CAP MEETING – 10 September 2025
ITEM 8.2

DEVELOPMENT NO.:	25012307
APPLICANT:	Pavilions At Lenswood
ADDRESS:	747 SWAMP RD LENSWOOD SA 5240 CT6146/165 D94407 QP10
NATURE OF DEVELOPMENT:	Day Spa and Wellness Centre (Personal Services Establishment) with swimming pool, advertisement, associated earthworks, landscaping, and carparking in association with existing Tourist Accommodation premises
ZONING INFORMATION:	**Zones:** • Productive Rural Landscape **Overlays:** • Environment and Food Production Area • Hazards (Bushfire - High Risk) • Hazards (Flooding - Evidence Required) • Limited Land Division • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Water Resources
LODGEMENT DATE:	12 May 2025
RELEVANT AUTHORITY:	Adelaide Hills Council Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.8 01/05/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Blake ONeil Senior Statutory Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Civil Assets Team Environmental Health Team

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DETAILED DESCRIPTION OF PROPOSAL:

The application proposes a personal services establishment in the form of a Day Spa and Wellness Centre, on an allotment used for tourist accommodation at Lenswood. The subject land is located in the Productive Rural Landscape Zone. The proposal comprises eight treatment rooms with associated offices, toilets, staff room and laundry. The treatment rooms include traditional massage and retreat rooms as well as pools, sauna and, a snow room. The application includes documents to support the snow room that show a detached built form, the proposal is located internally within the main building. The development is single storey, split level design to follow the contours of the land and minimise earthworks. The building utilises varied materials to add to the visual amenity. The main material for the walls and roof is Colourbond in 'monument' colour with stone and wood to provide a contrast. The Colourbond is a mix of corrugated and a seamed variety.

A carpark is located forward of the Personal Services Establishment providing 35 car parking spaces. Access will be provided from an existing crossover on Leslie Road. No retaining walls above one metre in height are proposed with cut and fill being managed by batter in the most part. Stormwater will be captured in three tanks to the side of the building, one of which is for fire-fighting purposes. The overflow is directed to a soakage pit and on to the watercourse. A new wastewater application has been approved comprising a septic tank and two soakage trenches on the south western side of the building to maintain watercourse and boundary setbacks.

A landscaping plan has been provided with hedging forward of the carpark to screen the proposed retaining walls. Trees will frame the entrance to the site of the development and a post and rail fence will clearly define the site area and provide a cohesive appearance to the existing development which uses the same style of fencing. Decidious vegetation will serve to break up the bulk and scale of the development and add to the visual amenity of the proposal.

The proposal is intended to be open to the public and ancillary and value adding to the existing Tourist Accommodation on the allotment. The subject land has some cows on site and the surrounding allotments have primary production activities. The opening hours are Wednesday to Monday 10:00am to 6:00pm with one staff member opening and closing one hour either side. Staff will also be onsite Tuesdays to facilitate bookings and housekeeping.

There will be a crossover of staff from the Tourist Accommodation utilising the same grounds, housekeeping and guest services staff. At the peak times on the weekend a total of 5.2FTE over 5 positions will be required supplemented by additional casual massage therapists when needed for bookings. The capacity will be capped at 64 patrons per day with a total of 8 patrons per hour. The number of patrons includes those from the Tourist Accommodation on site.

A dwelling has Planning Consent on the parcel in a similar location to the proposal, the applicant has stated they will not proceed with the dwelling application.

The advertisement is visible from the façade of the building and is attached to a blade wall that will also serve to screen the courtyard and provide privacy. The advertisement consists of branding and a brief description of the business. No illumination has been nominated, and it is fixed in place. The colours chosen to provide a cohesive appearance with the building.

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BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
26 April 2019	16/447/473	Application for Tourist accommodation facility comprised of 2 separate self-contained villas, masonry walls (maximum height 900mm), landscaping & associated earthworks
17 June 2020	19/1002/473	Outbuilding associated with tourist accommodation facility and associated earthworks
15 October 2021	21030551	Expansion to existing tourist accommodation facility - construction of four additional accommodation units (six units in total), masonry walls with attached signage (maximum height 900mm) & associated earthworks (non-complying) - MINOR VARIATION - Amendment to Villa 6 – additional 16.368sqm to increase size of bathroom and add a disabled bathroom.
16 May 2022	22011558	Ground mounted solar array
16 June 2022	21040509	Two above ground swimming pools & one spa pool (hot tub) with associated safety barriers including decks and privacy screening associated with tourist accommodation facility - units 3, 5 & 6
1 September 2022	22029294	Storage Shed
7 October 2022	22025576	Deck & pergola attached to tourist accommodation unit (unit 5) & re-location of approved spa pool (hot tub) with associated safety barriers
30 April 2024 (Planning Consent only)	23012316	Single storey dwelling & water storage tanks (maximum capacity 50,000L)

SUBJECT LAND & LOCALITY:

Location reference: 747 SWAMP ROAD LENSWOOD SA 5240
Title ref.: CT6146/165 **Plan Parcel:** D94407 QP10

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Site Description

The allotment comprises two pieces of land divided by Leslie Road with a total area of 6.86ha and frontages to both Swamp Road and Leslie Road. The application proposes development on piece 10, the parcel to the south of Leslie Road comprising 3.7ha. The land slopes up to the rear and a watercourse runs north/south across the site at approximately the mid-point. There are four Tourist Accommodation units located between the front boundary and the watercourse and outbuildings close to the northern and southern boundary of piece 10 to the west of the watercourse. There is no dwelling on the land.

To the north of Leslie Road is piece 9. This has a total area of 3.2ha with a primary frontage to Swamp Road and a secondary frontage to Leslie Road. The land has an irregular shape with two watercourses from the west and east crossing to the southern boundary and continuing to piece 10. The land slopes up from each watercourse with a gentle rise to Range Road and a steep rise to the north. Two tourist accommodation units with ancillary structures are located on the eastern portion of the land.

Each piece has an existing access to Swamp Road with the subject piece also having access from Leslie Road. The tourist accommodation on each piece is known as Pavilions at Lenswood. An internal bridge has been constructed over the watercourse on the subject parcel to allow utility vehicles access to both sides of the subject land for deliveries, waste collection and people movement without having to exit the site. A dam is located on the site to the south of the Tourist Accommodation.

Locality

The locality comprises two patterns of development. The land fronting Swamp Road has varied allotment sizes ranging from 4000 -5000m^2 containing a dwelling and ancillary structures. The land away from Swamp Road comprises larger allotments over 5ha in size with primary production land uses. These have single dwellings with outbuildings and agricultural buildings.

The township of Lenswood is located 1.5 kilometres to the north and Woodside is 5 kilometres to the east. The nearest suburbs of metropolitan Adelaide are Magill and Burnside being a 20-kilometre drive or 25 minutes. Various wineries, cellar doors and other attractions are located within 5 kilometres of the subject land.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Shop: Code Assessed - Performance Assessed
  Advertisement: Code Assessed – Deemed to Satisfy
  Swimming pool or spa pool and associated swimming pool safety features – Performance Assessed

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

- **REASON**
  P&D Code; Not Restricted. Performance Assessed on merit only pathway.

The Planning and Design Code does not provide an 'Accepted' or a 'Deemed to Satisfy' pathway for the shop swimming pool or spa elements. They are also not listed as being 'Restricted' forms of development under Table 4 of the Productive Rural Landscape Zone. Therefore, it is considered that as per Sections 105 (b) and 107 of the PDI Act, 2016, that the proposal be assessed as 'Performance Assessed' development with the exception of the advertisement, which meets the Deemed to Satisfy criteria.

PUBLIC NOTIFICATION

- **REASON**
  Advertisement meets the Deemed to Satisfy criteria and does not require Public Notification.
  Shop is a listed Element in Column A of Table 5 in the Productive Rural Landscape Zone. Column B lists exceptions for development that does not meet Zone DFP 6.1 and DPF 6.2. The Gross Leasable Floor Area exceeds 100sqm (DPF6.1) and Setbacks from boundaries are less than 20m (DPF6.2).

  Public Notification period – 20 June – 10 July 2025

- **LIST OF REPRESENTATIONS**

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Joel Taggart	25 Albert Street, Gumeracha SA, Australia GUMERACHA SA, 5233	No	
Konrad Romaniuk	PO BOX 4 CRAFERS SA, 5152	Yes	Konrad Romaniuk

- **SUMMARY**

  The issues contained in the representations can be briefly summarised as follows:

  - Stormwater
  - Traffic Safety Issues

A copy of the representations is included as ***Attachment 4 – Representations*** and the applicant's response is provided in ***Attachment 5 – Response to Representations.***

AGENCY REFERRALS

No Agency referrals.

INTERNAL REFERRALS

Civil Assets Team
Stormwater and car parking reviewed. Changes to notations for the GPT were required, gradients for the disability car parking space were added and modification to the parking in front of retaining walls for safety were required. All items were resolved, and the current plans are acceptable.

Environmental Health Team
A new wastewater system has been approved with a septic tank to the south side of the building and trenches to the rear. The wastewater did not trigger a referral to the EPA.

PLANNING ASSESSMENT

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

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

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

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

Zone:

Productive Rural Landscape Zone:

Desired Outcomes	
DO1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
DO3	Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 2.2, 6.1, 6.2, 11.1 DPFs: 1.1, 2.1, 2.2, 6.1, 6.2, 11.1	

The subject land is located within the Productive Rural Landscape Zone which supports a range of land uses that capitalise on the proximity to the metropolitan area and supports new investment that can coexist with adjoining activities and mitigate land use conflicts. The proposal meets the definition of a Personal Services Establishment as defined in Part 7 of the Code which is included in the definition of 'Shop'. Zone DPF 1.1 provides a list of expressly envisaged land uses including a 'shop' as proposed in this application. The associated PO1.1 seeks development including tourism. The proposal seeks to add value to the existing Tourist Accommodation and encourage visitation from the locality and the broader area.

The proposal meets Zone PO 2.1 as it is serviced by a secondary frontage to an all-weather road, being Leslie Road to the north of the development, while the allotment also has primary access to Swamp Road. The site of the development has a slope of 1:4.5 or 20% which exceeds the DPF provisions of 10% and the proposal has cut and fill that exceeds 1.5m. The flatter portion of the allotment is to the eastern side of the watercourse and is where the Tourist Accommodation is located. The subject site is the flatter portion of remaining land while maintaining setbacks from the watercourse.

PO 6.1 provides *Shops are associated with an existing primary production or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products*. The Personal Services Establishment is established with an existing Tourist Accommodation land use and is designed to be complementary and to provide a diversification of employment and provide services to visitors, but it is not associated with primary production. The Tourist Accommodation comprises 6 units of one to two bedrooms and the proximity to the metropolitan area and townships will allow for visitors outside of the locality.

Elements of the proposal do not meet DPF 6.1 notably the floor area stipulation of 100m^2. The proposal has an area of 583m^2 and the site coverage is 0.8% when calculated on the allotment at 6.86ha. The DPF does not consider the existing land use or allotment size where the Zone can have allotments varying from less than 1ha to more than 100ha. In this instance when considering the size of the site the floor area is considered an acceptable departure to the DPF and that the proposal does meet PO 6.1 despite this, by providing diversification of employment and services to visitors of both the existing tourist accommodation and the wider community.

The proposal has a minimum setback to the secondary frontage of 11 metres with the remaining setbacks exceeding the 20 metres of DPF 6.2. The site of the development is over 100m from the nearest sensitive receiver and has a building height of less than 9m. The associated PO refers to development that *maintains a pleasant rural character and amenity.* As viewed from the secondary frontage the narrow end of the building faces the street with a vegetation buffer to the street. The hours of operation are limited to 10am to 6pm six days a week and the type of development is not anticipated to produce excessive noise or traffic. The proposal is considered to meet PO 6.2.

As discussed above the building floor area is considered to be large when compared with DPF 6.1 criteria. To further mitigate the potential for impact in accordance with PO 11.1 the building is located below the ridge line and uses low reflective materials that will assist to blend with the landscape such as Colourbond 'monument' and stonework. The setback to the primary frontage of Range Road will be over 150 metres. Tall vegetation and the tourist accommodation will further screen the subject building.

Overlays

Hazards (Bushfire- High Risk) Overlay

Desired Outcomes	
DO 1	Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks: (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack

	(c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front.
DO 2	Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.
DO 3	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 3.1, 6.2, 6.2 DPFs: 1.1, 2.1, 3.1, 6.2, 6.3	

The provisions of the Hazards (Bushfire – High Risk) Overlay are focused on habitable buildings and not land uses such as shops or personal services establishments. The location of the building is away from areas that pose an unacceptable bushfire risk with minimal vegetation to satisfy PO 2.1.

A comprehensive Emergency Evacuation Plan has been provided. The plan includes closing the facility when there is a bushfire threat with advance notice and the facility may close on catastrophic fire days. Monitoring of fire danger will occur on lower fire danger days. The allotment allows for 2 exits and then travel direction to the north, south and east providing options to move away from the locality on sealed roads if the need to evacuate should arise.

Hazards (Flooding - Evidence Required) Overlay

Desired Outcomes	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 DPFs: 1.1	

The proposal is located above the top of kerb to meet DPF 1.1 and the location minimises the risk of flood waters entering the building from the road. The FFL of the building is proposed to be over 10 metres above the watercourse and is not considered to be at risk of flooding from the watercourse. The proposal meets the provisions of the Overlay.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Desired Outcomes	
DO 1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 2.4, 2.5, 3.1, 3.2, 3.3, 3.9, 4.1 DPFs: 1.1, 2.1, 2.4, 2.5, 3.1, 3.2, 3.3, 3.9, 4.1	

The application includes an approved wastewater system that was assessed by Council's Environmental Health Team to meet the Public Health Act and is in keeping with PO 2.1 and PO 2.3. The wastewater system includes a 11kl septic tank to the south side of the building situated over 50m from the watercourse and two irrigation trenches to the rear of the building. The distance of the wastewater system from the watercourse meets DPF 2.5 and the slope is also acceptable to protect the groundwater and surface water from wastewater pollution to satisfy PO2.5. The system has been designed with a total daily flow of 2520 litres per day; this does not the criteria in Table 5 of the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay where 6000 litres per day would require referral.

The stormwater system has been designed by Harnett Engineering and reviewed by Councils Civil Assets Team. The plans have changed as the result of a representation that was received. The applicant has offered to work with the representor to revise the system further to resolve any concerns. The system provides pre and post development flows that are consistent with PO 3.1 The application also includes a Gross Pollutant trap to capture sediments and other gross pollutants prior to dispersal in keeping with PO 3.2 and PO3.3. The stormwater system includes 50kl of capacity for roof capture and a swale for collection from the carpark, these both have an overflow discharge to the watercourse The design is intended to minimise potential impact on water quality to the catchments of the Mount Lofty Ranges and is considered to satisfy the Overlay provisions.

Native Vegetation Overlay

Desired Outcomes	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 DPFs: 1.1	

The proposal does not seek to remove any Native Vegetation or undertake development that would affect Native Vegetation. The applicant has also provided a declaration in accordance with DPF 1.1 of the overlay. The proposal is considered to meet PO 1.1 and the Overlay.

Water Resources Overlay

Desired Outcomes	
DO1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Pos: 1.1, 1.2 DPFs: 1.1, 1.2	

As discussed in the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay the stormwater system has been designed to discharge the overflow to the watercourse. The headwall design will be from Infrastructure Guidelines (SA) -Natural Look Concrete and Boulder Headwall with a copy of the drawing provided in the stormwater management system design. The plan provides for the dispersal of stormwater in a controlled manner to minimise the impact to the watercourse and has been considered by Council Civil Assets team who consider it satisfactory.

General Development Policies

Advertisements

Desired Outcomes	
DO1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.3, 2.1, 2.3, 3.1, 5.2, 5.3, 5.4, 5.5 DPFs: 1.1, 1.3, 2.1, 2.3, 3.1, 5.2, 5.3, 5.4, 5.5	

The application includes Advertisements to the eastern side of the building and flush with the blade wall to meet DPF1.1. The sign is considered to be integrated with the design of the building and meets PO1.1 and is not located on public land as stipulated in PO1.3.

The signage only relates to the proposed business and does not cause visual clutter in keeping with PO 2.1 and PO 2.3. The signs are designed to identify the business and provide details of the land use consistent with PO 3.1.

The signage will be 36 metres from the nearest road to meet PO 5.4, PO 5.5 and PO 5.6 with no illumination or changing display proposed.

Design

Desired Outcomes	
DO1	Development is: a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area b) durable - fit for purpose, adaptable and long lasting c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.5, 6.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 13.3 DPFs: 1.5, 6.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 13.3	

To meet PO 1.5 onsite waste will be stored in an existing facility on the southern boundary that is also used for the Tourist Accommodation. The is screened from the road and is currently collected by a private contractor, this is also the location for deliveries for the proposal.

As noted in previous sections the on-site effluent disposal areas are located to the rear of the building and are not co-located with car parking or driveways to meet PO 6.1.

The carparking design has 34 car parking spaces including one disability parking space. Retaining walls are required to provide a level surface that is acceptable for vehicles. A ramp has been provided for wheelchair access and stairs are also available to provide legible and safe access to the building and meet PO 7.3. The sections of parking allow for tree planting and soft landscaping to both provide shade and improve the visual appearance meeting PO 7.4, PO 7.5 and PO 7.6. Hedges have also been provided in the landscaping plan to screen the retaining walls.

Infrastructure and Renewable Energy Facilities

Desired Outcomes	
DO1	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.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 11.1, 12.1, 12.2 DPFs: 11.1, 12.1, 12.2	

The allotment has access to SA Water main water supply from Swamp Road to meet PO 11.1. No common wastewater service is available for the allotment. As previously discussed, the on-site wastewater has been reviewed and approved by Council's Environmental Health team. The system is located within the allotment and will not be encroached by the development to meet PO 12.1 and PO 12.2.

Interface between land Uses

Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 2.1, 4.1, 4.2, 6.1 DPFs: 2.1, 4.1, 4.2, 6.1	

The hours of operation are proposed to be 10:00am to 6:00pm from Wednesday to Monday. One staff member will be required to be on-site for one additional hour before and after opening and closing. These hours reduce impact to sensitive receivers in the locality when combined with the operation not considered to produce noise and meets PO 2.1 and PO 4.1.

Delivery and waste vehicles will go to an existing area located adjacent to the tourist accommodation. Pool equipment is located within the building and over 170m from the nearest sensitive receiver to meet PO 13.3. The proposal is considered to meet PO 4.2. There is no music or external lighting proposed as part of the development.

Out of Activity Centre Development

Desired Outcomes	
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2 DPFs: 1.1, 1.2	

The proposed land use is a form of shop, a land use which usually has a predominately retail purpose. In this case the land use can be further defined as personal services establishment. This type of land use and what is proposed is a day spa and wellness services. Development of this nature is best located outside of activity centres to provide a more relaxing and natural environment to contribute to the proposal. This proposal would not ordinarily be considered in an activity centre or township type zone and does not dimmish the role of activity centres in keeping with PO1.1.

The Personal Services Establishment is of a scale to serve both visitors to the tourist accommodation on-site and also those external to the site. This includes visitors and residents in the local townships and from the Adelaide metropolitan area to satisfy PO 1.2.

Transport, Access and Parking

Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.4, 3.1, 3.5, 4.1, 5.1, 6.1, 6.6 DPFs: 1.4, 3.1, 3.5, 4.1, 5.1, 6.1, 6.6	

All traffic movements can occur within the allotment and will not require queuing over pedestrian paths or public roads and meet PO 1.4. Access will be from a lawfully existing access on Leslie Road that meets DPF 3.1 and is not considered to impact the road to meet PO 3.1 and PO 3.2.

The car park has universal access parking area for persons with a disability close to the entrance of the building and access can be made via a ramp or stairs as required providing a safe and convenient access for people with impaired mobility in keeping with PO 4.1.

The carparking rates in Table 5 stipulate 5.5 spaces per 100m^2 of gross leasable floor area. This works out to be 32 spaces where 32 spaces have been provided to meet Table 1 of Transport, Access and Parking in the General Section.

CONSIDERATION OF SERIOUSLY AT VARIANCE

Having considered the proposal against the relevant provisions of the Planning and Design Code version P&D Code version 2025.8 dated 01 May 2025 the proposal is considered to not be seriously at variance with the Code. Shop is an envisaged form of development in DPF1.1. As discussed in the assessment, the proposed Personal Services Establishment represents a low impact land used that aligns with the policy of the Productive Rural Landscape Zone and the Code more broadly.

The Desired Outcomes of the Zone will be achieved in promoting value adding opportunities and tourist development that will expand the economic base of the area while conserving the rural character and scenic qualities of the landscape.

CONCLUSION

When considering the proposal against the provisions of the Planning and Design Code it can be determined that that proposal is not seriously at variance with the Planning and Design Code.

The scale of the development exceeds Designated Performance Feature 6.1 of the Zone that when considered on balance is acceptable and the floor area and general scale and intensity of the development is considered to meet the corresponding Performance Outcome by providing a diversification of employment and providing services to visitors. The parking arrangements and separate area for deliveries and waste will maintain the amenity of the locality and is not considered to have noise impacts for nearby properties.

The applicant has modified the stormwater plans to address the concerns of the representor and the updated plans have been supplied to the representor.

The proposal is considered to achieve the Desired and Performance outcomes of the Productive Rural Landscape Zone, the relevant Overlays and General Provisions of the Code and warrants the granting of Planning Consent.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1) **Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**

2) **Development Application Number 25012307 by Pavilions At Lenswood for Day Spa and Wellness Centre (Personal Services Establishment) with swimming pool, associated earthworks, landscaping, advertisements and carparking in association with existing Tourist Accommodation premises at 747 Swamp Rd Lenswood is GRANTED Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

1) **The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).**

2) **The external finishes to the Personal Services Establishment herein approved shall be as follows.**
WALLS: Colorbond 'Monument' with stonework and Aliwood features or, similar
ROOF: Colorbond 'Monument' or, similar

3) **All car parking spaces, driveways and manoeuvring areas shall be designed, constructed, and delineated in accordance with Australian Standard AS 2890.1:2004. Delineation and directional arrows shall be clearly visible and maintained in good condition at all times. Driveways, vehicle manoeuvring and parking areas shall be constructed of compacted gravel prior to occupation and maintained in good condition at all times to the reasonable satisfaction of the Council.**

4) **One car parking space in the car park shall be designated as space for people with a disability and designed in accordance with Australian Standard 2890.1:2004.**

5) **All materials and goods shall be loaded and unloaded within the confines of the subject land at all times. Materials and goods shall be stored on the land in a tidy manner and shall not be located in areas delineated for use as car parking.**

6) **The opening hours of the personal services establishment shall be 10:00am to 6:00pm from Wednesday to Monday inclusive.**

7) **All exposed excavations and fill as shown on the site plan shall be:**
   - **rounded off and battered to match and blend with the natural contours of the land;**
   - **covered with approximately 100mm of topsoil;**
   - **seeded to avoid erosion and visual concerns ; and**
   - **screened with trees, shrubs and ground covers**

   All works must be completed prior to occupation of the approved development to the reasonable satisfaction of Council.

8) **Prior to commencement of work and at all times during construction the elements of the Soil Erosion and Drainage Management Plan drawn by Harnett Engineering, Sheet 1 of 1 Revision C are to be completed to prevent soil moving off the site.**

9) **Landscaping detailed in the landscaping plan shall be planted in the planting season following occupation and maintained in good health and condition at all times. Any such vegetation shall be replaced in the next planting season if and when, it dies or becomes seriously diseased.**

10) **A supply of water independent of reticulated mains supply shall be available at all times for firefighting purposes:**
    - **a minimum supply of 2,000 (two thousand) litres of water shall be available for fighting purposes at all times; and**
    - **the water supply shall be located such that it provides the required water; and**
    - **the water supply shall be fitted with domestic fittings (standard household taps that enable an occupier to access a supply of water with domestic hoses or buckets for extinguishing minor fires); and**
    - **the water supply outlet shall be located at least 400mm above ground level for a distance of 200mm either side of the outlet; and**
    - **a water storage facility connected to mains water shall have an automatic float switch to maintain full capacity; and**
    - **where the water storage facility is an above-ground water tank, the tank (including any support structure) shall be constructed of non-combustible material.**

11) **All roof runoff generated by the development hereby approved shall be managed on-site to the satisfaction of Council within one month of the roof cladding being installed. All Stormwater Infrastructure shall be installed prior to occupation in accordance with the Civil Plan Sheet 01 of 01 Revision H prepared by Harnett Engineering and dated 11 June 2025 so as to not permit trespass into the effluent disposal area and avoid stormwater trespass onto adjoining properties.**

12) **All solid waste including food, leaves, papers, cartons, boxes and scrap material of any kind shall be stored in a closed container having a close-fitting lid. The container shall be stored in a screened area so that is it not visible from the public realm and/or neighbouring properties.**

13) **All waste shall be removed from the subject land at least once a week. Collection of waste shall be carried out only between the hours of 7am to 6pm on any day.**

ADVISORY NOTES

General Notes

1) **No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.**

2) **Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.**

3) **This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.**

4) **Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).**

5) **No spillage of waste shall occur from the storage or use of pool chemicals. Disposal of any chemicals shall only occur at the EPA Household Hazardous Waste Depot (Ph 8204 1947) or through a licensed waste contractor.**

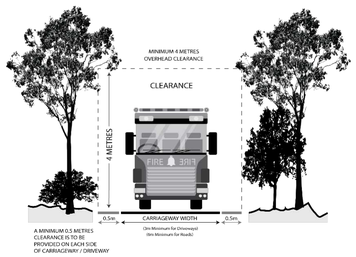
6) **New pools or spas may only be filled under the authority of a permit from SA Water. The applicant is advised to obtain a permit to fill the pool with water from SA Water before proceeding with the installation of the swimming pool.**

   SA Water advises that a permit will not be granted unless proof is provided that a cover has been purchased to prevent water loss through evaporation.

7) **The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.**

OFFICER MAKING RECOMMENDATION

Name: Blake Oneil
Title: Senior Statutory Planner



VEHICLE ACCESS DIAGRAM

GENERAL NOTES

SITE AREA	**37,000 m2**
BUILDING AREA (EXSTG)	**NA**
BUILDING AREA (NEW)	**583 m2**
BUILDING AREA (TOTAL)	**583 m2**
SITE COVERAGE	**NA**
PLOT RATIO	**NA**
PRIVATE OPEN SPACE	
GROUND LEVEL	**NA**
BALCONY	**NA**
COVERED	**NA**
TOTAL	**NA**

GENERAL NOTES

REFER TO CIVIL WORKS PLAN BY HARNETT ENGINEERING FOR ALL SITEWORK , WASTEWATER SYSTEM AND STORMWATER DISPOSAL DETAILS

REFER TO WASTEWATER MANAGEMENT REPORT BY HARNETT ENGINEERING FOR ALL DETAILS FOR ALL WASTEWATER TREATMENT AND IRREGATION DETAILS

DEVELOPMENT PLAN CONSENT

ATKINS BUILDING GROUP
U2/2 HILDA STREET CLARENCE GARDENS SA 5039
T 8297 1600 E reception@atkinsbg.com.au
F 8297 1633 W www.atkinsbg.com.au

AREAS (IN m2)

LIVING	518.0
VER / POR	89.0
TOTAL	607.0

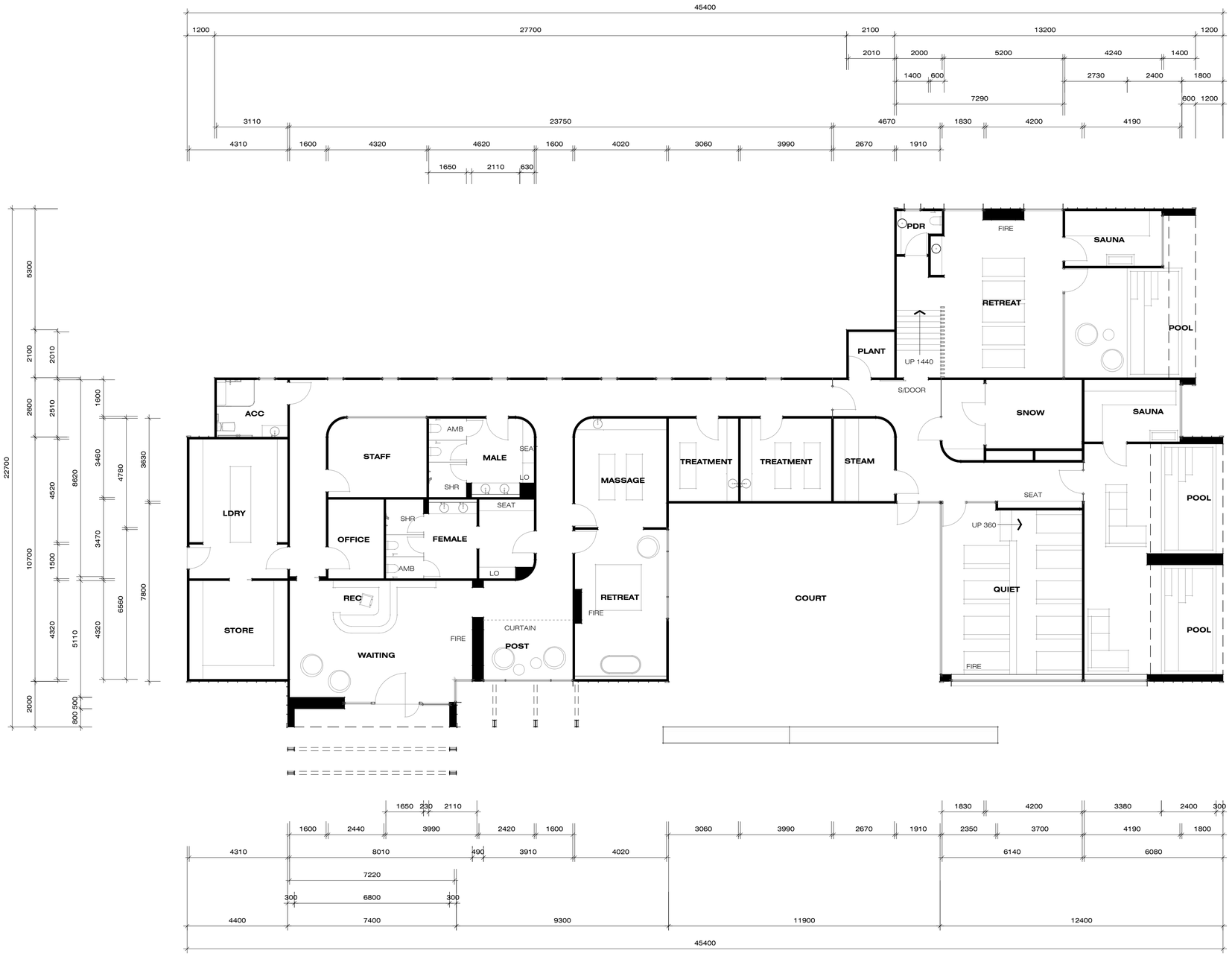
POWERPANEL WALLS
WINDSPEED CAT TBC
CLIMATE ZONE 6

PROPOSED DAY SPA TO BE ERECTED
AT : LOT 10 LESLIE ROAD LENSWOOD
FOR : MR A + MS M HAARSMA

DATE : Oct 2024 | ISSUE : 12 Jun 2025 | D

LOCATION PLAN 1 : 1000
0 10m 25m 50m

DWG NO : **S859** SH **01** of **04** | **A1**



ATKINS BUILDING GROUP

U2/2 HILDA STREET CLARENCE GARDENS SA 5039
T 8297 1600 E reception@atkinsbg.com.au
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AT : LOT 10 LESLIE ROAD LENSWOOD
FOR : MR A + MS M HAARSMA

DATE : Oct 2024 | ISSUE : 12 Jun 2025 | D

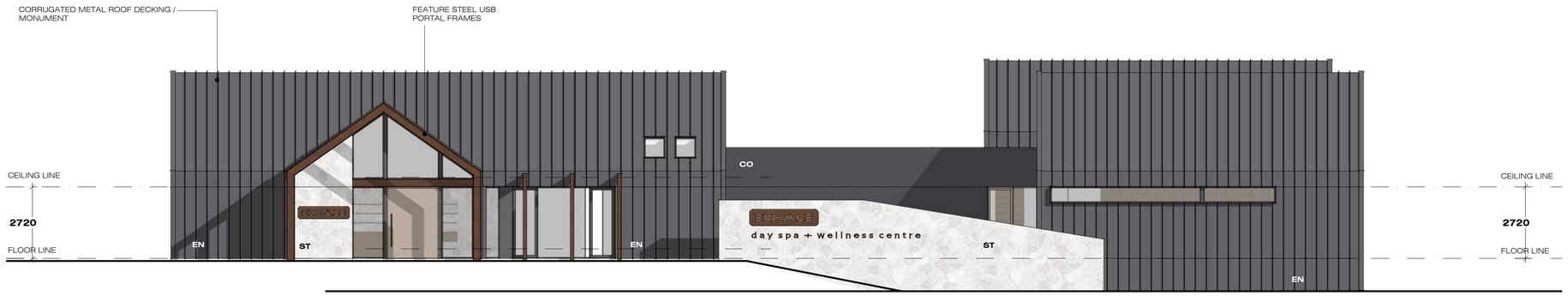
FLOOR PLAN 1 : 100

0 1m 5m

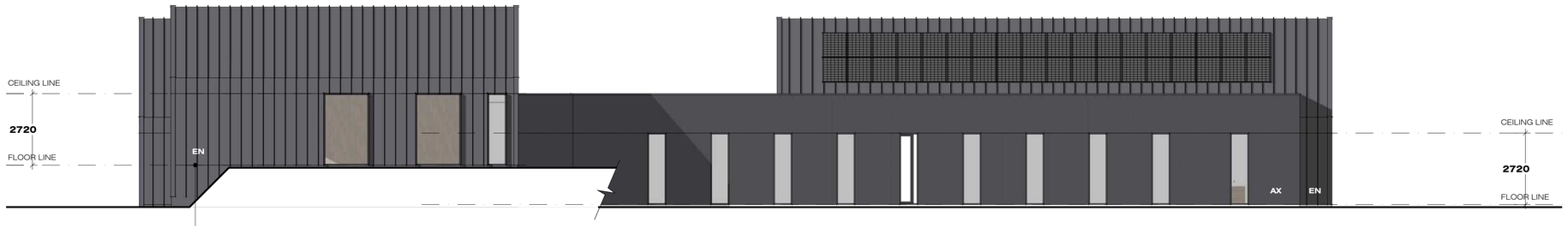
DWG NO : **S859** SH **02** of **04** | **A1**

DEVELOPMENT PLAN CONSENT

ROOF PITCH 35°

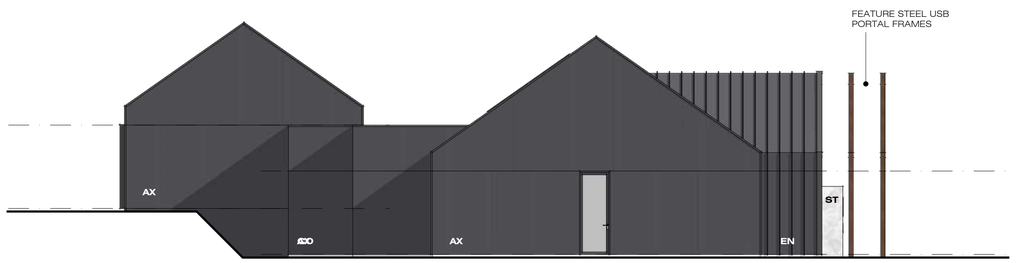


EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

LEGEND OF FINISHES

ST	STONEWORK / LIMESTONE RANDOM
EN	ENSEAM METAL CLADDING / COLORBOND 'MONUMENT'
AX	AXON WALL CLADDING / COLORBOND 'MONUMENT'
AL	ALIWOOD 200 SHADOW CLADDING / DRIFTWOOD

DEVELOPMENT PLAN CONSENT

ATKINS BUILDING GROUP
U2/2 HILDA STREET CLARENCE GARDENS SA 5039
T 8297 1600 E reception@atkinsbg.com.au
F 8297 1633 W www.atkinsbg.com.au

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LIVING	518.0
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POWERPANEL WALLS
WINDSPEED CAT TBC
CLIMATE ZONE 6

PROPOSED DAY SPA TO BE ERECTED
AT : LOT 10 LESLIE ROAD LENSWOOD
FOR : MR A + MS M HAARSMA

DATE : Oct 2024 | ISSUE : 12 Jun 2025 | D

ELEVATIONS SH 1 1 : 100
0 1m 5m

DWG NO : **S859** SH **03** of **04** | **A1**

ENTRY VIEW

VIEW FROM LESLIE ROAD

VIEW FROM CARPARK

DEVELOPMENT PLAN CONSENT

ATKINS BUILDING GROUP
U2/2 HILDA STREET CLARENCE GARDENS SA 5039
T 8297 1600 E reception@atkinsbg.com.au
F 8297 1633 W www.atkinsbg.com.au

AREAS (IN m2)

LIVING	518.0
VER / POR	89.0
TOTAL	607.0

POWERPANEL WALLS
WINDSPEED CAT TBC
CLIMATE ZONE 6

PROPOSED DAY SPA TO BE ERECTED
AT : LOT 10 LESLIE ROAD LENSWOOD
FOR : MR A + MS M HAARSMA

DATE : Oct 2024 | ISSUE : 12 Jun 2025 | D | DWG NO : **S859** SH **04** of **04** | **A1**

DAY SPA EMERGENCY EVACUATION PLAN

Business Name: To be Confirmed, currently referred to as Nordic Day Spa, by Pavilions at Lenswood
Address: 747 and 759 Swamp Road Lenswood
Phone Number: 0466 479 407
Plan Last Updated: June 2025

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1. Purpose

To provide clear instructions for safe, orderly, and timely evacuation of all staff, clients, and visitors from the Nordic Day Spa in the event of an emergency such as fire, gas leak, earthquake, or other critical incident.

---

2. Emergency Contact Information

Emergency Service	Phone Number
Fire Department	000
Police Department	000
Ambulance	000
Poison Control	13 11 26
Utility Companies	SAPN 13 12 61 or Gas Leak 1800 427 532
Spa Manager	0402 981 334

---

3. Evacuation Roles and Responsibilities

Role	Responsibility
Spa / Ops Manager	Activate alarm, call emergency number such as 000, coordinate evacuation, account for all persons.
Front Desk Staff	Guide guests to exits, assist mobility-impaired individuals, grab emergency kit.
Therapists/Technicians	Cease all services immediately, instruct clients to dress if possible and evacuate.
Safety Officer	Conduct headcount at assembly point, report missing persons to emergency services.

---

4. Emergency Equipment Locations

- **Fire Extinguishers:** Located in staff room and laundry
- **First Aid Kit:** Staff Room
- **Emergency Exits:** As those marked on the plan
- **Emergency Lights:** Automatically engage upon power loss

---

5. Evacuation Routes

- Primary Exit: Through front main reception door to car park
- Secondary Exit: Through exit door located towards rear of building near the steam / quiet room, assemble at front car park
- **Evacuation Map:** Attached with clearly labelled floor plan here with marked exits, extinguisher, and assembly point will also be marked at time of finalising on plan

---

6. Assembly Point

All individuals must gather at the **designated assembly area** located at:
Front of carpark near Fire Hydrant. Do not leave the assembly area until instructed by emergency personnel or spa manager.

---

7. Special Considerations

- **Mobility-Impaired Guests:** Assign buddy system for assistance.
- **Spa Treatments in Progress:** Cease treatment immediately and instruct clients to dress and evacuate if safe; otherwise assist them out directly with proper covering.
- **Chemical Exposure (e.g., spa products):** Follow MSDS protocols; evacuate and ventilate area.

---

8. Training & Drills

- All permanent and team leader staff are trained in emergency procedures during onboarding.
- Evacuation drills conducted twice yearly, with drill participation mandatory

---

9. Post-Evacuation Procedures

- Account for all employees and guests.
- Do not re-enter building until cleared by fire or emergency officials.
- Complete an **Incident Report** for documentation.

10. Review and Updates

This plan will be reviewed and updated:

- After any major change in layout or operations
- Following a drill or real emergency event
- Annually

---

11. Bush Fire

In the event of a bushfire threat with advance notice, the Nordic Day Spa will close and notify guests accordingly that it is not open to the public. This closure may also apply on days when the bushfire alert level is classified as *Catastrophic*.

If a bushfire outbreak occurs during opening hours, the spa will actively monitor all warnings and Country Fire Service (CFS) incident maps. Guests will be kept informed with regular updates, similar to those provided to accommodation guests.

Should an evacuation become necessary, all guests will be asked to leave and will be provided with a CFS Bushfire Safety Guide and a clearly defined action plan. Staff will follow procedures to ensure the safe, orderly, and timely evacuation of all guests and personnel.

The designated Emergency Assembly Area is located in the main car park to the east of the main building. This is a clear, open 'green space' providing a safe gathering point. The property is located at the junction of Swamp and Leslie Roads, allowing three different exit routes for staff and guests to use in the event of a full evacuation.

In the event of an evacuation, staff or maintenance personnel will activate the property's external firefighting and irrigation systems to help protect the buildings and surrounding landscape. The premises will be equipped with roof-mounted copper firefighting sprinklers which will be supplied water from dedicated firefighting water tanks. All systems are supported by a backup generator to ensure functionality during power outages and are in addition to those already provided to the existing Pavilion at Lenswood tourist accommodation facilities.

PAVILIONS AT LENSWOOD

2025 Business Plan

June 2025

Version 5

Contents

SPANISH PROVERB
“How beautiful it is to still do nothing (unless it is to treat yourself to a day spa) and then rest afterward.”

Company Structure	TBC
Discretionary Trust:	TBC
Director:	Aaron Haarsma
ABN:	TBC
ACN:	TBC
Date of registration:	TBC
Registered address:	Unit 4, 6 Montrose Ave Norwood SA 5067

Executive Overview

Encompassing the approx. 600sqm day spa, retreat and admin support, stage 3 of the Pavilions at Lenswood will incorporate a new day spa and retreat like nothing else in the Adelaide Hills or South Australia. Featuring a modern looking barn exterior, the spa retreat will continue to take its inspiration from Europe with a luxury adults only day spa and retreat.

Divided into 2 distinct sections of the new building, one area will contain plunge pools, saunas and places to relax and re-charge. Guests and the general public will be able to access the retreat area at an hourly rate per person. Whilst the other wing of the building will comprise of massage / treatment rooms and also contain a couples treatment room with bath and private villa for groups of up to 5 people, perfect for bridal parties and girls weekends away.

A reception, laundry, office and staff room will also be included as part of the building .

This new addition to the accommodation provides the opportunity to not only expand the current guest offering, but also diversify and compliment the existing business model. It allows the business to re-position its-self with a slightly more concierge based service and will attract other accommodation guests as well as those staying at the pavilions and day trippers from Adelaide.

The business has identified that there is a gap in the current business model, that will be filled by Stage 3, that will cater for the more discerning guest who is looking for a more serviced base hotel / boutique resort style accommodation.

Current business proposition and accommodation analysis

Pavilions at Lenswood is a boutique self-contained accommodation provider located at Lenswood in the Adelaide Hills. Only 30 minutes from Adelaide's CBD, each pavilion is spacious, yet cosy in design and functionality with an emphasis on attention to detail, with generous furnishings and fittings installed to ensure comfort and relaxation.

As an immensely popular destination for weddings, this region has seen vast growth with new government incentives and council strategic plans for growth, highlighting its popularity. With this growing popularity and demand there is, however a lack of upmarket short-term accommodation available within the region. Pavilions at Lenswood was built to accommodate this gap in the market for new modern 5-star premium accommodation and a more discerning clientele.

The Adelaide Hills best accommodation? It may not be the top end in terms of price, but we certainly believe it is the Adelaide Hills best accommodation in terms of experience, offering and value and the occupancy rates tend to indicate this.

Since opening stage 1 March of 2020 until May of 2023, there were 1131 nights of occupancy between the 2 pavilions, resulting in 22 nights vacancy.* This represents a 98.05% occupancy since opening

*excludes the 2 state enforced lock downs of 2020 and 2021

With stage 2 opening in May of 2023 until December 2024 we have been averaging 155 nights a month occupancy in 15 months, representing a 86.11% occupancy, when the Adelaide Hills average is still 55%.

At time of preparing this proposal (April 2025) there are over 500 nights of advanced bookings into 2025. We are now actively seeking to expand the accommodation in a different direction with a new complimentary offering as we continually look for ways to not only improve our guest experience, but also provide a new experience to those staying at other accommodation providers nearby and visitors from Adelaide. We are also investigating for ways to expand our partnerships and partner offers and how we can work closely with suppliers and local attractions to enhance guest experiences and bring consumer and tourist business to the region.

Stage 1 Analysis

The business has been operating for nearly 5 years and continues to exceeded expectations in all key areas and metrics; from brand awareness, local support from government tourism agencies, the South Australia Tourism Commission (SATC), digital and mainstream media, social media followers, guest enquiries, occupancy, turn over and profitability.

Original forecasts and expectations pre Covid-19 were based on 3-4 nights occupancy per week, with 5 nights being the most optimistic and ultimate outcome scenario. These were revised to 2 nights during Covid-19 with the hope we may still be able to secure weekend occupancy.

In reality the occupancy rate for our Ruhe and Merak Pavilion still sits above 93% each and every month with several months achieving a 100% occupancy for these 2 pavilions.

Stage 2 Analysis

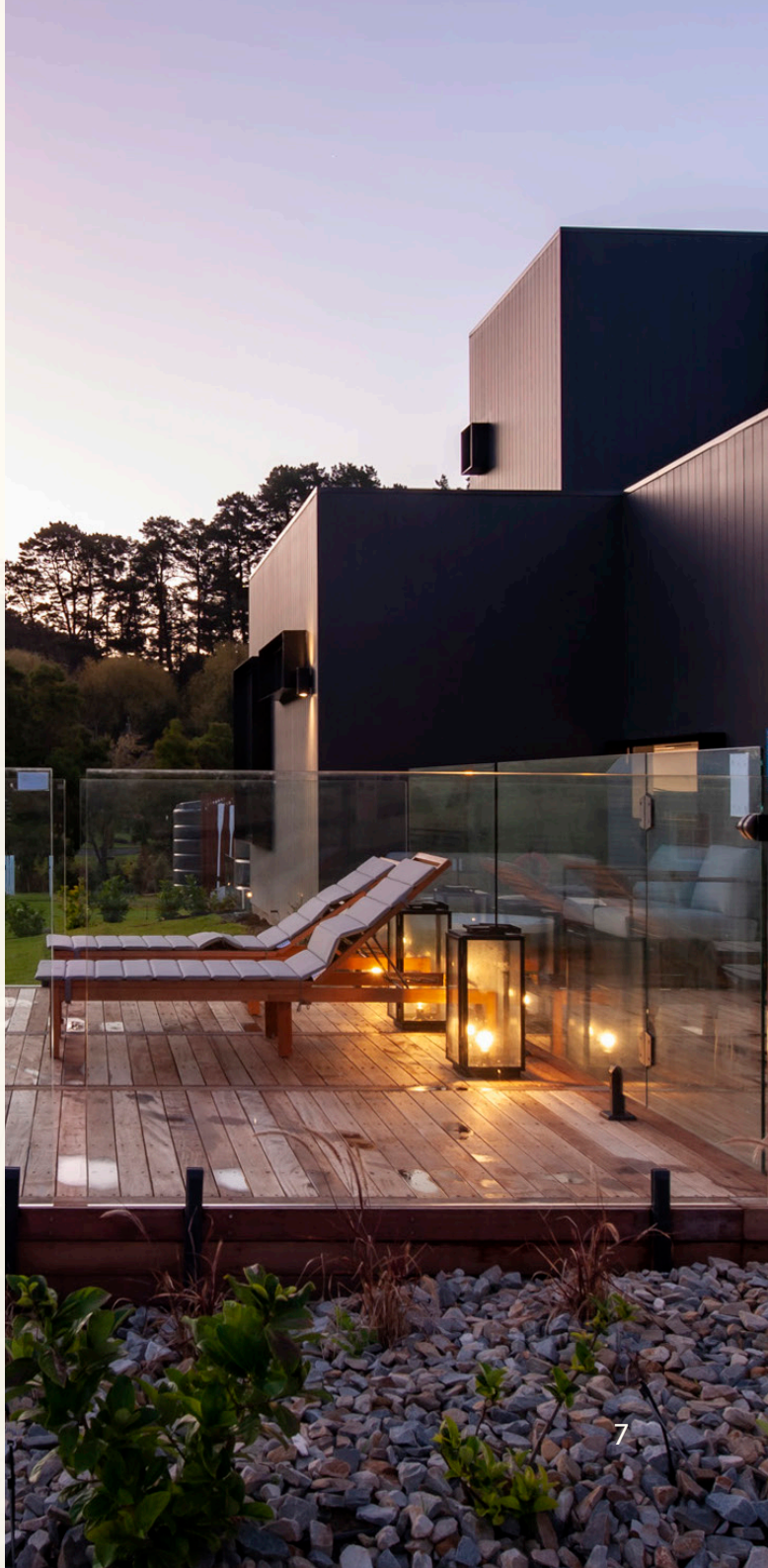
Both paid and organic social media, social media influencers and a PR campaign have been undertaken as part of Stage 2 to boost bookings. This has been successful and considered necessary due to having approximately 180 nights available since May 2023 across the 6 pavilions.

As part of this, airbnb and other third party booking channels such as Booking.com, have been reactivated, with additional rates and cleaning fees added to these platforms to help cover their commissions.

We have limited ourselves to partnerships with travel agents, inbound tour operators and the corporate market for the same reasons above, all of which is reviewed accordingly and scheduled for review throughout 2025.

It is also acknowledged that whilst this occupancy, demand and income has been an extremely welcoming and a positive start for the new business, it has not been without additional pressures and complications with efficiencies, supply, time and profitability compromised as a result.

Additional investment into the property and infrastructure had also been undertaken and developed to increase both the guest experience and back of house efficiencies



What is Wellness Tourism?

Wellness is a multidimensional concept—it's more than just feeling good or being in good health. It involves the active pursuit of habits, choices, and lifestyles that contribute to holistic wellbeing. This includes the intentional integration of practices such as mindful eating, conscious breathing, therapeutic bathing, regular physical activity, and restorative sleep.

Travel and experiences that are motivated by the desire to maintain or improve personal wellbeing. It encompasses the activities and experiences that help individuals live healthier lives, reduce stress, prevent illness, and enhance their overall sense of wellbeing.

For the Adelaide Hills, wellness tourism represents a compelling opportunity. It capitalizes on the region's natural assets—already a hallmark of its identity—while also showcasing its unique signature experiences. Furthermore, it highlights the existing infrastructure of products and services that support wellness across this expansive and diverse landscape.

Market Opportunity at a glance

The Global Wellness Economy is currently $5.6 trillion

Growing at 10% per year

Australia's wellness economy equates to $129 bn

Australia is ranked the 10 largest market, with Australians spending an average of $5,239 per annum year.

Demographic
Local
Corporate
Interstate
Special occasions

To be the leading destination for holistic wellness, combining the rejuvenating power of hot and cold bathing with meaningful community experiences.

We create natural, eco-friendly spaces seamlessly integrated into serene landscapes, offering a refreshing approach to self-care. Our premium services will set a new standard in South Australian health and wellness, offering an unparalleled experience in rejuvenation and well-being.

Health Benefits

While the therapeutic effects of hot and cold bathing and wellness treatment, vary depending on their specific mineral makeup, temperature, and other factors,

Here are some common ailments and conditions that many believe can be treated or alleviated by visiting wellness retreats and day spas

Improved skin hydration and skin rejuvenation.
Muscle and Joint Pain
Stress and Anxiety
Detoxification
Improved Sleep
Respiratory Ailments
Improved Circulation
Immune System Support

Day Spa and Wellness Retreat

Whilst the aforementioned occupancy percentage and overall accommodation success is to be celebrated, we acknowledge that there is more accommodation touted for the Adelaide Hills and immediate area, with several approved accommodation developments approved to be constructed over the next 12-24 months, plus individual sole traders, opening up more Airbnb listings within the area. It is with this knowledge, that we have decided that more accommodation is not a journey we wish to embark on due to concern with supply, but rather an opportunity to not only align a new business with the current accommodation, but also seek to leverage off more people staying in the area at other accommodation providers.

In addition, as Pavilions at Lenswood already has a reputation for being a luxury accommodation experience and destination, we feel this new stage provides the perfect value proposition to the existing business. Currently referred to for the business plans use, as the 'Nordic Retreat and Wellness Spa' we feel the addition of this offering, can also help provide an all inclusive and wholistic destination for not only couples and special occasions, but 'girls weekends' and will support additional wedding accommodation bookings and weddings held at the Paddock function ground space at Pavilions at Lenswood.

Why the Nordic Day Spa

Why the Nordic Day Spa and Wellness Retreat is unique to South Australia?

The Adelaide Hills has fast become a must go to for food, wine and sight seeing destination for many local and interstate residents and due to the work at a state, local and private level, this continues to grow with new cellar doors, venues and accommodation continuing to open and be forecast. What is does not have is a true day spa and wellness retreat. We acknowledge there are other day spas in the hills and Adelaide for that matter and we list these in our SWOT, however nothing like what is being planned by our new venture.

The best way to describe what is similar would be the Mineral Spa in Daylesford. This hugely successful business operates in what is a traditional spa and relaxation destination, however this also means there is competition for this market too. In addition it is approximately 15 -20 years old and from previous experience, is looking a little dated and whilst still very popular, judging by online availability, a new 2025 and beyond version would benefit this business. However only the business model and design inspires this new stage of the business, with the true inspiration coming from renowned and leading day spas in Northern Italy, Austria and Switzerland. Such brands as Le Fay resort in the Dolomites https://dolomiti.lefayresorts.com/en are unique and not available to enjoy here in South Australia and quite frankly, minus the snow, the Adelaide Hills is the perfect place to embrace a cool climate day spa and wellness retreat such as this.

The business aims to promote relaxation, vitality and a chance to re-charge the senses, similar to the existing accommodation. As a result the number of people permitted to the retreat area will be capped at a maximum of 8* per hour and be available 10am – 6pm , 6-7 days per week. Additional private and couples areas will be available along with massages and other beauty / skin treatments.

Packages will be offered to encourage total relaxation as well as increase the average spend per customer and guests staying at the pavilions will receive a $50 voucher / incentives to come and visit and use the retreat.

Packages will be developed at a later date and it is still too early to work on these past allocating them into revenue forecast and expenditure.

* Does not include private guest areas or treatment rooms

Embracing the local area

As already demonstrated and part of the business plan and ethics of the accommodation, Pavilions at Lenswood aims to promote, supply and use local produce, businesses and people wherever possible. This is demonstrated from our strategic and exclusive local business partnerships, stock and supply of local Adelaide Hills businesses produce and services and for guests to have the ability to pick their own fruit on our small orchard as part of their stay. The Day spa will continue this trend with not only local food and packages, but also will have Adelaide's first cider bath package using locally supplied cider from the team at Lenswood Cider Co. The benefits of soaking in an apple cider vinegar with honey bath have been scientifically proven and would add to our USP, whilst providing a nice small homage to the previous use of the property and local area.

Business Operational

As briefly touched on, one of the great benefits of this day spa, is not only its ability to enhance peoples stays within the area and encourage longer visitation and patronage, but also its ability to create a calm, private and tranquil destination - This commitment also extends to not impacting the local area. Further to this, guest numbers through the retreat will be capped at 8* per hour and the business will largely operate during business hours, 4-5 days per week, plus weekends.

Proposed operating hours for visitors would be 10am – 6pm Wed – Mon, with an additional 1 staff member on site 1 hour either side of these times to open and close.

By special request we will have a private room, suited for larger groups (max 5 pax) suitable for bridal parties or 2 friends couples, we do anticipate this will be only 1-2 per week however. The modelling and business case scenario also bases the numbers on around 6 people per hour or less than 50 people per day (usually in couples).

We feel by not only limiting these numbers, it will provide a calm and perfect destination to relax and enjoy, but will also have minimal impact on surrounding neighbours and other guests staying in the pavilions, as it is in our best interest as a close proximity share holder to not affect our accommodation business by creating a noisy, intense or heavily populated use of the land. Further to that, all equipment used to heat the pools and saunas will be stored underneath the building as part of the infill design of the top level, further reducing any noise to again not only those enjoying the day spa, but any one in close proximity. An independent acoustic report will be provided to demonstrate noise levels expected if required.

It is worth noting that whilst we are surrounded by many forms of primary production such as vineyards, orchards, crops and livestock farms, as well as the property overall being a working property with its livestock and small domestic orchard; considered efforts have all ready been undertaken by the business to provide a quieter environment with the use of 5 robotic mowers used to maintain the grounds around the accommodation, in conjunction with electric whipper snipper and hedging tools. This same approach will be applied to the grounds of the day spa to provide the quietest and most relaxing environment possible, not just on the inside.

The hourly capped capacity will also help with incoming traffic movement and further information via an independent report will be provided if determined necessary.

Research

Currently 4-5 in house massage packages are booked at the accommodation per month with our external contractor, these are currently out sourced and are charged to the business at $170 - $288 depending on day and whether it is single or double massage.

It is noted that this is quite high compared to market rate, as it is in house. If this was dropped to be more inline with market rate of around $185 per person – we believe the frequency would increase to more than 1 per day. Further to encourage guests, incentives for the day spa would be offered to all guests who book will receive a $50 gift voucher at time of booking that can be redeemed.

When looking at competitors or one of Adelaide's leading day spa's Temple https://templedayspa.com.au/ we can see the range of services, packages and pricing from their website, along with the availability and demand.

Staffing and Resources

Based on opening Wednesday – Monday 10am – 6pm, the following staffing would be required.

- Full time reservations / guest services who would facilitate the current accommodation business and day spa and retreat bookings and clients. 9am – 5pm
- A Duty Manager / Guest Liaison Manager who would help facilitate with client questions and showing them through to the respective areas and running through how things work within the retreat area would be required 10am – 6pm. As well as double as the above to cover lunches and when the Guest Services Manger is away, sick or on other calls assisting clients and guests.

Tuesday whilst the day spa and retreat would initially be closed to the public, the above staff would still be employed and use this day to catch up on anything, plus usual guest service enquiries etc. the accommodation is still open of course.

- A full time cleaner 11am – 7pm who would be there to clean up towels, washing and clean and wipe surface areas and spills / wet areas for safety reasons.

The above would then need to be duplicated for Saturday and Sunday.

By the numbers

See attached cost analysis document (supplied only where necessary).

Staffing and Resources Continued

Currently PAL has the equivalent of 4.7 FTE staff members. Once this new stage 3 venture is operational, we envisage this would need to grow to 7.9 FTE staff members. With the addition of the following:

	Currently	Proposed
Grounds / Maintenance increased from	1.4 FTE	1.4 FTE
Duty Manager / Guest Liaison	0.0 FTE	1.0 FTE
Fulltime Housekeepers	2.5 FTE	3.5 FTE
Guest Services	0.8 FTE	0.8 FTE
Weekend guest services	0.0 FTE	0.4 FTE
Weekend Housekeeper	0.0 FTE	0.4 FTE
Weekend Duty Manager / Guest Liaison	0.0 FTE	0.4 FTE
Sub Total	4.7 FTE	7.9 FTE

Massage therapists required based on booking as external contractors to begin with / casual, along with casual housekeepers to remain as required.

Staffing and Resources Continued

ADDITIONAL EXPENSES

Staff amenities, linen, washing, power and water, mortgage repayments, work cover, insurance, loan repayments and council rates, capital improvements and replacements

Marketing, accounting and professional services

Loan Repayments

The Day spa would seek 7 day trading, 10am – 6pm and can accommodate up to 8* guests per hour in the day retreat part. Tuesday's would initially be closed for maintenance and for any trades and repairs to be able to take place.

Pricing table and turnover attached in the accompanying spreadsheet where necessary.

ECONOMIES OF SCALE AND RESOURCING

As a result we believe it is feasible that no additional casual staff will need to be added to the team and these additional 4 rooms, plus common areas can be comfortably managed by a FTE housekeeper.

It is anticipated that 2 additional management roles will be required to oversee the new operation. However this may change based on demand and the demands / popularity of the business. The housekeeper will also be charged with not only laundry, but also stock control back end and front end display, procurement and presentation.

Events, marketing, strategy, contracts, HR, finance, legal and disputes will fall under the directors responsibilities.

Summary

If the success of the Pavilions at Lenswood is a guide, we have demonstrated we have created something unique and sought after in the Adelaide Hills from an accommodation perspective. With overwhelmingly positive feedback from the majority of guests and from those areas that can be improved on, we have undertaken to do so and continue to learn and have come a long way since opening in March of 2020.

We now know how best to manage more discerning and difficult clientele and have better procedures and planning in place to ensure disruptions are minimised and mitigated when they do occur. We have increased our in house services, amenities and inclusions to ensure we have not diluted the offering, yet enhanced it based on this feedback along with additional packages and experiences with partnering businesses and suppliers.

Now it is time to replicate this with an exciting new venture, that not only compliments the existing business model, guest experience, demographic and infrastructure, but this is the rubber stamp on making Pavilions at Lenswood a destination in its own right and a must come and see and try experience when staying in the Adelaide Hills.

The additional revenue forecast from this new revenue stream and consistent strong bookings from the accommodation, providing an increased return on investment on the land, better and more efficient back of office and servicing facilities, greater profitability per sqm and profit margin as a business overall. The ability to also enhance the greater guest experience, broader market appeal and encourage return guests will all be part of the next stage once complete.

The Adelaide Hills and supporting strategic plans by government departments and tourism bodies also identifies the Adelaide Hills as a huge growth area with large investment of initiatives continually developing and promoting the area. Whilst staying with the accommodation may ensure a high occupancy, the opportunity cost, net profit and total income are under utilised and it is only with growth that this can be alleviated and the full potential of the development, accommodation, day spa and business thrive to its full potential and capacity.

Planning Report

Construction of a ‘Shop’ Associated with an Existing Tourist Accommodation

Pavilions at Lenswood - Spa and Wellness Centre
747 Swamp Road, Lenswood

June 2025

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Planning Report

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Pavilions at Lenswood - Spa and Wellness Centre
747 Swamp Road, Lenswood

June 2025

Version	Date	Detail	Prepared	Review
Final	29 Apr 2025	54235REP01	JW	AW
Rev A	4 June 2025	54235REP02	AW	CF
Final v2.0	5 June 2025	54235REP02	AW	

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Contents

Tables

Figures

1 Introduction

MasterPlan Pty Ltd has been engaged by the Pavilions at Lenswood (the 'Applicant' or 'our client'), regarding the development of a Day Spa and Wellness Centre ('shop') located at 747 Swamp Road, Lenswood (the 'subject land').

In preparing this report, regard has been had to the *Planning, Development and Infrastructure Act 2016* ('PDI Act'), *Planning, Development and Infrastructure (General) Regulations 2017* ('PDI Regs') and the relevant provisions of the Planning and Design Code (the "P&D Code').

This report contains a description of the subject land, the development site, the locality and the proposed development, as well as our assessment of the proposed development against the relevant provisions of the P&D Code, Version 2025.07 dated 10 April 2025, in accordance with the requirements of the PDI Act and PDI Regs.

This planning report has been informed by, and should be read in conjunction with, the following documentation:

Appendix A Certificate of Title(s)

Appendix B Architectural Drawings (revised)

Appendix C Civil Plan, Soil Erosion and Drainage Management Plan, and Stormwater Calculations

Appendix D Wastewater Engineer's Report

Appendix E Operation Plan (revised)

Appendix F Emergency Evacuation Plan

2 Background

2.1 Previous Approvals

The subject land has two (2) relevant development approvals relating to land use and built form, namely:

- DA 21030551 - Expansion to existing tourist accommodation facility - construction of four additional accommodation units (six units in total), masonry walls with attached signage (maximum height 900mm) & associated earthworks - MINOR VARIATION - Amendment to Villa 6 - additional 16.368sqm to increase size of bathroom and add a disabled bathroom (granted Development Approval 15 October 2021)
- DA 23012316 - Single storey dwelling & water storage tanks (maximum capacity 50,000L) (granted planning consent 30 April 2024)

The tourist accommodation is constructed and operational and the operative period for the approved dwelling remains in effect. Notwithstanding, the proposed Day Spa and Wellness Centre may be constructed in lieu of the dwelling and in a similar location on the site and at a similar scale to the approved dwelling.

3 Subject Land, Development Site and Locality

3.1 Subject Land

The subject land is identified in **Figure 1**, and **Table 1** below provides a summary description of the project site being a portion of the land.

Table 1: Project Site

Project Site	
Address	747 Swamp Road, Lenswood
Local Government Area	Adelaide Hills Council
Certificate of Title (CT) or Land Parcels	CT - Volume 6146 / Folio 165, Allotment comprising Pieces 9 and 10, Deposited Plan 94407 in the area named Lenswood Hundred of Onkaparinga. *We note that the subject development is comprised wholly within the boundaries of Piece 10 as depicted on DP 94407. A copy of the Certificate of Title is contained in Appendix A.
Encumbrances	Nil
Easements	Together with easements over the land marked A on DP 94407 for water supply purposes (RTC 12192367)
Site Dimensions and Area	Irregular shaped allotment with a primary frontage of 209.76m to Swamp Road and a secondary frontage of 253.67m to Leslie Road. The length of the southern boundary is 226.11m while the approximately length of the western boundary is 113 metres. In total, the subject land has an area of 3.65 hectares.
Existing Use / Built Form	Tourist accommodation and grazing

Figure 1: Subject Land (outlined in red)

The subject land is located at the intersection of Leslie Road and Swamp Road, both of which are locally maintained roads. The land has a frontage to Leslie Road of approximately 253.67m and a frontage to Swamp Road of 210m.

The land comprises four (4) villas (and ancillary carparking) used for tourist accommodation as well as several associated existing outbuildings, rainwater tanks, solar panels, wooden fencing, and feature pond. Low-intensity animal keeping also occurs on the land.

An ephemeral watercourse traverses the subject land to effectively divide the subject land into two parts; the eastern half and the western half. The land is extensively landscaped with screening trees and avenue trees which complement the existing vegetation that lines the banks of the watercourse.

The land has existing vehicle access from both Leslie Road and Swamp Road which connect via the existing internal driveway network.

The topography of the land is such that the eastern half of the land is relatively flat with a sharp rise uphill towards the south-western corner of the land, as illustrated in **Figure 2** below.

Figure 2: Topography as viewed from the Swamp Road looking north-west (Source: Adam Williams).

3.2 Development Site

Whilst integrated with the existing facilities on the land, the site of the proposed development is contained within the north-western quadrant of the land, as depicted in **Figure 3**.

The site of the proposed development will be located at the base of the rising land with the most direct vehicle access being from Leslie Road, with the proposed carpark extending from the internal private road.

Figure 3: Development Site (shaded green)

3.3 Locality

The subject land is in the valley "hamlet" setting of Lenswood in the Adelaide Hills and is approximately 18.7 kilometres (km) from the Adelaide CBD. Montacute Conservation Park is located some 2.4km west of the subject land which extends downhill towards the eastern fringe suburbs of Metropolitan Adelaide. The township of Lobethal and Woodside are located some 4.5km and 5km west of the land respectively.

The south-eastern freeway, a State Maintained Road, is located approximately 9.5km south of the subject land and connects the region to Mount Barker (6.6km south of the land) and Metropolitan Adelaide.

The locality comprises residential development on very large allotments associated with some form of primary production, including grazing, orchards and vineyards. Koerner Wines have a cellar door on land adjacent to the subject land (eastern side of Swamp Road) and Tagai Vineyards and Cellar Door are to the west of the subject land on Leslie Road. Hillview Fruits have warehousing and shop to the north on Swamp Road, while Lenswood Memorial Park is to the south.

The immediate locality is depicted in **Figures 4, 5, 6, 7 and 8** below.

Figure 4: Locality Plan (locality shown with a dashed line)

Figure 5: Looking north along Swamp Road (Source: Adam Williams)

Figure 6: Looking south-west from intersection of Swamp Road and Leslie Road (Source: Adam Williams)

Figure 7: Looking west along Leslie Road (Source: Adam Williams)

Figure 8: looking east along Leslie Road (Source: Adam Williams)

4 Proposed Development

The proposal seeks to undertake 'building work' as per the definition provided within Part (4) of the *Planning, Development and Infrastructure Act 2016*. This is through the construction of a Day Spa and Wellness Centre and ancillary earthworks, landscaping and car parking.

The subject land currently comprises tourist accommodation and grazing. Whilst the proposed development can be used in isolation from the existing tourist accommodation, it is predominantly intended as a “value add’ service whereby the Day Spa and Retreat will be used by guests and vice versa.

The proposed development will have a floor area of approximately 618 square metres (m²) and will comprise the following facilities:

- Reception, waiting area and post spa area
- Retreat room connected to a massage room with two (x2) day beds
- Treatment rooms (x2)
- Snow room (x1)
- Steam room (x1)
- Retreat with sauna and pool area
- Quiet room with nine (9) day beds
- Pool room with one (1) sauna and two (2) pools
- Male, female and accessible toilets
- Staff room
- Office
- Laundry and store
- Plant room
- A single accommodation room for staff use only.

The building will be a split-level design and will be sited at the base of rising land and to the west of a watercourse that traverses the subject land.

4.1 Documentation

The proposed development is depicted on the set of plans prepared by Atkins Building Group described in **Table 2** below.

Table 2: Supporting Documentation

Plan / Drawing Number	Description	Version	Date
Drawing No. S859, Sheet 1 of 4	Location Plan	Rev A1	03 June 2025
Drawing No. S859, Sheet 2 of 4	Floor Plan	Rev C	03 June 2025

Plan / Drawing Number	Description	Version	Date
Drawing No. S859, Sheet 3 of 4	Elevations SH 1	Rev C	03 June 2025
Drawing No. S859, Sheet 4 of 4	Concept Renders	Rev A1	03 June 2025

4.2 Nature of Activities on the Site

The applicant is seeking to continue operations under the trading name 'Pavilions at Lenswood' with the proposed facility known as 'Exhale Day Spa and Wellness Centre'. The facility will provide massage and beauty/skin treatments for individuals and couples with the aim of promoting relaxation, vitality and chance to re-charge the senses.

The proposed facility is deemed complimentary to the existing tourist accommodation as it is anticipated guests will utilise the facility services and vice versa. In addition, guests of the tourist accommodation will be incentivised to use the spa facility with booking packages and vouchers.

Part 7 - Land Use Definitions of the Planning and Design Code, defines a 'shop' as:

> *(a) Premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials; or*
> *(b) A personal or domestic services establishment.*

Further to this, a 'personal or domestic services establishment' is defined as:

> *...a premises used for the provision of services catering to the personal or domestic needs of customers"*
>
> *Examples - the following are examples of services that may be available at personal and domestic services establishments:*
>
> *(a) clothing repair and alterations;*
> *(b) cutting, trimming and styling hair;*
> *(c) domestic pet grooming;*
> *(d) manicures and pedicures;*
> *(e) non-surgical cosmetic procedures;*
> *(f) personal care procedures;*
> *(g) self-service clothes laundering;*
> *(h) shoe repair;*
> *(i) watch repair.*

The proposed development fits comfortably within this definition.

4.2.1 Hours of Operation

The proposed hours of operation are detailed as follows:

Initial days of operation will be Wednesday to Monday, 10.00 am to 6.00 pm inclusively, with an additional 1 staff member on-site 1 hour either side of these times to open and close. The operation will eventually be increased to seven (7) days per week.

4.2.2 Guests

The proposed development aims to promote relaxation, vitality and a chance to recharge the senses, similar to the existing accommodation, as a result, the number of people permitted to the retreat area will be capped at a maximum of eight (8) persons per hour for a maximum of 64 persons per day.

4.2.3 Staff

The existing tourist accommodation is operated by 1x FTE grounds/maintenance staff member, 1.5x FTE housekeepers and 0.4 FTE guest services staff. It is anticipated that the following additional staff will be required to facilitate the proposed development:

- 0.4x FTE Grounds/maintenance
- 1x FTE Duty Manager
- 1x FTE Housekeepers
- 1x FTE Guest services
- 0.6x FTE Accounts

With the following additional staff required for weekends:

- 0.4x FTE Guest services
- 0.4x FTE Housekeeper
- 0.4x FTE Duty Manager

It is also anticipated that casual massage therapists will be required based on bookings.

Whilst staff will generally be present on site within 1 hour either side of operating hours, it is anticipated that guest services, Duty Manager and housekeeping staff will be present on site on Tuesdays to take bookings and prepare the spa for the upcoming week.

4.3 Built Form

The proposed development will comprise a split-level building constructed in the north-western portion of the subject land. The building will reach a maximum height of 8.8 metres from natural ground level to top of roof, with varying roof heights, forms and pitches.

The building will largely be finished with corrugated metal cladding in the colour "Monument", with feature elements including steel portal frames and blades, large glass panels to the main entrance and a stone wall near the entrance identifying the building and its purpose and providing screening to the internal courtyard area.

The eastern side of the building will incorporate shadow cladding in a contrasting, lighter colour surrounding the internal pool areas.

4.4 Traffic and Car Parking

The proposed development will provide thirty-four (34) on-site carparking spaces accessed via a new driveway that branches from the existing internal track from Leslie Road. These parking spaces are additional to those provided for the existing tourist accommodation.

4.5 Stormwater Management

Stormwater collected from the roof of the proposed building will be directed to a 20,000 litre (L) rainwater tank via guttering and downpipes, with tank overflow directed to a soakage pit located downhill from the proposed carpark. A mound will be installed around the north, east and west sides of the building to redirect stormwater runoff away from the proposed building.

In addition, two (2) x 25,000L rainwater tanks will be provided on-site and dedicated for fire-fighting purposes.

Batters and an 'Ecosol' gross pollutant trap will be installed to manufacturers' specifications to ensure that water quality is maintained to an acceptable level and does not adversely affect water systems on adjacent land.

A Civil Plan and Soil Erosion and Drainage Management Plan prepared by Harnett Engineering are contained in **Appendix C**.

4.6 Waste Water

Based on the anticipated number of guests and staff, Archer Environmental (**Appendix D**) has recommended a septic tank of minimum 11,000L with a 1,200L pump chamber. In addition, two (2) ABSORB soakage trenches are proposed with widths of 2m, a length of 21m and a depth of 0.8m. The soakage trenches will be located on the south-western side of the building with suitable offsets from the building, site boundaries and watercourses to comply with the SA Health Code and Australian Standard AS1547:2012.

5 Administrative Matters

Table 3 below provides a summary of the applicable Zone, Subzone, Overlays and General Development Policy sections, which have been identified as applying to the subject land.

Table 3: Planning and Design Code Summary

Planning and Design Code Summary	
Version and Date	2025.07 dated 10 April 2025
Zone	Productive Rural Landscape (PRuL)
Subzone	Nil
Overlays	Environment and Food Production Area Hazards (Bushfire – High Risk) Hazards (Flooding – Evidence Required) Limited Land Division Mount Lofty Ranges Water Supply Catchment (Area 2) Native Vegetation Prescribed Water Resources Area Water Resources
Technical Numerical Variations (TNV)	Nil
General Development Policies	Clearance from Overhead Powerlines Design Infrastructure and Renewable Energy Facilities Interface between Land Uses Out of Activity Centre Development Transport, Access and Parking

6 Procedural Matters

The Zones, Subzone, Overlays and General Development Policies that apply may contain sections headed 'Procedural Matters', including the requirement to notify certain applications for planning consent, and referrals to prescribed bodies.

Table 4: Procedural Matters Summary

Procedural Matters Summary	
Relevant Authority	Assessment Manager / Council Assessment Panel
Assessment Pathway	Code Assessed – Performance Assessed
Statutory Referrals	Not required
Public Notification	Not required

The relevant procedural matters involved in the identified assessment pathway are discussed below.

6.1 Assessment Pathway

A 'shop' is not a class of development listed in Table 1 -Accepted Development of the Productive Rural Landscape Zone.

A 'shop' exceeds the criteria of Table 2 - Deemed -to-Satisfy Development as the land is located within the Hazards (Bushfire - High Risk) Overlay.

Whilst a 'shop' is listed as a class of development in Table 4 - Restricted development, it is excluded as the proposed shop has a gross leasable floor area of less than 1,000 square metres.

A 'shop' is listed as a class of development in Table 3 - Performance Assessed Development and is thereby subject to a Code Assessed - Performance Assessed, assessment pathway assessed against all Zones, Overlays, and General Development Policies of the Code considered relevant to the development.

6.2 Public Notification

Table 5 - Procedural Matters (PM) - Notification of the Rural Zone lists classes of development that do not require notification.

Within the Productive Rural Landscape Zone, a 'shop' is exempt from public notification except where is exceeds the criteria of Designated Performance Feature (DPF) 6.1 and/or 6.2, which state:

DPF 6.1

Shops, other than where located in The Cedars Subzone:

(a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries
(b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments
(c) have a gross leasable floor area not exceeding 100m2 or 250m2 in the case of a cellar door
(d) have an area for the display of produce or goods external to a building not exceeding 25m^2 do not result in more than 75 seats for customer dining purposes in a restaurant.

DPF 6.2

Shops in new buildings:

(a) are setback from all property boundaries by at least 20m
(b) are not sited within 100m of a sensitive receiver in other ownership
(c) have a building height that does not exceed 9m above natural ground level.

The proposed development does not meet all the criteria of DPF 6.1 or 6.2, notwithstanding, we are confident that the relevant authority can determine the proposed as minor in nature only as it will not unreasonably impact on owners or occupiers of land within the locality of the site of the development. In forming this opinion, we have given consideration to the fact that:

- The existing use of the land is not for primary production, although some grazing occurs on the land.
- The proposed day spa and retreat will value add to the existing tourist accommodation that occurs on the land and will provide a service that promotes the region as a destination for visitors.
- The proposed building is moderately sized within the context of the site of the proposed development, and is of a moderate scale whereby the maximum number of visitors at the retreat at any one time will not exceed 8 persons.
- The building will not exceed 9m in height above natural ground level and will be sited at least 100m from sensitive receivers on adjacent land.
- The proposed development will be setback at least 20m from site boundaries with the exception of the north-western corner of the building which will be 11m from the Leslie Road boundary but is sited behind the ridgeline and a row of semi-mature trees planted along the northern site boundary.

A decision on whether the proposed development requires notification is at the discretion of the relevant authority.

6.3 Statutory Referrals

The Overlays of the Code include Procedural Matters (PM) sections which mandate when applications require statutory referral to prescribed bodies prior to decisions being made on a development application.

A review of the Overlays applicable to the site identified that the following statutory referrals are triggered by the proposed development due to its nature, scale and location.

6.3.1 Environment Protection Authority (EPA)

The subject land is affected by the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay under the P&D Code which triggers a statutory referral to the EPA pursuant to Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*, where:

Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure:

...

(h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day).

As per the Wastewater Engineer's Report prepared by Archer Environmental, the proposed development will not generate human wastewater from a peak loading capacity of more than 40 equivalent persons (or more than 6,000 litres/day) and therefore a referral to the EPA is not required.

7 Planning Assessment

7.1 Land Use

The Desired Outcomes for the Productive Rural Landscape Zones seek:

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

The subject land is located wholly within the Productive Rural Landscape Zone which promotes both primary production and tourism. As previously discussed, the proposed development seeks to value add to the existing tourist accommodation and will provide a service to visitors of the region that celebrates the tranquil surrounds of the Adelaide Hills region.

The proposal is expected to attract more visitors to the Adelaide Hills region and within a setting that will have a neutral impact on existing agriculture and horticulture industries given the prevalence of residential activities within the immediate Lenswood "Hamlet" setting. Accordingly, the development proposes to expand the economic base of the locality by drawing upon the attraction of the regions identity as a "getaway" destination.

Further to this, Performance Outcome (PO) and Designated Performance Feature (DPF) 1.1 seek [underline added for emphasis]:

Performance Outcome	Designated Performance Feature
Land Use and Intensity	
PO 1.1 The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery

Performance Outcome	Designated Performance Feature
	(f) Commercial forestry (g) Distillery (h) Dwelling (i) Dwelling addition (j) Farming (k) Function venue (l) Horse keeping (m) Horticulture (n) Industry (o) Low intensity animal husbandry (p) Outbuilding (q) Shop (r) Small-scale ground mounted solar power facility (s) Tourist accommodation (t) Transport distribution (u) Verandah (v) Warehouse (w) Winery (x) Workers' accommodation
Shops, Tourism and Function Venues	
PO 6.1 Shops are associated with an existing primary production or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.	DPF 6.1 Shops, other than where located in The Cedars Subzone: (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m2 or 250m2 in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m2 (e) do not result in more than 75 seats for customer dining purposes in a restaurant.

As evident from the above, the proposed development is specifically envisaged within the zone, particularly given that it is associated with an existing tourist accommodation and will provide greater support for tourism activities within the region by providing a greater level of services to visitors.

Although the proposed development is not directly associated with primary production industries, it is a form of development that complements surrounding value-adding activities associated with existing agriculture and horticulture industries by drawing visitors to the region to assist the showcasing, sampling, and purchasing of other local and regional products.

The subject land is also within a Hazard (Bushfire – High Risk) Overlay. PO 1.1 of the Overlay desires land uses that do not significantly increase the potential for fire outbreak in areas of unacceptable bushfire risk.

The proposed land use is relatively innocuous in respect to the risks its operations presents to bushfire potential. It is not a land use that significantly increases the potential for fire outbreak caused by the spontaneous combustion of materials, spark generation or through the magnification and reflection of light. The proposed land use does not increase the threat and impact of bushfires on life and property.

7.2 Design and Appearance

The proposed development is designed to present a split-level building at the bottom of the rising land. The split-level design will minimise the need for extensive cutting and filling to the subject land. This design approach is consistent with PO 2.2 of the Zone which seeks to mitigated visual impacts that excavation and filling can cause to existing landscapes.

With specific regard to shops, Performance Outcome 6.2 of the Zone seeks that:

> *PO 6.2*
>
> *Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.*

As previously noted, DPF 6.2 seeks a minimum setback of 20 metres from site boundaries which is achieved with the exception of the north-western corner of the building which will be located 11m from the Leslie Road frontage (a shortfall of 9m). Notwithstanding, the proposed building will not adversely affect the existing streetscape or rural character or amenity as it will be located on the lower side of the ridge and will be largely screened by existing trees planted along the adjacent verge. The building will be similar in external appearance to the tourist accommodation located on-site, with a gable roof, feature elements and dark grey cladding.

In addition, PO 11.1 of the Zone seeks that:

> *PO 11.1*
>
> *Large buildings designed and sited to reduce impacts on scenic and rural vistas by:*
>
> *(a) having substantial setbacks from boundaries and adjacent public roads*
> *(b) using low reflective materials and finishes that blend with the surrounding landscape*
> *(c) being located below ridgelines.*

The proposed building incorporates feature elements including a gable steel and glass entrance and stone feature wall to the building's façade, that provides architectural interest and reduces visual massing. Setbacks from public roads are contextually appropriate given the topography of the site, and the proposed building will be located below the ridgeline. In addition, there is ample opportunity for plant and waste storage facilities to be managed and screened from view from the adjacent public roads and adjoining properties.

In respect to the recently approved dwelling development, the proposed development will have a comparable floor area as the dwelling however the siting of the day spa building will be significantly less evident within the locality given its more obscured siting on lower ground and its favourable positioning to existing vegetation and buildings.

With regard to carparking appearance, the following provisions of the P&D Code Design Overlay are relevant:

Performance Outcome	Designated Performance Feature
Carparking Appearance	
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.

The proposed development incorporates a carpark located immediately east of the proposed building with access from the existing private road.

The carpark will be partially visible from Leslie Road and most apparent at the existing intersection of Leslie Road and the internal driveway. The carpark (and in most instances the proposed building) will not be overly visible from Swamp Road due to its proposed siting and screening by existing vegetation. The siting of the car park will be setback appropriately from site boundaries and screened by existing vegetation and buildings to have minimal visual presence on the character of the locality.

The proposed carpark will incorporate hard standing surfacing in the form of compacted gravel. As noted in the SEDMP plan contained in **Appendix C**, a vegetation/grassed area will be located immediately east of the carpark to assist in stormwater quality management and infiltration. In addition, the architectural drawings contained in **Appendix B** demonstrate a 3D perspective image of the proposed carpark which shows ground covers, small-to-medium shrubs and small trees surrounding the proposed carpark. The small trees will provide shade and have been selected for their ornamental qualities to present a visually pleasing outlook to the adjacent public roads and to complement the natural setting of the locality.

In consideration of the above, we have formed the opinion that the proposed development is generally consistent with what is anticipated for the zone.

7.3 Out of Activity Centre Land Use

With regard to Out of Activity Centre Development, the following Overlay provisions of the P&D Code are relevant:

Performance Outcome	Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Whilst the proposed development meets the definition of a 'shop' under the P&D Code, the proposed day spa and retreat is not typical of the type of commercial/retail land uses expected within Activity Centres and Township Main Streets. Typical Activity Centre and Main Street land uses comprise retail and services that cater for a variety of shopping, administrative, cultural, entertainment and community services and which generally experience a higher turnover of visitors who may visit on a casual basis or 'whim' and would typically visit multiple sites per visit.

The proposed development seeks to utilise the tranquil setting away from the busier commercial enterprises found in an activity centre where guest can entirely immerse themselves in a relaxed setting. The services offered are by appointment only, whereby a large portion of the guests will also be visitors of the existing tourist accommodation facilities located on the subject land. Guests of the proposed day spa and retreat will be specifically seeking the services offered, will pre-arrange their visit and are unlikely to combine their visit with other commercial activities (i.e., shopping or entertainment).

In consideration of the above, we have formed the opinion that the proposed development is an appropriate out of centre activity and will not adversely impact or disadvantage the existing activity centres or main streets in the region.

7.4 Traffic and Parking

7.4.1 Vehicle Access and Movement

Under the P&D Code, the following Transport, Access and Parking provisions are relevant to vehicle access and movement:

Performance Outcome	Designated Performance Feature
Movement Systems	
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back:

Performance Outcome	Designated Performance Feature
	(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing

The proposed development will utilise the existing vehicle access points from Leslie Road. A new internal driveway is proposed from the existing private road, located some 30m south of the Leslie Road access point.

The development site is relatively devoid of vegetation whereby sightlines will not restrict views of oncoming vehicles or pedestrians. In addition, there is ample opportunity on-site for vehicles to idle so that queueing does not occur on the adjacent public road network.

The use of the facility by existing tourist accommodation guests and the appointment only nature of external visitors will result in low traffic generation that will not exceed the capacity or nature of vehicle movement on local roads.

7.4.2 Car Parking

With regard to car parking the following Transport, Access and Parking provisions of the P&D Code are relevant:

Performance Outcome	Designated Performance Feature
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the

Performance Outcome	Designated Performance Feature
(b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS / DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.

The proposed carpark is located directly adjacent to the main entrance of the associated building. An accessible parking space will be located near the entrance of the building directly adjacent to the access ramp show immediately south-west of the carpark.

Regarding on-site car parking, Transport, Access and Parking, Table 1 – General Off-Street Car Parking Requirements seeks 5.5 spaces per 100m² of gross leasable floor area (GLFA) for a shop with no commercial kitchen where it is not located in an integrated complex with 2 or more tenancies. The proposed building will have a GLFA of approximately 615m² and thereby will require 33.8 parking spaces.

Clients of the facility will comprise guest staying at the Pavilions in Lenswood tourist accommodation facility, who are likely to walk from their accommodation, and external based booking who are likely to travel to the facility in pairs or groups by way of ride sharing (i.e., multiple people arriving in a single vehicle).

The proposed development will provide 34 on-site parking spaces which are dedicated to the proposed development (i.e., are in additional to existing car parking provided with tourist accommodation facilities). The provision of on-site parking is consistent with the anticipated parking demands envisaged by the Planning and Design Code for a shop land use and therefore parking demands created by the development are not expected to spill outside of the subject land.

It is not anticipated that a large volume or frequency of deliveries to the site will be required. In any case deliveries can be timed so that they do not coincide with peak visitor times, thereby there will be ample parking available in the carpark near the buildings entrance. Staff will be present to facilitate the loading and unloading of delivery vehicles.

7.4.3 Emergency Service Vehicles

The subject land is located within the Hazards (Bushfire - High Risk) Overlay of the P&D Code. The building will be located away from vegetated areas thereby reducing the risk of bushfire spread.

Within this overlay, the P&D Code offers provisions to ensure that firefighting vehicles can access the site, and persons can be safely evacuated in the event of a bushfire emergency. The relevant P&D Code provisions are noted as follows:

Performance Outcome	Designated Performance Feature
Vehicle Access – Roads, Driveways and Fire tracks	
PO 6.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 6.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 6.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 6.3 None are applicable.

The proposed development will provide 2x 25,000L rainwater tanks onsite that area designated for firefighting purposes. The tanks will be located immediately south of the proposed building.

In addition, an asset protection zone of 50m from the proposed building is provided, as shown on the Civil Plan contained in **Appendix C**.

The driveway and carpark areas will be hard standing and constructed of all-weather surface. Overhead clearance and carriage width will be provided in accordance with **Figure 1** of the Hazards (Bushire – High Risk) Overlay as noted on the Location Plan contained in **Appendix B**. In addition, emergency service vehicles are able to enter and exit the site in a forward direction by either using the proposed driveway to turn around or by using the existing private road.

The main entrance to the building is located approximately 55 metres from Leslie Road and will comprise largely formed and flat surfaces to aid in evacuation of the site for staff and visitors in the event of an emergency. In addition, the building is located approximately 130m from swamp road with a formed private road that can be used for evacuation should Leslie Road be inaccessible.

No fire tracks are relied upon for firefighting purposes.

7.5 Stormwater

The subject land is located within the Mount Lofty Ranges Water Supply Catchment Overlay of the P&D Code.

Within this overlay, the P&D Code provides provisions to safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges. The relevant P&D Code provisions are noted as follows:

Performance Outcome	Designated Performance Feature
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	DPF 1.1 None are applicable
PO 1.2 Development does not include land uses that have the potential to cause adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.	DPF 1.2 Development does not involve any one or combination of the following: (a) landfill (b) special industry.
Stormwater	
PO 3.1	DPF 3.1 None are applicable

Performance Outcome	Designated Performance Feature
Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.	
PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	DPF 3.2 None are applicable
PO 3.3 Polluted stormwater is treated prior to discharge from the site.	DPF 3.3 None are applicable
PO 3.6 Stormwater from shops and tourist accommodation is managed to protect water quality.	DPF 3.6 Shops and tourist accommodation satisfy all the following: (a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) are located 100m or more from public water supply reservoirs and diversion weirs (c) are located on land with a slope not exceeding 20% (d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L (e) includes swales that divert clean stormwater away from areas where it could be polluted.
PO 3.9 Stormwater from excavated and filled areas is managed to protect water quality.	DPF 3.9 Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.

The Water Resources Overlay of the P&D Code also includes the following provisions in respect to protection of the quality of surface waters.

Performance Outcome	Designated Performance Feature
Water Catchment	
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.

The Civil Plan and Soil Erosion and Drainage Management Plan (including stormwater calculations) prepared by Harnett Engineering (**Appendix C**) include details to ensure:

- The development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.
- The development does not cause adverse impacts on the quality of water
- The post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.
- Polluted stormwater is treated prior to discharge from the site to protect water quality.
- Stormwater from excavated and filled areas is managed to protect water quality.

Following feedback provided by Council's Engineering staff, revised documentation was being prepared to satisfy Council expectations. Although the revised documents were not available at the time of this report, they will be provided to Council.

Further, the proposed development has been sited more than 20 metres from the existing watercourse to retain existing vegetated land on the western side of the watercourse to filter runoff.

The proposed development has been designed to ensure Greater Adelaide's public water supply is safeguarded and the quality of surface waters, function and natural flow path of the existing watercourse are not adversely affected.

7.6 Wastewater

The Mount Lofty Ranges Water Supply Catchment Overlay of the P&D Code also includes the following provisions in respect to wastewater management.

Performance Outcome	Designated Performance Feature
Wastewater	
PO 2.1 Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.	DPF 2.1 Development including alterations and additions, in combination with existing built form and activities within an allotment: (a) do not generate a combined total of more than 1500 litres of wastewater per day and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards or is otherwise connected to a sewer or community wastewater management system.
PO 2.4 Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.	DPF 2.4 Development results in: (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected

Performance Outcome	Designated Performance Feature
	to a new or upgraded system that complies with such standards or (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.
PO 2.5 Surface and groundwater protected from wastewater discharge pollution.	DPF 2.5 All components of an effluent disposal area are: (a) setback 50 metres or more from a watercourse (b) setback 100 metres or more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.

A Wastewater Engineer's Report (**Appendix D**) has been prepared for the proposed development. The report recommends the development include:

- a septic tank of minimum 11,000 L with a 1,200L pump chamber
- two (2) ABSORB soakage trenches are proposed with widths of 2m, a length of 21m and a depth of 0.8m.

The proposed on-site wastewater system has been developed to ensure human wastewater has minimal adverse impact on water quality, especially the quality of surface water draining from the site and groundwater.

The design and siting of the soakage trenches will be suitably offsets from the building, site boundaries, and watercourses/water bodies to comply with the SA Health Code and Australian Standard AS1547:2012.

The Wastewater Engineer's Report has considered the site characteristics, design requirements, site and soil conditions, climate, and the wastewater generation associated with the development.

The wastewater system proposed for the development is expected to have a neutral effect on water quality and soil conditions of the subject land.

7.7 Bushfire Risk

As mentioned earlier in this assessment, the subject land is in a Hazard (Bushfire – High Risk) Overlay. Accordingly, the P&D Code includes the following provisions in respect to development being sited and designed to minimise the threat an impact of bushfires on life and property.

Performance Outcome	Designated Performance Feature
Siting	
PO 2.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DPF 2.1 None are applicable
Built Form	
PO 3.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DPF 3.1 None are applicable

The proposed building will be sited and relatively low-lying land and away from clusters of vegetation that may present an immediate hazard to the proposed building during a bushfire event. A generous asset protection zone is provided around the building which can be suitably managed by the landowner.

The design and configuration of the building is not considered to facilitate the trapping of burning debris against or underneath the building and the development includes provision of dedicated bushfire protection system that is capable of accommodating a comprising firefighting equipment and water supply in accordance with Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements in the event of a bushfire.

An emergency evacuation plan (**Appendix F**) has also been prepared for the proposed development which states that in the event of a bushfire threat with advance notice, the facility will close, and guests accordingly notified. Should a bushfire outbreak occur during opening hours, the facility operators will actively monitor all warnings and Country Fire Service (CFS) incident maps and provide guests with regular updates, similar to those provided to accommodation guests.

Should an evacuation become necessary, all guests will be directed to leave and provided CFS Bushfire Safety Guide and a clearly defined action plan to ensure the safe, orderly, and timely evacuation of all guests and personnel.

A designated Emergency Assembly Area will be in the main car park within a clear, open gathering point. Being located at the junction of Swamp and Leslie Roads, the subject land has access to three (3) different exit routes in the event of a full evacuation.

In the event of an evacuation, staff or maintenance personnel will activate the property's external firefighting and irrigation systems to help protect the buildings and surrounding landscape. The premises will be equipped with roof-mounted copper firefighting sprinklers which will be supplied water from dedicated firefighting water tanks. All systems are supported by a backup generator to ensure functionality during power outages and are in addition to those already provided to the existing Pavilion at Lenswood tourist accommodation facilities.

The proposed development is considered consistent with the relevant provisions of the Hazard (Bushfire – High Risk Overlay

8 Conclusion

For all the reasons provided above, we conclude:

- The proposed development is anticipated within the Productive Rural Landscape Zone.
- The scale, siting and built form will not materially detract from the streetscape character or amenity, or result in a harmful influence upon existing agricultural and horticultural industries.
- The existing vehicle access will be utilised with an internal driveway created off the existing private road to the proposed carpark area.
- Carparking provides sufficient spaces to support the anticipated parking needs of the proposed development.
- Traffic generation associated with the proposed development can be appropriately accommodated by the local road network and without impact to safe vehicle movements.
- Waste management will be consolidated with the existing Tourist Accommodation operation so that no detrimental impacts are caused to adjoining properties or the attractive landscape of the locality.
- Stormwater and wastewater systems have been designed to prevent impact on water quality and soil conditions of the subject land.
- The development is not exposed to unreasonable bushfire risk, nor is it likely to exacerbate the likelihood of a bushfire event.

We conclude that the proposed development accords with the provisions of the Planning and Design Code, and we therefore invite the Adelaide Hills Council as the relevant authority to accept that the proposal meets the relevant provisions of the Planning and Design Code in a manner sufficient to enable the application to be approved.

Appendix A

Certificate of Title

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

Product	Register Search (CT 6146/165)
Date/Time	10/04/2025 11:40PM
Customer Reference	54235
Order ID	20250410010886

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 6146 Folio 165

Parent Title(s) CT 5261/512, CT 5333/356

Creating Dealing(s) RTC 12192367

Title Issued 04/10/2014 **Edition** 2 **Edition Issued** 18/07/2018

Estate Type

FEE SIMPLE

Registered Proprietor

PAVILIONS AT LENSWOOD PTY. LTD. (ACN: 623 989 524)
OF UNIT 3 7 FLINDERS STREET KENT TOWN SA 5067

Description of Land

ALLOTMENT COMPRISING PIECES 9 AND 10 DEPOSITED PLAN 94407
IN THE AREA NAMED LENSWOOD
HUNDRED OF ONKAPARINGA

Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A ON DP 94407 FOR WATER SUPPLY PURPOSES (RTC 12192367)

Schedule of Dealings

Dealing Number	Description
13741748	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

APPROVED FX250634

Administrative Interests NIL

Product	Historical Search
Date/Time	10/04/2025 11:40PM
Customer Reference	54235
Order ID	20250410010886

Certificate of Title

Title Reference: CT 6146/165

Status: CURRENT

Parent Title(s): CT 5261/512, CT 5333/356

Dealing(s) Creating Title: RTC 12192367

Title Issued: 04/10/2014

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
11/03/2022	17/03/2022	13741748	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
14/05/2018	18/07/2018	12923195	TRANSFER	REGISTERED	PAVILIONS AT LENSWOOD PTY. LTD. (ACN: 623 989 524)
14/05/2018	18/07/2018	12923194	DISCHARGE OF MORTGAGE	REGISTERED	12355524
30/06/2015	06/08/2015	12355524	MORTGAGE	REGISTERED	RABOBANK AUSTRALIA LTD. (ACN: 001 621 129)

PURPOSE:	DIVISION	AREA NAME:	LENSWOOD
MAP REF:	6628/44/J, 6628/44/K	COUNCIL:	ADELAIDE HILLS COUNCIL
LAST PLAN:		DEVELOPMENT NO:	473/D045/10/001/38742

APPROVED:
BIRGIT FORKER
03/09/2014

DEPOSITED:
PAUL GRAHAM
23/09/2014

D94407

SHEET 1 OF 3

25532_text_01_v05_Version_5

AGENT DETAILS: VESKA & LOHMEYER PTY LTD
3 ALEXANDRINA ROAD
MOUNT BARKER SA 5251
PH: 08 8398 3050
FAX: 08 8398 3850

AGENT CODE: LVS1

REFERENCE: 10142

SURVEYORS CERTIFICATION: I SCOTT JOHN FILMER , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 27th day of April 2014
2nd day of September 2014 Scott Filmer Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5261	512		ALLOTMENT COMPRISING PIECES	(5*.6*)	F	141984	ONKAPARINGA		
CT	5326	141		ALLOTMENT(S)	4	F	19024	ONKAPARINGA		
CT	5468	173		ALLOTMENT(S)	3	F	19024	ONKAPARINGA		
CT	5333	356		ALLOTMENT(S)	90	F	129944	ONKAPARINGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
NEW	11	SHORT	EASEMENT(S)	A	FOR WATER SUPPLY PURPOSES	(9*.10*)	

ANNOTATIONS: NO OCCUPATION TO SURVEYED SUBJECT LAND BOUNDARIES UNLESS OTHERWISE SHOWN

D94407

SHEET 2 OF 3

25532_pland_1_V03_Version_5

BEARING DATUM: (3) — (6) 23°20′
DERIVATION: D89069 ADOPTED

TOTAL AREA:

SCHEDULE OF PIECES COMPRISED IN ONE ALLOTMENT

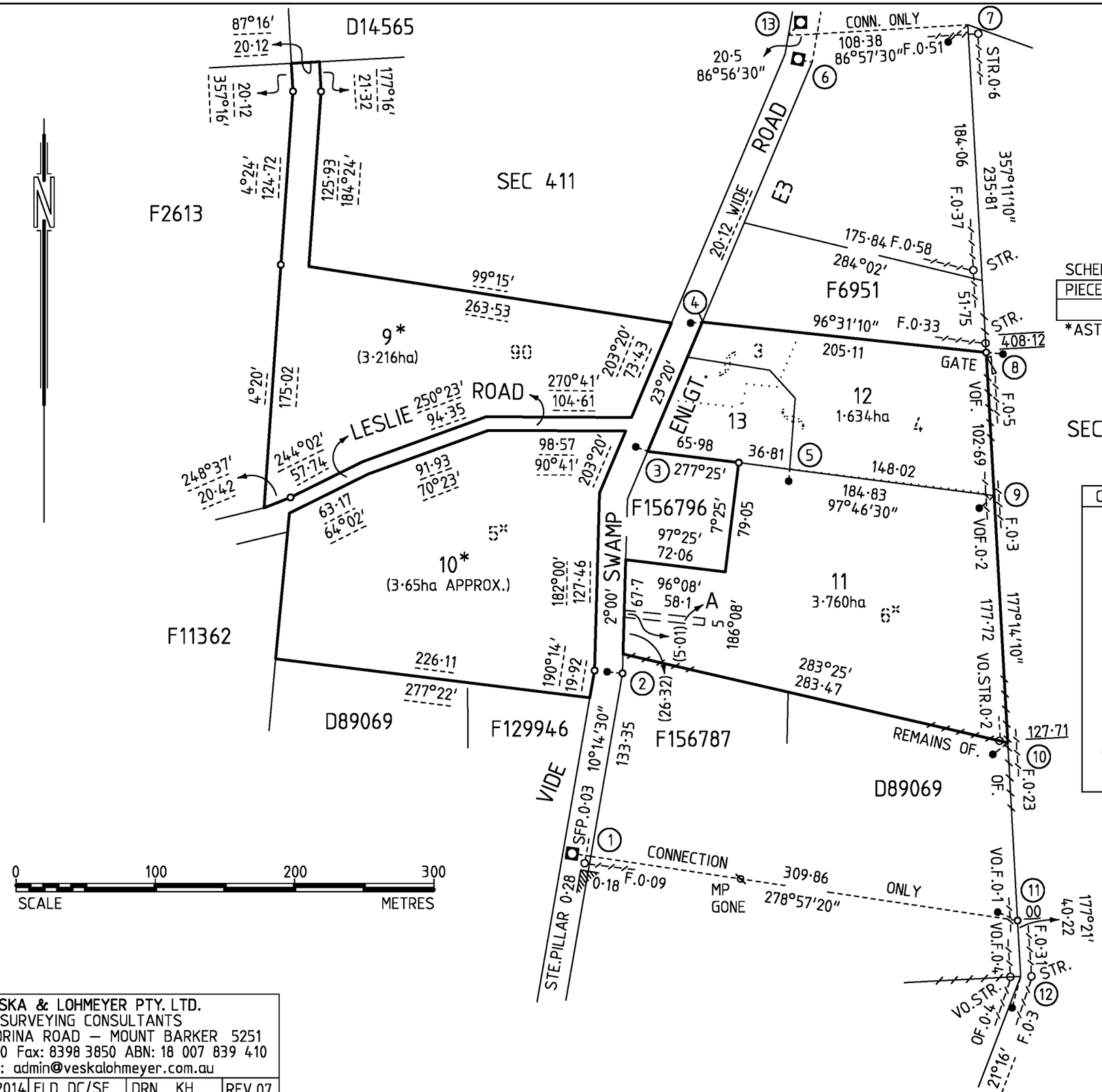
PIECES COMPRISED IN ONE ALLOTMENT	TOTAL AREA
9* & 10*	6·87ha APPROX.

*ASTERISK DENOTES PIECE IDENTIFIER ONLY

SEC 21

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PSM NO.
1	98°57′	PM FD	1·01	6628/36574
2	93°06′	MP FD	2·02	
3	111°26′	MP	1·97	
4	85°36′	MP	1	
5	4°22′	MP	1	
6	103°38′	PM FD	2·02	6628/28412
7	70°02′	MP FD	2·33	
8	261°19′	MP	0·53	
9	58°25′	MP	0·73	
10	44°15′	MP FD	3·22	
11	114°54′	MP FD	2·61	
12	15°52′	MP FD	7·26	
13	212°23′	PM FD	2·05	6628/28411



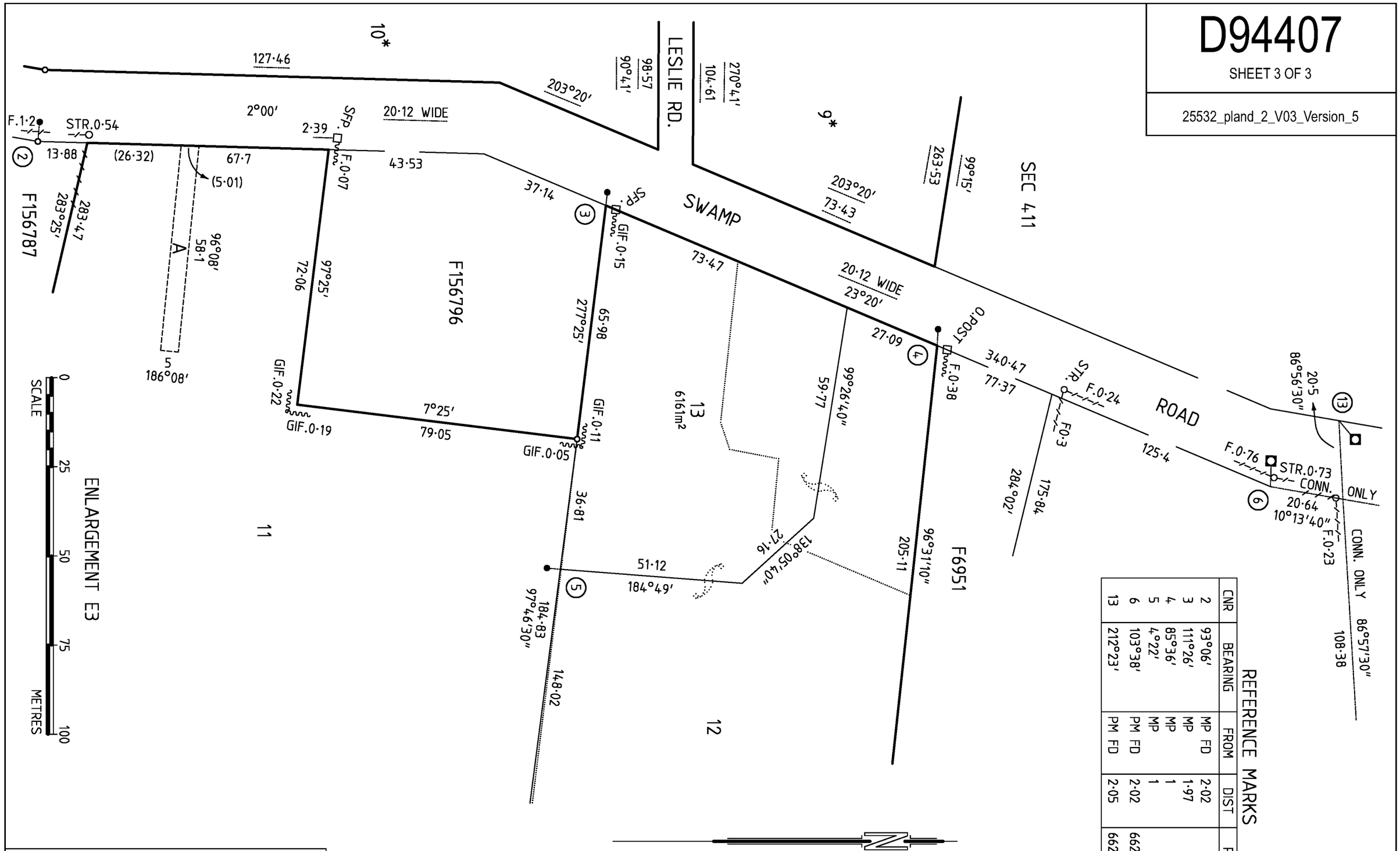
VESKA & LOHMEYER PTY. LTD.
SURVEYING CONSULTANTS
3 ALEXANDRINA ROAD — MOUNT BARKER 5251
Ph: 8398 3050 Fax: 8398 3850 ABN: 18 007 839 410
Email: admin@veskalohmeyer.com.au

DATE 12/08/2014	FLD DC/SF	DRN KH	REV 07
REF No 10142	CHK KH	10142CD R07.dwg	

D94407

SHEET 3 OF 3

25532_pland_2_V03_Version_5



REFERENCE MARKS

CNR	BEARING	FROM	DIST	PSM NO.
2	93°06'	MP FD	2·02	
3	111°26'	MP	1·97	
4	85°36'	MP	1	
5	4°22'	MP	1	
6	103°38'	PM FD	2·02	6628/2841 2
13	212°23'	PM FD	2·05	6628/2841 1

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Ph: 8398 3050 Fax: 8398 3850 ABN: 18 007 839 410
Email: admin@veskalohmeyer.com.au

DATE 12/08/2014	FLD DC/SF	DRN KH	REV 07
REF No 10142	CHK KH	10142CD R07.dwg	

Appendix C

Civil Plan, Soil Erosion and Drainage Management Plan, and Stormwater Calculations

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

CLAY LINED SWALE AND COMPACTED CLAY BUND TO BE CONSTRUCTED
UPSLOPE OF ALL AREAS TO BE DEVELOPED / DISTURBED
THIS IS TO DIRECT GENERAL SITE/STORMWATER RUNOFF FROM UPSTREAM AWAY FROM THE DEVELOPMENT DURING INTERIM AND FINISHED STAGES
DOWNSTREAM OF THE HOUSE SWALE TO BE GRASS LINED

PROVIDE 0.3m MOUND AROUND TOP OF BATTER TO DETER STORM WATER RUN OFF

110.0

105.0

100.0

11000

E S L I E

N

TO
PA

DL 106.50
BL 105.85
CUT HT 0.65m

BL 105.85

VOLUME OF SOIL FROM SITE CUT NOT EXPECTED TO EXCEED 1000m3
EXCAVATED SOILS EXPECTED TO BE REUSED IN AREAS REQUIRING FILL AND COMPACTED AND GRADED AS REQUIRED

BATTER 1:5 MAX DOWN

DL 106.80
BL 104.41
CUT HT 2.39m

DL 106.00
BL 104.41
CUT HT 1.59m

RWT2 RWT1 RWT2

DL 104.80

BL 104.41

NGL 105.00
BL 104.41
CUT HT 0.59m

DL 104.50

DL 104.00
BL 104.41
FILL HT 0.41m

STORMWATER SURFACE DRAIN DISCHARGE VIA LEVEL SPREADER WITH 100-150mm ROCK PITCHING SURROUNDING PIPE TO CONTROL EROSION

ENSURE AREA DOWNSLOPE OF SURFACE DRAIN IS VEGETATED/GRASSED TO AID INFILTRATION

50000

RED DASH INDICATES 50m ASSET PROTECTION ZONE

DL 103.75

BATTER 1:5 MAX DOWN

DL 103.25

DL 101.75

DL 103.75

13.5%

25.0%

DL 103.25

25.0%

DL 100.25

10.0%

CARPARK / 35 TOTAL

DL 101.75

TRW 101.75
RWH 0.00

BERM

TRW 100.25
RWH 0.00

20%

15.0%

20.0%

DL 99.75

DL 99.25

MAXIMUM 1M HEIGHT FOR RETAINING WALL

EXISTING DRIVEWAY

EXISTING DRIVEWAY TO BE REALIGNED AND RE-LEVELED TO ACHIEVE REQUIRED BATTER

HARDSTAND DRIVEWAY WITH MIN. 150mm HIGH BERM TO BE PROVIDED.
BARM TO EXTEND ACROSS THE WIDTH OF THE HARDSTAND AREA.

6097

DL 98.00

CREEK LINE

SB

SEDIMENT BASIN. PROVIDE MIN. 12.0m3 OF STORAGE VOLUME

SOIL EROSION AND DRAINAGE MANAGEMENT PLAN (1:175)

PROPOSED LOCATION OF SOIL STOCKPILE
SOIL TO BE MOUNDED SUCH THAT RUN-OFF FROM THE DEVELOPED AREAS LEAD TO THE SEDIMENT BASIN

DL 102.75

DL 103.25

DL 101.25

DL 101.75

SSP

DL 100.00

DL 100.50

DL 100.35

MAXIMUM 1M HEIGHT FOR RETAINING WALL

DL 100.25

BATTER 1:5 MAX DOWN

DL 99.25

185500

ENSURE AREA DOWNSLOPE OF SURFACE DRAIN IS VEGETATED/GRASSED TO AID INFILTRATION

EXSTG
SHED

LEGEND

- EXISTING SPOT LEVELS
- EXISTING CONTOURS
- DESIGN BATTER 1 : 2 (U.N.O.)
- SF — 600mm HIGH SILT FENCE
- HB — HAY BALE BARRIER
- SPOON/SURFACE DRAIN TO DIRECT RUNOFF
- DIVERSION SWALE AND BUND
- HB — HAY BALE BARRIER
- SSP — SOIL STOCKPILE COVERED. - NO RUNOFF
- SB — TEMPORARY SEDIMENTATION BASIN SIZING BASED ON 20% AEP
- HARDSTAND/STABILISED DRIVEWAY COMPACTED QUARRY RUBBLE/PM21 GRAVEL WITH 50-75mm GRAVEL OVER
- GRATED INLET PIT 600SQ.

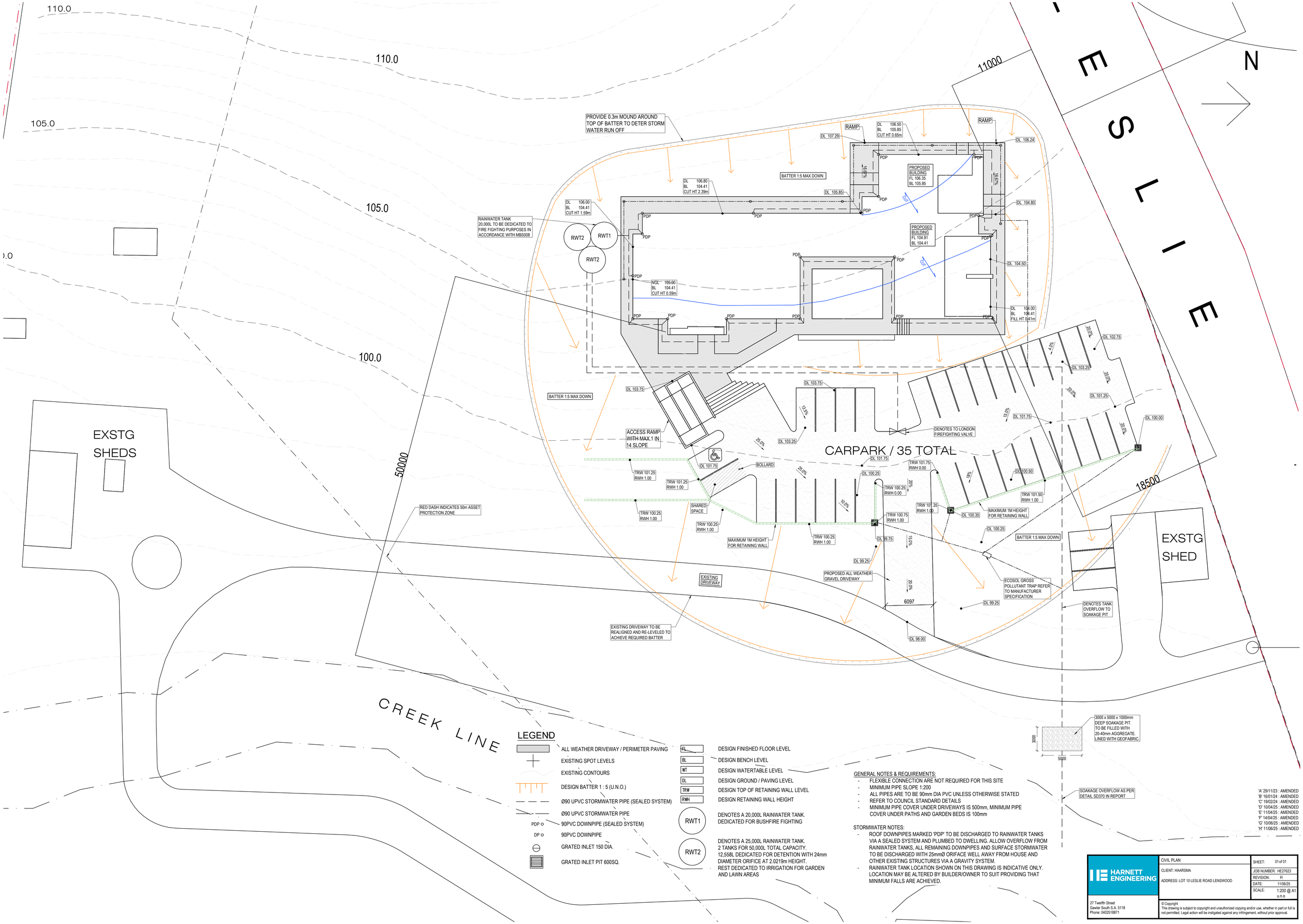
HARNETT ENGINEERING
27 Twelfth Street
Gawler South S.A. 5118
Phone: 0402518871

SOIL EROSION AND DRAINAGE MANAGEMENT PLAN

CLIENT: HAARSMA

ADDRESS: LOT 10 LESLIE ROAD LENSWOOD

SHEET:	01 of 01
JOB NUMBER:	HE27623
REVISION:	C
DATE:	11/06/25
SCALE:	1:175 @ A1 u.n.o



LEGEND

- ALL WEATHER DRIVEWAY / PERIMETER PAVING
- EXISTING SPOT LEVELS
- EXISTING CONTOURS
- DESIGN BATTER 1 : 5 (U.N.O.)
- Ø90 UPVC STORMWATER PIPE (SEALED SYSTEM)
- Ø90 UPVC STORMWATER PIPE
- PDP ○ 90PVC DOWNPIPE (SEALED SYSTEM)
- DP ○ 90PVC DOWNPIPE
- GRATED INLET 150 DIA.
- GRATED INLET PIT 600SQ.

- FL DESIGN FINISHED FLOOR LEVEL
- BL DESIGN BENCH LEVEL
- WT DESIGN WATERTABLE LEVEL
- DL DESIGN GROUND / PAVING LEVEL
- TRW DESIGN TOP OF RETAINING WALL LEVEL
- RWH DESIGN RETAINING WALL HEIGHT

- RWT1 DENOTES A 20,000L RAINWATER TANK. DEDICATED FOR BUSHFIRE FIGHTING
- RWT2 DENOTES A 25,000L RAINWATER TANK. 2 TANKS FOR 50,000L TOTAL CAPACITY. 12,558L DEDICATED FOR DETENTION WITH 24mm DIAMETER ORIFICE AT 2.0219m HEIGHT. REST DEDICATED TO IRRIGATION FOR GARDEN AND LAWN AREAS

GENERAL NOTES & REQUIREMENTS:

- FLEXIBLE CONNECTION ARE NOT REQUIRED FOR THIS SITE
- MINIMUM PIPE SLOPE 1:200
- ALL PIPES ARE TO BE 90mm DIA PVC UNLESS OTHERWISE STATED
- REFER TO COUNCIL STANDARD DETAILS
- MINIMUM PIPE COVER UNDER DRIVEWAYS IS 500mm, MINIMUM PIPE COVER UNDER PATHS AND GARDEN BEDS IS 100mm

STORMWATER NOTES:

- ROOF DOWNPIPES MARKED 'PDP' TO BE DISCHARGED TO RAINWATER TANKS VIA A SEALED SYSTEM AND PLUMBED TO DWELLING. ALLOW OVERFLOW FROM RAINWATER TANKS, ALL REMAINING DOWNPIPES AND SURFACE STORMWATER TO BE DISCHARGED WITH 25mmØ ORIFACE WELL AWAY FROM HOUSE AND OTHER EXISTING STRUCTURES VIA A GRAVITY SYSTEM.
- RAINWATER TANK LOCATION SHOWN ON THIS DRAWING IS INDICATIVE ONLY. LOCATION MAY BE ALTERED BY BUILDER/OWNER TO SUIT PROVIDING THAT MINIMUM FALLS ARE ACHIEVED.

'A' 29/11/23 : AMENDED
'B' 16/01/24 : AMENDED
'C' 19/02/24 : AMENDED
'D' 10/04/25 : AMENDED
'E' 11/04/25 : AMENDED
'F' 14/04/25 : AMENDED
'G' 10/06/25 : AMENDED
'H' 11/06/25 : AMENDED

HARNETT ENGINEERING
27 Twelfth Street
Gawler South S.A. 5118
Phone: 0402518871

CIVIL PLAN

CLIENT: HAARSMA

ADDRESS: LOT 10 LESLIE ROAD LENSWOOD

SHEET: 01 of 01
JOB NUMBER: HE27623
REVISION: H
DATE: 11/06/25
SCALE: 1:200 @ A1 u.n.o

STORMWATER DETENTION CALCULATIONS

AT: LOT 10 LESLIE ROAD LENSWOOD
REF: HE27623
DATE: 4/06/2025

DETENTION CALCULATIONS

Critical storm 5 AEP 118 mm/hr

1. Predevelopment Flow

	Roof	Paved	Landscaped	Total
Area	0 m^2	0 m^2	1071.0 m^2	856 m^2
Runoff coefficient	1	0.8	0.2	
Total flow from site	0.0 L/s	0.0 L/s	7.0 L/s	

Total Flow From Site 7.0 L/s

2. Post Development Flow

Critical storm 1 AEP 173 mm/hr

	Roof	Paved	Landscaped	Total
Area	617 m^2	454.0 m^2	0.0 m^2	856.0 m^2
Runoff Coefficient	1	0.8	0.2	
	29.7 L/s	17.5 L/s	0.0 L/s	

Total Flow From Site 47.1 L/s

3. Determine Undetained Discharge Rate

Site post development Flow		856.0 m^2	47.1 L/s
Flow From Roof (All downpipes)		617 m^2	29.7 L/s
Flow from yard	paved	454.0 m^2	17.5 L/s
	Unpaved	0 m^2	0.0 L/s
Total Detained Flow			29.7 L/s
Remaining Flow Undetained			17.5 L/s

4. Calculate Total Allowable Discharge From Detention System

Predevelopment Flow	7.0 L/s
Less Undetained Discharge	17.5 L/s
Allowable Discharge	1.0 L/s

5. Calculate Required Detention Storage Volume for Design Storm Event

Design Storm Event 1 AEP

Storm Duration	Minutes	Intensity mm/hr	Inflow L/s	Outflow L/s	Required Volume (L)
5 min	5	173	17.5	1.0	4936
10 min	10	126	12.7	1.0	7027
15 min	15	102	10.3	1.0	8362
20 min	20	86.5	8.7	1.0	9272
25 min	25	75.8	7.6	1.0	9971
30 min	30	67.8	6.8	1.0	10512
1 hour	60	43.4	4.4	1.0	12163
2 hour	120	27.2	2.7	1.0	12558
3 hour	180	20.5	2.1	1.0	11537
6 hour	360	12.6	1.3	1.0	5858
12 hour	720	7.54	0.8	1.0	-10338
24 hour	1440	4.38	0.4	1.0	-48220

Critical Volume 12558 L

6. Calculate Orifice Size

Tank Detention			Orifice size		
Length	7.4	m	Q	0.001	m3/s
Height	2.7	m	C	0.6	
Tank capacity	50.00	m3	g	9.81	m/s2
Retention volume	37.44	m3	h	0.68	m
Detention volume	12.56	m3	A	0.00045692	m2

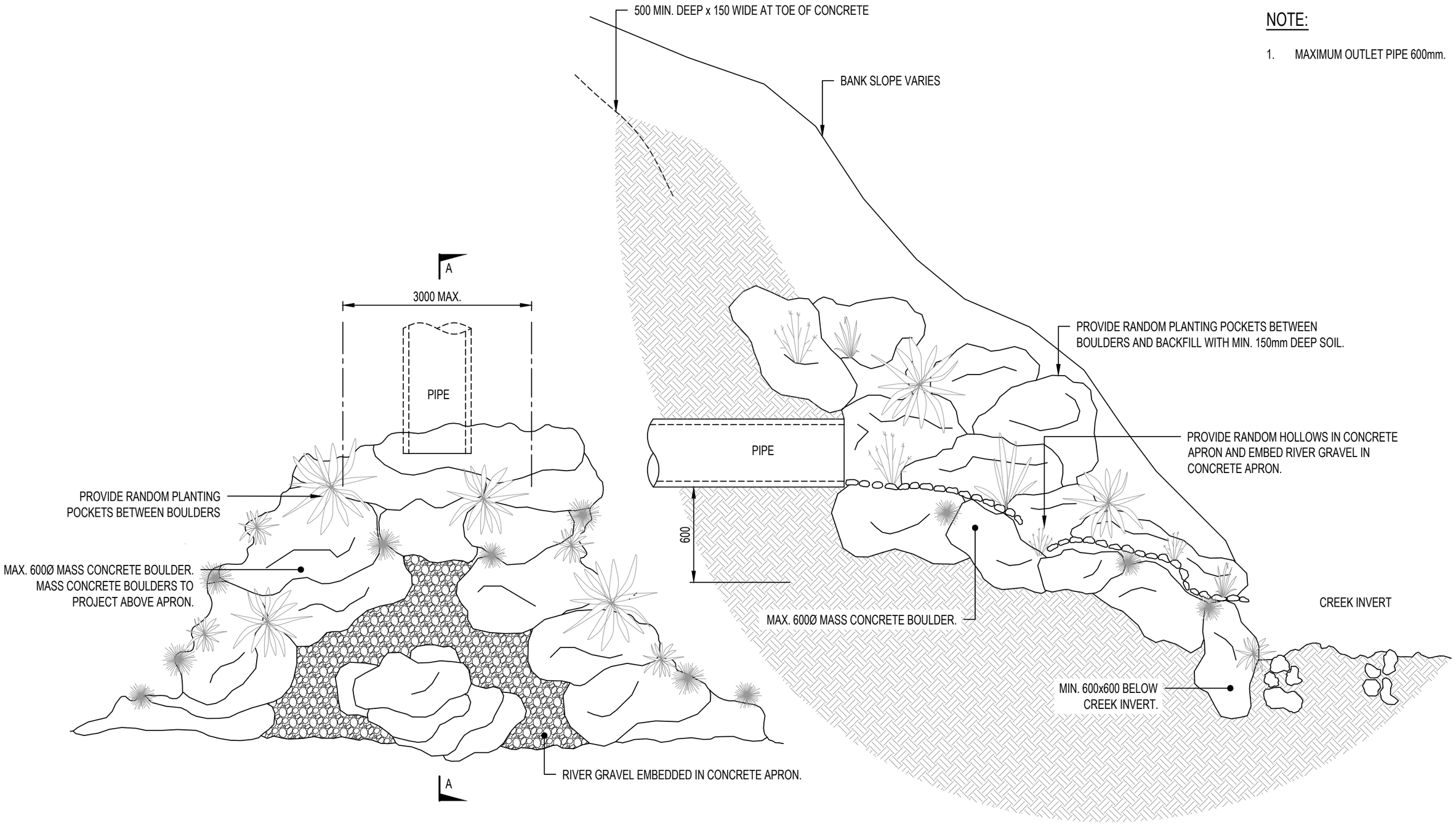
Height of orifice from base of tank 2.0219 m
Diametre of orifice 24 mm

7. Stormwater Pit Calculation

1 in 100 year, 5 min storm event 18.5 L/s

Void Volume 5.54 m3
Void Ratio 0.6:1
Volume = Void Volume + Gravel Volume 14.76 m3

Soakage Pit Size: 1m depth, 3m width, 5m length



NOTE:

1. MAXIMUM OUTLET PIPE 600mm.

PLAN

SECTION A-A

ALL MEASUREMENTS IN MILLIMETRES

REV	DESCRIPTION	DATE	DES	DRW	APP
C	ISSUED FOR REVIEW	10.06.2016	JZ	DL	DSL
B	ISSUED FOR REVIEW	10.05.2016	JZ	DL	DSL
A	ISSUED FOR REVIEW	15.03.2016	JZ	DL	DSL

THIS PROJECT HAS BEEN ASSISTED BY THE LOCAL GOVERNMENT RESEARCH AND DEVELOPMENT SCHEME AND INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA

INFRASTRUCTURE GUIDELINES (SA)

SHEET TITLE

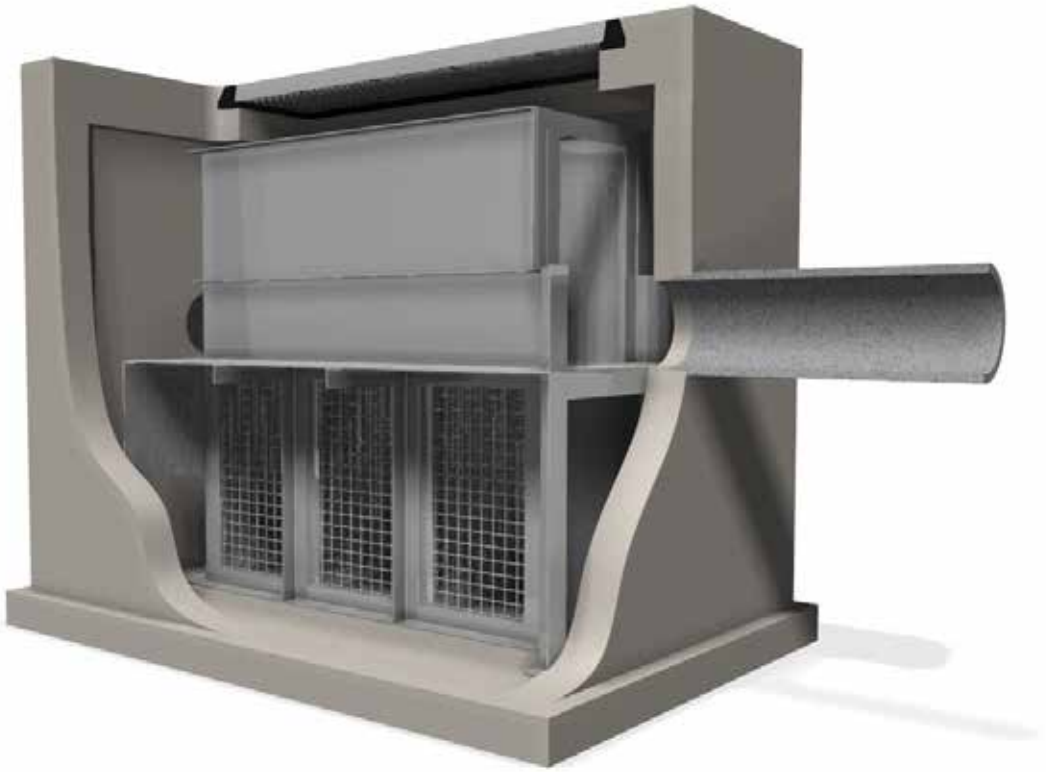
NATURAL LOOK CONCRETE AND BOULDER HEADWALL

SCALE NTS @ A3

DRAWING No. SD 370

REV C

Ecosol™ Gross PollutantTrap Technical Specification



environmentally engineered
for a better future

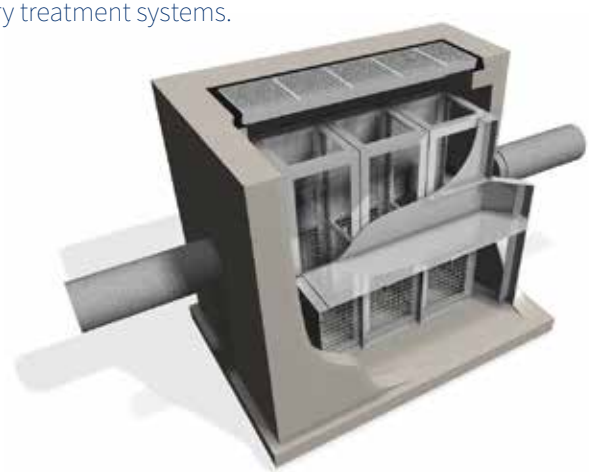
URBAN
ASSET SOLUTIONS™

Contents

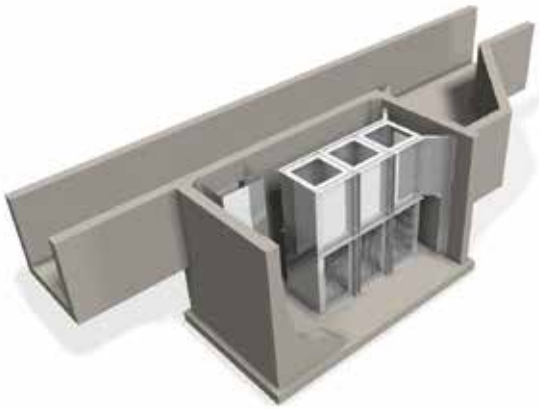
1.0 Introduction

Increasingly stringent environmental best management practice requires planners and developers to apply a fit-for-purpose treatment train approach to stormwater treatment to achieve today's water quality objectives (WQOs). An integral element to any good WSUD is primary treatment or pre-screening of stormwater flows to remove coarse sediment and gross pollutants prior to downstream secondary or tertiary treatment systems such as wetlands.

The Ecosol™ Gross Pollutant Trap provides effective primary treatment of stormwater flows thereby significantly enhancing the operational life of downstream secondary and tertiary treatment systems.



Typical In-Line Ecosol™ GPT configuration



Typical Off-Line Ecosol™ GPT configuration

The system has been designed to provide a robust and durable cost effective primary treatment system that captures and retains solid pollutants conveyed in stormwater conduits.

In developing this innovative stormwater treatment system careful consideration has been given to durability, longevity, cost and maintainability. Key commercial technical features include:

- low visual impact and energy footprint;
- designed hydraulics with proven performance and longevity;
- scalable design; and
- cost effective maintenance regime.

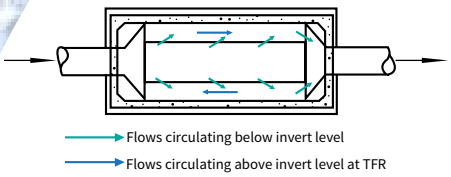
This technical manual describes the operation and performance characteristics of the system.

URBAN ASSET SOLUTIONS™

1.1 How and Why the Ecosol™ GPT Works

The objective of stormwater treatment is to achieve a real, visible, and sustainable improvement in water quality. Pollution control measures, including Gross Pollutant Traps (GPT's), such as the Ecosol™ GPT, litter baskets, sediment basins, grass swales, infiltration systems and sand filters all reduce the level and concentration of a variety of pollutants, thereby enhancing water quality.

The Ecosol™ GPT is a non-blocking, wet sump, tangential filtration system that has been specifically designed to filter stormwater pollutants conveyed in stormwater conduits by capturing and retaining all contaminants larger than 2mm up to a designed treatable flow rate (TFR). It can play and integral role in reducing pollution in urbanised catchments and help reduce the footprint of a total stormwater treatment train by providing essential prescreening.



Developed in 1996 and tested by the University of South Australia and also EngTest the commercial consulting division of the Adelaide University it remains today one of the most widely recognised and used stormwater primary treatment systems. Today as part of our continual product improvement program the modern Ecosol™ GPT is designed to provide high pollutant retention rates with little hydraulic impact on the drainage infrastructure.

2.0 Ecosol™ GPT Credentials and Case Studies

The Ecosol™ GPT is designed specifically to provide essential primary treatment of stormwater runoff. It is a compact, efficient and cost-effective solution to the ever-increasing problem of gross pollutants present in stormwater flows. Key to its success is the robust, engineered design and tangential screens housed in a pre-cast concrete pit that provides a significantly greater screening area than that of traditional direct screening trash rack designs. Further its large detention chamber enables gravitational separation to occur retaining fine particulate matter conveyed in stormwater.

THE UNIVERSITY of ADELAIDE

Urban Water Resources Centre – University of South Australia
Product Performance Testing.

In 1997 and 1998 the University of South Australia (UniSA), was commissioned to undertake a series of tests on the widely-used Ecosol™ GPT (formerly known as the RSF 4000) to confirm the product's performance. The tests measured the capture efficiency of the system under varying flow conditions and gradients and also the hydraulic headloss of the system under varying flows and gradients.

University of South Australia

EngTest Department of Civil and Environmental Engineering –
University of Adelaide – Product Performance Testing

In October 1998 after further product development Ecosol commissioned Engtest the Department of Civil and Environmental Engineering at the University of Adelaide to undertake further testing on the system to confirm hydraulic head loss and capture efficiencies.

URBAN ASSET SOLUTIONS™

2.0 Ecosol™ GPT Credentials and Case Studies Continued

Avocet Consulting - CFD modelling to determine pollutant trapping performance and fluid hydraulic characteristics under varying flow conditions.

In early 2000 to mid-2001 as part of the companys continuous product improvement program Ecosol engaged the services of Avocet Consulting to assess the Ecosol™ GPTs hydraulic performance, structural integrity, capture efficiency, treatable flow rates relevant to product sizing and scaling. Additional laboratory testing was also completed to monitor its performance as it filled and also to review the non-blocking, tangential filtration longevity of the system under varying flow conditions and percentage of fill.

EngTest Department of Civil and Environmental Engineering – University of Adelaide – Performance Review

In June 2013 the University of Adelaide (EngTest) completed a series of additional product tests to further verify product performance and concurrently reviewed all past laboratory and field testing on the performance of the product to comprehensively determine its performance for current industry applications.

3.0 Warranty and Life Expectancy

The Ecosol™ GPT has a one-year warranty covering all components and workmanship. Urban Asset Solutions Pty Ltd will rectify any defects that fall within the warranty period. The warranty does not cover damage caused by vandalism and may be invalidated by inappropriate cleaning procedures or where the unit is not cleaned within the recommended frequency. The Ecosol™ GPT is designed to meet strict engineering guidelines and manufacturers guarantees and is one of the most durable stormwater treatment systems available. The stainless steel components have a life expectancy of 15 years while the pre-cast concrete pit has a life expectancy of 50 years providing appropriate maintenance practices are employed.

4.0 Safety Considerations

The simple, yet effective design of the Ecosol™ GPT reduces OH&S risks as most of the work is undertaken in a controlled factory environment. The unit arrives to site complete and ready for installation reducing significantly on-site time, an important factor given the costs associated with delays that can be caused by inclement weather.

5.0 Key Features and Benefits

The Ecosol™ GPT captures and retains more than 98% of pollutants larger than 2000µm and whilst designed as a primary treatment solution, can capture and retain attached particulate Suspended Solids, Phosphorous and Nitrogen at its design Treatable Flow Rate (TFR).

Its efficiency is largely dependant on the chemical composition of the particles and the bonding of these chemical constituents to the surface of particles and the body of pollutants forming a media within the device.

Easily installed, the pre-cast modular Ecosol™ GPT can be fitted to conduits of almost any size and shape, either within the drainage network or off-line adjacent to creeks or open channels. Its range of applications include industrial and commercial sites, such as car parks, shopping centres and wash-bays, residential developments, airports, freeways, civil construction projects and wetlands.

Key Features	Benefits
Hydraulics	• Low headloss (k) factor • Designed and managed hydraulics eliminates blockage risk • Patented hydraulically-driven barrier reduces premature by-pass • Non-blocking tangential filtration screening
Pollutant Capture and Retention	• Captures and retains more than 98% of solid pollutants > 2000µm • Captures and retains up to 99% free oils and grease in spill situations • No remobilisation of captured settled Gross Pollutants
Design and Construction	• Can be sized to suit a wide range of flows, gradients and pipe sizes • Up to a GPT 4900 unit comes complete to site making installation easy and safe • Shallow depth below invert reduces water table problems • Product is made in-house thereby reducing lead times significantly
Cleaning and Maintenance	• Cost-effective vacuum cleaning so no need for the pollutants to be handled • Large pollutant storage capacity • Baffle design for emergency spill storage
Environmental Impact	• Effective pre-screening as part of a treatment train to achieve water quality objectives • Positive effect on natural ecosystem by improving water quality • Unit is housed in its own pit with little effect on the site aesthetics
Tried and Tested	• Independently laboratory field tested • Meets industry standards and guidelines

Table 1 - Ecosol™ GPT key features and benefits.

6.0 Key Dimensions

The table below shows the approximate dimensions and holding capacities for, the Ecosol™ GPT. Their capacity to retain large quantities of captured pollutants ensures that its specified capture efficiency is maintained between scheduled cleaning events.

Ecosol GPT Product Code	Maximum Inlet/Outlet Pipe Diameter	Treatable Flow Rate (L/s)	Approximate External Dimensions (L x W x D from inlet invert level) (mm)	Pollution Holding Capacities		
				Solid Pollutants >2mm	Free Oils and Grease	Water
				m^3	Litres	Litres
GPT 4200	Up to 300mm	Up to 51	2200 x 900 x 750	0.23	268	667
GPT 4300	Up to 525mm	Up to 120	2700 x 1350 x 750	0.32	469	1,181
GPT 4450	Up to 600mm	Up to 260	3600 x 1650 x 1050	1.03	1,347	3,348
GPT 4600	Up to 900mm	Up to 470	4500 x 1950 x 1350	2.43	2,994	7,211
GPT 4750	Up to 1050mm	Up to 730	5600 x 2300 x 1650	4.83	5,711	13,608
GPT 4900	Up to 1350mm	Up to 1,050	6500 x 2600 x 1975	8.30	9,576	22,768
GPT 41050	Up to 1500mm	Up to 1,430	7450 x 2950 x 2300	13.11	14,850	35,262
GPT 41200	Up to 1800mm	Up to 1,870	8630 x 3300 x 2625	19.52	22,793	51,698
GPT 41350	Up to 1950mm	Up to 2,370	9700 x 3700 x 2950	**27.70**	**30,578**	72,495
GPT 41500	Up to 2100mm	Up to 2,930	10680 x 4000 x 3250	37.94	41,491	98,317
GPT 41800	Up to 2400mm	Up to 4,210	12730 x 4700 x 3900	65.33	70,452	166,836

Table 2 - Key product dimensions

Notes:

1. The unit can be sized to suit almost any type of pipe or box culvert.
2. Unit dimensions can vary depending on the vehicle load requirements and the wall thickness.

The Ecosol™ GPT is available in four configurations:

- In-line/End of Line;
- Off-Line;
- Fixed tangential screens for vacuum truck cleaning;
- Removable basket configuration for cleaning by crane truck.

Unit Design Loading

The range of Ecosol™ GPT's are designed for Class B, D and up to Class G loadings suitable for underground installations in highways, airport and wharf applications.

URBAN ASSET SOLUTIONS™

7.0 Capture Efficiencies

In order to determine a meaningful characterisation of the products collection efficiency, an extensive verification phase was undertaken by Avocet Consulting Pty Ltd, Ecosol and EngTest (The University of Adelaide). Tables 3 and 4 summarise these results.

Particulate Size (Micron)	Capture Efficiency
20 - 60	23%
60 - 200	67%
200 - 600	94%
600 - 2000	98%

Table 3 – Typical PSD results

ECOSOL GPT CAPTURE EFFICIENCY PERFORMANCE SUMMARY		
Pollutants	**Capture Efficiency**	**Details**
Gross Pollutants (GP)	98%	Particulate >2000 micron
Total Suspended Solids (TSS)	61%	Particulate 20-2000 micron (mean averages)
Total Phosphorous (TP)	29%	Particulate and dissolved mean average efficiency less standard deviation
Total Nitrogen (TN)	1%	Particulate and dissolved mean average efficiency less standard deviation
Total Petroleum/Hydrocarbon (TPH)	99%	In dry weather emergency oil spill solutions
	23%	In a high flow event

Table 4 – Mean average pollutant percentage reductions

Figures quoted are mean collection efficiency statistics based on available product testing data. It is important to note that the water quality CE values are indicative of potential field CEs given that the product is designed as a primary treatment solution providing physical screening and the removal of chemical constituents is largely dependent on the chemical composition of the particles and the bonding of these chemical constituents to the surface of particles. Further, finer and attached particle filtration performance of the product is also dependent on the body of pollutants forming a media already captured by the filter. Quoted CE values are intended as a general guide, please consult with your Urban Asset Solutions Pty Ltd representative for site specific product sizing and modelling.

8.0 MUSIC Modelling Guidelines

These guidelines provide instruction to the creation and application of a treatment node for the Ecosol™ GPT for the Model for Urban Stormwater Improvement Conceptualisation (MUSIC). The Ecosol™ GPT can be modelled in MUSIC using the Gross Pollutant Trap Treatment node to represent the results derived from independent laboratory testing and field testing by the University of South Australia and the University of Adelaide (Engtest The school of Civil, Environmental and Mining Engineering). The guidelines apply to the creation of the treatment node within MUSIC V6.1.0.

8.1 Creating the Node

Insert a GPT treatment node into your model by selecting "GPT" under the treatment nodes menu. When the node is created the node properties dialog is displayed. There are several changes that need to be made in this dialog.

- Adjust the text in the location box to read "Ecosol GPT" plus any other relevant information (4200, 4300 etc.).
- Adjust the low flow bypass to reflect any flow (m^3/ sec) diverted away from the unit before treatment (usually zero)
- Adjust the high flow bypass to reflect the treatable flow rate (TFR values are detailed in table 2) (m^3/sec) any higher flows will bypass treatment.

NOTES: Can be used to describe assumptions or location of reduction values for authority approvals.

Adjust the transfer function for each pollutant selecting the pollutant and editing (right click on the function point) the input and output values on the graph below to reflect capture efficiencies (CE) of the treatment device. Table 5 provides the input and output values for the Ecosol™ GPT based on High Flows. Table 5 provides input and output nodes for the Ecosol™ based on Low Flows.

Pollutant	Removal Rate (%)	Entered Input Value	Entered Output Value
Total Suspended Solids (20 - 2000µm)	61	1000	390
Total Phosphorus	29	1000	710
Total Nitrogen	1	1000	990
Gross Pollutants (>2000µm)	98	1000	20

Table 5 - Ecosol™ Gross Pollutant Trap – input and output values

9.0 Design Guidelines

To ensure your system is appropriately designed for its intended application and meets local water quality objectives it is essential that the following minimum information is provided.

- Confirm the required treatable flow rate – this is the minimum stormwater run-off volume that must be treated. Typically this is the 1 in 3 month to 1 in 1 year ARI.
- Confirm the maximum design flow capacity of the drainage line. This is important as it allows us to appropriately design and model the system to cater for these peak flows at minimal head-loss.
- Confirm the proposed number and locations of Ecosol™ GPT's to be installed. Where possible please provide clearly marked drainage plans indicating the proposed locations.
- Confirm local water quality objectives - Recent state governmental planning policies have established clear stormwater quality bench mark objectives for local and regional councils. Accordingly local and regional council water sensitive urban design objectives have been amended to meet these stormwater pollution reduction targets. It is important we are provided this information specific to your site and local council regulations so that we can clearly advise you of the products removal efficiency relevant to these WQO's.

For further assistance in sizing or specifying a system for your next project please complete the form in Appendix 1 and forward to your local Urban Asset Solutions Pty Ltd representative.

Urban Asset Solutions Pty Ltd engineering team is able to provide a comprehensive design proposal for almost any project where the Ecosol™ GPT is proposed either individually or in conjunction with any other filtration systems working together in a treatment-train approach. Services offered include preliminary hydraulic, structural, and total concept designs, as well as consideration to access and hardstand designs for cleaning and maintenance. This includes MUSIC (Model for Urban Stormwater Improvement Conceptualisation) modelling, CAD drawings and product specifications together with maintenance schedules and associated costs.

Further, Urban Asset Solutions Pty Ltd can also undertake all civil and structural installation works, and our complete turnkey service also includes full maintenance of the proposed stormwater treatment systems and reporting.

10.0 Hydraulic Specification

Gross Pollutant Traps (GPT's), such as the Ecosol™ GPT, are primarily designed to remove gross pollutants (>2mm) from stormwater at high treatable flow rates (TFR) and can play an integral role in reducing pollution in heavily-urbanised catchments that discharge into our waterways.

The Treatable Flow Rate (TFR) is the minimum flow that a GPT must treat, without by-pass, to achieve the desired pollutant capture criteria for a particular development. It varies dependent on that catchment size and percentage of impervious area thereby determining the pipe size and gradient. Typically, the Ecosol™ GPT is designed to treat the 1-in-3 month Annual Rainfall Intensity (ARI) discharges, with greater flows by-passing the unit.

Ecosol GPT Product Code	maximum Inlet/Outlet Pipe Diameter	Treatable Flow Rate (L/s)	Approximate External Dimensions (L x W x D from inlet invert level) (mm)
GPT 4200	Up to 300mm	Up to 51	2200 x 900 x 750
GPT 4300	Up to 525mm	Up to 120	2700 x 1350 x 750
GPT 4450	Up to 600mm	Up to 260	3600 x 1650 x 1050
GPT 4600	Up to 900mm	Up to 470	4500 x 1950 x 1350
GPT 4750	Up to 1050mm	Up to 730	5600 x 2300 x 1650
GPT 4900	Up to 1350mm	Up to 1,050	6500 x 2600 x 1975
GPT 41050	Up to 1500mm	Up to 1,430	7450 x 2950 x 2300
GPT 41200	Up to 1800mm	Up to 1,870	8630 x 3300 x 2625
GPT 41350	Up to 1950mm	Up to 2,370	9700 x 3700 x 2950
GPT 41500	Up to 2100mm	Up to 2,930	10680 x 4000 x 3250
GPT 41800	Up to 2400mm	Up to 4,210	12730 x 4700 x 3900

Table 6 - Ecosol GPT indicative product Treatable Flow Rates

10.1 By-Pass Capacity and Head-Loss

The range of Ecosol™ GPT's has been designed to cater for maximum flow by-pass at minimal head-loss. The placement of any structure into a stormwater line will induce headloss. The extent of this head-loss is a function of the velocity in the outlet pipe and the k factor adopted. The k factor must be representative of the type of structure and its operation during full-flow conditions as distinct from the TFR.

The Ecosol™ GPT has one of the lowest k factors of any GPT currently available. Extensive independent testing has been carried out to confirm the unit's k factor for a range of pipe and unit sizes based on full flow, worst case scenarios. These tests show that the k factor can vary between 0.6 and 1.5 depending on the pipe configuration and the relative unit size, as shown below.

Gradient	*k* Factor
1%	0.6
2%	1.0
3%	1.5

Table 7 – Measured maximum k factor for the Ecosol™ GPT at the suggested treatable flow rate for non surcharged flows.

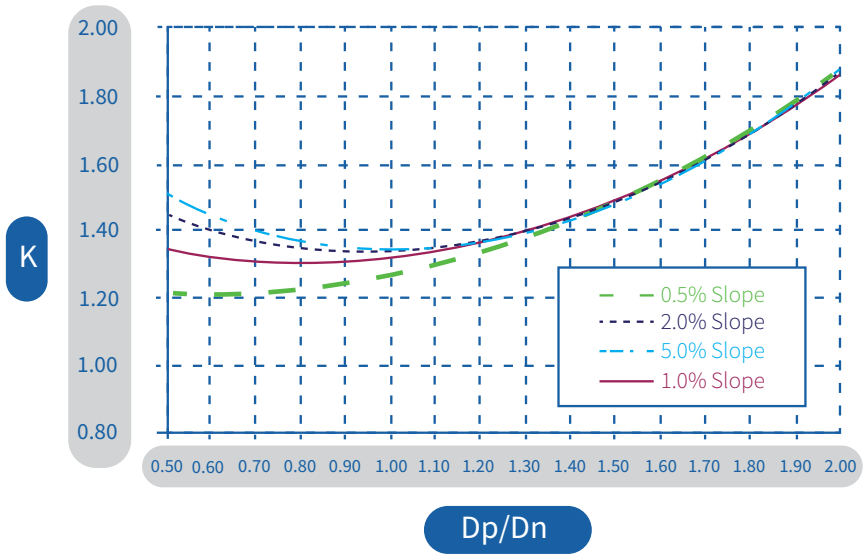


Figure 1 Measured maximum k factors for the Ecosol™ GPT at its designed maximum by-pass flow rate (designed discharge rates) in a surcharged environment.

11.0 Cleaning and Maintenance

The cleaning frequency and the cost, depends heavily on the catchment size and type, the unit's proximity to a waste facility and the quality and quantity of stormwater runoff

Cleaning frequencies are based on typical pollution loads of 0.280m³ /ha/year for gross pollutants and 0.380m³ /ha/year for sediment generated on typical fully developed fully developed urban catchment. For larger catchments or during extended dry weather periods additional system cleaning may be required.

Urban Asset Solutions Pty Ltd specialises in the cleaning and maintenance of all Stormwater Treatment Devices including vegetated solutions and would be pleased to assist you with your ongoing asset maintenance.

Ecosol GPT Product Code	Pollution Holding Capacities			Optimal Catchment Area (Ha)	Recommended Cleaning Frequency
	Solid Pollutants >2mm	Free Oils and Grease	Water		
	m³	Litres	Litres	Ha	Per Annum
GPT 4200	0.23	268	667	0.35	1
GPT 4300	0.32	469	1,181	0.50	1
GPT 4450	1.03	1,347	3,348	1.50	1
GPT 4600	2.43	2,994	7,211	3.60	1
GPT 4750	4.83	5,711	13,608	7.30	1
GPT 4900	8.30	9,567	22,768	12.50	1
GPT 41050	13.11	14,850	35,262	19.80	1
GPT 41200	19.52	22,793	51,698	29.50	1
GPT 41350	27.70	30,578	72,495	41.90	1
GPT 41500	37.94	41,491	98,317	57.40	1
GPT 41800	65.33	70,452	166,836	98.90	1

Table 8 - Ecosol™ GPT Recommended Cleaning Frequencies

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12.0 Monitoring

Under normal weather and operating conditions, your Ecosol™ GPT should be checked, minimum every 3 months depending on quality and quantity of the inflow to the unit. Initially, Urban Asset Solutions Pty Ltd recommends that monitoring is undertaken monthly or immediately after a major rain event. Once the unit has been in operation for an extended period of time (say, 12 months) then the monitoring schedule can be adjusted to reflect the actual operating conditions specific to the catchment.

Under normal operating conditions the unit would normally require cleaning approximately every 12 months.

13.0 Monitoring, Cleaning and Maintenance Service

An essential element of any good stormwater management program includes regular inspections, cleaning, and maintenance of installed Stormwater Quality Improvement Devices (SQIDS) to ensure that they continue to capture and retain pollutants to their designed specifications without premature by-pass and without any adverse impact on the drainage capacity of the stormwater conduit that it is installed on.

Cleaning frequencies, methodologies and even they equipment used to maintain these systems will vary depending on the type of device installed the catchment type, size and rainfall patterns.

At Urban Asset Solutions Pty Ltd we offer:

- a competitive cleaning and maintenance service;
- a long-standing record in safe work practices, supported by Quality Assured processes;
- in-depth knowledge and experience with all popular types and brands of GPTs;
- a complete understanding of pollution removal and disposal regulations and processes that ensures your unit is cleaned effectively and efficiently without risk of damage and;
- useful, easy-to-read reports, allowing you to track performance and pollution loading.

14.0 Applications and Configurations Continued

The Ecosol™ GPT is usually installed In-Line/end-of-line on stormwater pipes or box culverts ranging in size from 200mm to 1800mm, although is suitable for larger pipes and box culverts. The product can be easily integrated into most drainage designs for residential, commercial or industrial applications .

Commercial Precincts

Car Parks

Residential Developments

The unit is also suitable for installation off-line adjacent to large open channels or drains.

The Ecoso™ GPT is able to be custom designed specific to you application. We can vary the loading class, pit depth and accommodate varying pipe types and sizes.

15.0 Turnkey Services

Urban Asset Solutions Pty Ltd design and estimating staff provide a dedicated management approach towards your project. In addition all staff are capable of liaising with the client, the consulting engineer, the contractor, and all other interested third parties to achieve a successful outcome.

16.0 Accreditation

Urban Asset Solutions Pty Ltd is accredited to ISO 14001 (Environment) and AS/NZS 9001 (Quality). Our commitment to continuously improving our products and services is demonstrated by our ongoing accreditation for Quality and Environmental Management. Urban Asset Solutions Pty Ltd is also committed to a safe environment for its employees. We are fully third-party accredited to AS/NZS 4801and OHSAS 18001.

17.0 Suppiler and Technical Product Contact Details

For any maintenance or technical product enquiries please contact:
Urban Asset Solutions Pty Ltd
Tel: 1300 706 624
Fax: 1300 706 634
Email: info@urbanassetsolutions.com.au

Appendix 1

Ecosol™ GPT Essential Information Form

To ensure your system is appropriately designed for its intended application and meets local water quality objectives it is essential that the following minimum information is provided:

Customer Details

Contact Person:

Company Name:

Phone:

Fax:

Email:

Project and Site Information

Project Name:

Project Address:

Type of Development/Catchment Type:

Pollutant Removal Targets (%):
Site Water Quality Objectives (WQO's)

- Gross Pollutants (>2000µm)
- Total Suspended Solids (20 – 2000µm)
- Total Phosphorus
- Total Nitrogen
- Heavy Metals
- Total Petroleum/ Hydrocarbon
- Other

Local Authority:

Device Location:

Designed Discharge (Peak ARI Flow Rate) L/s:

Treatable Flow Rate (L/s):

Tidal or submerged (inundated) system:

Inlet Pipe Diameter/Size

Depth to Inlet pipe invert level

Preferred access cover type and loading
(Grated or solid top) (Class A, B or D)

Other essential design or site relevant information:

Please forward the above information for your next project to your local Urban Asset Solutions Pty Ltd representative. On receipt Urban Asset Solutions Pty Ltd will model and design the most appropriately sized system to suit your application to assist you achieve the project Water Sensitive Urban design objectives.
Email: info@urbanassetsolutions.com.au - Fax: 1300 706 634.

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Appendix 2

References

Please note that the Ecosol™ GPT was originally known as the Ecosol RSF 4000.

Mr J Pisaniello & Assoc. Porf. J Argue (1998) Testing of the Ecosol RSF 4000 (commonoly known as the Ecosol™ GPT) for Hydraulic Headloss – Urban Water Resources Centre University of South Australia.

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Mr A Wundke & Dr. M. Lambert (1998) Hydraulic Headloss and Capture Efficiency Testing of the Ecosol RSF 4000 and RSF 6000 Filtration Unit – EngTest - The Department of Civil & Environmental Engineering – The University of Adelaide

Dr. A Wallace (2000) Technical Report – Ecosol RSF 4000 Fluid Mechanics - Avocet Consulting Pty Ltd

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Mr J Wiltshire (2000) Eurobodalla Shire Council Stormwater Quality Management and Monitoring Report 1998 – 2000, Ecosol Gross Pollutant Traps and Litter Baskets Batemans Bay Industrial Area – Ecosol

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Appendix 2 Continued

References

Dr. A Wallace (2001) Technical Report – RSF 4000 Performance Testing (Capture Efficiency Versus fill of silo) - Avocet Consulting Pty Ltd

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Dr. A Wallace (2002) Technical Report – Oil collection efficiency measurements on Ecosol 4100 Gross Pollutant Trap - Avocet Consulting Pty Ltd

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Prof. M Lambert, Dr. A Zecchin (2013) Performance Review of the Ecosol GPT Stormwater Pollutant Filter – EngTest , The Department of Civil and Environmental Engineering – The Adelaide University.

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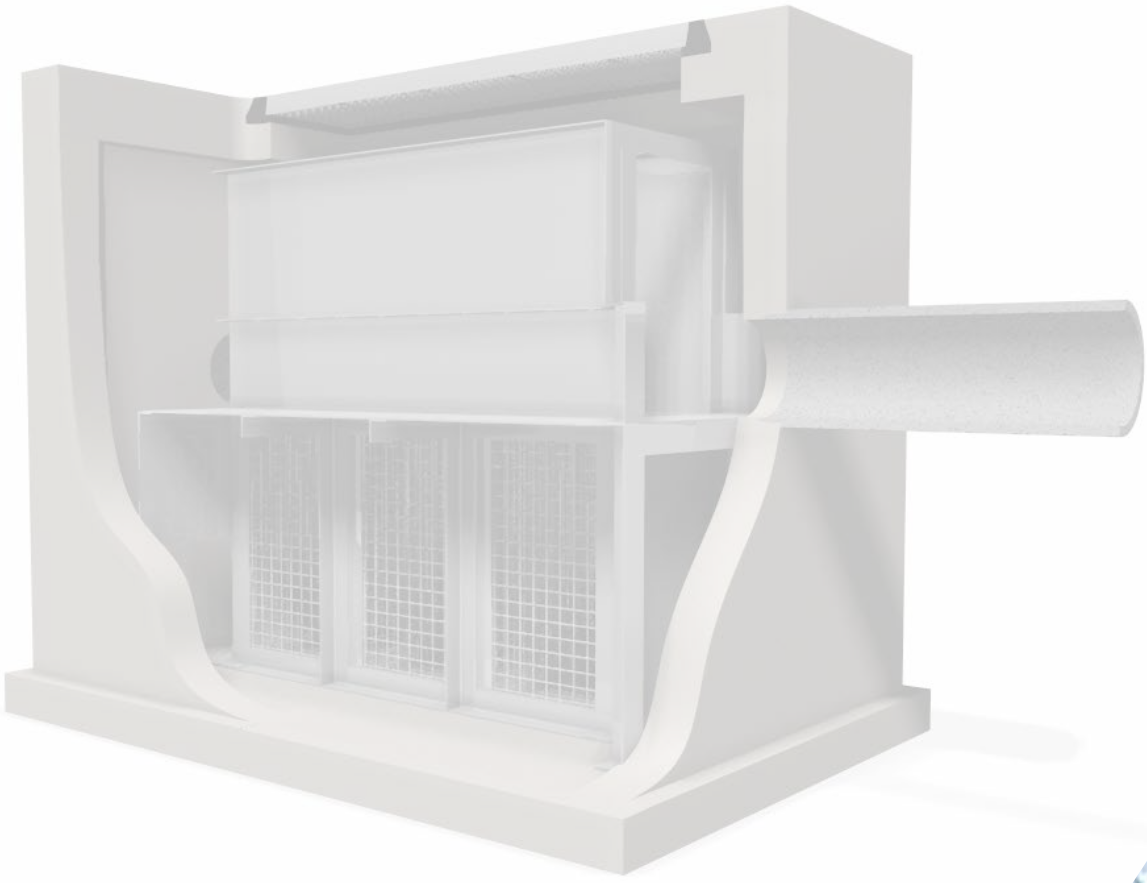
Website: www.ecosol.com.my



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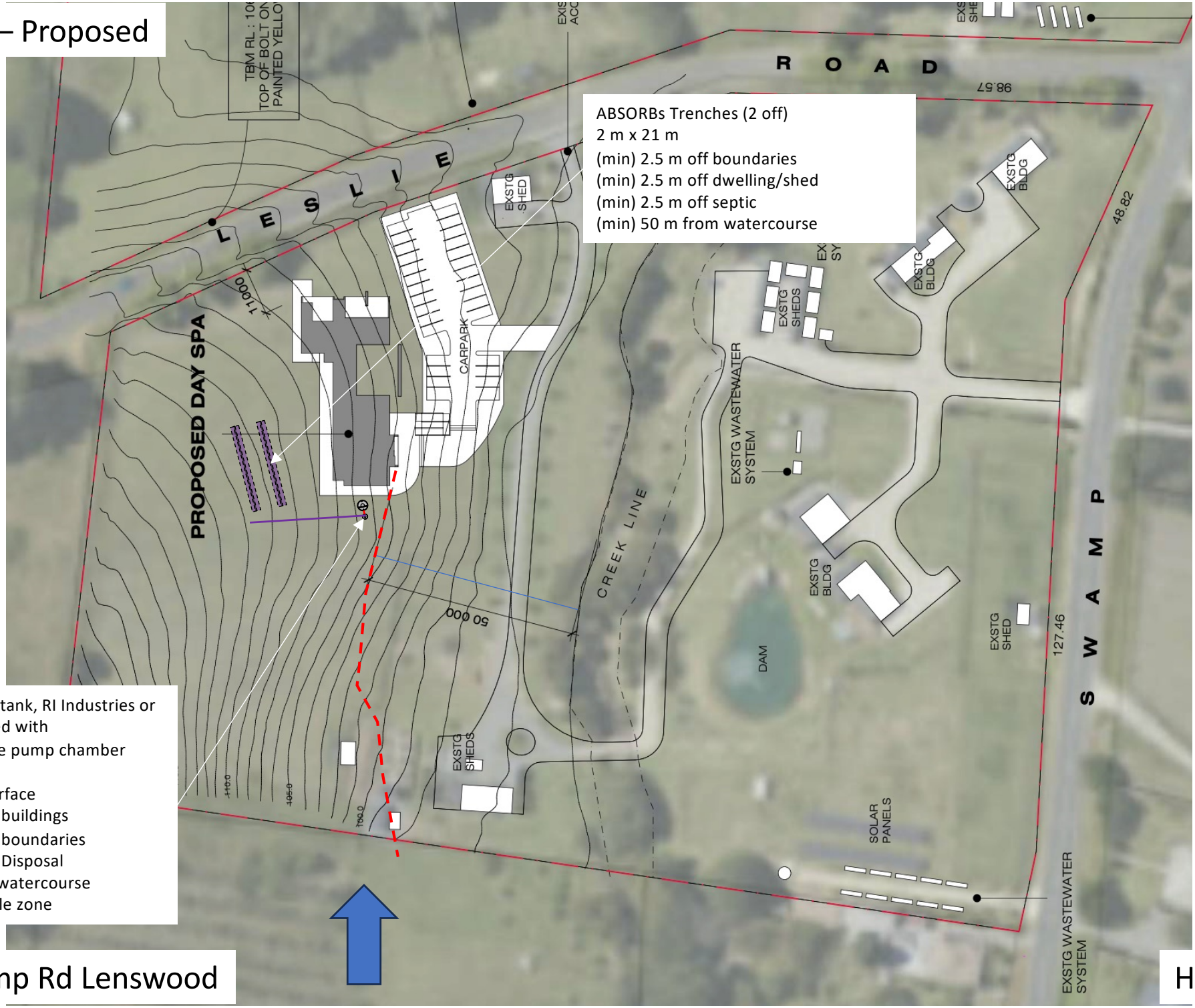
Appendix D

Wastewater Engineer's Report

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

Site Plan – Proposed



747 Swamp Rd Lenswood

Haarsma

Wastewater Engineer's Report

Septic & ABSORBs Bed System for Proposed Spa Relaxation Area

Report 3136
747 Swamp Rd Lenswood

Owner: Aaron Haarsma
Council: Adelaide Hills
Plumber: TBC

Layout B
400 PAX/week

Archer Environmental Services Pty Ltd
"On Site Environmental Solutions"
ABN 67 096 265 780
PO Box 443 TANUNDA SA 5352
M 0411 158 528
W www.archerenviro.com.au **E** archerwastewater@gmail.com

Design Requirement, site & soils description

- The site is a block of around 3.65 Ha, which is found on the western side of the roadway, and on the corner with Leslie Rd.
- The site is currently developed on the eastern side of the block with four off B&Bs. These B&Bs have an off site disposal system which consists of a holding tank and uses Rhizopods to minimise the amount of water tankered off site. There is no interaction with the soil at the site and there is no on site disposal with this system.
- The owner plans to erect an area which is to be used as a spa relaxation area. Located in the area will be some pools, massage areas, yoga area, as well as relaxation and meditation areas. At the development is west of the creekline.
- The site is serviced by the SA Water mains but there is no common effluent available at the site. A new wastewater system is required to manage the domestic wastewater at the site. There will only be one on site system at the site.
- The site wastewater disposal is affected by an on site dam and a watercourse that flows through the site, but the proposed disposal site is not in a 1 in 10 flood zone.
- There are no bores on the site and one within 50 m of the boundaries, but the SWL is over 1.2 m.
- The vegetation at the site is low, apart from around the creekline.
- The site slope falls away from the highest point at the SW corner of the site towards the creekline in the middle of the site, and the NE boundary. The fall in the proposed disposal area is 1 in 8.
- The climate is a mild Mediterranean climate with warm summers and cold wet winters. There is a nett irrigation demand at the site.
- The soils at the site are medium reactive clay soils which are acceptable for surface disposal, or sub-surface disposal.

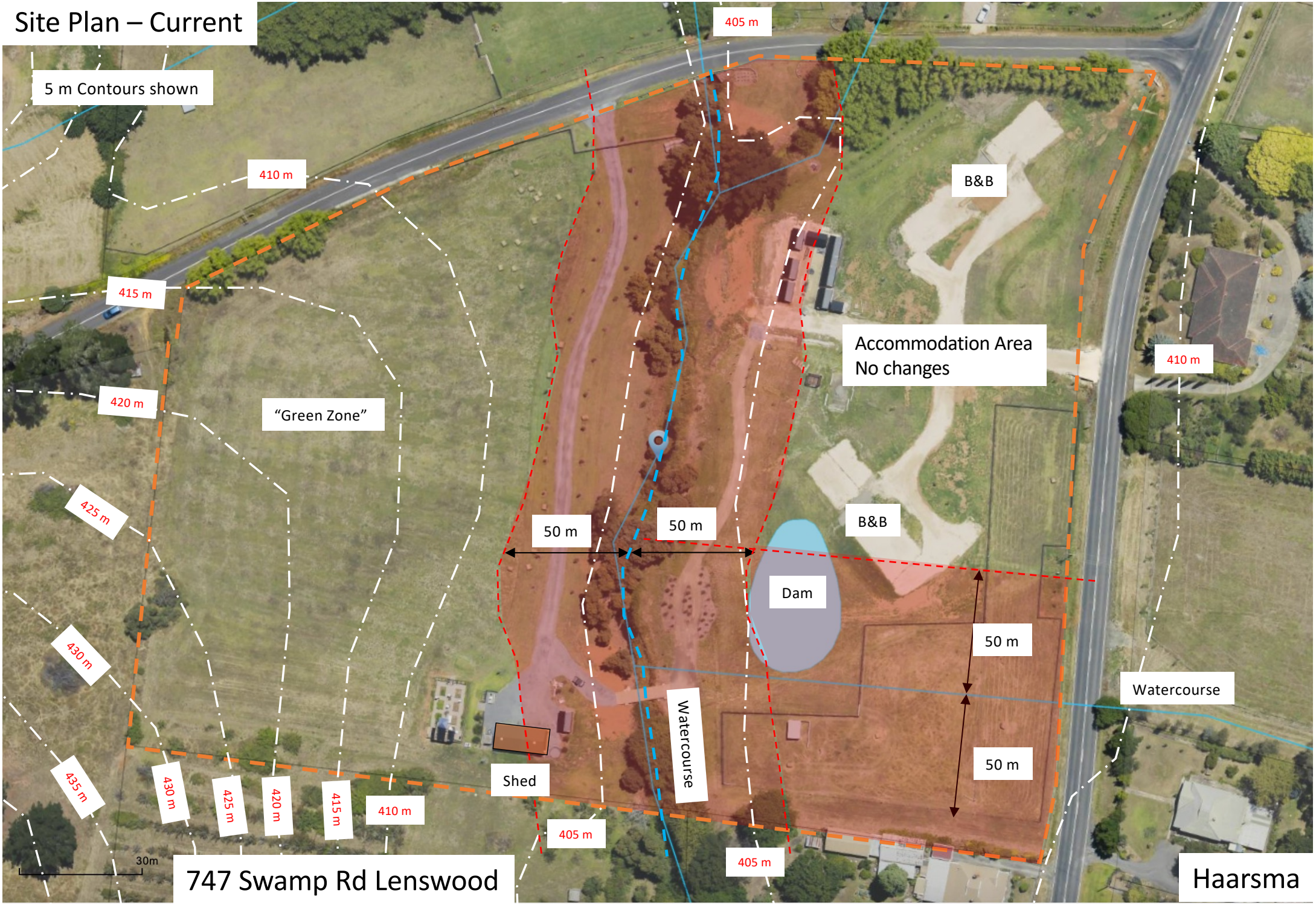
Evaporation Calculator

Average Max. Temp	19.3	deg C							
Rainfall	868.2	mm/yr	Month	Year		16.7	MJ/m2 Solar exposure		
Daily evaporation	3.47	(mm/day)	104	1,265					
	1,265	mm/yr			27.0%	98.6	Rainy Days	10.6	km/hr wind speed (9am)
					22.6%	82.6	Clear days	12.1	km/hr wind speed (3pm)
					41.5%	151.6	Cloudy days		
Irrigation Demand	397	mm/yr							
	1.09	mm/day							

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Average Max. Temp	26.35	26.45	23.8	19.75	15.8	12.95	12.2	13.4	15.65	18.7	21.75	24.3	19.25
Rainfall (mean) mm/mo	21.6	15.5	24.9	57	91.3	109.5	130.05	116.9	89.3	63.6	36.5	31.5	868.2
Daily evaporation (mm)	6.67	6.71	5.52	3.69	1.91	0.62	0.29	0.83	1.84	3.22	4.59	5.74	3.47
Month evap (mm/mo)	206.7	188.0	171.1	110.7	59.2	18.7	8.8	24.8	55.2	99.7	137.8	178.0	
Nett	185.1	172.5	146.2	53.7	(32.1)	(90.8)	(121.2)	(92.1)	(34.1)	36.1	101.3	146.5	
Irrigation demand	dry	dry	dry	dry	wet	wet	wet	wet	wet	dry	dry	dry	

Site Characteristics

Item	This Site
Land Slope – should not be greater than 20% (1 in 5)	Slope is less than 20% in the disposal site (around 1 in 8 fall)
Flooding – not in a 1 in 10 flood zone	Disposal not in a 1 in 10 flood zone, or in the 1956 flood zone.
Water Table – greater than 1.2 m, the base of any bed must be 500 mm above water table	SWL over 1.2 m. No water found during drilling.
Bedrock – must be at least 1.2 m of soil for sub-surface bed and 300 mm of soil for surface disposal	The soil depth at the site is over 1.2 m for sub-surface disposal.
Land area – must be adequate and suitable	The site is 3.65 Ha in total area. A portion of the site is within 50 m of a watercourse, but still has sufficient area for disposal
Location of existing development (and structures) – must be considered and any setbacks applied	The site has existing structures at the site located on the eastern half of the site, being the B&Bs and associated sheds. No changes to this area
Land Use – the land must be capable of receiving wastewater	The surface soils at the site are medium clay soils over heavy clay. Future land use is therapeutic.
Water Availability – mains / rainwater, or bore?	SA Water mains is available.
Watercourses or dams – need to be 50 m away from	One watercourse affecting wastewater disposal. Setbacks achieved.
Bores – need to be 50 m away from	None on site, none within 50 m of boundaries.
Climate	Adelaide Hills with mild evaporation rate.


Site Plan – Current
5 m Contours shown
405 m
410 m
415 m
420 m
425 m
430 m
435 m
B&B
Accommodation Area
No changes
"Green Zone"
410 m
B&B
50 m
50 m
Dam
50 m
50 m
Watercourse
Watercourse
Shed
410 m
405 m
405 m
30m
747 Swamp Rd Lenswood
Haarsma

Site Plan – Development

747 Swamp Rd Lenswood

Haarsma

Site Plan – Development

747 Swamp Rd Lenswood

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Floor Plan – Development

747 Swamp Rd Lenswood

Haarsma

Wastewater Discussion

Use the SA Health Code (2013). The number of staff on site is 4 and they will be non residential staff. The people attending site are there for therapeutic purposes and will relax with a massage, swim in the pool, yoga/pilates or just chill in a relaxation room listening to music. The typical timing of their stay is 1 to 4 hrs. From the appendix E of the SA Health Code (2013), the most appropriate category would be "sports centres". While the DF rate is particularly high, it provides a contingency in the design. The author has undertaken designs for gyms and the *actual* flowrate from several gyms has been 12 l/p/day including showers.

Other premises considered were seminar area, consulting rooms, and public swimming pools/public toilets. However, the sports centres rate will be used. The wastewater from the guests will be covered with their sanitary usage, as well as some laundering of their towels.

Premises	Fixtures	Sludge/scum rate		Daily flow rate		BOD_5 loading
		Number of persons (P1)	Rate: L/p/y (S)	Number of persons (P2)	Rate: L/p/d (DF)	Rate: g/p/d
SPORTS CENTRES						
e.g. health and fitness clubs, squash courts, indoor cricket, basketball	W.C./urinal, basin, shower, kitchen sink (tea service area only)	average daily number over a 7 day period plus staff	25	highest daily number over a 7 day period plus staff	40	20
STAFF ABLUTIONS, WORK PLACE INSTALLATIONS						
e.g. factories, commercial office	W.C./urinal, basin, kitchen sink (tea service area only)	number of staff per shift x number of shifts	25	number of staff per shift x number of shifts	30	20
	shower			number of staff per shift x number of shifts	10	5
Canteen facilities for kiosk meals	Kitchen sink, dishwasher	number of staff per shift x number of shifts	10	number of staff per shift x number of shifts	5	5

Wastewater Discussion

Premises	Fixtures	Sludge/scum rate		Daily flow rate		BOD_5 loading
		Number of persons (P1)	Rate: L/p/y (S)	Number of persons (P2)	Rate: L/p/d (DF)	Rate: g/p/d
SEMINAR/CONFERENCE ROOMS (maximum capacity)						
No meals	W.C./urinal, basin, kitchen sink (tea service area only)	total seating capacity plus staff	25	total seating capacity plus staff	30	20
Meals, no liquor licence	W.C./urinal, basin, kitchen sink, dishwasher	total seating capacity plus staff	35	total seating capacity plus staff	35	25
Meals with liquor licence	W.C./urinal, basin, kitchen sink, dishwasher, glass washer	total seating capacity plus staff	35	total seating capacity plus staff	40	30

Premises	Fixtures	Sludge/scum rate		Daily flow rate		BOD_5 loading
		Number of persons (P1)	Rate: L/p/y (S)	Number of persons (P2)	Rate: L/p/d (DF)	Rate: g/p/d
MEDICAL CONSULTING ROOMS						
Doctors, dentists, staff	W.C./urinal, basin, kitchen sink (tea service area only)	number of persons using system per shift x number of shifts	40	number of persons using system per shift x number of shifts	30	20
	shower			number of persons using system per shift x number of shifts	10	5
Consulting rooms		per consulting room	80 L/consulting room/year	per consulting room	100 L/ consulting room/day	40 g/consulting room/day
PUBLIC SWIMMING POOLS						
Including kiosk e.g. take away food	W.C./urinal, shower, basin, kitchen sink (tea service area only)	average daily number over a 7 day period plus staff	20	highest daily number over a 7 day period plus staff	20	15
PUBLIC TOILETS						
	W.C./urinal, basin	average daily number over a 7 day period	20	highest daily number over a 7 day period	5	10
	shower			highest daily number over a 7 day period	10	5

Wastewater Sizing Calculations

Number of staff on site is up to 4 (non residential) Staff & the number of people per day is estimated to be 60 people (or up to 400 per week)

DF = 4 pax x 30 l/staff + 60 guest x 40 l/day (guest) = 2,520 l/day
ORG = 4 pax x 20 staff + 60 guest x 20 g/guest/day = 1,280 g/day (25.6 EP)

Septic Tank Sizing
Septic = 2,520 + 60 x 25 x 4 = 8,520 litres – **Select a (min) 11,000 l septic, RI Industries or similar**

Traditional Soakage Bed Sizing
With the bed base at 800 mm deep, the soils are Cat 3 soils. Select a DLR of 10 mm/day as the long term sustainable rate.

(min) basal area = 2,520 l/day / 10 mm/day = 252 m^2

Select a 2 m wide bed. Required length = 252 / 2 = 126 m

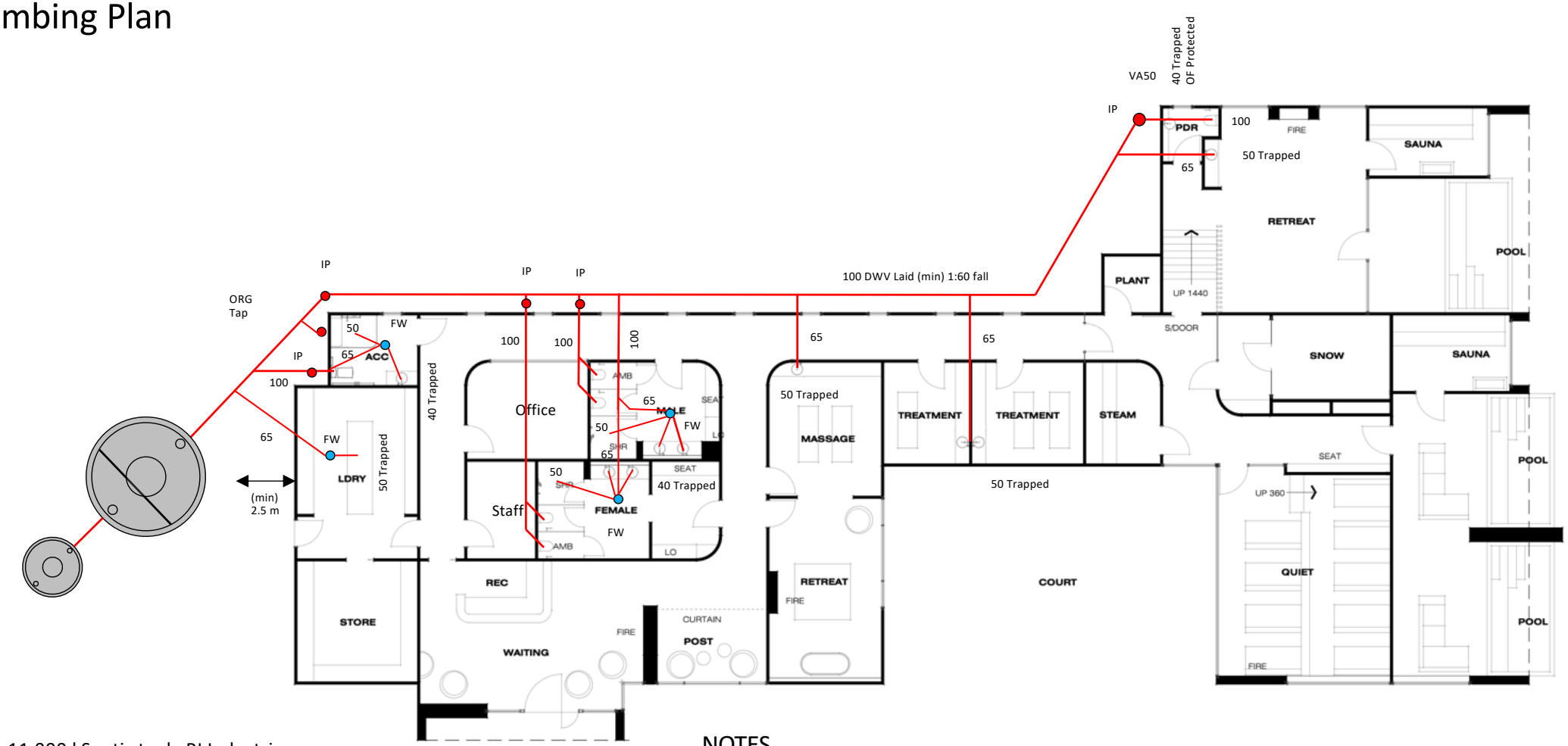
ABSORBs Bed Sizing
The ABSORBS bed converts primary treated water to secondary treated water. A DLR of 30 mm/day could be considered.

(min) basal area = 2,520 l/day / 30 mm/day = 84 m^2

Select a 2 m wide bed. Required length = 84 / 2 = 42 m

Select 2 off beds, each 2 m wide x 21 m long
Scarify base and add gypsum at the rate of (min) 2 kg/m^2

Plumbing Plan



11,000 l Septic tank, RI Industries or similar approved with
(min) 1,200 litre pump chamber afterwards
Lid raised to surface
(min) 2.5 m off buildings
(min) 2.5 m off boundaries
(min) 2.5 m off Disposal
(min) 10 m off watercourse
Not in trafficable zone

NOTES

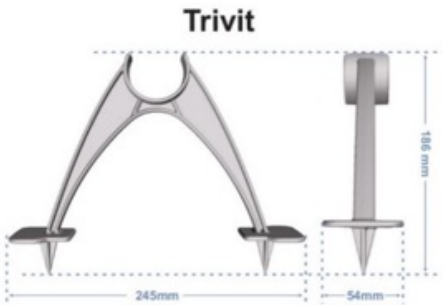
- 100 DWV to be laid 1:60 fall (min) pre Septic
- 100 DWV laid (min)) 1:100 fall post septic
- All plumbing to AS3500
- SA Health Code to be complied with
- AS1547:2012 to be complied with
- Cease work if groundwater en counted
- Confirm all fittings drain to the septic
- Confirm presence of gully trap & vent in drainage.
- Confirm tap over ORG
- All handbasins trapped UNO
- Flexible connections suggested

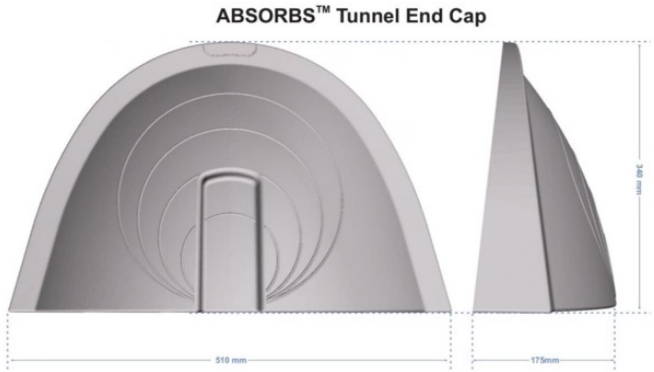
747 Swamp Rd Lenswood

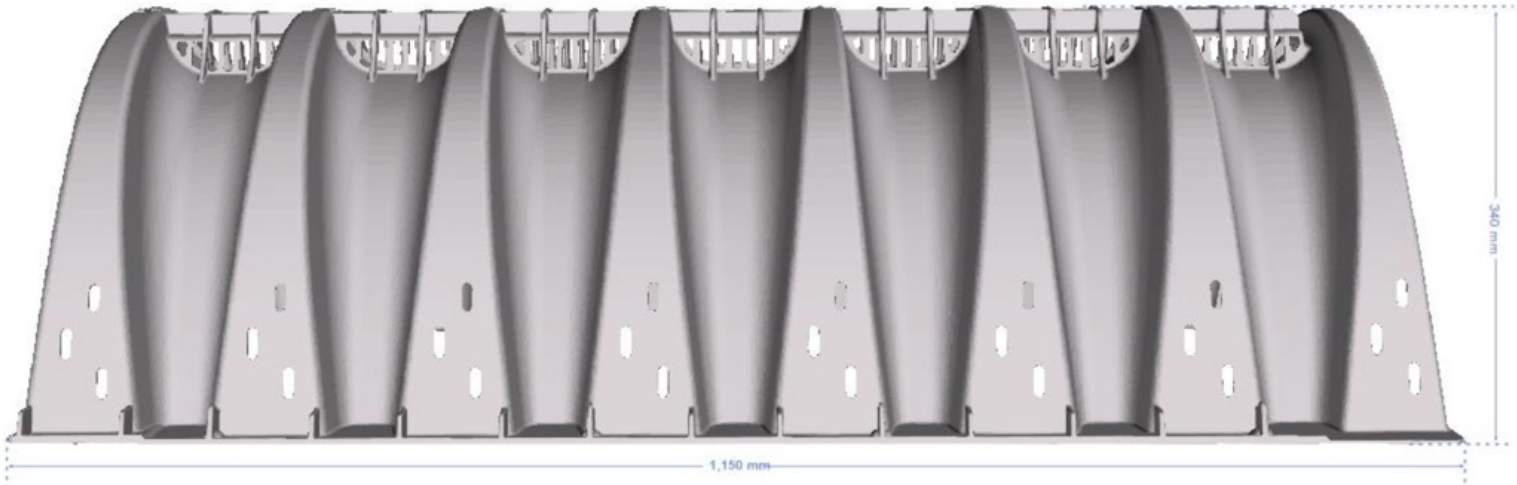
Haarsma

ABSORBS Tunnel

Do not substitute





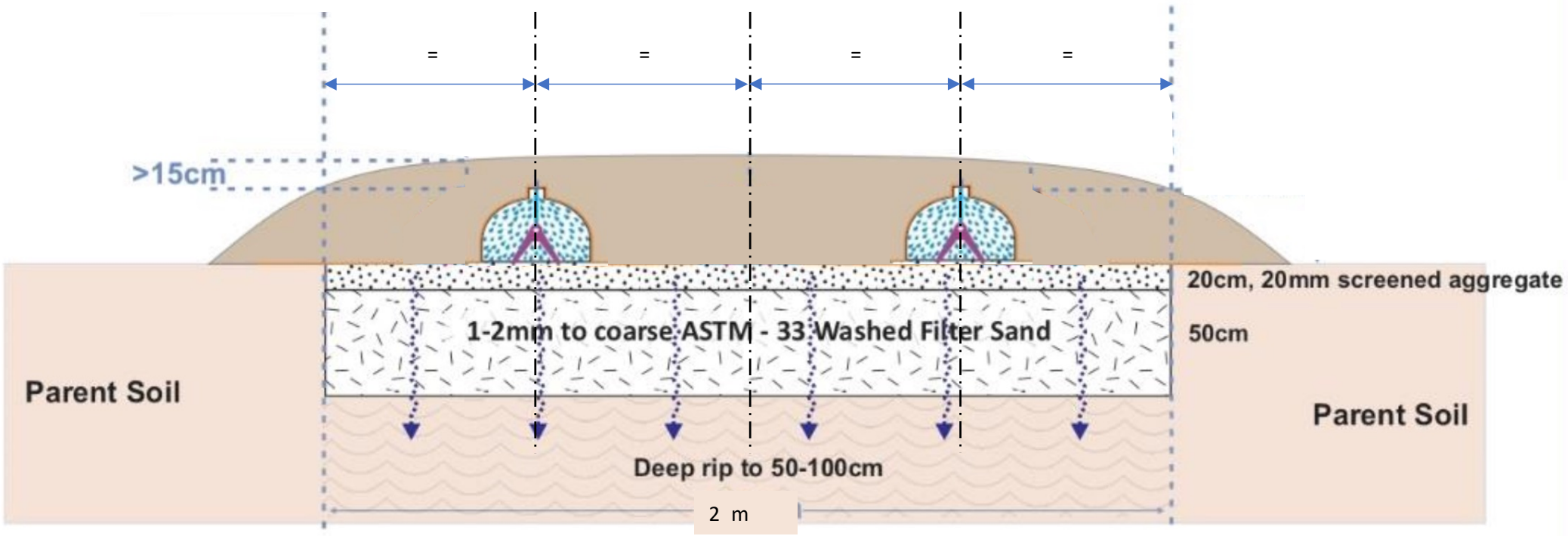


747 Swamp Rd Lenswood

Haarsma

Soakage Plan

DIRECT ANY RWT OVERFLOW AWAY FROM SOAKAGE



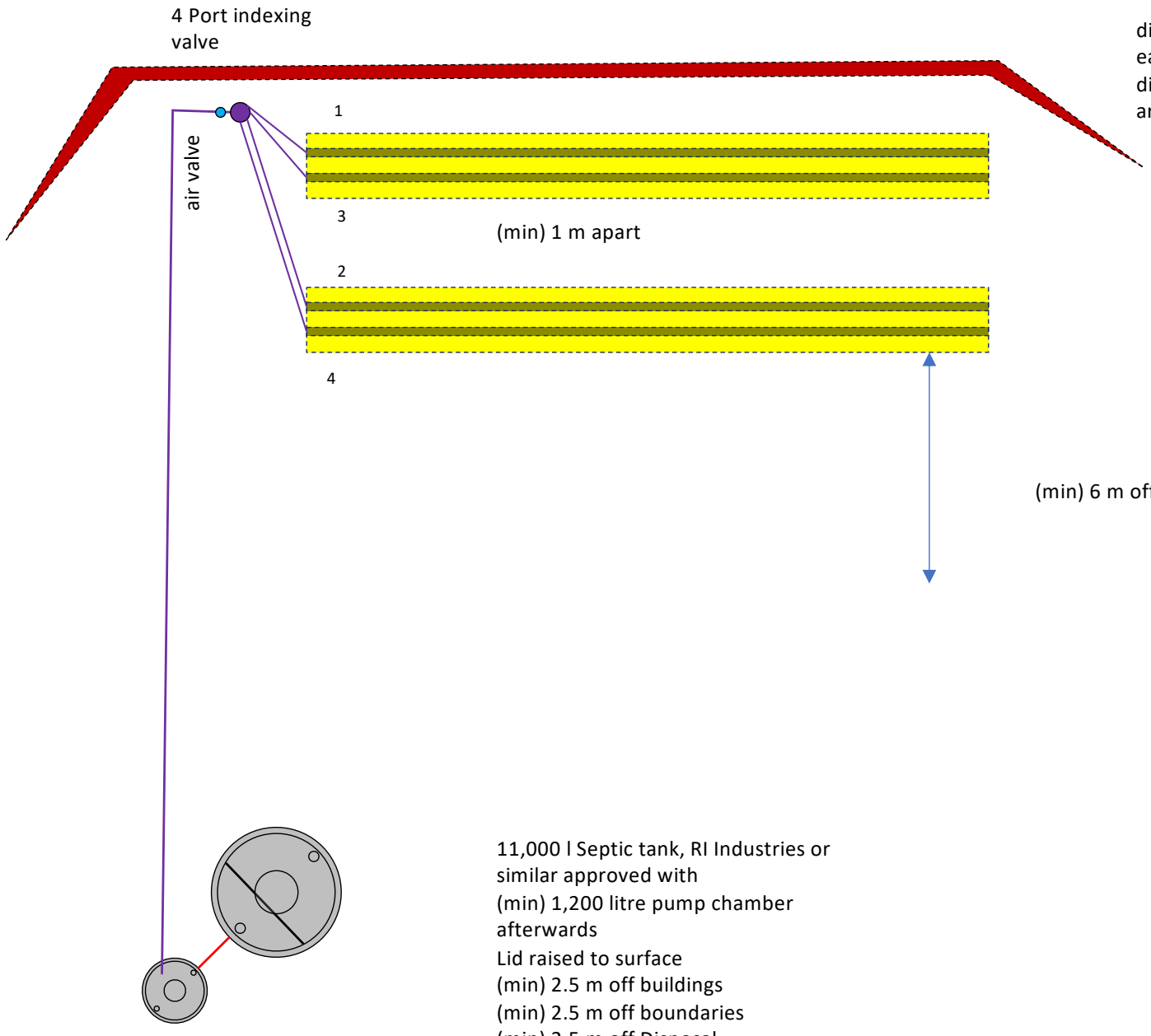
Roughen base

747 Swamp Rd Lenswood

Rip down (min) 300 mm and add gypsum at the rate of 2 kg/m²

Haarsma

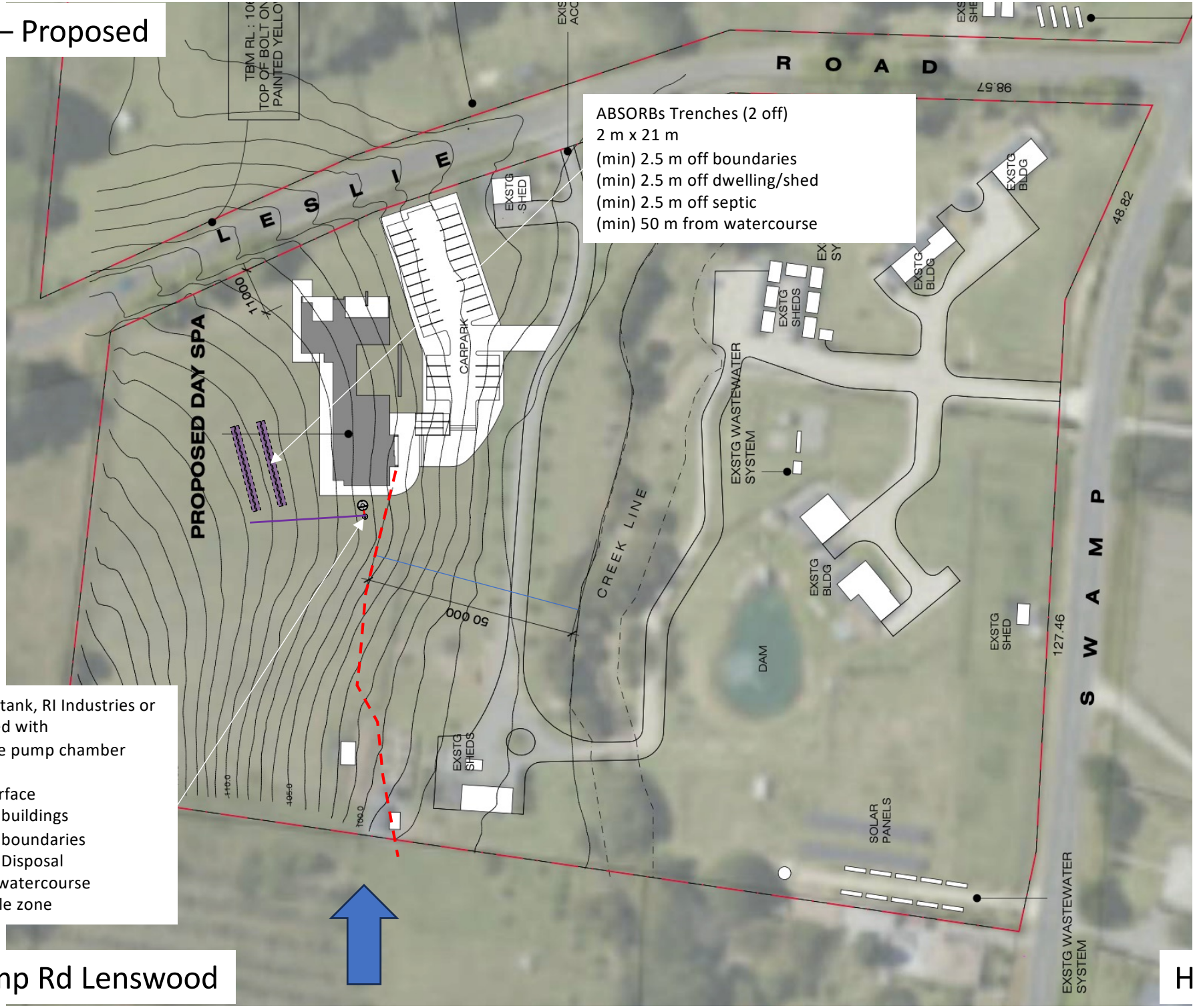
Soakage Plan



747 Swamp Rd Lenswood

Haarsma

Site Plan – Proposed



747 Swamp Rd Lenswood

Haarsma

Topography

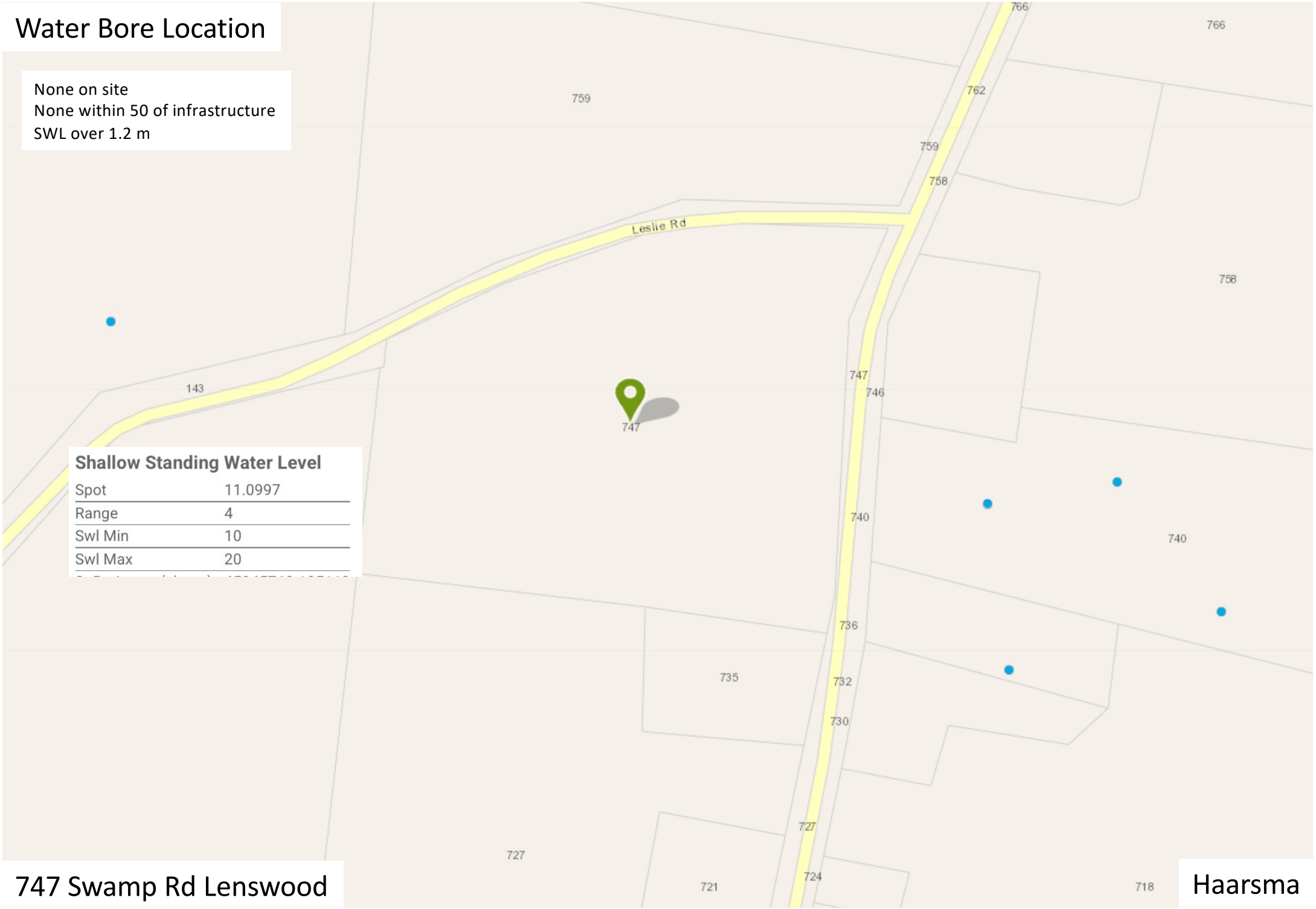
5 m contours shown
Watercourse through site
Dam on site
Slope not excessive, fall from SW down to NE

747 Swamp Rd Lenswood

Haarsma

Water Bore Location

None on site
None within 50 of infrastructure
SWL over 1.2 m



Shallow Standing Water Level

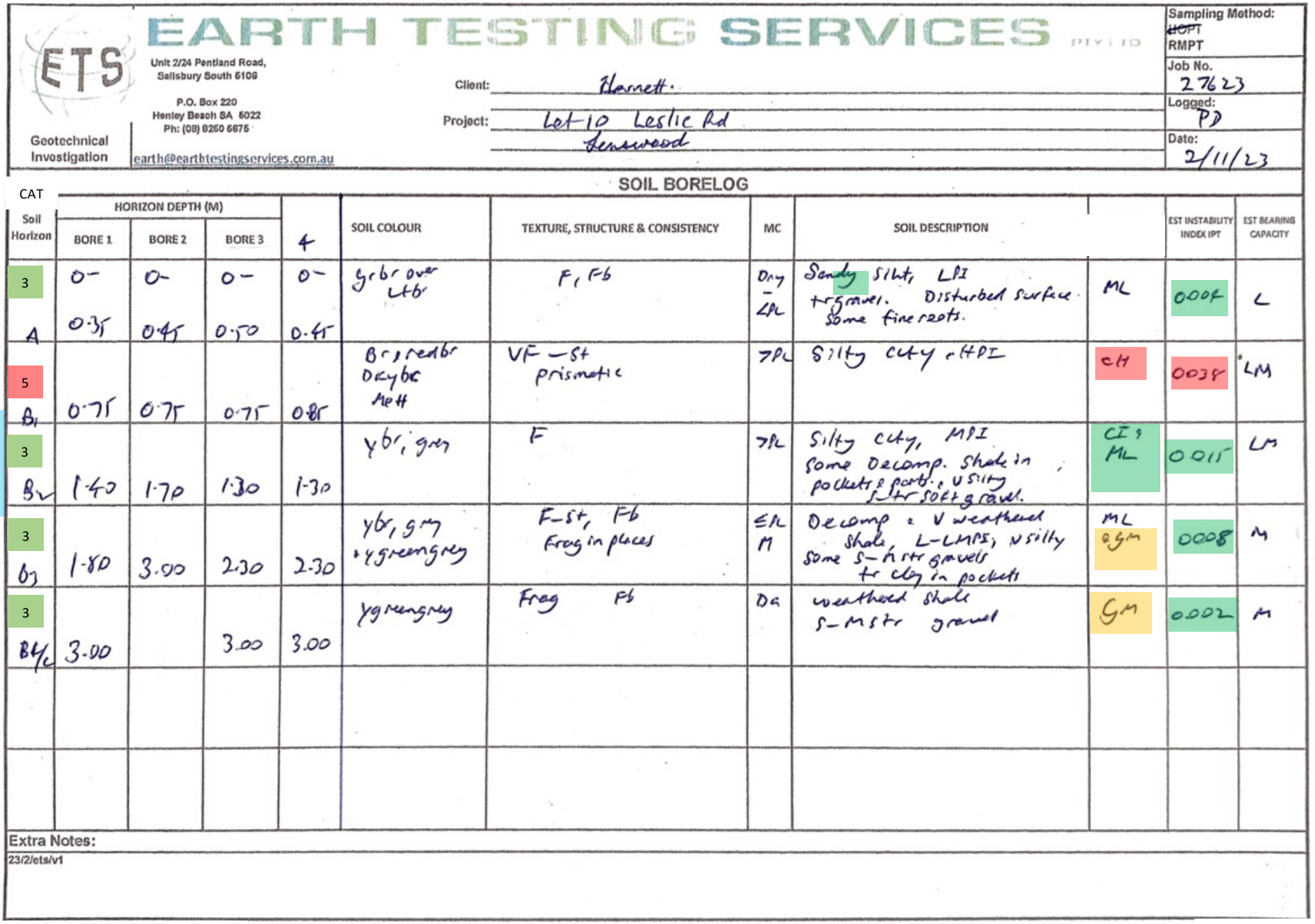
Spot	11.0997
Range	4
Swl Min	10
Swl Max	20

747 Swamp Rd Lenswood

Haarsma


Dominant Soils
F1: Loam over brown or dark clay
Leslie Rd
Leslie Rd
K1: Acidic gradational loam on rock
K1: Acidic gradational loam on rock
747 Swamp Rd Lenswood
Haarsma

Soil Borelogs



EARTH TESTING SERVICES PTY LTD

ETS

Unit 2/24 Pentland Road, Salisbury South 6109

P.O. Box 220 Henley Beach SA 6022 Ph: (08) 8260 6675

earth@earthtestingservices.com.au

Geotechnical Investigation

Client: Harnett.

Project: Lot 10 Leslie Rd Lenswood

Sampling Method: ~~HOPT~~ RMPT

Job No. 2723

Logged: PJ

Date: 2/11/23

SOIL BORELOG

Ave	CUM	CAT	Soil Horizon	HORIZON DEPTH (M) BORE 1	BORE 2	BORE 3	4	SOIL COLOUR	TEXTURE, STRUCTURE & CONSISTENCY	MC	SOIL DESCRIPTION		EST INSTABILITY INDEX IPT	EST BEARING CAPACITY
438	438	3	A	0- 0.35	0- 0.45	0- 0.50	0- 0.45	ybr over Ltbr	F, Fb	Dry - LPL	Sandy Silt, LPI tr gravel. Disturbed surface. Some fine roots.	ML	0004	L
337	775	5	B1	0.75	0.75	0.75	0.85	Br, redbr Dkybr Mott	VF - St prismatic	>PL	Silty clay, HPI	CH	0038	LM
650	1,425	3	B2	1.40	1.70	1.30	1.30	ybr, grey	F	>PL	Silty clay, MPI Some Decomp. Shale in pockets & parts. V silty f-tr Soft gravel.	CI & ML	0015	LM
925	2,350	3	B3	1.80	3.00	2.30	2.30	ybr, grey & ygreengrey	F-St, Fb Frag in places	≤PL M	Decomp & V weathered Shale, L-LMPI, V silty Some S-M str gravels tr clay in pockets	ML & GM	0008	M
650	3,000	3	B4/C	3.00		3.00	3.00	ygreengrey	Frag Fb	Da	weathered Shale S-M str gravel	GM	0002	M

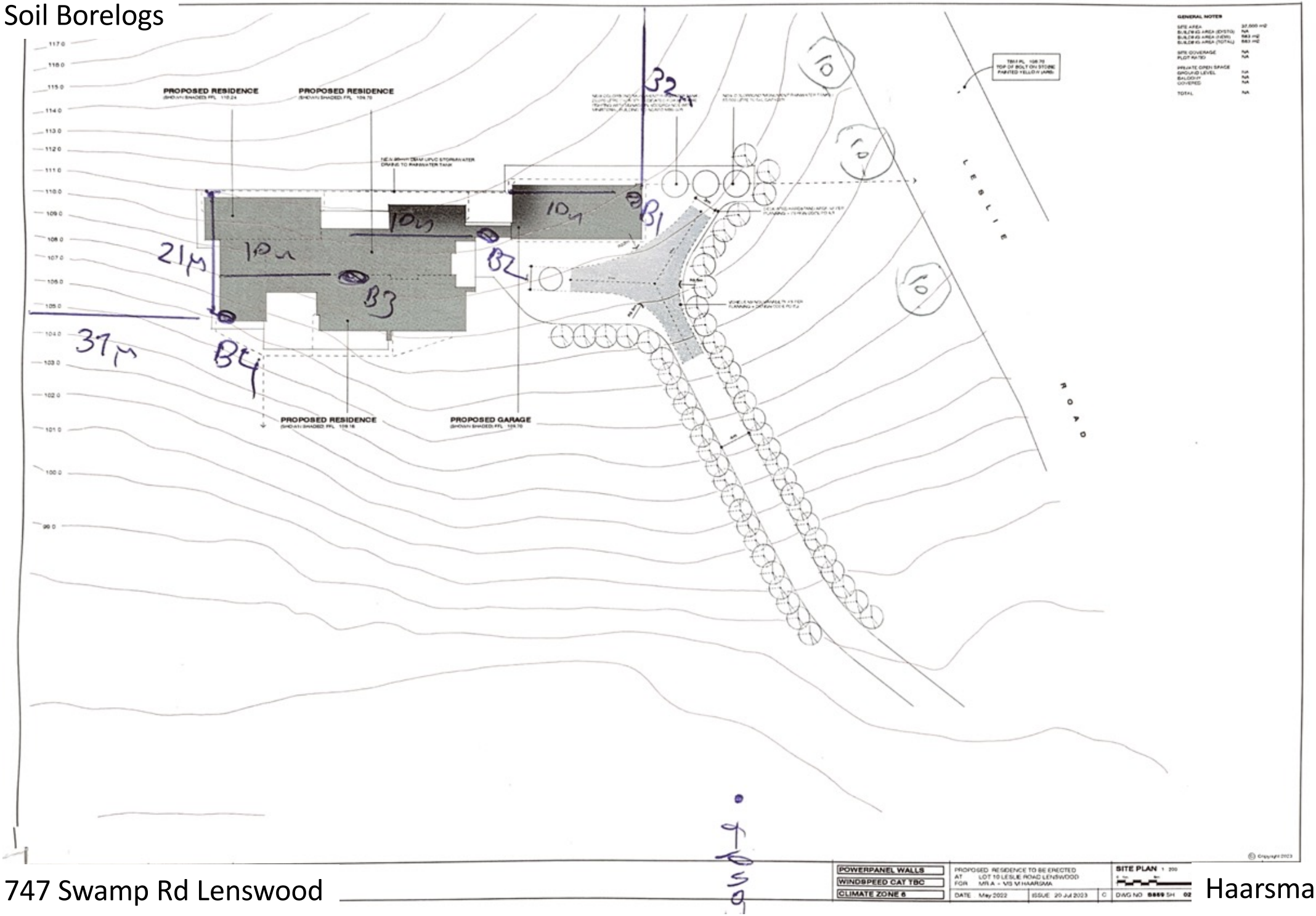
Extra Notes:

23/2/ets/v1

747 Swamp Rd Lenswood

Haarsma

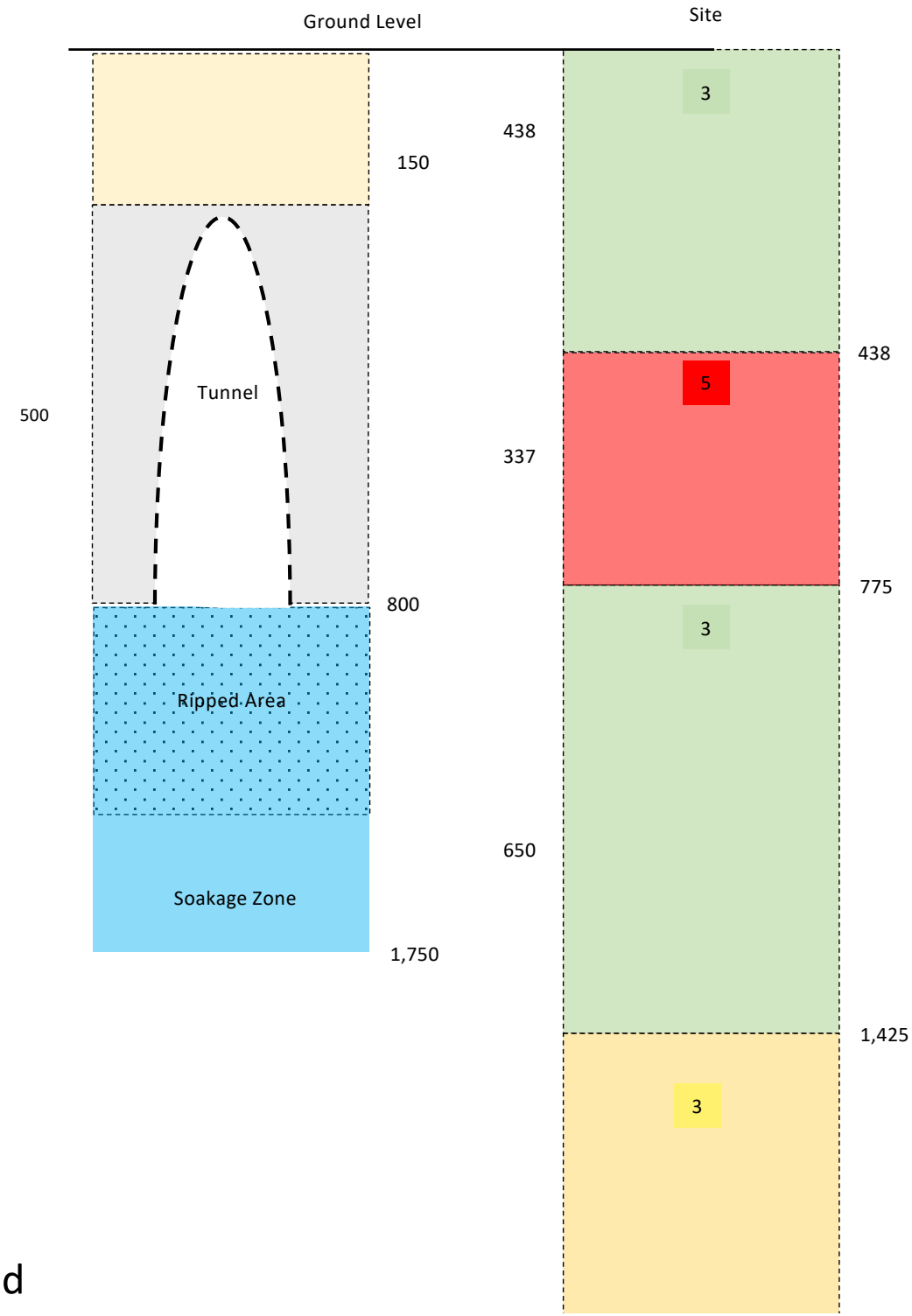
Soil Borelogs



747 Swamp Rd Lenswood

Haarsma

Soils



747 Swamp Rd Lenswood

Haarsma

SYSTEM INSTALLATION REQUIREMENTS

All sanitary plumbing and drainage work must comply with:

- *The Wastewater Regulations*
- *AS/NZS 3500*
- *AS/NZS 1547:2012*
- *The National Construction Code (NCC) Volume 3 Plumbing Code of Australia (PCA)*
- *The South Australian Variations and/or Additional Provisions as listed in Appendix A of the PCA*
- *The wastewater works approval*
- *Any other requirements of the SA Health Code.*

Installation

The installation of the on-site wastewater system – including sanitary plumbing and drainage, wastewater treatment and disposal system, and recycled water irrigation shall be undertaken by a suitably qualified person as defined by the Wastewater Regulations. The installation must be certified in accordance with section 4.3.

The owner shall organise a qualified plumber to install the system.

Certificates of Compliance

As required by the Wastewater Regulations, a suitably qualified person who has undertaken wastewater works subject to a wastewater works approval must, within 28 days after completing the work, provide the relevant authority and the owner or occupier of the land on which the work was undertaken with:

- *A certificate in a form approved by the Minister signed by the person or another suitably qualified person certifying that the work has been undertaken in accordance with the wastewater works approval; and*
- *In the case of the installation of pipes, fittings or equipment a drawing showing the position and dimensions of the work undertaken.*

The plumber should be aware of this, but the owner is reminded to ensure they ask for their electronic copy of the COC.

Inspection requirements

The relevant authority reserves the right to carry out inspections on any aspect or component of the on-site wastewater system to determine compliance or otherwise with all relevant standards and codes. As a condition of approval, the relevant authority may also set out mandatory notification stages during the progress of wastewater works when a person is required to notify the relevant authority and stop the work pending an inspection carried out at the owner's expense.

The plumber should be aware of this, but the owner is reminded to confirm the plumber has notified Council.

The Owner is reminded that the Author of this report will be required to inspect the final installation upon commissioning and prior to use.

Any variations to the plan should be noted on the plan as an "As Built" drawing.

Prohibited discharges

Unless otherwise approved by the relevant authority, no person shall permit or cause any of the following discharges into an on-site wastewater system:

- *Any storm water, including roof and rainwater tank overflow, and surface drainage waters*
- *Any back flush waters from a swimming pool or water softener*
- *Any sanitary napkin, clothing, plastic material or liner*
- *Any trade waste (see section 1.5)*
- *Any petrol or other flammable or explosive substance whether solid, liquid or gaseous*

None are planned, but the owner is reminded of these requirements.

SAFETY REQUIREMENTS

In implementing this design, the onus is on the installer to work safely to ensure that the health and safety of their workers and other persons is not put at risk from work carried out as part of the conduct of their business or undertaking.

No work associated with this report should be undertaken unless the people undertaking the work are suitably trained and are competent. Do not start work unless you have an SOP prepared and have assessed the site risks. Only start work after completing a Risk Assessment and a JSA, or SOP, has been prepared. All workers undertaking any installation work must work to that JSA or installation procedure. Care must be taken to ensure non-workers are excluded from the area during installation and testing.

Should the Risk Assessment find that work cannot be undertaken safely, then please contact the author so that an alternative design or approach can be adopted.

Once installed, the system must be maintained through regularly desludging of the septic tank. This must occur each 4 years (max). When pumping out the septic tank, they must be working to an SOP and have prepared a risk assessment.

The owners must be aware of the risks associated with the on-site systems once installed and in operation. They should inform any occupiers or visitors to their site of the appropriate risks. Traditional soakage trenches have a limited life and a failure rate of 50% by the 15 year mark is not unexpected. When primary treated water makes its way to the surface it can contain bacteria which is harmful to humans and livestock. Septic tanks can contain biological and bacteria hazards and the sulphur gases naturally produced in septic tanks can react with moisture in the air to form concrete cancer which affects the structural integrity of the tank. The onus is on the owner to monitor the effectiveness of the system and make any necessary repairs and maintenance to the system as required.

Any soakage bed is not trafficable.

All aerobic systems require regular quarterly maintenance. it is the onus of the owner to organise it and the onus of the service technician to be working safety, to an SOP and to submit the reports to Council and to advise the owner of any issues. Refer to the SA Health Code (2013) for more information.

Existing Infrastructure Demolition (if applicable)

In the event of existing infrastructure to be demolished or taken out of service

Septic Tank

Have the septic tank pumped out by a licenced contractor. Penetrate the bottom of the tank with a hole to prevent water collection and then collapse the septic with the backhoe. Backfill with clean fill, or sand. Compact to (min) 95% compaction.

Aerobic tank

Disconnect power at the meter box (not just turn off circuit breaker) and remove any salvageable parts. Penetrate the bottom of the tank with a hole to prevent water collection and then collapse the aerobic with the backhoe. Backfill with clean fill, or sand. Compact to (min) 95% compaction.

Sand filter

Remove any splitter boxes, disconnect power at the meter box (not just turn off circuit breaker) and remove any salvageable parts. Use a spike to penetrate the plastic bottom of the sandfilter in at least four positions to prevent water collection and then collapse the collection well with the backhoe. Backfill with clean fill, or sand. Compact to (min) 95% compaction.

Soakage Bed

Remove any induct vents from the system. Abandon the bed/trench to allow to dry out

Surface disposal

Remove any signage, sprinklers and hose where possible.

MANAGEMENT SYSTEM SELECTION SUMMARY – Report 3136
Septic Tank and Soakage Bed System

Client: Aaron Haarsma
Address: 747 Swamp Rd Lenswood
Council: Adelaide Hills
Plumber: TBC

DESIGN LOAD - Spa Relaxation Centre, mains water Supply
4 staff and up to 400 guests per week, Total Daily Flow: 2,520 l/day

Wastewater Management System (Septic):
(min) 11,000 litre septic, lid raised to surface, RI Industries or similar approved with (min) 1,200 litre pump chamber afterwards
High water alarm on pump chamber
Lowara DOC7 or similar pump in pump chamber.
40 mm lilac HDPE rising main to 4 port indexing valve buried (min) 300 mm BGL. Air valve prior to indexing valve

Dispersal System (ABSROBS Soakage):
DLR = 30 mm/day Basal Area Size 84 m^2.
2 off ABSORBS soakages, each 2 m wide x 21 m long x (nominal) 600 mm deep. Installed as per SAHC approval.
Deep rip base, roughened bottom of trench and add gypsum at the rate of (min) 2 kg/m^2.
Divert any stormwater runoff from passing through area.

Installation:
Installation must be by a qualified plumber.
A copy of this report must be provided to the plumber.
The author of this report must be notified prior to commissioning of system

Design Statement.
Engineer: Peter Goss
Qualifications: *BE (Hons) Dip Bus (Man) Dip OHS MIE Aust CP Eng NER*
Brief History:
We reserve the right to alter the minor detail of this design in the event of additional information, or a change to design criteria has been effected. Should the loadings change, or there be a significant change to site plan, this design must be revised.
I, Peter Goss of Tanunda, declare that the design contained in this report is considered to be true, fair and accurate and had been made upon the information available.
Signature:

Peter Goss

CP Eng 11-Apr-25

21 July 2025

Blake O'Neil
Team Leader Statutory Planning - Acting
Adelaide Hills Council
Via Plan SA Portal

Our Ref: 54235LET02

Dear Blake

Response to Council's Request for Information - Day Spa and Wellness Centre at 747 Swamp Road, Lenswood (DA 25012307)

This correspondence is to provide updated information since our previous correspondence dated 4 July 2025 in response to Council's request for information dated 19 June 2025.

We have since received revised information to assist Council's assessment, including:

- Revised Civil Plan (Revision K) with a deep soakage pit replaced by an on-site swale and revised detention in the rainwater tanks and orifice details
- Revised Stormwater Calculations and Details (revision C, dated 17/07/2025)
- Bin storage and Waste Collection Area information.

Revised Civil Plan and Stormwater Calculations.

The civil plan has been updated to include a 2,500-wide swale with dedicated detention of 13,082 litres and with a 71mm orifice plate capping at the end to release stormwater at pre-development flow rate. The deep soakage pit has been removed and dedicated stormwater detention within tanks has increased from 12,558 litres to 13,640 litres, with orifice diameter increased from 24mm to 40mm and lowered from 2.0219 metres high to 1.2273 metres.

33 Carrington Street
Adelaide SA 5000
(08) 8193 5600
www.masterplan.com.au

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ABN 30 007 755 277
plan@masterplan.com.au

Revised stormwater calculations and details have also been provided with corrected information relating to:

- Pre-development flow (landscaped area, total area, and total flow from site)
- Stormwater Detention Calculations specifically for the building and Stormwater Detention Calculations specifically for the car park and landscaped area

Bin Storage and Collection Area and Deliveries

Waste from the proposed day spa and wellness centre will be stored in the established waste storage and collection area of the existing tourist accommodation facilities (and can be seen in **Figure 1** below) and collected by a waste service contractor (as has been the case for the past 2 years). The Applicant will increase the frequency of waste collection (if necessary) and without increasing the size of the waste collection vehicles.

Deliveries associated with the day space and wellness centre will also be made to the same area and not involve vehicles larger than a small rigid vehicle (SRV).

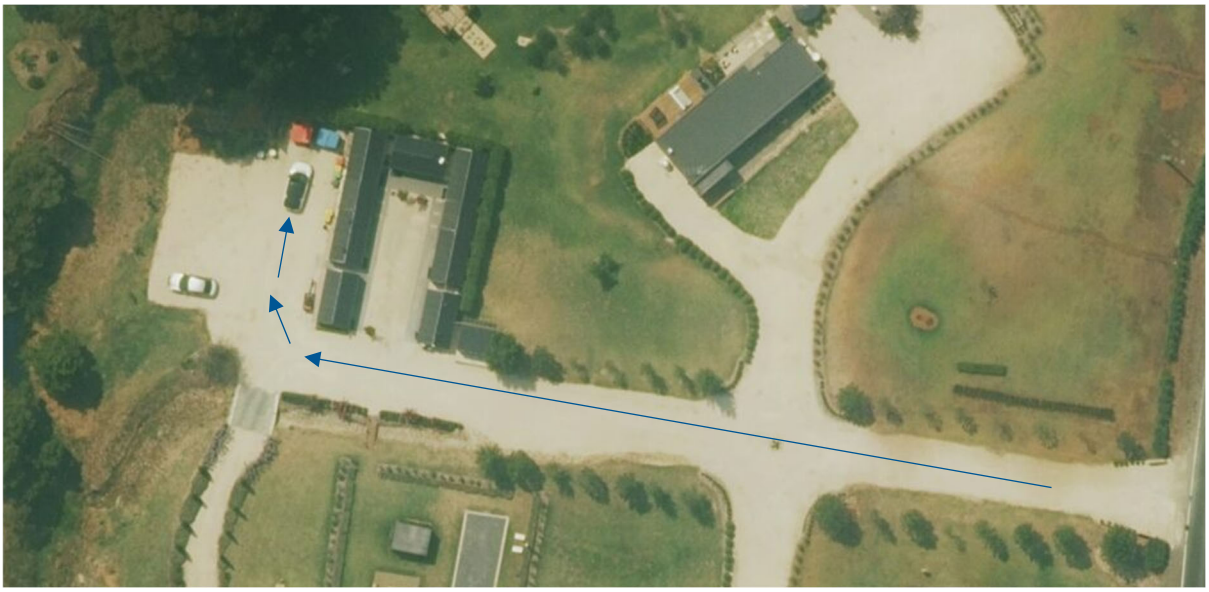


Figure 1: Existing waste storage and collection area and vehicle pathway. Image Source: MetroMap

Closure

We trust the additional information provided in this correspondence, along with the revised civil plan and stormwater calculations and details uploaded to the SA Planning Portal, satisfies Council's latest request for further information.

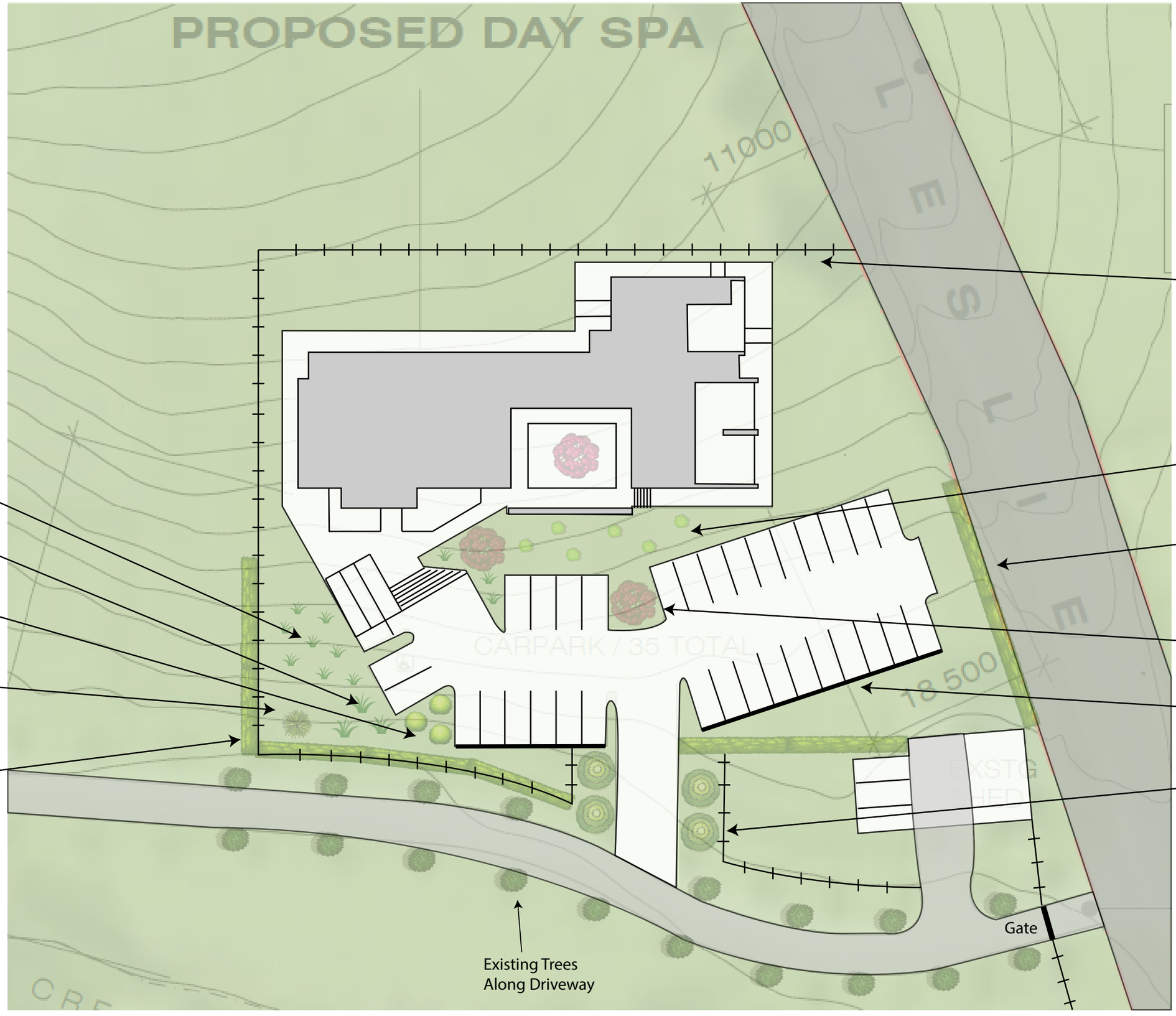
We also understand the revised civil plan and stormwater calculations, and detailed documents address the representation received by Council from Konrad Romaniuk during the public notification period (to be further addressed in a separate response to representations document).

Please feel free to contact the undersigned should you, or Council's engineering staff have any questions regarding the revised and additional information provided with the application.

Yours sincerely

Adam Williams
MasterPlan SA Pty Ltd

Landscaping Plan



Landscaping Plan

Burning Bush

Leighton Green Hedge

Japanese Maple

Lipstick® Maple Trees

NZ Flax

Carex Glauca

Himalayan Cedar

Norwegian Spruce

Ginkgo Fastigiata

Pittosporum Screen Hedge Master

Blake Oneil

From: Adam Williams <adamw@masterplan.com.au>
Sent: Thursday, 21 August 2025 10:48 AM
To: Blake Oneil
Cc: Pavilions at Lenswood
Subject: RE: 747 Swamp Road
Attachments: Planning Guide SNOWROOM 2023.pdf

Hi Blake,

Aaron has advised the location for the pool pump/equipment is to be under the larger retreat area infill floor, located in the northwest part of the building.

The snow room equipment will be in the plant room, which will be part of the interior of the build and insulated similarly or if not more than the rest of the building. Like the pool pump/equipment, it is to be managed so it is not audible to clients so owners or occupiers of adjacent land are also unlikely to hear the operation of the equipment given the buildings separation to sensitive receivers.

Attached is the spec guide from the manufacturer for the snow room.

Kind Regards,

Adam Williams
adamw@masterplan.com.au

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TOWN + COUNTRY PLANNERS SINCE 1977

SA | NT | QLD
Kaurna Country
33 Carrington Street
Adelaide SA 5000
08 8193 5600

MasterPlan acknowledge the Traditional Custodians of Country across Australia,
and recognise their continuing connection to land, waters, and culture. We pay our respects to Elders past and present.

PLANNING GUIDE SNOWROOM

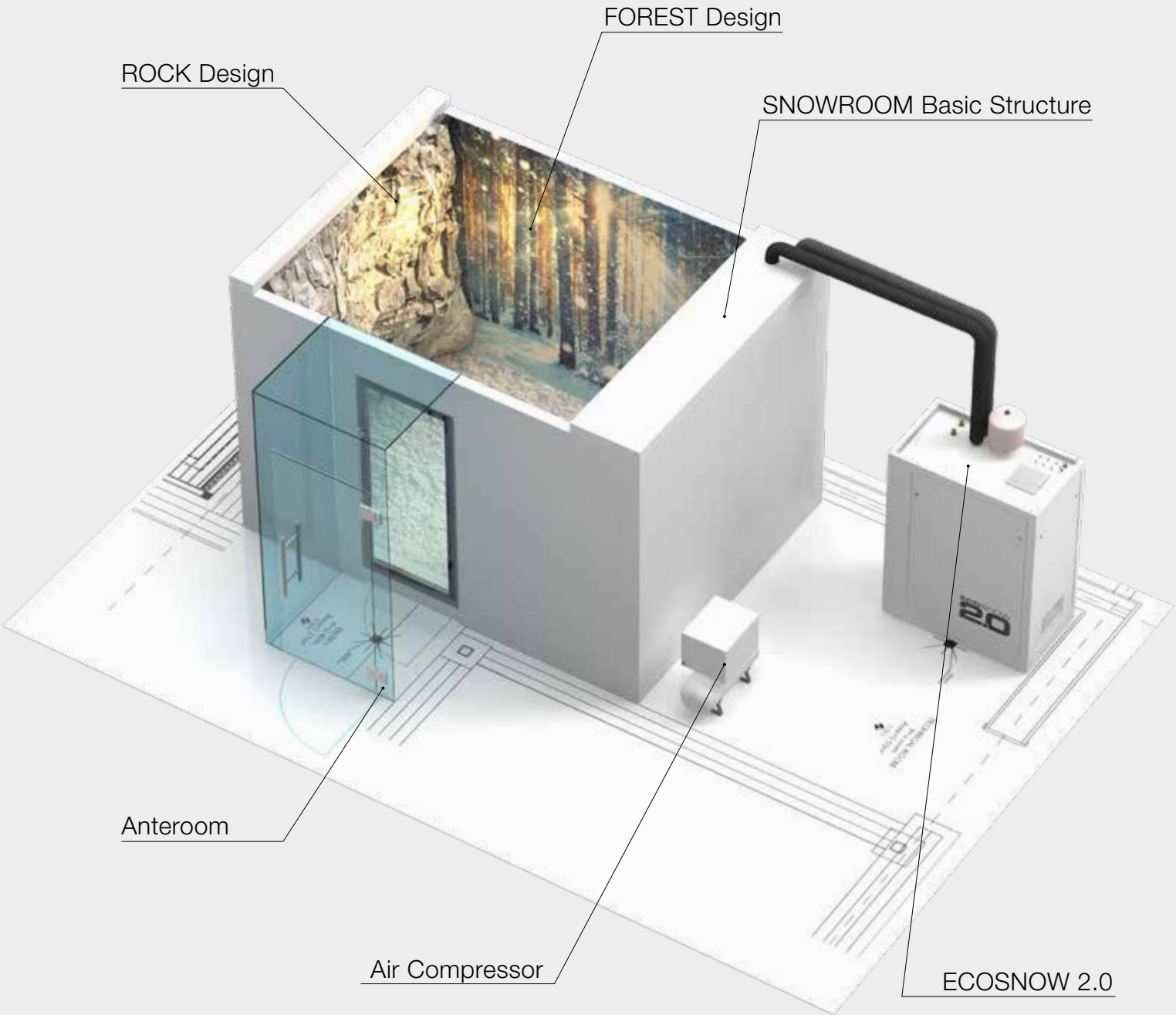
ECOSNOW 2.0 CE

TECHNOALPIN® INDOOR

09/2023

SNOWROOM

Our turnkey system



Technical Data

TEMPERATURES	SnowRoom temperatures (min. - max.)	from -5 to -11 °C	
INTERIOR	Design	Forest, Stone, Cubic, Rock	
ECOSNOW 2.0 MULTIFUNCTION UNIT	*Depending on visitor frequency and SnowRoom size	EcoSnow 2.0 Mono	EcoSnow 2.0 Dual
	Length	1.470 mm	
	Width	740 mm	
	Height	1.756 mm	
	Weight	570 kg	
POWER FEATURES AND CONSUMPTION	Nominal voltage	400 V	
	Nominal frequency	50 Hz	
	Nominal power	12 kW	20 kW
	Line fuse	21 A	32 A
	Average power consumption for cooling cycle	5 kW	
REFRIGERATION CYCLE	Refrigerant	R449A	
	Refrigerant filling capacity	2,5 kg	
	CO^2 equivalent	3.493 kg	
WATER FOR SNOW-MAKING	Water quality	Drinking water	
	Water consumption per snow nozzle (min. - max.)	10 - 40 l/h	
	Snow quality	Dry powder snow	
CONTROL	Remote access	Via Ethernet	
	Manual operation	Colour touchscreen 7-inch	
	Timing control	Snow cycles individually programmable	
PLANT ROOM FOR ECOSNOW 2.0	Min. space availability	4,5 m^2	
	Max. distance from utility room - SnowRoom	50 m	
	Min. volume of space availability	8,7 m^3	
	Ambient temperatures (min. - max.)	6 - 35 °C	
OPTIONAL COMPONENTS	Air compressor		
	Recooling system option for EcoSnow 2.0 (air recooler, external heat excanger for heat recovery)		
	Glazed anteroom for larger SnowRooms		

SNOWROOM

Overview: installation specification and scope of delivery

CONNECTIONS TO ECOSNOW 2.0

(provided by the customer)

SNOWING WATER SUPPLY
Drinking water quality (10 - 40 l/h) - min 2 bar, max 35°C, 1/2" female

NETWORK CONNECTION
Network or local network: Ethernet 24h/7days

POWER SUPPLY
400 V - 50 Hz / +- 10%/3/N/P
380 V - 60 Hz
MONO: 21 A Full - Nominal Power: 12 kW
DUAL: 32 A Full - Nominal Power: 20 kW
*in the event of a different voltage, a transformer needs to be foreseen by the customer

COOLING SYSTEMS

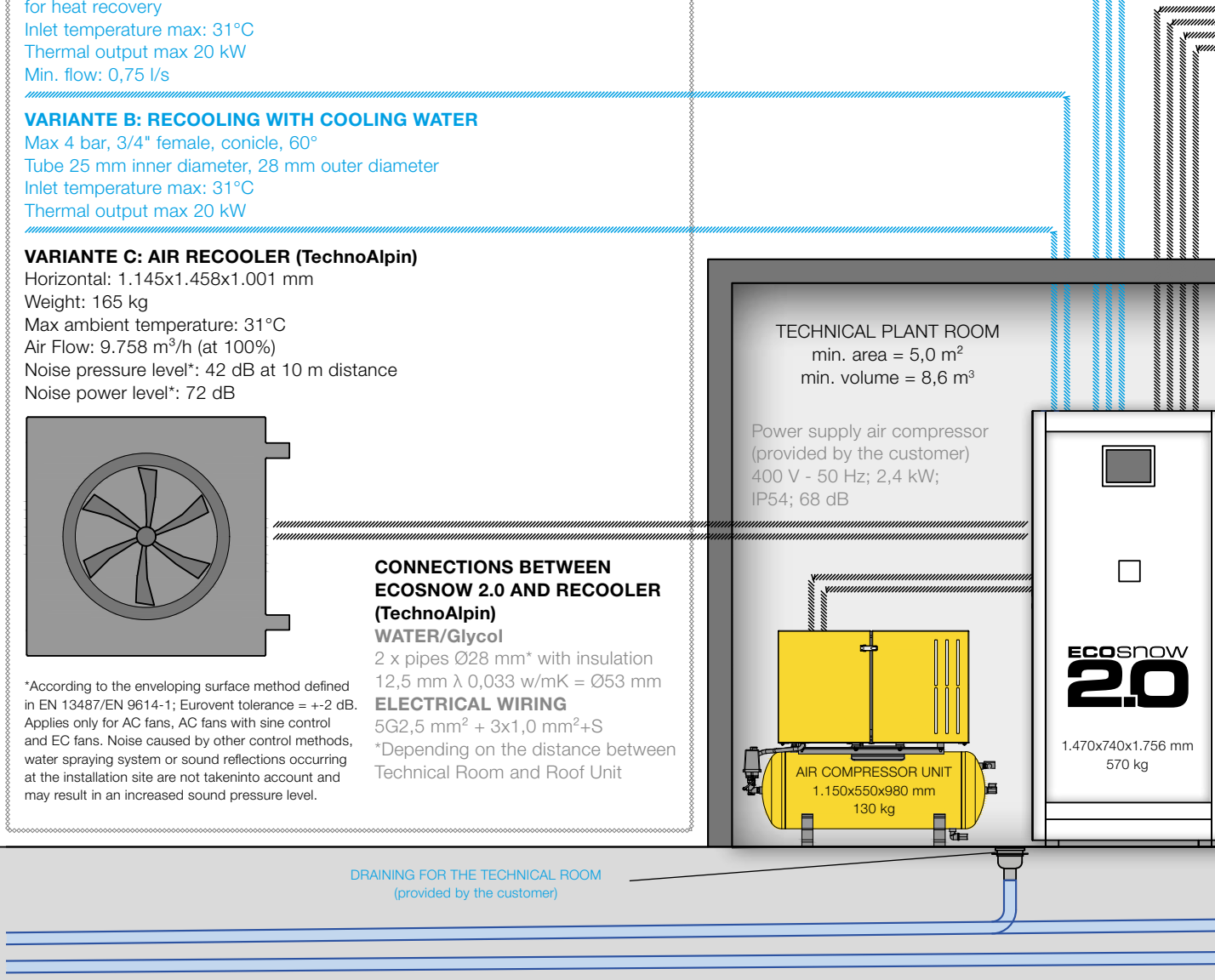
VARIANTE A: WASTE HEAT RECOVERY VIA SWIMMINGPOOL (WITH EXTERNAL PLATE HEAT EXCHANGER)
for heat recovery
Inlet temperature max: 31°C
Thermal output max 20 kW
Min. flow: 0,75 l/s

VARIANTE B: RECOOLING WITH COOLING WATER
Max 4 bar, 3/4" female, conicle, 60°
Tube 25 mm inner diameter, 28 mm outer diameter
Inlet temperature max: 31°C
Thermal output max 20 kW

VARIANTE C: AIR RECOOLER (TechnoAlpin)
Horizontal: 1.145x1.458x1.001 mm
Weight: 165 kg
Max ambient temperature: 31°C
Air Flow: 9.758 m^3/h (at 100%)
Noise pressure level*: 42 dB at 10 m distance
Noise power level*: 72 dB

*According to the enveloping surface method defined in EN 13487/EN 9614-1; Eurovent tolerance = +-2 dB. Applies only for AC fans, AC fans with sine control and EC fans. Noise caused by other control methods, water spraying system or sound reflections occurring at the installation site are not takeninto account and may result in an increased sound pressure level.

CONNECTIONS BETWEEN ECOSNOW 2.0 AND RECOOLER (TechnoAlpin)
WATER/Glycol
2 x pipes Ø28 mm* with insulation 12,5 mm λ 0,033 w/mK = Ø53 mm
ELECTRICAL WIRING
5G2,5 mm^2 + 3x1,0 mm^2+S
*Depending on the distance between Technical Room and Roof Unit



blue: Customer
black: TechnoAlpin Indoor

CONNECTIONS BETWEEN SNOWROOM AND ECOSNOW 2.0
(provided by TechnoAlpin)

HYDRAULIC LINES
2x pipes Ø28 mm Stainless steel
insulation 35 mm λ 0,036 w/mK (outer Ø 98 mm)
Medium: Tyfoxit F50 (min. -35°C)

ELECTRICAL WIRING
2x cable conduit NW 50 or 1x NW90

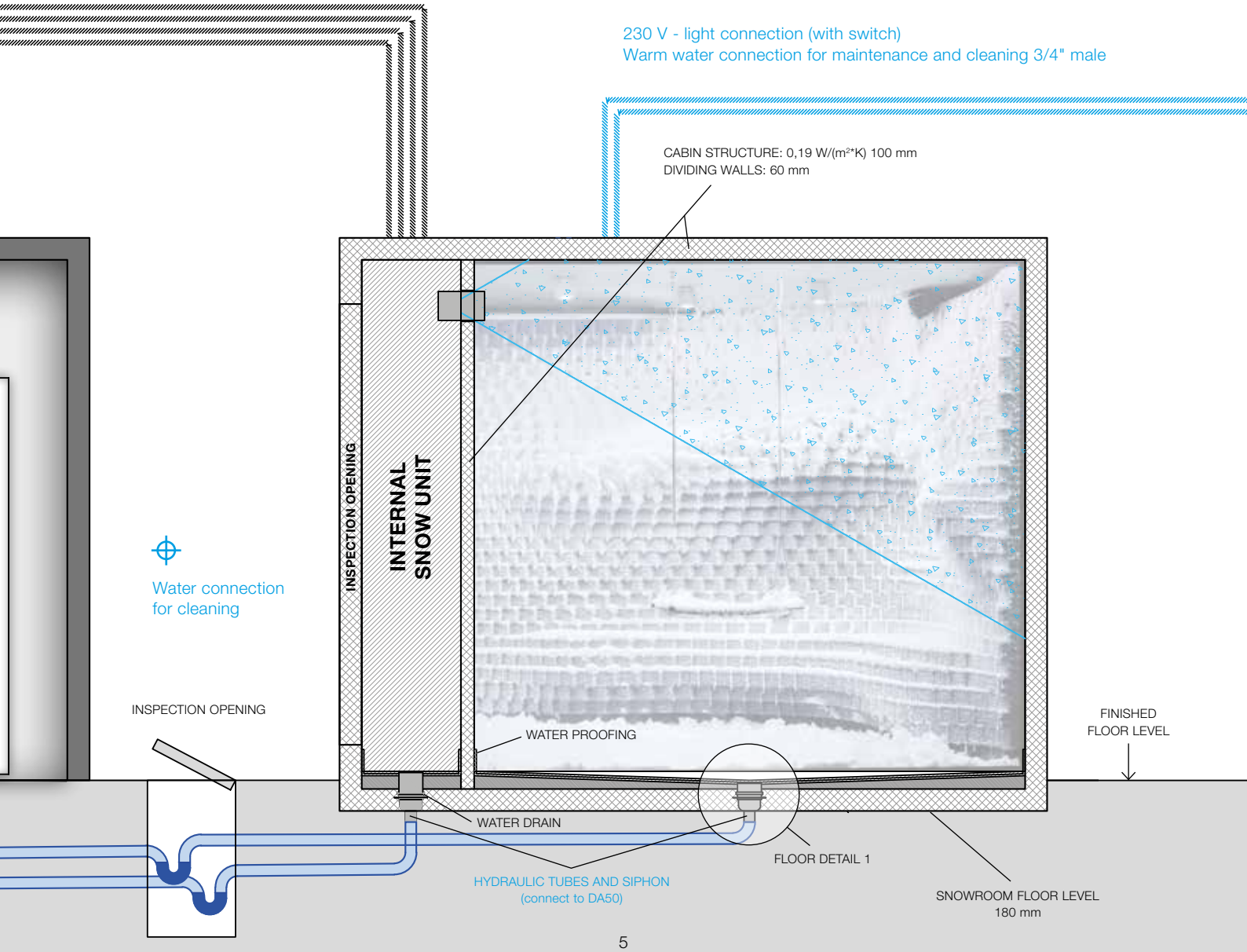
SNOWING WATER SUPPLY
1x cable conduit NW50
tube 8*6 mm insulated with 7 mm λ 0,033 w/mK

COMPRESSED AIR FOR SNOWING
1x cable conduit NW50
tube 8*6 mm

Total cable conduits (feed line / return line)
4 x NW50 or 2 x NW50 + 1 x NW90

CONNECTIONS TO THE SNOWROOM
(provided by the customer)

230 V - light connection (with switch)
Warm water connection for maintenance and cleaning 3/4" male

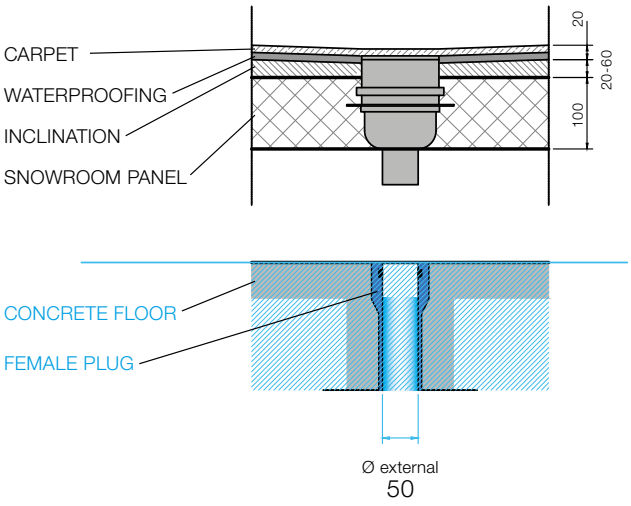


SNOWROOM

Details Floor & Door

Floor detail 1
STANDARD DOOR

Floor detail: Water drain



Door

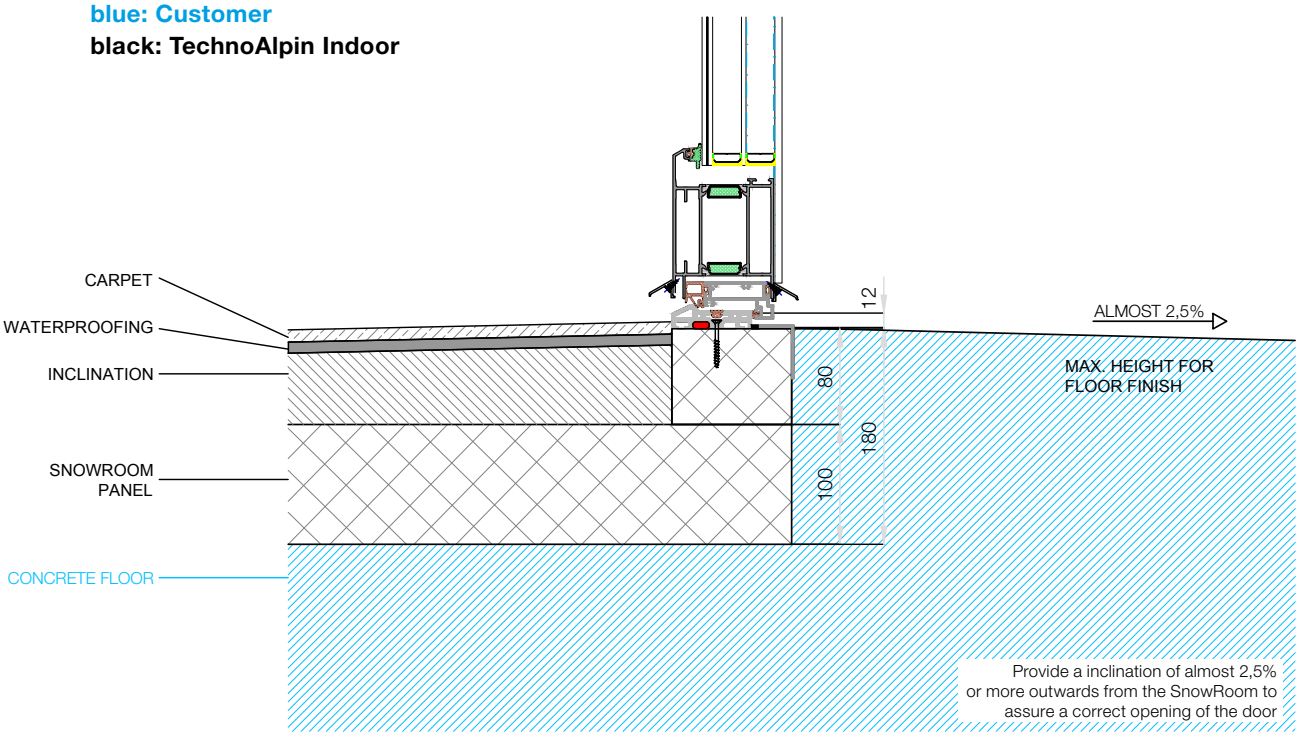
Door

Floor detail 2

BARRIER FREE & CUSTOM DOOR

blue: Customer

black: TechnoAlpin Indoor



Door handle outside

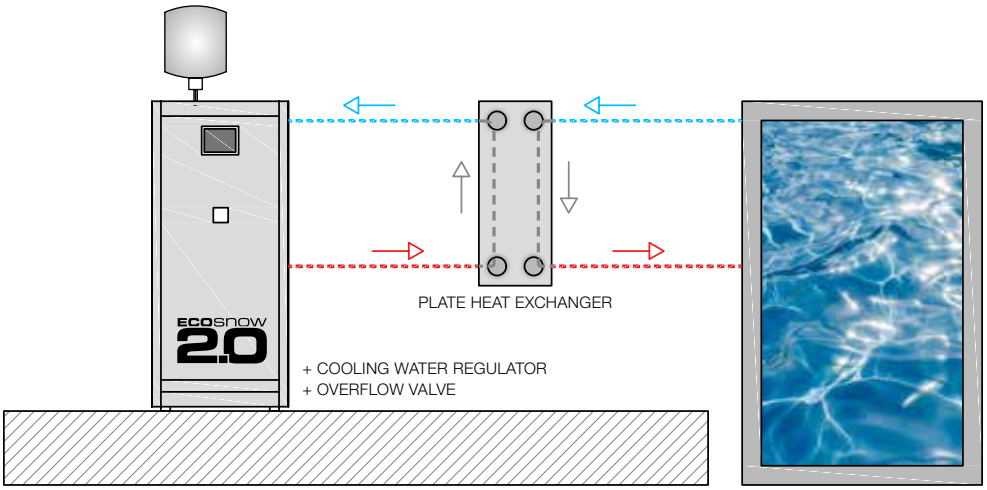
Door handle inside

SNOWROOM

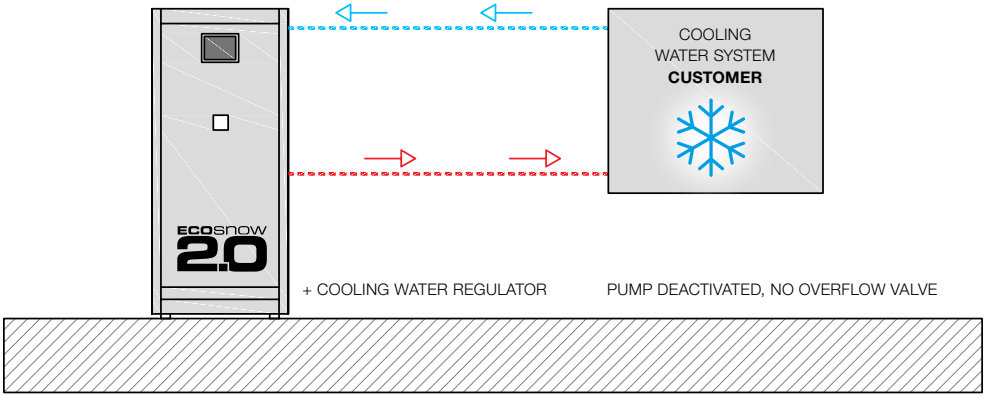
WASTE HEAT RECOVERY:
80% of the electrical energy can be reused
for warming up the external swimming pool

SNOWROOM
Cooling systems

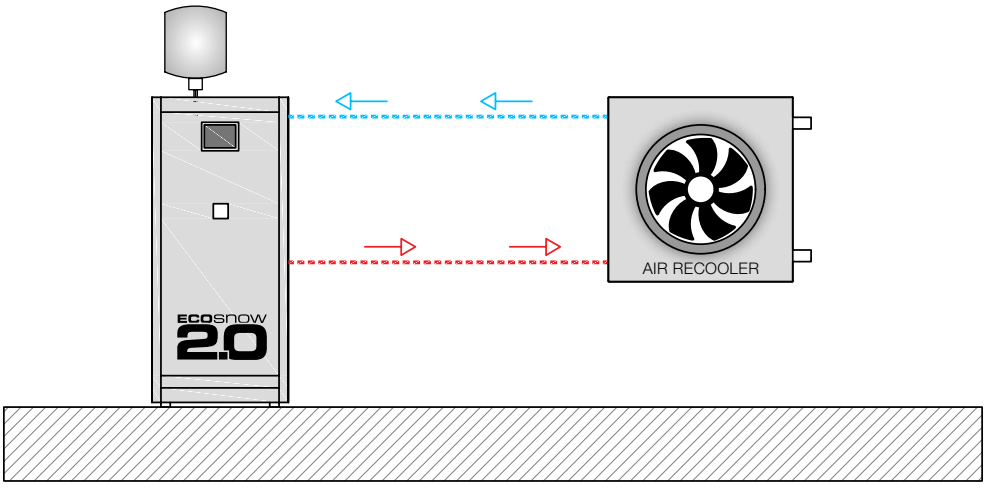
VARIANTE A: Waste heat recovery via swimmingpool (with external plate heat exchanger)



VARIANTE B. Recooling with cooling water system



VARIANTE C: Recooling with air recooler



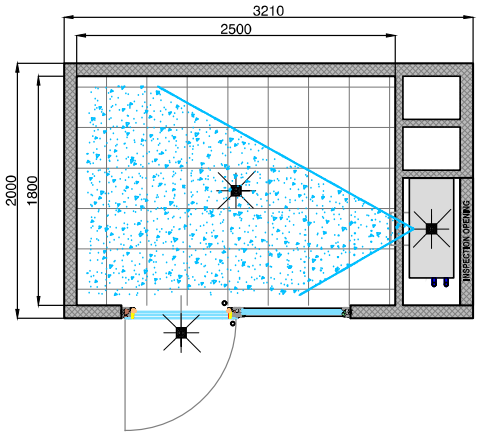
SNOWROOM
Planning

SNOWROOM

Übersicht

THE SIMPLE ONE

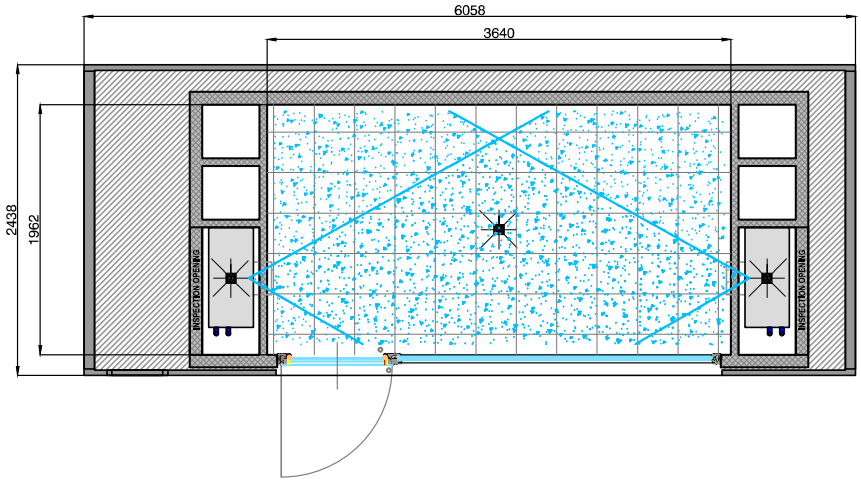
Internal area = 4,50 m²



MOBILE

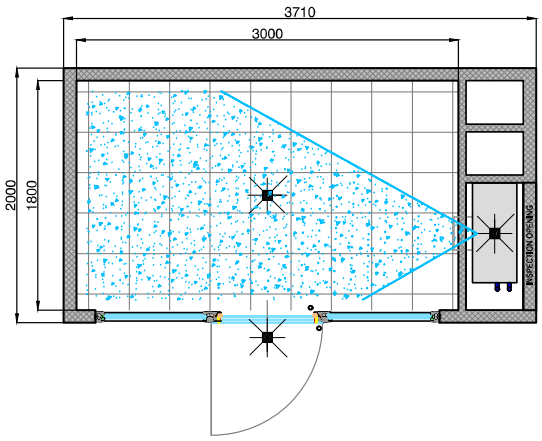
SNOWROOM in a 20" container HC

Internal area = 7,14 m²



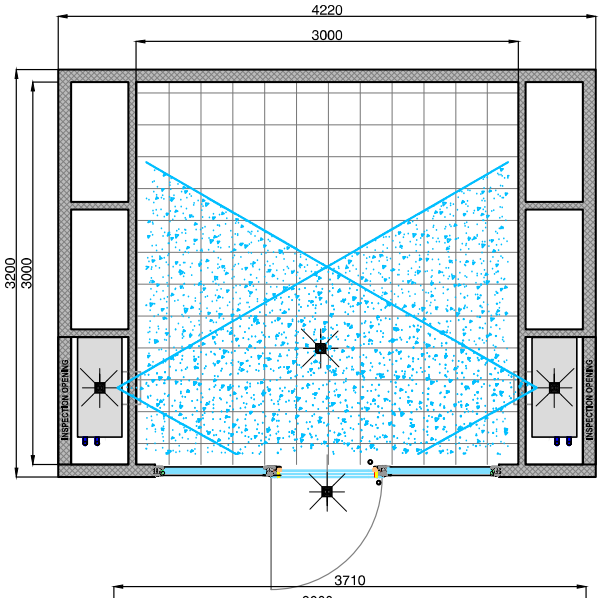
MODEL 1

Internal area = 5,40 m²



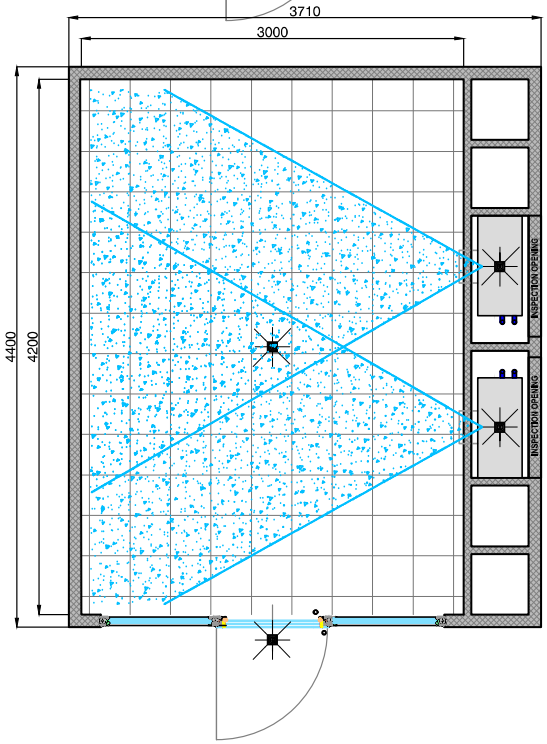
MODEL 2

Internal area = 9,00 m²



MODEL 3

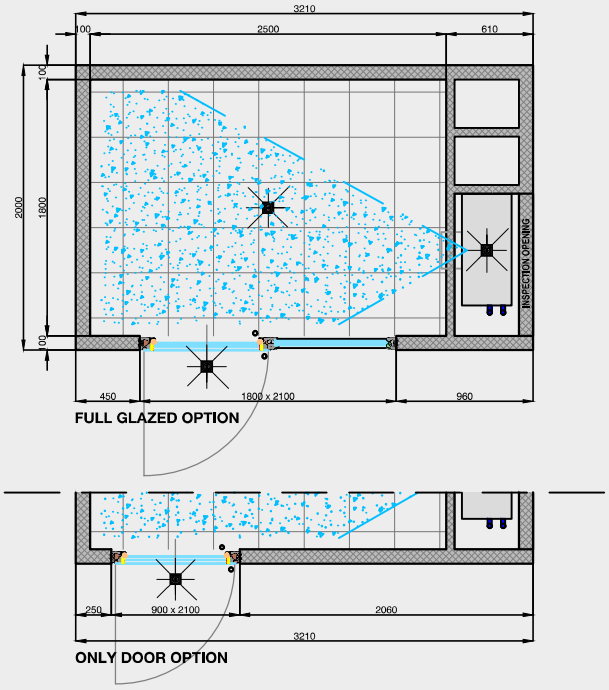
Internal area = 12,60 m²

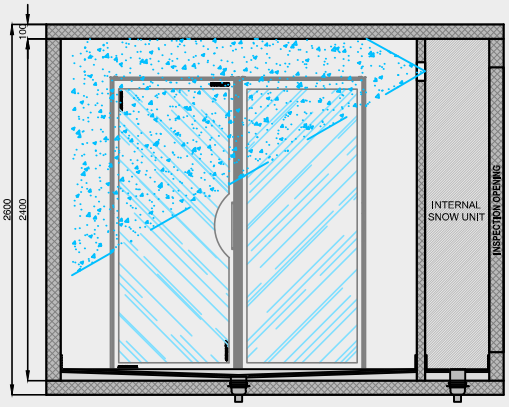


SNOWROOM

The simple one (the most compact SNOWROOM)

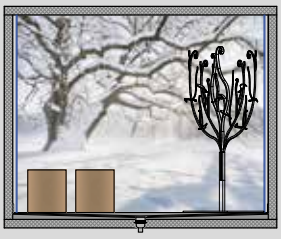
Internal area = 4,50 m²



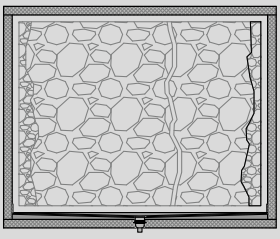


Design selection

FOREST



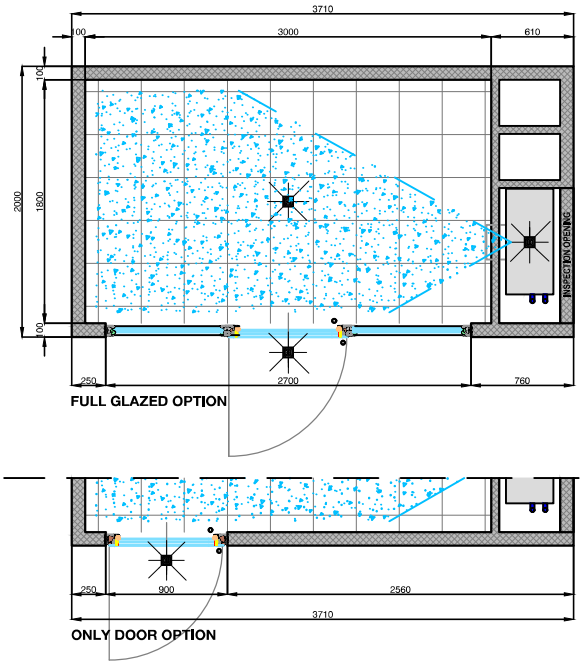
STONE

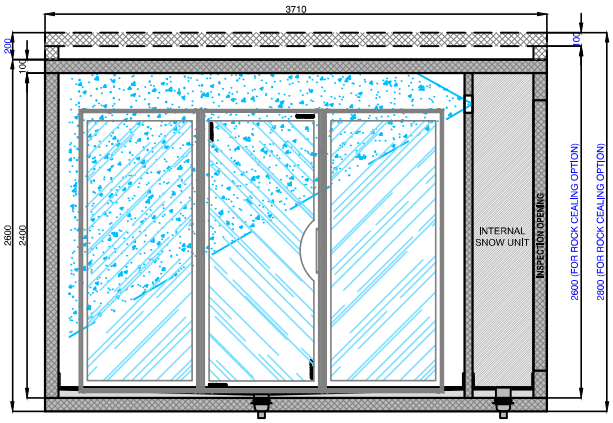


SNOWROOM

Premium line - Model 1

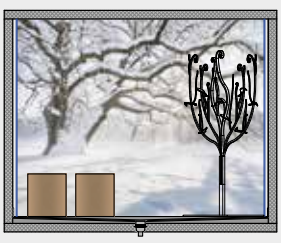
Internal area = 5,40 m²



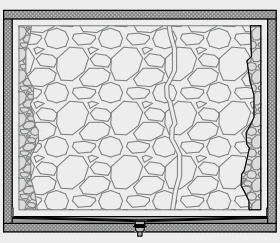


Design selection

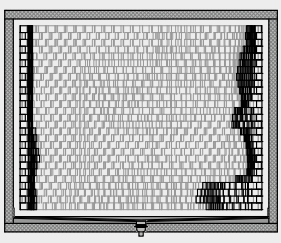
FOREST



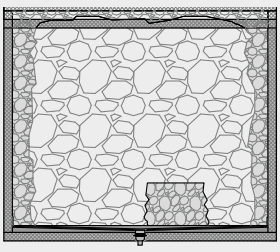
STONE



CUBIC



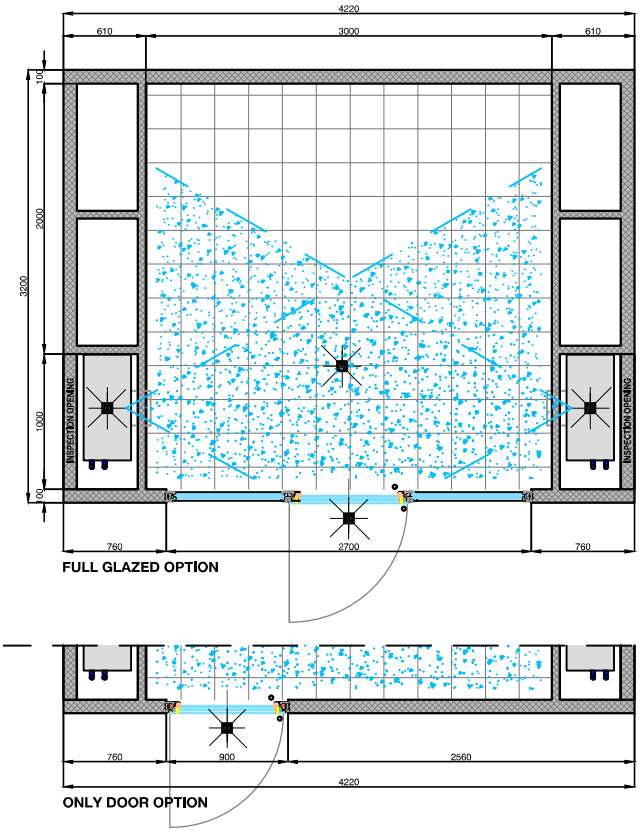
ROCK (CUSTOM MADE)

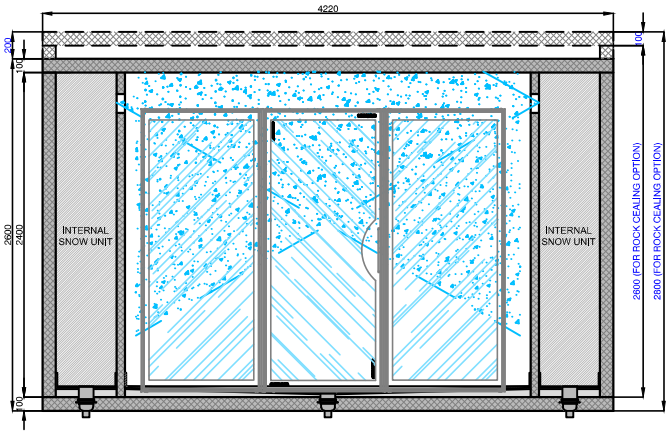


SNOWROOM

Premium line - Model 2

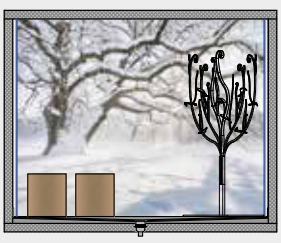
Internal area = 9,00 m²



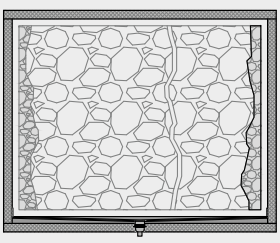


Design selection

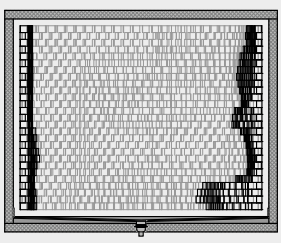
FOREST



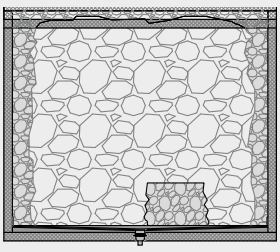
STONE



CUBIC



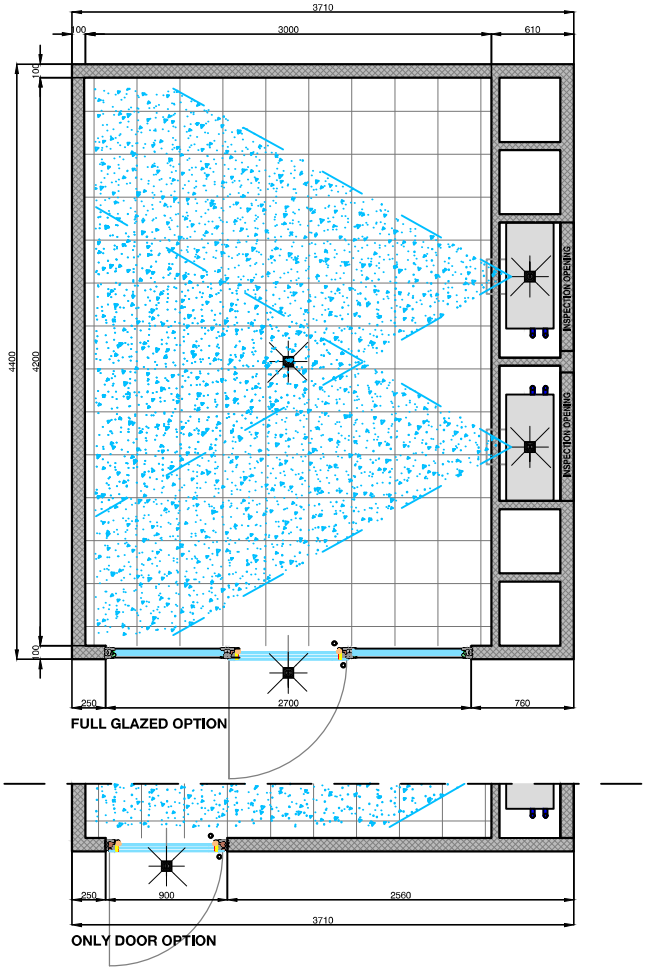
ROCK (CUSTOM MADE)

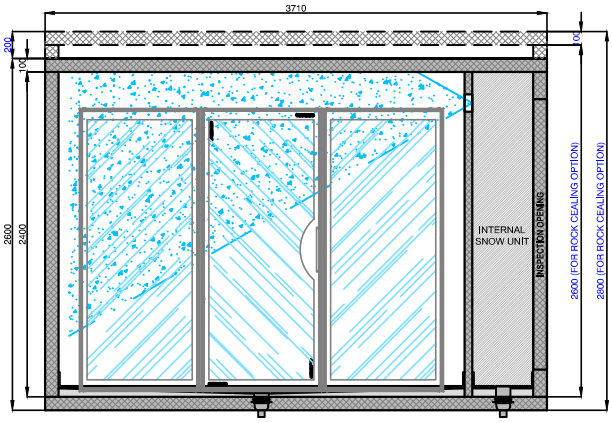


SNOWROOM

Premium line - Model 3

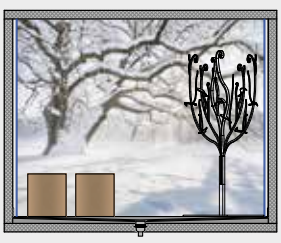
Internal area = 12,60 m²



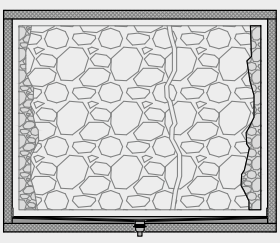


Design selection

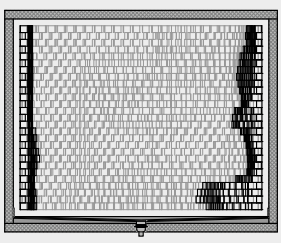
FOREST



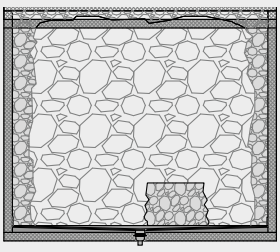
STONE



CUBIC

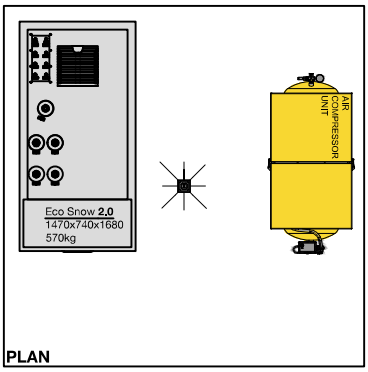


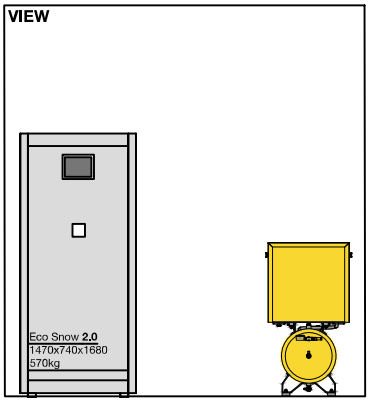
ROCK (CUSTOM MADE)



SNOWROOM

Plant room



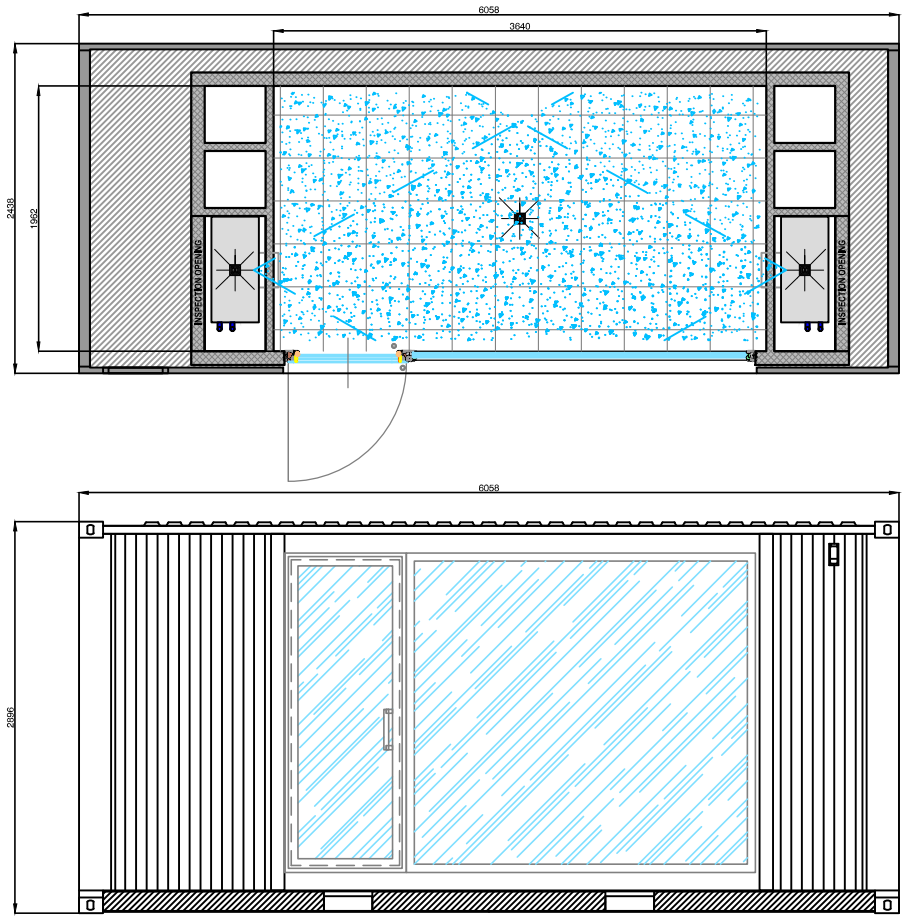


PLANT ROOM ECOSNOW 2.0	
Space availability [min.]	4,5 m^2
Volume of space available [min.]	8,6 m^3
Distance engineering room - SNOWROOM [max.]	50 m
Ambient temperature	5 ÷ 31 °C
Water drain (capacity)	0,3 m^3/h

SNOWROOM

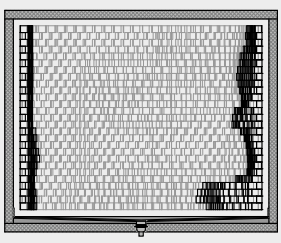
Mobile solution (20" container HC)

Internal area = 7,14 m^2

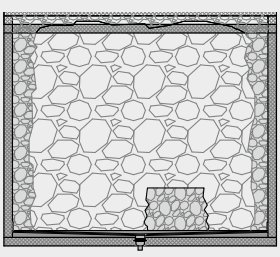


Design selection

CUBIC

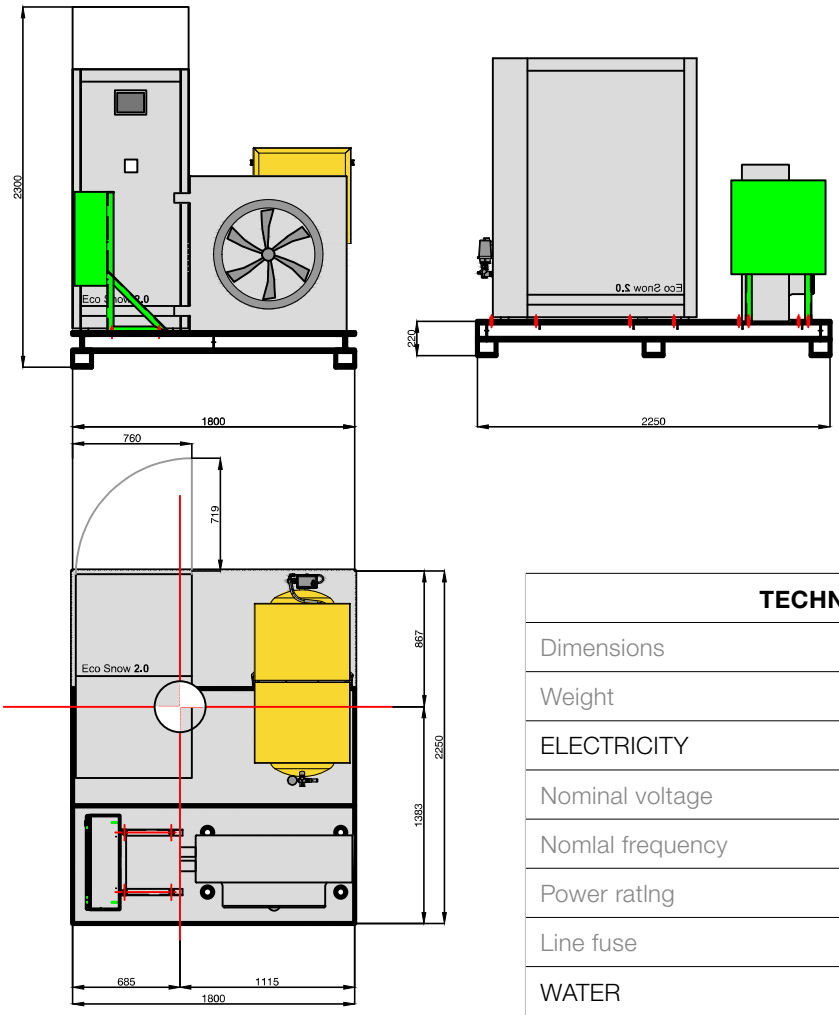


ROCK (CUSTOM MADE)



SNOWROOM

Mobile technology unit

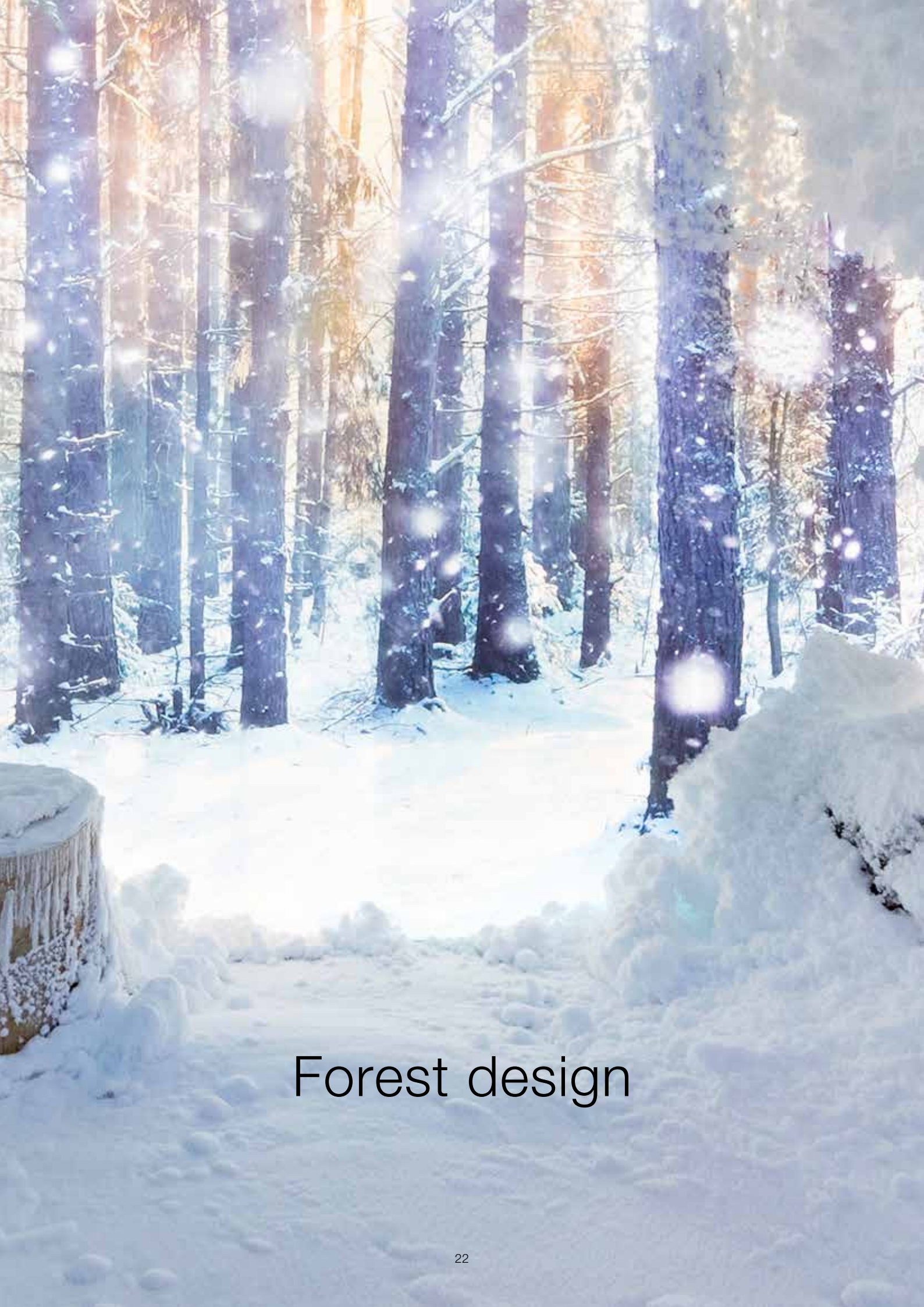


TECHNICAL DATA	
Dimensions	2.250x1.800x2.300 mm
Weight	1.300 kg
ELECTRICITY	
Nominal voltage	400 Vac
Nomlal frequency	50 Hz
Power ratlng	18 kW
Line fuse	32 A
WATER	
Water consumption	15 l/h
Water pressure	1 ÷ 9 bar
Water temperature [max.]	35 °C
Water quality	potable water
ENVIRONMENT CONDITIONS	
Temperature	5 ÷ 30 °C

SNOWROOM

Mobile solution

designed by Snøhetta



Forest design

SNOWROOM

Forest design interior options

The forest design makes it possible to choose from a selection of romantic winter scenes.
These are printed on big-sized glasses that are stylishly backlit to create a charming atmosphere.

Motif **01**

Motif **02**

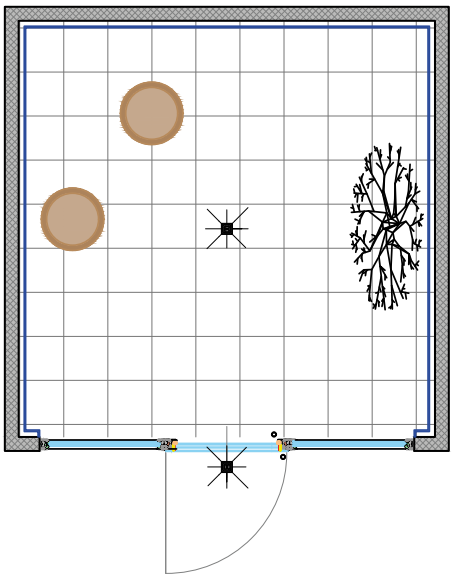
Motif **03**

Motif **04**

Motif **05**

Motif **06**

Plan



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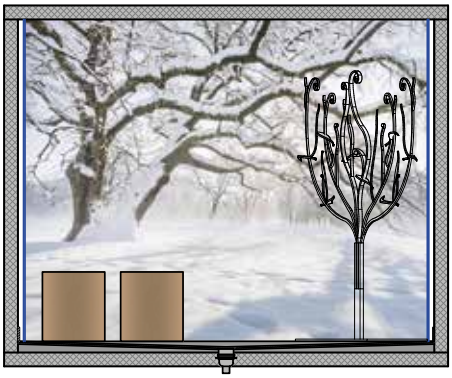
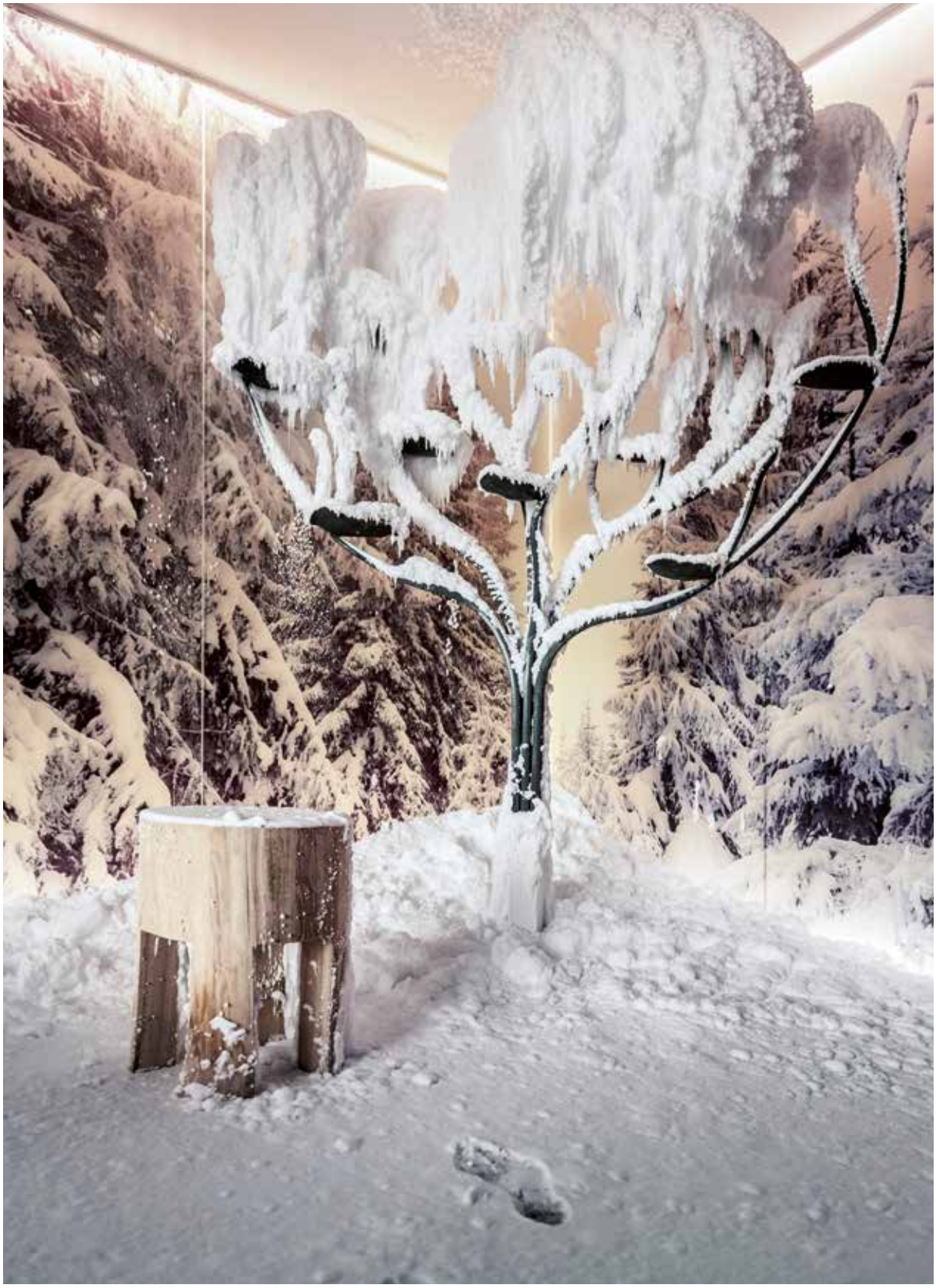
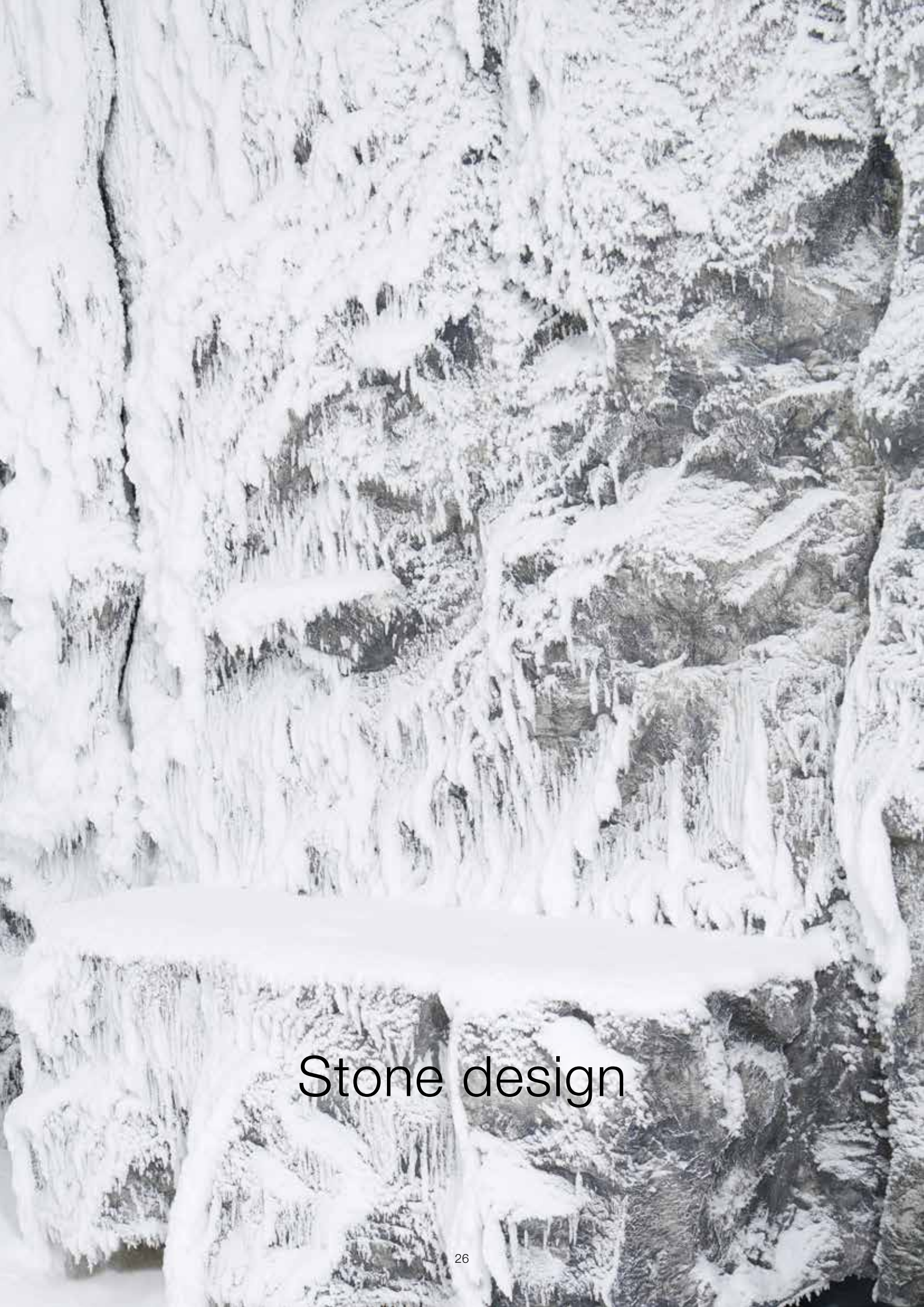


SNOWROOM

Forest design - Examples





Stone design

SNOWROOM

Stone design interior options

Large, pre-fabricated fiberglass panels in a stone-like finish offer a modern and authentic interpretation of a snow-covered rocky landscape. The system enables an easy and quick mounting of the interior walls, providing also the chance to change interior design without destroying the insulation walls. Choose from four colors that complement your style.

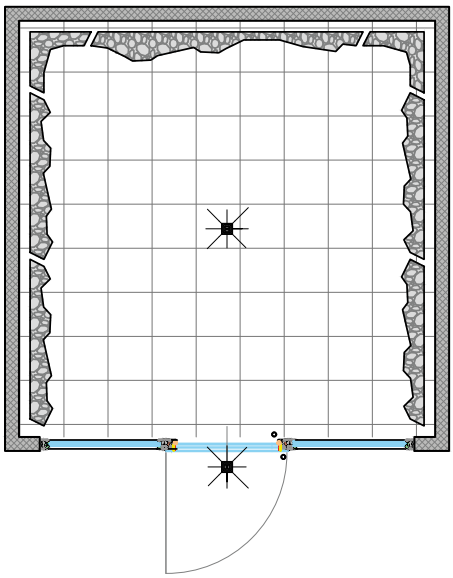
ANTHRACITE

BROWN

DARK

GREY

Plan



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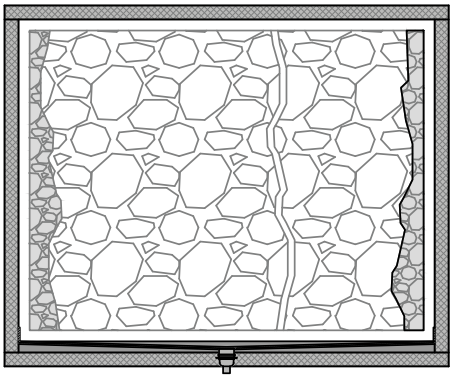
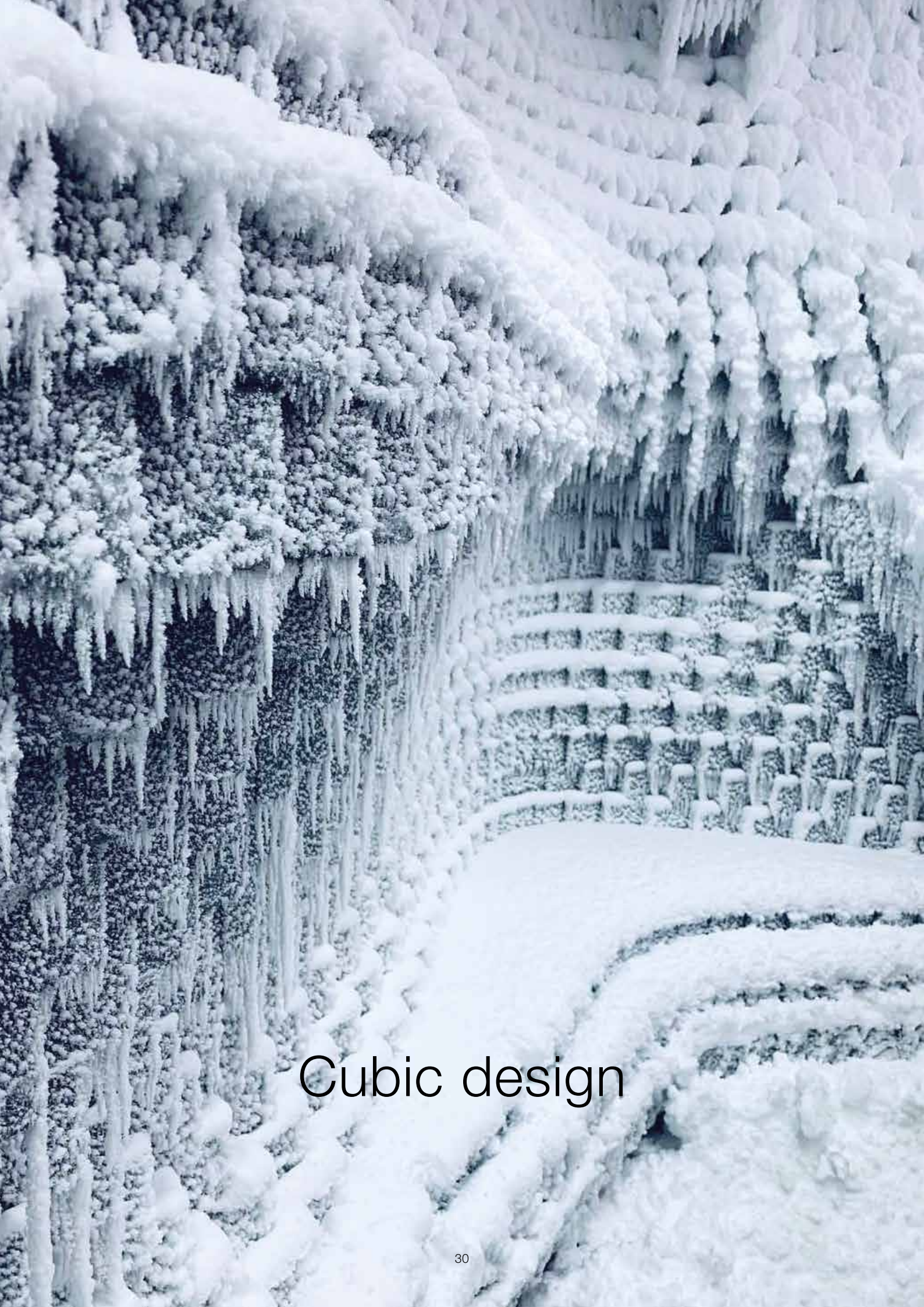


SNOWROOM

Stone design - Examples



Cubic design

SNOWROOM

Cubic design interior options

A modern interpretation of a rugged mountain which transforms into something distinct with each new layer of freshly fallen snow. A modern and futuristic design reflecting the innovative spirit of our customers.
The original design by SNOHETTA stands for the transformation of landscapes and can fit any style thanks to the 8 color options. The pannels are made of XPS and coated with a special high-end water and temperature resistant surface allowing the best grip for snow accumulation.

ICY SKY

COSMIC SILVER

DARK PEARL

MAGIC BLUE

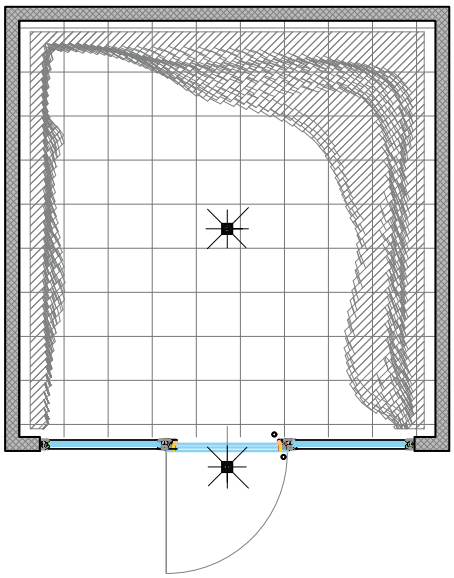
GREEN PINE

SHINY WOOD

ROYAL GOLD

GLACIER WHITE

Plan



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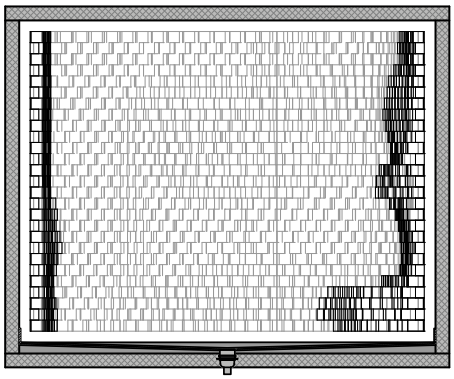
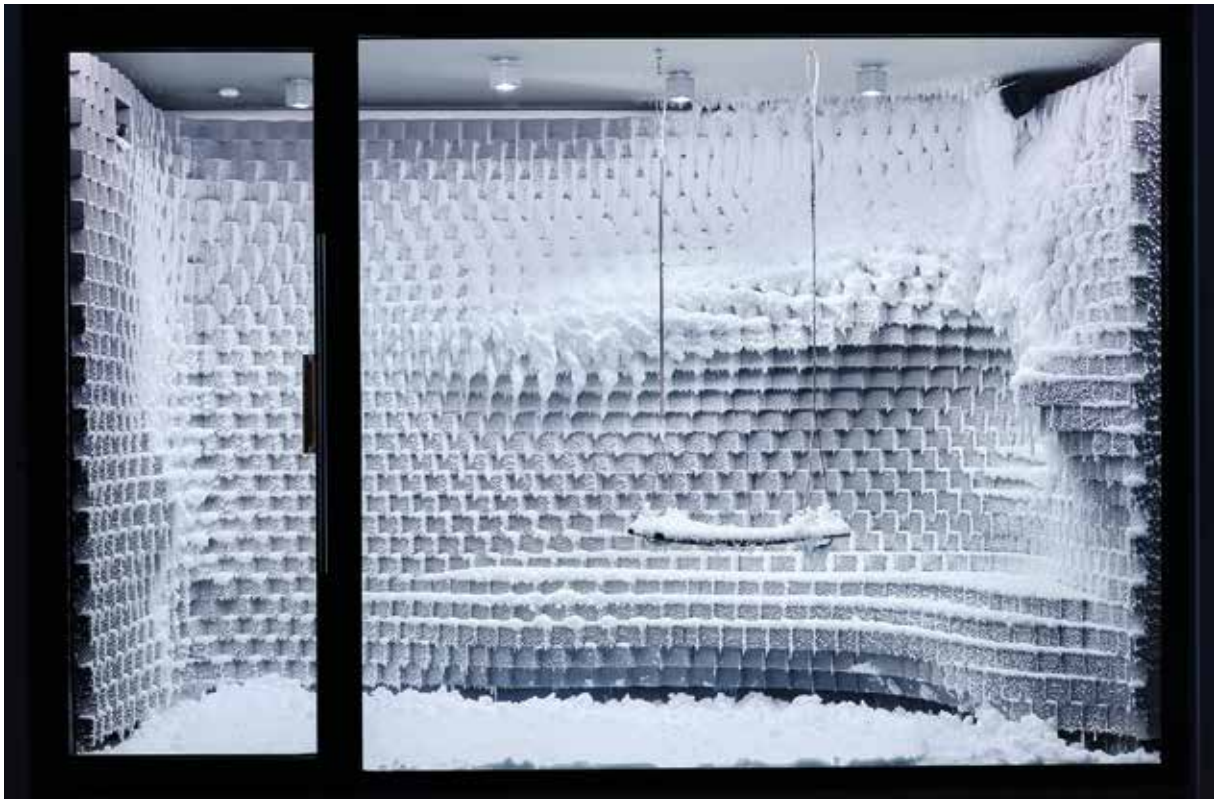
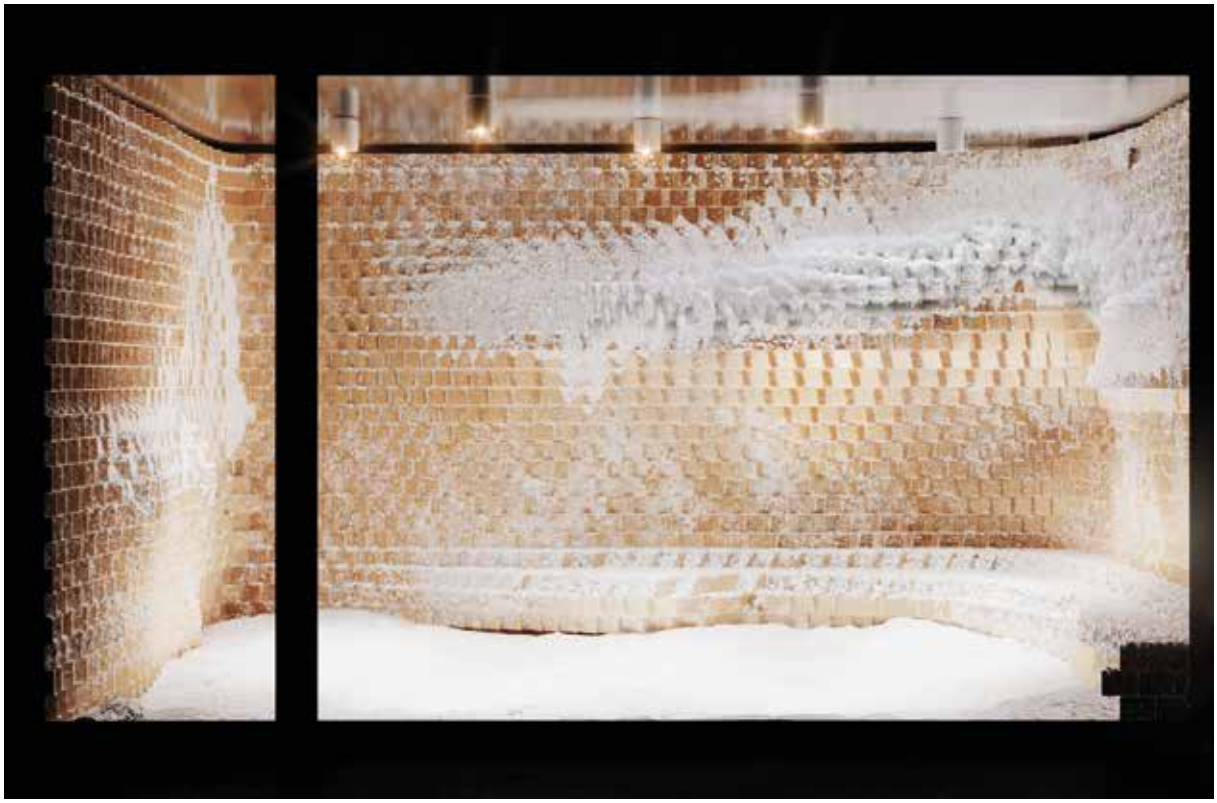


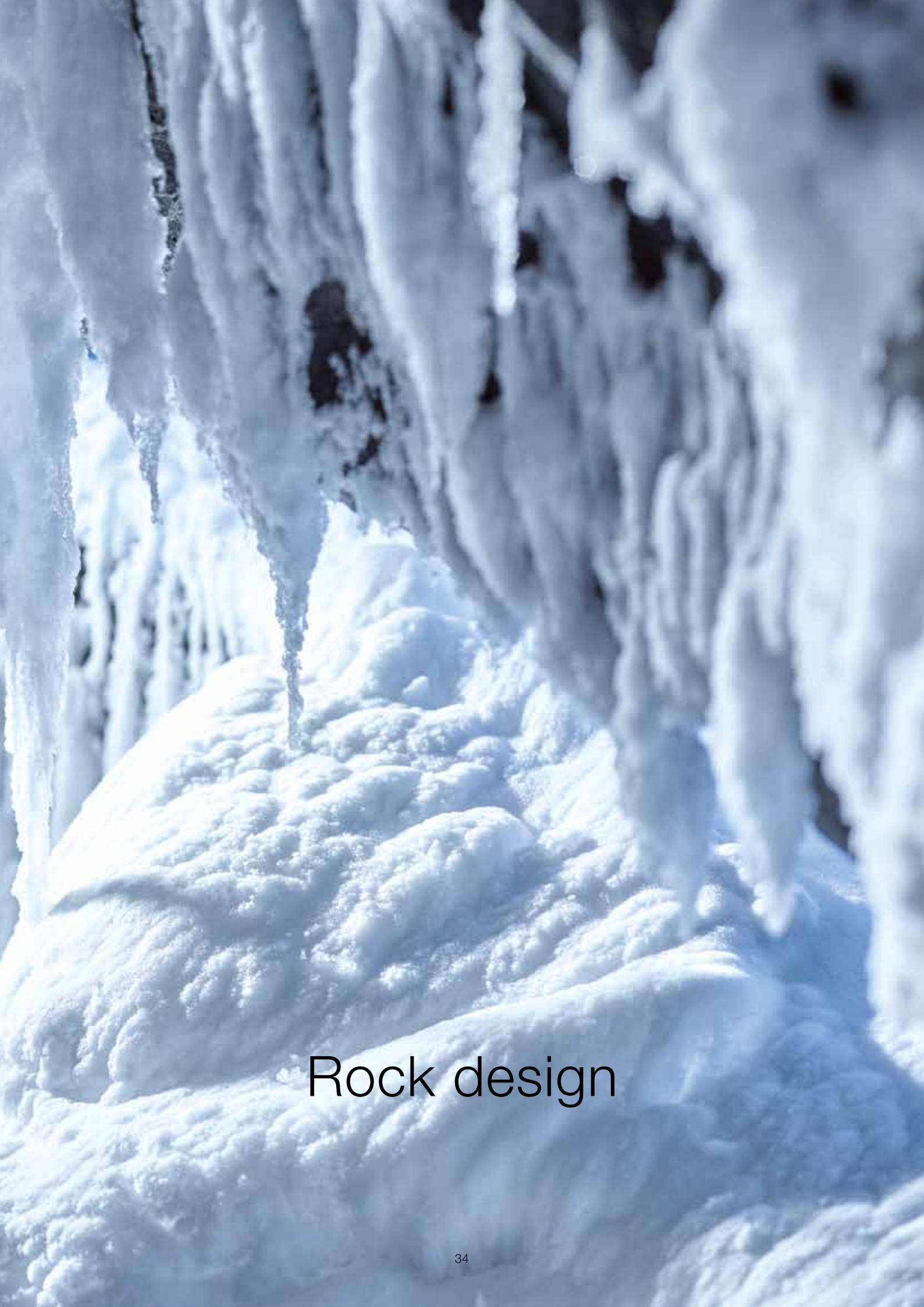
designed by Snøhetta

SNOWROOM

Cubic design - Examples







Rock design

SNOWROOM

Rock design interior options

The exclusive handmade rock claddings are unique to every SNOWROOM: produced manually on-site from XPS and cement based plasterfrom. Colored according to a customer‘s specific requirements, they are available in any color and structure. The illumination concept is custom made and is discussed indvidually. Integrated spot lights or LED stripe lights can be integrated in the wall structures.

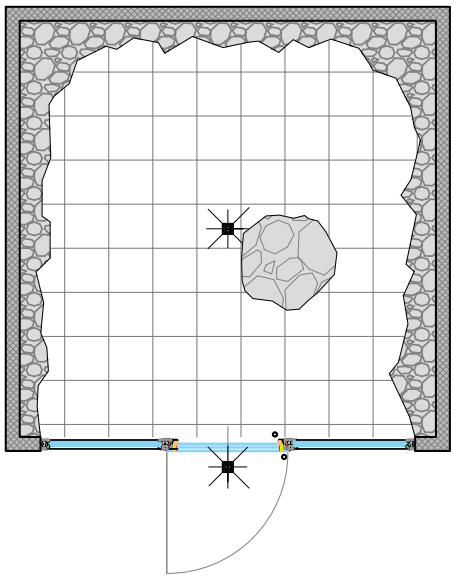
ANTHRACITE

BROWN

DARK

GREY

Plan



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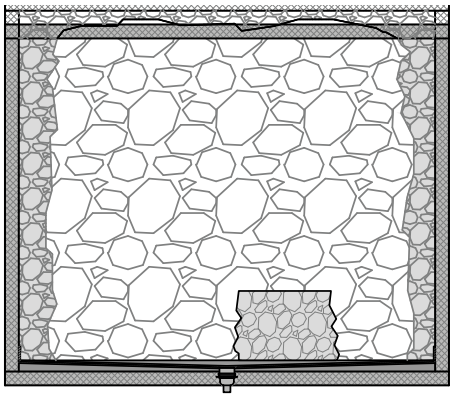


SNOWROOM

Rock design - Examples


Grotta
della neve

SNOWROOM
Options

CEILING & FLOOR OPTIONS
Choose between the following options for floor and ceiling

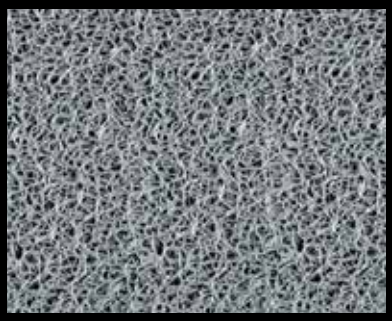
Ceiling panel
BRUSHED ALUMINIUM

Ceiling panel
BRUSHED ANTHRACITE

Ceiling panel
WHITE (RAL 9016)

Ceiling panel
DARK MIRROR EFFECT

Antislippery carpet
BLACK



Antislippery carpet
GREY

ACCESSORIES
To complete the winter experience in the SNOWROOM you can add the following items

SNOWROOM **LOUDSPEAKER**
193x193x76 mm

SNOWROOM
FRAGRANCE SYSTEM

SNOWROOM
LIGHTS

GUIDES AND PANELS

Instruction pannels for the walls and handy booklets for the user can be orderd as optionals

DOOR STICKER
(included in scope of delivery)

35 x 30 cm

GUIDE PANEL SMALL 1 language – DE / IT / EN
GUIDE PANEL SMALL 3 languages – DE-IT-EN
GUIDE PANEL SMALL 3 languages – EN-FR-ARA

35 x 70 cm

GUIDE PANEL LARGE 1 language – DE / IT / EN
GUIDE PANEL LARGE 2 languages – DE-IT

BOOKLET USE AND BENEFITS SPA – DE / EN / IT

CLEANING

Don‘t forget to plan your cleaning

SNOWROOM
CLEANING KIT

TechnoAlpin Indoor
SNOW SHOVEL

SNOWROOM
Accessoires

FOREST DESIGN

Forged Snowtree

Seating bench straight / curved

Seat in wooden optic (trunk)

STONE / ROCK DESIGN

Rock seating SMALL

Rock seating LARGE

CUBIC DESIGN

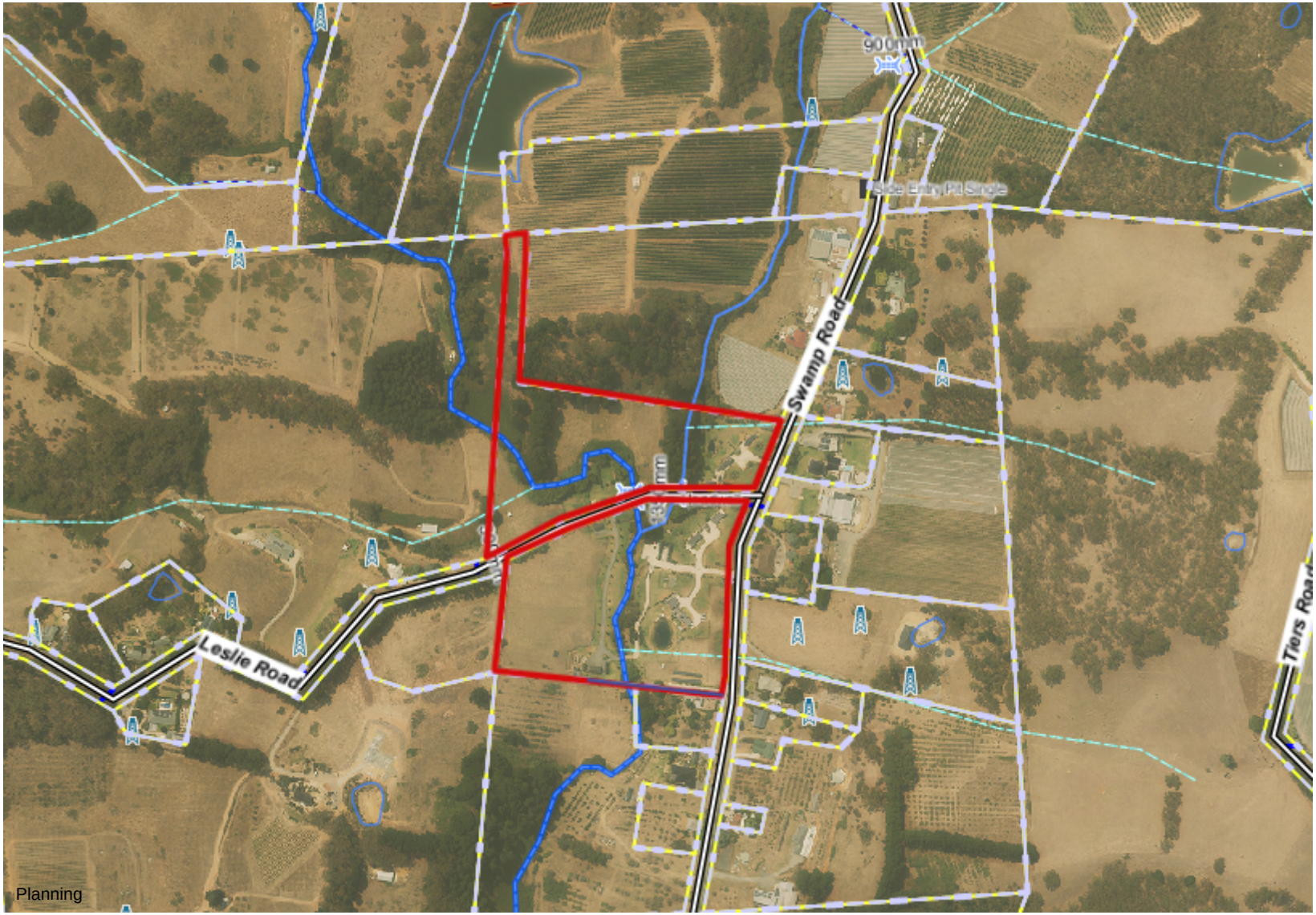
Schaukel

Notes

dv/media

indoor.technoalpin.com

21-Aug-2025



Adelaide Hills COUNCIL

N

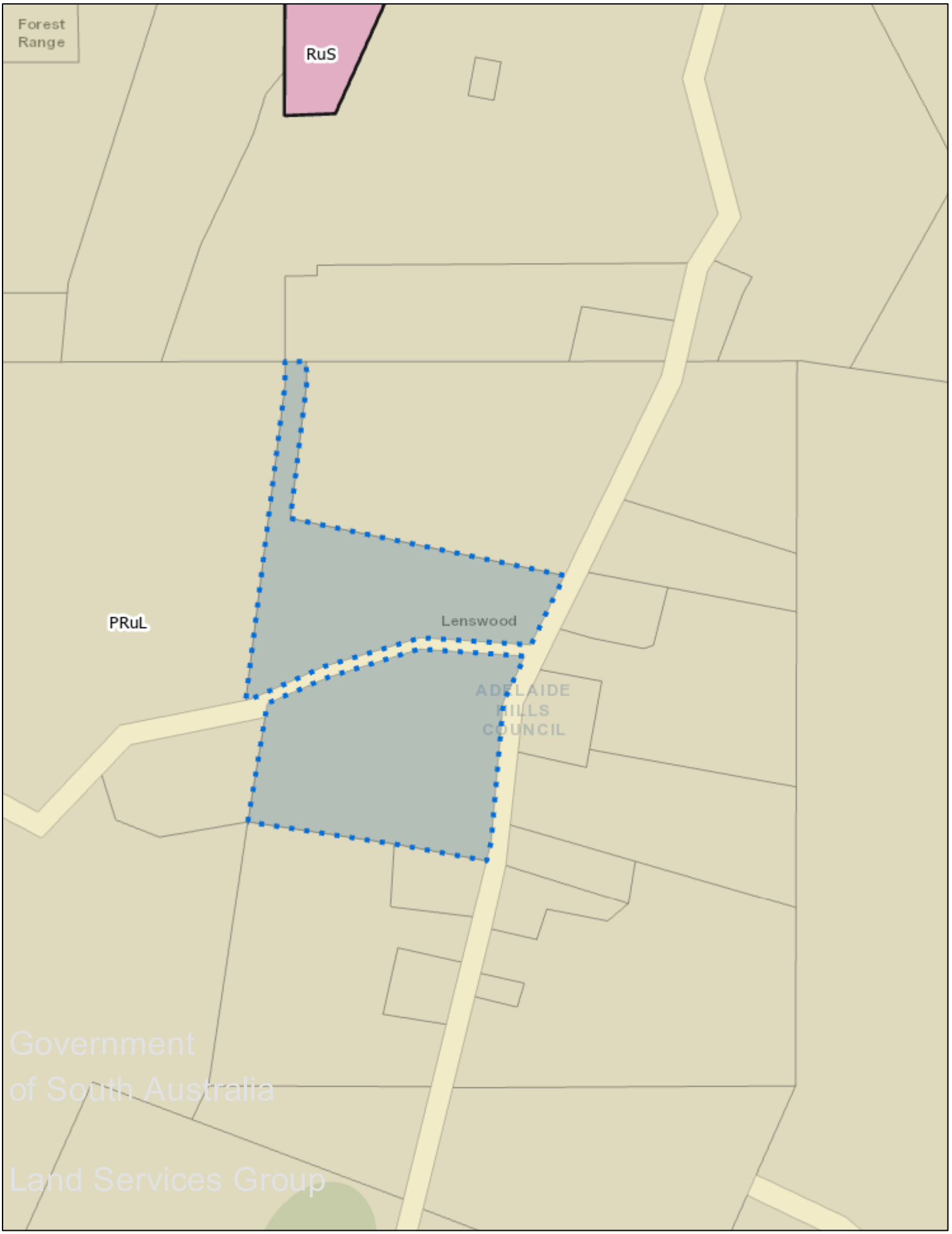
Scale = 1:6032.880

200 m

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Date created:
August 21, 2025



Details of Representations

Application Summary

Application ID	25012307
Proposal	Construction of Day Spa and Wellness Centre (Personal Services Establishment - Shop) and associated earthworks, landscaping, and carparking in association with existing Tourist Accommodation premises
Location	747 SWAMP RD LENSWOOD SA 5240

Representations

Representor 1 - Joel Taggart

Name	Joel Taggart
Address	25 Albert Street, Gumeracha SA, Australia GUMERACHA SA, 5233 Australia
Submission Date	02/07/2025 10:40 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

This is a great initiative for the local area and provides a much-needed value-add service to the existing tourism facilities within this area. However, as a regular user of Swamp Rd, some road safety issues present due to this proposal. Swamp Rd is an increasingly busy 80kph road. Google Maps generally 'suggests' Swamp Rd as the best way to access towns such as Bridgewater and Stirling from the Northern Adelaide Hills (e.g. Cudlee Creek, Gumeracha, Lobethal). This is due to Onkaparinga Valley Rd becoming increasingly busy, combined with the lowering of speed limits along that road over the years. The concern with this proposal is that the Leslie Rd junction with Swamp Rd is poorly designed, and road users often don't see the junction until they are on top of it (refer attached images). I often seen cars undertake dangerous braking manoeuvres or dangerous U-turns when missing this junction. Whilst I support the access to the proposed development from Leslie Rd, some form of signage (including 'approach signage') needs to be installed on Swamp Rd from both directions to alert road users to the upcoming junction and proposed tourism destination. This could still occur wholly on the land owned by the developer, so there is no concern re 'third party signage' or signage on Council land.

Attached Documents

AHC-Lenswood-1517712.pdf

IMAGE ABOVE – View from northern approach on Swamp Road. Leslie Road is just after the stobie pole, however no prominent signage, combined with topography and vegetation hides Leslie Rd junction.

IMAGE ABOVE – View from northern approach on Swamp Road. Leslie Road is just after the second stobie pole. No visual clues that there is an intersection coming up.

No prominent signage, combined with topography and vegetation hides Leslie Rd junction.

IMAGE ABOVE – View from souther approach on Swamp Road. Leslie Road is just after the stobie pole, however no prominent signage, combined with topography and vegetation hides Leslie Rd junction. Landscape has further changed since this image capture, with structures, fencing and landscaping now in situ on the left hand side of the image.

Representations

Representor 2 - Konrad Romaniuk

Name	Konrad Romaniuk
Address	PO BOX 4 CRAFERS SA, 5152 Australia
Submission Date	22/06/2025 05:35 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The engineering team needs to revisit their calculations, the surface areas, and also the discharge treatment/location, including basic ratios such as the void ratios provided, which are inaccurate. Firstly the site location area far exceeds the supposed 856m2. The estimated development area is somewhere between 2000-4000m2. The carpark itself is more than 1000sqm. The calculations completely conflict with each other, with the pre-dev showing a landscaped area of 1071m2 and the total area showing 856m2 which is less than the landscaping area (seriously? Doesn't anyone at the Council or Engineering firm double check these things)? It is clear from the drawings that the area is greater than 50m x 50m, just for the building footprint, so it is greater than 2500m2, but added to that, as per normal procedure, the development must cater for the entire catchment which will be effected by this development. So all the areas need to be revisited and accurately provided. Also, for some reason the engineers' seem to think there is no landscaping area in the post development area, which simply isn't true. The post and pre development calculations need to show the actual site area, being greater than 2500sqm, the actual paved and unpaved areas. The final detention volume, based on the real site areas and runoff flow post development, is more closer to 20-30kL. Furthermore, and IMPORTANTLY, the void ratio used for the soakage pit is not accurate and the engineers must provide a real-world figure. Void ratios for 20-40mm aggregates is only around 30%.

Attached Documents

5 August 2025

Blake O'Neil
Team Leader Statutory Planning - Acting
Adelaide Hills Council
Via Plan SA Portal

Our Ref: 54235LET03

Dear Blake

Re: Response to Representations - Day Spa and Wellness Centre at 747 Swamp Road, Lenswood (DA 25012307)

Introduction

MasterPlan SA have been engaged by Pavilions at Lenswood ('our client') to review and respond to representations made during the public notification period for Development Application 25012307- Construction of Day Spa and Wellness Centre (Personal Services Establishment - Shop) and associated earthworks, landscaping, and carparking in association with existing Tourist Accommodation premises at 747 Swamp Rd Lenswood SA.

Having reviewed the two (2) submissions forwarded by Council following the notification period of the proposed development, we note only one (1) opposed the proposed development, while the other provided their support with some concerns.

Summary of representations

The matters raised in the representations are summarised as follows:

Joel Taggart of 25 Albert Street, Gumaracha (Support)

- Great initiative for the local area and provides needed value-added service to the existing tourism facilities
- Some road safety issues are present. Swamp Road is becoming increasingly busy due to changes to speed zones, and increased traffic on Onkaparinga Valley Road. Swamp Rd is recommended as an alternate route between Bridgewater and Stirling and the Northern Adelaide Hills area; however, the Leslie Road/Swamp Road junction is poorly designed and road users often miss the turn, resulting in dangerous driving behaviour.

- Although the representation support access to the proposed development from Leslie Road, it recommends signage being installed on Swamp Road or wholly on the land owned by the developer to alert road users to the upcoming junction and tourist destination

Konrad Romaniuk of PO Box 4, Crafers (Object)

- Engineering team need to revisit calculations. The surface areas, discharge treatment/location and basic ratios are inaccurate, and the development must cater for the entire affected catchment
- The post and pre-development calculations need to show the actual site area with final detention volume, based on the real site areas and runoff flow post-development being closer to 20-30kL
- Void ratio used for the soakage pit is not accurate

Response to Representations

Our response to the matters expressed in the representations are summarised below:

Representation from Joel Taggart

The support for the proposed development is appreciated. The applicant is agreeable to installing identification signage on their properties before the intersection of Swamp Road and Leslie Road. This signage would inform drivers to turn onto Leslie Road to access the Day Spa and Wellness Centre. Although such signage is not included in the current application, it can be addressed through a separate application to the Council, contingent upon approval of development application 25012307.

Given the primary concern relates to safety at the existing intersection of two Council-owned roads, and specifically the lack of appropriate road safety signage, we kindly request that the Council consider installing roadside safety signage prior to the intersection. This signage should effectively inform road users that they are reaching a side road junction, similar to the example provided below.

We believe that the above example of a suitable road hazard safety sign will effectively alert approaching drivers to the presence of the intersection, encouraging them to adjust their behaviour by reducing speed and exercising increased caution.

Representation from Konrad Romaniuk

We acknowledge that the comments provided in the representation were based on outdated information contained within an appendix of the planning report. This information had been revised following feedback from Council engineers but was not reflected in the consultation materials.

Nonetheless, the comments in the representation have been reviewed by the project engineer, and the civil plans and stormwater calculations have been subsequently amended accordingly. The updated civil and stormwater documentation has been submitted to the Council, which has indicated that it has no concerns with the revised information.

Closure

We appreciate the opportunity to address the representations and believe that the installation of additional road safety signage at the intersection of Swamp and Leslie Roads, along with the revisions made to the stormwater documentation, adequately address the concerns raised in the submissions.

We acknowledge the submission from Mr. Konrad Romaniuk requesting the opportunity to appear before the Council Assessment Panel. As his concerns pertain specifically to stormwater management, and given that the project engineers have revised the relevant documentation accordingly, we will seek to communicate directly with Mr. Romaniuk and encourage him to withdraw his representation.

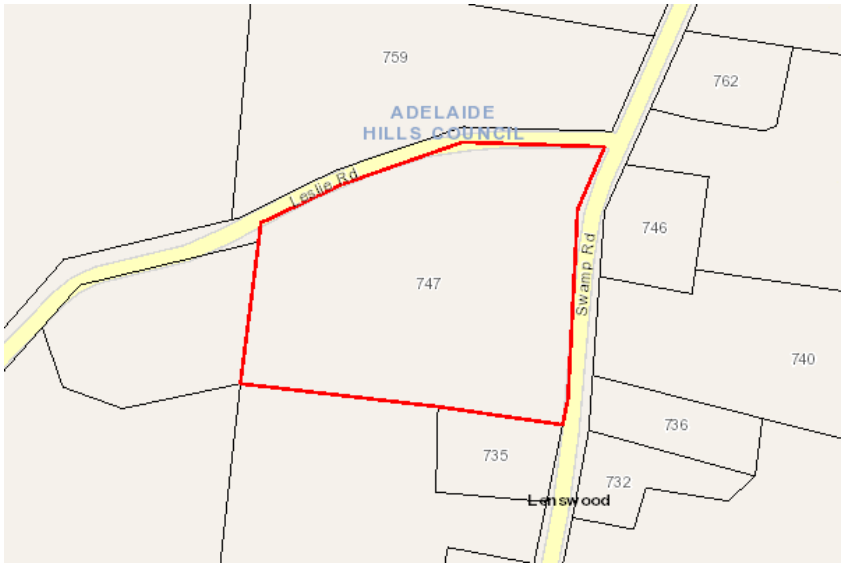
Should this be unsuccessful, we respectfully request that the Council proceed with the assessment process through the Council Assessment Panel (CAP). Please note that our client reserves the right to attend the CAP meeting to provide further clarification on this response and to address any questions that may arise.

Yours sincerely

Adam Williams
MasterPlan SA Pty Ltd

Address: 747 SWAMP RD LENSWOOD SA 5240

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



Property Zoning Details

Zone

Productive Rural Landscape

Overlay

Environment and Food Production Area
Hazards (Bushfire - High Risk)
Hazards (Flooding - Evidence Required)
Limited Land Division
Mount Lofty Ranges Water Supply Catchment (Area 2)
Native Vegetation
Prescribed Water Resources Area
Water Resources

Selected Development(s)

Shop

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

Shop - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Productive Rural Landscape Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Distillery (h) Dwelling (i) Dwelling addition (j) Farming (k) Function venue (l) Horse keeping (m) Horticulture (n) Industry (o) Low intensity animal husbandry (p) Outbuilding (q) Shop (r) Small-scale ground mounted solar power facility (s) Tourist accommodation (t) Transport distribution (u) Verandah (v) Warehouse (w) Winery (x) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.

PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.
Shops, Tourism and Function Venues	
PO 6.1 Shops are associated with an existing primary production or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.	DTS/DPF 6.1 Shops, other than where located in The Cedars Subzone: (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding $100m^2$ or $250m^2$ in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding $25m^2$ (e) do not result in more than 75 seats for customer dining purposes in a restaurant.
PO 6.2 Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.2 Shops in new buildings: (a) are setback from all property boundaries by at least 20m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.
Adaptive Reuse of Existing Buildings	
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following: (a) a shop (b) office (c) tourist accommodation.
Built Form and Character	
PO 11.1 Large buildings designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 11.1 None are applicable.
Concept Plans	

PO 15.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 15.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 15.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 15.1 is met.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) carport (f) deck (g) fence (h) dwelling	None specified.

(i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) solar photovoltaic panels (roof mounted) (u) shade sail (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank.	
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (c) warehouse.	Except development that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3.
4. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
5. Function venue within The Cedars Subzone.	None specified.
6. Function venue.	Except function venue that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.
7. Horticulture.	Except horticulture that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 2. Productive Rural Landscape Zone DTS/DPF 3.1(e).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.
9. Shop within The Cedars Subzone.	None specified.
10. Shop.	Except shop that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 6.1 2. Productive Rural Landscape Zone DTS/DPF 6.2.
11. Tourist accommodation within The Cedars Subzone.	None specified.

12. Tourist accommodation.	Except tourist accommodation that does not to satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 6.3 2. Productive Rural Landscape Zone DTS/DPF 6.4.

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

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

Part 3 - Overlays

Hazards (Bushfire - High Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks: (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front.
DO 2	Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.
DO 3	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable	DTS/DPF 1.1 None are applicable.

bushfire risk.	
Siting	
PO 2.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 2.1 None are applicable.
Built Form	
PO 3.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 3.1 None are applicable.
PO 3.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 3.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Vehicle Access –Roads, Driveways and Fire Tracks	
PO 6.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 6.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.

PO 6.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) use, operation and evacuation of fire-fighting and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 6.2 Access is in accordance with (a) or (b): (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 6.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are	DTS/DPF 6.3 None are applicable.

no safe alternatives available.	

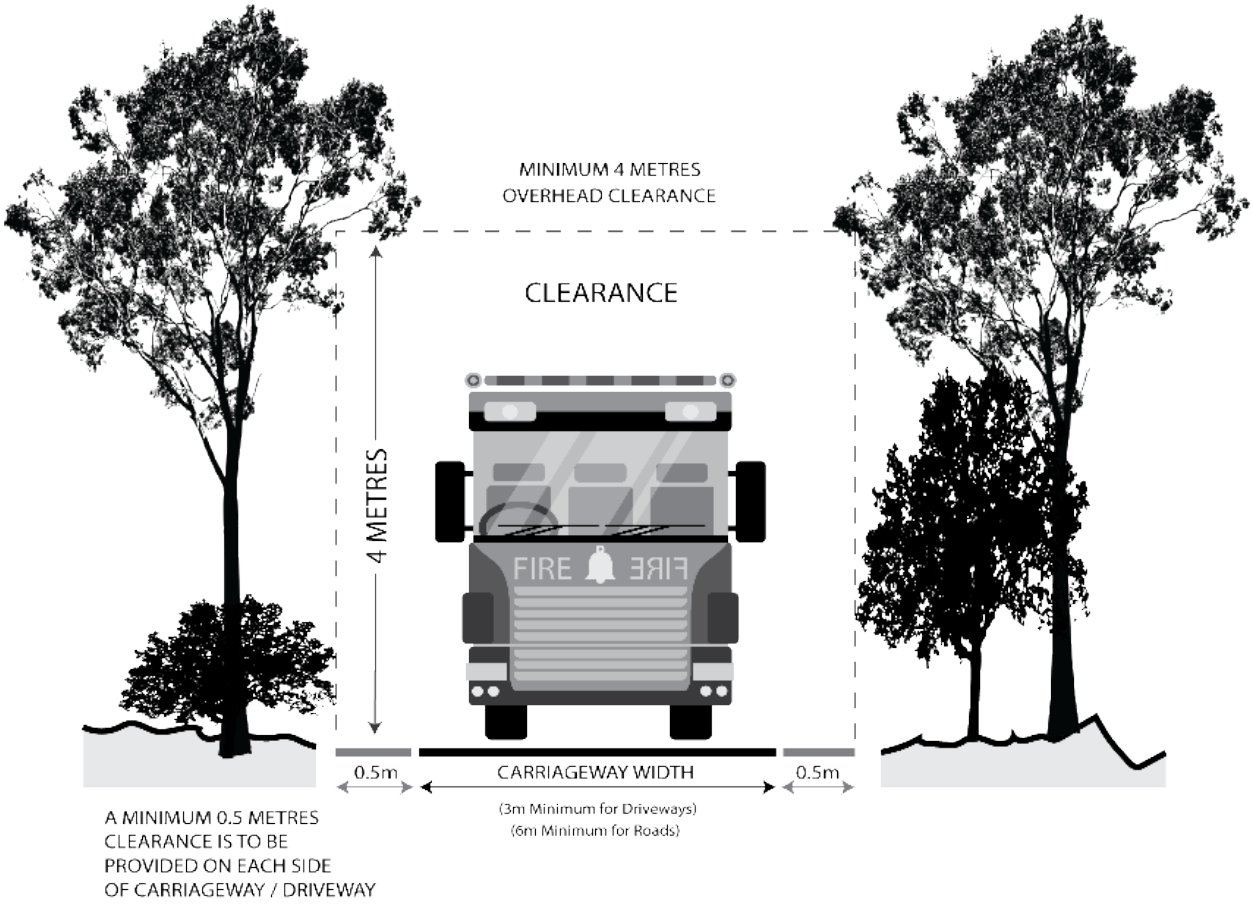
Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except if a ***relevant certificate*** accompanies the application for planning consent in respect of the development, any of the following classes of development (including alterations and additions which increase the floor area of such buildings by 10% or more): (a) land division creating one or more additional allotments (b) dwelling (c) ancillary accommodation (d) residential flat building (e) tourist accommodation (f) boarding home (g) dormitory style accommodation (h) workers' accommodation (i) student accommodation (j) child care facility (k) educational facility (l) retirement village (m) supported accommodation (n) residential park (o) hospital (p) camp ground.	South Australian Country Fire Service.	To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.	Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Figures and Diagrams

Fire Appliance Clearances
Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

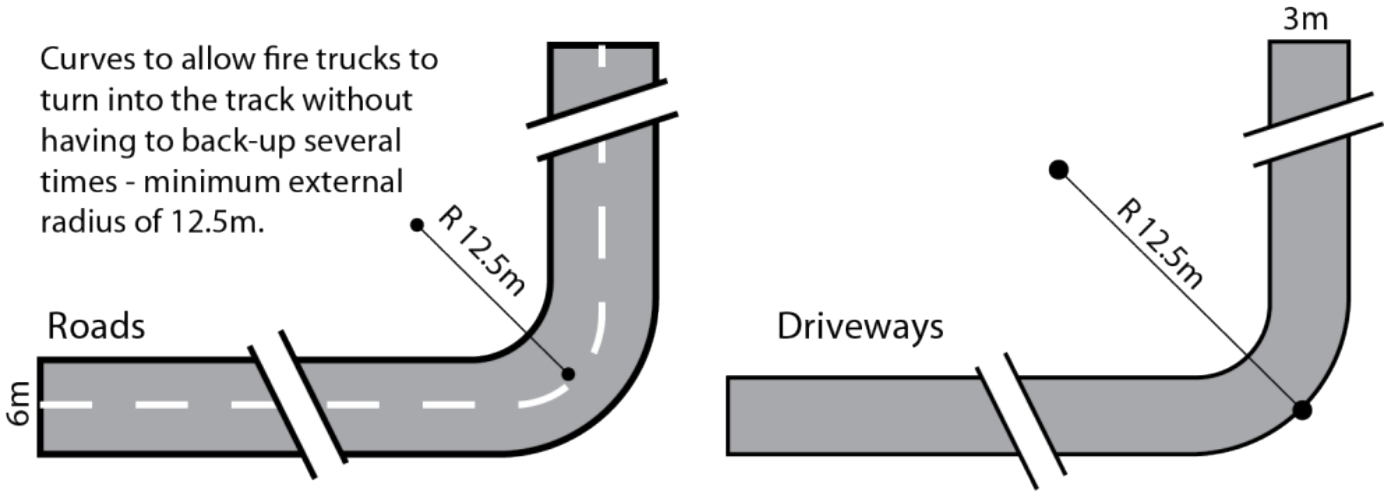


Figure 3 - Full Circle Turning Area

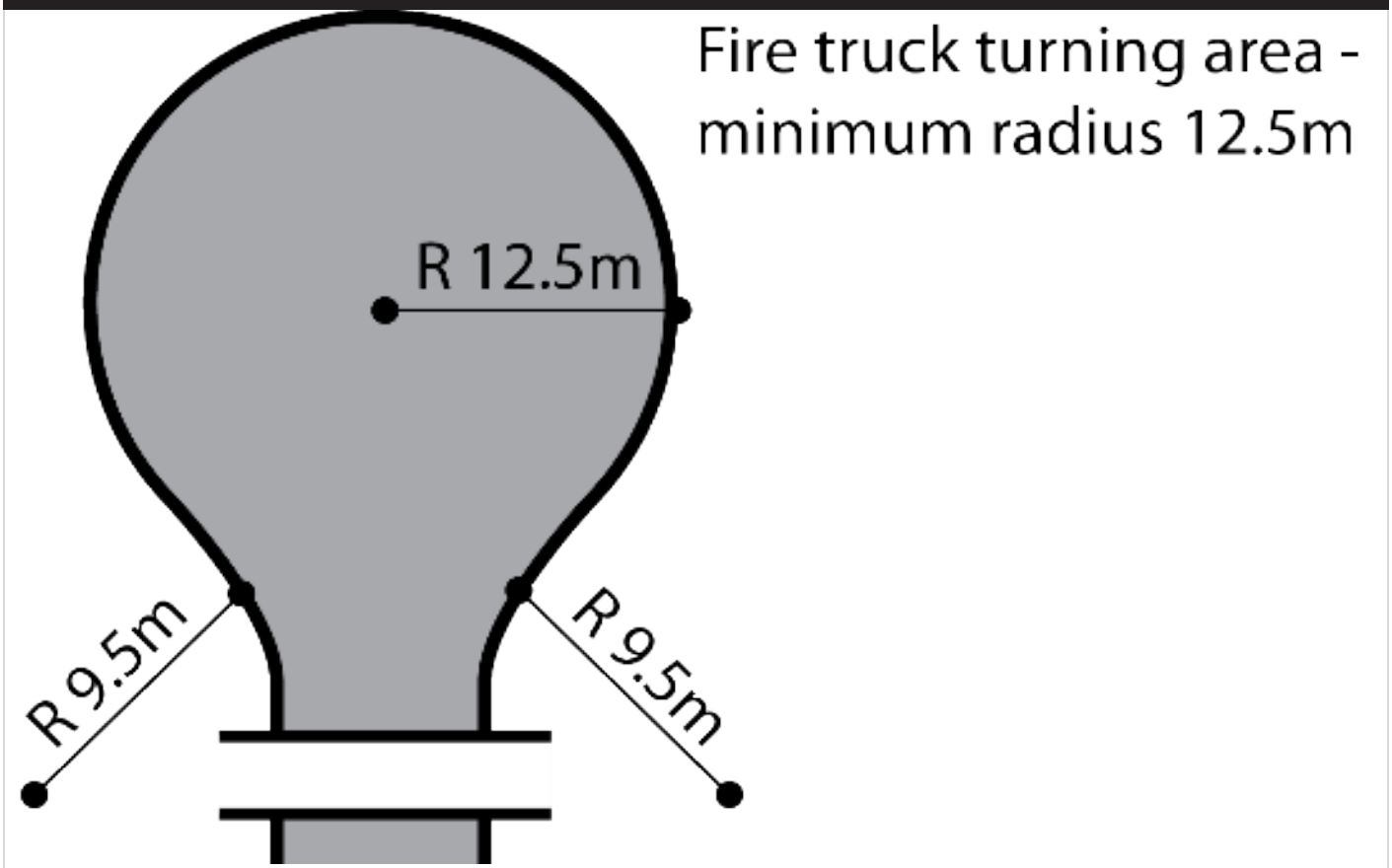
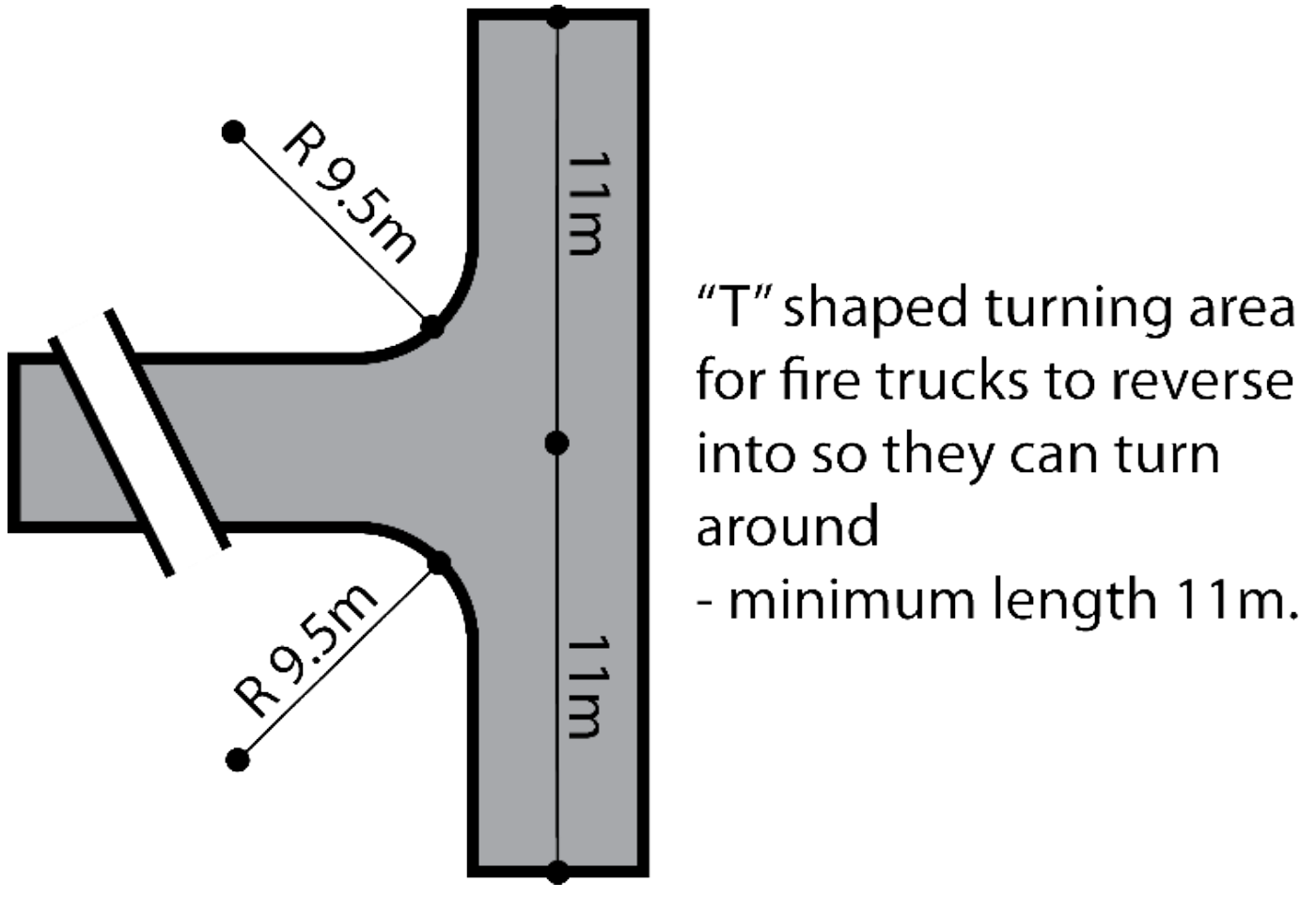


Figure 4 - 'T' or 'Y' Shaped Turning Head



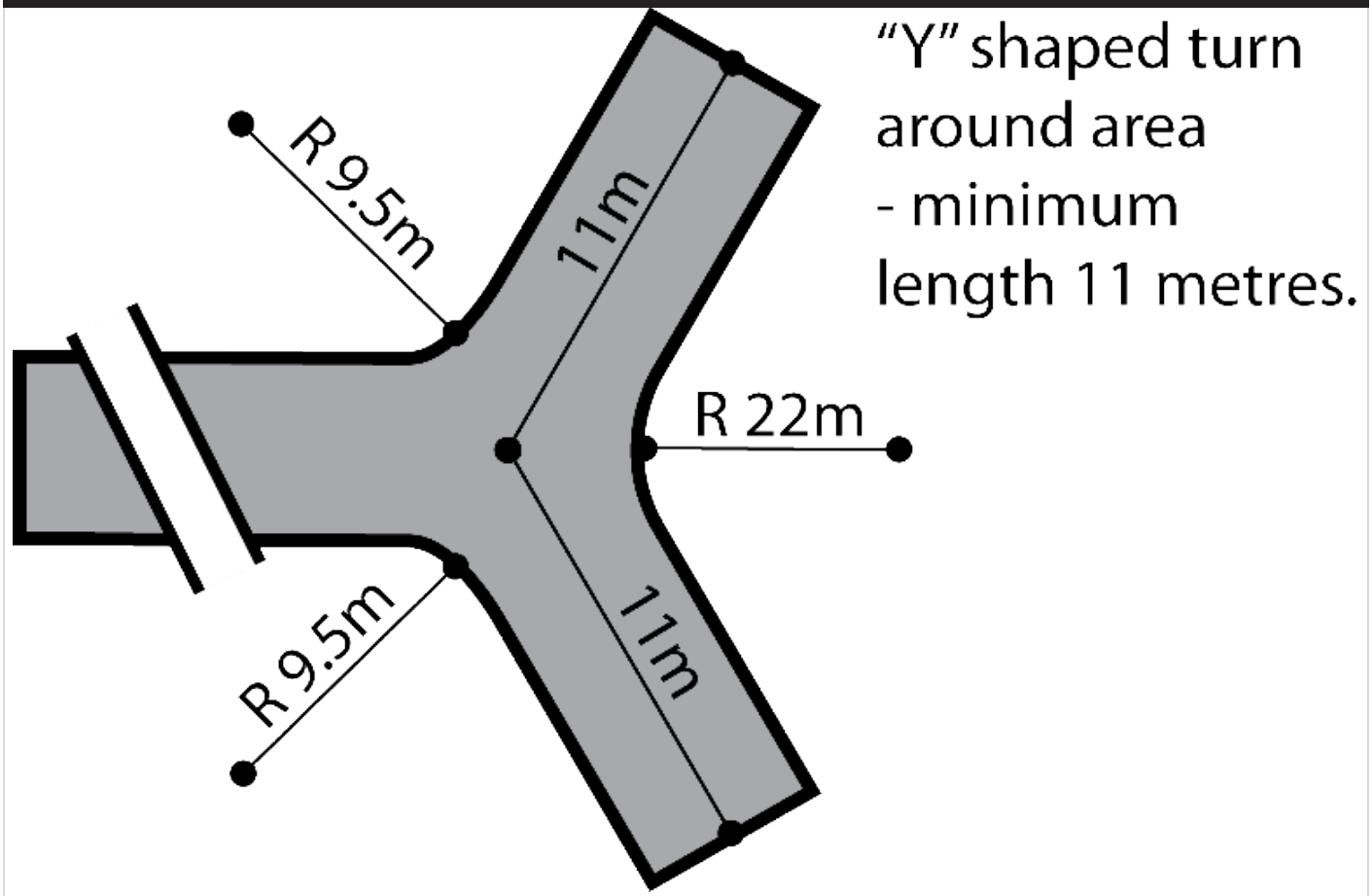
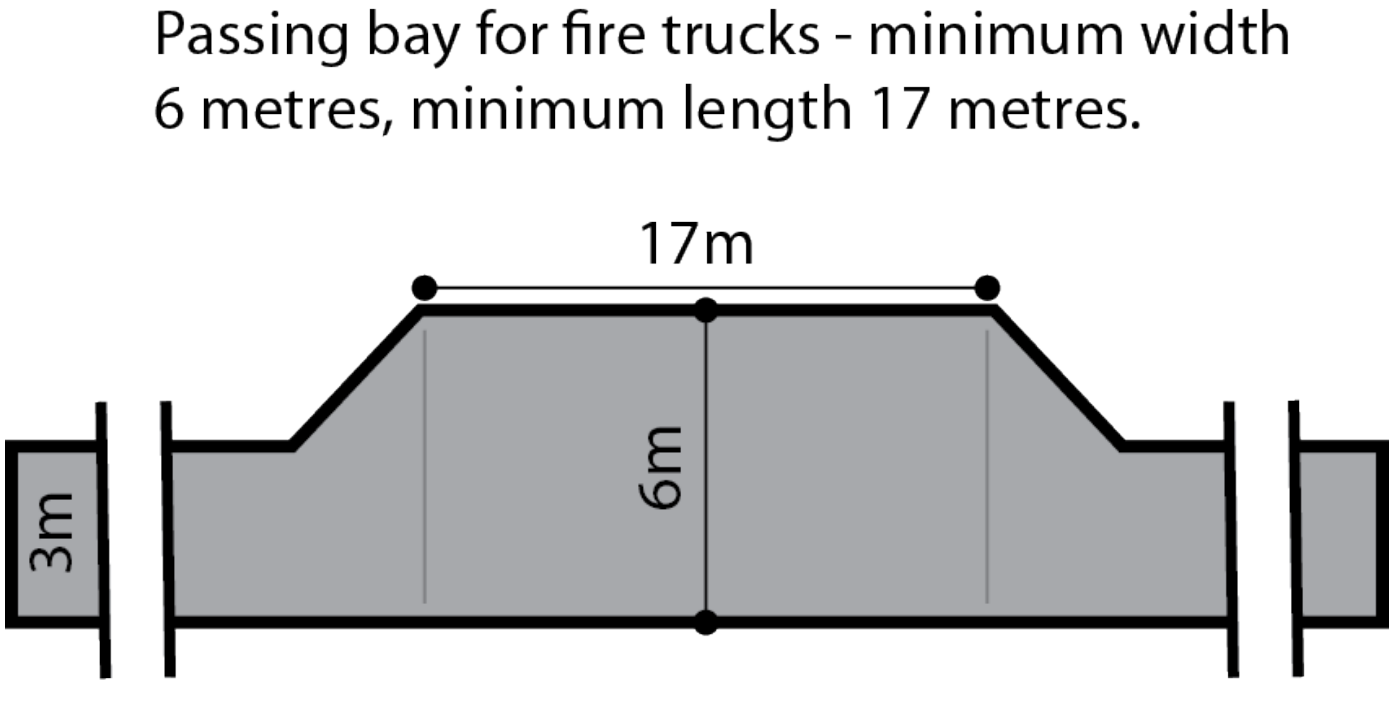


Figure 5 - Driveway Passing Bays



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb

Procedural Matters (PM) - Referrals

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

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

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.

Wastewater	
PO 2.1 Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.	DTS/DPF 2.1 Development including alterations and additions, in combination with existing built form and activities within an allotment: (a) do not generate a combined total of more than 1500 litres of wastewater per day and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards or is otherwise connected to a sewer or community wastewater management system.
PO 2.3 Development that generates trade or industrial wastewater is designed to ensure wastewater disposal avoids adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.	DTS/DPF 2.3 Development that generates trade or industrial wastewater is connected to: (a) a sewer or community wastewater management system with sufficient hydraulic and treatment capacity to accept the inflow or (b) an on-site wastewater holding tank which has storage capacity of more than four days total flow during peak operations and is contained within an impervious, bunded area with a total liquid holding capacity of more than 120 percent of the total holding tank capacity, prior to transporting for off-site disposal.
PO 2.4 Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.	DTS/DPF 2.4 Development results in: (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards or (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.
PO 2.5 Surface and groundwater protected from wastewater discharge pollution.	DTS/DPF 2.5 All components of an effluent disposal area are: (a) setback 50 metres or more from a watercourse (b) setback 100 metres or more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.
Stormwater	

PO 3.1 Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.	DTS/DPF 3.1 None are applicable.
PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	DTS/DPF 3.2 None are applicable.
PO 3.3 Polluted stormwater is treated prior to discharge from the site.	DTS/DPF 3.3 None are applicable.
PO 3.9 Stormwater from excavated and filled areas is managed to protect water quality.	DTS/DPF 3.9 Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and Natural Features	
PO 4.1 Development minimises the need to modify landscapes and natural features.	DTS/DPF 4.1 None are applicable.

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure: (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function venue with more than 75 seats for customer dining purposes (c) restaurant with more than 40 seats for customer dining purposes (d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water quality.	Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

(e) dwelling where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (f) tourist accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (g) workers' accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)			
Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)			
Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of			

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

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
PO 1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.	DTS/DPF 1.1 An application is accompanied by: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control

	(iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	DTS/DPF 1.6 None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting

	(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level	DTS/DPF 7.1 None are applicable.

(b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
PO 11.1	DTS/DPF 11.1

Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Hours of Operation	
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:	DTS/DPF 2.1 Development operating within the following hours: Class of Development: Hours of operation

(a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday

Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels:

sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	<table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)</td></tr></table>
Air Quality	
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.

PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.5	DTS/DPF 3.5

Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:

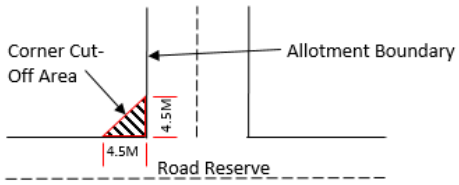
	

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Commercial Uses	
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.

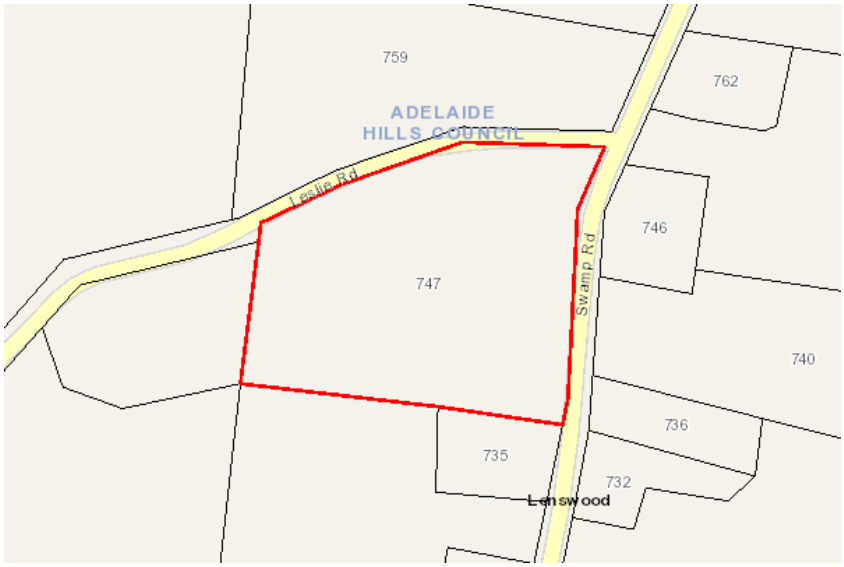
Table 2 - Off-Street Car Parking Requirements in Designated Areas

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone

			Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)

Address: 747 SWAMP RD LENSWOOD SA 5240

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



Property Zoning Details

Zone

Productive Rural Landscape

Overlay

Environment and Food Production Area
Hazards (Bushfire - High Risk)
Hazards (Flooding - Evidence Required)
Limited Land Division
Mount Lofty Ranges Water Supply Catchment (Area 2)
Native Vegetation
Prescribed Water Resources Area
Water Resources

Selected Development(s)

Advertisement

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

Advertisement - Code Assessed - Deemed to Satisfy

Part 3 - Overlays

Native Vegetation Overlay

Assessment Provisions (AP)

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

Deemed to Satisfy
Environmental Protection
DTS/DPF 1.1 An application is accompanied by: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

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

Deemed to Satisfy
Appearance
DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side.

(d) if located below canopy level, are flush with a wall
(e) if located at canopy level, are in the form of a fascia sign
(f) if located above a canopy:
  (i) are flush with a wall
  (ii) do not have any part rising above parapet height
  (iii) are not attached to the roof of the building.
(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure
(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building
(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.

DTS/DPF 1.2

Where development comprises an advertising hoarding, the supporting structure is:

(a) concealed by the associated advertisement and decorative detailing
or
(b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.

DTS/DPF 1.3

Advertisements and/or advertising hoardings are contained within the boundaries of the site.

DTS/DPF 1.4

Advertisements on public land that meet at least one of the following:

(a) achieves Advertisements DTS/DPF 1.1
(b) are integrated with a bus shelter.

Proliferation of Advertisements

DTS/DPF 2.3

Advertisements satisfy all of the following:

(a) are attached to a building
(b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached
(c) do not result in more than one sign per occupancy that is not flush with a wall.

Advertising Content

DTS/DPF 3.1

Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.

Amenity Impacts

DTS/DPF 4.1

Advertisements do not incorporate any illumination.

Safety

DTS/DPF 5.1

Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.

DTS/DPF 5.2

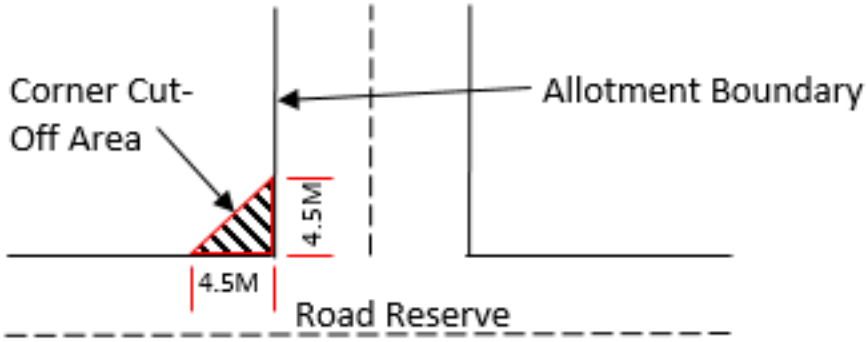
No advertisement illumination is proposed.

DTS/DPF 5.3

Advertisements satisfy all of the following:

(a) are not located in a public road or rail reserve

(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram



DTS/DPF 5.4

Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.

DTS/DPF 5.5

Where the advertisement or advertising hoarding is:

(a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb

(b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal

(c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal:

(a) 110 km/h road - 14m
(b) 100 km/h road - 13m
(c) 90 km/h road - 10m
(d) 70 or 80 km/h road - 8.5m.

DTS/DPF 5.6

Advertising:

(a) is not illuminated

(b) does not incorporate a moving or changing display or message

(c) does not incorporate a flashing light(s).

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

Deemed to Satisfy
DTS/DPF 1.1

One of the following is satisfied:

(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*

(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

Deemed to Satisfy
Wastewater Services
DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.