



APPLICATION ON NOTIFICATION – S131 CROWN DEVELOPMENT

Development Number:	26030437
Applicant:	SA Water
Nature of Development:	Construction of two (2) 10ML water storage tanks and associated works
Subject Land:	Lot 1 Kalperri Road, Sandy Creek (CT 6300/575, D134336, AL1)
P&D Code Version:	Version 2026.17 (10 September 2026).
Zone / Sub Zone:	Rural Zone
Contact Officer:	Richard Farnworth
Phone Number:	1800 752 664 (Plan SA Help desk)
Consultation Start Date:	8 October 2026
Consultation Close Date:	4 November 2026
During the notification period, the application documentation can be viewed on the SA Planning Portal: https://plan.sa.gov.au/en/state_developments.	

Written representations must be received by the close date (indicated above) and can either be made online (via the form on the Plan SA website above), posted, hand-delivered, or emailed to the State Commission Assessment Panel (SCAP).

A representation form is provided as part of this document.

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:

Department for Housing and Urban Development Level 9, 83 Pirie Street
ADELAIDE SA 5001

****Please call 1800 752 664 (Plan SA Help desk) beforehand to confirm access and visitation arrangements.**

Email Address: spreps@sa.gov.au



REPRESENTATION FORM

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, S131 – CROWN DEVELOPMENT

Development Number:	26030437		
Applicant:	SA Water		
Nature of Development:	Construction of two (2) 10ML water storage tanks and associated works		
Subject Land:	Lot 1 Kalperri Rd, Sandy Creek, SA 5350 (CT 6300/575, D134336 AL1).		
Contact Person:	Richard Farnworth	Phone Number:	1800 752 664
Close Date:	Wednesday 4 November 2026		

My name: _____ **My phone number:** _____

Primary method(s) of contact:

Email: _____

Postal Address: _____

You may be contacted via your nominated PRIMARY METHOD(S) OF CONTACT if you indicate below that you wish to be heard by the State Commission Assessment Panel in support of your submission.

My interest in the development is as (please tick one):

- ☐ owner of a local property (Address: _____)
- ☐ occupier of a local property (Address: _____)
- ☐ representative of a company / organisation affected by the proposal
- ☐ private citizen

My view of the development (please tick one):

- ☐ I support the development
- ☐ I support the development with some concerns
- ☐ I oppose the development

My comments:

Please nominate if you wish to be heard (appear before the State Commission Assessment Panel):

- ☐ I wish to be heard in support of my submission:
- ☐ by appearing personally
- ☐ by being represented by the following person _____
- ☐ I do not wish to be heard in support of my submission

Signature: _____ Date: _____



PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

SECTION 131 - CROWN DEVELOPMENT

NOTICE OF APPLICATION FOR APPROVAL TO DEVELOPMENT

Notice is hereby given that an application has been made by **SA Water** for approval to construct two (2) 10ML water storage tanks and associated works at Sandy Creek. **(Development Number: 26030437).**

The development site is Lot 1 Kalperri Road, Sandy Creek, SA 5350, D134336, AL1, (CT 6300/575). (See PlanSA Portal for further details).

The subject land is located within Rural Zone of the Planning and Design Code Zone Version 2026.17 (10 September 2026).

A copy of the planning application is available for download from the SA Planning Portal at https://plan.sa.gov.au/en/state_developments and can also be viewed in person at Department for Housing and Urban Development, Level 9, 83 Pirie Street, Adelaide. Please call 1800 752 664 (Plan SA Help desk) beforehand to confirm access and visitation arrangements.

Any person or body who desires to do so may make representations concerning the application by notice in writing delivered to the Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 **NOT LATER THAN 5:00PM – WEDNESDAY 4 NOVEMBER 2026.**

Submissions may also be emailed to: spreps@sa.gov.au

Each person or body making a representation should state the reason for the representation and whether that person or body wishes to be given the opportunity to appear before the SCAP to further explain the representation.

Submissions may be made available for public inspection.

Should you wish to discuss the application and the public notification procedure please contact Plan SA on 1800 752 664 or plansa.sa.gov.au

STATE COMMISSION ASSESSMENT PANEL
spreps@sa.gov.au

Environment and Heritage Expertise

Development Application Report – Sandy Creek Water Storage (Stage 2) – Lot 1 Kalperri Road, Sandy Creek

Version: 1

Date: 31/08/2026

Status: Final

Document ID: -

Confidentiality: OFFICIAL

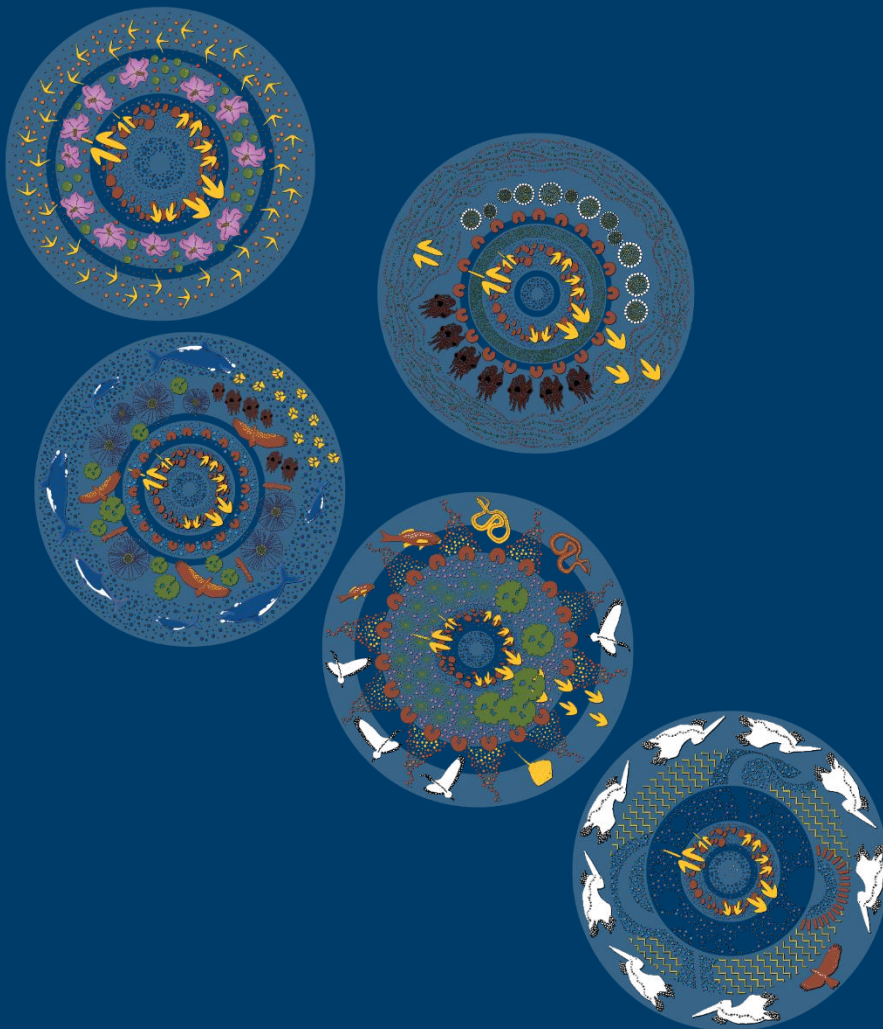


**Government of
South Australia**

© 2026 SA Water Corporation. All rights reserved. This document may contain confidential information of SA Water Corporation. Disclosure or dissemination to unauthorised individuals is strictly prohibited. Uncontrolled when printed or downloaded.

Acknowledgment of country

SA Water acknowledges the Traditional Owners of Country throughout South Australia. We recognise their unique and continuing connection to lands and waters. We pay respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples visiting or living in South Australia.



Document Controls

Version History

Version	Date	Author	Comments
0.1	31/08/2026	SA Water	First draft
1	01/09/2026	SA Water	Final

Contents

1.0	Introduction	4
1.1	Proponent	5
1.2	Purpose	5
1.3	Project Timing	5
2.0	Project Context and Overview	6
3.0	Subject Site and Locality Description	7
4.0	Development Application	12
4.1	Tanks and Associated Infrastructure	12
4.2	Connecting Pipework	14
4.3	Earthworks	14
4.4	Access Works and Car Parking	15
4.5	Stormwater Management	15
4.6	Security Fencing	15
4.7	Landscaping	15
5.0	Procedural Matters	17
5.1	Category of development	17
5.2	Statutory referrals	17
5.3	Public notification	17
6.0	Consideration of Potential Impacts	18
6.1	Site selection	18
6.2	Visual impact	18
6.3	Noise impact	19
6.4	Air quality – dust emissions	20
6.5	Traffic and Access	20
6.6	Construction Management	21
6.7	Stakeholder Engagement	21
7.0	Planning Assessment	22
8.0	Conclusion	29

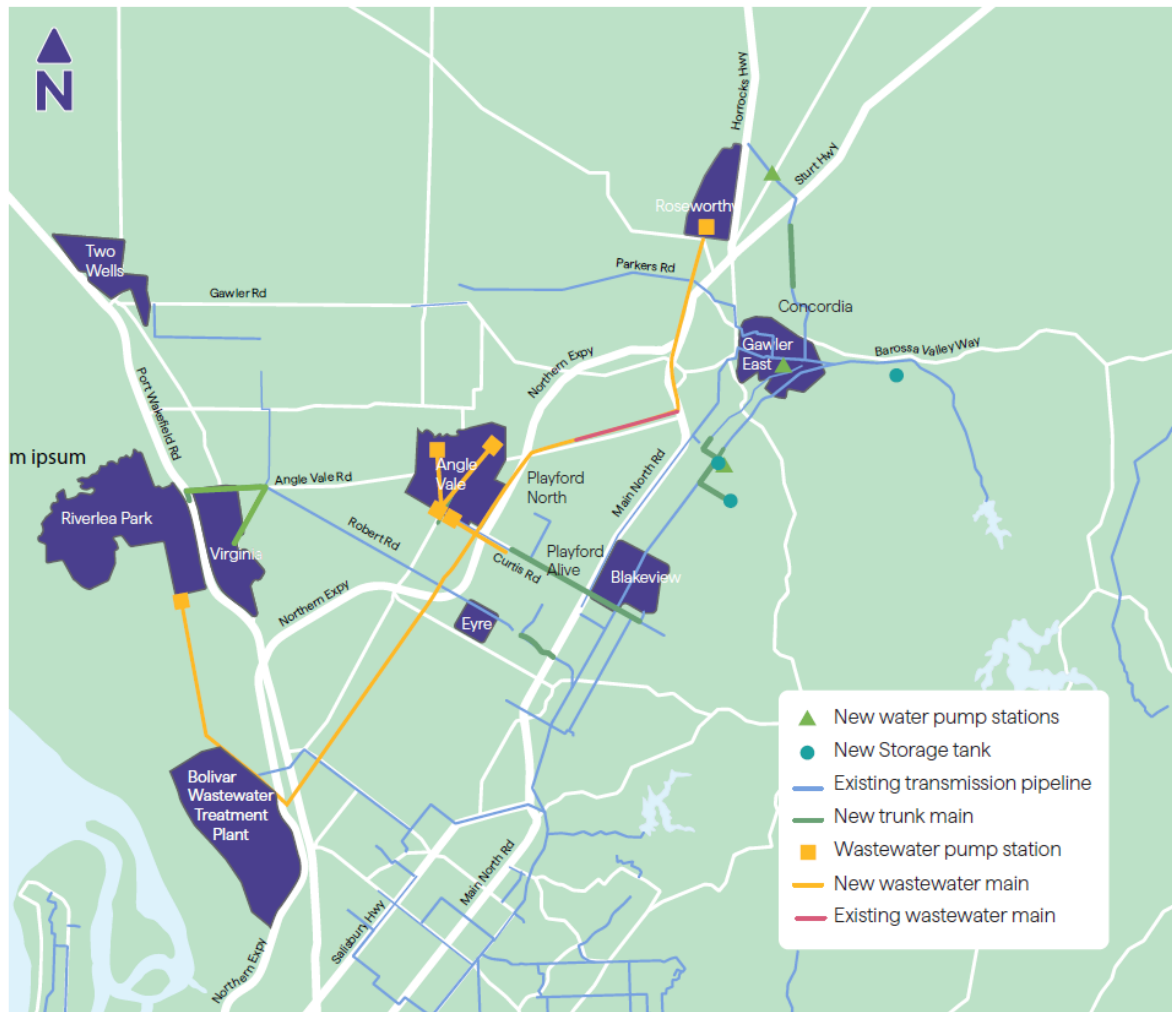
1.0 Introduction

SA Water proposes the development of two new 10ML water storage tanks (Stage 2), immediately adjacent the two existing tanks which are currently under construction (Stage 1).

The two (2) 10ML water storage tanks, and associated infrastructure are required to ensure a reliable and consistent water supply for the region, especially as the population in the Barossa region increases.

The proposed water storage facility in this development application report is part of a program of development within northern Adelaide to provide water and wastewater services (outlined in the map below – sourced from Housing Roadmap – June 2024).

Current planned 2024-28 infrastructure spend



Source: SA Water

This application is a Crown Development proposal pursuant to section 131 of the *Planning, Development and Infrastructure Act 2016*. The proposed works constitute development and no exemption applies under Schedule 13 of the Regulations.

1.1 Proponent

The proponent for the project is SA Water, which is a government enterprise, wholly owned by the Government of South Australia, and established by the proclamation of the South Australian Water Corporation Act 1994 on 1 July 1995.

1.2 Purpose

The purpose of this development application report is to provide a description of the proposed development which requires approval under the Planning, Development and Infrastructure Act 2016 (PDI Act). The information in this report is provided to the State Planning Commission for the purposes of a Section 131 Crown Development Application.

The following information is provided to allow the State Planning Commission to make a determination on the suitability of the proposed development, including:

- Description of proposed works
- Description of the subject site and certificate of title
- Relevant procedural matters
- An assessment of the proposed development against the relevant Planning and Design Code provisions (version 2026 dated 27 August 2026)
- Plans of the proposed development

1.3 Project Timing

Subject to approvals being in place, it is anticipated the components of this Development application will commence in Q1 2027.

The infrastructure is scheduled to be operational in Q3 2028.

2.0 Project Context and Overview

The Concordia development is a major greenfield housing initiative in the northern Adelaide region, identified by the South Australian Government as a key site to help meet housing demand in the State.

Spanning the next 25+ years, the project envisions the construction of 15,000+ new homes on former rural land, delivered in several phases, along with supporting healthcare, education, open space, public transport, and other infrastructure.

Phase 1 includes the development of 2,600 residential lots, and potentially a new hospital. SA Water's first phase of water infrastructure will directly supply this development content as well as providing the foundation for future stages of water infrastructure development. Full build-out of the community is planned by 2052, reflecting the long-term vision for sustained urban growth in the region.

SA Water has made a ministerial commitment to supply water to the Concordia Development as part of the SA Housing Roadmap, facilitating growth in the State.

At current time, there is no supply infrastructure to or within the development area, and existing adjacent infrastructure is unable to meet the additional supply demands caused by the proposed number of allotments without significant upgrade and modification.

Therefore, an additional two new 10ML water storage tanks are proposed to be constructed immediately adjacent the two existing water storage tanks which are currently under construction at SA Water's Kalperri Road site.

The tanks are part of the broader Metro North growth program of works and have been developed to achieve the following primary objectives:

- Deliver new and upgraded water supply infrastructure to support current and forecast demand associated with the Concordia development and surrounding growth areas, including the 2,600 homes that been considered at stage 1.
- Improve the security, reliability, pressure performance, and supply capacity of the water network for existing customers and future Concordia development, consistent with the Metro North and Barossa sub-system planning framework.
- Provide emergency storage capacity sufficient to maintain water supply for a minimum of 18 hours of peak day average demand, consistent with transfer/system storage assumptions adopted for Concordia.
- Provide a solution that can be extended to provide water to 15,000 homes in the long term without upgrade or modification.

This planning report outlines the proposed water storage tanks in further detail.

3.0 Subject Site and Locality Description

The subject site is on Kurna land and situated on Kalperri Road, in the suburb of Sandy Creek.

Allotment/Deposited Plan Number	Certificate of Title	Street Address	Suburb	Landowner
D 134336 AL 1	CT 6300/575	Lot 1 Kalperri Road	Sandy Creek	SA Water



Figure 1 – Aerial image of the subject site

The subject land is located on the western outskirts of the township of Sandy Creek, approximately 6km east of Gawler and 38km northeast of Adelaide's Central Business District. The locality is typically agricultural in nature with the wider area characterized by grazing land and horticulture.

Residential development, in the form of single storey detached dwellings on medium sized allotments, is located within the eastern portion of the locality along with further residential development further to the west. Overtime, the size of these allotments has reduced, allowing for further residential development to occur, which can be seen through the new subdivisions located south of Barossa Valley Way to the east and west of Gawler.

Barossa Valley Way, a State Maintained Road, intersects the locality from west to east, which runs parallel to the now disused Barossa Valley railway line and shared use path. The character of the locality is evident within the generalised land uses below in Figure 2.

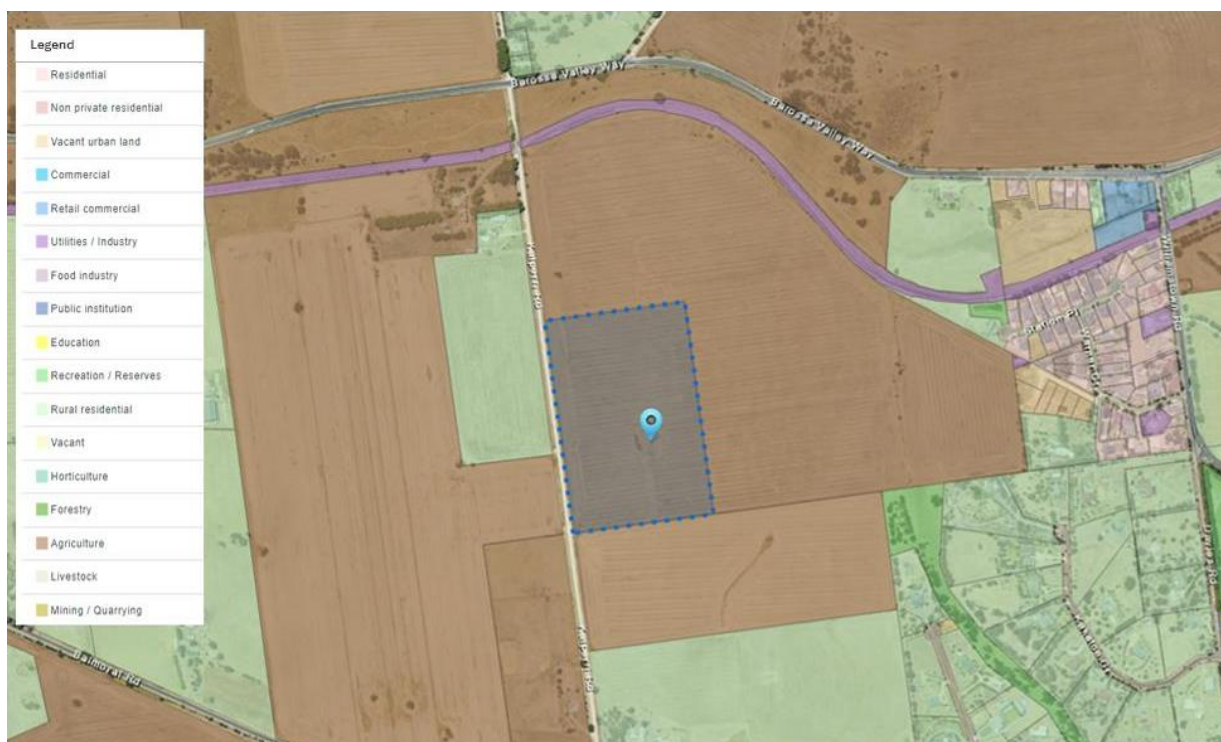


Figure 2 – Generalised land uses in the surrounding locality (Source: SAPPA, 2026)

The subject site is a rectangular shaped land parcel approximately 10.27ha in area. The subject land is bound by agricultural lands to the north, east, south and Kalperri Road to the west. Kalperri Road is an unsealed road which links Barossa Valley Road with Balmoral Road to the south and provides access to three (3) dwellings.

The subject land has been previously utilised for agricultural purposes, however has since been developed with 2 x 10ML water storage tanks and associated infrastructure, currently under construction and approved under DA24025855. The subject land is devoid of native vegetation, most likely due to the lands previous use as agricultural land.

The subject land is undulating in nature, generally falling from the southern boundary to the northern boundary. From south to north, the subject land falls from approximately 184m AHD to 165m AHD, and from approximately 178m AHD to the west to 180m AHD to the east, representative of the slightly undulating topography.

As can be seen in Figure 3 below, two 10ML water storage tanks, PRV building and a stormwater detention basin are currently being constructed. The existing topography as currently described is therefore subject to ongoing change.



Figure 3 – Aerial image of the subject site showing construction of approved tanks underway



Figure 4 – Photograph looking south along Kalperri Road and site frontage



Figure 5 – Photograph looking east at the subject site and existing tanks under construction

4.0 Development Application

This development application seeks approval to construct two new 10ML water storage tanks (Stage 2), immediately adjacent the two existing tanks which are currently under construction (Stage 1).

The two (2) 10ML water storage tanks, and associated infrastructure are required to ensure a reliable and consistent water supply for the region, especially as the population in the Barossa region increases. The purpose of the tank development is to manage water pressure within the supply system and in balancing supply and demand over various times of the day and year.

The proposed development incorporates the following key components:

- Tanks and Associated Infrastructure
- Connecting Pipework (exempt)
- Earthworks (approved as part of Stage 1 – DA24025855)
- Access Works and Car Parking (approved as part of Stage 1 – DA24025855)
- Stormwater Management ((approved as part of Stage 1 – DA24025855)
- Security fencing (approved as part of Stage 1 – DA24025855)
- Landscaping (approved as part of Stage 1 – DA24025855)

4.1 Tanks and Associated Infrastructure

The proposal involves the construction of two 10ML post tensioned concrete enclosed water tanks each of a 47m diameter and height of approximately 7.4m. The tanks will sit adjacent one another within the centre of the site and will be setback from the edge of the flattened area by approximately 10m.

A service Platform Air Bridge is proposed between the two tanks to provide for servicing and inspection of the tanks. The air bridge will be approximately 7m in height above the final finished surface level.

To minimise visual impact, the tanks will be finished in pale eucalypt or other neutral and non-reflective colour.

The site has been designed for remote management and will function largely unmanned, with testing and maintenance activities occurring at various times throughout the year.

The layout efficiently coordinates the selected equipment and surrounding infrastructure to support operation, maintenance access, and constructability. The current design approach aligns with SA Water's standard practice of adopting materials that provide a balance of durability, constructability, and whole-of-life cost efficiency for water storage facilities.

Throughout construction, a laydown area will be established within the site for the duration of the project works. Following completion of the works, the remainder of the site will remain vacant until such time that the need arises for the additional tanks. At this time a new application will be lodged seeking approval for the remaining structures.

Supporting/surrounding infrastructure will be connected to the tanks and is outlined in more detail below. Figures 6-8 overleaf depict the site layout and the building elevations.



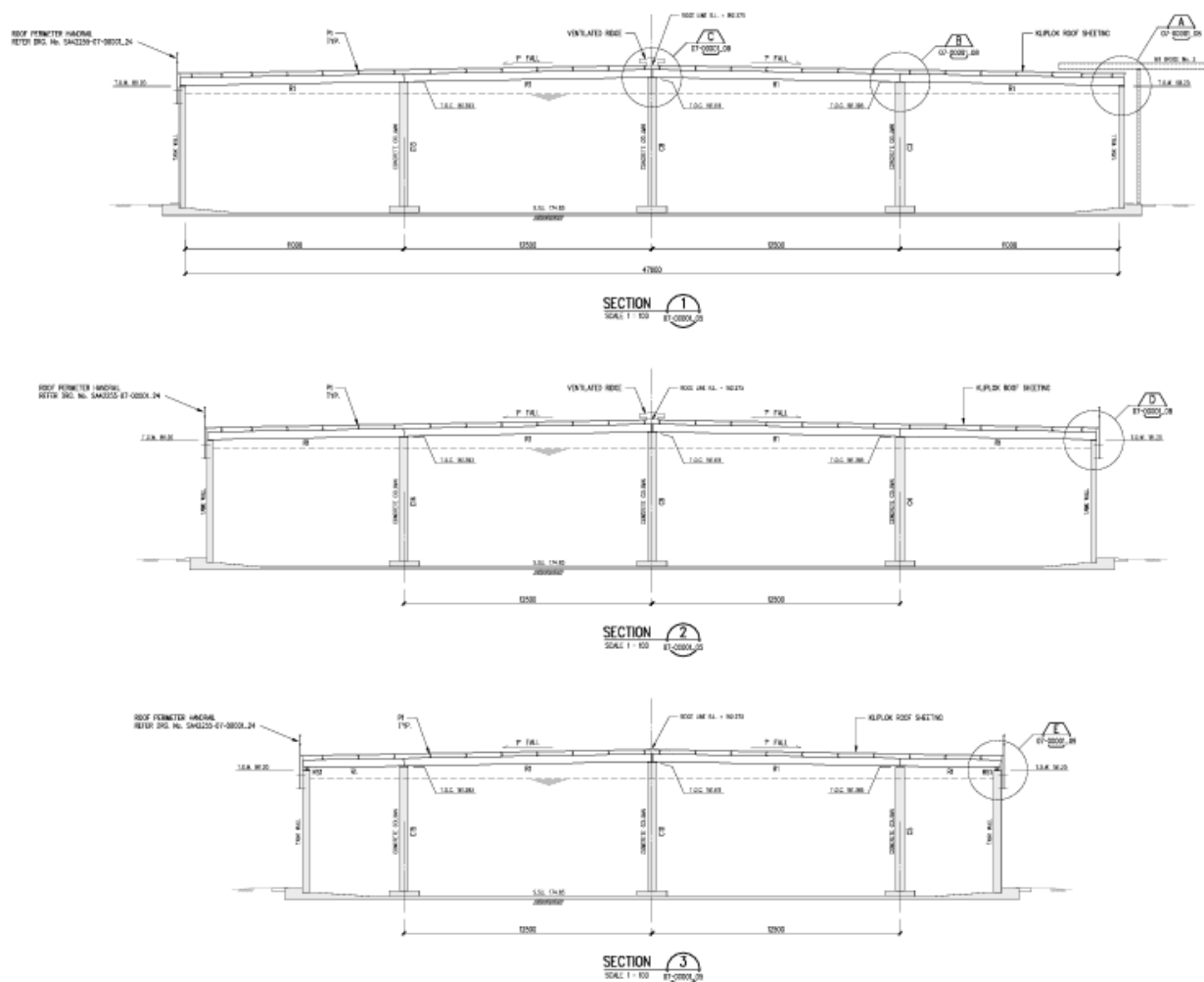


Figure 8 – Elevations plan

4.2 Connecting Pipework

Pipework associated with the tanks will be substantially located underground, before rising into the tanks.

Pursuant to Schedule 13 of the Regulations, if undertaken by SA Water, the construction, reconstruction, alteration, repair or maintenance of any drain, pipe or underground cable is exempt development.

4.3 Earthworks

Due to the undulating nature of the subject land, civil works will be required to provide a suitable base for the tanks. Earthworks are also required for the surrounding batter, driveway and the stormwater detention basin.

It is noted all earthworks have been previously approved under DA24025855, with the majority of earthworks already completed.

Details of earthworks, including finished ground and surface levels are provided in the design drawings.

4.4 Access Works and Car Parking

The proposed tanks will be accessed by Kalperri Road via two crossovers approximately 4.5m in width. These crossovers have been approved under DA24025855 and constructed.

Fencing at this location will be setback from the road edge to allow for a truck to wait while gates are opened, avoiding potential queuing on Kalperri Road. An approximately 4.5m wide, all-weather internal access road network provides connectivity around the proposed tanks with an additional 1.5m concrete walkway and spoon drain around the inner perimeter of the tanks to provide access and drain surface water away from the tank bases.

Four carparks are provided adjacent the PRV building (approved under DA24025855 and constructed). The carparking area also provides for a turnaround area for larger vehicles which may be required to enter the site.

4.5 Stormwater Management

The proposed tanks will increase peak flow rates from the subject site due to increased impervious areas and a reduction in the surface roughness of the site. Accordingly, a Stormwater Management Plan is required which provides details of how an increase in stormwater flows and adverse impacts will be managed as a result of potential increased post-development runoff, in addition to demonstrating compliance with stormwater quality objectives and site pollutant reduction targets.

A Stormwater Management Plan and Stormwater Design was previously prepared by GHD based on Stages 1 and 2 (4 tanks in total) and has been approved under DA24025855. Stormwater infrastructure supporting the proposed and approved tanks has been predominantly constructed.

The Stormwater Management Plan highlights the major overland flow paths, detention storage, stormwater quality management and general flow management. The general stormwater strategy is to deflect external flows around the Site with a perimeter bund and the internal flows are to be collected via grading and v-swale drains. Flow upstream of the perimeter bund will follow the natural contours of the site to the East and West, as observed prior to the construction of the tank site. The flows from the new tank site are to be collected in a detention basin to attenuate flows and to meet pre-development requirements and additionally provide water quality improvement via detention basin.

4.6 Security Fencing

The site perimeter will be secured via new perimeter security fencing made to SA Water TS121 standard installation, of 1.8m high galvanised chainmesh with 3 barbed wires above representing a total height of 2.4m. Security fencing has been approved under DA24025855.

The site will be alarmed in accordance with SA Water security standards and integrated into SA Water's telemetry/SCADA network.

4.7 Landscaping

Landscaping is proposed to be provided around the external perimeter of the site and will assist to enhance the appearance of the development and soften the visual impact of the tanks when viewed from the streetscape and surrounding properties.

While a detailed landscape plan is still being finalised, a preliminary landscape plan has been prepared by GHD for the site and is shown in Figure 10 overleaf. The render in Figure 9 also indicatively illustrates the extent and location of proposed landscaping across the site.

The Sandy Creek landscape design focuses on integration with natural water systems, enhancing biodiversity, mitigating bushfire risk and incorporating water-sensitive urban design. The planting schedule incorporates native planting of both small and medium sized plants alongside water sensitive urban design (WSUD) planting. The planting selection is derived from the two pre-European vegetation groups relating to the Sandy Creek site, being Eucalyptus Woodland and Tussock Grasslands.

To reduce potential bush fire risk, all trees are to be planted a minimum of 20m apart from each other and 40m away from tanks and pipes. All planting is to be setback a minimum of 10m from the proposed water tanks. Landscaping is proposed in areas of the site which are most visible from the public, being the boundary along Kalperri Road and the northern boundary, somewhat visible from Barossa Valley way, and the adjoining agricultural parcel of land.



Figure 9 – Artist impression of the proposed wastewater storage facility (source: SA Water)



Figure 10 – Preliminary Landscape Plan (source: GHD)

5.0 Procedural Matters

5.1 Category of development

Schedule 13 of the *Planning, Development Infrastructure (General) Regulations 2017 (PDI Regulations)* does not apply to the proposed pump station facility and the application is expected to be performance assessed under the Planning and Design code as a Section 131 development (*Planning, Development and Infrastructure Act 2016, PDI Act*).

5.2 Statutory referrals

The proposal is expected to be referred to Barossa Council for their response. Pre-lodgement consultation has been undertaken to discuss the proposal and information requirements to support assessment of the application.

5.3 Public notification

Public notification for a minimum period of 15 business days is required for this Crown development proposal as the total development cost exceeds \$10 million.

6.0 Consideration of Potential Impacts

It is considered that the distance of the proposed development from sensitive land uses in conjunction with mitigation measures taken to reduce visual and operational impacts, will negate any issues relating to visual amenity, noise or traffic associated with the construction or ongoing operation of the water storage tanks. Proposed mitigation measures are outlined in further detail below.

6.1 Site selection

The initial site selection process considered a number of factors impacting on the final design and development of the facility. A number of land use planning, environmental and technical investigations have informed considerations in relation to the suitability of the site and the proposed location of infrastructure.

The proposed water storage tanks will be co-located adjacent two existing water tanks under construction, on an established SA Water owned site, containing water storage infrastructure. In this location, the two proposed tanks will have minimal additional impact, and can be serviced by recently constructed infrastructure, including underground pipework, trunk main, PRV building, stormwater detention basin, car parking, internal and external access.

The site is large enough to accommodate the new water tanks, as well as appropriate boundary setbacks, landscaping in addition to providing enough space for construction activities. The site is considered to be suitably setback and buffered from sensitive receptors.

6.2 Visual impact

Due to the scale of the tanks, it is acknowledged that they will be visible from Kalperri Road and have the potential to generate visual impact. The design measures incorporated to mitigate visual impact include excavating the structures into the hillside, muted and non-reflective external finishes, large boundary setbacks and landscaping around the site perimeter.

The tanks have also been co-located adjacent two existing tanks currently under construction. The landscape scheme will incorporate a range of plant species of varying heights at maturity. While a detailed landscape plan has not yet been prepared, the renders in Figures 11-13 indicatively illustrate the extent and location of proposed landscaping around the perimeter of the site and how the tanks will appear in the context of the wider landscape.

It is considered the siting, design and landscaping measures described will ensure the facility does not result in unacceptable visual impacts to the streetscape and surrounding landscape.



Figure 11 – Artist impression of the proposed pump station (source: SA Water)



Figure 12 – Artist impression of the proposed pump station (source: SA Water)



Figure 13 – Artist impression of the proposed pump station (source: SA Water)

6.3 Noise impact

Given the main purpose of the proposal is for water storage, minimal noise is anticipated with the majority of pipework and valves located underground. The operation of the facility will not require staff visiting the site frequently. In this regard, minimal traffic volume increase is expected.

On this basis it is considered that operation of the proposed water storage tanks will not adversely impact sensitive receptors by way of noise.

6.4 Air quality – dust emissions

During the operational phase the proposed development is expected to have negligible impacts on air quality.

During construction, works have the potential to impact local air quality particularly associated with dust generated during ground disturbing activities and management of temporary stockpiles. Emissions may also be associated with the use of construction and other heavy vehicles.

Such impacts will be mitigated through the use of a water truck to suppress the dust throughout the construction period. Given the distance to the nearest sensitive receptors, it is considered there will be minimal impacts on local air quality, if the controls within the Construction Environmental Management Plan are implemented.

6.5 Traffic and Access

Once operational, the proposed development will generate minimal traffic, with access only being required for infrequent maintenance purposes.

Traffic will be mostly generated by the construction phase. It is anticipated that this will take the form of standard construction vehicles/equipment, construction employee vehicles and equipment/materials delivery. Transportation of materials to site will rely on the use of a variety of truck sizes and site access has been designed to accommodate vehicles up to 12.5m in length.

A Traffic Management Plan (TMP) has been prepared by McConnell Dowell in conjunction with Zancott Traffic Group and is attached to this application. The TMP outlines comprehensive traffic management strategies which would ensure safety and operational performance of Kalperri Road throughout construction. Key elements of the TMP include:

- Use of clear and visible signages at vantage points
 - Speed limits – from 100km/h to 40km/h
 - Hazard signage at identified risk locations such as the crest along Kalperri Road and the culvert crossing
- Additional guideposts along the narrow culvert section to improve delineation
- One-way heavy vehicle movements during bulk earthworks
 - The traffic route was amended from 2-way to a 1-way route, therefore, the proposed route does not require heavy vehicles to be travelling in both directions on Kalperri Road but in the southbound direction only
- Active traffic management during intensive periods such as concrete pours
 - Daily inspections of signage and traffic controls along the Kalperri Road
 - Adequate safety training and induction for site workers, truck drivers, etc
 - Ensuring all truck drivers have appropriate licences
 - Record keeping of inspections and adjustments made on site
 - Notification to nearby residents and Council, as required
- Following completion of works, rehabilitation to return the Kalperri Road to its pre-construction condition

These measures are consistent with widely accepted practice for managing temporary construction traffic on unsealed rural roads, noting Kalperri Road is most appropriately classified as a Class 4B unsealed road according to the Australian Road Research Board (ARRB).

During the assessment of DA24025855 and to address Barossa Council concerns in relation to increased traffic volumes within Kalperri Road during the construction phase and subsequent road safety, SA Water engaged Tonkin to prepare an independent traffic management assessment. The report provided an assessment of Kalperri Road, including existing traffic and road conditions, anticipated construction impacts, risks associated with construction traffic, and temporary work zone traffic management considerations. Targeted mitigation strategies were also identified to maintain and enhance road safety within Kalperri Road. This report and its recommendations were subsequently endorsed by the Minister for Planning.

To support this development application, SA Water has engaged Tonkin to prepare an addendum to the original report, confirming the mitigation measures identified in the original report have been implemented and that they continue to ensure ongoing road safety associated with a future phase of construction.

6.6 Construction Management

It is anticipated that the construction phase will present the most notable potential for disruptions and impacts. While this is a temporary phase, it is identified that construction impacts require careful and appropriate management. A Construction Environmental Management Plan (CEMP) has been developed by the construction contractor, McConnell Dowell, in conjunction with the SA Water Environmental Manager.

The CEMP addresses site specific environmental requirements for the construction of the tanks to minimise the potential impacts to the environment. The key objectives of the CEMP are to:

- Ensure that potential environmental risks associated with common construction activities are being considered as part of the planning and delivery of SA Water's works
- Ensure that control measures are in place to minimise potential risks and impacts while ensuring to meet project environmental objectives. i.e.,
 - Erosion and sediment control
 - Groundwater and surface water dewatering
 - Dust, noise, vibration and light controls
 - Chemicals and Hazardous Materials
 - Native vegetation and tree protection
- Ensure the works are undertaken in accordance with SA Water customer expectations
- Continually improve project/site practices for the mitigation and management of impacts
- Establish clear responsibilities for environmental management as part of the works
- Ensure compliance with all statutory and regulatory requirements.

6.7 Stakeholder Engagement

SA Water's stakeholder engagement team have had ongoing engagement with surrounding property owners since late 2024 in relation to the tank site and traffic management of Kalperri Road and specifically notified property owners of this development application being lodged in August 2026. The intention of engagement was to;

- Introduce the project and provide clear, accessible information.
- Explain the DA process, including how stakeholders can provide comment.
- Offer opportunities for face-to-face discussions to identify impacts and explore mitigation measures.
- Maintain strong, transparent relationships with key stakeholders.
- Highlight benefits of selected location and suitability for long term operations.
- The project team values feedback and will work with directly impacted stakeholders to identify and manage impacts.

7.0 Planning Assessment

Zone/Overlay	Policy Overview	Response by Development Application
Rural Zone	The zone seeks to support the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources. It also seeks to support diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.	While the rural zone seeks to limit the amount of civil work undertaken, cut and fill of the land will be required to provide a level surface for the provision of the two water tanks. The proposed water tank storage area is to be placed at 175m AHD requiring excavation works to lower the final surface level from a maximum ground level of approximately 184m AHD. As much excavated fill will be reused in the project footprint where fill is required to minimise the extent of spoil being removed from site. Although the proposal will require excavation, it is considered that the tanks will be less visually intrusive as a result. The lowered ground level surface will allow the proposed tanks to sit within the hillside thereby reducing the total height of the proposed tanks when viewed from public roads and the wider locality. Additionally, landscaping is proposed around the perimeter of the site. This proposed landscaping will not only further assist in screening the proposed development but will provide for native vegetation within an area that is substantially devoid of vegetation, thereby providing an improved and positive outcome for the locality. The proposed tanks are sited, designed and considered to be of a scale that maintains rural character, function and respects the existing landscape amenity of the area, while also incorporating important essential infrastructure. The tanks and buildings will be constructed of materials that are typically found within an

agricultural landscape. While the proposed tanks are of a greater scale than typically found within an agricultural setting, they are common features within this type of rural landscape. The nature of the proposal will provide additional water resources to support the existing rural and agricultural activities in the locality along with shoring up the regions water supply.

The tanks are considered to have adequate setback from any public road and sensitive receivers. To the west, the tanks are separated approximately 60m to Kalperri Road. To the North, east and south, tanks are separated more than 400m away from any public road. The closest residential house is located at a greater distance than 170m north of the proposed development footprint.

Further, visual bulk of the large-scale water tank storage units is minimised by siting of the structures within excavated troughs using a tiered arrangement. The terrain together with the proposed cut and fill will mitigate visual impact by having the building area levelled down in relation to the existing terrain. The existing topography around the proposed tanks will then act as a screening element.

The proposed use of the land as a water tank storage facility would not impede on the ability of existing uses to continue or unreasonably impact on existing residential development when viewed in the context of farming and agricultural practices.

It is considered that the distance of the proposed development from sensitive land uses in conjunction with mitigation measures taken to reduce visual and operational impacts, will negate any issues relating to visual amenity, noise or traffic

		associated with the construction or ongoing operation of the water storage tanks, and ensure there is no inappropriate land use conflict.
Character Preservation District Overlay – Not in Township Overlay	The overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts. The long term use of land outside of townships for primary production and associated value adding enterprises is assured and promoted.	The proposed subject land is located west of the Sandy Creek township, with adjacent Lot 2 providing separation between the proposed tank facility and residential property boundaries to the east. The proposed development will not change the existing use of this adjoining land as agricultural land, thereby not directly impacting on existing residential development in the locality as envisaged by PO 2.1 and PO 2.2. The closest residential properties are located 400m southeast and 180m north of the proposed development. Further, the water tanks are separated from sensitive receivers and remain in keeping with the rural area character by way of installation upon excavated land. The excavation and filling civil works as part of the proposed development is to allow for a suitably flat portion of land to support the placement of the tanks and supporting infrastructure. The existing topography of the land and the proposed fill batters will largely obstruct views to the water tank structures when viewed from external lands to the subject land. Looking from Barossa Valley Way, the site will be partially screened by the hilly nature of the existing terrain in addition to the cut and fill works. Once landscaping has been installed, the proposed development will be further obscured from Barossa Valley Way. The large water tank structures are of concrete construction and will have a neutral and non-reflective finish.

		The surrounding area is pastoral land with gently undulating topography. It is not expected that native vegetation and/or mature trees will be required to be removed to support the proposed development due to the already largely cleared landscape. The proposed development aims to blend with the undulating ridgeline of the surrounding landscape by excavating and levelling an area for the tank and outbuilding structures and utilising the fill to construct a ridgeline that conceals the majority of the structures. As the site was previously used for agricultural purposes, there are no buildings or significant vegetation located on site. The proposed tanks will be set within the hillside due to the level of excavation proposed to flatten a portion of the site. With the addition of landscaping around the proposed tank sites, the proposed tanks and associated infrastructure will be largely screened from view. The proposed development is considered to accord with the Character Preservation District Overlay.
Hazards (Bushfire – Medium Risk) Overlay	The overlay seeks to ensure that 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. It also seeks to facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.	The proposed tanks and associated infrastructure are significantly separated from potentially flammable vegetation cover due to the nature and use of the existing site and the siting of the development within an excavated area. The proposed development provides two all weather access points approximately 4.5m in width and separated, providing an access point to the north and centrally within the subject land. The proposed internal road maintains a minimum width of 3m which enables transit around the perimeter of the two tanks.

		The road geometry provides a turning radius to enable a 12.5 metre length truck (emergency fire service vehicle minimum) to manoeuvre throughout the site in a forward motion. To further provide ease of access, additional areas are provided within the tank site for emergency service and larger vehicle turn around areas. The proposed development is considered to accord with the Hazards (Bushfire – Medium Risk) Overlay.
Hazards (Flooding – Evidence Required) Overlay	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 (DO 1).	The Stormwater Management Plan outlines how the design will reduce the potential for flooding, convey design flows and minimise detrimental impact on water quality. The site does not involve the storage of hazardous goods. Where hazardous goods may be required on site, such as at times of dosing, they will be handled within contained structure to avoid the potential for spills entering into the environment. The pump station is therefore expected to meet the Hazards (Flooding – Evidence Required) Overlay policy.
Native Vegetation Overlay	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.	No trees or other native vegetation are proposed for removal. This is largely due to the subject land having previously been utilised as agricultural cropping land and unlikely to house remnant native vegetation. The proposal will instead introduce the planting of native species across, bushes, grasses, trees and plant species specifically identified for areas incorporating Water Sensitive Urban Design. The proposed development is considered to accord with the Native Vegetation Overlay.

General Development Policy – Infrastructure and Renewable Energy Facilities	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 (DO1).	The proposed development has been carefully designed to mitigate amenity impacts to sensitive receptors and to minimise visual impacts within the broader landscape. The surrounding land uses are considered to be of a compatible nature with the proposed development. Surrounding land uses are agricultural industry and rural residential. It is considered that the distance of the proposed development from sensitive land uses in conjunction with mitigation measures taken to reduce visual and operational impacts, will negate any issues relating to visual amenity, noise or traffic associated with the construction or ongoing operation of the water storage tanks, and ensure there is no inappropriate land use conflict. The operation of the facility will not require staff visiting the site frequently. In this regard, minimal traffic volume increase is expected. The proposed use of the land as a water tank storage facility would not impede on the ability of existing uses to continue or unreasonably impact on existing residential development when viewed in the context of farming and agricultural practices.
General Development Policy – Interface between Land Uses	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses (DO1).	The proposed tanks are located within the Rural zone with the closest sensitive receivers also located within the Rural zone. Additionally, the proposed development is sited on the southwest boundary of the subject land, and not directly adjacent sensitive receivers. It is also noted that tanks and similar structures such as silos are typically associated with agricultural development, for providing water resource and storage. It is therefore considered that the proposed development is compatible with surrounding land agricultural land uses and can reasonably

		integrate into the existing agricultural landscape of the locality. The distance of the proposed tanks from sensitive land uses in conjunction with mitigation measures taken to reduce visual and operational impacts, will negate any issues relating to visual amenity, noise or traffic associated with the construction or ongoing operation of the water storage tanks. The proposed water storage tanks are to be constructed of concrete and will be finished in a muted tone and non-reflective colour. Further, the tanks will be largely obscured by natural and excavated ridgelines as well as the existing tanks which are under construction. All development on the site will utilise materials that are not considered to present solar reflectivity or glare issues to adjoining properties and the wider locality.
General Development Policy – Transport, Access and Parking	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.	The proposed development is provided with suitable access, including two access points from Kalperri Road and unsealed roads that extend throughout the facility. Safe and adequate internal and external access to the site has been assessed under a previous development approval and established as part of Stage 1. The provided Traffic Management Plan outlines comprehensive traffic management strategies which would ensure safety and operational performance of Kalperri Road throughout construction.

8.0 Conclusion

The essential water infrastructure is proposed to support residential development in Northern Adelaide as part of the Government's Housing Roadmap. When completed, the new water storage tanks will deliver new and upgraded water supply infrastructure to support current and forecast demand associated with the Concordia development and surrounding growth areas.

Specifically, the project will:

- Improve the security, reliability, pressure performance, and supply capacity of the water network for existing customers and future Concordia development, consistent with the Metro North and Barossa sub-system planning framework.
- Provide emergency storage capacity sufficient to maintain water supply for a minimum of 18 hours of peak day average demand, consistent with transfer/system storage assumptions adopted for Concordia.
- Provide a solution that can be extended to provide water to 15,000 homes in the long term without upgrade or modification.

Assessment of the Planning and Design Code indicates that the proposal is not at variance with the principles and objectives of the relevant zone and policy areas for the following reasons:

- The proposed development is in the form of public infrastructure identified as a need to provide adequate and sustained water supply to the local area and future growth of the region.
- The proposed water storage tanks have been located on an established site containing water storage infrastructure and configured to ensure no impacts to sensitive receptors during both construction and operation.
- It is considered that the distance of the proposed development from sensitive land uses in conjunction with careful design and mitigation measures to reduce visual and operational impacts, will negate any issues relating to visual amenity, noise or traffic associated with the construction and ongoing operation of the water storage tanks.
- The tanks are clustered together within the site, set lower within the hillside and setback from Kalperri Road to minimise visual impacts to the streetscape and surrounding landscape.
- Extensive landscaping around the perimeter of the site will provide screening and soften the appearance of built form, and suitable external material finishes have been chosen to minimise visibility and solar glare.
- The proposed development avoids clearance of native vegetation.
- The proposed development provides multiple access routes and considers heavy vehicle movements in/out as well as within the site.

The proposed development is NOT seriously at variance with the Planning and Design Code Policy and should be granted Development Approval by the Minister for Planning or their delegate. On this basis, the proposed development is considered to warrant planning consent, subject to appropriate conditions.