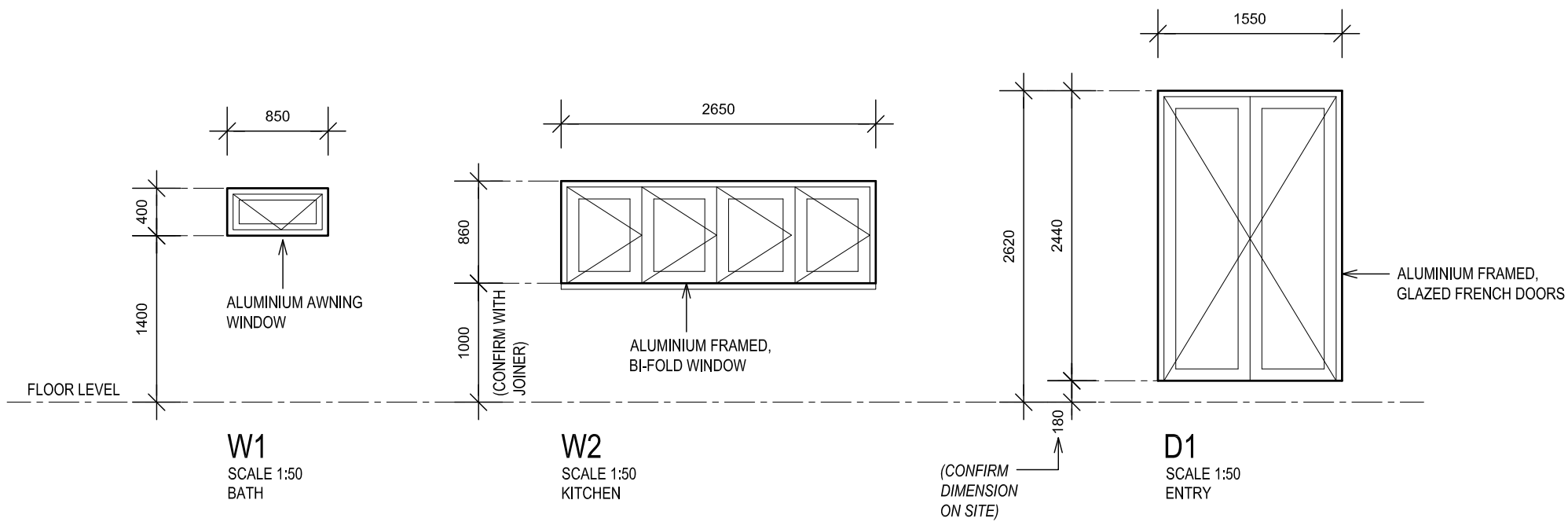
- ALL NEW ROOF DECKING TO BE
INSTALLED ON SISALATION
- ALL DOWNPIPES CONNECTED DIRECTLY
TO RAINWATER TANK
- REFER ALSO DETAILED DRAWINGS FOR
FLASHING & OTHER DETAILS
- PROVIDE POLE PLATE FLASHINGS TO
BOX GUTTERS, TYPICAL



ELEVATION SIDE
1:50



ELEVATION SIDE
1:50



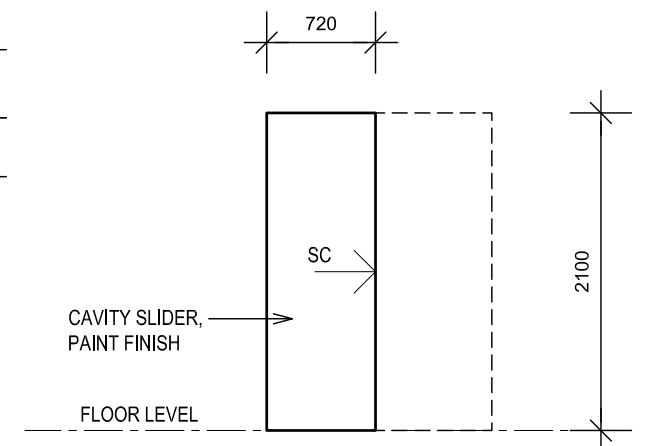
DOOR & WINDOW ELEVATIONS LEGEND

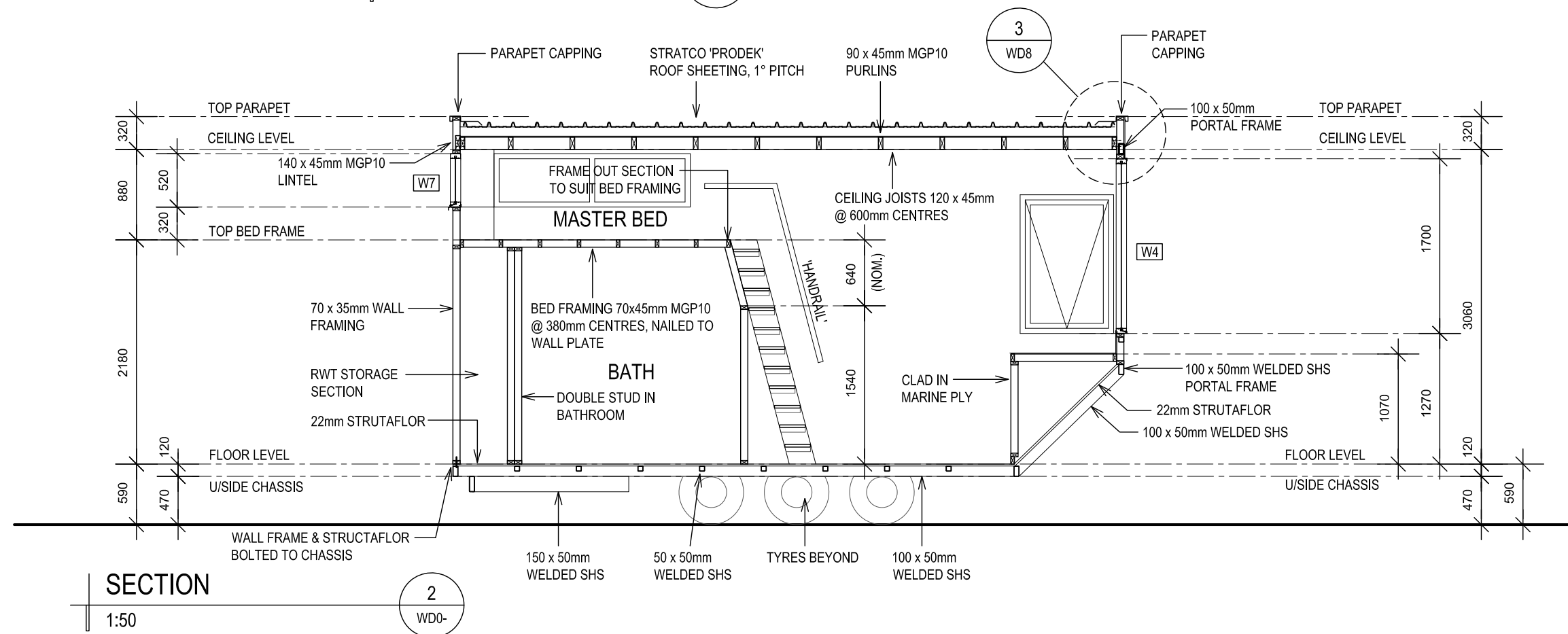
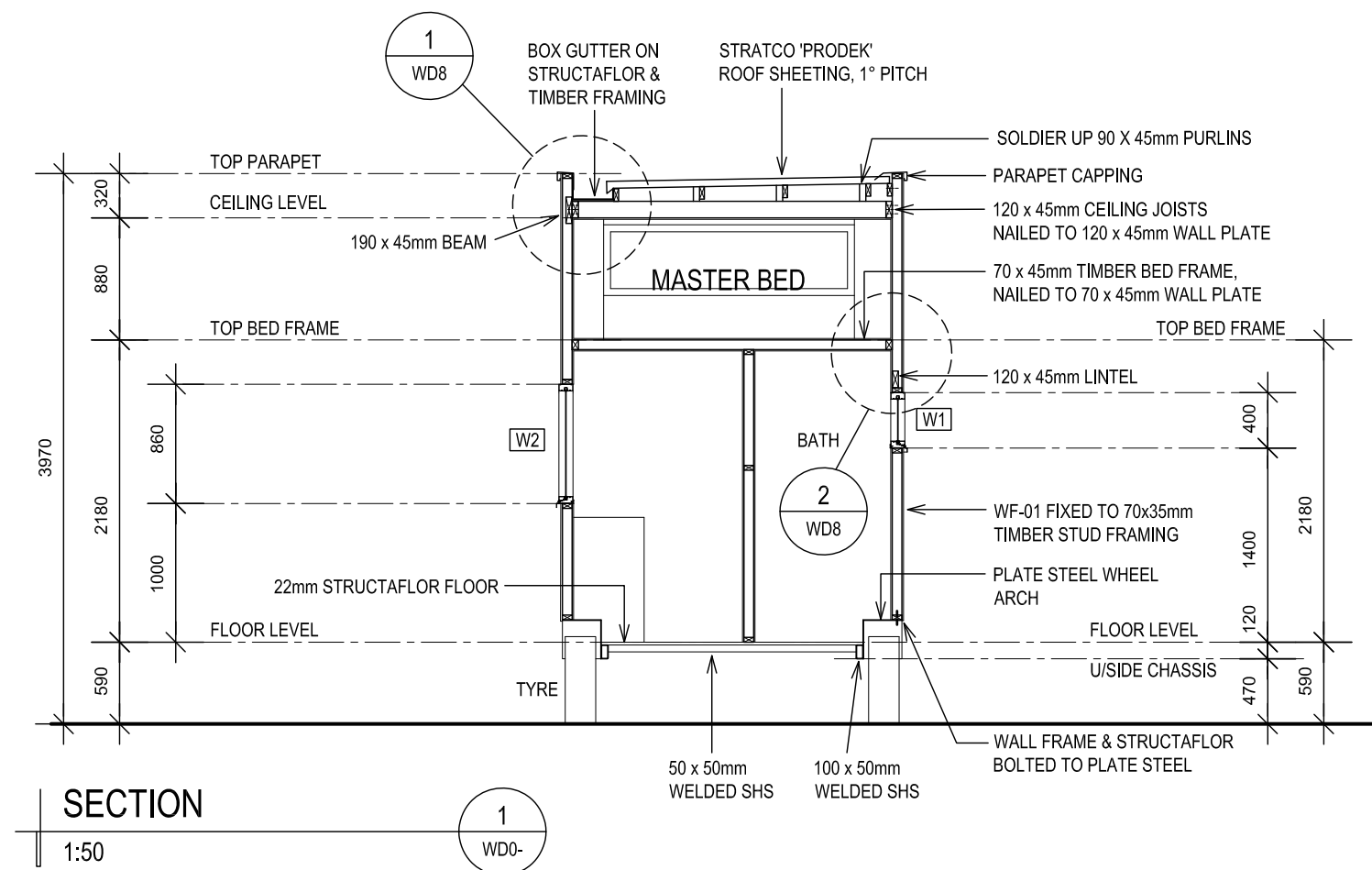
FG. FIXED GLAZING
SC SOLID CORE DOOR - PAINT FINISH

DOOR & WINDOW ELEVATIONS NOTES

- ALL EXTERNAL WINDOW & DOOR FRAMES BLACK **ANODIZED** FINISH
- CONFIRM ALL HARDWARE DETAILS WITH CLIENT PRIOR TO ORDERING
- CLIENT TO CONFIRM AND ORDER ALL WINDOW & DOOR SELECTIONS
- ALL GLAZED ASSEMBLIES TO AS/NZS 2080:1995 (SAFETY GLASS FOR LAND VEHICLES)
- ALL DIMENSIONS ARE NOMINALLY ONLY. CONFIRM ALL DIMENSIONS ON SITE

NOTE: FLOOR LEVEL IS MEASURED FROM TOP OF STRUCTAFLOOR FLOORING





CABN. | MICHAEL LAMPRELL

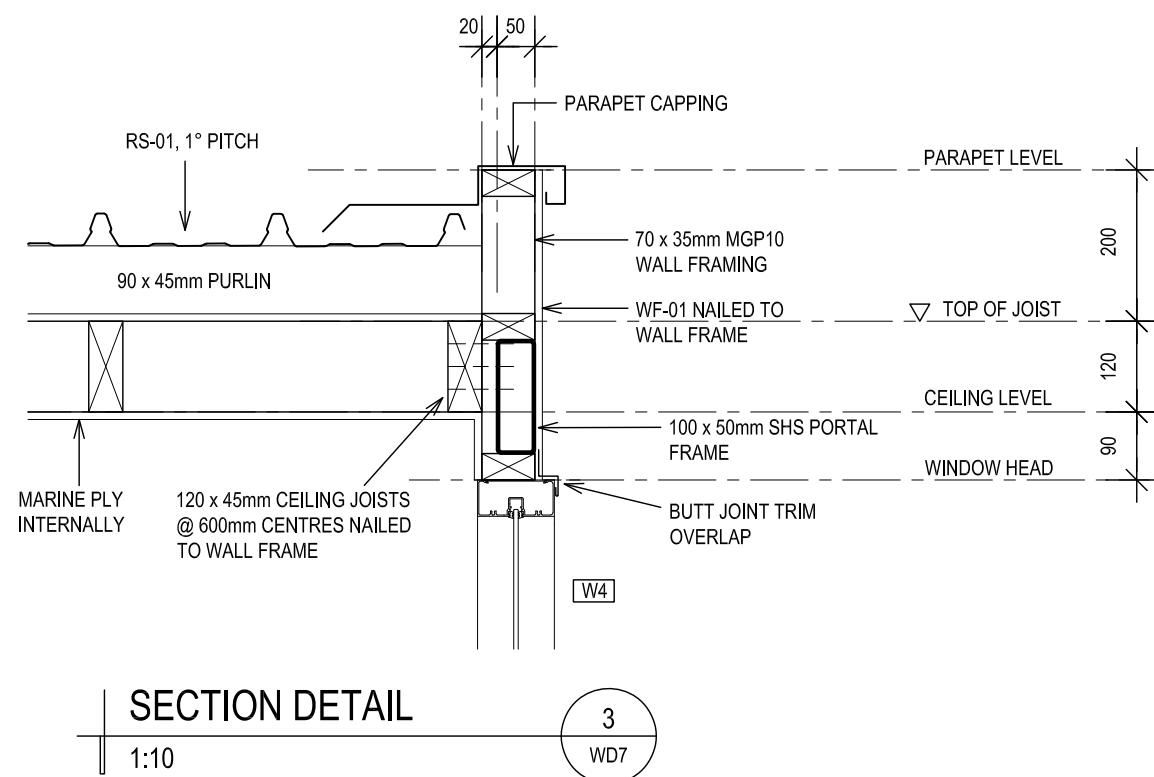
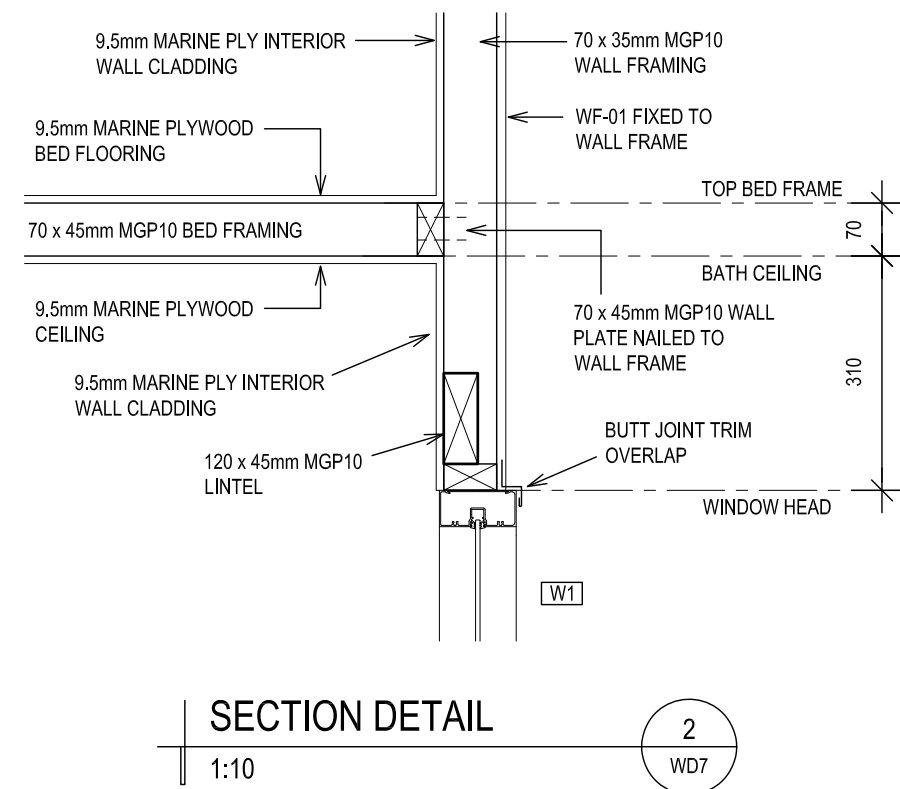
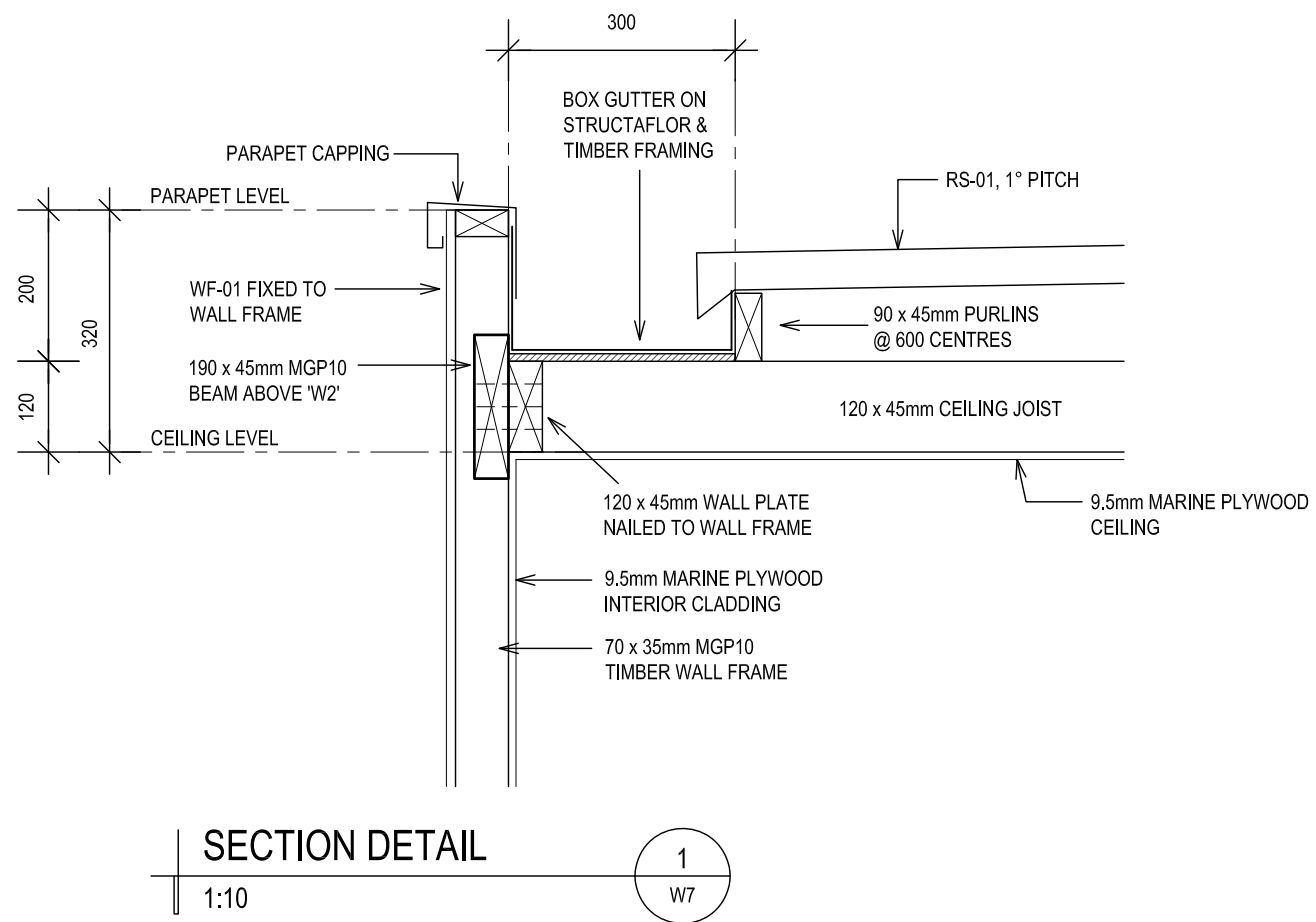
PROTOTYPE 3 | SECTIONS



16 May 2018

W7

A



APPENDIX 5. CARTRIDGE TOILET SYSTEM
INFORMATION SHEET



Classic 650

Waterless Composting Toilet



Nature Loo Classic 650



The Classic 650 is Australia's most cost effective split-system composting toilet. This model is certified to Australian & New Zealand Standard 1546.

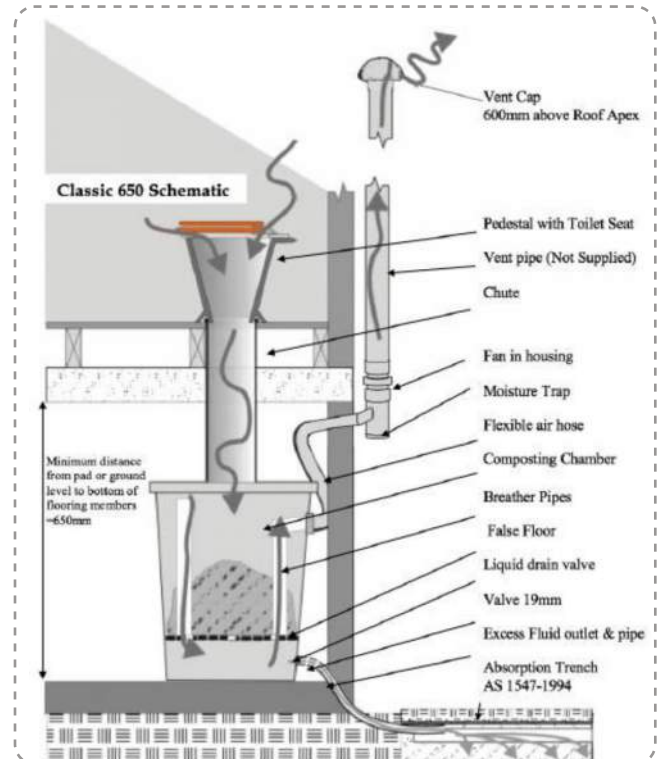
Australian Designed and Assembled

Its price and approved status make it the perfect toilet for a weekender house/cabin. Saves the typical family 35,000 litres of water per year!



Specification

Capacity	2-4 people on a part-time use
Power usage	12 Volt 5 Watt
Floorspace Required	Clearance below floor: ↓ 650 mm
Materials	Stabilised LDPE materials
Dimensions	460 mm L x 460 mm W x 550 mm H
Chute Length	700 mm
Water Consumption	Waterless
Solar Options	✓
Warranty <small>ROTOMOULDED COMPONENT</small>	10 years warranty



See Through Side Profile of Classic 650

Pedestal and Seat Selection

Pandora



A solid fibreglass pedestal with a traditional hourglass design.

Dimensions:
460mm L x 355mm W x 400mm H

Palisade



A solid fibreglass pedestal with a modern design – elegant curves and straight back.

Dimensions:
460mm L x 350mm W x 400mm H

Polymarble



It is handmade from solid and durable polymarble with a polished interior and exterior finishing.

Dimensions:
475mm L x 335mm W x 420mm H

Pasadero UD



Top of the line urine diverting pedestal with an identical design to the Palisade.

Dimensions:
506mm L x 356mm W x 410mm H
Liquid hose connection: 19mm as standard



What will you get?

Classic 650-2 package includes:

- 2 x composting chambers
- Waste connecting chute (700 mm)
- Ventilation system including a 12 volt 5 watt fan in housing and transformer*
- Nature Quick Microbes
- Nature Flush Enzymes & spray bottle
- Bulking agents
- Easy to follow DIY Installation and Maintenance manuals

* If the transformer is not required, it will be replaced with a spare fan.



Additional chambers, chute extensions, replacement fans, drain kit, vent kit available.

Get in Touch

1300 138 182

info@ecoflo.com.au
ecoflo.com.au
#ecoflowm



Taylor, Nitsan (DPTI)

From: Taylor, Nitsan (DPTI)
Sent: Monday, 25 November 2019 11:11 AM
To: Wood, Jeremy (DPTI)
Subject: Fw: Proposed tourist accommodation 113 Allen Lashmar Road, KI
Attachments: 20191115_100624.jpg; Extracted Page from Appendix 4.6 - CABN Elevation and Floor Plans.pdf

Hi Jezz

Please refer to Milly's email below in response to a further information request I sent a couple of weeks ago.

Regards,

Nitsan Taylor
SENIOR PLANNING OFFICER

From: Milly Nott <milly@futureurban.com.au>
Sent: Monday, 25 November 2019 10:32:18 AM
To: Taylor, Nitsan (DPTI)
Subject: RE: Proposed tourist accommodation 113 Allen Lashmar Road, KI

Hi Nitsan,

I hope that you have been keeping well.

Thank you for your email below. To respond to your requests, we provide the following additional information:

1. Colour perspectives that show the cabins in situ when viewed from the road and the coast. It is unclear from the information provided what the visual impacts (if any) will be.

The cabins will not be visible from the road or the coast as shown in the attached images. The images provided show the sand dunes located between the cabins and the coast which are about 20m high. They also show the view from the public road, which becomes a "no through road" at the entrance to the subject land (indicated by the red circle on the map below).



We trust that this information clarifies that there will be no visual impact from the cabins on the coastal or public road area.

2. Site photographs, if available.

Please find these in the DropBox folder linked below:

<https://www.dropbox.com/sh/gtvtx3uffk9lduh/AADk7Sq7xZvjQ5D2TDKOjVWqa?dl=0>

Please let me know if you have any issues accessing this link.

3. Details of how the cabins will be secured to the ground and whether any excavation or filling will be required.

Each cabin will be positioned on a cleared portion of land covered by a thin layer of rubble. Four permanent jacks stands will then be positioned underneath each cabin to make them level and stable.

There will be no excavation or filling required, with the exception of the small amount of base rubble under each cabin location.

4. Given the transportable nature of the cabins, please advise whether it is intended to move the cabins around on the site or whether they will remain in the locations indicated on the site plan indefinitely.

The cabin sites indicated on the site plan have been selected as they are the best positions on the land. It is not intended that the cabins will be moved around the site.

5. Amended site plan showing the location of water tanks and grey water tanks.

The 1100L rain water is built into each cabin as highlighted on the attached plans.

The grey water tanks are not pictured in the drawings provided, however they are also built into the cabin, and will sit between the cross members of the chassis.

We trust that the attached information is sufficient to get the referrals underway. In the interests of efficiency, would you be happy to run the referrals and the public notification concurrently?

Please do not hesitate to give me a call if there is anything further you need, or wish to discuss.

Thank you very much Nitsan!

Kindest Regards,

MILLY NOTT
Planner



P. (08) 8221 5511 M. 0450 965 858

E. milly@futureurban.com.au

W. www.futureurban.com.au

Ground Floor, 89 King William St, Adelaide
GPO Box 2403, Adelaide SA 5001

From: Taylor, Nitsan (DPTI) <Nitsan.Taylor@sa.gov.au>
Sent: Thursday, 7 November 2019 4:53 PM
To: Milly Nott <milly@futureurban.com.au>
Subject: Proposed tourist accommodation 113 Allen Lashmar Road, KI
Importance: High

Hi Milly

I have just been allocated the application for three mobile eco-cabins at 113 Allen Lashmar Road, Antechamber Bay, KI (DA 520/L004/19).

I can advise that the application is neither complying nor non-complying and therefore will be assessed on its merits.

The application has been assigned Category 2 as the proposed cabins will be located >100m from land within an adjoining allotment used for farming or horticulture.

To assist with my assessment of the application, you are requested to provide the following information:

- Colour perspectives that show the cabins in situ when viewed from the road and the coast. It is unclear from the information provided what the visual impacts (if any) will be.
- Site photographs, if available.
- Details of how the cabins will be secured to the ground and whether any excavation or filling will be required.
- Given the transportable nature of the cabins, please advise whether it is intended to move the cabins around on the site or whether they will remain in the locations indicated on the site plan indefinitely.
- Amended site plan showing the location of water tanks and grey water tanks.

Upon receipt of this information, the application will be referred to Council and the CPB for comment. An invoice has been attached for referral and assessment fees.

Please do not hesitate to contact me should you require clarification.

Regards,

Nitsan Taylor
Senior Planning Officer
Planning and Land Use Services Division
Department of Planning, Transport and Infrastructure

T 7109 7064 • E nitsan.taylor@sa.gov.au • Part-time – Wed, Thurs, Fri
Level 5, 50 Flinders Street Adelaide 5000 • PO Box 1815 SA 5001 • DX 967 • www.dpti.sa.gov.au
View the [SA Planning Portal](#) • Subscribe to our [Newsletters](#)



collaboration . honesty . excellence . enjoyment . respect

We acknowledge and respect Aboriginal peoples as South Australia's first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance; We pay our respects to their ancestors and to their Elders.

Information contained in this email message may be confidential and may also be the subject of legal professional privilege or public interest immunity. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any use, disclosure or copying of this document is unauthorised and may be unlawful.



SANCTUARY

NOTICE
PRIVATE PROPERTY
NO
TRESPASSING

113

TF 359341









