

BAROSSA ASSESSMENT PANEL

Notice is hereby given that a meeting of the Barossa Assessment Panel will be held at the Council Offices, 43-51 Tanunda Road, Nuriootpa on

Tuesday, 7 February 2023, commencing at 5.00 pm

Aaron Curtis
Assessment Manager



AGENDA

Please note that due to federal copyright law restrictions, attachments associated with the proposed development are available on our website for viewing only and are locked for printing or copying

NOTE: Plans contained in this agenda are subject to Copyright Laws.

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1. WELCOME**2. ATTENDANCE****2.1 Present****2.2 Apologies****2.3 Absent****3. CONFIRMATION OF MINUTES****RECOMMENDATION**

That the minutes of the Barossa Assessment Panel meeting held on Wednesday 25 January 2023 be received and confirmed.

4. BUSINESS ARISING**5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL**

The Minister's Assessment Panel Members – Code of Conduct requires that a member of an assessment panel who has a direct or indirect personal or pecuniary interest in a matter before the assessment panel (other than an indirect interest that exists in common with a substantial class of persons):

- a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the assessment panel; and
- b. must not take part in any hearings conducted by the assessment panel, or in any deliberations or decision of the assessment panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

A member of an assessment panel will be taken to have an interest in a matter if an associate of the member (within the meaning of section 3(7) of the PDI Act) has an interest in the matter.

Any member that considers that they have an interest must notify the Presiding Member and have it recorded in the minutes as to the nature and extent of the interest.

6. REPORTS – APPLICATIONS FOR DECISION (DEVELOPMENT ACT 1993)

Nil.

7. REPORTS – DEFERRED APPLICATIONS FOR DECISION (DEVELOPMENT ACT 1993)

Nil.

8. REPORTS – APPLICATION FOR DECISION (PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016)

8.1 22012365 - 6-8 Buna Terrace, 10 Buna Terrace and 7A-7B Kokoda Road Nuriootpa

Applicant: Elinor Walker of ESD Planning and Design on behalf of Barossa Village Inc

Representors: Nick Anderson of 5 Kokoda Road, Nuriootpa SA, 5355
David Blake of 2/8 Buna Terrace, Nuriootpa, SA 5355
Catherine O'Brien of 1/8 Buna Terrace, Nuriootpa, SA 5355

APPLICATION DETAILS

PROPOSAL	Retention of two existing dwellings and new retirement facility comprising construction of five single storey units, combined retaining walls and fencing exceeding 2.1 metres, together with associated internal driveway, shared visitor parking and landscaping
APPLICANT	ESD Planning and Design
OWNER	Barossa Village Inc
APPLICATION NO	22012365
CERTIFICATE(S) OF TITLE	CT 5710/150, CT 5705/711 and CT 5568/567
AREA	2506 square metres
CURRENT USE	Residential
PLANNING AND DEVELOPMENT CODE VERSION	2022.6 (11 April 2022)
PLANNING AND DESIGN CODE EXTRACT LINK	Relevant Code Extract
ZONE	Neighbourhood Zone
OVERLAYS	Character Preservation District Hazards (Bushfire - Urban Interface) Hazards (Flooding - Evidence Required) Native Vegetation Prescribed Water Resources Area Water Protection Area
APPLICATION TYPE	Performance Assessed
PUBLIC NOTIFICATION	Notified - Sign on Land Required
REFERRALS	Nil
PREVIOUS APPLICATIONS	Nil
ASSESSING OFFICER	Paul Vivian (Consultant Planner)
RECOMMENDATION	That Planning Consent be GRANTED subject to Reserved Matters and Conditions

INTRODUCTION

Barossa Village Inc. seeks Development Approval for a retirement facility comprising construction of five single storey units, combined retaining walls and fencing exceeding 2.1 metres, together with associated internal driveway, shared visitor parking and landscaping. By virtue of the current arrangement comprising of three allotments that make up the development site, the proposal also includes the retention of two existing dwellings at 6-8 Buna Terrace Nuriootpa, located on the same land owned by Barossa Village Inc. These are located adjacent to 'Unit 5' as marked on the site plan and form part of the existing Barossa Village retirement facility.

The site is located within the Neighbourhood Zone. The proposed development was subject to Performance Assessment and public notification. The application was notified in accordance with Section 107 of the *Planning, Development and Infrastructure Act 2016* and four representations were received, of which three representors have requested to be heard.

This application is subject to decision of the Barossa Assessment Panel for the following reason:

- (1) Representations have been received as a result of public notification and the representors have indicated a desire to be heard in support of their representation.

The site will be operated by Barossa Village Inc who currently run a large retirement facility nearby at Scholz Avenue and Armstrong Avenue Nuriootpa and individual independent living units within the locality (including at 6-8 Buna Terrace Nuriootpa). The site will be operated under the regulatory framework of the *Retirement Villages Act 2016*.

This report provides a detailed assessment of the proposal against the relevant provisions of the Planning and Design Code.

The proposed use is a residential form of development and is an envisaged form of development in the Neighbourhood Zone. Pursuant to current definition of a 'Retirement Facility' in Part 7 of the Planning and Design Code, it is unclear if the individual units should further be described as 'group dwellings/dwellings'. Staff have reviewed the matter and determined that the description of development should not explicitly refer to the proposed buildings as 'dwellings'. However, insofar as the buildings effectively take on the character and appearance of a group dwelling development, this report has taken into account assessment of the proposal against the intent and quantitative provisions of relevant Code policies for dwellings.

The proposed development comprises five single storey units with two units directly fronting the local roads (Kokoda Road and Buna Terrace) and the other three units located internally with the site. The form of development generally maintains existing street rhythm and appearance. The units will be served by undercover parking, adequate private open space and access is safe and convenient. The proposal is an efficient use of the site and the revised site layout and built form is not considered to result in any unacceptable side boundary walls, overshadowing or visual encroachment on neighbours. The proposed front setback to Kokoda Road sits forward of adjoining dwellings, however, is considered acceptable in further

consideration of context, layout and design. A reduction in driveway width and additional landscaping is recommended subject to condition.

On balance, having regard to the intent of the Neighbourhood Zone to accommodate housing that supports a range of needs, the amended plans that have minimised the amenity and visual impact upon the neighbouring properties and the overall streetscape fit of the retirement facility, it is considered that the proposal reasonably achieves the Desired Outcomes of the Planning and Design Code and as such Planning Consent is warranted, subject to recommended Reserved Matters and conditions.

SITE AND LOCALITY

The site for the proposed development comprises land located at 6-8 Buna Terrace, 10 Buna Terrace and 7a-7b Kokoda Road, Nuriootpa.

The two regular shaped allotments fronting Buna Terrace (CT 5705/711 and CT 5710/150) have a combined street frontage of 52 metres and an approximate area of 2,100 sqm. There is an older single storey detached dwelling at 10 Buna Terrace which shall be demolished prior to construction of the proposed retirement facility. There are two dwellings at 6-8 Buna Terrace constructed around 2010 in a contemporary vernacular. These dwellings are setback around six metres from the street and each is served by a driveway and contains established front yard landscaping. Aerial photography identifies that the rear portion of 6-8 Buna Terrace is fenced off and the land is devoid of vegetation. This section of the property is intended for 'Unit 5' of the proposed development.

7a-7b Kokoda Road (CT 5568/567) is regular in shape with a street frontage of approximately 19 metres, and a site area of 1,093 sqm. The allotment contains an existing detached dwelling that is setback deep into the site with dense mature landscaping (predominantly non-native species) evident in the front and rear yards and several outbuildings in the rear yard.

Within the immediate locality, Buna Terrace contains a mix of well-maintained post war era and more recent era single storey dwellings. Some dwellings are set close to the curvilinear street including the two dwellings located at 6-8 Buna Terrace that are positioned less than four metres from their front boundary. The road is hard surfaced but there is a sense of informality due to the roll over kerbs and lack of paved footpaths.

Kokoda Road faces onto the Nuriootpa Linear Park and contains dwellings only on the southern side of the road. Kokoda Road has no line-markings and contains no kerbing or paved footpaths. There is a substantial amount of roadside vegetation and some dwellings are obscured from view by landscaping. There is a variation in street setback between 4.5 metres (dwelling at corner of Buna Terrace and El Alamein Road) and 20 metres (9 Buna Terrace).

Figure 1 provides a Zone map and details the location of the sites.

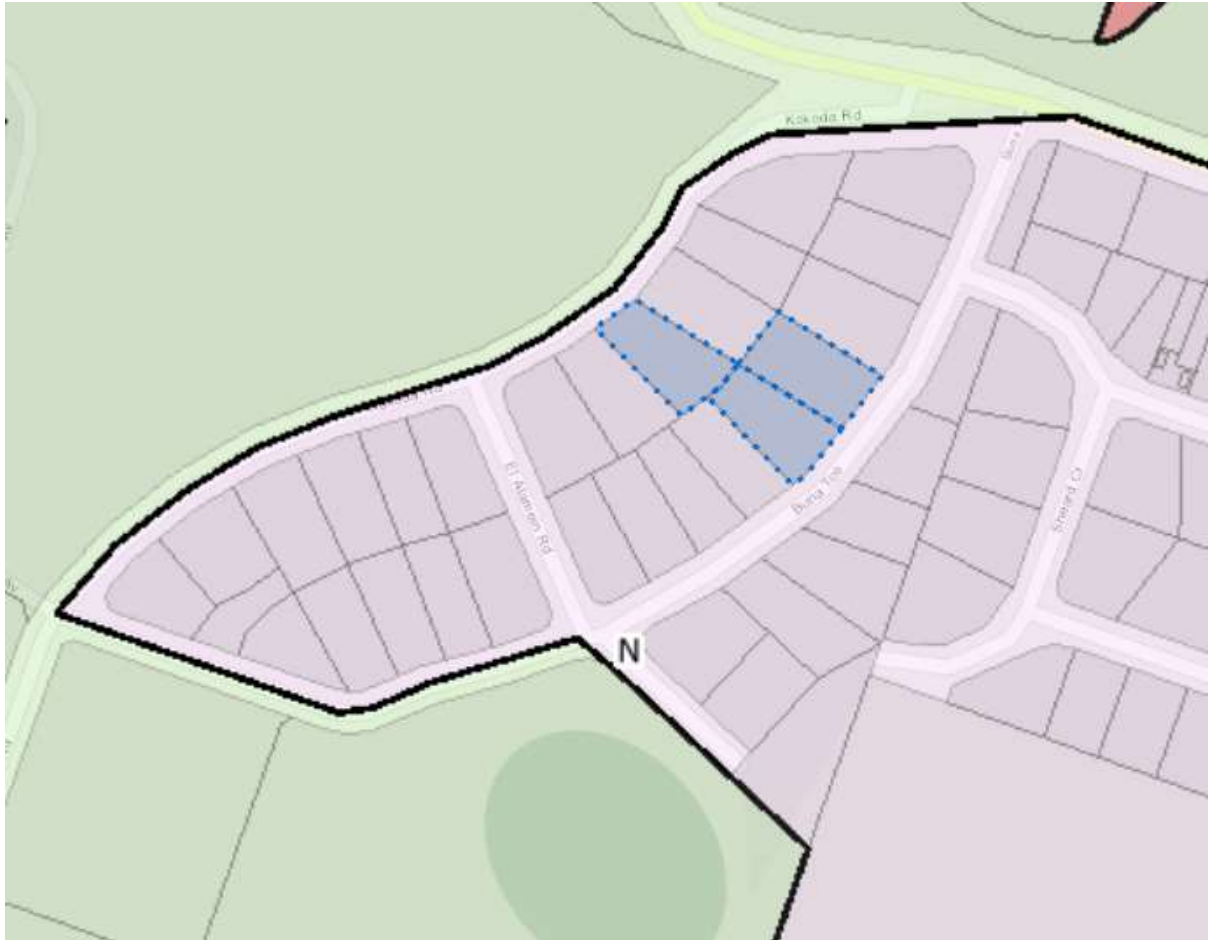


Figure 1: Zone Map and locality

An aerial view of the site and locality are contained in **Figures 2** and **3**.

Site photos are provided in **Figures 4** to **Figure 9**.



Figure 2: Aerial – Locality – subject site in red, locality in yellow



Figure 3: Aerial - Site



Figure 4: Looking west towards 12 Buna Terrace, Nuriootpa



Figure 5: Looking west towards 10 Buna Terrace, Nuriootpa



Figure 6: Looking north-west towards 10 and 6-8 Buna Terrace, Nuriootpa



Figure 7: Looking east towards 5 Kokoda Road, Nuriootpa



Figure 8: Looking south-east towards 7 Kokoda Road, Nuriootpa



Figure 9: Looking south towards 9 Kokoda Road, Nuriootpa

PROPOSAL

The proposal involves the construction of a retirement facility comprising five single storey units and ancillary access, car parking, retaining walls/fencing and landscaping together with retention of two existing dwellings at 6-8 Buna Terrace. The proposed development will operate under the regulatory framework of the *Retirement Villages Act 2016* as part Barossa Village Inc.

The units are arranged around a linear, one-way driveway that extends through the site between Kokoda Road and Buna Terrace.

Units 1 – 4 are located on the southern side of the internal access driveway and adjoin existing dwellings at 9 Kokoda Road and 12 Buna Terrace along their side boundaries. Unit 5 is located on the northern side of the driveway and is located at the rear boundaries of the existing dwellings at 6-8 Buna Terrace (both part of the existing retirement facility). This part of the site has already been cleared and fenced for future development.

Units 1 and 4 directly face Kokoda Road and Buna Terrace respectively. The other three units (dwellings 2, 3 and 5) are dependent upon the internal driveway for vehicle access. Three visitor car parks are provided within the development arranged in a parallel parking format accessed via the internal driveway. The one way driveway is linked to an entry crossover to Kokoda Road and an exit crossover to Buna Terrace respectively. Units 1 and 4 are served by their own separate crossover and driveway.

Each unit will contain three bedrooms, two bathrooms, an open plan living/dining/kitchen area and laundry. Units 1- 3 will have a double garage under the main roof while dwellings 4 and 5 will have a single car garage under the main roof.

Based on information in the applicant's planning report, each unit has the following characteristics:

Unit No.	'Site' area	No of storeys	Undercover parking spaces	Private Open Space	Bedrooms
1	433 sqm	1	2	96 sqm	3
2	318 sqm	1	2	78 sqm	3
3	318 sqm	1	2	91 sqm	3
4	404 sqm	1	1	67 sqm	3
5	366 sqm	1	1	81.5 sqm	3

The single storey buildings feature a popular current design idiom utilising a palette of brick, render, aluminium framed windows and single span garage doors. External colours are generally grey/black shades. There are changes in façade design, roof angles and articulation/floor plan of each unit.

The arrangement of proposed units and their relationship with neighbouring properties has been improved through amendments made by the applicant at request of Council staff and in response to the representations.

Attachment 1 contains a copy of the application and associated documentation.

The arrangement of proposed units and their relationship with neighbouring properties has been improved through amendments made by the applicant at request of Council staff and in response to the representations. While the amended plans are contained within **Attachment 1**, the floor plans and elevations for the five unit types as contained within the Attachment relate to the earlier proposal and are therefore subject to change. Should the Panel be of a mind to grant Planning Consent, a Reserved Matter is contained within the recommendation, to request a final set of plans to reflect the proposal as outlined within the other plans in **Attachment 1**.

APPLICATION TYPE

The site is located within the Neighbourhood Zone under the Planning and Design Code.

The proposed development is not assigned as a form of 'Accepted Development' under Table 1 of the Zone, nor as 'Deemed to Satisfy' development under Table 2, or a 'Restricted' form of development under Table 4. Therefore, the application is 'Performance Assessed' development.

PUBLIC NOTIFICATION

(a) The application was subject to public notification in accordance with Table 5 – Procedural Matters – Notification of the Neighbourhood Zone. A retirement facility is not listed in either Column A or Column B of Table 5 and therefore the development was not excluded from public notification.

(b)

(c) Summary of the public notification process is contained below:

Representations: Four representations were received during the public notification period as follows:

- Catherine O'Brien
- David Blake
- Nick Anderson
- Michael Hoopman

Location of the representations within 60 km radius are shown in **Figure 10** below.

No late representations were received.

Person wishing to be heard:

Three representors identified that they would like to address the Panel as follows:

- Nick Anderson
- David Blake
- Catherine O'Brien

Applicant

Elinor Walker of ESD Planning and Design, on behalf of Barossa Village Inc, owner of the site, wishes to appear to respond to representations.

Time Period of Public Consultation

12 September to 4 October 2022

An aerial view showing the representors' properties is shown in **Figure 10** below.

The table below summarises the contents of the representations and the applicant's response:

Summary of Representations

Representors Concerns

Unit 5 is too close to fences of existing units at 8 Buna Terrace. The proposal will encroach on our private rear yard, it will block afternoon sun and be bad for mental health. Request application be refused.

Suggest unit 5 be replaced with a community garden.

How will stormwater be addressed to mitigate risk of stormwater ingress into my property either by seepage or inflow from Kokoda Road, as there are no gutters or drains to direct stormwater. The site is lower than Kokoda Road.

What traffic control will be in place to control speed through the road? I am unable to see any speed humps or similar.

Applicant's Response

Unit 5 has been amended to provide greater setback to existing fence. This unit is approximately nine metres from the western walls of unit 1/8 and 2/8 Buna Terrace. This side area will be partly landscaped.

Not specifically addressed.

Stormwater will now be directed to Council's nominated point of discharge on Buna Terrace. This is incorporated in an amended Stormwater Management Plan.

One way directional signage is proposed to be installed at the entrance. Given the length of driveway no speed humps are considered necessary. The

community is unlikely to use the driveway as a short cut.

SAPN power supply for this existing units on Kokoda Road is fed from a stobie pole on my property. What consultation with SAPN has occurred? Will existing stobie pole be removed/remain?

The stobie pole will remain and current electricity supply will not be affected. The allotments will be amalgamated and an easement will be required to accommodate CWMS services and the electricity easement.

Will the boundary be surveyed and how will potential impact to existing trees at 9 Kokoda Road be avoided.

The setback of dwellings 1 and 2 has been increased, which will reduce the extent of built form on the boundary and any impact on any exotic trees at 9 Kokoda Road.



Figure 10: Location of the representors

A copy of the representations is contained in **Attachment 2** and the applicant's response is contained in **Attachment 3**.

REFERRALS

External

The application was not subject to any referrals pursuant to Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Internal

The following internal advice has been received from staff:

Engineering Services

The amended stormwater management plan and associated civil siteworks plan are subject to further amendments as follows:

- (a) A maximum pump rate of 7.76l/s (allowing for undetained flows of 4.24l/s) will be required for all storm events. Amended stormwater calculations, including revised storage volumes, are required to be provided as follows:
 - i) The controlled discharge from the site shall be connected safely to Council's stormwater drainage system via a fully galvanised 150 x 100 (nominal) box drain secured neatly in the existing upright kerb and gutter in Buna Terrace. The finished surface shall be free of trip hazards.
 - ii) The maximum point of discharge to kerb and gutter for all storm events shall be 12l/sec.
- (b) Detail required on the civil drawings regarding the fitting of a 35 mm orifice at the bottom of each rainwater tank servicing the units (allowing 1.395 metre of head (water depth).
- (c) The car parking spaces adjacent the internal driveway next to proposed unit 1 shall be tapered so as to provide safe and convenient vehicle access to these spaces.
- (d) Directional signage is required to facilitate the one-way traffic movement pursuant to AS1742 Manual of uniform traffic control devices;
- (e) Minimum 2 metre clearance achieved of the driveways to any street tree.

Stormwater conditions are otherwise recommended.

Community Wastewater Management

The existing Community Wastewater Management System (CWMS) line will need to be realigned in the roadway as the current drain service serves surrounding properties. The existing service must be retained for these properties.

Resolution of any changes for wastewater disposal for the two existing dwellings at 6-8 Buna Terrace should be addressed in the waste water application.

The allotments must be amalgamated, such that approved wastewater system does not cross boundary lines.

As the proposal will increase the number of dwellings connected to the CWMS, an augmentation fee will apply to account for the increase in loads to the Nuriootpa CWMS.

Health Services

A wastewater application must be lodged pursuant to the SA Public Health Act 2011.

The existing septic tanks located at 6-8 Buna Terrace must be setback at least 2.5 metres to buildings. The proposal plans suggest the setback would not be achieved, in which case an engineering assessment will be required.

ASSESSMENT

Please refer to the following link, the Planning and Design Code extract for this proposal, dated 11 April 2022, Version 6:

Planning and Design Code Extract Link	Relevant Code <u>Extract</u>
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Seriously at Variance

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, it is recommended that the Panel determine that the proposed development is not seriously at variance with the relevant provisions of the Planning and Design Code.

The Neighbourhood Zone envisages a range of residential activities including retirement living and a mix of dwelling types to provide for different living opportunities. Retirement living is an established use in the wider locality and the form of development is consistent with the Desired Outcomes of the Neighbourhood Zone. In addition, each unit has adequate private open space, undercover parking, vehicle access and an acceptable design appearance.

The arrangement of proposed units and their relationship with neighbouring properties has been improved through amendments made by the applicant at request of Council staff and in response to the representations.

For all of the above reasons, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code.

Character Preservation (Barossa Valley) Act 2012

Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, having regard to the Objects of the Act, it is recommended that the Panel determine that the proposed development does not adversely impact the character values of the district.

The site is located within the Nuriootpa township in an established residential neighbourhood comprising a mix of housing and non-residential uses including the Nuriootpa Primary School and Nuriootpa Bowling Club. The proposed development maintains the residential use of the subject land, albeit at a higher density and specifically designed for retirement living. The proposed built form has a height, scale and appearance that is considered to be sufficiently in-keeping with the Zone aspirations and local context. The proposed development will not adversely impact the historic identity and character of Nuriootpa or its environs.

Given the location of the site there is no impact on the rural and natural landscape.

Further discussion is contained under the Assessment section below in relation to the Character Preservation District Overlay.

Assessment

Detailed assessment of the proposal has taken place against the relevant provisions of the Planning and Design Code as quoted above. Commentary is provided below under headings:

Land Use and Intensity

Neighbourhood Zone	
Desired Outcomes	
DO 1	<i>Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.</i>
Relevant Performance Outcomes/Designated Performance Features	
Land use and Intensity	
PO 1.1 <i>Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.</i>	DTS/DPF 1.1 <i>Development comprises one or more of the following:</i> a) Ancillary accommodation b) Community facility c) Consulting room d) Dwelling e) Educational establishment f) Office g) Outbuilding h) Pre-school i) Recreation area j) <u>Retirement facility</u> k) Shop l) Supported accommodation. (my underlining)

The Neighbourhood Zone seeks a variety of residential land uses including dwellings and retirement facilities that do not compromise neighbourhood character. The proposed development comprises a retirement facility that is expressly envisaged within the Neighbourhood Zone. The proposed development is therefore clearly consistent with the intent of Performance Outcome 1.1.

Site Dimensions and Land Division

Relevant Performance Outcomes/Designated Performance Features					
Site Dimensions and Land Division					
PO 2.1 Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant Minimum Site Area Technical and Numeric Variation and Minimum Frontage Technical and Numeric Variation, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.	DTS/DPF 2.1 Allotments/sites for residential purposes accord with the following: (a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System. (b) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): <table border="1"><thead><tr><th>Minimum Site Area</th></tr></thead><tbody><tr><td>Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm</td></tr></tbody></table> (c) site frontages are not less than: <table border="1"><thead><tr><th>Minimum Frontage</th></tr></thead><tbody><tr><td>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m</td></tr></tbody></table>	Minimum Site Area	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m
Minimum Site Area					
Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm					
Minimum Frontage					
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m					
	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1. If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: (a) Private open space requirements specified in Design Table 1 – Private Open Space. (b) Car parking requirements 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.				
General Development Policies					
Land Division					
Desired Outcomes					
DO 1	Land Division: (a) creates allotments with the appropriate dimensions and shape for their intended use. (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure				

	(c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies. (d) and other environmental features. (e) facilitates solar access through allotment orientation. (f) creates a compact urban form that supports active travel, walkability and the use of public transport. (g) avoids areas of high natural hazard risk.
Relevant Performance Outcomes/Designated Performance Features	
All land division	
Allotment Configuration	
PO 1.1 <i>Land division creates allotments suitable for their intended use.</i>	DTS/DPF 1.1 Division of land satisfies (a) or (b): a) <i>reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes.</i> b) <i>is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.</i>

As noted, the retirement facility will be operated under the auspices of the *Retirement Villages Act 2006* and the existing and proposed units are not strictly classified as group, detached or other dwelling types pursuant to the *Planning, Development and Infrastructure Act 2016* or *Regulations*.

Nonetheless, Council staff have reviewed the land division policies and consider that the sites for each unit are acceptable when assessed against the guidelines contained within the Planning and Design Code for a group dwelling of 350 sqm. Units 2 and 3 fall below that threshold at 318 sqm each while the other three units exceed this guide. The two smaller sites are still able to provide sufficient private open space, on-site car parking and achieve space around each building. There are some shortfalls in rear setback but contextually these are considered to be acceptable (this matter is discussed under later heading 'building setbacks'). Arguably, unit 2 land area could be increased to meet 350 sqm if the shared landscape zone was reduced and the driveway realigned closer to the boundary with 5 Kokoda Road. This is not a preferred design outcome, however, as it would diminish the extent of the landscape area within the common driveway.

The applicant has advised that subject to consent being granted, the land owner would amalgamate the three allotments into one. This would in effect result in the buildings being located within the same site and operate as a retirement Facility. The applicant is also required to register easements for the CWMS line. Given that the applicant has proposed the amalgamation and the registration of easements, it is considered appropriate that such matters are addressed by way of Reserved Matter.

With future amalgamation of the allotments taking place, the proposal is considered to satisfy the relevant criteria in Desired Outcome 1, even though a 'land division' is

not in effect proposed, noting that the development will achieve an appropriate design and layout, units 1 and 4 will have a direct street frontage, the site is served by frontage to an all weather road access and provision can be made for adequate disposal of stormwater and effluent without risk to public health or the environment.

Site Coverage

Site Coverage	
PO 3.1 Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation	DTS/DPF 3.1 (a) The development does not result in site coverage exceeding 60% of the site area.

The combined roofed area of the buildings is 1095 sqm. Having regard to the total site area of 2,506 sqm, the site coverage equates to 43.69%. This is below the 60% threshold and therefore the proposal accords with DPF 3.1.

Building Height

Building Height	
PO 4.1 Building height is consistent with the maximum height expressed in any relevant Building Height Technical and Numeric Variation, or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.	DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (b) the following: - Maximum building height is one level (c) in all other cases... - 2 building levels up to a height of nine metres.

The proposed units are all single storey with a maximum height of six metres to the apex of any roof. On this basis, the proposed building height accords with DPF 4.1, and is therefore considered to be acceptable.

Building Setbacks

Primary Street Setback	
PO 5.1 Buildings are setback from primary street boundaries consistent with the existing streetscape.	DPF 5.1 The building line of a building is setback from the primary street boundary: (a) at least the average setback to the building line of the existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or vacant allotment). (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or vacant allotment), not

	less than the setback to the building line of that building. or (c) not less than five metres where no building exists on an adjoining site with the same primary street frontage.
Side Boundary Setback	
PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on side boundary and satisfy (a) or (b) below: a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height b) side boundary walls do not: i. exceed 3.2 metres in height from the lower of the natural or finished ground level. ii. exceed 11.5 metres in length. iii. when combined with other walls on the boundary of the subject development site, exceed a length equal to 45% of the length of the boundary. iv. encroach within three metres of any other existing or proposed boundary walls on the subject land.
Side Boundary Setback	
PO 8.1 Buildings are setback from side boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours	DPF 8.1 Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are setback from the site boundary: (a) not less than: (b) in all other cases..., then: (i) at least 900 mm where the wall is up to three metres (ii) other than for a south facing wall, at least 900 mm plus 1/3 of the wall height above three metres (iii) at least 1.9 metres plus 1/3 of the wall height above three metres for south facing walls.
Rear Boundary Setback	
PO 9.1 Buildings are setback from rear boundaries to provide: (a) separation between dwellings in a way that complements the established character of the locality	DPF 9.1 Dwelling walls are set back from the rear boundary at least: (a) if the size of the site is less than 301 sqm— i. three metres in relation to the ground floor of the dwelling

(b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation	ii. five metres in relation to any second building level of the dwelling iii. five metres plus an additional one metre setback added for every 1 metre height increase above wall height of seven metres. (b) if the size of the site is 301 sqm or more— i. four metres in relation to the ground floor of the dwelling ii. six metres in relation to any second building level of the dwelling iii. six metres plus an additional one metre setback added for every one metre height increase above a wall height of seven metres.
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The above policies are predominantly relevant to buildings, in which case they are considered to be relevant and applicable to the proposed development. Performance Outcome 7.1 does however refer specifically to dwellings, although as this Performance Outcome refers to visual and overshadow impact, it is considered appropriate to also have regard to this provision.

The applicant has taken opportunity to amend some aspects of the design following public consultation and based on feedback from staff. As a result of the amendments, the siting and design of the proposed units satisfies the above setback criteria except for:

- Unit 1 primary street setback to Kokoda Road;
- Rear setbacks of all dwellings;

Unit 1 faces Kokoda Road where the curvilinear street and staggered arrangement of buildings results in significant variation in front setbacks. The closest portion of unit 5 is setback six metres from the front boundary with the balance of façade (including garaging) setback around 1.5 metres behind this line (noting a small portico projects forward of the façade). This is in comparison to the existing dwelling on the site which is setback approximately 18 metres from Kokoda Road. In addition, the neighbouring dwelling at 9 Kokoda Road is setback approximately 20 metres from the street but is setback substantially further than the existing dwellings at 5 Kokoda Road (10 metres) and 11 Kokoda Road (4.5 metres).

The proposed development will remove existing landscaping within the front yard and is acknowledged as being forward of the existing dwellings on either side (especially at 9 Kokoda Road), however, the proposed setback is considered to be acceptable for the following reasons:

- The current dwelling and neighbouring dwelling are significantly setback which is incongruous in the street and there is no policy direction to maintain this substantial setback.
- The closest portion of the unit facade will be setback around 12 metres from the actual road carriage, due to wide verge width of some 6 metres;
- The dwelling will align in setback approximately with the existing building at 11 Kokoda Terrace;

- The common driveway is proposed between this unit and 5 Kokoda Road, thereby allowing for visual spacing between these buildings;

To further mitigate the visual impact of the development upon the streetscape, it is recommended that the driveway servicing unit 1 be tapered in to 3.2 metres in driveway width at the property boundary and that a 1 metre strip of landscaping be provided along the southern side of this driveway adjacent to 9 Kokoda Road, in order to help embed the building into the streetscape.

In respect to the matter of rear setbacks, the arrangement of units introduces buildings internally within the site and therefore results in a complex arrangement of side and rear boundary setbacks. This is most notable for units 1, 2 and 3 where the main sections of private open space are blended between side and rear yards of neighbouring allotments. Units 4 and 5 have a more 'traditional' site layout and have 'rear' setbacks in the order of three metres.

Performance Outcome 9.1 seeks rear setbacks in order to:

- Achieve separation between dwellings in a way that complements the established character of the locality.
- Ensure access to natural light and ventilation for neighbours.
- Provide private open space for landscaping and vegetation.

The corresponding DPF 9.1 contemplates rear building setbacks of 3 metres in relation to the ground floor of dwellings.

As a result of the buildings being oriented differently and having alfresco and eave overhangs, some portions of the buildings are setback less than 3 metres from a rear boundary, however, the 'rear boundary' as it exists for each site can translate to that of a 'side boundary' of another site and so the impact in each scenario does differ. In case of the alfresco and eave overhangs, the roofed sections of the building are somewhat mitigated in visual impact because they do not necessarily comprise solid sections of wall constructed on a boundary.

The rear setbacks of the units are summarised in the table below as follows:

Unit No.	Rear Setback	Complies with DPF 9.1
1	2.2 metres	No
2	1 metres	No
3	900 mm	No
4	2.5 metres	No
5	3.5 metres	Yes

Although the proposed units 1-4 do not achieve 3 metre rear setbacks, the rear setbacks of units 1 and 4 interface with the units 2 and 3 and therefore the departure does not interface with a neighbouring site. In the case of units 2 and 3, the shortfall in rear setback is considered to constitute the most substantive of the departures from quantitative guideline, however, it is noted that portion of these buildings directly adjoin existing outbuildings at 9 Kokoda Road and 12 Buna Terrace, meaning the visual impact of these buildings is substantially reduced. It is also noted that the Neighbourhood Zone contemplates boundary walls of up to 11.5 metres on a boundary. The side boundary walls of units 1 and 4 comfortably fit within this guideline

and the overall visual impact of the units generally is less significant than if a boundary wall of up to 11.5 metres were constructed to a side boundary of the development site.

Overall, the development is considered to achieve adequate building setbacks. The departures from the quantitative provisions in relation to the front and rear setbacks are considered on balance acceptable.

Character Preservation Overlay

Character Preservation District Overlay (in township)	
Desired Outcomes	
DO 1	Recognise, protect and enhance the special character of Character Preservation Districts.
DO 2	The long term use of land outside of townships for primary production and associated value adding enterprises is assured and promoted.
Relevant Performance Outcomes/Designated Performance Features	
Built Form and Character	
PO 2.2 Development contributes to and maintains the historic identity and character of townships through appropriate: a) form b) scale c) siting d) design e) landscaping.	DTS/DPF 2.2 None are applicable.

The site is located within the Nuriootpa township, albeit not within the main street environs or any Historic Area. The proposed development comprises single storey buildings with adequate spacing and is arranged in a manner that satisfactorily maintains the existing streetscape form. New landscaping is proposed to further embed the development into the neighbourhood. The single storey development will have negligible visual or other impact on the wider area. Overall, the development maintains the character and identity of the Nuriootpa township as sought by Performance Outcome 2.2.

Design

General Development Policies	
Design/Design in Urban Areas	
Relevant Performance Outcomes/Designated Performance Features	
DO 1	Development is: 1. contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality. 2. durable - fit for purpose, adaptable and long lasting. 3. 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. 4. sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
External Appearance	
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
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
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Safety	
PO 2.1	DTS/DPF 2.1 None are applicable.

Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
Front Elevations and Passive Surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4 metres. (b) has an aggregate window area of at least 2 sqm facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
External Appearance	
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DPF 20.2 Each dwelling includes at least three of the following design features within the building elevation facing a primary street, and at least two of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is setback an additional 300 mm from the building line.

	(b) a porch or portico projects at least 1 metre from the building wall. (c) a balcony projects from the building wall. (d) a verandah projects at least 1 metre from the building wall. (e) eaves of a minimum 400 mm width extend along the width of the front elevation. (f) a minimum of 30% of the width of the upper level projects forward from the lower level primary building line by at least 300 mm. (g) a minimum of two different materials or finishes are incorporated on walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
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The applicant's planning report states that *"The proposed development has been purposefully designed by qualified architects to produce a site responsive design for retirement living"*. The proposed material schedule identifies that brick, feature stone and Colorbond forms the primary external palette. Each unit fronts either a public road or the internal accessway and there is limited blank or unarticulated elevations from public view. The central common accessway is linear with good visibility in either direction and is overlooked by the units. This provides a good level of passive surveillance.

As this site has dual street frontages the proposed site layout incorporates the placement of buildings with direct street frontage and a façade design that is articulated and allows for passive surveillance of the street as sought by Performance Outcome PO 1.3. All units have clearly visible front doors and achieve two or more of the design criteria in DPF 20.2. All units have windows facing the street/common driveway thereby meeting intent of Performance Outcome 17.1.

Main living spaces and private open space typically face north and units contain eaves/verandahs for shading in warmer periods and each unit will comply with Section J of the National Construction Code. These living spaces have direct access to private open space and within the layout of each unit have an outlook onto rear yard space as sought by DPF 11.2.

There is sufficient space around the curtilage of each unit and units 1, 2 and 3 are served by double garages for storage of waste and other items such as mobility scooters. Units 4 and 5 are served by single garages.

The accessway will be hard surfaced with landscaping and low height fencing used to assist wayfinding and discern private and common land. This accords with Performance Outcome 2.2.

Stormwater management has been designed to appropriately minimise offsite flows to Council requirements. In addition, each unit will be fixed with a 2000L water tank for on site retention and detention, to maximise the reuse of water on site.

Overall, the proposed retirement facility positively responds to Desired Outcome 1 and is considered an appropriate design response to site conditions, context and future needs of retirement living occupiers.

Cut and Fill

Earthworks and Sloping Land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography	DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of one metre. (b) filling exceeding a vertical height of 1 metres. (c) a total combined excavation and filling vertical height of two metres or more.

The site is relatively flat with an approximate change in level of 500 mm between the Kokoda Road and Buna Terrace frontages. The two existing dwellings at 8 Buna Terrace are slightly raised around 200 mm above adjoining ground level. The proposed finished ground level of each unit has been minimised to balance the need for adequate stormwater discharge flow while avoiding need for high retaining walls. Unit 1 requires the highest amount of fill of up to 600 mm close to the boundary with 9 Kokoda Road with all other retaining walls being of lesser height.

Some perimeter retaining is proposed to ensure an appropriate construction base and to protect neighbouring privacy. This varies between 0.1 metre to 0.5 metre (adjacent Unit 1 and Unit 5). The total height of excavation and filling meets DPF 8.1. The proposed level of earthworks and sections is modest and considered to be acceptable. Future fencing height together with retaining walls will mostly not exceed 2.2 metres in total height.

Landscaping

Landscaping	
Relevant Performance Outcomes/Designated Performance Features	
PO 22.1 Soft landscaping is incorporate into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes	DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700 mm provided in accordance with (a) and (b): (a) a total area as determined by the following: i. <150 sqm – 10% ii. 150-200 sqm – 15% iii. >200-450 sqm – 20% iv. >450 sqm – 25%

	(b) at least 30% of any land between the primary street boundary and the primary building line
PO 3.1 Soft landscaping and tree planting are incorporated to: a) minimise heat absorption and reflection b) maximise shade and shelter c) maximise stormwater infiltration d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.

A 'Site Landscape Plan' has been submitted detailing landscaping primarily within the accessway and common areas. Proposed planting comprises a mix of turf, shrubs and taller tree species. The overall intent of the landscaping plan is supported, however, further detail and discussion is sought in order to develop an agreed species selection, the scale of plantings, maintenance methods and other matters.

The proposal seeks two crossovers within the allotment fronting Kokoda Road. This has been supported by staff, however, taken together with the lesser front setback for unit 1 than adjoining properties, it is considered that additional soft landscaping should be provided within the front yard of Unit 1. This can be achieved by reducing the width of the crossover to Unit 1 to a maximum of 3.2 metres at the property boundary in order to provide a one metre landscaping strip along the common boundary with 9 Kokoda Road. This matter is requested by way of Reserved Matter as contained within the recommendation. This matter is also further discussed in the Access and Transport section below.

Overshadow Impact

Interface between Land Uses	
Desired Outcomes	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Relevant Performance Outcomes/Designated Performance Features	
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: (a) a neighbourhood-type zone is minimised to maintain access to direct winter sunlight. (b) other zones is managed to enable access to direct winter sunlight.	DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least three hours of direct sunlight between 9.00 am and 3.00 pm on 21 June
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: (a) a neighbourhood type zone is minimised to maintain access to direct winter sunlight.	DPF 3.2 Development maintains two hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:

(b) other zones is managed to enable access to direct winter sunlight.	(a) for ground level private open space, the smaller of the following: i. half the existing ground level open space; or, ii. 35 sqm of the existing ground level open space (with at least one of the areas dimensions measuring 2.5 metres). (b) for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 <i>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</i> (a) the form of development contemplated in the zone. (b) the orientation of the solar energy facilities. (c) the extent to which the solar energy facilities are already overshadowed.	DPF 3.3 None are applicable

The applicant has provided a shadow diagram as part of the revised Site Roof Plan. The overshadow plan shows that the proposed development will not result in any unreasonable overshadowing impact to adjacent sites when measured against the above DPF standards. The initial iteration of the application proposed an elongated boundary wall on the common boundary of Unit 5 adjacent to the rear yard of the dwellings at 6-8 Buna Terrace. Both occupiers objected to this proposal due to overshadowing, loss of outlook and sense of enclosure impacts. The applicant has subsequently 'flipped' the design of unit 5 with the garage/bedroom now well positioned adjacent to the internal easement and three metres from any side boundary. The 'flipped' unit design does not result in any boundary walling along the internal boundary with 6-8 Buna Terrace. In this regard, the amended proposal is considered to be a substantive improvement from the earlier proposal.

The garages for units 1 and 4 extend along the side boundaries with 9 Kokoda Road and 12 Buna Terrace. Associated roof overhang adjacent each garage do further extend the potential for overshadowing. Hipped rooves are however utilised along boundaries to avoid unnecessary building height to mitigate overshadow and visual impact. Based on an assessment of overshadow cast over each adjoining property, overshadowing is considered acceptable in that:

- Unit 1 – the proposed boundary wall and eaves sit adjacent to the driveway of the neighbouring property and will not adversely affect habitable room windows, photovoltaic panels or conflict with the technical parameters set out in DPF 3.2.
- Unit 4 - the proposed boundary wall and eaves sit forward of the neighbouring dwelling adjacent to the front driveway and will not adversely affect habitable room windows, photovoltaic panels or conflict with the technical parameters set out in DPF 3.2.

In addition, the single storey unit 3 is setback at least 900 mm from the side boundary, however, the roof overhang extends to the common boundary with the rear yard of

12 Buna Terrace. This part of the rear section of 12 Buna Terrace contains a covered pergola and a large domestic outbuilding. The footprint of these structures generally align with unit 3 and therefore the proposal is not expected to result in shadowing of uncovered areas of private open space, habitable room windows or photovoltaic panels.

Overall, this aspect of the development is considered to be acceptable.

Private Open Space

General Development Policies	
Private Open Space	
PO 21.1 <i>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</i>	DPF 21.1 <i>Private open space is provided in accordance with Design in Urban Areas Table 1 – Private Open Space.</i>
PO 21.2 <i>Private open space is positioned to provide convenient access from internal living areas.</i>	DPF 21.2 <i>Private open space is directly accessible from a habitable room.</i>

Each unit has access to private open space in the form of a covered alfresco and open garden areas of between 67 sqm and 96 sqm. *Design in Urban Areas Table 1 – Private Open Space* does not provide a rate of provision for a 'retirement facility', however, the DPF seeks at least 60 sqm for a dwelling. While acknowledging that these units are not defined as a 'dwelling' it is noted that private open space provided for each unit exceeds the minimum level of provision. The private open space areas are of useable dimensions and accessible to the internal living areas while also having a good orientation and comprise private spaces.

The proposed unit 5 will also be located within the present rear yard of what is 6-8 Buna Terrace, even though their rear yards have been already fenced off from what is the actual rear boundary of this title. Recognising that the proposal will reduce the area of these sites, one must consider the impact of this proposal upon the private open space of these dwellings.

These dwellings are served by an existing verandah of 16 sqm and both sites have in order of 45 sqm of private open space at the rear, together with a 3 metre section of side setback area of some 10.5 metre long which amounts to a further 31.5 sqm of private open space per dwelling. Therefore, in total each dwelling is served by 90 sqm of private open space which well exceeds that required by Table 1 – Private Open Space.

Overall, this aspect of the development is considered to be acceptable.

Effluent Disposal

General Development Policies	
Infrastructure and Renewable Energy Facilities	
Desired Outcomes	
DO1	<i>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.</i>

Relevant Performance Outcomes/Designated Performance Features	
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DPF 11.1 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.	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 the development it will service; and (b) the system will comply with 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.	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.
Infrastructure	
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or

	b) <i>a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.</i>
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The subject site has a connection point to the Nuriootpa Community Wastewater Management System (CWMS) at the Kokoda Road. A separate wastewater application is required to be submitted for connection of the development to the CWMS and this matter is proposed to be addressed as a Reserved Matter.

Council's CWMS department do not object to the additional loading on the CWMS from the system, subject to an augmentation fee being met, the existing drain being realigned and the creation of easements to protect the CWMS line. The applicant has presented a preliminary CWMS design for the site which has been presented to Council's CWMS team and the plan is in principle acceptable, subject to assessment of design detail. The indicative layout for the CWMS communal drains are most likely to look as per the image below:



Figure 11: Preferred CWMS internal line to service units and neighbouring dwellings

The CWMS requires that individual sites are provided with on-site septic tanks. While there is sufficient space around each unit for a future septic tank, the applicant has indicated that a communal tank will be proposed within the common area to service all of the units. This proposal can work, provided the site is amalgamated to avoid drains and septic tanks connecting across allotment boundaries.

The septic tanks for the existing dwellings at 6-8 Buna Terrace are located within the rear yard of these sites and are setback less than 2.5 metres from the existing rear fenceline. Council's Health Services team have advised that the septic tanks must be setback 2.5 metres from any existing or proposed building, or otherwise be engineered to accommodate a lesser setback in order to maintain the integrity of the tanks. As a 2.5 metres clearance will not be achieved from the new unit 5, a Reserved Matter is contained within the recommendation, requiring that the final setback be endorsed by a structural engineer.

This aspect of the development satisfies Performance Outcome 12.1, subject to appropriate Reserved Matters and conditions of consent. It is also recommended that a condition of consent require the ongoing connection of the units to the Nuriootpa CWMS to ensure the development satisfies the above Performance Outcomes.

Native Vegetation

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.
Relevant Performance Outcomes/Designated Performance Features	
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.	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 10 metres of a building (other than a residential building or tourist accommodation). (iii) within 20 metres of a dwelling or addition to an existing dwelling for fire prevention and control. (iv) within 50 metres 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'.

The applicant has submitted a Native Vegetation Declaration advising that no native vegetation is proposed to be removed or impacted by the proposal, consistent with DPF 1.1.

The site has a longstanding residential use within the Nuriootpa township. All on site vegetation has been planted as landscaping by previous occupants. There is no known protected native vegetation on site.

This aspect of the development satisfies Performance Outcome 1.1.

Hazards (Flooding – Evidence Required) Overlay

Hazards (Flooding – Evidence Required) Overlay	
Desired Outcomes	
DO 1	<i>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.</i>
Relevant Performance Outcomes/Designated Performance Features	
Flood Resilience	
PO 1.1 <i>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.</i>	DPF 1.1 <i>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 30 mm above:</i> <i>(a) the highest point of top of kerb of the primary street; or,</i> <i>(b) the highest point of natural ground level at the primary street boundary where there is no kerb</i>

The site is not located within any mapped flood plain but is however subject to assessment against the general 'Hazards (Flooding – Evidence Required) Overlay'. The applicant has advised that pre-application discussions with Council's Engineering Services Department identified a history of localised flooding in the locality due to the lack of stormwater infrastructure in the locality. In response, the applicant has prepared their proposal with the units having a finished floor level of each proposed unit to be elevated above kerb level together with installation of on site stormwater management infrastructure to mitigate potential flood risk. Council's Engineering Services have reviewed the preliminary stormwater management plan and civil plans and have advised the proposal is acceptable from a flood risk perspective, however, further information is requested in respect to the final design of the stormwater management plan and civil plans, which is subject to assessment as Reserved Matter.

This aspect of the development satisfies Performance Outcome 1.1.

Water Resources Overlay

Water Resources Overlay	
Desired Outcomes	
DO 1	<i>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.</i>

DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
Relevant Performance Outcomes/Designated Performance Features	
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.	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.	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) minimize soil loss eroding into the watercourse	DPF 1.5 A strip of land 20 metre 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 on 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.	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	DPF 1.7 None are applicable
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse	DPF 1.8 None are applicable

The site is subject to the Water Resources Overlay under the Planning and Design Code.

Although the site is located in near proximity to the North Para River, the site is not identified within any mapped flood plain. The site is able to connect to the Nuriootpa CWMS and the proposed stormwater management system is broadly acceptable to Engineering Services, subject to further design detail. No adverse impact on surface water is anticipated from the proposal and therefore is considered to achieve the above Performance Outcomes

Access and Car Parking

Transport, Access and Parking	
Desired Outcomes	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Relevant Performance Outcomes/Designated Performance Features	
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	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 1 – General Off-Street Car Parking Requirements. (b) Transport, Access and Parking Table 2 –Off-Street Vehicle Parking Requirements in Designated Areas. (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.
Table 1 - General Off-Street Car Parking Requirements	Detached Dwelling with two or more bedrooms (including rooms capable of being used as a bedroom – two spaces per dwelling, one of which is to be covered.
General Development Policies	
Design in Urban Areas	
Car parking, Access and Manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: i. a minimum length of 5.4 metres per space

	- ii a minimum width of three metres - iii a minimum garage door width of 2.4 metres (b) double width car parking spaces (side by side): i. a minimum length of 5.4 metres ii. a minimum width of 5.4 metres iii. minimum garage door width of 2.4 metres per space
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4 metres (b) a minimum width of 2.4 metres (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10 metres or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10 metres: i. have a maximum width of five metres measured at the property boundary and are the only access point provided on the site; ii. have a width between 3.0 and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separate by no less than one metre.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawful existing or authorised access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is setback:

	i. 0.5 metres 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. two metres 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. six metres or more from the tangent point of an intersection of two or more roads. iv. outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DPF 23.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average. (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2 metres wide along the boundary of the allotment/site.
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number). (b) minimum car park length of 5.4 metres where a vehicle can enter or exit a space directly. (c) minimum car park length of six metres for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

Internal site access is proposed via a one-way driveway from Kokoda Road with exit onto Buna Terrace. This access way facilitates vehicle movement into dwellings 2, 3 and 5. Council's Engineering Department advises that the roadway is suitable for one-way traffic flow, subject to appropriate directional signage.

Units 1 and 4 are provided with driveways to facilitate direct street access. The gradient of these driveways and width of Unit 4 driveway is acceptable. In accordance with DPF 23.3 b(ii) the separation distance between Unit 1 driveway and the accessway crossover is acceptable, however, it is recommended that the width of the unit 1 driveway should be reduced to a maximum of 3.2 metres measured at the property boundary. This aligns with the DPF and would enable a 1 metre landscaping strip to be accommodated adjacent the side fence of 9 Kokoda Road. The relevant site plans should be revised to reflect this requirement by way of Reserved Matter.

Overall, the proposed access is considered to be an acceptable design response to the elongated site and does not adversely impact on street visitor parking provision or the general safe operation of the local roads, nor does it result in an unacceptable level of amenity for occupants within the site or for adjoining properties. Noting the short length of internal driveway and that a deviation in the geometry is proposed, speed humps are not considered necessary but internal speed signs are proposed.

Units 1, 2 and 3 have a double garage and Units 4 and 5 have a single car garage all with appropriate dimensions and access in accordance with Performance Outcome 23. Unit 5 also has an uncovered off street space located between the garage and front boundary. The Off-Street Parking Requirements for a Retirement Facility stipulate that two spaces should be provided for a unit with three or more bedrooms. Each unit has three bedrooms (or rooms capable of being used as a bedroom). Parking provision for Units 1-3 and 5 therefore meet this guideline. Unit 4 has a shortfall of one car parking space but this is considered minor in the context of the nature of the proposed use and internal location with visitor parking in very close proximity. It is noted there are three visitor car parks proposed within the internal driveway which exceeds the minimum requirement of 0.2 spaces per dwelling (i.e. one space for the proposal) further ameliorating any adverse on street impact arising from the shortfall in parking for unit 4.

Overall, access and parking is considered to be appropriate.

Clearance from Overhead Powerlines

General Development Policies	
Clearance from Overhead Powerlines	
Desired Outcomes	
DO1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.
Relevant Performance Outcomes/Designated Performance Features	
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	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

	<i>for the purposes of section 86 of the Electricity Act 1996.</i> <i>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</i>
--	--

An Electricity Declaration has been submitted associated with the development, consistent with DPF 1.1, such that the Performance Outcome 1.1 is met.

The applicant was asked to clarify the need for an easement across the part of the site for the existing powerline that straddles the boundary with 5 Kokoda Road, noting that this matter was raised by the neighbour in their representation. The applicant has advised that the proposed development will not affect the supply of electricity to any property in the locality, noting that no built form is proposed in conflict with the powerlines. As the development does not encroach upon the powerlines or stobie pole, this aspect of the development is not considered to be otherwise relevant matter for purpose of assessment against the Planning and Design Code. The applicant has acknowledged they will register an easement on the Title if required, but this matter is considered to be outside the scope of assessment of this proposal against the Planning and Design Code.

Other Overlays

The following Overlay has been considered in the assessment of the proposed development but is not applicable given that:

Hazards (Bushfire – Urban Interface)

The site is located within the Nuriootpa Township and does not abut land identified as General, Medium and High Bushfire Risk.

CONCLUSION

The proposal involves the retention of two existing dwellings and new retirement Facility comprising construction of five single storey units, combined retaining walls and fencing exceeding 2.1 metres, together with associated internal driveway, shared visitor parking and landscaping.

The application was subject to 'Performance Assessment' and public notification. The application was notified in accordance with Section 107 of the *Planning, Development and Infrastructure Act 2016* and was subject to the receipt of four representations, three of which have requested to be heard.

This report has provided a detailed assessment of the proposal against the relevant provisions of the Planning and Design Code.

The Neighbourhood Zone envisages a range of residential activities including retirement living and a mix of dwelling types to provide for different living opportunities. Retirement living is an established use in the wider locality and the form of development is consistent with the Desired Outcomes in this zone. Each unit has adequate private open space, undercover parking, vehicle access and an acceptable design appearance.

The arrangement of proposed dwellings and relationship with neighbouring properties has been improved through amendments made by the applicant at request of Council staff and in response to representations and the amendments have resulted in an improved overall development outcome.

Overall, the proposal is considered to warrant Planning Consent, subject to Reserved Matters and conditions.

RECOMMENDATION 1

Not Seriously at Variance

The Barossa Assessment Panel, having considered the application, resolves that the development proposal has sufficient merit, and is not seriously at variance with the Planning and Design Code.

RECOMMENDATION 2

Character Preservation

Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, has resolved that there are no significant impacts on the character values of the district.

RECOMMENDATION 3

Granting of Planning Consent

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Planning, Development and Infrastructure Act 2016* resolves to GRANT Planning Consent for Application No. 22012365 by ESD Planning and Design for the retention of two existing dwellings and construction of a new Retirement Facility comprising construction of five single storey units, combined retaining walls and fencing exceeding 2.1 metres, together with associated internal driveway, shared visitor parking and landscaping (CT 5710/150, CT 5705/711 and CT 5568/567) subject to the following reserved matters, conditions and advisory notes:

Reserved Matters

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016*, the Relevant Authority reserves its decision in relation to the following matters:

- (1) The applicant shall submit a final working Landscape Plan for approval, that includes all of the following:
 - a) Final location for all proposed landscaping comprising trees, shrubs and groundcovers
 - b) Final nominated species to be used
 - c) Pot sizes, noting advanced growth trees shall be used
 - d) Irrigation and maintenance methods;
 - e) Provision for a 1 metre landscaping strip along the southern side of the driveway of unit 1, adjacent to 9 Kokoda Road, the driveway width at the property boundary shall not exceed 3.2 metres.

- (2) The buildings shall be connected to a wastewater system approved under the *South Australian Public Health Act 2011*.

NOTE: Prior to building work commencing the applicant shall lodge and have approved by Council an application to install a wastewater system pursuant to the provisions of the *South Australian Public Health Act 2011* and *South Australian Public Health (Wastewater) Regulations 2013*.

- (3) The stormwater drainage design must include a final Stormwater Management Plan, Stormwater Calculations and Civil Siteworks Plan. The plan shall address the following additional matters:

- (a) Final design for management of roof water from the units including provision of the rainwater tanks and their integration with the overflow stormwater system, together with impervious surfaces to reflect the system as required to be amended by clauses below.
- (b) The stormwater drainage system shall be designed in accordance with the current edition of '*Australian Rainfall and Runoff*' (IEA), AS3500.3 *Plumbing and Drainage – Part 3: Stormwater drainage and Council's requirements*.
- (c) Location of all drains, sumps and grates, their sizes and grades, to achieve safe and controlled discharge to Council's stormwater drainage system.
- (d) All stormwater discharge from the site being directed to Buna Terrace.
- (e) The maximum point of discharge to kerb and gutter for up to the 10% Average Exceedance Probability (AEP) event shall be 12l/sec.
- (f) Identification of the existing CWMS drain traversing the site and its proximity to the proposed building works. All proposed works, including footings and stormwater drainage shall not be permitted to conflict with the existing pipework and appropriate service relocation works may be required.
- (g) A maximum pump rate of 7.76l/s (allowing for undetained flows of 4.24l/s) will be required for all storm events. Amended stormwater calculations, including revised storage volumes, are required to be provided as follows:
 - i) The controlled discharge from the site shall be connected safely to Council's stormwater drainage system via a fully galvanised 150 x 100 (nominal) box drain secured neatly in the existing upright kerb and gutter in Buna Terrace. The finished surface shall be free of trip hazards.
 - ii) The maximum point of discharge to kerb and gutter for all storm events shall be 12l/sec.
- (h) Detail required on the civil drawings regarding the fitting of a 35 mm orifice at the bottom of each rainwater tank servicing the units (allowing 1.395 metres of head (water depth).
- (i) The car parking spaces adjacent the internal driveway next to proposed unit 1 shall be tapered so as to provide safe and convenient vehicle access to these spaces.
- (j) Minimum 2 metre clearance achieved of the driveways to any street tree.

- (4) The applicant shall amalgamate the allotments and provide evidence of the amalgamated land parcel, in accordance with the letter from ESD, response to representations.
- (5) A 3 metre easement in favour of Council (or lesser width as agreed with Council) shall be registered on the Certificate of Title for the land in respect to all CWMS communal drains traversing the site, in accordance with the letter from ESD, response to representations.
- (6) The applicant shall submit a final version of the unit floor plans and elevation plans for the five units, such that they accord with the amended proposal as outlined within the plan version set, A000-A011, JBG Architects, 23 January 2023.
- (7) An engineering assessment from a qualified and experienced structural engineer, that building works in proximity to the septic tanks located in rear yards of 6-8 Buna Terrace, Nuriootpa, do not compromise the structural integrity of the septic tanks.

Council Conditions

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No. 22012365 except where varied by any condition(s) listed below.

Plan Type	Prepared By	Drawing No.	Issue No. / Date
Planning Report	ESD	N/A	28.06.22
Response to Representations	ESD	N/A	Not Dated
Coversheet/Perspective	JBG Architects	A000 Issue P.07	23.01.23
Block Plan	JBG Architects	A001 Issue P.07	23.01.23
Site Roof Plans	JBG Architects	A002 Issue P.07	23.01.23
Site Floor Plans	JBG Architects	A003 Issue P.07	23.01.23
Existing & Demolition Site Plan	JBG Architects	A004 Issue P.07	23.01.23
Site Notes	JBG Architects	A005 Issue P.07	23.01.23
Survey	JBG Architects	A006 Issue P.07	23.01.23
Site Boundaries	JBG Architects	A007 Issue P.07	23.01.23
Site Landscape Plan	JBG Architects	A008 Issue P.07	23.01.23
Site Landscape Plan Notes	JBG Architects	A009 Issue P.07	23.01.23
Street Perspective	JBG Architects	A010 Issue P.07	23.01.23
Street Perspective	JBG Architects	A011 Issue P.07	23.01.23
Engineering Calculations	SBEC	2104-26	25.01.23
Drawing List & Locality Plan	SBEC	Sheet 1.0 Issue B	25.01.23
General Notes	SBEC	Sheet 1.1 Issue B	25.01.23
Civil Plan – Index	SBEC	Sheet 2.0 Issue B	25.01.23
Civil Plan – Sheet 1	SBEC	Sheet 2.1 Issue B	25.01.23
Civil Plan – Sheet 2	SBEC	Sheet 2.2 Issue B	25.01.23
Survey – Index	SBEC	Sheet 3.0 Issue B	25.01.23
Survey – Sheet 1	SBEC	Sheet 3.1 Issue B	25.01.23
Survey – Sheet 2	SBEC	Sheet 3.2 Issue B	25.01.23

- (2) Prior to occupation, the development authorised herein shall be connected and remain connected to an approved wastewater system to the reasonable satisfaction of the relevant authority.
- (3) An augmentation fee is applicable to account for the increase in loads on the Nuriootpa CWMS, pursuant to the Council's rates and charges, as levied under the Water Industry Act.

Note: The actual augmentation fee to be charged will be calculated and advised at time of Wastewater Application assessment.

- (4) The open side(s) of the alfresco areas and verandahs authorised herein shall not be enclosed on any side with any solid material, roller door or the like without the prior approval of the relevant authority.
- (5) Storm water disposal systems must be fully installed at the completion of the construction of the buildings, in accordance with the Approved Stormwater Management Plan pursuant to Reserved Matter 3 of this Planning Consent, with adequate measures deployed during construction to ensure the temporary disposal of surface or roof water does not affect neighbouring properties.
- (6) The external building materials shall:
 - a) Be of new non-reflective materials; and
 - b) Be in accordance with the approved plans; and
 - c) Be maintained in good condition at all times.
- (7) Prior to occupation of the development, the landscaping works shown on the Approved Landscaping Plan, pursuant to Reserved Matter 1, must be carried out, completed and maintained to the satisfaction of Council. Any dead or diseased plantings shall be replaced.
- (8) Boundary retaining walls and fencing shall be established, prior to occupation of the development, in accordance with the Approved Plans.
- (9) All car parking, driveways and vehicle manoeuvring areas shall be constructed and finished in sealed surface such as bitumen, concrete or pavers in accordance with the approved plans and shall be completed prior to the occupation or use of the development, to the reasonable satisfaction of the relevant authority.
- (10) The car park and manoeuvring areas shall be kept clear and unobstructed of buildings and structures, so as to enable continual and ongoing use of the car parking spaces at all times.
- (11) All car parking, driveways and vehicle manoeuvring areas shall comply with the requirements of Australian Standard 2890. The car parking spaces shall be demarcated in appropriate manner, consistent with the Australian Standard.
- (12) The following signage shall be established within the common driveway to facilitate safe and convenient traffic movement:

- a) Appropriate traffic control signage to facilitate the one-way traffic flow, in accordance with AS1742 Manual of uniform traffic control devices.
- b) Speed signs to reflect the low speed environment within the common driveway area.

Advisory Notes

- (1) Any variation of this approved development and/or the conditions of consent will require a separate request and approval by Council or other relevant planning authority. Approval of this application does not necessarily imply that future requests for variations would be approved. Any future request will be assessed by having regard to the relevant rules and requirements in force at the time any request is lodged.
- (2) Any portion of Council's infrastructure damaged as a result of work undertaken within the development site or associated with the development shall be repaired/reinstated to Council's satisfaction at the developer's expense.
- (3) Please be advised that where a Private Certifier is appointed to undertake the building assessment, Council does not provide a service of advising the Private Certifier of site conditions or any matters relevant to the building assessment. It is recommended that a Private Certifier undertakes his or her own investigations and inspection of the site to become acquainted with site conditions and any other relevant matter.
- (4) Construction shall not take place on any Sunday or Public Holiday or after 7.00 pm or before 7.00 am on any other day, and all practicable steps must be taken during construction to minimise the impact of noise emissions on neighbouring properties.
- (5) Any proposal to clear, remove limbs, or trim native vegetation will require approval or confirmation of exemption from the Native Vegetation Council. An interactive guide is available to help owners and others determine the requirements that apply under the *Native Vegetation Act 1991*: <https://www.environment.sa.gov.au/topics/native-vegetation/interactive-guide>. Any specific queries regarding the clearance, removal, or trimming of native vegetation should be directed to the South Australian Native Vegetation Council.
- (6) The adjoining owner should be advised of the proposed work on the boundary and issues such as access to perform work, removal of fences, finished levels and retaining walls should be resolved before building work commences. This approval does not create an automatic right to access neighboring land. Fencing work is subject to the provisions of the *Fences Act 1975*.
- (7) Excavations on or near the boundary may require the giving of notification to the neighbour pursuant to regulation 75 of the Development Regulations. It is recommended that where mechanical equipment is proposed to be used to construct retaining walls, and where the dwelling may impede access for that equipment, the retaining walls be constructed prior to preparing the footings.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- Attachment 1 Application and Associated Documents [↓](#) 
- Attachment 2 Representations Received [↓](#) 
- Attachment 3 Applicants Response to Representations [↓](#) 

Development Locations

Location 1

Location reference

10 BUNA TCE NURIOOTPA SA 5355

Title Ref

CT 5710/150

Plan Parcel

D4126 AL28

Additional Location Information**Council**

THE BAROSSA COUNCIL

Location 2

Location reference

6-8 BUNA TCE NURIOOTPA SA 5355

Title Ref

CT 5705/711

Plan Parcel

D4126 AL29

Additional Location Information**Council**

Location 3

Location reference

7A-7B KOKODA RD NURIOOTPA SA 5355

Title Ref

CT 5568/567

Plan Parcel

D4126 AL4

Additional Location Information**Council**

THE BAROSSA COUNCIL

Zone Overlays

Zones

- Neighbourhood
- Neighbourhood
- Neighbourhood

Sub-zones

(None)

Overlays

- Character Preservation District

- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Water Resources Area
- Water Protection Area
- Character Preservation District
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Water Resources Area
- Water Protection Area
- Character Preservation District
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Water Resources Area
- Water Protection Area

Variations

- Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m)
- Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm)
- Maximum Building Height (Levels) (Maximum building height is 1 level)
- Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m)
- Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm)
- Maximum Building Height (Levels) (Maximum building height is 1 level)
- Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m)
- Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm)
- Maximum Building Height (Levels) (Maximum building height is 1 level)

Application Contacts**Applicant(s)****Stakeholder info**

ESD Planning & Design
UNIT 2 2 EAST TERRACE
ADELAIDE
SA
5000
Tel. 0421556670
mail@esdplanning.com

Contact**Stakeholder info**

Mrs Elinor Walker
Tel. 0421556670
mail@esdplanning.com

Invoice Contact**Stakeholder info**

Barossa Village Inc
PO Box 531

Nuriootpa
SA
5355
[REDACTED]

Invoice sector type

Land owners

Stakeholder info
Barossa Village Inc
PO Box 531
Nuriootpa
SA
5355
[REDACTED]

Nature Of Development

Nature of development
Retirement Facility (5 Dwellings)

Development Details

Current Use
Retirement Facility & Detached Dwellings

Proposed Use
Retirement Facility & Detached Dwellings

Development Cost
\$1,300,000.00

Proposed Development Details
Retirement Facility (5 Dwellings)

Element Details

You have selected the following elements

Retirement facility - \$1,300,000.00

Septic/Sewer information submitted by applicant

Does this development require a septic system, i.e. septic tank and/or waste water disposal area?
Yes

Consent Details

Consent list:

- Planning Consent
- Building Consent

Have any of the required consents for this development already been granted using a different system?
No

Planning Consent

Apply Now?
Yes

Who should assess your planning consent?

Assessment panel/Assessment manager at The Barossa Council

If public notification is required for your planning consent, who would you like to erect the public notification sign on the land?

Relevant Authority

Building Consent**Do you wish to have your building consent assessed in multiple stages?**

Yes

Stage 1**Description**

Dwellings 1, 2 & 3

Apply now?

No

Stage 2**Description**

Dwellings 4 & 5

Apply now?

No

Consent Order**Recommended order of consent assessments**

1. Planning Consent

Do you have a pre-lodgement agreement?

No

Declarations**Electricity Declaration**

In accordance with the requirements under Clause 6(1) of Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017, the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.

Native Vegetation Declaration

The proposed development will not or would not, involve the clearance of Native Vegetation under the Native Vegetation Act 1991, including any clearance that may occur in connection with a relevant access point and/or driveway, and/or within 10m of a building (other than a residential building or tourist accommodation), and/or within 20m of a dwelling or addition to an existing dwelling for fire prevention and control, and/or 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.

Submission Declaration

All documents attached to this application have been uploaded with the permission of the relevant rights holders. It has been acknowledged that copies of this application and supporting documentation may be provided to interested persons in accordance with the Act and Regulations.

Documents

Document	Document Type	Date Created
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210813 SBEC 2104- 26_civil.pdf	Technical Report - Stormwater	11 Apr 2022 5:43 PM
2114- BV- BUNA KOKODA UNITS- 220330- PLAN NING APPROVAL.pdf	Floor Plans	11 Apr 2022 5:43 PM
Planning Report.pdf	Planning Report	11 Apr 2022 5:43 PM

Application Created User and Date/Time

Created User

epn.walkerel@sa.gov.au

Created Date/Time

11 Apr 2022 5:43 PM



Product Register Search (CT 5705/711)
Date/Time 23/01/2023 02:26PM
Customer Reference Barossa Village
Order ID 20230123006088

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 5705 Folio 711

Parent Title(s) CT 2006/198
Creating Dealing(s) CONVERTED TITLE
Title Issued 01/11/1999 Edition 3 Edition Issued 15/08/2011

Estate Type

FEE SIMPLE

Registered Proprietor

BAROSSA VILLAGE INC.
OF PO BOX 531 NURIOTPA SA 5355

Description of Land

ALLOTMENT 29 DEPOSITED PLAN 4126
IN THE AREA NAMED NURIOTPA
HUNDRED OF MOOROROO

Easements

NIL

Schedule of Dealings

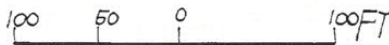
Dealing Number	Description
11617844	APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND IS USED AS A RETIREMENT VILLAGE

Notations

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



Product	Register Search (CT 5705/711)
Date/Time	23/01/2023 02:26PM
Customer Reference	Barossa Village
Order ID	20230123006088



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



Product
Date/Time
Customer Reference
Order ID

Historical Search
23/01/2023 02:26PM
Barossa Village
20230123006088

Certificate of Title

Title Reference: CT 5705/711
Status: CURRENT
Parent Title(s): CT 2006/198
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 01/11/1999
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
21/07/2011	15/08/2011	11617844	RETIREMENT VILLAGE	REGISTERED	
01/07/2005	12/07/2005	10258396	TRANSFER	REGISTERED	BAROSSA VILLAGE INC.
01/07/2005	12/07/2005	10258395	TRANSMISSION APPLICATION	REGISTERED	THEODOR WILHELM STEINBORNER (DECD), ROBERT WILLIAM STEINBORNER (EXEC), MICHAEL ANTHONY STEINBORNER (EXEC)
01/07/2005	12/07/2005	10258394	WITHDRAWAL OF CAVEAT	REGISTERED	1485762
13/12/1946	13/12/1946	1485762	CAVEAT	REGISTERED	



Product	Register Search (CT 5568/567)
Date/Time	23/01/2023 02:59PM
Customer Reference	Barossa Village
Order ID	20230123006733

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 5568 Folio 567

Parent Title(s)	CT 3704/175				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	26/08/1998	Edition	2	Edition Issued	08/06/2004

Estate Type

FEE SIMPLE

Registered Proprietor

BAROSSA VILLAGE INC.
OF PO BOX 531 NURIOOTPA SA 5355

Description of Land

ALLOTMENT 4 DEPOSITED PLAN 4126
IN THE AREA NAMED NURIOOTPA
HUNDRED OF MOOROROO

Easements

NIL

Schedule of Dealings

Dealing Number	Description
6416685	APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND IS USED AS A RETIREMENT VILLAGE

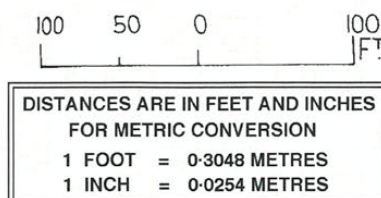
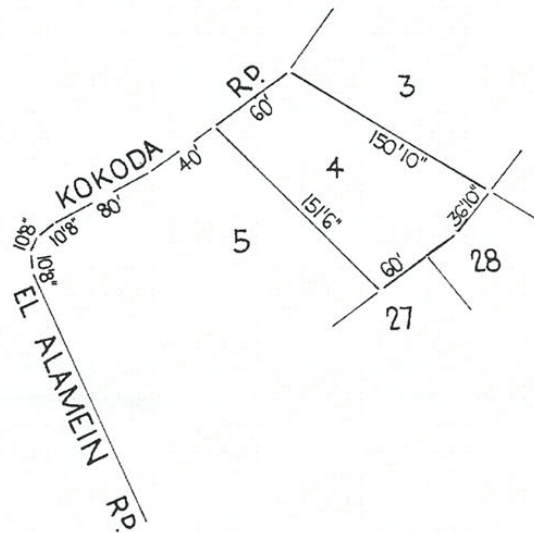
Notations

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



Product	Date/Time	Customer Reference	Order ID
Product A	2023-10-27 10:30	Customer X	12345
Product B	2023-10-27 11:45	Customer Y	67890
Product C	2023-10-27 14:20	Customer Z	11223
Product D	2023-10-27 16:00	Customer A	44556
Product E	2023-10-27 18:15	Customer B	77889
Product F	2023-10-27 19:30	Customer C	10112
Product G	2023-10-27 20:45	Customer D	13141
Product H	2023-10-27 21:00	Customer E	16171
Product I	2023-10-27 22:15	Customer F	19181
Product J	2023-10-27 23:30	Customer G	22191

Register Search (CT 5568/567)
23/01/2023 02:59PM
Barossa Village
20230123006733





Product Historical Search
Date/Time 23/01/2023 02:59PM
Customer Reference Barossa Village
Order ID 20230123006733

Certificate of Title

Title Reference: CT 5568/567
Status: CURRENT
Parent Title(s): CT 3704/175
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 26/08/1998
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
12/05/2004	08/06/2004	9843598	CHANGE OF NAME	REGISTERED	BAROSSA VILLAGE INC.
25/09/1987	25/11/1987	6416685	RETIREMENT VILLAGE	REGISTERED	



Product	Register Search (CT 5710/150)
Date/Time	23/01/2023 02:23PM
Customer Reference	Barossa Village
Order ID	20230123006004

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 5710 Folio 150

Parent Title(s)	CT 2019/151				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	15/11/1999	Edition	3	Edition Issued	23/12/2019

Estate Type

FEE SIMPLE

Registered Proprietor

BAROSSA VILLAGE INC.
OF PO BOX 531 NURIOTPA SA 5355

Description of Land

ALLOTMENT 28 DEPOSITED PLAN 4126
IN THE AREA NAMED NURIOTPA
HUNDRED OF MOOROROO

Easements

NIL

Schedule of Dealings

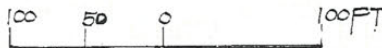
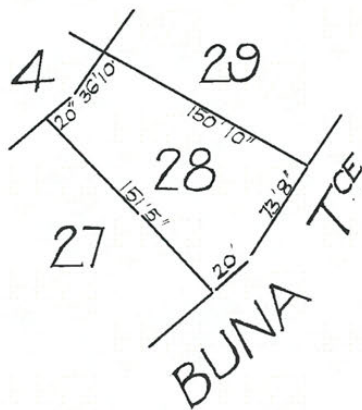
NIL

Notations

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



Product	Register Search (CT 5710/150)
Date/Time	23/01/2023 02:23PM
Customer Reference	Barossa Village
Order ID	20230123006004



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



28 JUNE 2022

MR AARON CURTIS
MANAGER DEVELOPMENT SERVICES
BAROSSA COUNCIL
PO BOX 867
NURIOOTPA SA 5355

Dear Aaron,

We write to you in response to Council's request for mandatory information, dated 13 April 2022 for Application ID 22012365 at 6-8 & 10 Buna Tce and 7A & 7B Kokoda Rd, Nuriootpa.

We are concerned that Council have incorrectly characterised the proposed development as group dwellings and not as a Retirement Facility. The development proposal is for a Retirement Facility, a separately defined form of development, as outlined within Table 7 of the Planning and Design Code.

We acknowledge that the Plan SA Portal does not delineate an assessment pathway for a retirement facility on the subject land, however not all defined uses have a pathway within the online Code. Retirement Facility is defined within the Part 7 of the Code as:

- *Means a facility operating under the regulatory framework of the Retirement Villages Act 2016.*

The Code also contains specific criteria for retirement facility development within the Design in Urban Areas policy which should be applied to the planning assessment. It must also be recognised, that a Retirement Facility is governed by its own separate legislative framework. Section 4 of *The Retirement Villages Act 2016* provides a detailed definition of a retirement village for clarity and to assist assessment of the proposal.

It is also worth noting that the building code separately classifies a retirement facility from a dwelling. A dwelling is assigned Class 1A performance criteria, whilst a retirement facility is assigned as a Class 9C, attracting separate performance requirements.

We are of the view that the application of group dwelling assessment criteria in this instance is not correct and the application should be characterised by Council in a manner which is consistent with the Planning and Design Code. The application is not for group dwellings and should not be assessed as such.

Typically, retirement villages are comprised of much smaller houses on smaller 'sites' to ensure residents can independently manage their property and to maximise mobility as is reflected in numerous Barossa Village sites across the Barossa region. It should also be noted that part of the development site is currently being used as a retirement facility and is under the care and control of Barossa Village Inc. This proposal simply expands to the use with the introduction of 5 additional independent living homes.

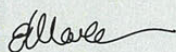
We respectfully request that Council review the request for information letter in this context and we would be more than happy to meet Council with the CEO of Barossa Village (our client) to discuss the proposal in more detail should that be useful.

Lastly, we will submit the waste application once we have resolved the basis of assessment and are comfortable that the application can be supported as presented. We have had preliminary discussions with Council's Environmental Health Officers and are confident that a waste system can be installed to comply with the *South Australian Public Health Act 2011*.

We look forward to resolving this issue in order for the application to be verified and lodged as soon as possible.

Please contact me if you have any queries or would like to arrange a meeting to discuss.

Yours sincerely,



Elinor Walker

DIRECTOR

BA (urb.reg.planning) MPIA

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PLANNING REPORT

RETIREMENT FACILITY (5 DWELLINGS)

6-8 & 10 BUNA TERRACE, NURIOOTPA
7A-7B KOKODA ROAD, NURIOOTPA





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SUMMARY

ESD Planning & Design has been engaged by Barossa Village Inc to prepare a planning report for Planning Consent for the construction of retirement facility consisting of five (5) dwellings over two allotments known as; 6-8 & 10 Buna Terrace and 7A-7B Kokoda Road Nuriootpa.

The proposed development replaces the existing detached dwellings on site, providing high quality, medium density retirement housing which is consistent with the intent of the Neighbourhood Zone and the residential infill policy contained within the Planning & Design Code. The dwellings will be accessed by a central accessway through the site which will provide connectivity between Buna Terrace and Kokoda Road and will maintain the existing low residential density character of the area.

The report is to be read in conjunction with the plans prepared by JBG Architects dated 3 March 2022 which have been submitted with the application.

In preparing this report we have undertaken a review of the following:

- Certificates of title
- Subject land and locality
- Plans prepared by JBG Architects, dated 3 March 2022
- Civil Plans prepared by SBEC, dated 13 August 2021



SUBJECT SITE AND LOCALITY

The subject land is comprised of three titles, referred to as 6-8 Buna Terrace (CT 5705/711), 10 Buna Terrace Nuriootpa (CT 5710/150) and 7A-7B Kokoda Road Nuriootpa (CT 5568/567). All allotments are owned by Barossa Villages Inc with 6-8 Buna Tce containing existing dwellings being used for retirement housing for the purposes of *the Retirement Villages Act 2016*.

7A- 7B Kokoda Road is a rectangular shaped, flat allotment with a total site area of 1093m². The site currently contains a single storey post-war brick dwelling which is setback 20 metres from the front boundary. The building is orientated to the north with access being via a single width crossover off Kokoda Road. The site does not contain any native vegetation and has been landscaped primarily with a mixture of exotic plants. The site is connected to a potable water supply and Council's Community Wastewater Management System (CWMS). Kokoda road reserve contains limited stormwater infrastructure.

6-8 Buna Terrace is also a rectangular shaped allotment which is approximately 1100m², is relatively level and contains two detached dwellings which form part of Barossa Village and which front Buna Tce. The rear of the site is vacant and does not contain any native vegetation.

10 Buna Terrace is a rectangular shaped allotment which a total site area of 1048m². The site currently contains a single storey detached dwelling with various outbuildings. The dwelling is orientated to the east with access via a single width crossover from Buna Terrace. The site is landscaped with exotic plant species and does not contain any native canopy trees. The site is connected to a potable water supply, Council's Community Wastewater Management System (CWMS) and Buna Terrace contains stormwater infrastructure.

The immediate locality is characterised by low density, residential land use. Houses within the streetscape are generally single storey in nature with landscaped front gardens and originate from the post-war era. This includes the Barossa Villages site on Atze Parade which contains the retirement village. Dwellings have been constructed using brick and brick render with tiled, gable roofs and setbacks ranging between 7 metres – 12 metres.

There are no easements or encumbrances registered on the current certificates of title.



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



PROPOSAL

The proposal seeks to construct five (5) single storey dwellings as part of the retirement facility which will be used in connection with the existing residential care site in Atze Parade. The existing retirement housing at 6-8 Buna Terrace will be retained and will continue to form part of the Barossa Village retirement facility.

The average site area of each dwelling is approximately 177m² with POS, soft landscaping and car parking rates detailed in Table 1 below:

DWELLING NO.	BEDROOMS	UNDER COVER CAR PARKING SPACES	PRIVATE OPEN SPACE	SOFT LANDSCAPING
Dwelling 1	3	2	40m ²	53.12%
Dwelling 2	3	2	72m ²	45.06%
Dwelling 3	3	2	76m ²	39.94%
Dwelling 4	3	1	52m ²	59.6%
Dwelling 5	3	1	43m ²	57.38%

Each dwelling will contain 3 bedrooms, 2 bathrooms, an open plan living/dining/ kitchen area and laundry. Dwellings 1- 3 will have a double garage under the main roof whilst dwellings 4 and 5 will have a singular garage under the main roof.

Dwellings 2, 3 and 5 will gain access to a proposed common driveway with 'through' access between Buna Terrace and Kokoda Road and have a North- South orientation.

Dwellings 1 and 4 will gain access from the primary streets via single width crossovers, separate from the common driveway. Dwelling 1 will have direct access and egress from Kokoda Road whilst dwelling 4 will have direct access and egress from Buna terrace. Both dwellings have East-West orientations.

The overall height of the dwellings will not exceed 6m metres above natural ground level, all dwellings are single storey and the extent fill will not exceed a depth of 500mm.



The external colours and materials of the dwellings are as follows:

Dwelling 1

- Roof: Colorbond 'Gully'
- Walls: Facebrick to match 'Gully'
- Roller Shutters: 'Monument'
- Aluminium windows: 'Monument'
- Garage Door: 'Ironbank'

Dwelling 2

- Roof: Colorbond 'Woodland Grey'
- Walls: Facebrick to match 'Shale Grey'
- Roller Shutters: 'Monument'
- Aluminium windows: 'Monument'
- Garage Door: Monument

Dwelling 3

- Roof: Colorbond 'Basalt'
- Walls: Facebrick to match 'Shale Grey'
- Roller Shutters: 'Basalt'
- Aluminium windows: 'Basalt'
- Garage Door: 'Ironbank'

Dwelling 4

- Roof: Colorbond 'Gully'
- Walls: Facebrick to match 'Gully'
- Roller Shutters: 'Monument'
- Aluminium windows: 'Basalt'
- Garage Door: 'Ironbank'

Dwelling 5

- Roof: Colorbond 'Windspray'
- Walls: Facebrick to match 'Shale Grey'
- Roller Shutters: 'Monument'
- Aluminium windows: 'Monument'
- Garage Door: 'Monument'



PROCEDURAL MATTERS

CHARACTERISATION

A retirement facility does not have an assessment pathway within the Neighbourhood Zone. Subsequently policies were generated for the dwelling aspect of the development. Within the zone group dwellings do not trigger Deemed to Satisfy (DTS) assessment pathway nor is the development listed as Restricted. Subsequently, a performance assessment pathway is to be undertaken against the Planning and Design Code (version 2022.5)

PUBLIC NOTICE

Table 5 of the Neighbourhood Zone states that a dwelling of any form is exempt providing the proposal satisfies Designated Performance Feature 4.1 and will not have a wall on the boundary in excess of 11.5m in length or 3.2m in height. As the design of the dwellings satisfies the DPF the development will not require public notification.

REFERRALS

There are no agency referrals required pursuant to Part 9 of the Planning and Design Code.



PLANNING ASSESSMENT

The subject site is located in the Neighbourhood Zone.

It is also affected by the following overlays:

- Character Preservation District Overlay
- Hazards (Flooding- Evidence Required) Overlay
- Native Vegetation Overlay
- Clearance from Overhead Powerlines Overlay

ZONE

The Desired Outcomes (DO's) of the (insert zone) are:

DO 1

'Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.'

LAND USE AND INTENSITY

PO 1.1

The zone primarily envisages residential land uses, including retirement facilities, supported accommodation, community facilities and new dwellings. By virtue of the residential nature of the proposal, the development is consistent with the envisaged use of the land as it provides housing that supports the needs of the local community without compromising neighbourhood character

SITE DIMENSIONS AND LAND DIVISION

PO 2.1

The current proposal is for the development of the retirement facility and does not involve land division. However, as detailed on the attached site plan each dwelling will have their



own defined site which includes private open space and which will involve internal fencing. The siting and design of the development will not prohibit land division should this be proposed at any stage in the future. Whilst there is no minimum site area prescribed for a retirement facility, the development does largely comply with the minimum group dwelling site area which is 350 sqm as the areas range from 433 sqm to 318 sqm. This calculation excludes the accessway and common areas.

The subject land is currently connected to Council's Community Wastewater Management System (CWMS) and there are conceivable constraints to providing suitable waste system that complies with the *Health Act 2011*.

Additionally, PO 2.2 is able to be achieved as each site is suitable for its intended purpose, has car parking facilities, landscaping, useable private open space and safe ingress and egress which complies with AS 28090.1

SITE COVERAGE

PO 3.1

The development is able to achieve PO 3.1 as site coverage is (insert figure) and contains 582sqm of landscape zones.

The proposed individual dwelling sites incorporate reasonable separation distances between dwellings and generous private open space areas. As the submitted civil plans demonstrate, areas outside of building envelopes and the common driveway will be landscaped for improved visual presentation from Buna Terrace and Kokoda Road. The proposed setbacks created reasonable separation between dwellings for resident's privacy, functionality of the dwelling and ensuring the units do not appear cluttered from the street

BUILDING HEIGHT

PO 4.1

In accordance with the performance feature, the proposed residences are single storey in nature, and are consistent with the prevailing character in of the neighbourhood.

Overall building height does not exceed 6 metres.



PRIMARY STREET SETBACK

PO 5.1

Dwelling 1 and Dwelling 4 are proposed to address both Kokoda and Buna Terrace with a front setback of 6 metres. The street which is curved has a mixture of front setbacks of residential dwellings which range from 1 metres directly opposite the 10 Buna Tce to 20 metres at 9 Kokoda Road. Both dwellings do not achieve this performance outcome given the substantial setback of the dwellings either side of Dwelling 1 in particular.

The setback of Dwelling 4 is only short by 1 metre and given that existing character which comprises a range of setbacks immediately adjacent the site this is not considered to be fatal to the application. The façade treatment is well articulated, single story, includes traditional roof line and will not be visually obtrusive as a result. The external colour and material palette is also sympathetic to the existing character of the locality and will include generous landscaping within the front setback.

The setback of Dwelling 1 is also considered appropriate in the context of the street due to the extent of existing landscaping within front setbacks, that there is no built form on the northern side of Kokoda Road due to the large public open space and the mixture of setbacks such as 11 Kokoda (CT5195/319) which has a setback of 4 metres to the front boundary.

Again, the design of the façade is well articulated, incorporates a traditional roof line, generous landscaping, is not boundary to boundary and will not as a result be of place in the context of the locality.

BOUNDARY WALLS

PO 7.1, 7.2

Dwellings 1, 4 and 5 are the only examples of boundary development as defined by the Planning & Design Code. In accordance with the policy, boundary walls have been limited to garage walls only and will measure no more than 2.7m in height. Furthermore, the proposed boundary walls will not occupy more than 11.5m of the boundary's length. Siting of the dwellings and private open space has been carefully considered to limit impact on neighbouring allotments and aged care residences by setting buildings back from property boundaries and locating private open space adjacent garage areas and adjacent private open space.



SIDE BOUNDARY SETBACK

PO 8.1

In order to maximise movement around the dwellings, the proposed residences have been set back from side boundaries more than 900mm. Dwellings 2 and 5 are proposed to set back for 3 metres to maximise access to northern light. Dwellings 1 and 4 have minimised setbacks to the south, allowing for a wider landscape strip between the dwellings and the internal access.

REAR BOUNDARY SETBACK

PO 9.1

Dwellings are generally setback in accordance with the performance criteria to maximise access to usable areas of private open space. The proposed rear boundary of Dwelling 1 acts as a side boundary for Dwelling 2, which has a rear setback in the order of 3 metres. The rear boundary of Dwellings 3 and 4 are abutting in order to create an increased buffer between the two dwellings and the rear boundary of Dwelling 5 creates a rear boundary separation of 3.5 metres from the neighbouring retirement housing to the north.

All dwellings have been carefully orientated for optimal solar access and appropriate separation from neighbouring retirement units.

OVERLAYS

CHARACTER PRESERVATION DISTRICT OVERLAY

The DO's of this overlay are:

DO 1

'Recognise, protect and enhance the special character of Character Preservation Districts.'

DO 2

The long term use of land outside of townships for primary production and associated value adding enterprises is assured and promoted.'



LAND USE AND INTENSITY

PO 1.2

The proposed retirement units achieve the provisions of *the Character Preservation (Barossa Valley) Act 2012* the residential development is wholly located within the township of Nuriootpa as envisaged by DPF 1.2

BUILT FORM AND CHARACTER, BUILT FORM AND CHARACTER IN THE RURAL AREA & EARTHWORKS

PO 2.2, 4.1

The proposed units have been architecturally designed to deliver additional aged care housing stock which is within a convenient distance of the existing facility and adjacent existing retirement housing in Buna Terrace also owned by Barossa Village Inc. The design of the dwellings are able to achieve PO 2.2 as the single storey built form is consistent with the character of the locality, they are of a scale that is consistent with the adjacent retirement housing at 6-8 Buna Terrace, the dwellings incorporate significant landscaped areas and are able to achieve residential design policy contained within the Planning & Design Code.

Each dwelling has been articulated using varying colours and roof pitches to avoid delivering a monotonous design outcome. The dwellings are to be set back from the internal access way and side boundaries, allowing for additional landscaping to improve the overall appearance of the site.

The filling of land will be limited to 300mm. The proposed levels of fill are not deemed excessive and will not necessitate retaining greater than 1 metre in height. Fortunately, the subject land is relatively flat and will not warrant substantial earthworks to establish dwelling pads or the proposed access.

HAZARDS (FLOODING – EVIDENCE REQUIRED) OVERLAY

The DO of this overlay is:

‘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.’



FLOOD RESILIENCE

PO 1.1

It is noted this overlay is applied state-wide and does not specifically infer there are any specific flooding issues with the site. However, interim pre-application discussions with Council's engineering team have identified a history of localised flooding the locality due to the lack of stormwater infrastructure in the street. Consequently, the dwellings and proposed access have been elevated up to 300mm above the kerb level to mitigate potential entry of floodwaters into the homes. The subject land is a substantial distance from the nearest flood mapped water course, therefore it has been determined that with appropriate stormwater management and raised floor level the development is not likely to be affected by flooding.

NATIVE VEGETATION OVERLAY

The DO of this overlay is:

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

ENVIRONMENTAL PROTECTION

PO 1.1, 1.2 ,1.4

The subject land does not contain any remnant native vegetation, the sites are currently landscaped with a mixture of native and exotic shrub species and a number of trees. The proposed development will incorporate planting of new native species to soften paved/bitumised areas and to contribute to local biodiversity.

Trees within the subject land are not covered by the provisions of *the Native Vegetation Act 1991*.

CLEARANCE FROM OVERHEAD POWERLINES

The DOs of this overlay are:

'Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.'

**PO1.1**

As the site and survey plan identifies, there are overhead lines running parallel with the northern boundary at the existing Kokoda road allotment. The proposed dwellings are well setback from the lines and will not need to be altered as part of the construction of the common driveway.



Existing power line adjacent current access.



KEY ISSUES

DESIGN (GENERAL POLICY)

The DO of the Design general policy is:

'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.'*

EXTERNAL APPEARANCE,

PO 1.1, 1.3

The proposed development has been purposefully designed by qualified architects to produce a site responsive design for retirement living.

The dwellings are proposed to be constructed of Colorbond Steel, brickwork and stone feature walls to ensure the residences are compatible with the prevailing character of the locality. Materials are non-reflective in nature and the proposed mid grey- brown colours are soft and natural to blend with the locality.

SAFETY

PO 2.1, 2.2, 2.3, 2.4, 2.5

Dwellings 2, 3 and 5 have been orientated internally to allow for internal passive surveillance while Dwellings 1 and 4 will be orientated towards the primary street which will create passive surveillance from both Buna Tce and Kokoda Road. The western side of



Kokoda Road contains public open space which also promotes passive surveillance in the locality.

LANDSCAPING

3.1, 3.2

The landscaped common driveway allows for a safe and access throughout the site for retirement village residents.

ENVIRONMENTAL PERFORMANCE

PO 4.1, 4.2, 4.3

All dwellings have been designed to achieve some environmental performance outcomes. Dwelling living areas and private open space have north facing aspect to avoid reliance on mechanical equipment for heating and clothes drying. All dwellings contain eaves for shading in the warmer months and each dwelling will comply with Section J of the National Construction Code.

WATER SENSITIVE DESIGN

PO 5.1

On- site, combined retention and detention tanks have been provided to each dwelling in accordance with the Code. The inclusion of the tanks will help to ensure that pre-development flows are maintained. Due to the residential nature of the development, any residual stormwater discharge is unlikely to contain harmful pollutants which would affect local water quality.

ON-SITE WASTE TREATMENT SYSTEMS

PO 6.1

The site is connected to Council's CWMS and therefore effluent for each proposed dwelling will be connected to the closest CWMS point with a common holding tank which will discharge into the Council system.

CARPARKING APPEARANCE, EARTHWORKS AND SLOPING LAND, GARAGING

PO 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 14.1

Each retirement home has been provided with a minimum of one (1) undercover parking space under the main roof line. Garages have been sited under the main roof and will



measure no more than 6.5 metres and no less than 3.8 metres. Dwellings with double garages will be limited to one roller door to avoid negative streetscape presentation.

The common access includes three (3) visitor parking spaces surrounded by soft landscaping. Dwellings 1 and 4 address the primary streets which can cater for visitor parking. As discussed throughout this planning statement, the subject land is relatively level and will not require excessive earthworks to establish the common driveway.

EARTHWORKS AND SLOPING LAND

PO 8.1, 8.2, 8.3

The subject site is flat, filling will be limited to 300mm for flood mitigation purposes only. The proposed development will not warrant retaining walls or any earthworks which exceed a combined height of 2 metres. Similarly, the proposed common access will not warrant excessive earthworks or be of a slope which would pose any risk of land slip.

FENCES AND WALLS

PO 9.1

The proposed retirement facility will only include 'good neighbour' fencing between dwellings for privacy. The facility will not be fenced externally to ensure passive surveillance.

ALL RESIDENTIAL DEVELOPMENT

PO 11.1, 11.2, 12.1, 12.2

Dwellings 2, 3 and 5 will address the common area, while Dwellings 1 and 4 will address the primary streets. In accordance with the policies, living area windows will be located on the front façade to ensure that the dwellings facades make a positive contribution to the streetscape.

PRIVATE OPEN SPACE

PO 17.1

Each dwelling has been provided with a minimum of 40m² of private open space, which is in excess of the 25m² required in Table 1. An additional 582m² of landscaped area has been allocated for communal use.



WATER SENSITIVE DESIGN

PO 18.1, 18.2

As the civil plans by Schmidt Bentley Engineers demonstrates, the proposed stormwater system has been designed to not exceed 36.9 L/s in a 1 in 20 ARI event . In addition, each dwelling will be fixed with a 2000L water tank for on site retention and detention, to maximise the reuse of water on site.

TABLE 1- PRIVATE OPEN SPACE

In accordance with the Table 1 in the Design policy each dwelling has been allocated more than the envisaged 24m² of private open space. Table 1 on Page 6 of this report outlines the private open spaces provided per dwelling.

DESIGN IN URBAN AREAS

PO 37.1 & 37.2, 38.1 - 39.1- 39.6, PO 40.2, 40.3, 40.4, 40.5, 40.7

The proposed aged care facility has been designed to be inclusive by being wheelchair friendly and accessible for those with limited mobility. The proposed common area and driveway will be landscaped and bitumised to allow pedestrian and wheelchair movement within the site and will be visible from Dwellings 2, 3 and 5 for safety and security.

Access to the common area can be reached from all dwellings from ground level and the site is relatively level. The design of all of the dwellings, which includes the bathrooms will comply with AS 1428.1 and the *Disability Discrimination Act 1992*.

Each dwelling will have reasonable sized private open space to allow waste storage and clothes drying areas without compromising the usability of the space. Several of the dwellings in the facility have been provided with a double garage which is also suitable for storage of waste and mobility vehicles.



INFRASTRUCTURE AND RENEWABLE ENERGY FACILITIES (GENERAL POLICY)

The DO of the Infrastructure general policy is:

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

WATER SUPPLY

PO 11.1

The sites are connected to a reticulated water supply in accordance with the policy. In accordance with the National Construction Code each dwelling will be supplied with a 2000L water tank.

WASTEWATER SERVICES

PO 12.1, 12.2

The site is connected to Council's CWMS. Each dwelling will connect into the scheme in accordance with *the South Australian Public Health Act 2011*.

SITE CONTAMINATION (GENERAL POLICY)

The DO of the Site Contamination general policy is:

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

SITE CONTAMINATION

PO 1.1

The proposed development is for retirement living and will therefore the residential use of the land will not be altered. In accordance with the EPA'S Practise Direction 14, the proposed development will not be changing to a more sensitive use as identified on the hierarchy table.



TRANSPORT, ACCESS & PARKING (GENERAL POLICY)

The DO of the Transport, Access & Parking general policy is:

'A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.'

VEHICLE PARKING RATES, PO 5.1

The Off- Street Parking Requirements for a Retirement Facility stipulate two (2) spaces should be provided for a dwelling with 3 or more bedrooms. Dwellings 1,2 & 3 contain a double garage. Dwelling 5 & 6 include a single garage with a tandem space for Dwelling 6.

The table also stipulates a need for at least 0.2 spaces for visitor parking per dwelling. Three (3) spaces have been included along the common driveway which exceeds the minimum requirement of 2 car parks and offsets the loss of one tandem space for Dwelling 5.



CONCLUSION

The proposed development is considered to be appropriate in terms of its proposed density, the design of the built form and expansion of the site for the purposes of a retirement facility. The proposed new dwellings will replace older housing stock which will result in an upgrade of the quality housing on the site.

The siting and design of the development takes into account the prevailing character of both streetscapes; Kokoda Road and Buna Tce and has been carefully designed to provide internal connectivity, usable private open spaces and a design that is site responsive.

Whilst the frontage width of the site is slightly less than envisaged in the zone, the overall design response results in a high quality aged care development which will not compromise residential amenity and character of the locality.

As this submission has demonstrated, the majority of quantitative residential design parameters have been achieved and as such the development makes efficient use of the site without being an over-development.

The proposed units are consistent with the relevant desired and performance outcomes of the Planning & Design Code (Version 2022.5 dated 17 March 2022) and therefore warrants the grant of planning consent.

Should you have any further information or clarification please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'S. Davenport', is located above the contact information.

Sarah Davenport

SENIOR CONSULTANT
(Hons Urb.Reg.Planning) MPIA
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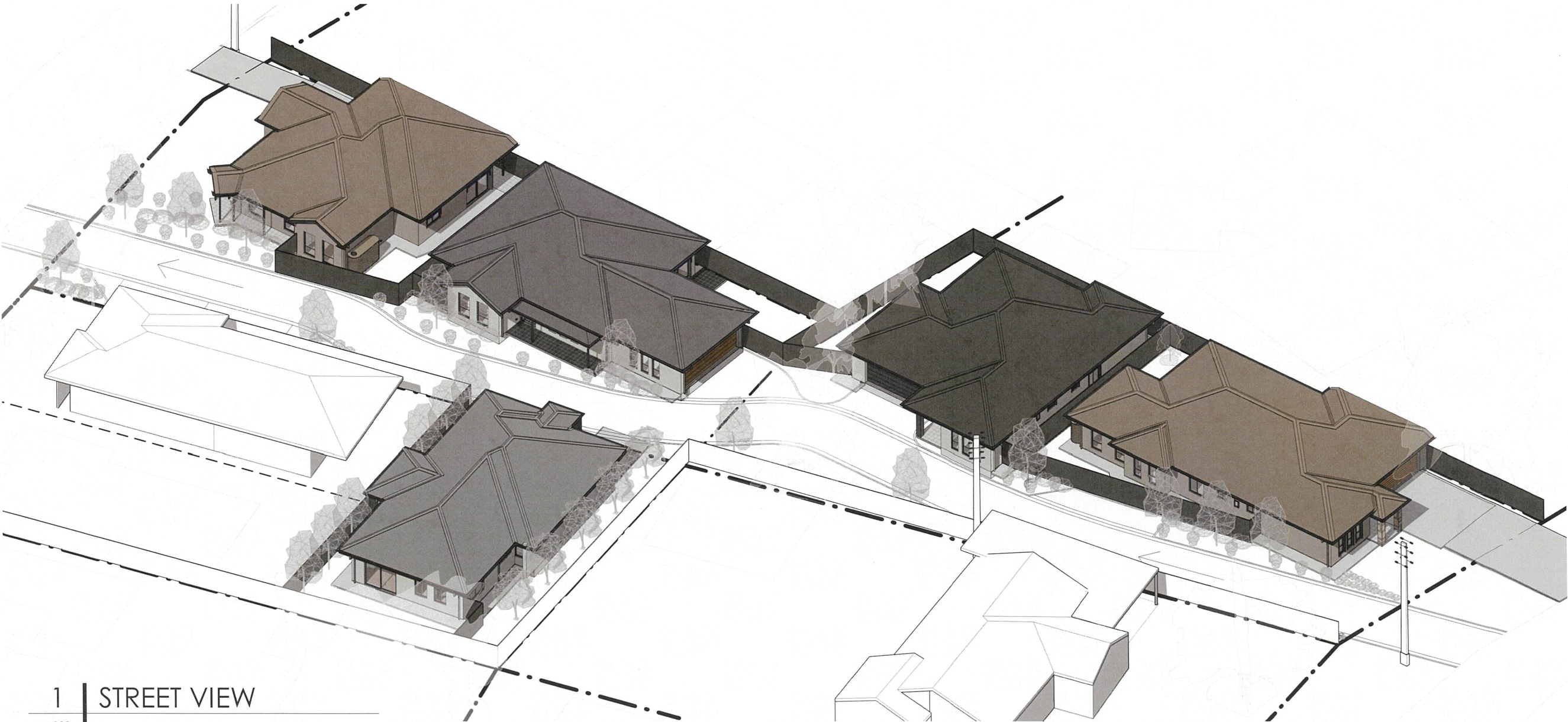
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BAROSSA VILLAGES INCORPORATED

BUNA KOKODA UNITS

ARCHITECTURAL DRAWING LIST

DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR	DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR
A000	COVERSHEET, PERSPECTIVE	P.07	23.01.23	REVISED PA	A006	SURVEY	P.05	23.01.23	REVISED PA
A001	BLOCK PLAN	P.07	23.01.23	REVISED PA	A007	SITE BOUNDARIES	P.03	23.01.23	REVISED PA
A002	SITE ROOF PLANS	P.07	23.01.23	REVISED PA	A008	SITE LANDSCAPE PLAN	P.03	23.01.23	REVISED PA
A003	SITE FLOOR PLANS	P.07	23.01.23	REVISED PA	A009	SITE LANDSCAPE PLAN NOTES	P.03	23.01.23	REVISED PA
A004	EXISTING & DEMOLITION SITE PLAN	P.07	23.01.23	REVISED PA	A010	STREET PERSPECTIVE	P.03	23.01.23	REVISED PA
A005	SITE NOTES	P.07	23.01.23	REVISED PA	A011	STREET PERSPECTIVE	P.03	23.01.23	REVISED PA



1 STREET VIEW
A000

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WARNING
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ABN 31 852 116 195

P.01	CLIENT REVIEW	SB	WS	15.04.21
P.02	DEVELOPMENT APPLICATION	SB	WS	26.07.21
P.03	CONSULTANT COORDINATION	WS	WS	11.01.21
P.04	DEVELOPMENT APPLICATION	WS	WS	03.03.22
P.05	DEVELOPMENT APPLICATION	WS	WS	30.03.22
P.06	REVISED PLANNING	HA/TN	BH	21.11.22
P.07	REVISED PA	TN	ESD	23.01.23
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Client
BAROSSA VILLAGES INCORPORATED

Project Address
KOKODA AVENUE,
NURIOOPTA, SA 5355

Project Name
BV-BUNA KOKODA UNITS

Drawing Title
COVERSHEET, PERSPECTIVE

Project Number
2114

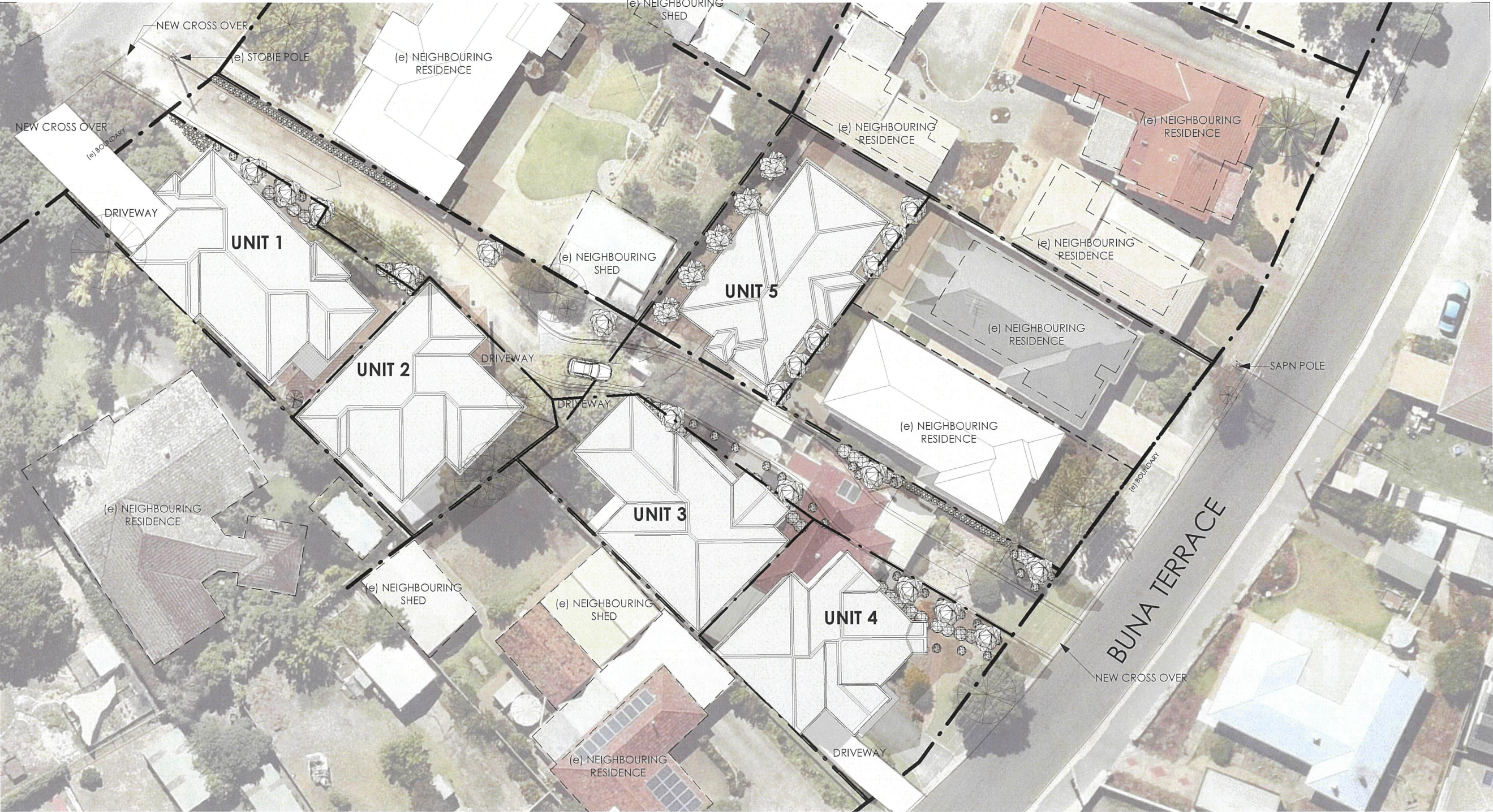
Drawing No. Issue
A000 P.07

Approved by/Drawn by
JG TN



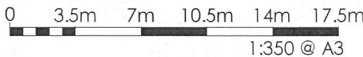
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1 BLOCK PLAN

A001 1 : 350



SITE COVERAGE	m ²	%
TOTAL SITE AREA	2509.5	
TOTAL ROOF AREA	1087	43.3
TOTAL ROADS AND HARD STAND	608.9	24.3
TOTAL LANDSCAPING (PRIVATE & SHARED)	813.6	32.4

UNIT SITE AREA COVERAGE					m ²
	SITE AREA	LIVING	GARAGE	VERANDAH	TOTAL
UNIT 1	433	144.4	41.7	16.4	202.5
UNIT 2	318	123.9	27.7	16.4	174.7
UNIT 3	318	115.8	43.7	31.5	191.0
UNIT 4	404	116.8	23.5	22.9	163.2
UNIT 5	366	123.9	27.7	4.1	155.7
TOTAL					887.1

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YOU DIG
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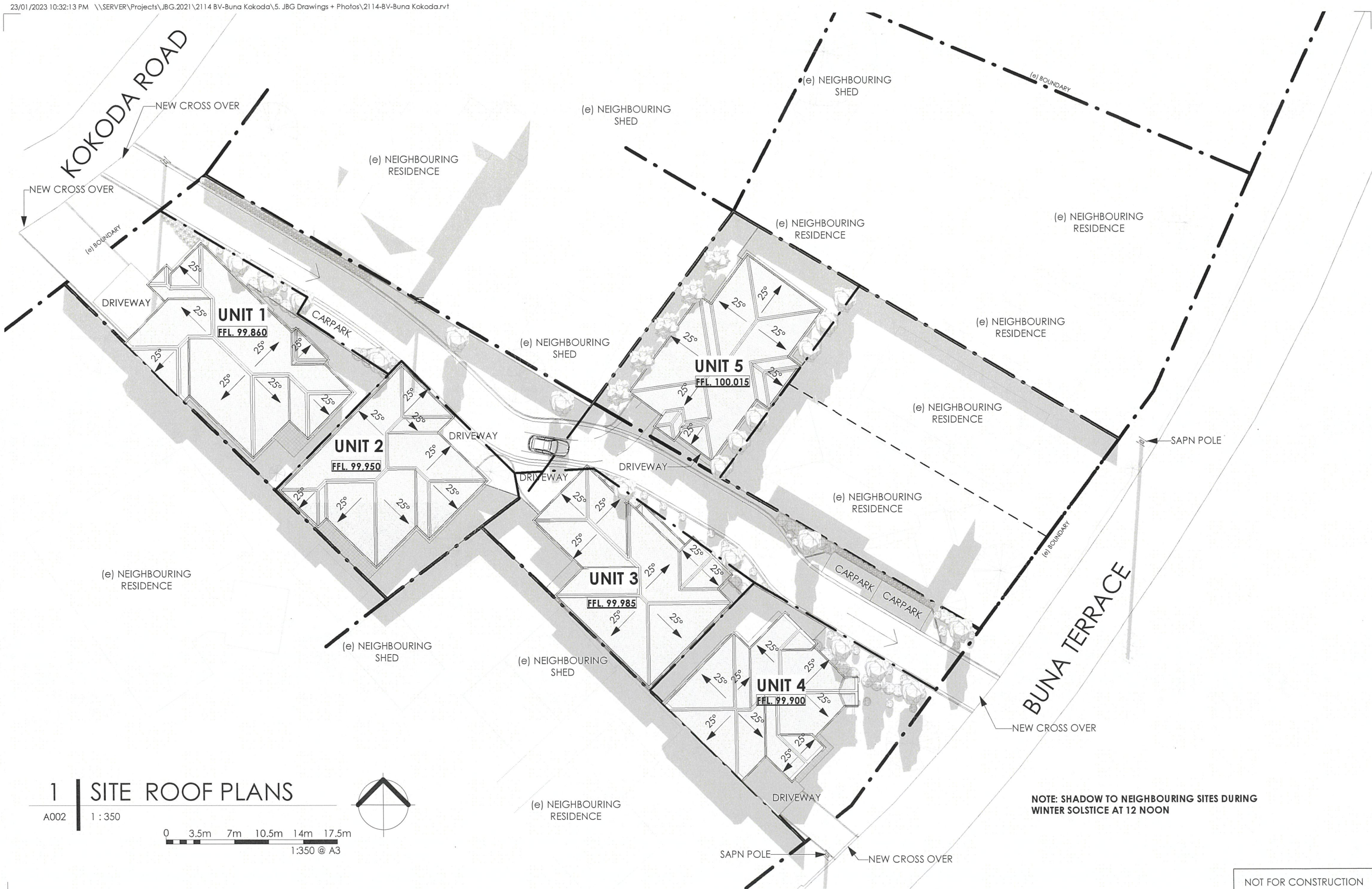
Client
BAROSSA VILLAGES INCORPORATED
Project Address
KOKODA AVENUE,
NURIOOPTA, SA 5355

Project Name
BV-BUNA KOKODA UNITS
Drawing Title
BLOCK PLAN

Project Number
2114
Drawing No.
A001
Issue
P.07
Approved by
JG
TN



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Project Address
KOKODA AVENUE,
NURIOOPTA, SA 5355

Project Name
BV-BUNA KOKODA UNITS
Drawing Title
SITE ROOF PLANS

Project Number
2114
Drawing No.
A002
Issue
P.07
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Client
BAROSSA VILLAGES INCORPORATED

Project Address
**KOKODA AVENUE,
NURIOOPTA, SA 5355**

Project Name
BV-BUNA KOKODA UNITS

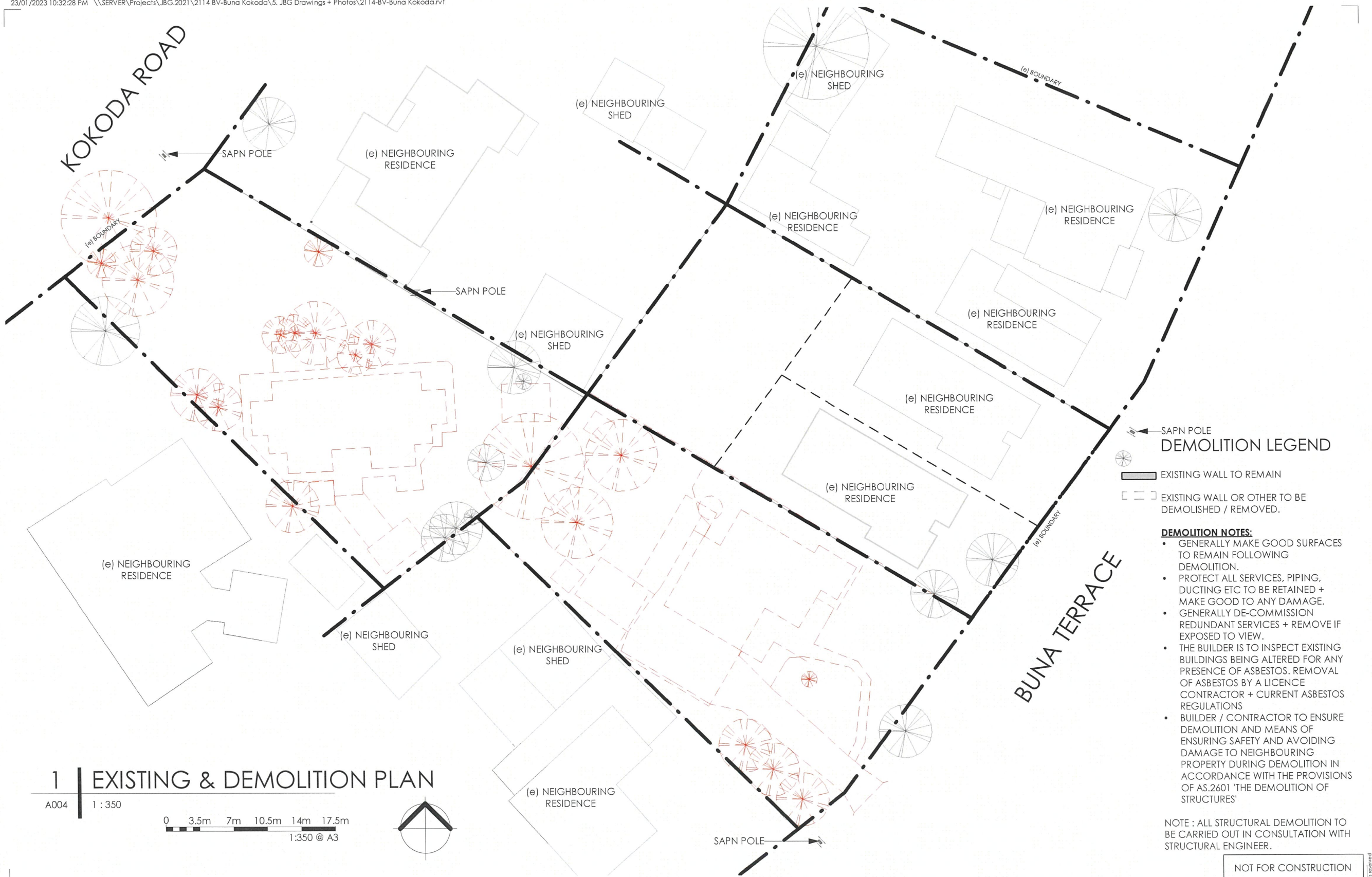
Drawing Title
SITE FLOOR PLANS

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Project Number	2114
Drawing No.	A003
Issue	P.07
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Client
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Project Address
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Project Name
BV-BUNA KOKODA UNITS

Drawing Title
EXISTING & DEMOLITION SITE PLAN

Project Number
2114

Drawing No.
A004

Issue
P.07

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SITE NOTES

SITE SETOUT + BOUNDARY IDENTIFICATION:

SET-OFF DIMENSIONS SHALL BE FROM THE ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES. BOUNDARY + EASEMENT LINES ARE TO BE IDENTIFIED BY THE BUILDER ONSITE PRIOR TO CONSTRUCTION.

SITE WORKS NOTES:

THERE ARE NO SIGNIFICANT TREES, SHRUBS OR EXISTING STRUCTURES (OTHER THAN THOSE INDICATED) ON THIS OR ADJOINING SITES OR PUBLIC PLACES THAT WILL AFFECT OR BE AFFECTED BY THE PROPOSED BUILDING WORKS.

THERE ARE NO BRUSH FENCES WITHIN 3M OF THE NEW BUILDING WORKS.

GENERAL LANDSCAPING:

PROVIDE PERIMETER PROTECTION AROUND BUILDING TO AN APPROVED METHOD AS SCHEDULED IN THE ENGINEERS FOOTING CONSTRUCTION REPORT. (TYPICALLY 1000mm WIDE PERIMETER PAVING TO ENGINEERS DETAILS)

GENERALLY LANDSCAPE LAYOUT (PLANT SPECIES) SHALL BE AS INDICATED ON DRAWING OR, DETAILS OF PLANTING + PLANT SPECIES TO BE PROVIDED TO COUNCIL SATISFACTION PRIOR TO COMMENCEMENT ON SITE.

SITE SERVICES:

ELECTRICAL SUPPLY: PROVIDE NEW UNDERGROUND ELECTRICAL CABLE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION

WATER SUPPLY: PROVIDE NEW WATER METER + PIPE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION

WASTEWATER DISPOSAL: PROVIDE NEW ONSITE WASTEWATER DISPOSAL AS INDICATED ON DRAWINGS- REFER TO CONSULTANT WASTEWATER ENGINEER REPORT FOR FURTHER DETAILS

GAS SUPPLY: PROVIDE NEW GAS SUPPLY LINE FROM CLOSEST INFRASTRUCTURE/ PROVIDE ONSITE LPG BOTTLE GAS SUPPLY

TELECOMMUNICATION/DATA SUPPLY: PROVIDE NEW UNDERGROUND CABLE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION

STORMWATER MANAGEMENT:

TO BE DIRECTED AWAY FROM BUILDING BY FALLS IN PAVING AND SURROUNDING GARDEN LEVELS.
THE METHOD OF STORMWATER DISPOSAL MUST NOT RESULT IN THE ENTRY OF WATER INTO ANY BUILDING OR ON TO THE LAND OF ANY ADJOINING OWNER.

ROOF WATER COLLECTION:

ROOF WATER FROM A MINIMUM OF 50m2 OF THE ROOF CATCHMENT AREA OF THE BUILDING TO BE DIRECTED TO A RAINWATER TANK (MIN 1000 LITRE CAPACITY) VIA 90mmDIAM PVC STORMWATER PIPES. OVERFLOW TO BE DIRECTED MINIMUM 10M AWAY FROM TANK TOWARDS NEARBY GARDEN AREAS. INLET + OVERFLOW OF RAINWATER TANK(S) TO BE FITTED WITH MOSQUITO PROOF, NON-DEGRADABLE SCREENS. RAINWATER TO BE PLUMBED TO THE FOLLOWING FIXTURES:(WHERE APPLICABLE) WC, WATER HEATER, ALL LAUNDRY COLD WATER OUTLETS.

RAIN WATER TANKS:

TO LOCATIONS AS INDICATED ON SITE PLAN: CAPACITY TO BE CONFIRMED BY ENGINEERS STORMWATER MANAGEMENT PLAN

EXTERNAL LIGHTS:

EXTERNAL LIGHTING IS TO BE ORIENTATED IN A DOWNWARDS DIRECTION TO MINIMIZE LIGHT SPILL ON TO NEIGHBOURING SITES

NEW CROSSEOVERS:

NEW CROSSEOVERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL COUNCILS SPECIFICATIONS AND GUIDELINES.
REFER CONSULTING ENGINEERS DETAILS FOR PAVEMENT DESIGN.

TERMITE TREATMENT:

PROVIDE 'TERMI-MESH' STAINLESS STEEL MESH OR 'HOMEGUARD' BIFLEX BARRIER SYSTEM, TO PERIMETER OF NEW BUILDING SLABS/ STRIP FOOTINGS+ UNDER TIMBER FRAMED ELEMENTS+ BRICK PIERS + TO ALL SLAB PENETRATIONS. THE SLAB TO ACT AS PHYSICAL BARRIER TO REMAINDER OF BUILDING.

PROVIDE CHEMICAL SOIL BARRIER BY 'BIFENTHRIN' OR 'TERMICURE' INSECTICIDE SPRAY TO PERIMETER OF FOOTING + UNDER DECK AREAS.

BUILDER + OWNER ARE TO ENSURE A PERIODIC VISUAL INSPECTION FOR TERMITES BY MAINTAINING A MINIMUM 75MM FOOTING EDGE EXPOSURE + 25MM CLEARANCE TO ALL OBJECTS ADJACENT SLAB EDGE (UNLESS OTHERWISE SPECIFIED BY LEVELS).
ALL TERMITE SYSTEMS TO BE INSTALLED BY ACCREDITED CONTRACTOR.
TERMITE SYSTEMS + FITTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND AS.3660.1.

GENERAL NOTE:

THIS PLAN MAY HAVE BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF SHOWING EXISTING SITE CONDITIONS AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

DRAWINGS SHOULD BE READ IN CONJUNCTION WITH LATEST COPIES OF THE 'CERTIFICATES OF TITLE' FOR ANY ADDITIONAL ENCUMBRANCES OR EASEMENTS LOCATED ON THE PROPERTY.

GENERAL EXTERNAL LIGHTING

OUTDOOR LIGHTING SHOULD NOT RESULT IN LIGHT SPILLAGE ON ADJACENT LAND.

DEVELOPMENT, INCLUDING CAR PARK FACILITIES SHOULD INCORPORATE SIGNAGE AND LIGHTING THAT INDICATE THE ENTRANCES AND PATHWAYS TO, FROM AND WITHIN SITES.

PARKING AREAS THAT ARE LIKELY TO BE USED DURING NON DAYLIGHT HOURS SHOULD PROVIDE FLOODLIT ENTRANCE AND EXIT POINTS AND SITE LIGHTING DIRECTED AND SHADED IN A MANNER THAT WILL NOT CAUSE NUISANCE TO ADJACENT PROPERTIES OR USERS OF THE CAR PARK.

DEVELOPMENT SHOULD PROVIDE LIGHTING IN FREQUENTLY USED PUBLIC SPACES INCLUDING THOSE:

- 1. ALONG DEDICATED CYCLIST AND PEDESTRIAN PATHWAYS, LANEWAYS AND ACCESS ROUTES
- 2. AROUND PUBLIC FACILITIES SUCH AS TOILETS, TELEPHONES, BUS STOPS, SEATING, LITTER BINS, AUTOMATIC TELLER MACHINES, TAXI RANKS AND CAR PARKS.

LANDSCAPE FENCING & WALLS

FENCING & WALL NOTES:

FENCES AND WALLS INCLUDING RETAINING WALLS SHOULD:

- NOT RESULT IN DAMAGE TO NEIGHBOURING TREES;
- BE COMPATIBLE WITH THE ASSOCIATED DEVELOPMENT AND WITH EXISTING PREDOMINANT, ATTRACTIVE FENCES;
- ENABLE SOME VISIBILITY OF BUILDINGS FROM AND TO THE STREET TO ENHANCE SAFETY AND ALLOW CASUAL SURVEILLANCE;
- INCORPORATE ARTICULATION OR OTHER DETAILING WHERE THERE IS A LARGE EXPANSE OF WALL FACING THE STREET;
- ASSIST IN HIGHLIGHTING BUILDING ENTRANCES;
- BE SITED AND LIMITED IN HEIGHT, TO ENSURE ADEQUATE SIGHT LINES FOR MOTORISTS AND PEDESTRIANS ESPECIALLY ON CORNER SITES;
- IN THE CASE OF SIDE AND REAR BOUNDARIES, BE OF SUFFICIENT HEIGHT TO MAINTAIN PRIVACY AND / OR SECURITY WITHOUT ADVERSELY AFFECTING THE VISUAL AMENITY OR ACCESS TO SUNLIGHT OF ADJOINING LAND;
- BE CONSTRUCTED OF NON-FLAMMABLE MATERIALS

FENCING & GATES

- ALL GATE SWINGS + SLIDING DIRECTIONS AS INDICATED ON SITE PLAN
- ALL FENCES INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND / OR ENGINEERS DETAILS
- ALL NEW FENCING TO MATCH COLORBOND WOODLAND GREY

NOT FOR CONSTRUCTION

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P.07	REVISED PA	TN	ESD	23.01.23
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Client

BAROSSA VILLAGES INCORPORATED

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KOKODA AVENUE,

NURIOOPTA, SA 5355

Project Name

BV-BUNA KOKODA UNITS

Drawing Title

SITE NOTES

Project Number

2114

Drawing No.

A005

Issue

P.07

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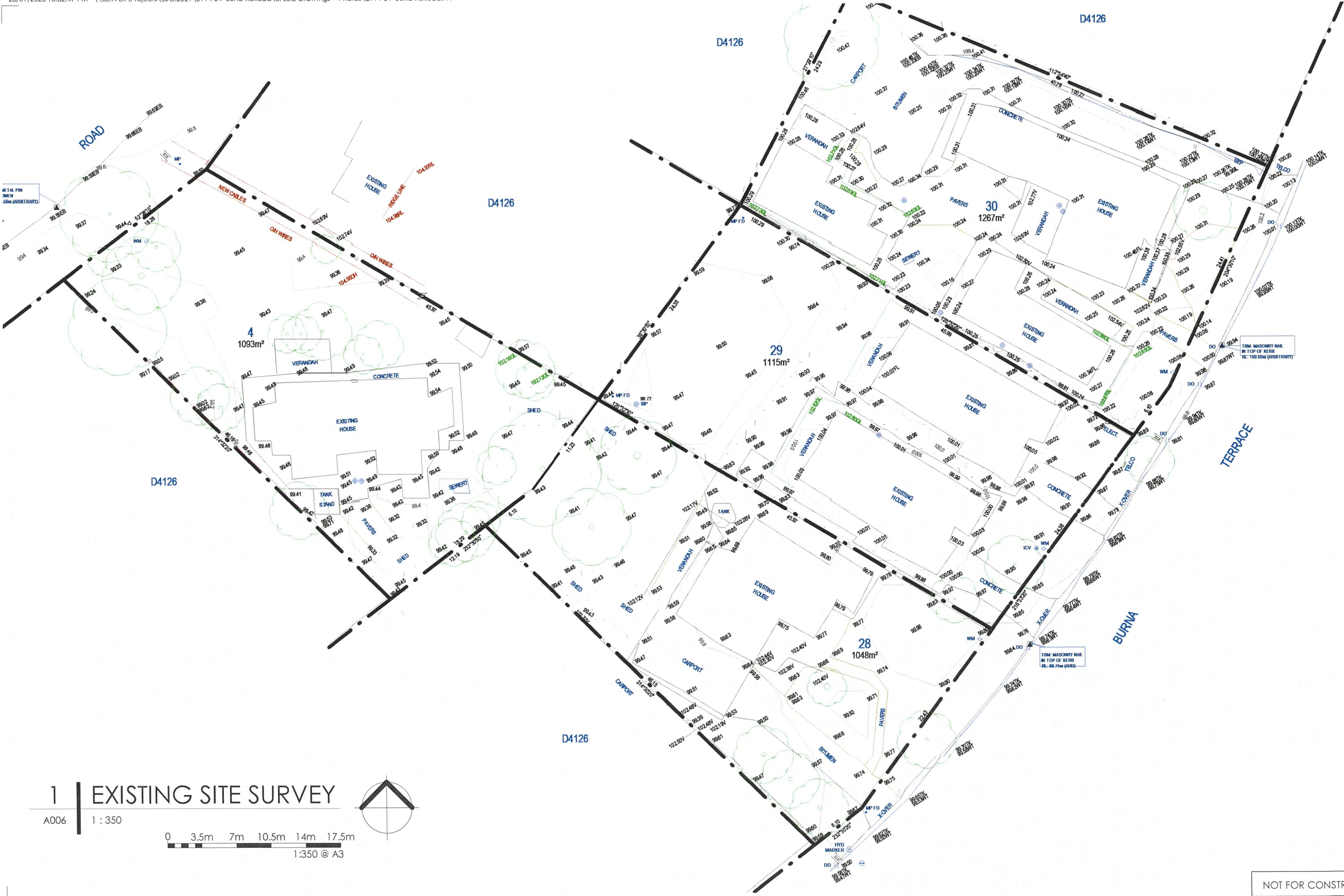
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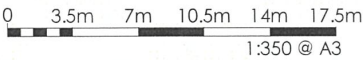
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1 EXISTING SITE SURVEY

A006 1:350



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Client
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Project Address
KOKODA AVENUE,
NURIOOPTA, SA 5355

Project Name
BV-BUNA KOKODA UNITS
Drawing Title
SURVEY

NOT FOR CONSTRUCTION

Project Number
2114
Drawing No.
A006
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P.05
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Drawn by
TN



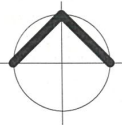
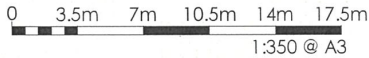
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1 | SITE BOUNDARIES

A007 1 : 350



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YOU DIG
ABN 31 852 116 195

P.01	DEVELOPMENT APPLICATION	WS	WS	30.03.22
P.02	REVISED PLANNING	HA/TN	BH	21.11.22
P.03	REVISED PA	TN	ESD	23.01.23
Issue:	Issued For:	By:	To:	Date:



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Project Address
KOKODA AVENUE,
NURIOPTA, SA 5355

Project Name
BV-BUNA KOKODA UNITS
Drawing Title
SITE BOUNDARIES

Project Number
2114
Drawing No.
A007
Issue
P.03
Approved by/Drawn by
JG TN



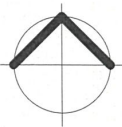
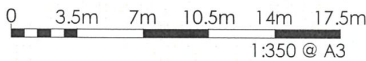
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1 | SITE LANDSCAPE PLAN

A008 | 1 : 350



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YOU DIG
www.100years.gov.au

ABN 31 852 116 195

P.01	LANDSCAPE	HA	BH	07.11.22
P.02	REVISED PLANNING	HA/TN	BH	21.11.22
P.03	REVISED PA	TN	ESD	23.01.23
Issue	Issued For	By	To	Date



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Project Name
BV-BUNA KOKODA UNITS

Drawing Title
SITE LANDSCAPE PLAN

Project Number
2114

Drawing No.
A008

Issue
P.03

Approved by
JG

Drawn by
TN



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LANDSCAPING & SCHEDULE OF PLANTS

TREES



PYRIS CALLERYANA
'BRADFORD'



CITRUS (VARIOUS)



TR.02
CITRUS (VARIOUS)

MADE UP OF A COMBINATION OF TREES, SHRUBS & GRASSES
AND LISTED IN THE SCHEDULE OF TREES & SHRUBS.

LANDSCAPING NOTES:
THE BAROSSA COUNCIL DEVELOPMENT GUIDELINES:
LANDSCAPING SHOULD ENHANCE DEVELOPMENT WITH
APPROPRIATE PLANTING AND OTHER LANDSCAPING WORKS.

LANDSCAPING SHOULD ENCLOSE OR SCREEN RURAL BUILDINGS WHILE HAVING REGARD TO FIRE SAFETY, TO ACHIEVE:

- PROTECTION FROM PREVAILING WINDS AND SUMMER SUN;
- MINIMAL VISUAL IMPACT ON OPEN RURAL AREAS;
- MINIMAL EROSION IN OPEN RURAL AREAS; AND
- INCREASED PRIVACY FOR RESIDENTS.
- RESULT IN THE CLEARANCE FROM POWERLINES AND OTHER INFRASTRUCTURE BEING MAINTAINED

THE VERGES OF NEW ROADS AND TRACKS SHOULD BE LANDSCAPED TO MINIMIZE:

- THEIR VISUAL IMPACT ON LANDSCAPE CHARACTER; AND
- EROSION CAUSED BY RUN-OFF.

THIS LIST IS INDICATIVE ONLY. FINAL SELECTION TO BE MADE BY CLIENT.

- LIRIOPE MUSCARI - GRASS
- DIANELLA REVOLUTA - GRASS/STRAPPED
- RAPHIOLEPSIS INDICA - MEDIUM SHRUB
- HARDENBERGIA VIOLACEA - MEDIUM SHRUB
- PYRUS CALLERYANA 'BRADFORD' - MEDIUM/LARGE TREE
- CITRUS (ASSORTED) - MEDIUM/LARGE TREE

THE LANDSCAPING PLAN IS INDICATIVE ONLY. PLANT QUANTITIES, POT SIZES AND IRRIGATION DESIGN DO NOT FORM PART OF THIS PLAN.

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WARNING Services shown on this drawing are approximate only. The exact locations to be confirmed on site the contractor prior to the commencement of work.

ABN 31 852 116 195

P.01	LANDSCAPE	HA	BH	07.11.22
P.02	REVISED PLANNING	HA/TN	BH	21.11.22
P.03	REVISED PA	TN	ESD	23.01.23

Issue	Issued For	By	To	Date
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Project Address
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Project Name
BV-BUNA KOKODA UNITS

Drawing Title
SITE LANDSCAPE PLAN NOTES

NOT FOR CONSTRUCTION

Project Number
2114

Drawing No.	Issue
A009	P.03

Approved by	Drawn by
JG	TN



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1 | VIEW FROM BUNA TERRACE
A010

Amended
23/1/2023

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P.01 LANDSCAPE	HA	BH	07.11.22
P.02 REVISED PLANNING	HA/	BH	21.11.22
	TN		
Issue	Issued For	By	To Date



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NURIOPTA, SA 5355

Project Name
BV-BUNA KOKODA UNITS

Drawing Title
STREET PERSPECTIVE

Project Number
2114

Drawing No.
A010

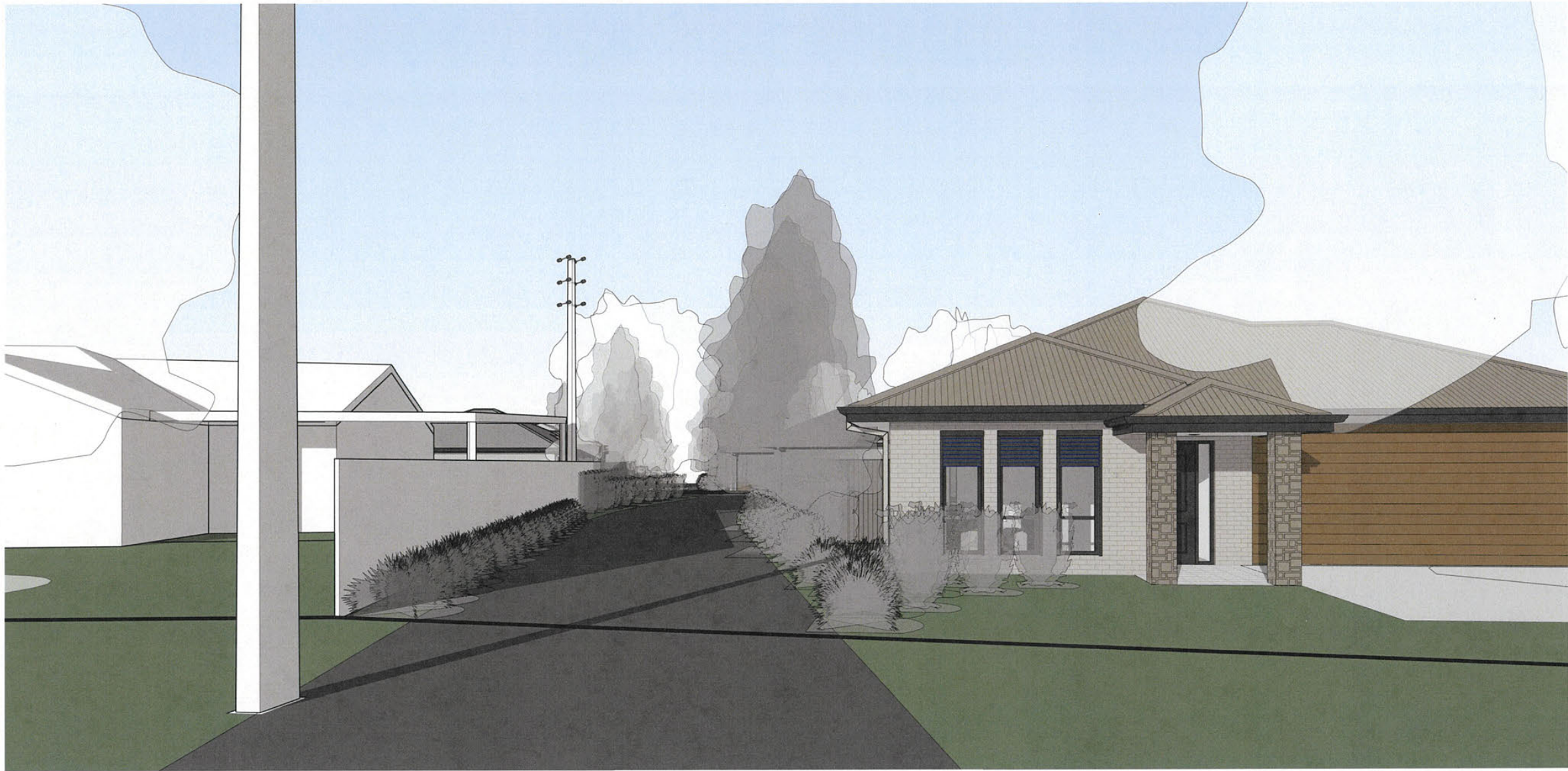
Issue
P.02

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1 | VIEW FROM KOKODA ROAD
A011

Amended
23/1/2023

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ABN 31 852 116 195

P.01 LANDSCAPE	HA	BH	07.11.22
P.02 REVISED PLANNING	HA/	BH	21.11.22
	TN		
Issue	Issued For	By	To Date



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Project Address
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NURIOPTA, SA 5355

Project Name
BV-BUNA KOKODA UNITS

Drawing Title
STREET PERSPECTIVE

Project Number
2114

Drawing No.
A011

Issue
P.02

Approved by
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2 | VIEW FROM BUNA TERRACE.1

A010	1 : 1
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ABN 31 852 116 195

P.01	LANDSCAPE	HA	BH	07.11.22
P.02	REVISED PLANNING	HA/TN	BH	21.11.22
P.03	REVISED PA	TN	ESD	23.01.23



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Project Name
BV-BUNA KOKODA UNITSDrawing Title
STREET PERSPECTIVE

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Project Number
2114

Drawing No.	Issue
A010	P.03
Approved by	Drawn by
JG	TN



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1 | VIEW FROM KOKODA ROAD.1

A011 1 : 1

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ABN 31 852 116 195

P.01	LANDSCAPE	HA	BH	07.11.22
P.02	REVISED PLANNING	HA/TN	BH	21.11.22
P.03	REVISED PA	TN	ESD	23.01.23
Issue	Issued For	By	To	Date



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Client
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Project Name
BV-BUNA KOKODA UNITS

Drawing Title
STREET PERSPECTIVE

Project Number
2114

Drawing No.
A011

Issue
P.03

Approved by
JG

Drawn by
TN



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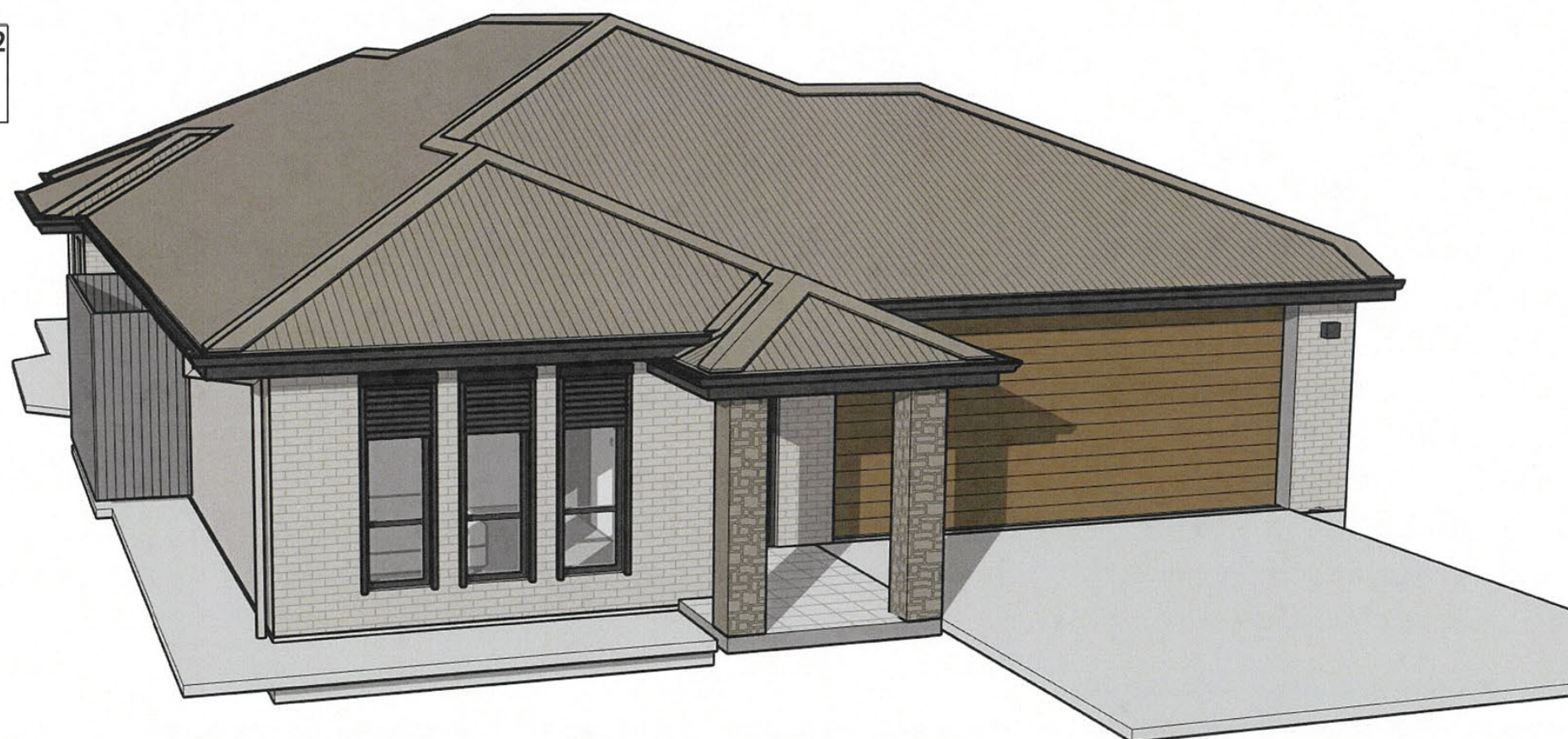
BAROSSA VILLAGE INCORPORATED

BUNA KOKODA UNIT 1

ARCHITECTURAL DRAWING LIST

DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR
A000	COVERSHEET & PERSPECTIVE	P.01	03/03/22	DEVELOPMENT APPLICATION
A100	PRESENTATION DRAWING	P.02	03/03/22	DEVELOPMENT APPLICATION
A101	FLOOR PLAN	P.01	03/03/22	DEVELOPMENT APPLICATION
A102	PLAN NOTES	P.01	03/03/22	DEVELOPMENT APPLICATION
A111	ROOF PLAN	P.01	03/03/22	DEVELOPMENT APPLICATION
A201	ELEVATIONS	P.01	03/03/22	DEVELOPMENT APPLICATION
A202	ELEVATIONS	P.01	03/03/22	DEVELOPMENT APPLICATION

**REFER TO 2114.2 BUNA - KAKODA UNIT 2
FOR BATHROOM/ENSUITE
FITOUT/JOINERY DOCUMENTATION**



UNIT 1 BUNA KAKODA		m²
LIVING AREA	144.4	
GARAGE	41.7	
VERANDAH	16.4	
TOTAL UNDER ROOF AREA	202.5	m²

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ABN 31 852 114 195

P.01 DEVELOPMENT APPLICATION SB WS 03/03/22



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Client
BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIOOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 1Drawing Title
COVERSHEET & PERSPECTIVE

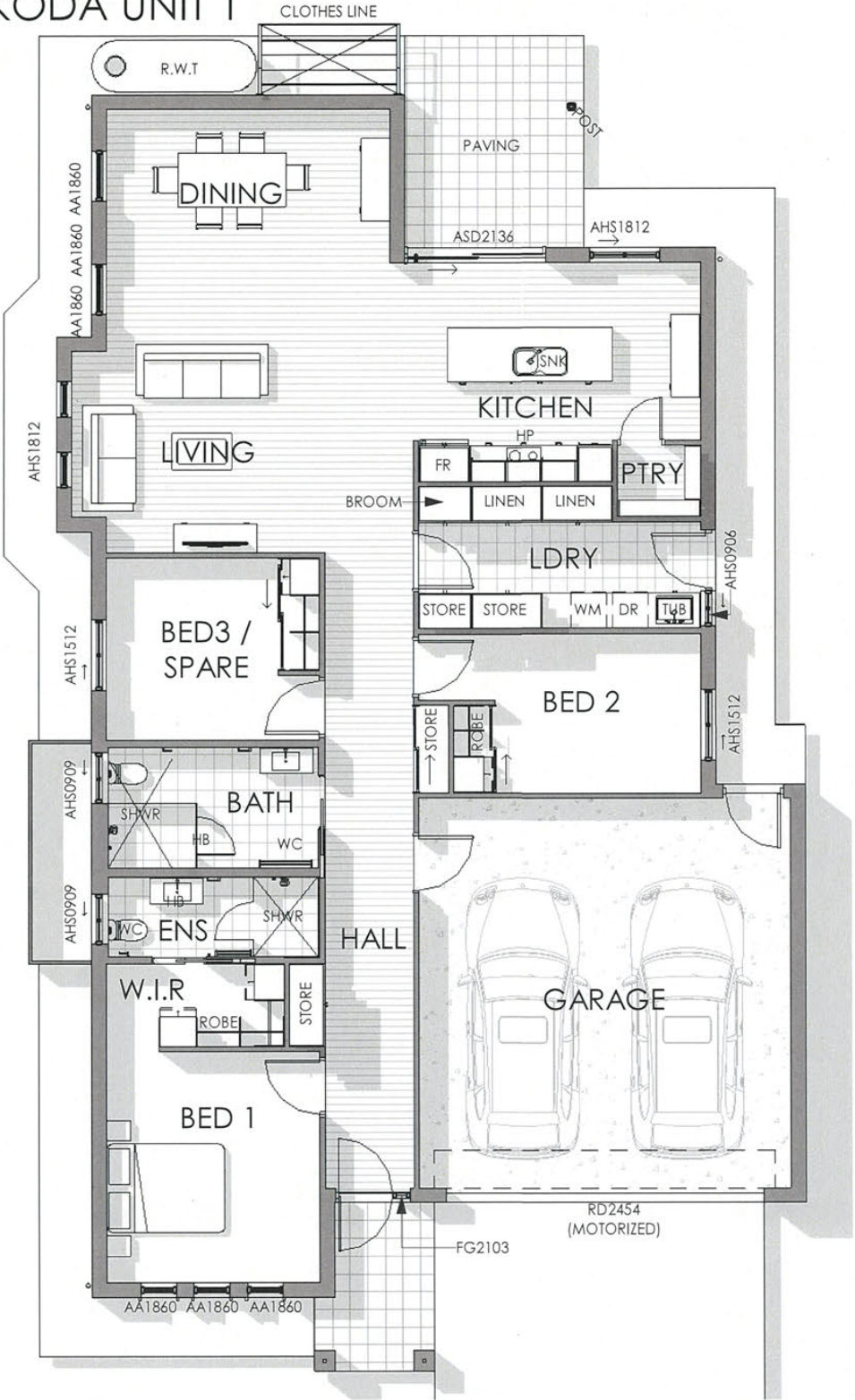
Project Number
2114.1

Drawing No.	Issue
A000	P.01

Approved by	Drawn by
WS	WS/SB



BAROSSA VILLAGE INCORPORATED
BUNA KAKODA UNIT 1



UNIT 1 BUNA KAKODA		m²
LIVING AREA	144.4	
GARAGE	41.7	
VERANDAH	16.4	
TOTAL UNDER ROOF AREA	202.5	m²

1 FLOOR PLAN - PRESENTATION
A201 1 : 100 0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A3



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ABN 31 852 116 195

P.01	CLIENT REVIEW	SB	WS	08/06/21
P.02	DEVELOPMENT APPLICATION	SB	WS	03/03/22
Issue	Issued For	By	To	Date



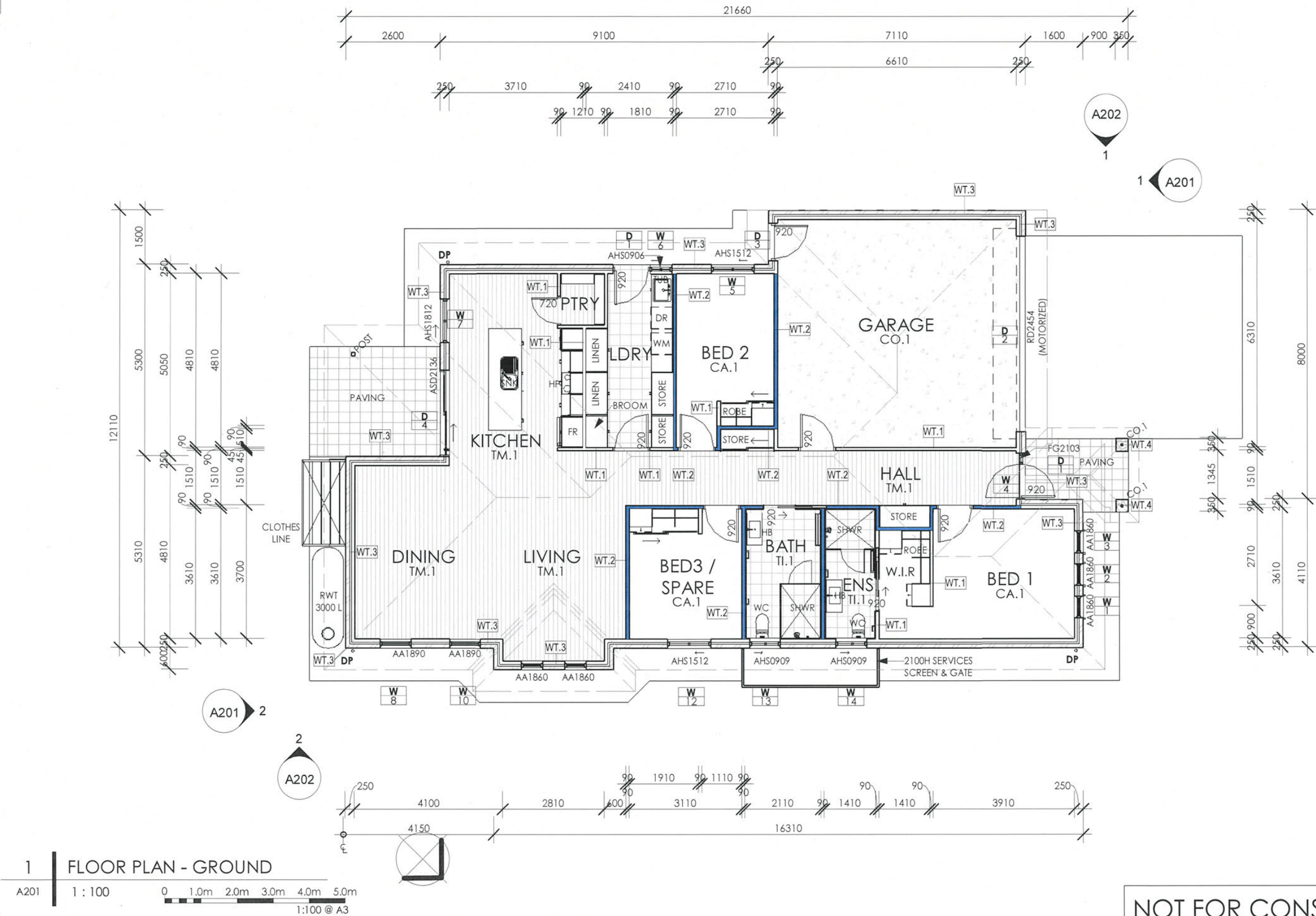
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Client
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NURIOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 1
Drawing Title
PRESENTATION DRAWING

Project Number
2114.1
Drawing No.
A100
Issue
P.02
Approved by
WS
Drawn by
WS/SB





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ABN 31 852 116 195

P.01	DEVELOPMENT APPLICATION	SB	WS	03/03/22
Issue	Issued For	By	To	Date



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Project Name
BV-BUNA KOKODA-UNIT 1
Project Number
2114.1
Drawing Title
FLOOR PLAN
Drawing No.
A101
Issue
P.01
Approved By
WS
Drawn by
WS/SB



PLAN LEGEND

FOOTING NOTES:

- OFF-FORM EXPOSED CONCRETE FOOTING : EXPOSED EDGE TO FOOTING TO BE STEEL-TROWEL FINISHED TO PROVIDE TRUE + CLEAN EDGE.
- PROVIDE SLAB SETDOWNS TO LAUNDRY, ENS, BATHROOMS TO ENGINEERS DETAILS FOR FLOOR DRAINAGE GRADING.
- PROVIDE APPROPRIATE SETDOWNS + FLOOR GRADES TO WET AREAS. REFER DRAWING WET AREA DETAILS- A.701 + A.702 FOR MORE DETAILS.

FLOOR FRAMING NOTES:

- ALL WALL FRAMING TO ENGINEERS DETAILS AND AS.1684.
- USE MIN 19MM STRUCTURAL FLOOR BOARD OR TIMBER FLOOR BATTENS OVER JOISTS
- PROVIDE APPROPRIATE SETDOWNS + FLOOR GRADES TO WET AREAS. REFER DRAWING WET AREA DETAILS- A.701 + A.702 FOR MORE DETAILS.

WALL NOTES:

- DIMENSIONS TO FLOOR PLAN TYPICALLY EXCLUDE CLADDINGS + LININGS.
- ALL WALL FRAMING TO ENGINEERS DETAILS AND AS.1684.
- SELECT EXTERNAL NON COMBUSTIBLE CLADDINGS SUITABLE FOR THE DESIGNATED BUSHFIRE ATTACK LEVEL (IF APPLICABLE).
- INSTALLATION OF PROPRIETARY CLADDINGS / LININGS TO MANUFACTURERS DETAILS.
- PROVIDE INSULATION AND SARKING AS SCHEDULED OR EQUIVALENT TO ALL EXTERNAL WALLS.
- USE WATER RESISTANT PLASTERBOARD TO ALL WET AREAS AS SCHEDULED ON WET AREA DETAILS DRAWING.
- ALL CONTROL JOINTS IN MASONRY WALLS + AAC POWER PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS SITE INVESTIGATION AND FOOTING CONSTRUCTION REPORT.
- SUB FLOOR WALLS TO CONTAIN VENTILATION BRICKS/ VENTS TO THE PERIMETER OF THE WALL TO BCA 3.4.1 + VENTS TO CONTAIN APPROPRIATE TERMITE TREATMENT + BUSHFIRE GUARDS.
- PROVIDE BITUMEN TANKING SOLUTION TO WATERPROOF CELLAR WALL/ FLOOR JUNCTIONS AS REQUIRED

FIRE WALL NOTES:

- WALLS LESS THAN 900MM AND PERPENDICULAR TO BOUNDARY LINES TO BE EXTERNALLY NON COMBUSTIBLE AND ACHIEVE AN FRL OF NOT LESS THAN 60/60/60.
- BE OF MASONRY - VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90mm THICK.
- BE OF MASONRY CONSTRUCTION NOT LESS THAN 90mm THICK.
- EXTERNAL WALLS (INCLUDING GABLES) MUST EXTEND TO THE UNDERSIDE OF A NON COMBUSTIBLE ROOF COVERING OR NON COMBUSTIBLE EAVES LINING.
- SUB FLOOR VENTS, ROOF VENTS, WEEPHOLES, CONSTRUCTION JOINTS AND PENETRATIONS FOR PIPES, CONDUITS AND THE LIKE MUST HAVE AN FRL OF NOT LESS THAN -/60/-.

OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE-RESISTING MUST BE PROTECTED BY:

- NON OPENABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH AN FRL OF NOT LESS THAN -/60/-
- SELF CLOSING SOLID CORE DOORS NOT LESS THAN 35mm THICK

WINDOWS IN NON-HABITABLE ROOM THAT FACES AN ADJOINING ALLOTMENT MAY NOT BE LESS THAN 600mm FROM THAT BOUNDARY OR, WHERE THE WINDOW FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN 1200mm FROM THAT BUILDING PROVIDING THAT:

- IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.2m² OR IN AN ALTERNATE NON-HABITABLE ROOM THE OPENING HAS AN AREA OF NOT MORE THAN 0.54m² AND THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES AND IT IS GALZED IN WIRED GLASS OR THE OPENING IS ENCLOSED WITH TRANSLUCENT HOLLOW GLASS BLOCKS.

DOOR + WINDOW NOTES :

- ALL DOOR SWINGS + SLIDING DIRECTIONS AS INDICATED ON FLOOR PLAN
- CONFIRM WINDOW + DOOR OPENING DIMENSIONS ON SITE PRIOR TO FABRICATION

EXTERNAL DOORS + WINDOWS:

- FIT WITH MATCHING INSECT SCREENS AND SELECTED HARDWARE TO OWNERS REQUIREMENTS.
- PROVIDE DRAUGHT PROTECTION + WEATHER SEALS TO ALL EXTERNAL SWING DOORS
- ALL OPERABLE WINDOWS GREATER THAN 2000MM ABOVE EXTERNAL GROUND LEVEL TO OPEN MAX 125MM WIDE.
- USE 'TRUTH HARDWARE- ENCORE' HINGES ON CASEMENT WINDOWS
- ALL CASMENT WINDOWS TO USE 'TRUTH HARDWARE-ENCORE' HINGE OPERATORS

(ALUMINIUM)

- ALUMINIUM SLIDING DOOR FRAMES TO BE FABRICATED WITH LOW PROFILE (NURSING HOME SILL OR EQUIVALENT) OR CONCEALED THRESHOLDS - CONFIRM PROFILE SELECTION WITH OWNER.

INTERNAL DOORS:

- SELECTED 2040 (GIVE INFO) HIGH SEMI-SOLID TIMBER PANEL DOORS (UNLESS NOTED OTHERWISE) AS INDICATED ON DWGS. FIT WITH SELECTED DOOR HANDLES, PRIVACY LOCKS + DOOR STOPS TO OWNERS SPECIFICATION.
- FOR ALL WC'S, IF THE SHORTEST DISTANCE BETWEEN THE PAN AND THE NEAREST PART OF THE DOOR FRAME IS 1200mm OR LESS, THEN THE DOORS ARE TO BE FITTED WITH REMOVABLE HINGES.

DOOR + WINDOW LEGEND:

- AFW ALUMINIUM FIXED GLASS
- ASW ALUMINIUM SLIDING WINDOW
- TD TIMBER DOOR
- GD GARAGE DOOR/SHUTTER
- CSD CAVITY SLIDER DOOR + 'JEXIS' CAVITY RELEASE SYSTEM

GLAZING:

- ALL GLAZING SHALL BE IN ACCORDANCE WITH THE EXTERNAL GLAZING CALCULATIONS IN THE ENERGY EFFICIENCY REPORT - CONFIRM SELECTION WITH OWNER.
- ALL GLAZING SHALL BE IN ACCORDANCE WITH AS1288 + WIND SPEEDS AS PER ENGINEERS CALCULATIONS.
- GENERALLY CLEAR GLASS THROUGHOUT + SEMI-TRANSLUCENT 'FROSTED' GLASS TO PRIVACY AREAS OF BUILDING- CONFIRM AREAS WITH OWNER.
- REFER TO GLAZING REQUIREMENTS IN CONJUNCTION TO THE BUSHFIRE RISK LEVEL (IF APPLICABLE) FOR SAFETY GLASS+ TOUGHENED GLASS.

ENERGY EFFICIENT GLAZING LEGEND:

THE FOLLOWING ROOMS ARE TO CONTAIN LOW- E GLAZING (VERIDIAN ENERGY TECH 'CLEAR'- OR SIMILAR BRAND):
(GIVE INFO- LIST ROOMS)

THE FOLLOWING ROOMS ARE TO CONTAIN DOUBLE GLAZING:

(GIVE INFO- LIST ROOMS)

- GLAZING SPECIFIED IS THE MINIMUM REQUIREMENT FOR THE PROJECT- BUILDER IS TO DISCUSS INCREASING THE PERFORMANCE OF GLAZING WITH THE OWNER PRIOR TO CONSTRUCTION

INTERNAL TRIMS + WALL FINISHES:

CORNICE: 'SQUARE SET TO ALL LIVING/ DINING/ KITCHEN AREAS + 90mm 'COVERED' CORNICE ELSEWHERE

ARCHITRAVES: 50x1' MDF TRIM

SKIRTINGS: 50x19 SPLAYED MDF SKIRTING

- CONFIRM SELECTIONS WITH OWNER PRIOR TO INSTALLATION.

WALL TILING:

- FLOOR TO CEILING WALL TILING TO THE FOLLOWING ROOMS:(GIVE INFO)
- 1800 HIGH WALL TILING TO THE FOLLOWING ROOMS: WET AREAS
- PROVIDE SPLASHBACK ABOVE KITCHEN JOINERY

FLOOR FINISHES:

- FFL DENOTES: FINISHED FLOOR LEVEL
- CONFIRM ALL FLOOR SELECTIONS WITH OWNER PRIOR TO ORDERING/INSTALLATION.
- ALIGN FLOOR + WALL TILE JOINTS
- INSTALL FLOOR COVERINGS TO MANUFACTURERS SPECIFICATIONS

FLOOR FINISH LEGEND:

- CA.01 CARPET + UNDERLAY
- CO.01 CONCRETE
- CT.01 CEMENTITIOUS TOPPINGS & SURFACE MODIFIERS
- DK.01 TIMBER DECKING
- PV.01 PAVERS
- TI.01 WET AREA FLOOR TILES
- TM.01 HARDWOOD TIMBER FLOORBOARDS
- VI.01 VINYL

JOINERY + FIXTURES:

- CONFIRM ALL JOINERY DIMENSIONS + FINISHES + SELECTION OF FIXTURES AND HARDWARE + OTHER DETAILS WITH OWNER.

FIRE SAFETY:

DENOTES SMOKE ALARM

- ALL SMOKE ALARMS + EVACUATION LIGHTING SHALL BE HARD WIRED INTO ELECTRICAL SYSTEM WITH 9V BATTERY BACK UP SYSTEM. WHERE MORE THAN ONE SMOKE ALARM IS FITTED, THEY ARE TO BE INTERCONNECTED.
- FOR BCA CLASS 1b BUILDINGS: PROVIDE INTEGRATED SMOKE ALARM + EVACUATION LIGHTING TO THE PATH OF TRAVEL FROM BED ROOMS TO REQUIRED EXIT DOORS.

VENTILATION NOTES:

DENOTES ELECTRICAL EXTRACTOR

- MIN REQUIRED AIR FLOW- 25 L/s PER EACH FIXTURE
- REQUIRED EXHAUST FANS IN ACCORDANCE WITH AS 1668.2 TO A SANITARY COMPARTMENT MUST VENTILATE EITHER TO OUTSIDE OF BUILDING BY WAY OF DUCTS OR INTO ROOF SPACE THAT IS ADEQUATELY VENTILATED BY OPEN EAVES OR MINIMUM OF 2 ROOF VENTS

ABBREVIATIONS:

- AFFL ABOVE FINISHED FLOOR LEVEL
- AS AUSTRALIAN STANDARDS
- BLS BALUSTRADE
- BT BATH
- BN BENCH
- BA BUILDING APPLICATION
- BCA BUILDING CODE OF AUSTRALIA
- COS CONFIRM ON SITE
- DA DEVELOPMENT APPLICATION
- DI DIAMETER (NOMINAL)
- DW DISH WASHER
- DP DOWNPIPE
- DPS DOWNPIPE + SPREADER
- DP(s) DOWNPIPE (STORMWATER)
- DWR DRAWER
- DR DRYER, CLOTHES
- EQ EQUAL
- FCL FINISHED CEILING LEVEL
- FW FLOOR WASTE
- FR FRIDGE
- HB HAND BASIN
- HP HOT PLATE
- IP INSPECTION POINT
- LDRY LAUNDRY
- LN LINEN CUPBOARD
- MW MICROWAVE OVEN
- MIN MINIMUM
- NOM NOMINAL
- OCBD OVERHEAD CUPBOARD
- OV OVEN
- FPL FINISHED PAVING LEVEL
- RWT RAINWATER TANK
- RB ROBE
- SHR SHOWER
- SNK SINK
- ST STORAGE CUPBOARD
- TV TELEVISION
- TBA TO BE ADVISED
- TS TOILET SUITE
- TB TUB, L'DRY
- UNO UNLESS NOTED OTHERWISE
- U/S UNDERSIDE
- WC WASH CLOSET
- WM WASHING MACHINE

WALL LEGEND

- WT.1  90MM TIMBER STUD WALL LINED WITH 10MM FLUSH PLASTERBOARD
- WT.2  DENOTES INTERNAL STUD WALL WITH ACOUSTIC INSULATION
- WT.3  250MM BRICK VENEER WALL (INCLUDING 90MM STUD WALL WITH 10MM FLUSH PLASTERBOARD INTERNALLY). PROVIDE 50MM DEEP EDGE REBATE TO EXTERNAL LEAF OF WALL
- WT.4  CUT STONE WALL
- .COL  COLUMN TO ENGINEERS DETAILS
- .POST  TIMBER 'LOSP' POST TO ENGINEERS DETAILS
- CJ  CONTROL JOINT LOCATION- INSTALLATION TO ENGINEERS DETAILS + MANUFACTURERS SPECIFICATIONS

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WARNING

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ABN 31 852 116 195

P.01 DEVELOPMENT APPLICATION SB WS 03/03/22

Issue	Issued For	By	To	Date



Architect

J B G ARCHITECTS PTY LTD

residential - commercial - urban - planning - architecture - interior - landscape

38 MURRAY STREET
TANUNDA 5352

P. 08 8563 1155

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Client

BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIOOTPA SA 5355

Project Name

BV-BUNA KOKODA-UNIT 1

Drawing Title
PLAN NOTES

Project Number

2114.1

Drawing No.
A102

Issue
P.01

Approved by/Drawn by
WS/WS/SB

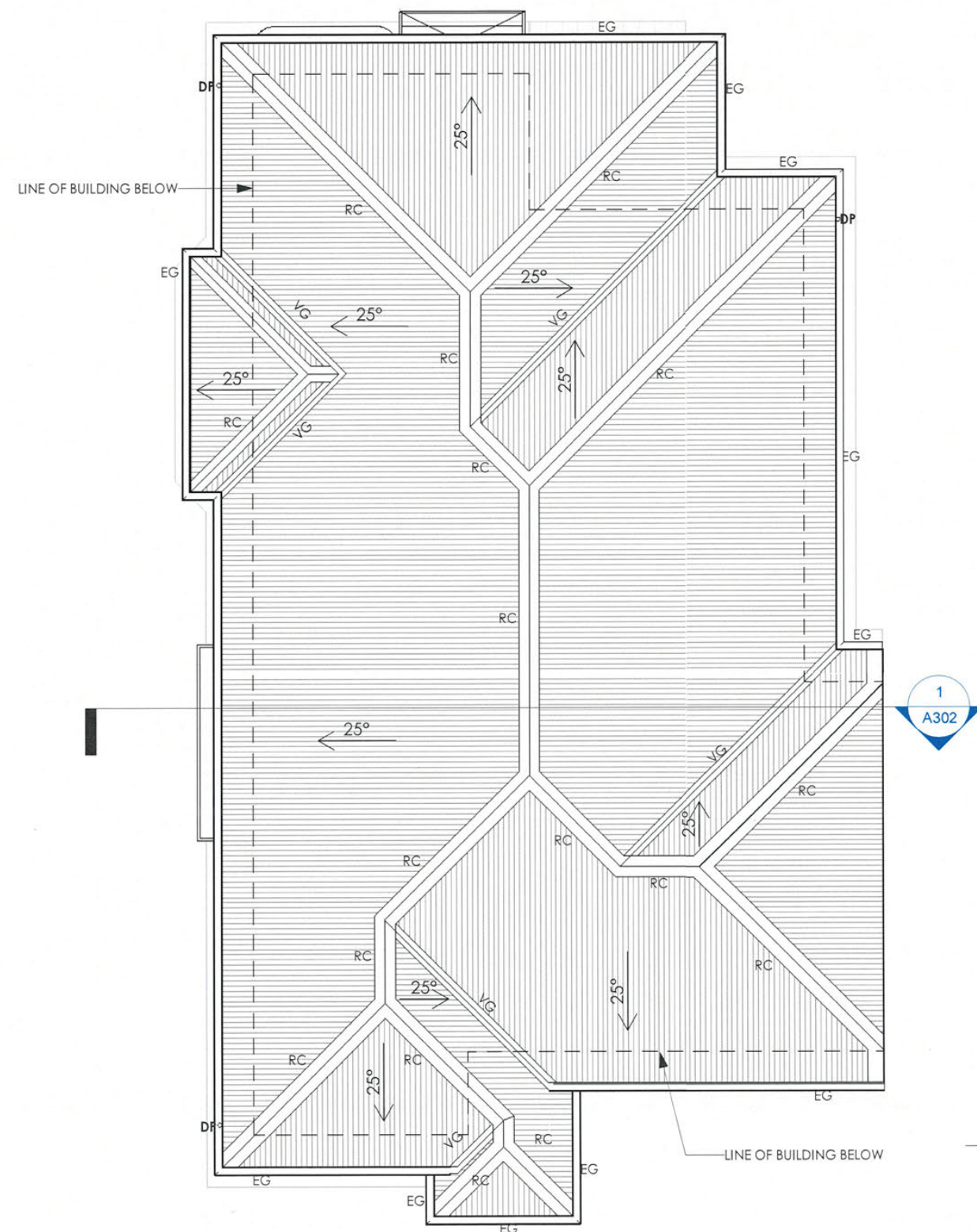


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- | | |
|-----|---|
| BF | COLORBOND BARGE FLASHING |
| BG1 | BOX GUTTER. OVERFLOWS BOTH ENDS - REFER DETAIL |
| CG | ALUMINIUM CEILING VENTILATION GRILLE |
| COL | STRUCTURAL COLUMN |
| C5 | CORRUGATED COLORBOND STEEL SHEET |
| CS2 | PROFILED COLORBOND SHEET FOR 2° PITCH |
| DP | 90mm PVC DOWNPIPE INSIDE 100mm GALVANISED PIPE. |
| PVC | TO BE SEALED FROM GUTTER TO RAINWATER TANK |
| DT | DECKTIGHT FLASHING AROUND FLUE |
| EG | EAVE GUTTER - COLORBOND FINISH |
| RC | RIDGE CAPPING SCRIBED TO ROOF SHEET PROFILE -
COLORBOND FINISH |
| SHW | SOLAR HOT WATER PANELS (WATER STORAGE TANK ON
GROUND) |
| VG | VALLEY GUTTER ON GUTTER BOARD - COLORBOND FINISH |

NOTE:

- PROVIDE A PVC SEALED SYSTEM FROM EAVE GUTTERS TO RAINWATER TANKS.
- BURY STORMWATER BELOW GROUND. PROVIDE A PIPE FLUSH SYSTEM TO PIPE BEFORE RISING TO TANK INLET (IE A SCREW TOP SEWER IP OR SIMILAR)
- PROVIDE A BALANCING PIPE & ISOLATING VALVE BETWEEN EACH RAINWATER TANK



1 | ROOF PLAN

A201	1 : 100
------	---------



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ABN 31 852 116 195

P.01	DEVELOPMENT APPLICATION	S8	WS	03/03/22
Issue	Issued For	By	To	Date



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38 MURRAY STREET

TANUNDA 5352

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Client
BAROSSA VILLAGE INC

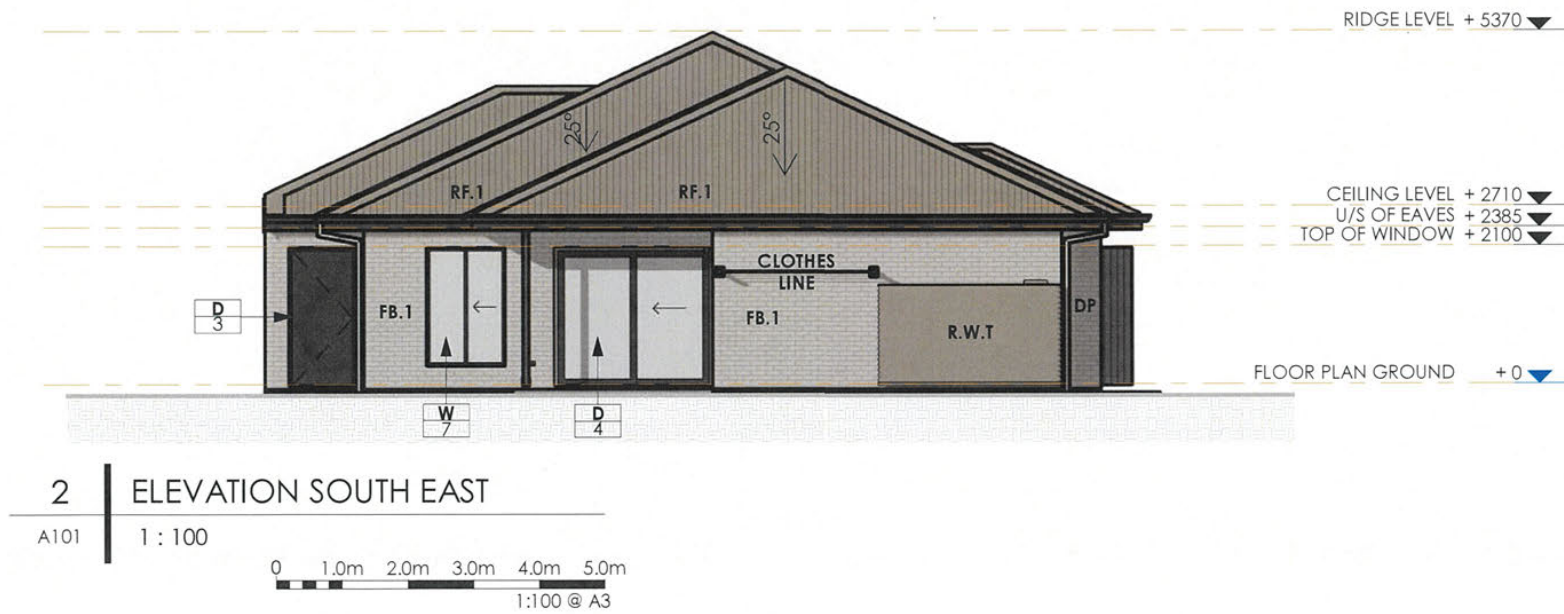
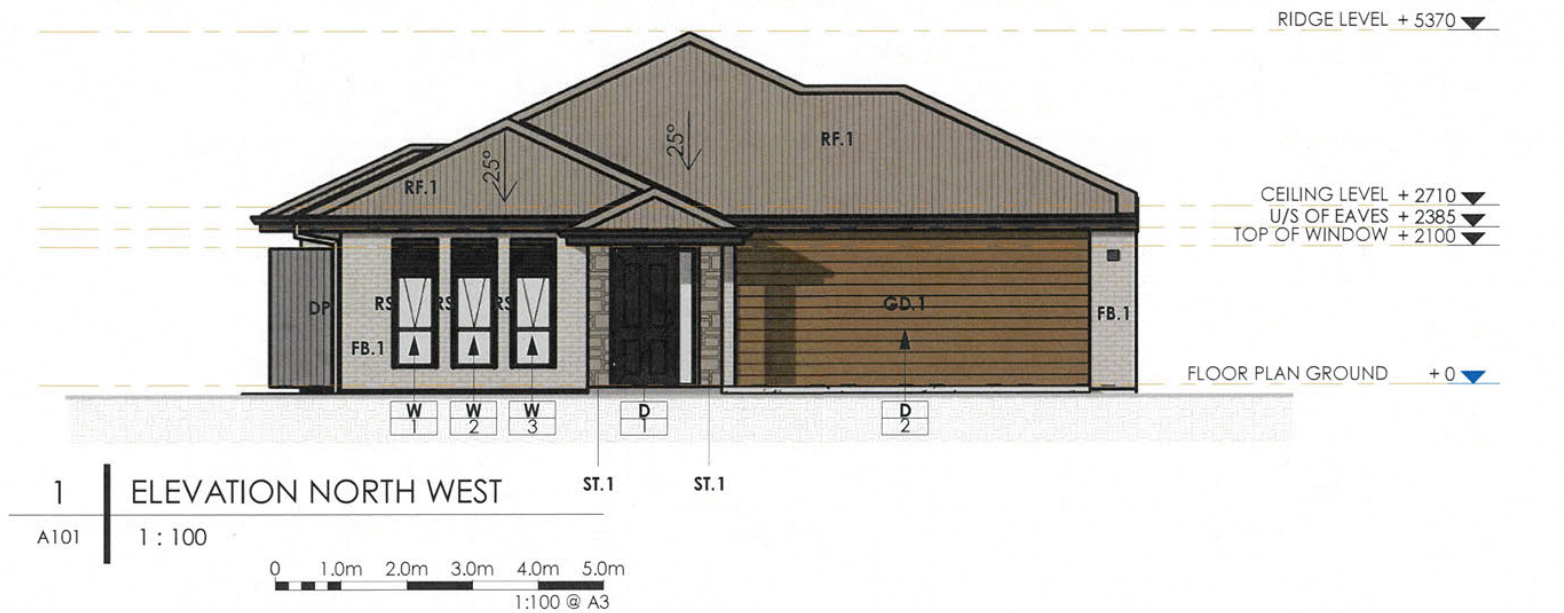
Project Address
KAKODA AVENUE,
NURIOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 1

Drawing Title
ROOF PLAN

Project Number	
2114.1	
Drawing No.	Issue
A111	P.01
Approved by	Drawn by
WS	WS/SB





EXTERNAL FINISHES SCHEDULE

- ROOF + TRIMS:**
SHEET CLADDING:
RF.1: ROOF CLADDING
- CUSTOM ORB WITH MATCHING FLASHINGS.
 - FINISH: COLOURBOND GULLY
 - SELECT APPROPRIATE ROOF SHEET PROFILE TO SUIT ROOF PITCH

- FASCIAS + BARGE BOARDS:**
- FASCIA FINISH; PAINTED TO MATCH COLORBOND MONUMENT

- GUTTERS:**
RG: ROOF GUTTER
- 125mm QUAD GUTTERS
 - GUTTER FINISH: COLORBOND MONUMENT
 - GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.
 - ALL NEW GUTTERS TO CONTAIN A BASIC LEAF GUARD MESH.

- DOWNPIPES/RAINHEAD:**
DP: DOWNPIPE
- 90dia DOWNPIPES WITH WALL BRACKETS AT 2000 C/C MAX.
 - DOWNPIPE LOCATIONS AS INDICATED ON DRAWING- TO BE SPACED MAXIMUM 12M APART + EACH DP TO SERVICE NOT MORE THAN 70M2 OF ROOF AREA.
 - DOWNPIPE LOCATIONS HAS BEEN DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT OWNER OR ARCHITECT FOR PRIOR APPROVAL.
 - DOWNPIPE FINISH: TO MATCH ADJACENT WALL COLOUR

- SOFFITS/ EAVES LINING :**
FC.1 FIBRE CEMENT SHEETS
- FIBRE CEMENT SHEETS WITH JOINING STRIPS SETOUT EVENLY.
 - PAINTED FINISH: OFF WHITE
 - REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION
 - PROVIDE EAVES TO WALL TRIMS AT JUNCTION AS REQUIRED

- WALLS:**
FACE BRICK:
FB.1: FACE BRICK
- FACE BRICK IN FINISH: TO MATCH COLORBOND GULLY 1/4 STRENGTH
 - MORTAR IN FINISH; TO BE REVIEWED ON SITE WITH CLIENT

- WALL FEATURES:**
- PROVIDE 'BRICK ON EDGE' SILL BELOW WINDOWS

- STONE WALLS:**
ST.1: CUT STONE WALLS
- NATURAL STONE IN FINISH: TONE TO MATCH COLORBOND GULLY
 - CONFIRM STONE PATTEN + MORTAR COLOUR WITH OWNER PRIOR TO INSTALLATION

- EXPOSED TIMBER / HARDWOOD:**
- 'LOSP' TIMBER OR OTHER EXTERNALLY DURABLE TIMBER IN PAINTED FINISH; TO MATCH COLORBOND MONUMENT

- WINDOWS + DOORS:**
ALUMINIUM FRAMES:
- ALUMINIUM FRAME IN POWDERCOAT FINISH; TO MATCH COLORBOND MONUMENT

- RS: ROLLER SHUTTER**
FINISH: COLORBOND MONUMENT

- GD.1 GARAGE DOOR:**
- STEEL-LINE DECOWOOD GARAGE DOOR IN IRONBARK FINISH
 - CONFIRM HARDWARE/AUTOMATION/WINDOWS/FINISHES WITH OWNER
 - DOORS TO HAVE AUTOMATIC OPENING DEVICE

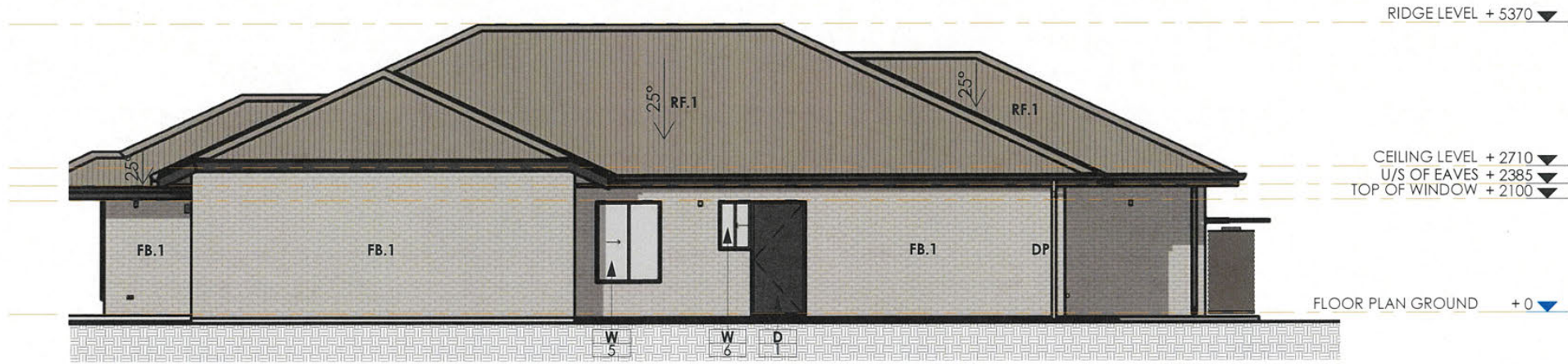
- RAINWATER TANKS:**
RWT RAIN WATER TANK
- FINISH: TO MATCH TO MATCH COLORBOND GULLY
- FENCES + SCREENS:**
FEN.1 FENCE
- FINISH:COLORBOND FINISH; CONFIRM WITH OWNER

- PAVING:**
- APC CLASSIC CONCRETE; COURTYARD PAVER
 - FINISH: BEACH SAND

- GENERAL NOTES:**
- SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREA + FIRE RESISTANT MATERIALS NEAR BOUNDARIES.
 - THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE OWNER PRIOR TO ORDERING.

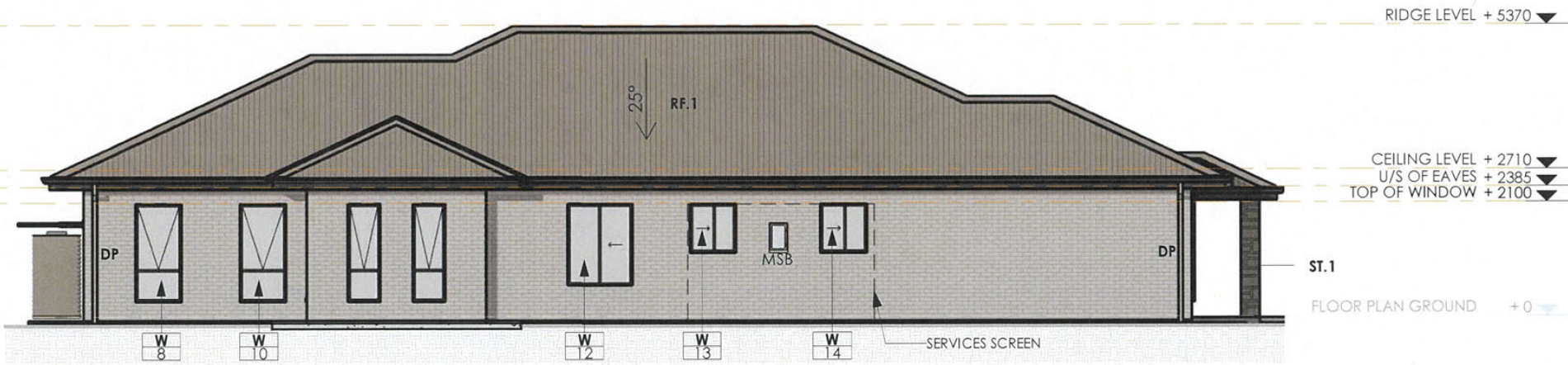
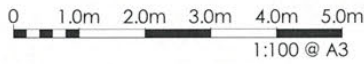
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1 ELEVATION SOUTH WEST

A101 1:100



2 ELEVATION NORTH EAST

A101 1:100



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ABN 31 852 116 195

P.01 DEVELOPMENT APPLICATION	SB	WS	03/03/22
Issue	Issued For	By	To Date



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38 MURRAY STREET
TANUNDA 5352

P: 08 8563 1155
E: admin@jbgarchitects.com

Client
BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIOOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 1

Drawing Title
ELEVATIONS

Project Number
2114.1

Drawing No.
A202

Issue
P.01

Approved by/Drawn by
WS WS/SB



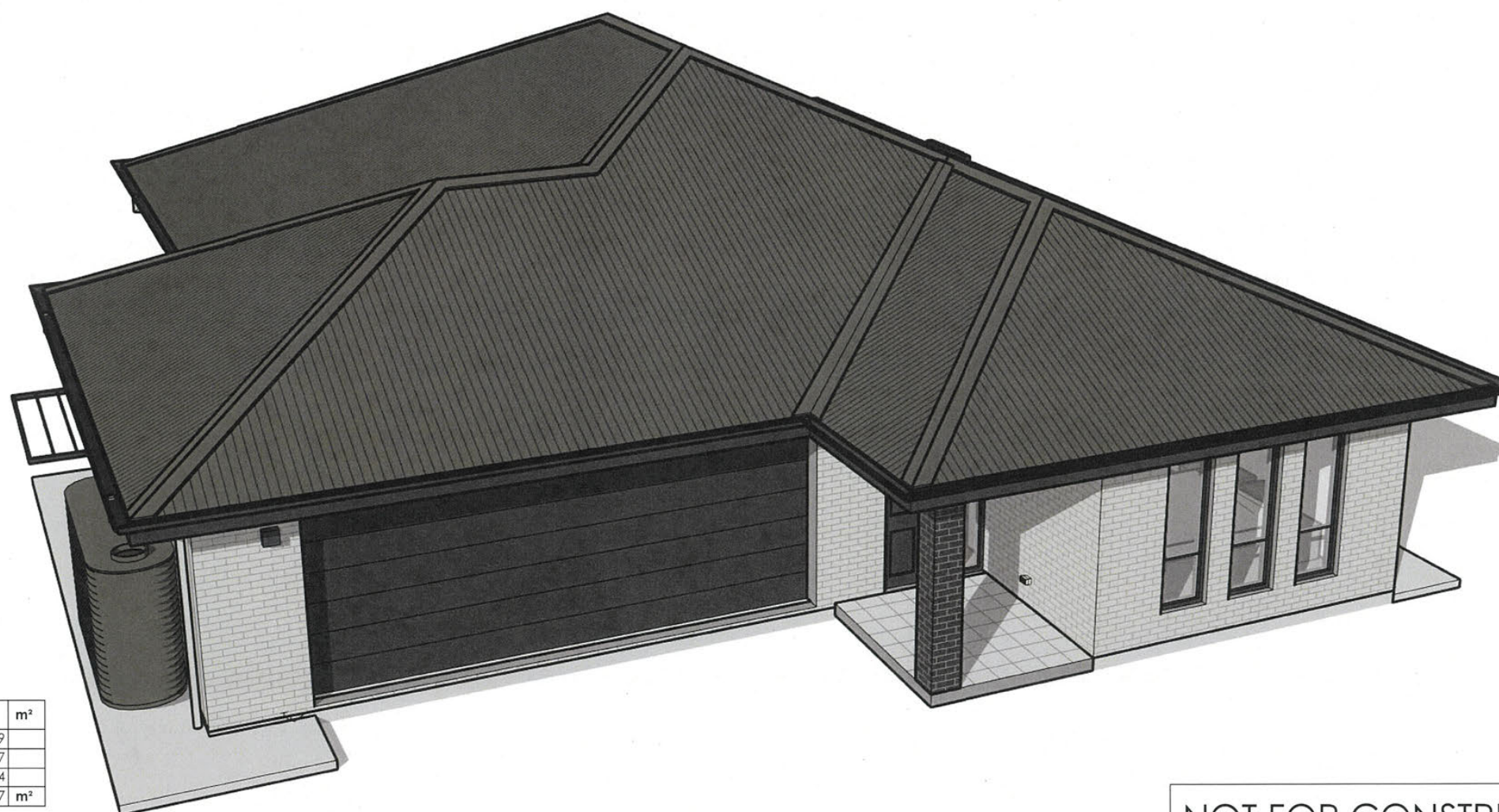
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BAROSSA VILLAGE INCORPORATED

BUNA KOKODA UNIT 2

ARCHITECTURAL DRAWING LIST

DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR	DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR
A000	COVERSHEET & PERSPECTIVE	P.01	03/03/22	DEVELOPMENT APPLICATION	A111	ROOF PLAN	P.01	03/03/22	DEVELOPMENT APPLICATION
A100	PRESENTATION DRAWING	P.02	03/03/22	DEVELOPMENT APPLICATION	A201	ELEVATIONS	P.01	03/03/22	DEVELOPMENT APPLICATION
A101	FLOOR PLAN	P.01	03/03/22	DEVELOPMENT APPLICATION	A202	ELEVATIONS	P.01	03/03/22	DEVELOPMENT APPLICATION
A102	PLAN NOTES	P.01	03/03/22	DEVELOPMENT APPLICATION					



UNIT 2		m²
LIVING AREA	123.9	
GARAGE	27.7	
VERANDAH	16.4	
TOTAL UNDER ROOF AREA	174.7	m²

NOT FOR CONSTRUCTION

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WARNING Services shown on this drawing are approximate only. The exact locations to be confirmed on site the contractor prior to the commencement of work.

ABN 31 852 116 125

P.01 DEVELOPMENT APPLICATION SB WS 03/03/22

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38 MURRAY STREET
TANUNDA 5352

REFERENCES

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E. admin@boarchitects.com

Client
BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIOOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 2Drawing Title
COVERSHEET & PERSPECTIVEProject Number
2114.2

Drawing No.	Issue
A000	P.01

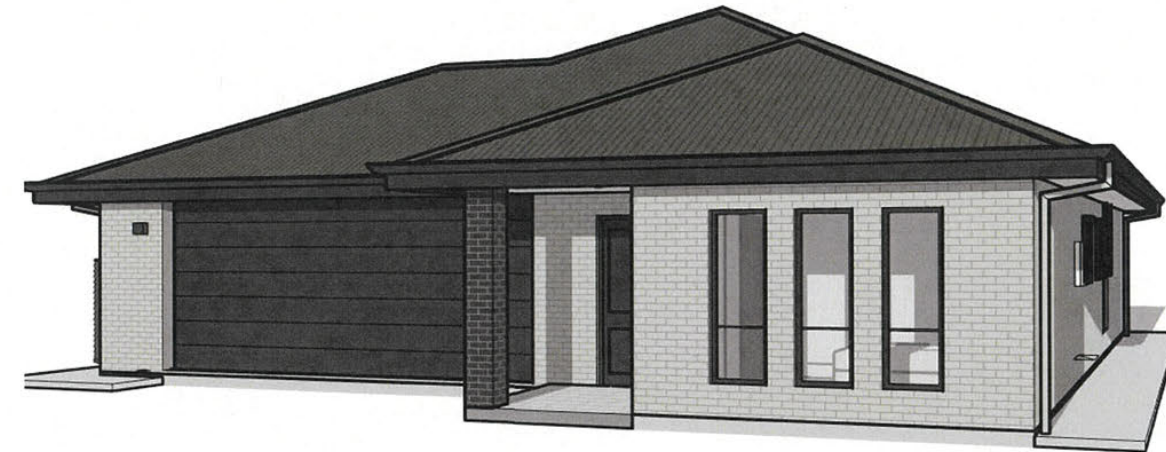
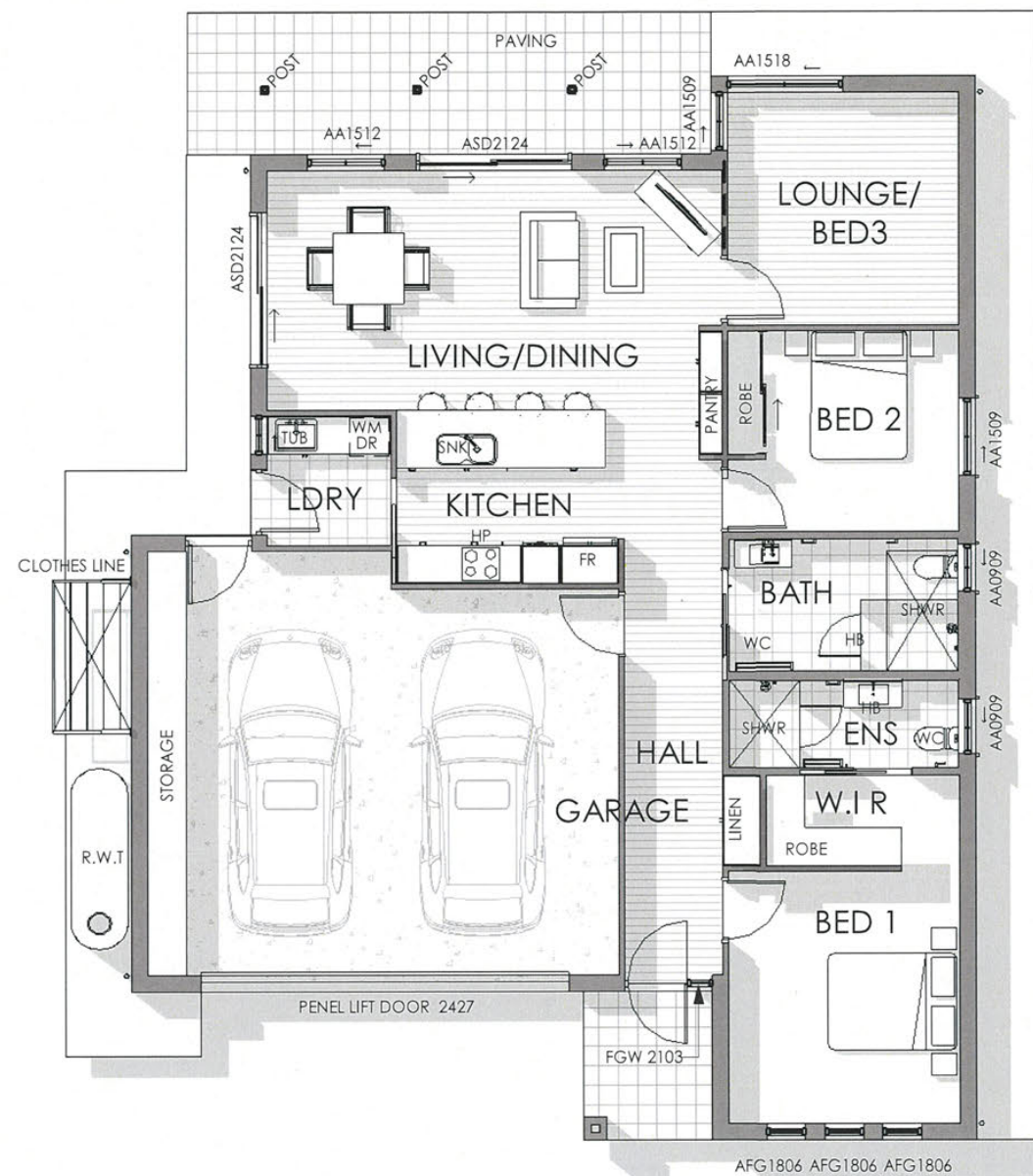
Approved by	Drawn by
WS	WS/SB



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03/03/22 4:18:19 PM \\SERVER\Projects\JBG.2021\2114 BV-Buna Kokoda\5. JBG Drawings + Photos\2114.2-BV-Buna Kokoda-Unit 2.rvt

BAROSSA VILLAGE INCORPORATED
BUNA KAKODA UNIT 2



UNIT 2		m ²
LIVING AREA	123.9	
GARAGE	27.7	
VERANDAH	16.4	
TOTAL UNDER ROOF AREA	174.7	m ²

1 FLOOR PLAN - PRESENTATION

A201 1:100 0 1.0m 2.0m 3.0m 4.0m 5.0m 1:100 @ A3



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WARNING

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ABN 31 852 116 195

P.01	CLIENT REVIEW	SB	WS	10/06/21
P.02	DEVELOPMENT APPLICATION	SB	WS	03/03/22



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38 MURRAY STREET
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Client
BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIQOTPA SA 5355

Project Name:
BV-BUNA KOKODA-UNIT 2

Drawing Title
PRESENTATION DRAWING

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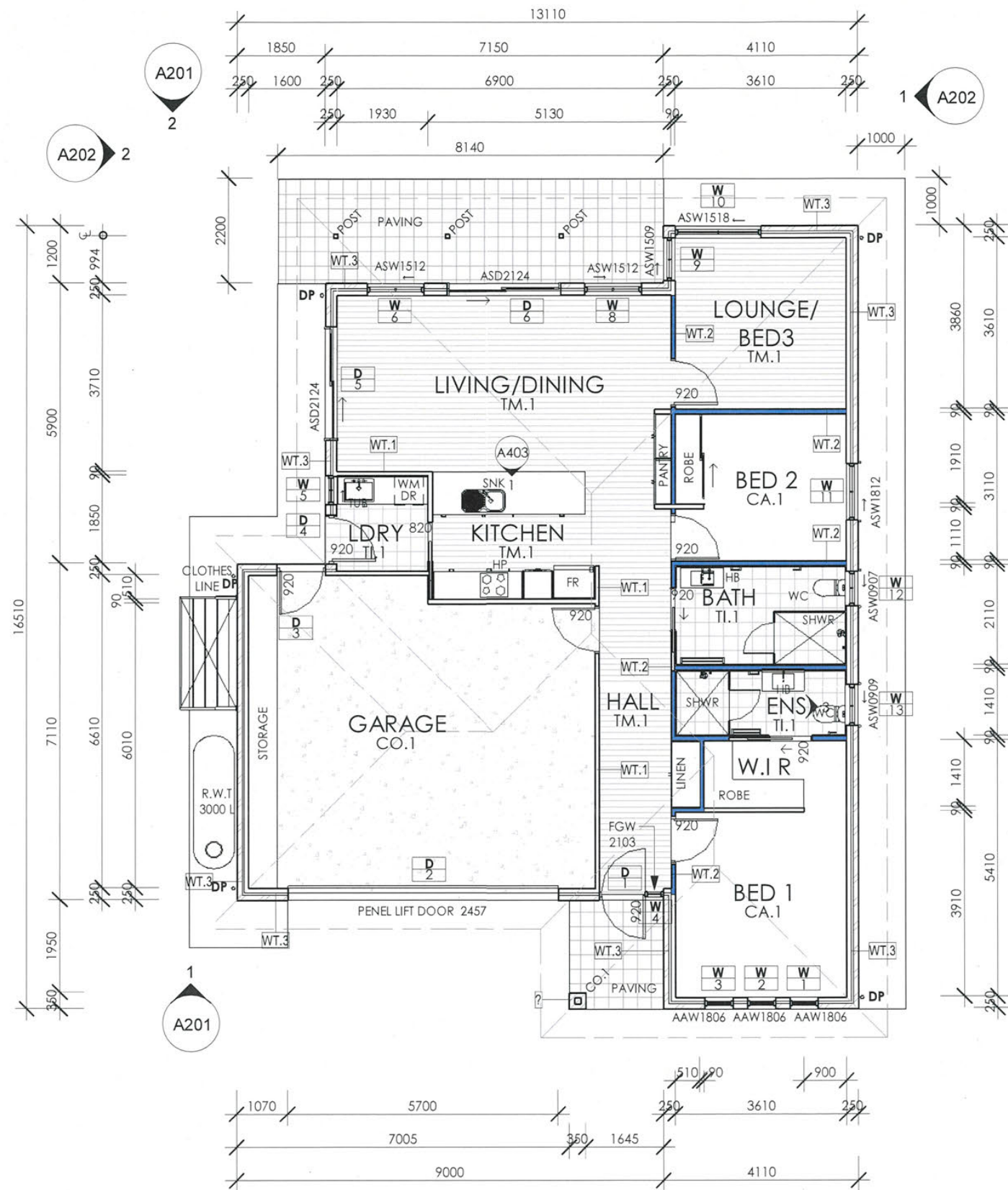
Project Number
2114.2

Drawing No.	Issue
A100	P.02

Approved by	Drawn by
WS	SB

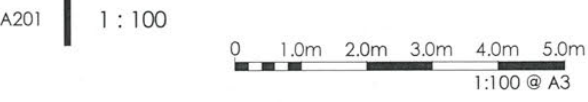


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- WALL LEGEND**
- WT.1 90MM TIMBER STUD WALL LINED WITH 10MM FLUSH PLASTERBOARD
 - WT.2 DENOTES INTERNAL STUD WALL WITH ACOUSTIC INSULATION
 - WT.3 250MM BRICK VENEER WALL (INCLUDING 90MM STUD WALL WITH 10MM FLUSH PLASTERBOARD INTERNALLY). PROVIDE 50MM DEEP EDGE REBATE TO EXTERNAL LEAF OF WALL
 - WT.4 110MM BRICK WALL
 - .COL □ COLUMN TO ENGINEERS DETAILS
 - .POST □ TIMBER 'LOSP' POST TO ENGINEERS DETAILS
 - CJ — CONTROL JOINT LOCATION- INSTALLATION TO ENGINEERS DETAILS + MANUFACTURERS SPECIFICATIONS

1 FLOOR PLAN - GROUND



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ABN 31 852 116 195

P.01	DEVELOPMENT APPLICATION	SB	WS	03/03/22
Issue	Issued For	By	To	Date



J B G ARCHITECTS PTY LTD
38 MURRAY STREET
TANUNDA 5352
P. 08 8563 1155
E. admin@jbgarchitects.com

Client
BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIOOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 2

Drawing Title
FLOOR PLAN

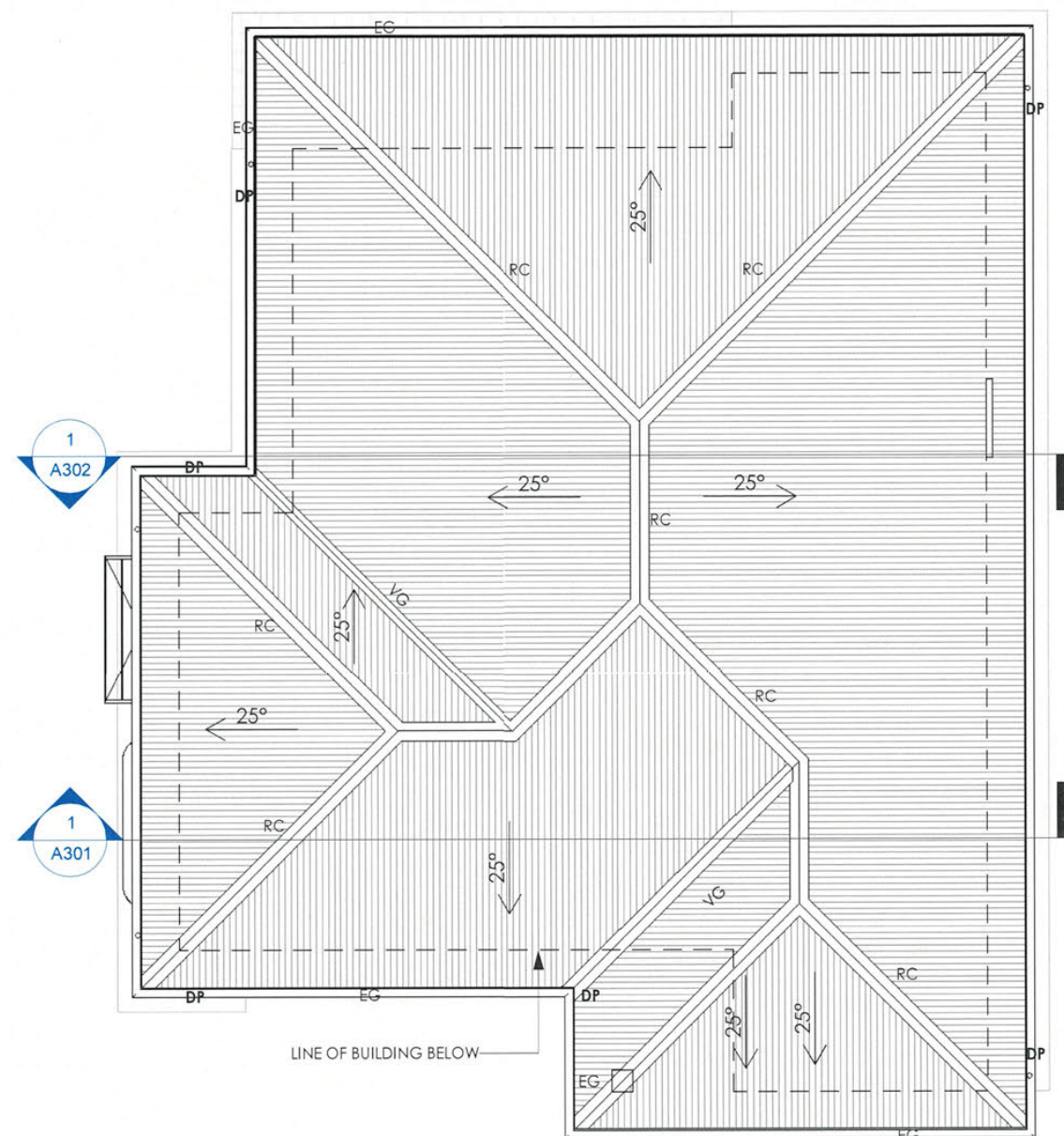
Project Number
2114.2

Drawing No.
A101

Issue
P.01

Approved by/Drawn by
WS
WS/SB





ROOF PLAN LEGEND

- | | |
|-----|---|
| BF | COLORBOND BARGE FLASHING |
| BG1 | BOX GUTTER. OVERFLOWS BOTH ENDS - REFER DETAIL |
| CG | ALUMINIUM CEILING VENTILATION GRILLE |
| COL | STRUCTURAL COLUMN |
| CS | CORRUGATED COLORBOND STEEL SHEET |
| CS2 | PROFILED COLORBOND SHEET FOR 2° PITCH |
| DP | 90mm PVC DOWNPIPE INSIDE 100mm GALVANISED PIPE. |
| PVC | TO BE SEALED FROM GUTTER TO RAINWATER TANK |
| DT | DECKTIGHT FLASHING AROUND FLUE |
| EG | EAVE GUTTER - COLORBOND FINISH |
| RC | RIDGE CAPPING SCRIBED TO ROOF SHEET PROFILE -
COLORBOND FINISH |
| SHW | SOLAR HOT WATER PANELS (WATER STORAGE TANK ON
GROUND) |
| VG | VALLEY GUTTER ON GUTTER BOARD - COLORBOND FINISH |

NOTE:

- PROVIDE A PVC SEALED SYSTEM FROM EAVE GUTTERS TO RAINWATER TANKS.
- BURY STORMWATER BELOW GROUND. PROVIDE A PIPE FLUSH SYSTEM TO PIPE BEFORE RISING TO TANK INLET (IE A SCREW TOP SEWER IP OR SIMILAR)
- PROVIDE A BALANCING PIPE & ISOLATING VALVE BETWEEN EACH RAINWATER TANK

1	ROOF PLAN
A201	1 : 100



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WARNING
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ABN 31 852 116 195

[illegible]

Architects

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38 MURRAY STREET
TANUNDA 5352

P. 08 8563 1155
E. admin@jbgarchitects.com

Client
BAROSSA VILLAGE INC

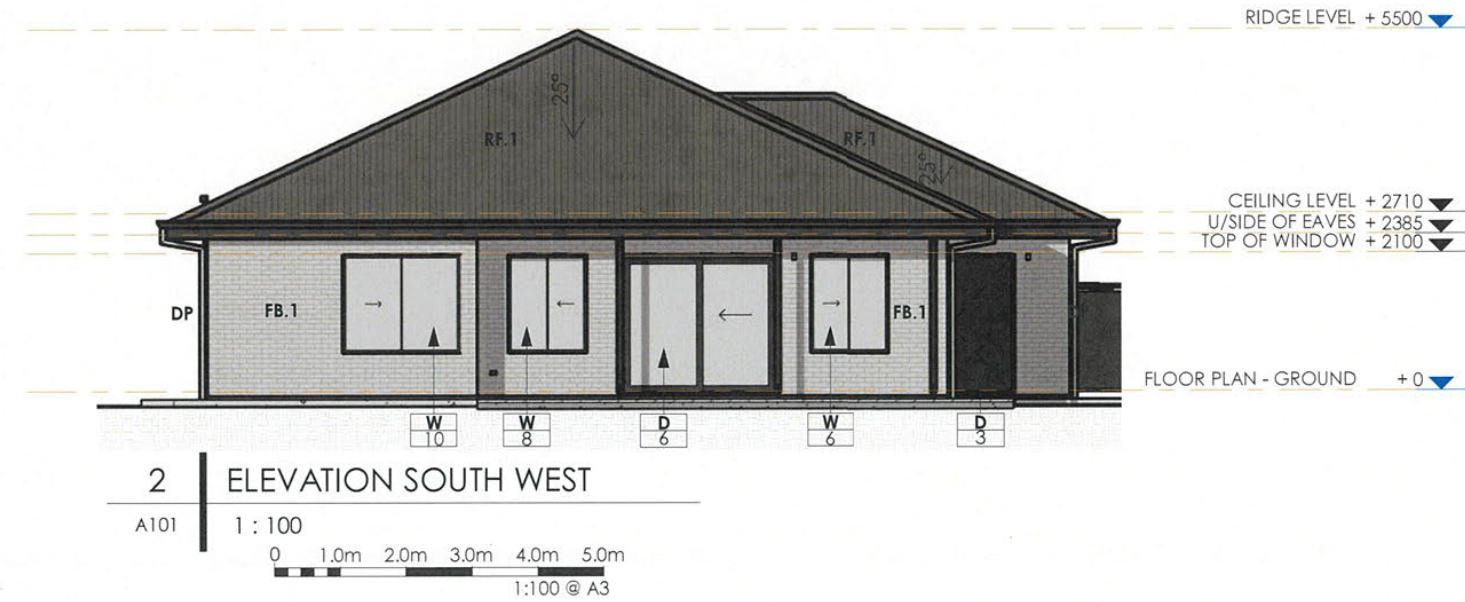
Project Address
KAKODA AVENUE,
NURILOOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 2

Drawing Title
ROOF PLAN

Project Number	
2114.2	
Drawing No.	Issue
A111	P.01
Approved by	Drawn by
WS	WS/SB





EXTERNAL FINISHES SCHEDULE

- ROOF + TRIMS:**
SHEET CLADDING:
RF.1: ROOF CLADDING
• CUSTOM ORB SHEET CLADDING WITH MATCHING FLASHINGS.
• FINISH: COLORBOND WOODLAND GREY
• SELECT APPROPRIATE ROOF SHEET PROFILE TO SUIT ROOF PITCH

- FASCIA + BARGE BOARDS:**
• FASCIA FINISH: PAINTED TO MATCH COLORBOND MONUMENT

- GUTTERS:**
RG: ROOF GUTTER
• 125mm QUAD GUTTERS
• GUTTER FINISH: COLORBOND MONUMENT
• GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.
• ALL NEW GUTTERS TO CONTAIN A BASIC LEAF GUARD MESH.

- DOWNPIPES/RAINHEAD:**
DP: DOWNPIPE
• 90dia DOWNPIPES WITH WALL BRACKETS AT 2000 C/C MAX.
• DOWNPIPE LOCATIONS AS INDICATED ON DRAWING- TO BE SPACED MAXIMUM 12M APART + EACH DP TO SERVICE NOT MORE THAN 70M2 OF ROOF AREA.
• DOWNPIPE LOCATIONS HAS BEEN DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT OWNER OR ARCHITECT FOR PRIOR APPROVAL.
DOWNPIPE FINISH: TO MATCH ADJACENT WALL COLOUR

- SOFFITS/ EAVES LINING:**
FC.1 FIBRE CEMENT SHEETS
• FIBRE CEMENT SHEETS WITH JOINING STRIPS SETOUT EVENLY.
• PAINTED FINISH: OFF WHITE
• REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION
• PROVIDE EAVES TO WALL TRIMS AT JUNCTION AS REQUIRED

- WALLS:**
FACE BRICK:
FB.1: FACE BRICK
• FACE BRICK IN FINISH: TO MATCH COLORBOND SHALE GREY
• MORTAR IN FINISH: TO BE REVIEWED ON SITE WITH CLIENT

- FB.2:** FACE BRICK
• FACE BRICK IN FINISH: TO MATCH COLORBOND MONUMENT
• MORTAR IN FINISH: TO BE REVIEWED ON SITE WITH CLIENT

- WALL FEATURES:**
• PROVIDE 'BRICK ON EDGE' SILL BELOW WINDOWS

- EXPOSED TIMBER / HARDWOOD:**
• 'LOSP' TIMBER OR OTHER EXTERNALLY DURABLE TIMBER IN PAINTED FINISH: TO MATCH COLORBOND MONUMENT

- WINDOWS + DOORS:**
ALUMINIUM FRAMES:
• ALUMINIUM FRAME IN POWDERCOAT FINISH: TO MATCH COLORBOND MONUMENT

- RS: ROLLER SHUTTER**
FINISH: COLORBOND MONUMENT

- GARAGE DOOR:**
• FINISH: COLORBOND MONUMENT
• STEEL-LINE RANCH GARAGE
• HARDWARE/AUTOMATION/WINDOWS/FINISHES WITH OWNER
• DOORS TO HAVE AUTOMATIC OPENING DEVICE

- FENCES + SCREENS:**
FEN.1 FENCE
• FINISH: COLORBOND FINISH: CONFIRM WITH OWNER

- RAINWATER TANKS:**
RWT RAIN WATER TANK
• FINISH: COLORBOND WOODLAND GREY

- PAVING:**
• APC CLASSIC CONCRETE; COURTYARD PAVER
FINISH: BEACH SAND

- GENERAL NOTES:**
SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREA + FIRE RESISTANT MATERIALS NEAR BOUNDARIES.
THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE OWNER PRIOR TO ORDERING.

NOT FOR CONSTRUCTION

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ABN 31 852 116 195

P.01 DEVELOPMENT APPLICATION SB WS 03/03/22

Issue Issued For By To Date



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Client
BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 2

Drawing Title
ELEVATIONS

Project Number
2114.2

Drawing No.
A201

Issue
P.01

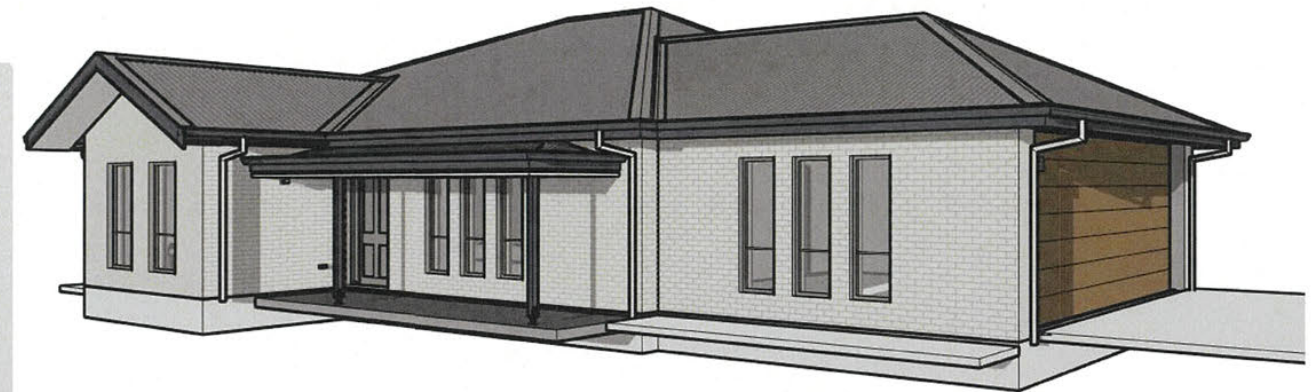
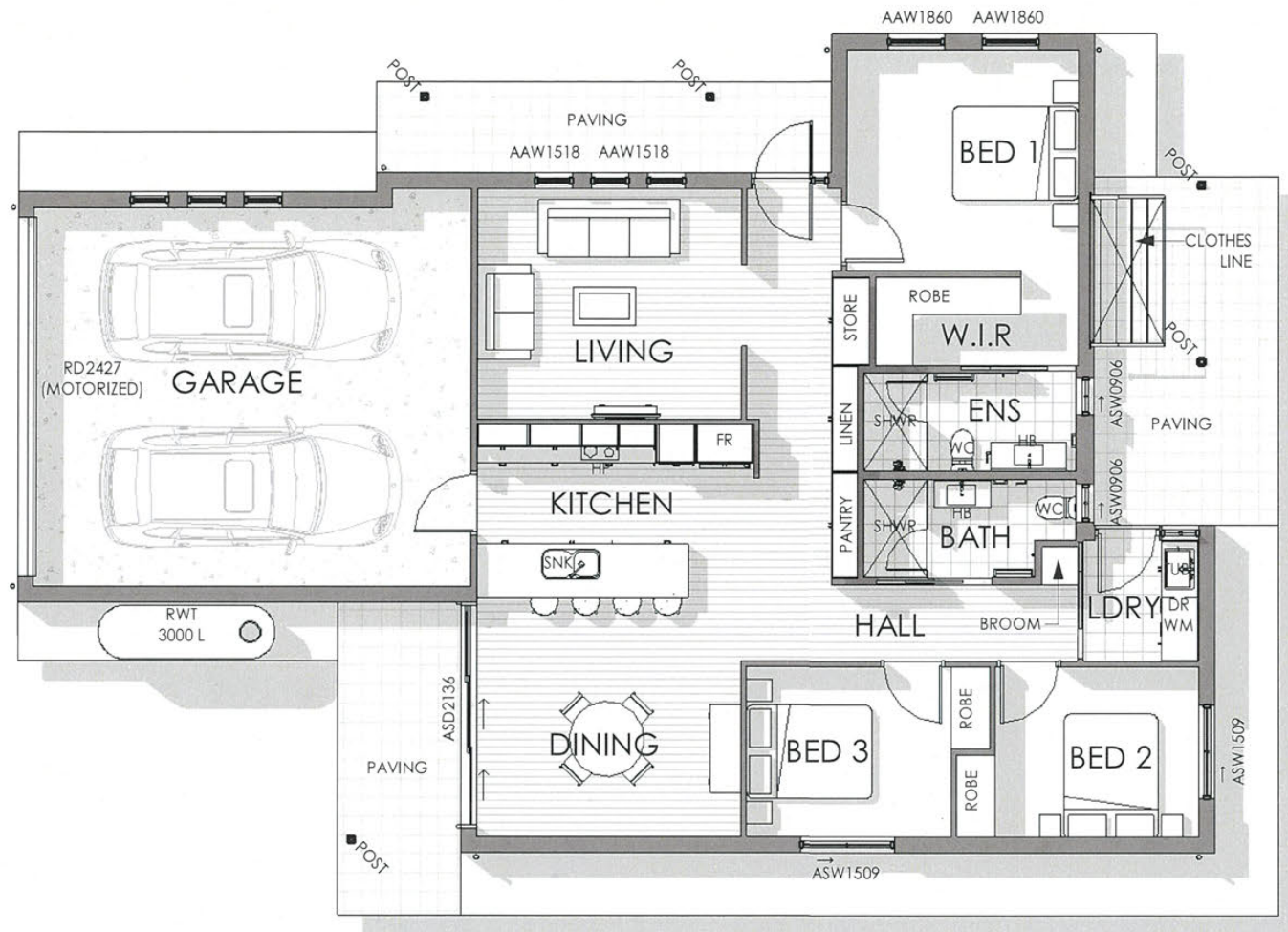
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WS WS/SB





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BAROSSA VILLAGE INCORPORATED
BUNA KAKODA UNIT 3



UNIT 3		m ²
LIVING AREA	115.8	
GARAGE	43.7	
VERANDAH	31.5	
TOTAL UNDER ROOF AREA	191.0	m ²

1 FLOOR PLAN - PRESENTATION

A201 1 : 100 0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A3



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ABN 31 852 116 195

P.01	CLIENT REVIEW	S8	WS	10/06/21
P.02	DEVELOPMENT APPLICATION	S8	WS	03/03/22
Issue	Issued For	By	To	Date



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Client
BAROSSA VILLAGE INC

Project Address
**KAKODA AVENUE,
NURILOOTPA SA 5355**

Project Name
BV-BUNA KOKODA-UNIT 3

Drawing Title
PRESENTATION DRAWING

Project Number
2114.3

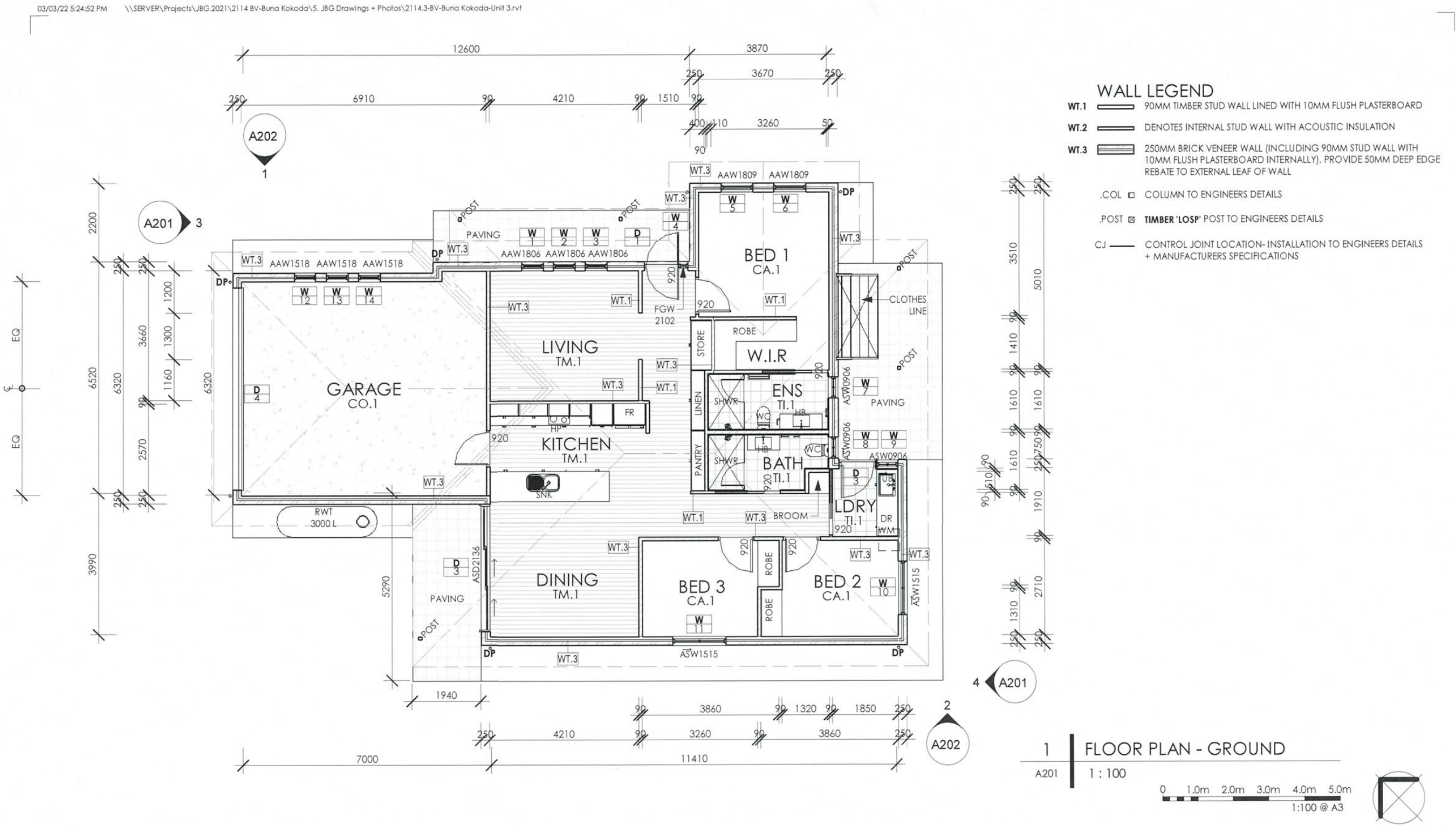
Drawing No.	Issue
A100	P.02
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P.01	DEVELOPMENT APPLICATION	SB	WS	03/03/22
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Client
BAROSSA VILLAGE INC
Project Address
KAKODA AVENUE,
NURIOOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 3
Drawing Title
FLOOR PLAN

Project Number
2114.3
Drawing No.
A101
Issue
P.01
Approved by
WS
Drawn by
SB



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PLAN LEGEND

FOOTING NOTES:

- OFF-FORM EXPOSED CONCRETE FOOTING : EXPOSED EDGE TO FOOTING TO BE STEEL-TROWEL FINISHED TO PROVIDE TRUE + CLEAN EDGE.
- PROVIDE SLAB SETDOWNS TO LAUNDRY, ENS, BATHROOMS TO ENGINEERS DETAILS FOR FLOOR DRAINAGE GRADING.
- PROVIDE APPROPRIATE SETDOWNS + FLOOR GRADES TO WET AREAS. REFER DRAWING WET AREA DETAILS- A.701 + A.702 FOR MORE DETAILS.

FLOOR FRAMING NOTES:

- ALL WALL FRAMING TO ENGINEERS DETAILS AND AS.1684.
- USE MIN 19MM STRUCTURAL FLOOR BOARD OR TIMBER FLOOR BATTENS OVER JOISTS
- PROVIDE APPROPRIATE SETDOWNS + FLOOR GRADES TO WET AREAS. REFER DRAWING WET AREA DETAILS- A.701 + A.702 FOR MORE DETAILS.

WALL NOTES:

- DIMENSIONS TO FLOOR PLAN TYPICALLY EXCLUDE CLADDINGS + LININGS.
- ALL WALL FRAMING TO ENGINEERS DETAILS AND AS.1684.
- SELECT EXTERNAL NON COMBUSTIBLE CLADDINGS SUITABLE FOR THE DESIGNATED BUSHFIRE ATTACK LEVEL (IF APPLICABLE).
- INSTALLATION OF PROPRIETARY CLADDINGS / LININGS TO MANUFACTURERS DETAILS.
- PROVIDE INSULATION AND SARKING AS SCHEDULED OR EQUIVALENT TO ALL EXTERNAL WALLS.
- USE WATER RESISTANT PLASTERBOARD TO ALL WET AREAS AS SCHEDULED ON WET AREA DETAILS DRAWING.
- ALL CONTROL JOINTS IN MASONRY WALLS + AAC POWER PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS SITE INVESTIGATION AND FOOTING CONSTRUCTION REPORT.
- SUB FLOOR WALLS TO CONTAIN VENTILATION BRICKS/ VENTS TO THE PERIMETER OF THE WALL TO BCA 3.4.1 + VENTS TO CONTAIN APPROPRIATE TERMITE TREATMENT + BUSHFIRE GUARDS.
- PROVIDE BITUMEN TANKING SOLUTION TO WATERPROOF CELLAR WALL/ FLOOR JUNCTIONS AS REQUIRED

FIRE WALL NOTES:

- WALLS LESS THAN 900MM AND PERPENDICULAR TO BOUNDARY LINES TO BE EXTERNALLY NON COMBUSTIBLE AND ACHIEVE AN FRL OF NOT LESS THAN 60/60/60.
- BE OF MASONRY - VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90mm THICK.
- BE OF MASONRY CONSTRUCTION NOT LESS THAN 90mm THICK.
- EXTERNAL WALLS (INCLUDING GABLES) MUST EXTEND TO THE UNDERSIDE OF A NON COMBUSTIBLE ROOF COVERING OR NON COMBUSTIBLE EAVES LINING.
- SUB FLOOR VENTS, ROOF VENTS, WEEPHOLES, CONSTRUCTION JOINTS AND PENETRATIONS FOR PIPES, CONDUITS AND THE LIKE MUST HAVE AN FRL OF NOT LESS THAN -/60/-.

OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE-RESISTING MUST BE PROTECTED BY:

- NON OPENABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH AN FRL OF NOT LESS THAN -/60/-
- SELF CLOSING SOLID CORE DOORS NOT LESS THAN 35mm THICK

WINDOWS IN NON-HABITABLE ROOM THAT FACES AN ADJOINING ALLOTMENT MAY NOT BE LESS THAN 600mm FROM THAT BOUNDARY OR, WHERE THE WINDOW FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN 1200mm FROM THAT BUILDING PROVIDING THAT:

- IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.2m² OR IN AN ALTERNATE NON-HABITABLE ROOM THE OPENING HAS AN AREA OF NOT MORE THAN 0.54m² AND THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES AND IT IS GALZED IN WIRED GLASS OR THE OPENING IS ENCLOSED WITH TRANSLUCENT HOLLOW GLASS BLOCKS.

DOOR + WINDOW NOTES :

- ALL DOOR SWINGS + SLIDING DIRECTIONS AS INDICATED ON FLOOR PLAN
- CONFIRM WINDOW + DOOR OPENING DIMENSIONS ON SITE PRIOR TO FABRICATION

EXTERNAL DOORS + WINDOWS:

- FIT WITH MATCHING INSECT SCREENS AND SELECTED HARDWARE TO OWNERS REQUIREMENTS.
- PROVIDE DRAUGHT PROTECTION + WEATHER SEALS TO ALL EXTERNAL SWING DOORS
- ALL OPERABLE WINDOWS GREATER THAN 2000MM ABOVE EXTERNAL GROUND LEVEL TO OPEN MAX 125MM WIDE.
- USE 'TRUTH HARDWARE- ENCORE' HINGES ON CASEMENT WINDOWS
- ALL CASMENT WINDOWS TO USE 'TRUTH HARDWARE-ENCORE' HINGE OPERATORS

(ALUMINIUM)

- ALUMINIUM SLIDING DOOR FRAMES TO BE FABRICATED WITH LOW PROFILE (NURSING HOME SILL OR EQUIVALENT) OR CONCEALED THRESHOLDS - CONFIRM PROFILE SELECTION WITH OWNER.

INTERNAL DOORS:

- SELECTED 2040 (GIVE INFO) HIGH SEMI-SOLID TIMBER PANEL DOORS (UNLESS NOTED OTHERWISE) AS INDICATED ON DWGS. FIT WITH SELECTED DOOR HANDLES, PRIVACY LOCKS + DOOR STOPS TO OWNERS SPECIFICATION.
- FOR ALL W.C'S, IF THE SHORTEST DISTANCE BETWEEN THE PAN AND THE NEAREST PART OF THE DOOR FRAME IS 1200mm OR LESS, THEN THE DOORS ARE TO BE FITTED WITH REMOVABLE HINGES.

DOOR + WINDOW LEGEND:

- AFW ALUMINIUM FIXED GLASS
- ASW ALUMINIUM SLIDING WINDOW
- TD TIMBER DOOR
- GD GARAGE DOOR/SHUTTER
- CSD CAVITY SLIDER DOOR + 'JEXIS' CAVITY RELEASE SYSTEM

GLAZING:

- ALL GLAZING SHALL BE IN ACCORDANCE WITH THE EXTERNAL GLAZING CALCULATIONS IN THE ENERGY EFFICIENCY REPORT - CONFIRM SELECTION WITH OWNER.
- ALL GLAZING SHALL BE IN ACCORDANCE WITH AS1288 + WIND SPEEDS AS PER ENGINEERS CALCULATIONS.
- GENERALLY CLEAR GLASS THROUGHOUT + SEMI-TRANSLUCENT 'FROSTED' GLASS TO PRIVACY AREAS OF BUILDING- CONFIRM AREAS WITH OWNER.
- REFER TO GLAZING REQUIREMENTS IN CONJUNCTION TO THE BUSHFIRE RISK LEVEL (IF APPLICABLE) FOR SAFETY GLASS+ TOUGHENED GLASS.

ENERGY EFFICIENT GLAZING LEGEND:

THE FOLLOWING ROOMS ARE TO CONTAIN LOW- E GLAZING (VERIDIAN ENERGY TECH 'CLEAR'- OR SIMILAR BRAND):
(GIVE INFO- LIST ROOMS)

THE FOLLOWING ROOMS ARE TO CONTAIN DOUBLE GLAZING:

(GIVE INFO- LIST ROOMS)

- GLAZING SPECIFIED IS THE MINIMUM REQUIREMENT FOR THE PROJECT- BUILDER IS TO DISCUSS INCREASING THE PERFORMANCE OF GLAZING WITH THE OWNER PRIOR TO CONSTRUCTION

INTERNAL TRIMS + WALL FINISHES:

CORNICE: 'S'QUARE SET TO ALL LIVING/ DINING/ KITCHEN AREAS + 90mm 'COVED' CORNICE ELSEWHERE

ARCHITRAVES: 50x1' MDF TRIM

SKIRTINGS: 50x19 SPLAYED MDF SKIRTING

- CONFIRM SELECTIONS WITH OWNER PRIOR TO INSTALLATION.

WALL TILING:

- FLOOR TO CEILING WALL TILING TO THE FOLLOWING ROOMS:(GIVE INFO)
- 1800 HIGH WALL TILING TO THE FOLLOWING ROOMS: WET AREAS
- PROVIDE SPLASHBACK ABOVE KITCHEN JOINERY

FLOOR FINISHES:

- FFL DENOTES: FINISHED FLOOR LEVEL
- CONFIRM ALL FLOOR SELECTIONS WITH OWNER PRIOR TO ORDERING/INSTALLATION.
- ALIGN FLOOR + WALL TILE JOINTS
- INSTALL FLOOR COVERINGS TO MANUFACTURERS SPECIFICATIONS

FLOOR FINISH LEGEND:

- CA.01 CARPET + UNDERLAY
- CO.01 CONCRETE
- CT.01 CEMENTITIOUS TOPPINGS & SURFACE MODIFIERS
- DK.01 TIMBER DECKING
- PV.01 PAVERS
- TL.01 WET AREA FLOOR TILES
- TM.01 HARDWOOD TIMBER FLOORBOARDS
- VL.01 VINYL

JOINERY + FIXTURES:

- CONFIRM ALL JOINERY DIMENSIONS + FINISHES + SELECTION OF FIXTURES AND HARDWARE + OTHER DETAILS WITH OWNER.

FIRE SAFETY:

DENOTES SMOKE ALARM

- ALL SMOKE ALARMS + EVACUATION LIGHTING SHALL BE HARD WIRED INTO ELECTRICAL SYSTEM WITH 9V BATTERY BACK UP SYSTEM. WHERE MORE THAN ONE SMOKE ALARM IS FITTED, THEY ARE TO BE INTERCONNECTED.
- FOR BCA CLASS 1b BUILDINGS: PROVIDE INTEGRATED SMOKE ALARM + EVACUATION LIGHTING TO THE PATH OF TRAVEL FROM BED ROOMS TO REQUIRED EXIT DOORS.

VENTILATION NOTES:

DENOTES ELECTRICAL EXTRACTOR

- MIN REQUIRED AIR FLOW- 25 L/s PER EACH FIXTURE
- REQUIRED EXHAUST FANS IN ACCORDANCE WITH AS 1668.2 TO A SANITARY COMPARTMENT MUST VENTILATE EITHER TO OUTSIDE OF BUILDING BY WAY OF DUCTS OR INTO ROOF SPACE THAT IS ADEQUATELY VENTILATED BY OPEN EAVES OR MINIMUM OF 2 ROOF VENTS

ABBREVIATIONS:

- AFFL ABOVE FINISHED FLOOR LEVEL
- AS AUSTRALIAN STANDARDS
- BLS BALUSTRADE
- BT BATH
- BN BENCH
- BA BUILDING APPLICATION
- BCA BUILDING CODE OF AUSTRALIA
- COS CONFIRM ON SITE
- DA DEVELOPMENT APPLICATION
- DI DIAMETER (NOMINAL)
- DW DISH WASHER
- DP DOWNPIPE
- DPS DOWNPIPE + SPREADER
- DP(s) DOWNPIPE (STORMWATER)
- DWR DRAWER
- DR DRYER, CLOTHES
- EQ EQUAL
- FCL FINISHED CEILING LEVEL
- FW FLOOR WASTE
- FR FRIDGE
- HB HAND BASIN
- HP HOT PLATE
- IP INSPECTION POINT
- LDRY LAUNDRY
- LN LINEN CUPBOARD
- MW MICROWAVE OVEN
- MIN MINIMUM
- NOM NOMINAL
- OCBD OVERHEAD CUPBOARD
- OV OVEN
- FPL FINISHED PAVING LEVEL
- RWT RAINWATER TANK
- RB ROBE
- SHR SHOWER
- SNK SINK
- ST STORAGE CUPBOARD
- TV TELEVISION
- TBA TO BE ADVISED
- TS TOILET SUITE
- TB TUB, L'DRY
- UNO UNLESS NOTED OTHERWISE
- U/S UNDERSIDE
- WC WASH CLOSET
- WM WASHING MACHINE

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ABN 31 852 116 195

P.01 DEVELOPMENT APPLICATION SB WS 03/03/22

Issue	Issued For	By	To	Date



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Client

BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIOTPA SA 5355

Project Name

BV-BUNA KOKODA-UNIT 3

Drawing Title
PLAN NOTES

Project Number

2114.3

Drawing No.
A102

Issue
P.01

Approved by/Drawn by
WS SB

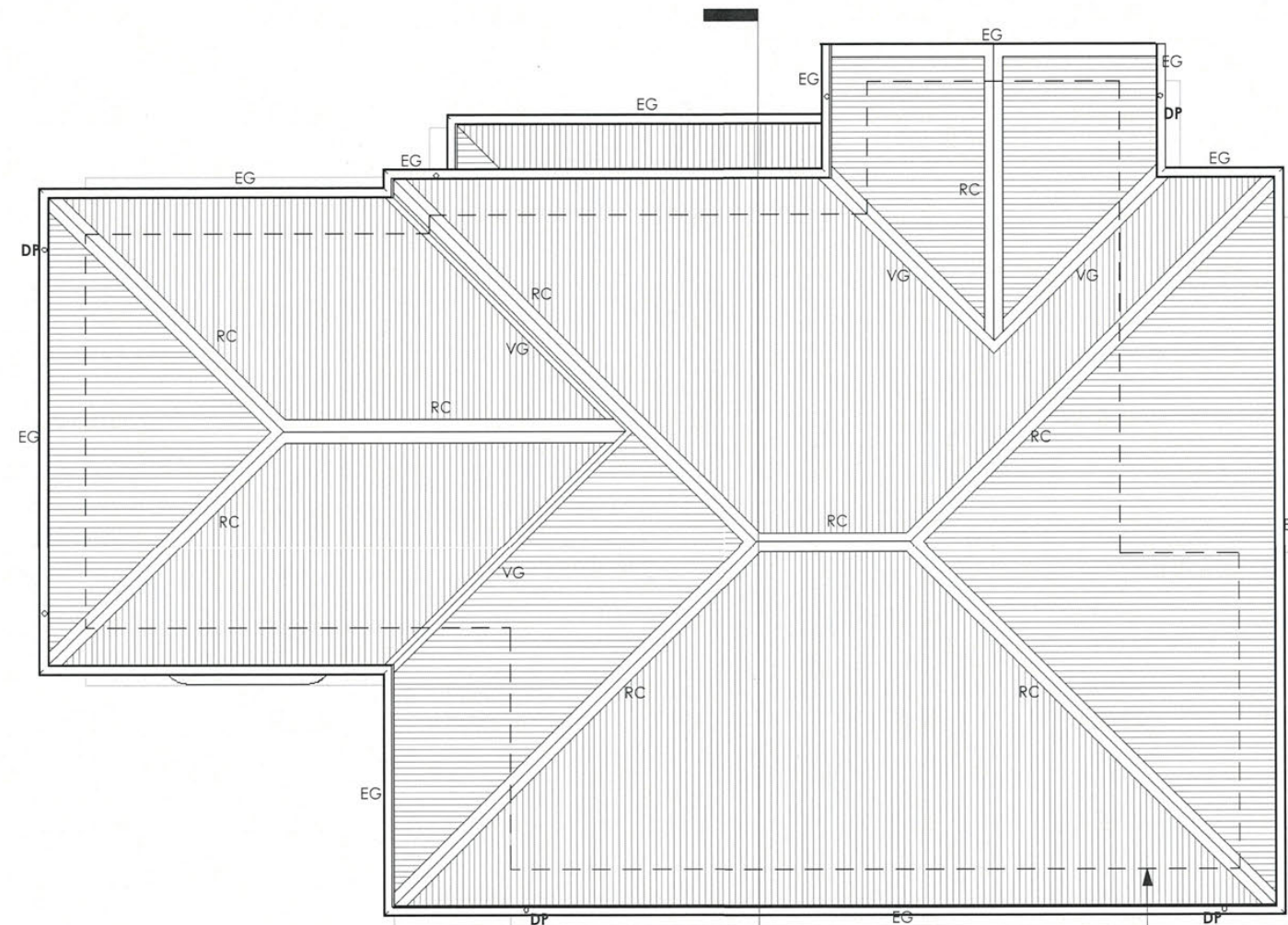


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- | | |
|-----|---|
| BF | COLORBOND BARGE FLASHING |
| BG1 | BOX GUTTER. OVERFLOWS BOTH ENDS - REFER DETAIL |
| CG | ALUMINIUM CEILING VENTILATION GRILLE |
| COL | STRUCTURAL COLUMN |
| CS | CORRUGATED COLORBOND STEEL SHEET |
| CS2 | PROFILED COLORBOND SHEET FOR 2° PITCH |
| DP | 90mm PVC DOWNPIPE INSIDE 100mm GALVANISED PIPE. |
| PVC | TO BE SEALED FROM GUTTER TO RAINWATER TANK |
| DT | DECKTIGHT FLASHING AROUND FLUE |
| EG | EAVE GUTTER - COLORBOND FINISH |
| RC | RIDGE CAPPING SCRIBED TO ROOF SHEET PROFILE -
COLORBOND FINISH |
| SHW | SOLAR HOT WATER PANELS (WATER STORAGE TANK ON
GROUND) |
| VG | VALLEY GUTTER ON GUTTER BOARD - COLORBOND FINISH |

NOTE:

- PROVIDE A PVC SEALED SYSTEM FROM EAVE GUTTERS TO RAINWATER TANKS.
- BURY STORMWATER BELOW GROUND. PROVIDE A PIPE FLUSH SYSTEM TO PIPE BEFORE RISING TO TANK INLET (IE A SCREW TOP SEWER IP OR SIMILAR)
- PROVIDE A BALANCING PIPE & ISOLATING VALVE BETWEEN EACH RAINWATER TANK



1 | ROOF PLAN

A201 1 : 100



1
A302

LINE OF BUILDING BELOW:

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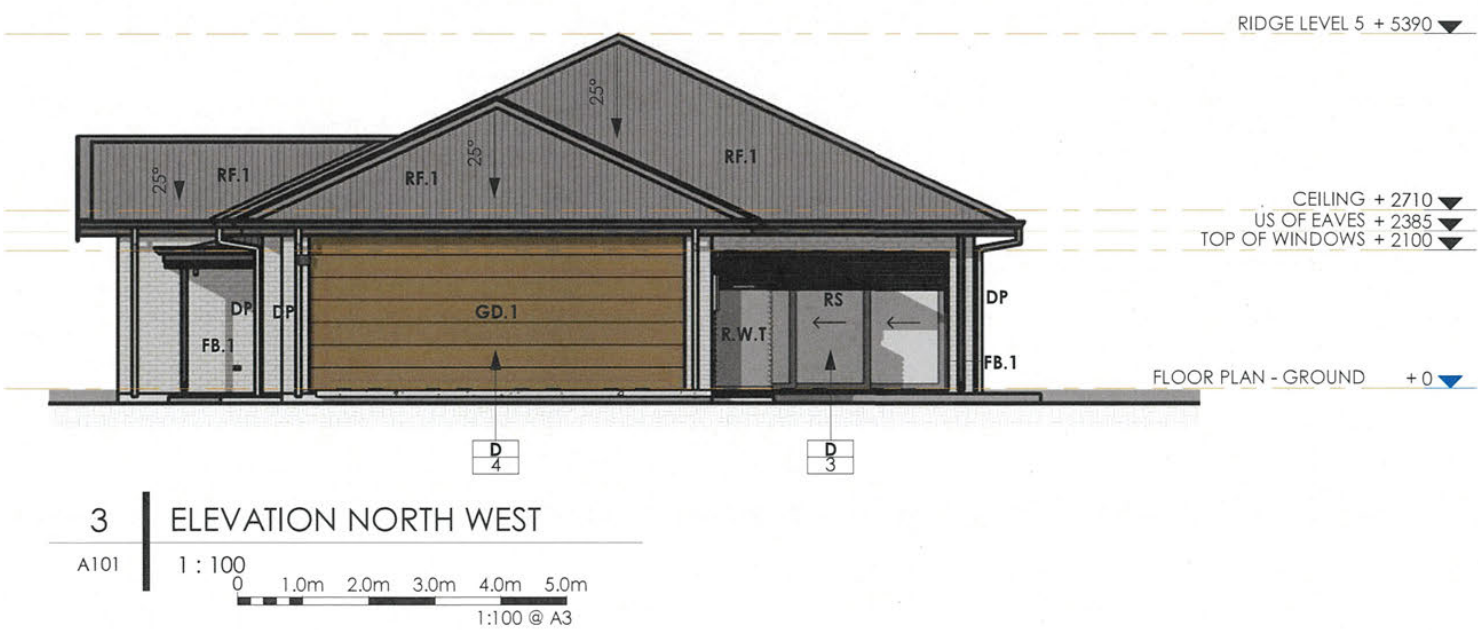
Drawing Title
ROOF PLAN

Project Number	
2114.3	
Drawing No.	Issue
A111	P.01
Approved by	Drawn by
WS	SB



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EXTERNAL FINISHES SCHEDULE

- ROOF + TRIMS:**
SHEET CLADDING:
RF.1: ROOF CLADDING
- CUSTOM ORB SHEET CLADDING WITH MATCHING FLASHINGS.
 - FINISH: COLORBOND BASALT
 - SELECT APPROPRIATE ROOF SHEET PROFILE TO SUIT ROOF PITCH

- FASCIAS + BARGE BOARDS:**
- FASCIA FINISH: PAINTED TO MATCH COLORBOND IRONSTONE

- GUTTERS:**
RG: ROOF GUTTER
- 125mm QUAD GUTTERS
 - GUTTER FINISH: COLORBOND IRONSTONE
 - GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.
 - ALL NEW GUTTERS TO CONTAIN A BASIC LEAF GUARD MESH.

- DOWNPIPES/RAINHEAD:**
DP: DOWNPIPE
- 90dia DOWNPIPES WITH WALL BRACKETS AT 2000 C/C MAX.
 - DOWNPIPE LOCATIONS AS INDICATED ON DRAWING- TO BE SPACED MAXIMUM 12M APART + EACH DP TO SERVICE NOT MORE THAN 70M2 OF ROOF AREA.
 - DOWNPIPE LOCATIONS HAS BEEN DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT OWNER OR ARCHITECT FOR PRIOR APPROVAL.
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 - MORTAR IN FINISH: TO BE REVIEWED ON SITE WITH CLIENT

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- PROVIDE 'BRICK ON EDGE' SILL BELOW WINDOWS

- EXPOSED TIMBER / HARDWOOD:**
- 'LOSP' TIMBER OR OTHER EXTERNALLY DURABLE TIMBER IN PAINTED FINISH: TO MATCH COLORBOND IRONSTONE

- WINDOWS + DOORS:**
ALUMINIUM FRAMES:
- ALUMINIUM FRAME IN POWDERCOAT FINISH: TO MATCH COLORBOND BASALT

- RS: ROLLER SHUTTER**
FINISH: COLORBOND BASALT

- GD.1 GARAGE DOOR:**
- STEEL-LINE DECOWOOD GARAGE DOOR IN IRONBARK FINISH
 - CONFIRM HARDWARE/AUTOMATION/WINDOWS/FINISHES WITH OWNER
 - DOORS TO HAVE AUTOMATIC OPENING DEVICE

- FENCES + SCREENS:**
FEN.1 FENCE
- FINISH: COLORBOND FINISH; CONFIRM WITH OWNER

- RAINWATER TANKS:**
RWT RAIN WATER TANK
- FINISH: COLORBOND BASALT

- PAVING:**
- APC CLASSIC CONCRETE; COURTYARD PAVER
 - FINISH: CHARCOAL

- GENERAL NOTES:**
- SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREA + FIRE RESISTANT MATERIALS NEAR BOUNDARIES.
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2114.3

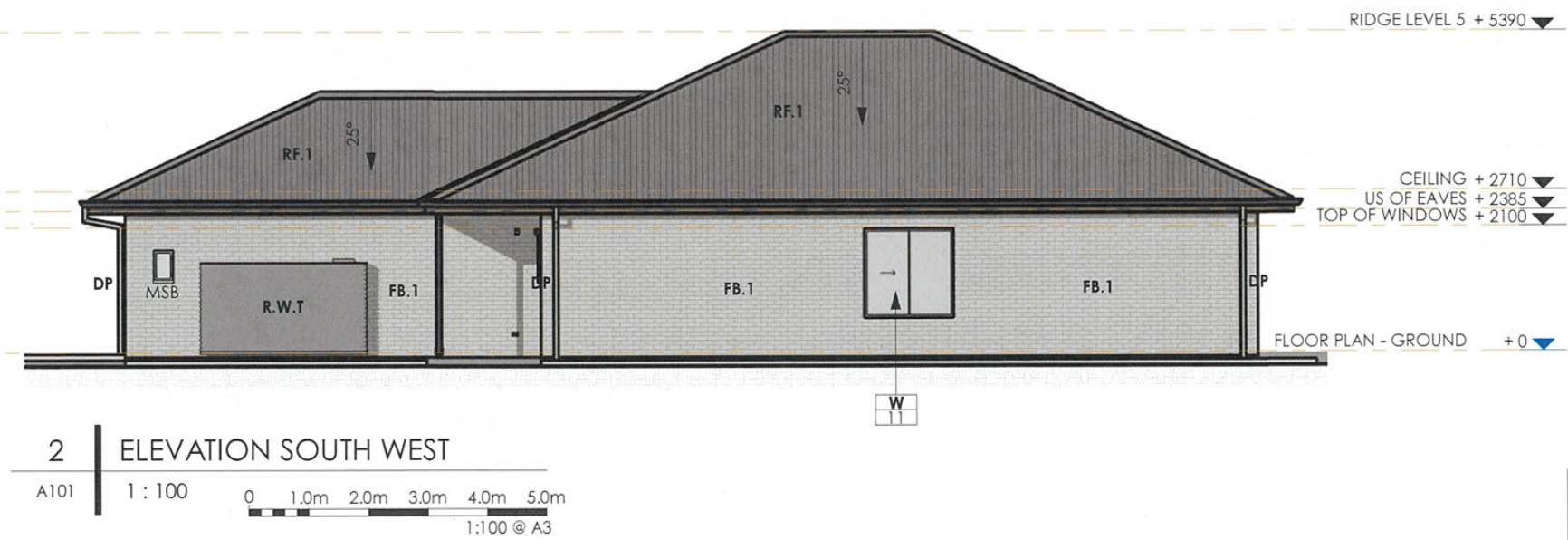
Drawing No.
A201

Issue
P.01

Approved by/Drawn by
WS SB



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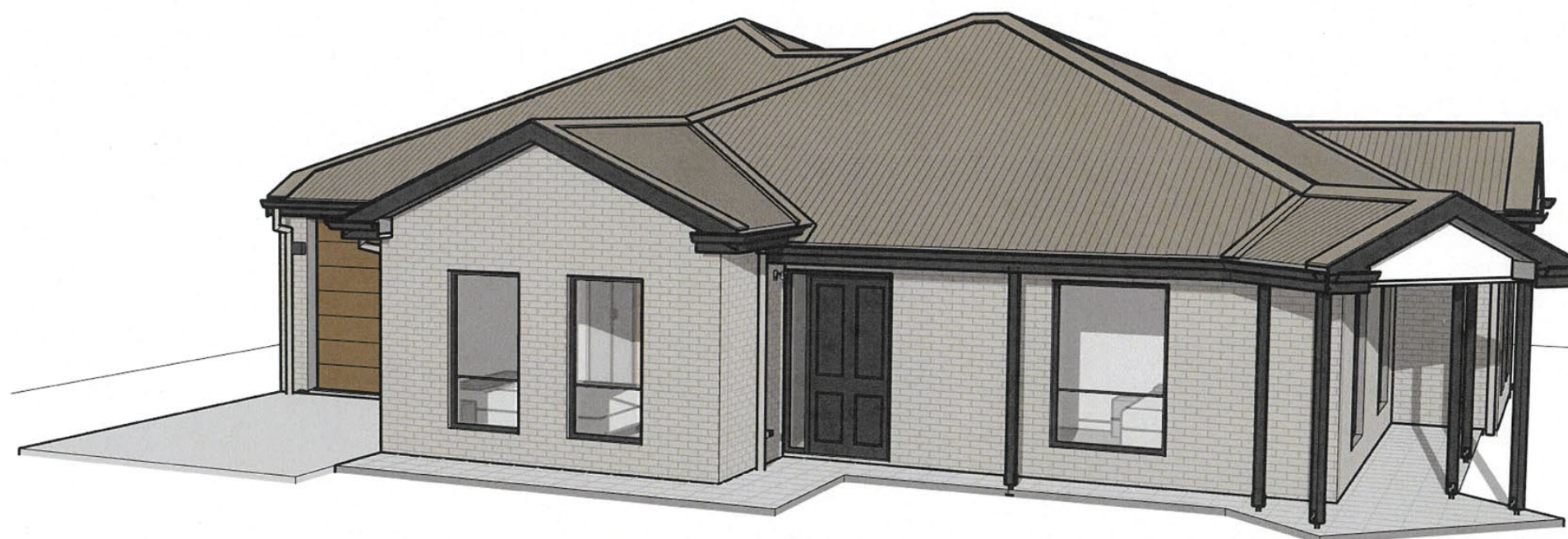
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BAROSSA VILLAGE INCORPORATED
BUNA KOKODA UNIT 4

ARCHITECTURAL DRAWING LIST

DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR	DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR
A000	COVERSHEET & PERSPECTIVE	P.02	03/03/22	DEVELOPMENT APPLICATION	A402	INTERNAL ELEVATIONS	P.02	03/03/22	DEVELOPMENT APPLICATION
A100	PRESENTATION DRAWING	P.02	03/03/22	DEVELOPMENT APPLICATION	A403	INTERNAL ELEVATIONS	P.02	03/03/22	DEVELOPMENT APPLICATION
A101	FLOOR PLAN	P.02	03/03/22	DEVELOPMENT APPLICATION	A407	LAUNDRY LAYOUT	P.02	03/03/22	DEVELOPMENT APPLICATION
A102	PLAN NOTES	P.02	03/03/22	DEVELOPMENT APPLICATION	A511	SERVICES PLAN - SETPIC	P.02	03/03/22	DEVELOPMENT APPLICATION
A111	ROOF PLAN	P.02	03/03/22	DEVELOPMENT APPLICATION	A521	SERVICES PLAN - ELECTRICAL	P.02	03/03/22	DEVELOPMENT APPLICATION
A121	REFLECTED CEILING PLAN	P.02	03/03/22	DEVELOPMENT APPLICATION	A601	DOOR + WINDOW SCHEDULE	P.02	03/03/22	DEVELOPMENT APPLICATION
A131	CONCRETE SETOUT DRAWING	P.02	03/03/22	DEVELOPMENT APPLICATION	A602	DOOR + WINDOW SCHEDULE	P.02	03/03/22	DEVELOPMENT APPLICATION
A201	ELEVATIONS	P.02	03/03/22	DEVELOPMENT APPLICATION	A701	WET AREA DETAILS	P.02	03/03/22	DEVELOPMENT APPLICATION
A202	ELEVATIONS	P.02	03/03/22	DEVELOPMENT APPLICATION	A702	WET AREA DETAILS	P.02	03/03/22	DEVELOPMENT APPLICATION
A301	SECTION	P.02	03/03/22	DEVELOPMENT APPLICATION	A902	PERSPECTIVES	P.02	03/03/22	DEVELOPMENT APPLICATION
A401	KITCHEN LAYOUT	P.02	03/03/22	DEVELOPMENT APPLICATION	A903	PERSPECTIVES	P.02	03/03/22	DEVELOPMENT APPLICATION



UNIT 4		m ²
LIVING AREA	116.8	
GARAGE	23.5	
VERANDAH	22.9	
TOTAL UNDER ROOF AREA	163.2	m ²

PLANNING APPROVAL

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ABN 31 852 116 195

[illegible]

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Client
BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIQOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 4

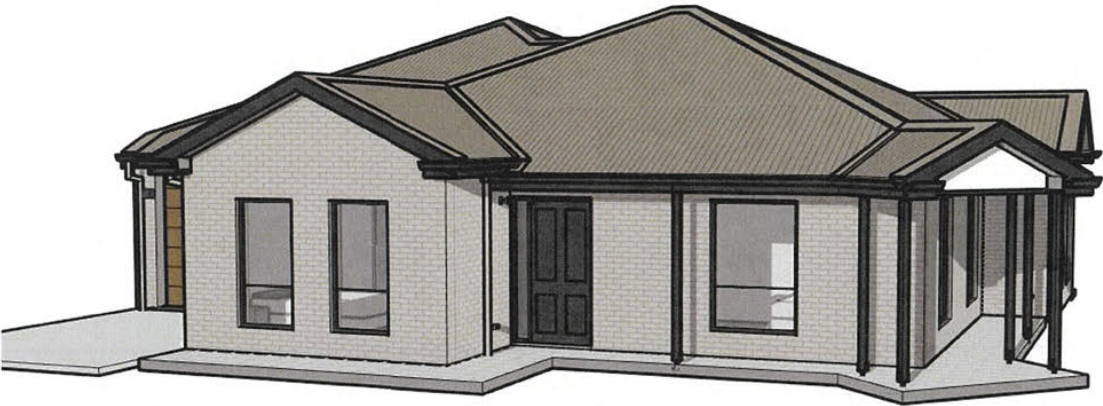
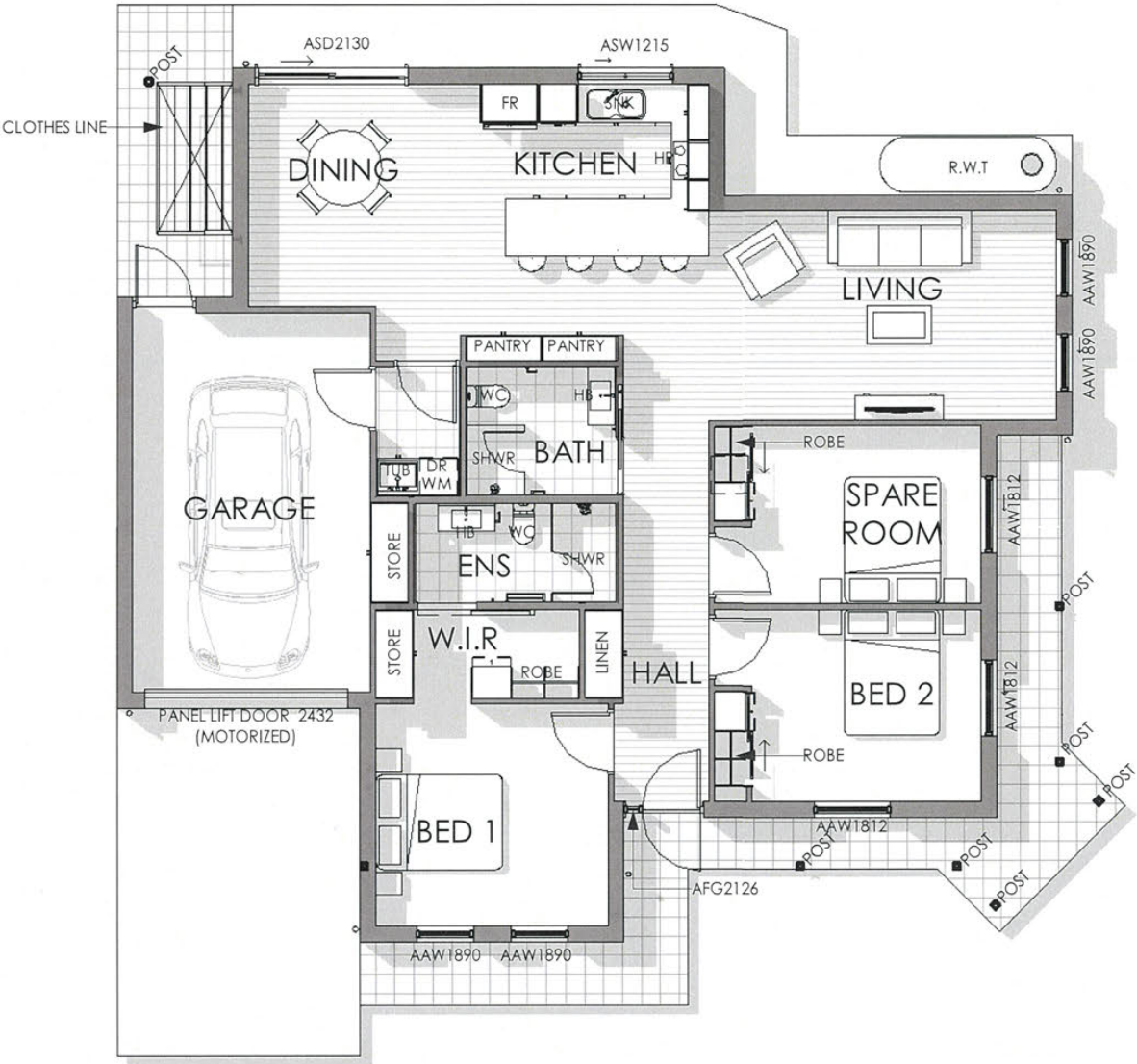
Drawing Title
COVERSHEET & PERSPECTIVE

Project Number	
2114.4	
Drawing No.	Issue
A000	P.02
Approved by	Drawn by
WS	WS/SB



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BAROSSA VILLAGE INCORPORATED
BUNA KAKODA UNIT 4



UNIT 4		m²
LIVING AREA	116.8	
GARAGE	23.5	
VERANDAH	22.9	
TOTAL UNDER ROOF AREA	163.2	m²

1 FLOOR PLAN - PRESENTATION
A201 1 : 100 0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A3

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ABN 31 852 116 195

P.01	CLIENT REVIEW	SB	WS	10/06/21
P.02	DEVELOPMENT APPLICATION	SB	WS	03/03/22

Barossa Village
people at our heart

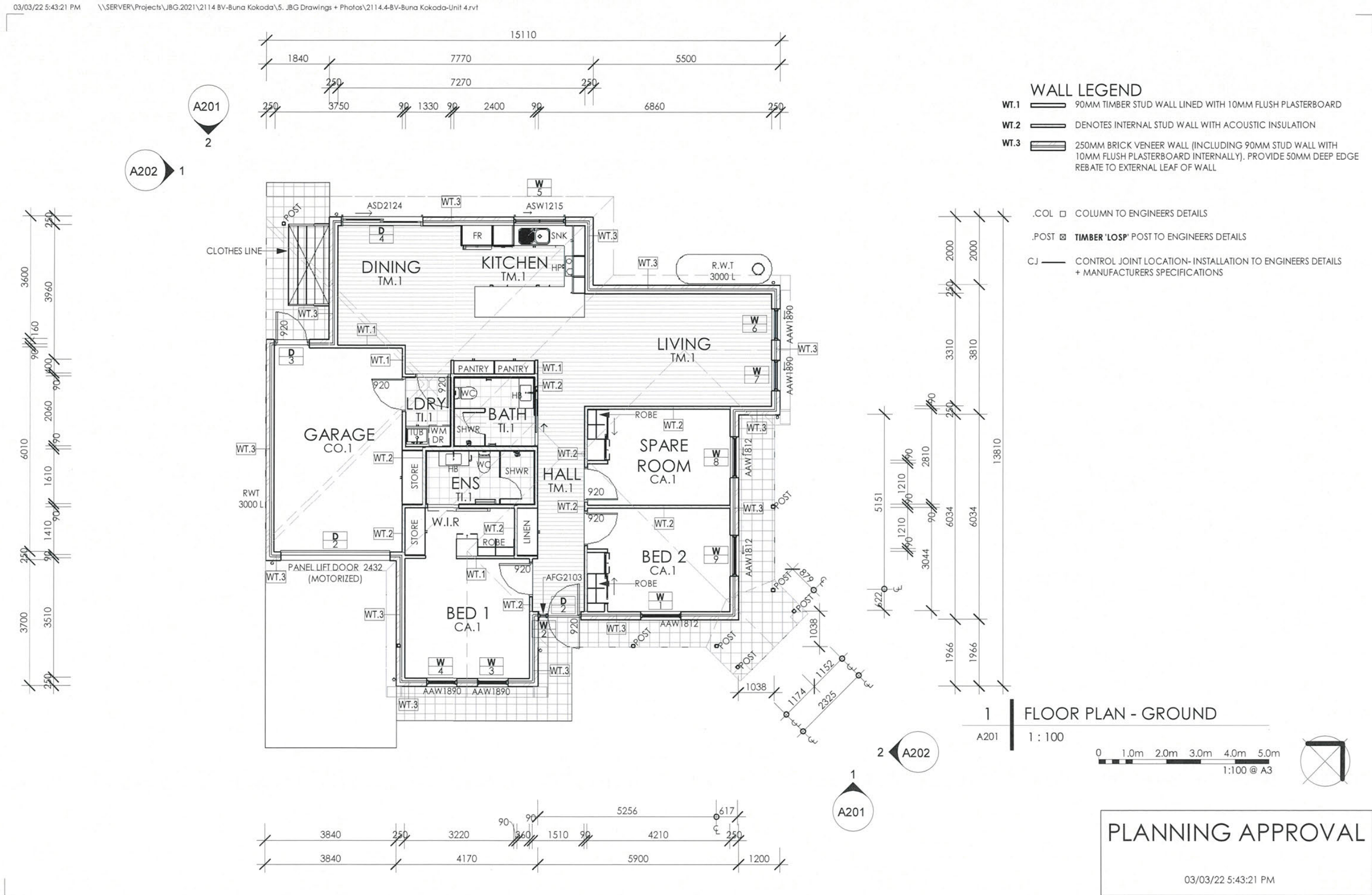
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Client
BAROSSA VILLAGE INC
Project Address
KAKODA AVENUE,
NURIOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 4
Drawing Title
PRESENTATION DRAWING

Project Number
2114.4
Drawing No.
A100
Issue
P.02
Approved by/Drawn by
WS WS/SB

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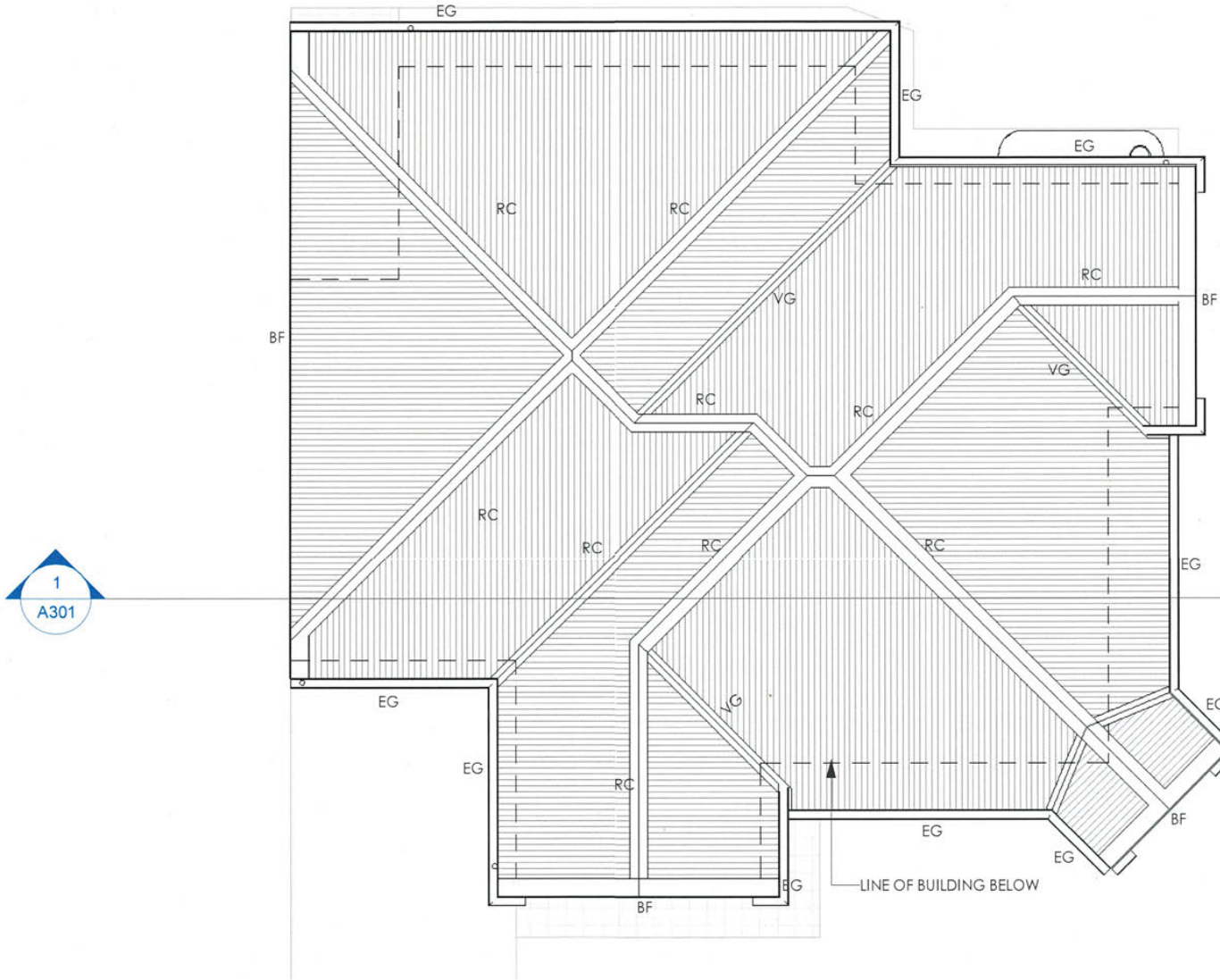
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ROOF PLAN LEGEND

- BF COLORBOND BARGE FLASHING
- BG1 BOX GUTTER. OVERFLOWS BOTH ENDS - REFER DETAIL
- CG ALUMINIUM CEILING VENTILATION GRILLE
- COL STRUCTURAL COLUMN
- CS CORRUGATED COLORBOND STEEL SHEET
- CS2 PROFILED COLORBOND SHEET FOR 2° PITCH
- DP 90mm PVC DOWNPIPE INSIDE 100mm GALVANISED PIPE.
- PVC TO BE SEALED FROM GUTTER TO RAINWATER TANK
- DT DECKTIGHT FLASHING AROUND FLUE
- EG EAVE GUTTER - COLORBOND FINISH
- RC RIDGE CAPPING SCRIBED TO ROOF SHEET PROFILE - COLORBOND FINISH
- SHW SOLAR HOT WATER PANELS (WATER STORAGE TANK ON GROUND)
- VG VALLEY GUTTER ON GUTTER BOARD - COLORBOND FINISH

- NOTE:
- PROVIDE A PVC SEALED SYSTEM FROM EAVE GUTTERS TO RAINWATER TANKS.
 - BURY STORMWATER BELOW GROUND. PROVIDE A PIPE FLUSH SYSTEM TO PIPE BEFORE RISING TO TANK INLET (IE A SCREW TOP SEWER IP OR SIMILAR)
 - PROVIDE A BALANCING PIPE & ISOLATING VALVE BETWEEN EACH RAINWATER TANK



1 ROOF PLAN
A201 1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A3



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ABN 31 852 116 195

P.02 DEVELOPMENT APPLICATION	SB	WS	03/03/22
Issue	Issued For	By	To Date



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Client
BAROSSA VILLAGE INC

Project Address
**KAKODA AVENUE,
NURILOOTPA SA 5355**

Project Name
BV-BUNA KOKODA-UNIT 4

Drawing Title
ROOF PLAN

Project Number
2114.4

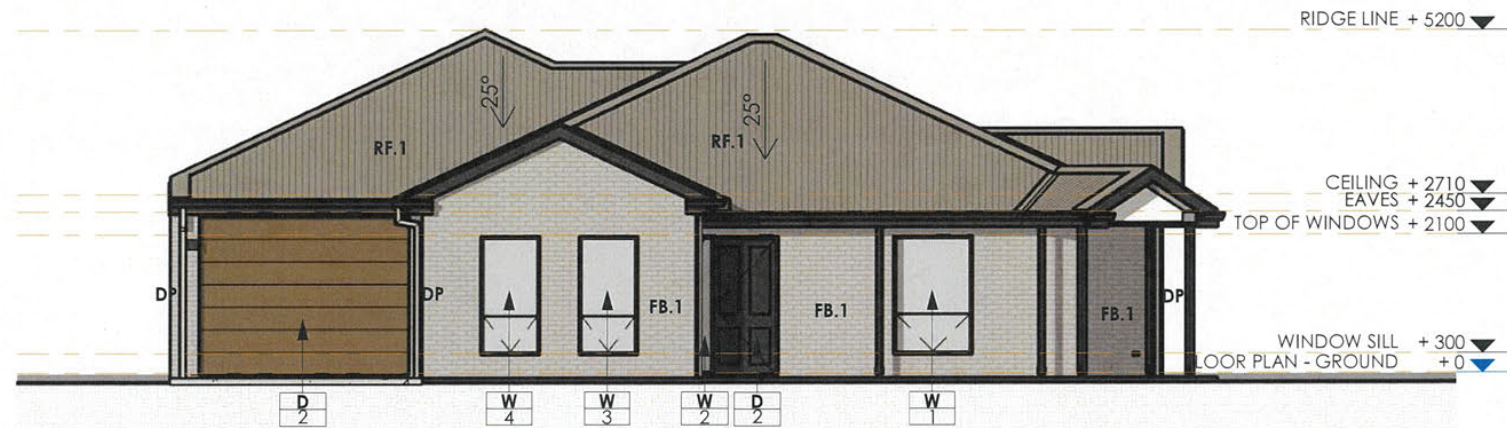
Drawing No.
A111

Issue
P.02

Approved By/Drawn by
WS WS/SB

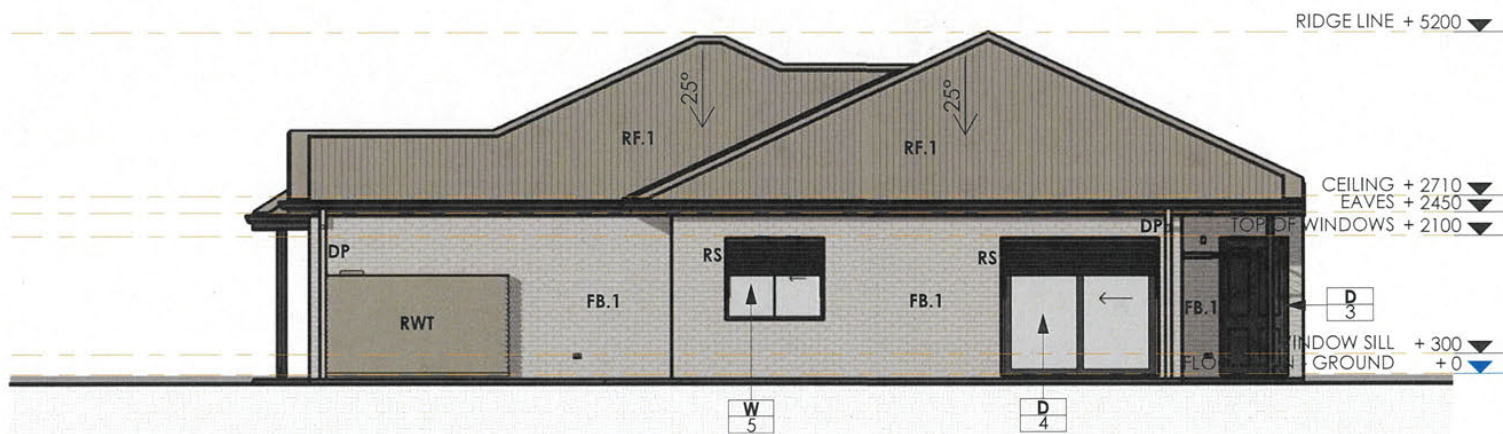
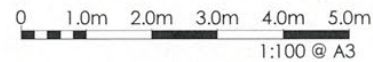


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1 ELEVATION SOUTH EAST

A101 1 : 100



2 ELEVATION NORTH WEST

A101 1 : 100



EXTERNAL FINISHES SCHEDULE

- ROOF + TRIMS:**
SHEET CLADDING:
RF.1: ROOF CLADDING
- CUSTOM ORB WITH MATCHING FLASHINGS.
 - FINISH: GULLY
 - SELECT APPROPRIATE ROOF SHEET PROFILE TO SUIT ROOF PITCH

- FASCIAS + BARGE BOARDS:**
- FASCIA FINISH: PAINTED TO MATCH COLORBOND MONUMENT

- GUTTERS:**
RG: ROOF GUTTER
- 125mm QUAD GUTTERS
 - GUTTER FINISH: COLORBOND MONUMENT
 - GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.
 - ALL NEW GUTTERS TO CONTAIN A BASIC LEAF GUARD MESH.

- DOWNPIPES/RAINHEAD:**
DP: DOWNPIPE
- 90dia DOWNPIPES WITH WALL BRACKETS AT 2000 C/C MAX.
 - DOWNPIPE LOCATIONS AS INDICATED ON DRAWING- TO BE SPACED MAXIMUM 12M APART + EACH DP TO SERVICE NOT MORE THAN 70M2 OF ROOF AREA.
 - DOWNPIPE LOCATIONS HAS BEEN DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT OWNER OR ARCHITECT FOR PRIOR APPROVAL.
 - DOWNPIPE FINISH: TO MATCH ADJACENT WALL COLOUR

- SOFFITS/ EAVES LINING:**
FC.1 FIBRE CEMENT SHEETS
- FIBRE CEMENT SHEETS WITH JOINING STRIPS SETOUT EVENLY.
 - PAINTED FINISH: OFF WHITE
 - REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION
 - PROVIDE EAVES TO WALL TRIMS AT JUNCTION AS REQUIRED

- WALLS:**
FACE BRICK:
FB.1: FACE BRICK
- FACE BRICK IN FINISH: TO MATCH COLORBOND GULLY 1/4 STRENGTH
 - MORTAR IN FINISH: TO BE REVIEWED ON SITE WITH CLIENT

- WALL FEATURES:**
- PROVIDE 'BRICK ON EDGE' SILL BELOW WINDOWS

- EXPOSED TIMBER / HARDWOOD:**
- 'LOSP' TIMBER OR OTHER EXTERNALLY DURABLE TIMBER IN PAINTED FINISH; TO MATCH COLORBOND MONUMENT

- WINDOWS + DOORS:**
ALUMINIUM FRAMES:
- ALUMINIUM FRAME IN POWDERCOAT FINISH; TO MATCH COLORBOND MONUMENT

- RS: ROLLER SHUTTER**
FINISH: COLORBOND MONUMENT

- GD.1 GARAGE DOOR:**
- STEEL-LINE DECOWOOD GARAGE DOOR IN IRONBARK FINISH
 - CONFIRM HARDWARE/AUTOMATION/WINDOWS/FINISHES WITH OWNER
 - DOORS TO HAVE AUTOMATIC OPENING DEVICE

- FENCES + SCREENS:**
FEN.1 FENCE
- FINISH: COLORBOND FINISH; CONFIRM WITH OWNER

- RAINWATER TANKS:**
RWT RAIN WATER TANK
- FINISH: TO MATCH COLORBOND GULLY

- PAVING:**
- APC CLASSIC CONCRETE; COURTYARD PAVER
 - FINISH: BEACH SAND

- GENERAL NOTES:**
- SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK
 - THE BUILDER IS TO PROVIDE TO THE OWNER PRIOR TO ORDERING.

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ABN 31 852 116 195

P.02 DEVELOPMENT APPLICATION SB WS 03/03/22

Issue	Issued For	By	To	Date



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TANUNDA 5352

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E. admin@jbgarchitects.com

Client
BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 4

Drawing Title
ELEVATIONS

Project Number
2114.4

Drawing No.
A201

Issue
P.02

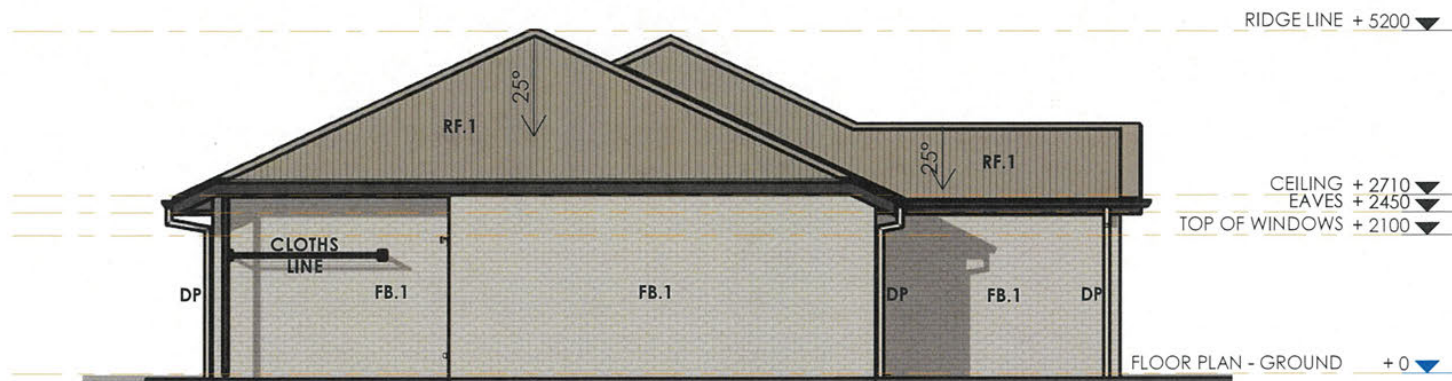
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WS

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SB



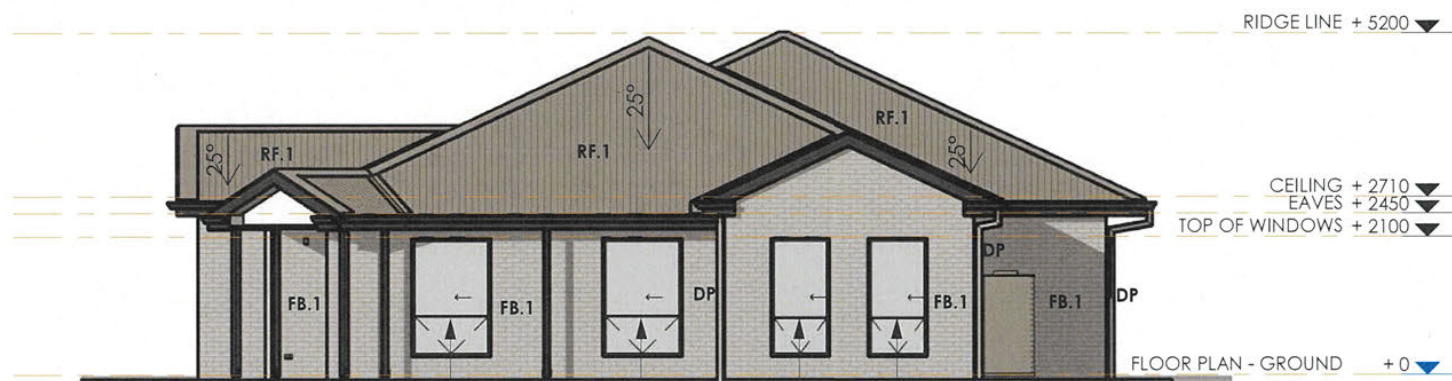
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1 ELEVATION SOUTH WEST

A101 1 : 100



2 ELEVATION NORTH EAST

A101 1 : 100



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P.02	DEVELOPMENT APPLICATION	SB	WS	03/03/22
Issue	Issued For	By	To	Date



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Client
BAROSSA VILLAGE INC

Project Address
**KAKODA AVENUE,
NURIOTPA SA 5355**

Project Name
BV-BUNA KOKODA-UNIT 4

Drawing Title
ELEVATIONS

Project Number
2114.4

Drawing No.
A202

Issue
P.02

Approved by/Drawn by
WS SB



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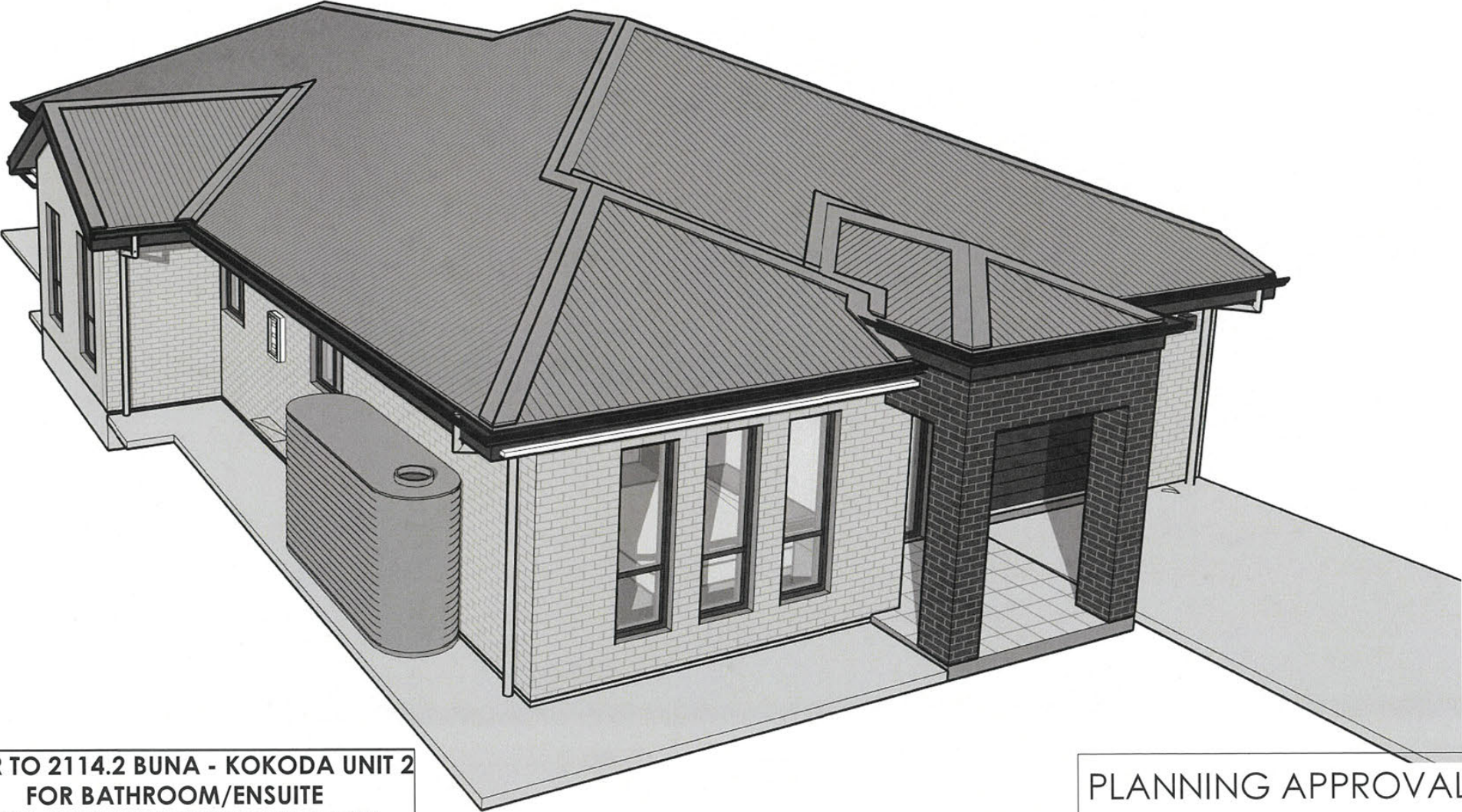
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BAROSSA VILLAGE INCORPORATED

BUNA KOKODA UNIT 5

ARCHITECTURAL DRAWING LIST

DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR	DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR
A000	COVERSHEET & PERSPECTIVE	P.01	03/03/22	DEVELOPMENT APPLICATION	A402	INTERNAL ELEVATIONS	P.01	03/03/22	DEVELOPMENT APPLICATION
A100	PRESENTATION DRAWING	P.02	03/03/22	DEVELOPMENT APPLICATION	A403	INTERNAL ELEVATIONS	P.01	03/03/22	DEVELOPMENT APPLICATION
A101	FLOOR PLAN	P.01	03/03/22	DEVELOPMENT APPLICATION	A407	LAUNDRY LAYOUT	P.01	03/03/22	DEVELOPMENT APPLICATION
A102	PLAN NOTES	P.01	03/03/22	DEVELOPMENT APPLICATION	A511	SERVICES PLAN - SEPTIC	P.01	03/03/22	DEVELOPMENT APPLICATION
A111	ROOF PLAN	P.01	03/03/22	DEVELOPMENT APPLICATION	A521	SERVICES PLAN - ELECTRICAL	P.01	03/03/22	DEVELOPMENT APPLICATION
A121	REFLECTED CEILING PLAN	P.01	03/03/22	DEVELOPMENT APPLICATION	A601	DOOR + WINDOW SCHEDULE	P.01	03/03/22	DEVELOPMENT APPLICATION
A131	CONCRETE SETOUT DRAWING	P.01	03/03/22	DEVELOPMENT APPLICATION	A602	DOOR + WINDOW SCHEDULE	P.01	03/03/22	DEVELOPMENT APPLICATION
A201	ELEVATIONS	P.01	03/03/22	DEVELOPMENT APPLICATION	A701	WET AREA DETAILS	P.01	03/03/22	DEVELOPMENT APPLICATION
A202	ELEVATIONS	P.01	03/03/22	DEVELOPMENT APPLICATION	A702	WET AREA DETAILS	P.01	03/03/22	DEVELOPMENT APPLICATION
A301	SECTION	P.01	03/03/22	DEVELOPMENT APPLICATION	A901	PERSPECTIVES	P.01	03/03/22	DEVELOPMENT APPLICATION
A401	KITCHEN LAYOUT	P.01	03/03/22	DEVELOPMENT APPLICATION	A902	PERSPECTIVES	P.01	03/03/22	DEVELOPMENT APPLICATION



UNIT 5		m²
LIVING AREA	123.9	
GARAGE	27.7	
VERANDAH	4.1	
TOTAL UNDER ROOF AREA	155.7	m²

REFER TO 2114.2 BUNA - KOKODA UNIT 2
FOR BATHROOM/ENSUITE
FITOUT/JOINERY DOCUMENTATION

PLANNING APPROVAL

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P.01	DEVELOPMENT APPLICATION	SB	WS	03/03/22



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Client
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Project Address
KAKODA AVENUE,
NURILOOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 5

Drawing Title
COVERSHEET & PERSPECTIVE

Project Number
2114.5

Drawing No.
A000

Issue
P.01

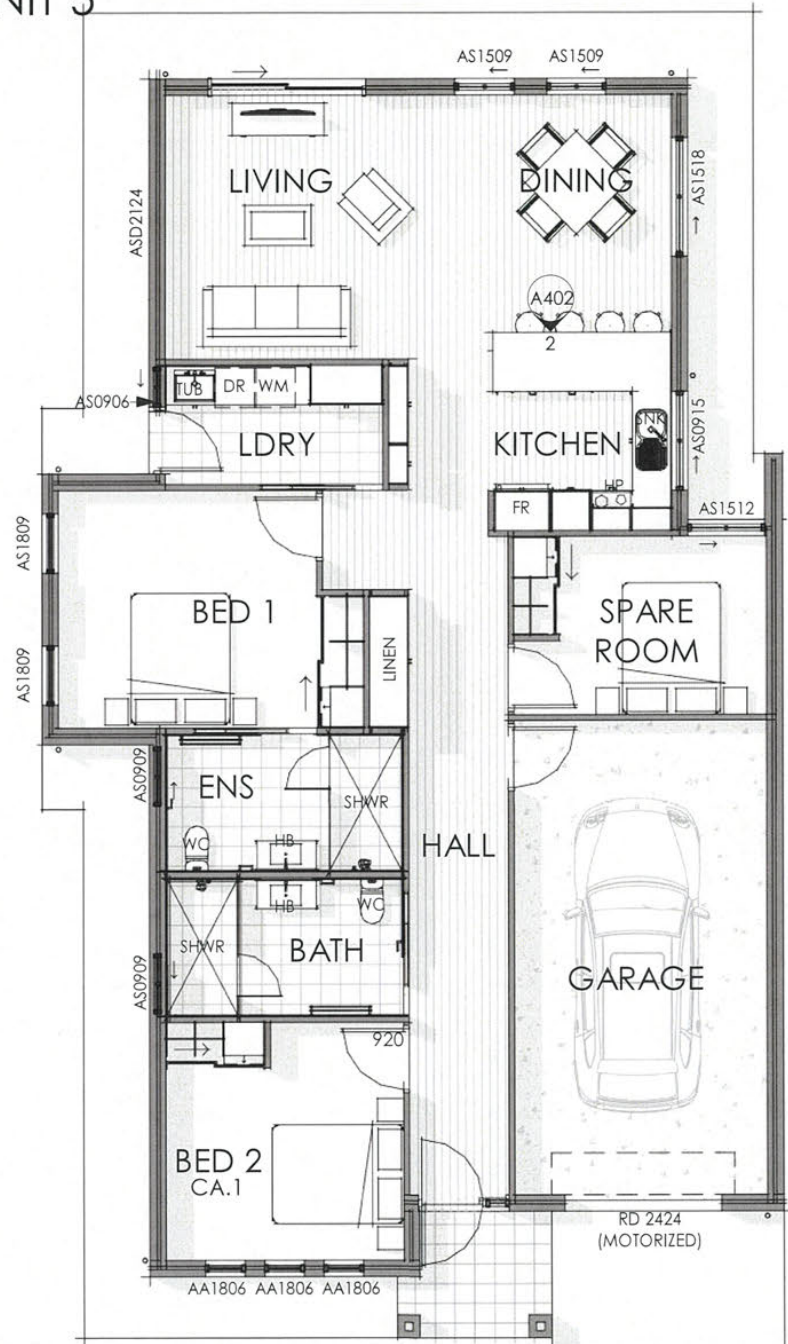
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SB



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BAROSSA VILLAGE INCORPORATED
BUNA KAKODA UNIT 5



UNIT 5		m²
LIVING AREA	123.9	
GARAGE	27.7	
VERANDAH	4.1	
TOTAL UNDER ROOF AREA	155.7	m²

1 FLOOR PLAN - PRESENTATION

A201 1:100 0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A3

PLANNING APPROVAL

04/03/22 9:52:55 AM

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YOU DIG
ABN 31 852 116 195

P.01	CLIENT REVIEW	SB	WS	10/06/21
P.02	DEVELOPMENT APPLICATION	SB	WS	03/03/22



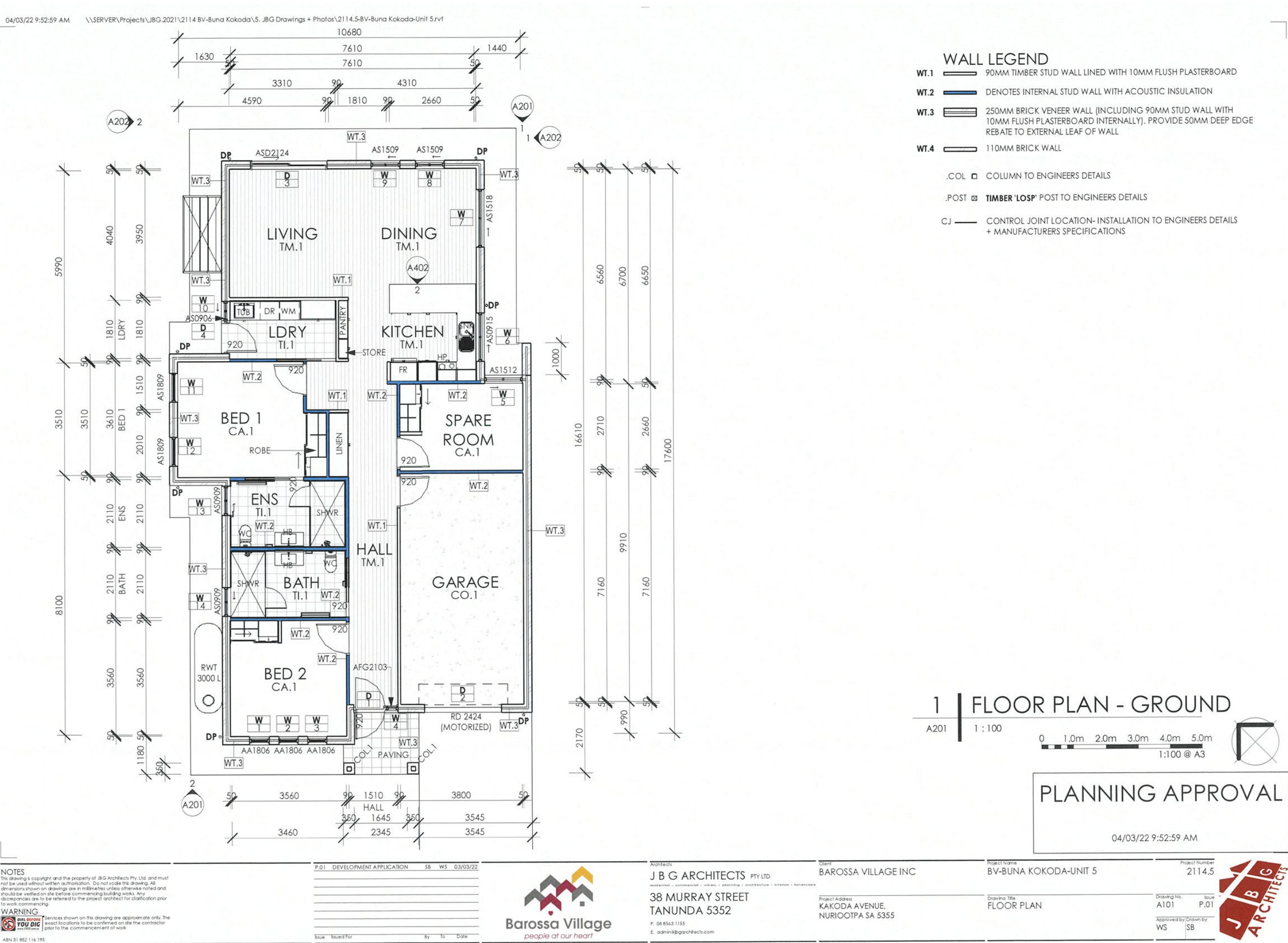
Architects
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38 MURRAY STREET
TANUNDA 5352
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E. admin@jbgarchitects.com

Client
BAROSSA VILLAGE INC
Project Address
KAKODA AVENUE,
NURIOOTPA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 5
Drawing Title
PRESENTATION DRAWING

Project Number
2114.5
Drawing No.
A100
Issue
P.02
Approved by/Drawn by
WS SB





04/03/22 9:53:04 AM \\SERVER\Projects\JBG-2021\2114 BV-Buna Kokoda\5. JBG Drawings + Photos\2114.5-BV-Buna Kokoda-Unit 5.rvt

PLAN LEGEND

FOOTING NOTES:

- OFF-FORM EXPOSED CONCRETE FOOTING : EXPOSED EDGE TO FOOTING TO BE STEEL-TROWEL FINISHED TO PROVIDE TRUE + CLEAN EDGE.
- PROVIDE SLAB SETDOWNS TO LAUNDRY, ENS. BATHROOMS TO ENGINEERS DETAILS FOR FLOOR DRAINAGE GRADING.
- PROVIDE APPROPRIATE SETDOWNS + FLOOR GRADES TO WET AREAS. REFER DRAWING WET AREA DETAILS- A.701 + A.702 FOR MORE DETAILS.

FLOOR FRAMING NOTES:

- ALL WALL FRAMING TO ENGINEERS DETAILS AND AS.1684.
- USE MIN 19MM STRUCTURAL FLOOR BOARD OR TIMBER FLOOR BATTENS OVER JOISTS
- PROVIDE APPROPRIATE SETDOWNS + FLOOR GRADES TO WET AREAS. REFER DRAWING WET AREA DETAILS- A.701 + A.702 FOR MORE DETAILS.

WALL NOTES:

- DIMENSIONS TO FLOOR PLAN TYPICALLY EXCLUDE CLADDINGS + LININGS.
- ALL WALL FRAMING TO ENGINEERS DETAILS AND AS.1684.
- SELECT EXTERNAL NON COMBUSTIBLE CLADDINGS SUITABLE FOR THE DESIGNATED BUSHFIRE ATTACK LEVEL (IF APPLICABLE).
- INSTALLATION OF PROPRIETARY CLADDINGS / LININGS TO MANUFACTURERS DETAILS.
- PROVIDE INSULATION AND SARKING AS SCHEDULED OR EQUIVALENT TO ALL EXTERNAL WALLS.
- USE WATER RESISTANT PLASTERBOARD TO ALL WET AREAS AS SCHEDULED ON WET AREA DETAILS DRAWING.
- ALL CONTROL JOINTS IN MASONRY WALLS + AAC POWER PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS SITE INVESTIGATION AND FOOTING CONSTRUCTION REPORT.
- SUB FLOOR WALLS TO CONTAIN VENTILATION BRICKS/ VENTS TO THE PERIMETER OF THE WALL TO BCA 3.4.1 + VENTS TO CONTAIN APPROPRIATE TERMITE TREATMENT + BUSHFIRE GUARDS.
- PROVIDE BITUMEN TANKING SOLUTION TO WATERPROOF CELLAR WALL/ FLOOR JUNCTIONS AS REQUIRED

FIRE WALL NOTES:

- WALLS LESS THAN 900MM AND PERPENDICULAR TO BOUNDARY LINES TO BE EXTERNALLY NON COMBUSTIBLE AND ACHIEVE AN FRL OF NOT LESS THAN 60/60/60.
- BE OF MASONRY - VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90mm THICK.
- BE OF MASONRY CONSTRUCTION NOT LESS THAN 90mm THICK.
- EXTERNAL WALLS (INCLUDING GABLES) MUST EXTEND TO THE UNDERSIDE OF A NON COMBUSTIBLE ROOF COVERING OR NON COMBUSTIBLE EAVES LINING.
- SUB FLOOR VENTS, ROOF VENTS, WEEPHOLES, CONSTRUCTION JOINTS AND PENETRATIONS FOR PIPES, CONDUITS AND THE LIKE MUST HAVE AN FRL OF NOT LESS THAN -/60/-.

OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE-RESISTING MUST BE PROTECTED BY:

- NON OPENABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH AN FRL OF NOT LESS THAN -/60/-
- SELF CLOSING SOLID CORE DOORS NOT LESS THAN 35mm THICK

WINDOWS IN NON-HABITABLE ROOM THAT FACES AN ADJOINING ALLOTMENT MAY NOT BE LESS THAN 600mm FROM THAT BOUNDARY OR, WHERE THE WINDOW FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN 1200mm FROM THAT BUILDING PROVIDING THAT:

- IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.2m² SQ OR IN AN ALTERNATE NON-HABITABLE ROOM THE OPENING HAS AN AREA OF NOT MORE THAN 0.54m² SQ AND THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES AND IT IS GALZED IN WIRED GLASS OR THE OPENING IS ENCLOSED WITH TRANSLUCENT HOLLOW GLASS BLOCKS.

DOOR + WINDOW NOTES :

- ALL DOOR SWINGS + SLIDING DIRECTIONS AS INDICATED ON FLOOR PLAN
- CONFIRM WINDOW + DOOR OPENING DIMENSIONS ON SITE PRIOR TO FABRICATION

EXTERNAL DOORS + WINDOWS:

- FIT WITH MATCHING INSECT SCREENS AND SELECTED HARDWARE TO OWNERS REQUIREMENTS.
- PROVIDE DRAUGHT PROTECTION + WEATHER SEALS TO ALL EXTERNAL SWING DOORS
- ALL OPERABLE WINDOWS GREATER THAN 2000MM ABOVE EXTERNAL GROUND LEVEL TO OPEN MAX 125MM WIDE.
- USE 'TRUTH HARDWARE- ENCORE' HINGES ON CASEMENT WINDOWS
- ALL CASMENT WINDOWS TO USE 'TRUTH HARDWARE-ENCORE' HINGE OPERATORS

(ALUMINIUM)

- ALUMINIUM SLIDING DOOR FRAMES TO BE FABRICATED WITH LOW PROFILE (NURSING HOME SILL OR EQUIVALENT) OR CONCEALED THRESHOLDS - CONFIRM PROFILE SELECTION WITH OWNER.

INTERNAL DOORS:

- SELECTED 2040 (GIVE INFO) HIGH SEMI-SOLID TIMBER PANEL DOORS (UNLESS NOTED OTHERWISE) AS INDICATED ON DWGS. FIT WITH SELECTED DOOR HANDLES, PRIVACY LOCKS + DOOR STOPS TO OWNERS SPECIFICATION.
- FOR ALL WC'S, IF THE SHORTEST DISTANCE BETWEEN THE PAN AND THE NEAREST PART OF THE DOOR FRAME IS 1200mm OR LESS, THEN THE DOORS ARE TO BE FITTED WITH REMOVABLE HINGES.

DOOR + WINDOW LEGEND:

AFW ALUMINIUM FIXED GLASS
ASW ALUMINIUM SLIDING WINDOW
TD TIMBER DOOR
GD GARAGE DOOR/SHUTTER
CSD CAVITY SLIDER DOOR + 'JEXIS' CAVITY RELEASE SYSTEM

GLAZING:

- ALL GLAZING SHALL BE IN ACCORDANCE WITH THE EXTERNAL GLAZING CALCULATIONS IN THE ENERGY EFFICIENCY REPORT - CONFIRM SELECTION WITH OWNER.
- ALL GLAZING SHALL BE IN ACCORDANCE WITH AS1288 + WIND SPEEDS AS PER ENGINEERS CALCULATIONS.
- GENERALLY CLEAR GLASS THROUGHOUT + SEMI-TRANSLUCENT 'FROSTED' GLASS TO PRIVACY AREAS OF BUILDING- CONFIRM AREAS WITH OWNER.
- REFER TO GLAZING REQUIREMENTS IN CONJUNCTION TO THE BUSHFIRE RISK LEVEL (IF APPLICABLE) FOR SAFETY GLASS+ TOUGHENED GLASS.

ENERGY EFFICIENT GLAZING LEGEND:

THE FOLLOWING ROOMS ARE TO CONTAIN LOW- E GLAZING (VERIDIAN ENERGY TECH 'CLEAR'- OR SIMILAR BRAND):
(GIVE INFO- LIST ROOMS)

THE FOLLOWING ROOMS ARE TO CONTAIN DOUBLE GLAZING:

(GIVE INFO- LIST ROOMS)

- GLAZING SPECIFIED IS THE MINIMUM REQUIREMENT FOR THE PROJECT- BUILDER IS TO DISCUSS INCREASING THE PERFORMANCE OF GLAZING WITH THE OWNER PRIOR TO CONSTRUCTION

INTERNAL TRIMS + WALL FINISHES:

CORNICE: 'SQUARE SET' TO ALL LIVING/ DINING/ KITCHEN AREAS + 90mm 'COVERED' CORNICE ELSEWHERE

ARCHITRAVES: 50x1' MDF TRIM

SKIRTINGS: 50x19 SPLAYED MDF SKIRTING

- CONFIRM SELECTIONS WITH OWNER PRIOR TO INSTALLATION.

WALL TILING:

- FLOOR TO CEILING WALL TILING TO THE FOLLOWING ROOMS:(GIVE INFO)
- 1800 HIGH WALL TILING TO THE FOLLOWING ROOMS: WET AREAS
- PROVIDE SPLASHBACK ABOVE KITCHEN JOINERY

FLOOR FINISHES:

- FFL DENOTES: FINISHED FLOOR LEVEL
- CONFIRM ALL FLOOR SELECTIONS WITH OWNER PRIOR TO ORDERING/INSTALLATION.
- ALIGN FLOOR + WALL TILE JOINTS
- INSTALL FLOOR COVERINGS TO MANUFACTURERS SPECIFICATIONS

FLOOR FINISH LEGEND:

CA.01 CARPET + UNDERLAY
CO.01 CONCRETE
CT.01 CEMENTITIOUS TOPPINGS & SURFACE MODIFIERS
DK.01 TIMBER DECKING
PV.01 PAVERS
TI.01 WET AREA FLOOR TILES
TM.01 HARDWOOD TIMBER FLOORBOARDS
VI.01 VINYL

JOINERY + FIXTURES:

- CONFIRM ALL JOINERY DIMENSIONS + FINISHES + SELECTION OF FIXTURES AND HARDWARE + OTHER DETAILS WITH OWNER.

FIRE SAFETY:

DENOTES SMOKE ALARM

- ALL SMOKE ALARMS + EVACUATION LIGHTING SHALL BE HARD WIRED INTO ELECTRICAL SYSTEM WITH 9V BATTERY BACK UP SYSTEM. WHERE MORE THAN ONE SMOKE ALARM IS FITTED, THEY ARE TO BE INTERCONNECTED.
- FOR BCA CLASS 1b BUILDINGS: PROVIDE INTEGRATED SMOKE ALARM + EVACUATION LIGHTING TO THE PATH OF TRAVEL FROM BED ROOMS TO REQUIRED EXIT DOORS.

VENTILATION NOTES:

DENOTES ELECTRICAL EXTRACTOR

- MIN REQUIRED AIR FLOW- 25 L/s PER EACH FIXTURE
- REQUIRED EXHAUST FANS IN ACCORDANCE WITH AS 1668.2 TO A SANITARY COMPARTMENT MUST VENTILATE EITHER TO OUTSIDE OF BUILDING BY WAY OF DUCTS OR INTO ROOF SPACE THAT IS ADEQUATELY VENTILATED BY OPEN EAVES OR MINIMUM OF 2 ROOF VENTS

ABBREVIATIONS:

AFFL ABOVE FINISHED FLOOR LEVEL
AS AUSTRALIAN STANDARDS
BLS BALUSTRADE
BT BATH
BN BENCH
BA BUILDING APPLICATION
BCA BUILDING CODE OF AUSTRALIA
COS CONFIRM ON SITE
DA DEVELOPMENT APPLICATION
DI DIAMETER (NOMINAL)
DW DISH WASHER
DP DOWNPIPE
DPS DOWNPIPE + SPREADER
DP(s) DOWNPIPE (STORMWATER)
DWR DRAWER
DR DRYER, CLOTHES
EQ EQUAL
FCL FINISHED CEILING LEVEL
FW FLOOR WASTE
FR FRIDGE
HB HAND BASIN
HP HOT PLATE
IP INSPECTION POINT
LDY LAUNDRY
LN LINEN CUPBOARD
MW MICROWAVE OVEN
MIN MINIMUM
NOM NOMINAL
OCBD OVERHEAD CUPBOARD
OV OVEN
FPL FINISHED PAVING LEVEL
RWT RAINWATER TANK
RB ROBE
SHR SHOWER
SNK SINK
ST STORAGE CUPBOARD
TV TELEVISION
TBA TO BE ADVISED
TS TOILET SUITE
TB TUB, L'DRY
UNO UNLESS NOTED OTHERWISE
U/S UNDERSIDE
WC WASH CLOSET
WM WASHING MACHINE

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ABN 31 852 116 195

P-01	DEVELOPMENT APPLICATION	SB	WS	03/03/22
Issue	Issued For		By	To
				Date


Barossa Village
people at our heart

Architects
J B G ARCHITECTS PTY LTD
residential • commercial • industry • planning • architecture • interior • landscape

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Client
BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
NURIROOTA SA 5355

Project Name
BV-BUNA KOKODA-UNIT 5

Drawing Title
PLAN NOTES

Project Number
2114.5

Drawing No.
A102

Issue
P.01

Approved by/Drawn by
WS SB

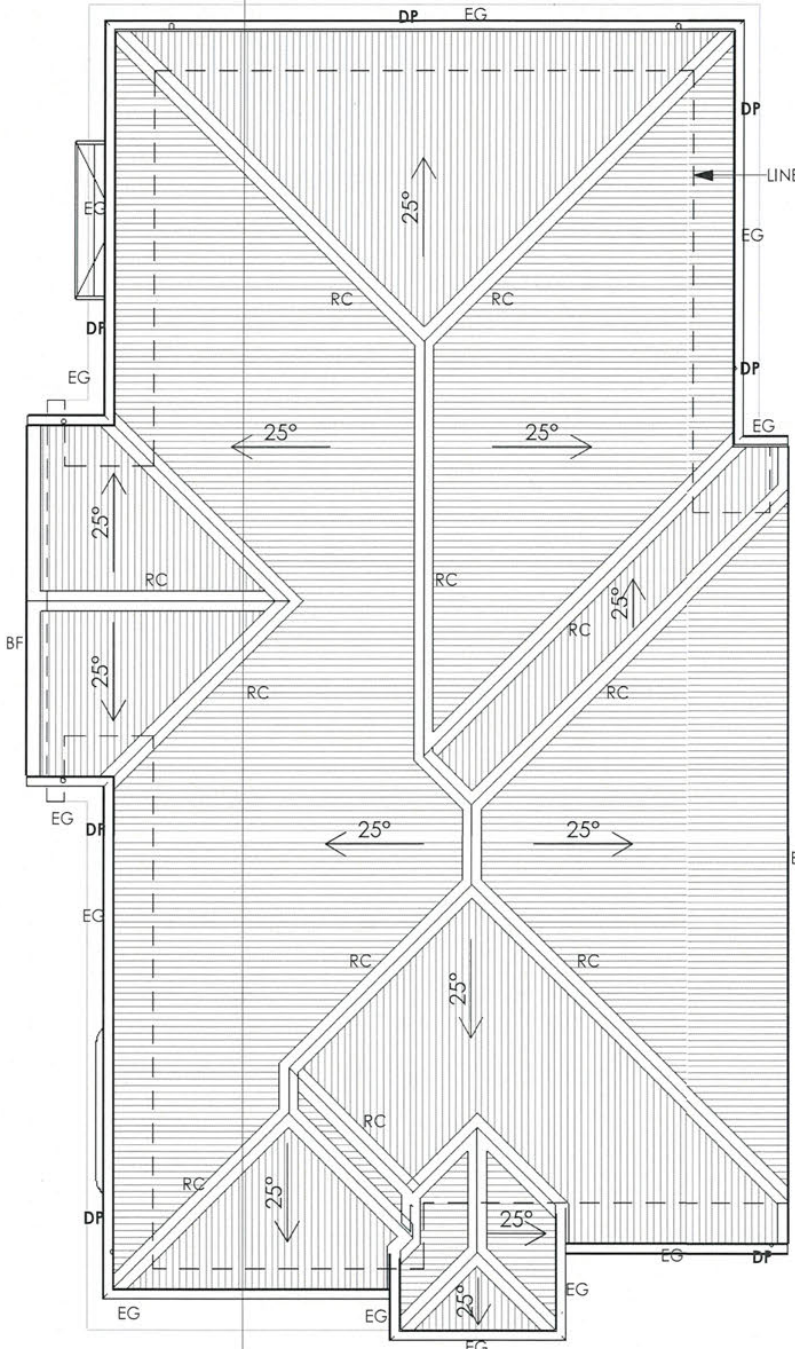


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ROOF PLAN LEGEND

- BF COLORBOND BARGE FLASHING
- BG1 BOX GUTTER, OVERFLOWS BOTH ENDS - REFER DETAIL
- CG ALUMINIUM CEILING VENTILATION GRILLE
- COL STRUCTURAL COLUMN
- CS CORRUGATED COLORBOND STEEL SHEET
- CS2 PROFILED COLORBOND SHEET FOR 2° PITCH
- DP 90mm PVC DOWNPIPE INSIDE 100mm GALVANISED PIPE.
- PVC TO BE SEALED FROM GUTTER TO RAINWATER TANK
- DT DECKTIGHT FLASHING AROUND FLUE
- EG EAVE GUTTER - COLORBOND FINISH
- RC RIDGE CAPPING SCRIBED TO ROOF SHEET PROFILE - COLORBOND FINISH
- SHW SOLAR HOT WATER PANELS (WATER STORAGE TANK ON GROUND)
- VG VALLEY GUTTER ON GUTTER BOARD - COLORBOND FINISH

- NOTE:
- PROVIDE A PVC SEALED SYSTEM FROM EAVE GUTTERS TO RAINWATER TANKS.
 - BURY STORMWATER BELOW GROUND. PROVIDE A PIPE FLUSH SYSTEM TO PIPE BEFORE RISING TO TANK INLET (IE A SCREW TOP SEWER IP OR SIMILAR)
 - PROVIDE A BALANCING PIPE & ISOLATING VALVE BETWEEN EACH RAINWATER TANK



1 ROOF PLAN

A201 1:100 0 1.0m 2.0m 3.0m 4.0m 5.0m 1:100 @ A3

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ABN 31 852 116 195

P.01	DEVELOPMENT APPLICATION	SB	WS	03/03/22
Issue	Issued For	By	To	Date



Architects
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Client
BAROSSA VILLAGE INC

Project Address
**KAKODA AVENUE,
NURIOTPA SA 5355**

Project Name
BV-BUNA KOKODA-UNIT 5

Drawing Title
ROOF PLAN

Project Number	2114.5
Drawing No.	A111
Issue	P.01
Approved by/Drawn by	WS SB



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1 | ELEVATION - NORTH EAST
A101 | 1:100
0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A3



2 | ELEVATION - SOUTH WEST
A101 | 1:100
0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A3

EXTERNAL FINISHES SCHEDULE

- ROOF + TRIMS:**
SHEET CLADDING:
RF.1: ROOF CLADDING
• CUSTOM ORB SHEET CLADDING WITH MATCHING FLASHINGS.
• FINISH: COLORBOND WINDSPRAY
• SELECT APPROPRIATE ROOF SHEET PROFILE TO SUIT ROOF PITCH

- FASCIAS + BARGE BOARDS:**
• FASCIA FINISH: PAINTED TO MATCH COLORBOND MONUMENT

- GUTTERS:**
RG: ROOF GUTTER
• 125mm QUAD GUTTERS
• GUTTER FINISH: COLORBOND MONUMENT
• GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.
• ALL NEW GUTTERS TO CONTAIN A BASIC LEAF GUARD MESH.

- DOWNPIPES/RAINHEAD:**
DP: DOWNPIPE
• 90dia DOWNPIPES WITH WALL BRACKETS AT 2000 C/C MAX.
• DOWNPIPE LOCATIONS AS INDICATED ON DRAWING- TO BE SPACED MAXIMUM 12M APART + EACH DP TO SERVICE NOT MORE THAN 70M2 OF ROOF AREA.
• DOWNPIPE LOCATIONS HAS BEEN DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT OWNER OR ARCHITECT FOR PRIOR APPROVAL.
DOWNPIPE FINISH: TO MATCH ADJACENT WALL COLOUR

- SOFFITS/ EAVES LINING:**
FC.1 FIBRE CEMENT SHEETS
• FIBRE CEMENT SHEETS WITH JOINING STRIPS SETOUT EVENLY.
• PAINTED FINISH: OFF WHITE
• REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION
• PROVIDE EAVES TO WALL TRIMS AT JUNCTION AS REQUIRED

- WALLS:**
FACE BRICK:
FB.1: FACE BRICK
• FACE BRICK IN FINISH: TO MATCH COLORBOND SHALE GREY
• MORTAR IN FINISH: TO BE REVIEWED ON SITE WITH CLIENT

- FB.2: FACE BRICK
• FACE BRICK IN FINISH: TO MATCH COLORBOND MONUMENT
• MORTAR IN FINISH: TO BE REVIEWED ON SITE WITH CLIENT

- WALL FEATURES:**
• PROVIDE 'BRICK ON EDGE' SILL BELOW WINDOWS

- EXPOSED TIMBER / HARDWOOD:**
• 'LOSP' TIMBER OR OTHER EXTERNALLY DURABLE TIMBER IN PAINTED FINISH: TO MATCH COLORBOND MONUMENT

- WINDOWS + DOORS:**
ALUMINIUM FRAMES:
• ALUMINIUM FRAME IN POWDERCOAT FINISH: TO MATCH COLORBOND MONUMENT

- RS: ROLLER SHUTTER**
FINISH: COLORBOND MONUMENT

- GARAGE DOOR:**
• FINISH: COLORBOND MONUMENT
• STEEL-LINE RANCH GARAGE
• HARDWARE/AUTOMATION/WINDOWS/FINISHES WITH OWNER
• DOORS TO HAVE AUTOMATIC OPENING DEVICE

- FENCES + SCREENS:**
FEN.1 FENCE
• FINISH: COLORBOND FINISH; XXX

- RAINWATER TANKS:**
RWT RAIN WATER TANK
• FINISH: COLORBOND WINDSPRAY

- PAVING:**
• APC CLASSIC CONCRETE; COURTYARD PAVER
FINISH: BEACH SAND

GENERAL NOTES:
SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREA + FIRE RESISTANT MATERIALS NEAR BOUNDARIES.
THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE OWNER PRIOR TO ORDERING.

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ABN 31 852 116 195

P.01 DEVELOPMENT APPLICATION SB WS 03/03/22
Issue Issued For By To Date



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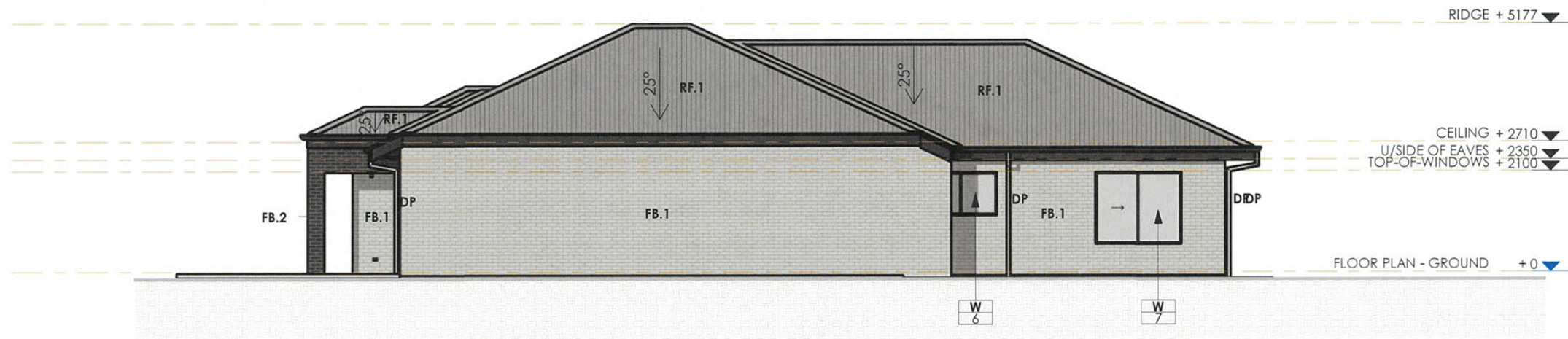
Client
BAROSSA VILLAGE INC
Project Address
KAKODA AVENUE,
NURIOTOP SA 5355

Project Name
BV-BUNA KOKODA-UNIT 5
Drawing Title
ELEVATIONS

Project Number
2114.5
Drawing No.
A201
Issue
P.01
Approved by/Drawn by
WS SB

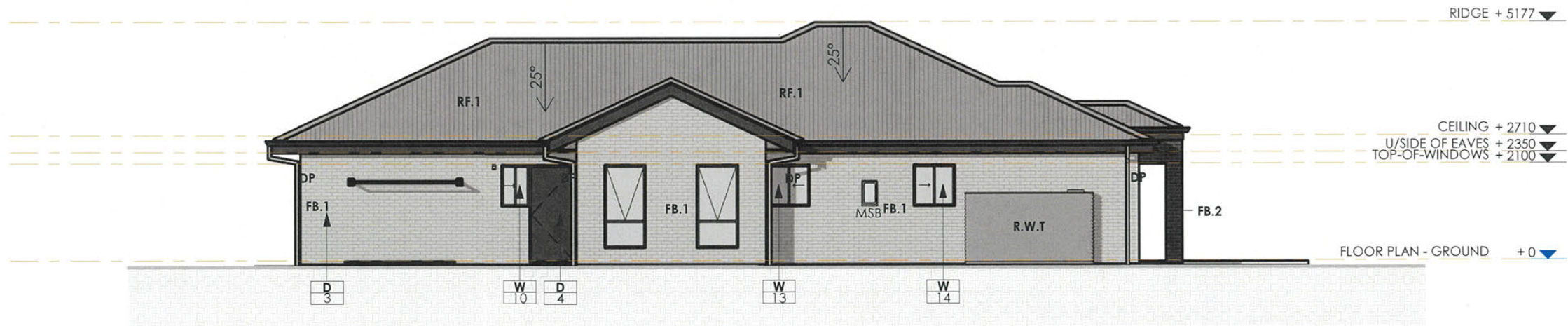


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1 | ELEVATION - SOUTH EAST

A101 1:100
0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A3



2 | ELEVATION - NORTH WEST

A101 1:100
0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A3

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P.01 DEVELOPMENT APPLICATION SB WS 03/03/22

Issue	Issued For	By	To	Date



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BAROSSA VILLAGE INC

Project Address
KAKODA AVENUE,
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Project Name
BV-BUNA KOKODA-UNIT 5

Drawing Title
ELEVATIONS

Project Number
2114.5

Drawing No.
A202

Issue
P.01

Approved by/Drawn by
WS SB





STORMWATER DETENTION CALCS

Project: Barossa Village Buna Kokoda

Address: Kokoda Ave, Nuriootpa

Job No: SBEC 2104-26

Revision: A

By: JM

Date: 25/01/2023

ADELAIDE | BAROSSA | PORT PIRIE

Title: Barossa Village Buna Kokoda Job #: SBEC 2104-26 Page: 1 Designer: JM Date: 25/01/2023	 SCHMIDT BENTLEY ENGINEERING CONSULTING																														
DETENTION CALCULATIONS - 100 YEAR ARI STORM																															
<u>RELEVANT EQUATIONS</u> $Q = C_y I A$ $C_y = F_y C_{10}$ Q = peak runoff rate (m^3/s) I = rainfall intensity (mm/hr) A = catchment area (m^2) C_y = runoff coefficient C_{10} = 10 year ARI runoff coefficient F_y = Frequency Factor DETENTION TANK STORAGE Using AR&R 1987; equation 7.43 $Q_P = I_P \left[1 - \frac{S_{max}}{V_I} \right]$ Q_P = peak discharge of the inflow hydrograph (m^3/s) I_P = peak discharge of the outflow hydrograph (m^3/s) V_I = volume of the inflow flood (m^3) S_{max} = maximum storage (m^3) <u>Pre Development</u> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Catchment Type</th> <th>C_{10}</th> <th>F_y</th> <th>C_y</th> <th>Area (m^2)</th> </tr> </thead> <tbody> <tr> <td>Roof</td> <td>1.00</td> <td>0.95</td> <td>0.950</td> <td>606</td> </tr> <tr> <td>Pavement</td> <td>0.90</td> <td>0.95</td> <td>0.855</td> <td>170</td> </tr> <tr> <td>Gravel</td> <td>0.75</td> <td>0.95</td> <td>0.713</td> <td>288</td> </tr> <tr> <td>Landscape</td> <td>0.20</td> <td>0.95</td> <td>0.190</td> <td>1442</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td>2506</td> </tr> </tbody> </table> Storm Event: Time Conc: Intensity: 1 in 4.48 ARI 5 mins 76.2 mm/hr Pre Development Flow: 25.40 L/s		Catchment Type	C_{10}	F_y	C_y	Area (m^2)	Roof	1.00	0.95	0.950	606	Pavement	0.90	0.95	0.855	170	Gravel	0.75	0.95	0.713	288	Landscape	0.20	0.95	0.190	1442	Total				2506
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Total				2506																											

Title:	Barossa Village Buna Kokoda			
Job #:	SBEC 2104-26			
Page:	2			
Designer:	JM			
Date:	25/01/2023			



SCHMIDT
BENTLEY
ENGINEERING
CONSULTING

DETENTION CALCULATIONS - 100 YEAR ARI STORM

Post Development (Roof Detained)

Catchment Type	C ₁₀	F _y	C _y	Area (m ²)
Roof	0.90	1.2	1.000	1137

Storm Event: 1 in 100 ARI

Tank Outflow: 13.43 L/s

Time of conc mins	Intensity mm/hr	Inflow L/s	Outflow L/s	Storage L
5	158	49.90	13.4	10941
10	118	37.27	13.4	14302
15	95.3	30.10	13.4	15000
20	80.7	25.49	13.4	14467
30	62.8	19.83	13.4	11524
60	39.8	12.57	13.4	-3104
120	25	7.90	13.4	-39862
180	19.1	6.03	13.4	-79918
270	14.6	4.61	13.4	-142902
360	12.1	3.82	13.4	-207590
540	9.32	2.94	13.4	-339833

Therefore, Tank Storage Volume = 15000 L

Therefore, 5 Tanks with Volume = 3000 L

Tank Outlet Orifice

$$Q_o = C_d * A * \text{SQRT}(2 * g * H) * B$$

C_d = 0.6 (Outlet Coefficient)
 Dia = 35 mm (Outlet orifice diameter)
 A = 0.000944 m (Orifice area)
 H = 1.395 m (Head. This assumes detention volume height of 1.395m)
 B = 0.9 (Blockage factor)

Q_o = 2.67 L/s

Q_o = 13.34 L/s (Total from 5 tanks)

Title: Barossa Village Buna Kokoda
 Job #: SBEC 2104-26
 Page: 3



Designer: JM
 Date: 25/01/2023

DETENTION CALCULATIONS - 100 YEAR ARI STORM

Post Development (Surface Water Detained)

Catchment Type	C ₁₀	F _y	C _y	Area (m ²)
Roof	1.00	1.2	1.000	0
Pavement	0.90	1.2	1.000	615
Gravel	0.75	1.2	0.900	0
Landscape	0.20	1.2	0.240	608
Total				1223

Storm Event: 1 in 100 ARI

Underground Det Outflow: 20.00 L/s

Time of conc mins	Intensity mm/hr	Inflow ground L/s	Inflow Tanks L/s	Inflow Total L/s	Outflow L/s	Storage L
5	158	33.40	13.43	46.83	20.0	8048
10	118	24.94	13.43	38.37	20.0	11024
15	95.3	20.14	13.43	33.58	20.0	12218
20	80.7	17.06	13.43	30.49	20.0	12587
30	62.8	13.27	13.43	26.71	20.0	12071
60	39.8	8.41	12.57	20.98	20.0	3537
120	25	5.28	7.90	13.18	20.0	-49104
180	19.1	4.04	6.03	10.07	20.0	-107249
270	14.6	3.09	4.61	7.70	20.0	-199307
360	12.1	2.56	3.82	6.38	20.0	-294211
540	9.32	1.97	2.94	4.91	20.0	-488802

Therefore, Underground Storage Volume = 12587 L

Title: Barossa Village Buna Kokoda
 Job #: SBEC 2104-26
 Page: 4

Designer: JM
 Date: 25/01/2023



DETENTION CALCULATIONS - 100 YEAR ARI STORM

Post Development (Undetained)

Catchment Type	C ₁₀	F _y	C _y	Area (m ²)
Roof	1.00	1.2	1.000	0
Pavement	0.90	1.2	1.000	81
Gravel	0.75	1.2	0.900	0
Landscape	0.20	1.2	0.240	65
Total				146

Storm Event: 1 in 100 ARI
 Time Conc: 5 mins
 Intensity: 158 mm/hr

Undetained Flow: 4.24 L/s

SUMMARY

Pre Development Flow: 25.40 L/s

Tank Outflow: 13.43 L/s

Underground Det Outflow: 20.00 L/s

Undetained Flow: 4.24 L/s

Total Outflow: 24.24 L/s

Title: Barossa Village Buna Kokoda
 Job #: SBEC 2104-26
 Page: 5

Designer: JM
 Date: 25/01/2023



DETENTION CALCULATIONS - 10 YEAR ARI STORM

RELEVANT EQUATIONS

$$Q = C_y I A$$

$$C_y = F_y C_{10}$$

Q = peak runoff rate (m^3/s)
 I = rainfall intensity (mm/hr)
 A = catchment area (m^2)
 C_y = runoff coefficient
 C_{10} = 10 year ARI runoff coefficient
 F_y = Frequency Factor

DETENTION TANK STORAGE

Using AR&R 1987; equation 7.43

$$Q_P = I_P \left[1 - \frac{S_{max}}{V_I} \right]$$

Q_P = peak discharge of the inflow hydrograph (m^3/s)
 I_P = peak discharge of the outflow hydrograph (m^3/s)
 V_I = volume of the inflow flood (m^3)
 S_{max} = maximum storage (m^3)

Pre Development

Catchment Type	C_{10}	F_y	C_y	Area (m^2)
Roof	1.00	0.95	0.950	606
Pavement	0.90	0.95	0.855	170
Gravel	0.75	0.95	0.713	288
Landscape	0.20	0.95	0.190	1442
Total				2506

Storm Event: 1 in 4.48 ARI
 Time Conc: 5 mins
 Intensity: 76.2 mm/hr

Pre Development Flow: 25.40 L/s

Title: Barossa Village Buna Kokoda
 Job #: SBEC 2104-26
 Page: 6

Designer: JM
 Date: 25/01/2023



DETENTION CALCULATIONS - 10 YEAR ARI STORM

Post Development (Roof Detained)

Catchment Type	C ₁₀	F _y	C _y	Area (m ²)
Roof	0.90	1	1.000	1137

Storm Event: 1 in 10 ARI

Tank Outflow: 9.34 L/s

Time of conc mins	Intensity mm/hr	Inflow L/s	Outflow L/s	Storage L
5	93	29.37	9.3	6010
10	68.4	21.60	9.3	7358
15	55.2	17.43	9.3	7285
20	46.9	14.81	9.3	6567
30	36.7	11.59	9.3	4052
60	23.5	7.42	9.3	-6905
120	14.8	4.67	9.3	-33593
180	11.3	3.57	9.3	-62328
270	8.56	2.70	9.3	-107511
360	7.05	2.23	9.3	-153649
540	5.35	1.69	9.3	-247869

Therefore, Tank Storage Volume = 7358 L

Therefore, 5 Tanks with Volume = 1471.6 L

Tank Outlet Orifice

$$Q_o = C_d * A * \text{SQRT}(2 * g * H) * B$$

C_d = 0.6 (Outlet Coefficient)
 Dia = 35 mm (Outlet orifice diameter)
 A = 0.000944 m (Orifice area)
 H = 0.684 m (Head. This assumes detention volume height of 0.6842754 m)
 B = 0.9 (Blockage factor)

Q_o = 1.87 L/s

Q_o = 9.34 L/s (Total from 5 tanks)

Title: Barossa Village Buna Kokoda
 Job #: SBEC 2104-26
 Page: 7



Designer: JM
 Date: 25/01/2023

DETENTION CALCULATIONS - 10 YEAR ARI STORM

Post Development (Surface Water Detained)

Catchment Type	C ₁₀	F _y	C _y	Area (m ²)
Roof	1.00	1	1.000	0
Pavement	0.90	1	0.900	615
Gravel	0.75	1	0.750	0
Landscape	0.20	1	0.200	608
Total				1223

Storm Event: 1 in 10 ARI

Underground Det Outflow: 12.00 L/s

Time of conc mins	Intensity mm/hr	Inflow ground L/s	Inflow Tanks L/s	Inflow Total L/s	Outflow L/s	Storage L
5	93	17.44	9.34	26.78	12.0	4434
10	68.4	12.83	9.34	22.17	12.0	6100
15	55.2	10.35	9.34	19.69	12.0	6922
20	46.9	8.80	9.34	18.14	12.0	7362
30	36.7	6.88	9.34	16.22	12.0	7600
60	23.5	4.41	7.42	11.83	12.0	-616
120	14.8	2.78	4.67	7.45	12.0	-32762
180	11.3	2.12	3.57	5.69	12.0	-68170
270	8.56	1.61	2.70	4.31	12.0	-124598
360	7.05	1.32	2.23	3.55	12.0	-182548
540	5.35	1.00	1.69	2.69	12.0	-301547

Therefore, Underground Storage Volume = 7600 L

Title: Barossa Village Buna Kokoda
 Job #: SBEC 2104-26
 Page: 8

Designer: JM
 Date: 25/01/2023



DETENTION CALCULATIONS - 10 YEAR ARI STORM

Post Development (Undetained)

Catchment Type	C ₁₀	F _y	C _y	Area (m ²)
Roof	1.00	1	1.000	0
Pavement	0.90	1	0.900	81
Gravel	0.75	1	0.750	0
Landscape	0.20	1	0.200	65
Total				146

Storm Event: 1 in 10 ARI
 Time Conc: 5 mins
 Intensity: 93 mm/hr

Undetained Flow: 2.22 L/s

SUMMARY

Pre Development Flow: 25.40 L/s

Tank Outflow: 9.34 L/s

Underground Det Outflow: 12.00 L/s

Undetained Flow: 2.22 L/s

Total Outflow: 14.22 L/s

Title:

Barossa Village Buna Kokoda

Job #:

SBEC 2104-26

Page:

9

Designer:

JM

Date:

25/01/2023



SCHMIDT

BENTLEY

ENGINEERING

CONSULTING

ENGINEERING CALCULATION PACKAGE

Intensity Frequency Duration (IFD) Table - Bureau of Meterology

	Exceedances per Year (EY)								
	4	1	0.69	0.22	0.2	0.11	0.05	0.02	0.01
	Average Return Interval (ARI)								
	0.25	1	1.44	4.48	5	10	20	50	100
	Annual Exceedance Probability (AEP)								
Duration	98%	63%	50%#	20%*	18%	10%	5%	2%	1%
1 min	41.1	72.4	82.4	117.0	119.0	143.0	170.0	210.0	244.0
2 min	36.3	63.4	72.2	102.0	104.0	124.0	147.0	178.0	203.0
3 min	32.3	56.7	64.6	91.1	92.9	111.0	132.0	161.0	184.0
4 min	29.1	51.5	58.6	82.8	84.5	101.0	120.0	147.0	170.0
5 min	26.7	47.4	53.9	76.2	77.8	93.0	111.0	136.0	158.0
10 min	19.6	34.7	39.5	55.9	57.0	68.4	81.7	101.0	118.0
15 min	15.9	28.0	31.9	45.2	46.1	55.2	66.0	81.8	95.3
20 min	13.7	23.8	27.1	38.3	39.1	46.9	56.0	69.4	80.7
25 min	12.1	20.9	23.7	33.6	34.3	41.0	49.0	60.6	70.4
30 min	10.9	18.7	21.2	30.0	30.6	36.7	43.8	54.1	62.8
45 min	8.6	14.5	16.5	23.2	23.7	28.4	33.8	41.6	48.2
1 hour	7.2	12.0	13.7	19.3	19.7	23.5	28.0	34.4	39.8
1.5 hour	5.6	9.2	10.5	14.7	15.0	17.9	21.3	26.2	30.3
2 hour	4.7	7.6	8.7	12.2	12.4	14.8	17.6	21.6	25.0
3 hour	3.6	5.8	6.6	9.3	9.4	11.3	13.4	16.5	19.1
4.5 hour	2.8	4.4	5.0	7.0	7.2	8.6	10.2	12.6	14.6
6 hour	2.3	3.7	4.1	5.8	5.9	7.1	8.4	10.4	12.1
9 hour	1.7	2.8	3.1	4.4	4.5	5.4	6.4	8.0	9.3
12 hour	1.4	2.3	2.6	3.6	3.7	4.4	5.3	6.6	7.7
18 hour	1.1	1.7	2.0	2.7	2.8	3.3	4.0	5.0	5.8
24 hour	0.9	1.4	1.6	2.2	2.3	2.7	3.2	4.0	4.7
30 hour	0.7	1.2	1.4	1.9	1.9	2.3	2.7	3.4	4.0
36 hour	0.6	1.1	1.2	1.7	1.7	2.0	2.4	3.0	3.5
48 hour	0.5	0.9	1.0	1.3	1.4	1.6	1.9	2.4	2.8
72 hour	0.4	0.6	0.7	1.0	1.0	1.2	1.4	1.7	1.9
96 hour	0.3	0.5	0.6	0.8	0.8	0.9	1.1	1.3	1.5
120 hour	0.3	0.4	0.5	0.7	0.7	0.8	0.9	1.1	1.2
144 hour	0.2	0.4	0.4	0.6	0.6	0.7	0.8	0.9	1.0
168 hour	0.2	0.3	0.4	0.5	0.5	0.6	0.7	0.8	0.9

Note:

The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.

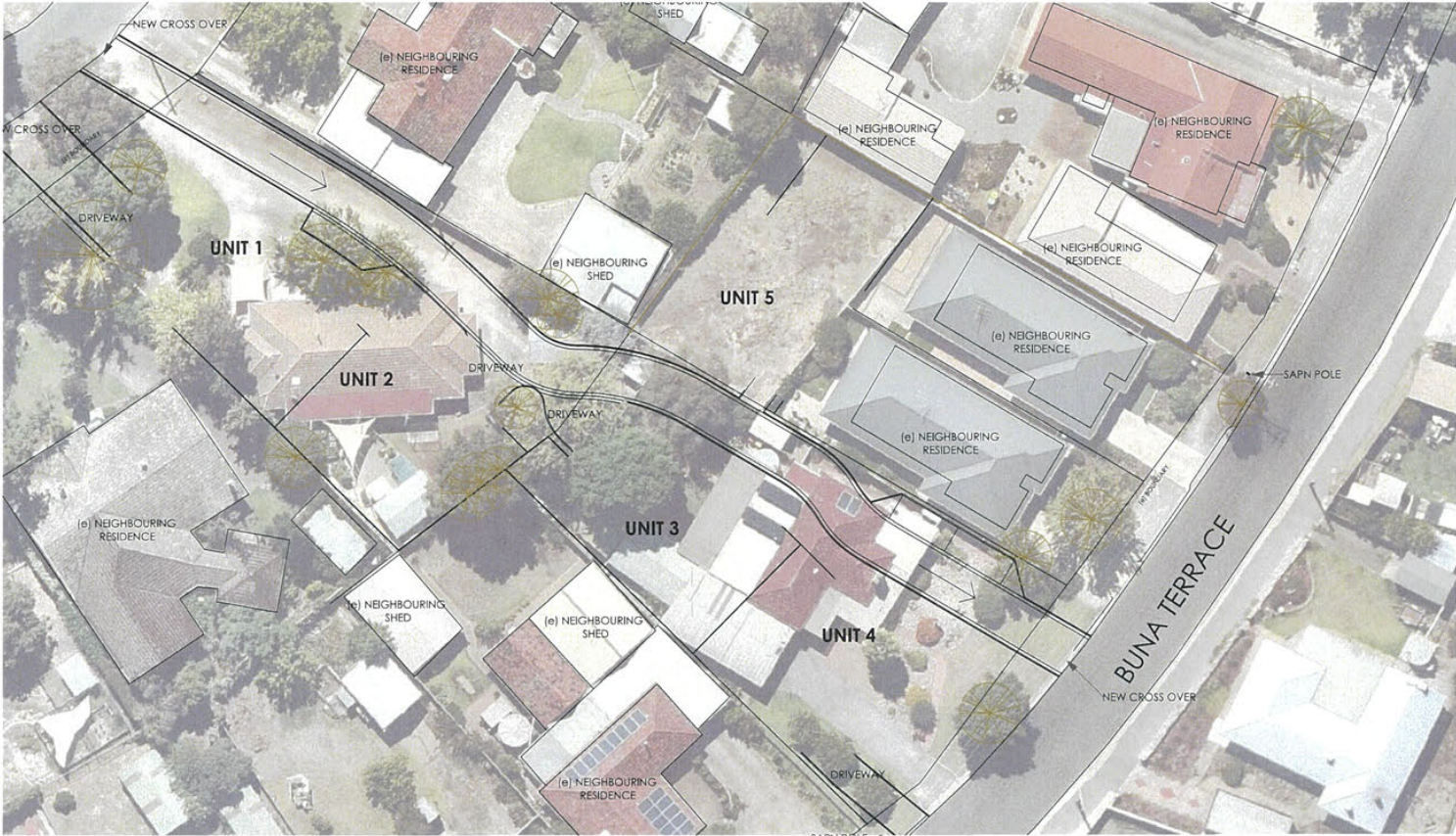
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.





BAROSSA VILLAGES BUNA KOKODA UNITS - CIVIL DRAWINGS
KOKODA AVENUE, NURIOOTPA SA 5355

REF	DRAWING TITLE	CURRENT ISSUE
C1.0	DRAWING LIST & LOCALITY PLAN	B
C1.1	GENERAL NOTES	B
C2.0	CIVIL PLAN - INDEX	B
C2.1	CIVIL PLAN - SHEET 1	B
C2.2	CIVIL PLAN - SHEET 2	B
C3.0	SURVEY - INDEX	B
C3.1	SURVEY - SHEET 1	B
C3.2	SURVEY - SHEET 2	B



LOCALITY PLAN
NOT TO SCALE

SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 0 200 400 600 800 1000m
SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 0 200 400 600 800 1000m
SCALE BAR 1:50 (A1) - SCALE BAR 1:100 (A3) 0 1 2 3 4 5m
SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 0 1 2 3 4 5 6 7 8 9 10m
SCALE BAR 1:200 (A1) - SCALE BAR 1:400 (A3) 0 5 10 15 20m



SCHMIDT
BENTLEY
ENGINEERING
CONSULTING

AMENDMENTS	DATE	ISSUE	BY	ARCHITECT
ISSUED FOR REVIEW	13.08.21	A	JM	
ISSUED FOR PLANNING	25.01.23	B	JM	

CLIENT



Barossa Village
people at our heart

PROJECT

BUNA KOKODA UNITS
KOKODA AVENUE
NURIOOTPA SA 5355

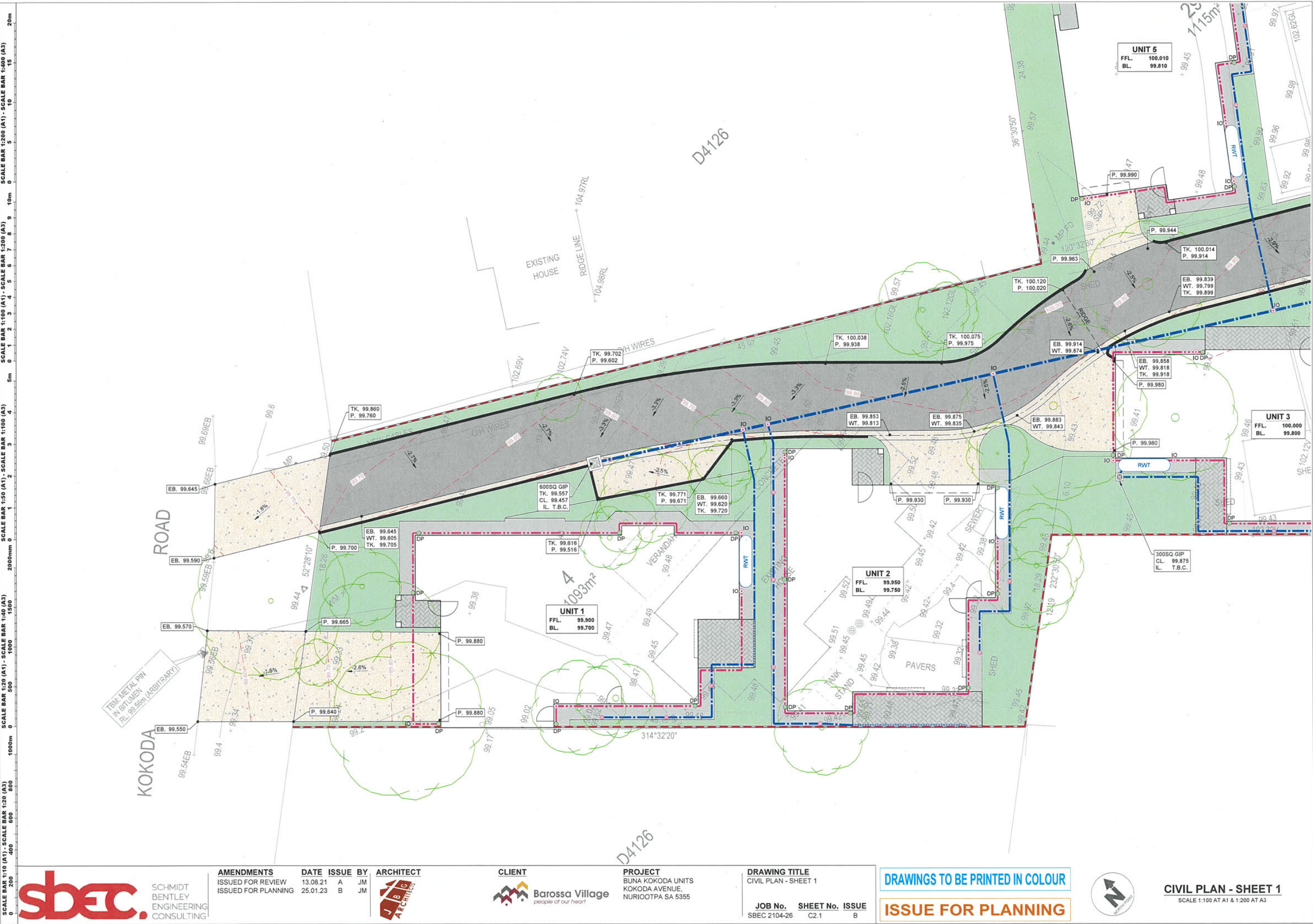
DRAWING TITLE
DRAWING LIST & LOCALITY PLAN
JOB No. SBEC 2104-26
SHEET No. C1.0
ISSUE B

DRAWINGS TO BE PRINTED IN COLOUR

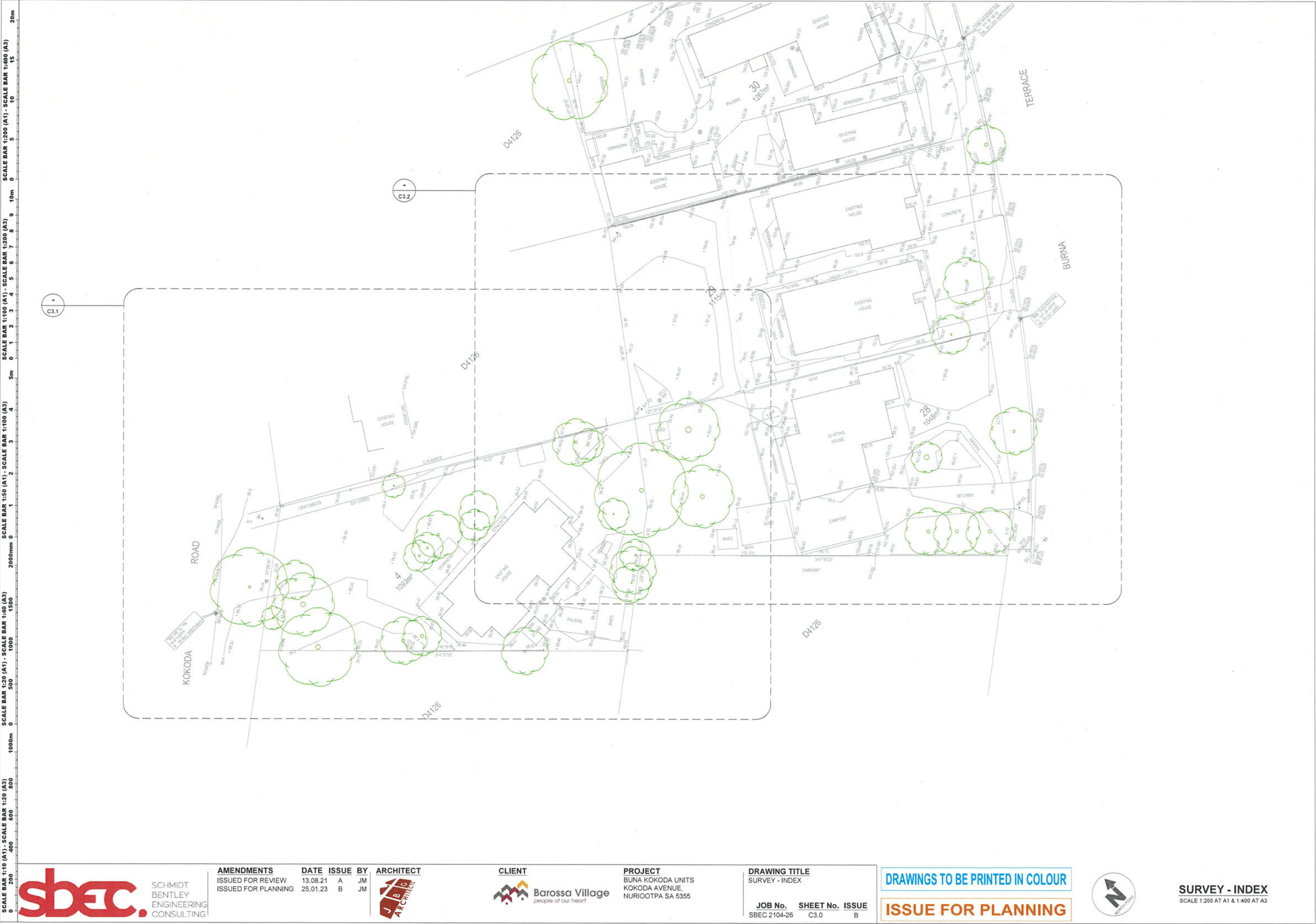
ISSUE FOR PLANNING











sbec SCHMIDT BENTLEY ENGINEERING CONSULTING

AMENDMENTS	DATE	ISSUE	BY	ARCHITECT
ISSUED FOR REVIEW	13.08.21	A	JM	
ISSUED FOR PLANNING	25.01.23	B	JM	

J.B. ARCHITECT

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PROJECT
BUNA KOKODA UNITS
KOKODA AVENUE,
NURILOOTPA SA 5355

DRAWING TITLE
SURVEY - INDEX

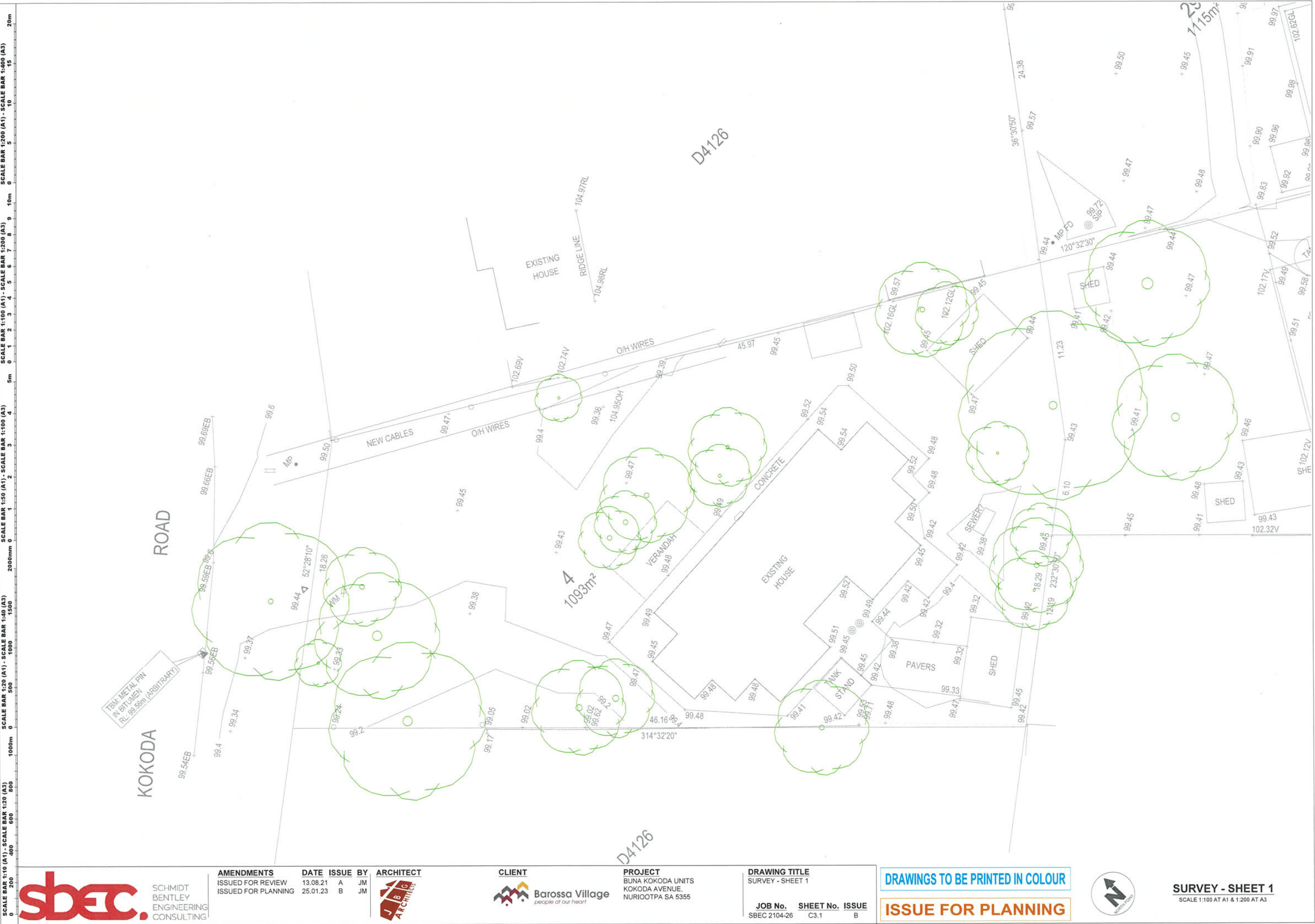
JOB No. SBEC 2104-26
SHEET No. C3.0
ISSUE B

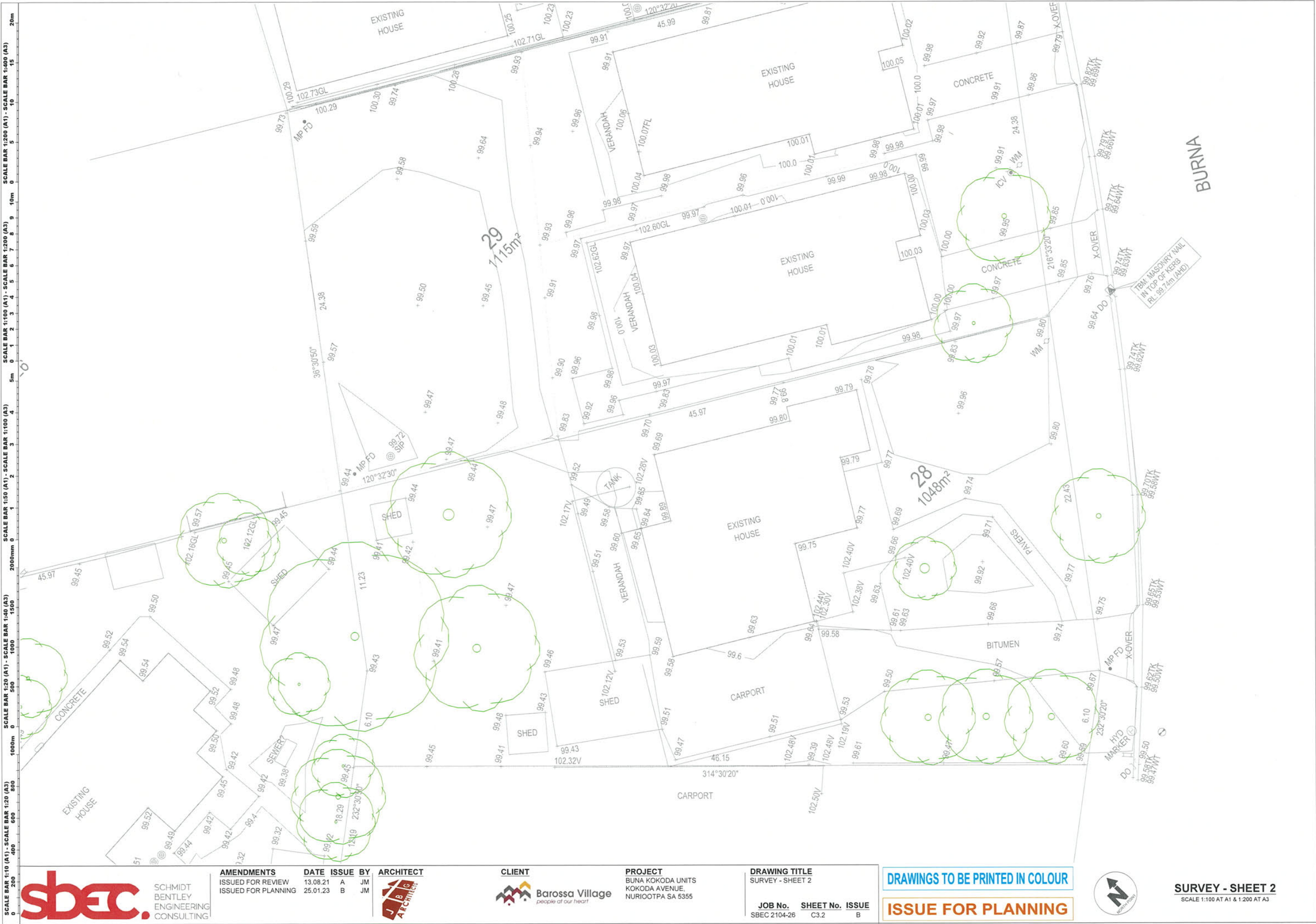
DRAWINGS TO BE PRINTED IN COLOUR

ISSUE FOR PLANNING



SURVEY - INDEX
SCALE 1:200 AT A1 & 1:400 AT A3





Details of Representations

Application Summary

Application ID	22012365
Proposal	Retirement Facility comprising construction of five single storey units, combined retaining walls and fencing exceeding 2.1m, together with associated internal driveway, shared visitor parking and landscaping
Location	10 BUNA TCE NURIOOTPA SA 5355, 6-8 BUNA TCE NURIOOTPA SA 5355, 7A-7B KOKODA RD NURIOOTPA SA 5355

Representations

Representor 1 - Catherine OBrien

Name	Catherine OBrien
Address	 NURIOOTPA SA, 5355 Australia
Submission Date	19/09/2022 04:25 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 support the development with some concerns

Reasons

I believe that planning consent should be refused for unit 5. I think that it is too close to the fences of existing units 1&2/8 Buna Tce. It will encroach on our private space. Most of our afternoon sun will be blocked out. All we will be able to see from the large windows of our living space will be a brick wall, topped by a galvanised iron roof as per file attached. This one is the view from our side window. We don't want it also from the back! To have a building so close to our back fences will be bad for our mental health and emotional stability. I believe it would be beneficial to existing and new residents to have a community garden growing on the unit 5 site. For the above reasons I urge you to refuse planning consent for unit 5 and to recommend to Barossa Village that a community garden be grown on that site.

Attached Documents

FC815F01-CB92-4574-8A69-87EA7A1AF642-1109743.jpeg



Representations

Representor 2 - David Blake

Name	David Blake
Address	 NURIOOTPA SA, 5355 Australia
Submission Date	21/09/2022 02:47 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 support the development with some concerns
Reasons	I am writing to express my concerns about part of the submission to build five units on Buna tce I live with my partner at unit 2 / 8 Buna tce and my unit backs on to the proposed unit 5 of this development. The unit is very close to our rear fence and it would severely impact our view and the amount of afternoon sun which we currently enjoy. We are both at an age and stage of life where mental health is increasingly becoming an issue and I think (and medical research suggests) that the removal of this natural light would have a detrimental effect not only us but on future residents. Given that this site would have a cluster of 7 units around it, and current thinking is toward providing open living spaces, surely it could be better used as something like a community garden or an orchard for shared use. I therefore ask that council reject the construction of unit five proposal and suggest to Barossa village the space be used as a community garden for example.

Attached Documents

Representations

Representor 3 - Ncik Anderson

Name	Ncik Anderson
Address	 NURIOOTPA SA, 5355 Australia
Submission Date	26/09/2022 04:08 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons	
Refer Attached	

Attached Documents

Representation-nickAnderson-3900665.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	ESD Planning & Design <i>[applicant name]</i>
Development Number:	22012365 <i>[development application number]</i>
Nature of Development:	Retirement Facility comprising construction of five single storey units, combined retaining walls and fencing exceeding 2.1m, together with associated internal driveway, shared visitor parking and landscaping <i>[development description of performance assessed elements]</i>
Zone/Sub-zone/Overlay:	Click here to enter text. <i>[zone/sub-zone/overlay of subject land]</i>
Subject Land:	7A-7B KOKODA RD NURIOOTPA SA 5355 CT5710/150 D4126AL28 <i>[street number, street name, suburb, postcode]</i> <i>[lot number, plan number, certificate of title number, volume & folio]</i>
Contact Officer:	Assessment Panel at The Barossa Council <i>[relevant authority name]</i>
Phone Number:	08 8563 8444 <i>[authority phone]</i>
Close Date:	Tuesday, 4 October 2022 at 11:59 pm Australia/Adelaide <i>[closing date for submissions]</i>

My name*: Nick Anderson	My phone number: [REDACTED]
[REDACTED]	[REDACTED] [REDACTED]

* Indicates mandatory information

My position is:	☐ I support the development ☒ I support the development with some concerns (detail below) ☐ I oppose the development
-----------------	--



Government of South Australia

Department for Trade
and Investment

The specific reasons I believe that planning consent should be granted/refused are:

1. *I am unable to see how stormwater will be exited from the development to mitigate risk of stormwater ingress into my property either by seepage or inflow from Kokoda Road as there are no gutters or drains to direct stormwater. My observation is that the development is lower than the road height and without gutters or drains there is no control of stormwater if this is exited to Kokoda Road.*
2. *Can you please confirm what traffic control will be in place to control speed through the road? I am unable to see any speed humps or similar.*
3. *The SAPN power supply for this existing units on Kokoda Road is fed from a stobie pole on my property. Has there been any consultation with SAPN on the power supply for the new development and if the existing stobie pole (marked on the boundary with No5) will be removed / remain.*

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
 - [Click here to enter text.](#) *[list any accepted or deemed-to-satisfy elements of the development]*.

I: ☒ wish to be heard in support of my submission*
☐ do not wish to be heard in support of my submission

By: ☒ appearing personally
☐ being represented by the following person: [Click here to enter text.](#)

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: Nick Anderson

Date: 22/09/2022

Return Address: [REDACTED] 5355 *[relevant authority postal address]* or

Email: [REDACTED] *[relevant authority email address]* or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Representations

Representor 4 - Michael Hoopmann

Name	Michael Hoopmann
Address	 NURIOOTPA SA, 5355 Australia
Submission Date	26/09/2022 08:03 PM
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 I live adjacent to the development at 9 Kokoda Road. The front of adjacent properties does not have a fence. I am concerned that the correct border position is recognised, and inquire as to whether the border will be surveyed to assure this. On my side are 2 large trees and am concerned they may be damaged during the process, and inquire about the safety of the trees. I have no problem with the branches overlapping the border being trimmed.	

Attached Documents



MR AARON CURTIS
MANAGER DEVELOPMENT
SERVICES
THE BAROSSA COUNCIL
PO BOX 867
NURIOTPA SA 5355

Dear Aaron,

RE: Development Application 22012365 - Response to Representations & Request for Further Information

We acknowledge responses received as part of public notification of Application 22012365 which seeks planning consent for Retirement Facility comprising construction of five single storey dwellings at 6-8 & 10 Buna Tce and 7A-7B Kokoda Rd, Nuriootpa.

We understand that concerns have been raised relate to the setbacks for dwelling 5, the wish to have a community garden incorporated into the development, management of stormwater, vehicle speed through the common property accessway and tree protection.

All four (4) representations received support the proposal but with some concerns.

A detailed response to concerns raised are outlined below:

REPRESENTATIONS

The representations received are as follows:

CATHERINE O'BRIEN	[REDACTED]	Nuriootpa	Support but with concerns
DAVID BLAKE	[REDACTED]	Nuriootpa	Support but with concerns
NICK ANDERSON	[REDACTED]	Nuriootpa	Support but with concerns
MICHAEL HOOPMAN	[REDACTED]	Nuriootpa	Support but with concerns

SETBACKS

The predominant concern raised by two of the representors on the adjacent allotments to the north is the proximity of the proposed dwelling to their existing dwelling and the concern that the dwelling is too close to their rear fence. The concern regarding the proximity relates to potential for over shadowing in the afternoon of their home.

The neighbours requested that the development be amended to remove dwelling 5 and use the space as a community garden instead.

Response:

Whilst the residents at 8 Buna Tce are located on the same allotment as dwelling 5, as their dwellings are part of an existing retirement facility owned by Barossa Village, we have amended siting of dwelling 5 to provide greater setbacks to the existing rear fence. The eastern wall of dwelling 5 will now be approximately 9 metres from the western walls of unit 1/8 and unit 2/8 Buna Tce.

A portion of the private open space will be along the existing fencing boundary of CT 5705/711 between proposed dwelling 5 and the existing dwellings at 8 Buna Tce. This area will be partly landscaped to provide an improved interface with the neighbours private open space. It is also worth noting that all existing allotments within the subject site will be amalgamated should planning consent be granted.

In addition, we have increased the setbacks of dwellings 1 and 2 through the reduction in the roofline of these dwellings. As a result, the setbacks on the western boundary of allotment CT5568/567 (7A-7B Kokoda Rd) have been increased which will reduce the extent of built form on the boundary and any impact on any exotic trees on the 9 Kokoda Road allotment. Noting that exotic trees do not require any form of consent to remove.

The proposed setbacks of dwelling 5 from the eastern boundary are considered appropriate and consistent with residential design policy for single storey development in the Code as the separation between dwellings complements the existing character of the locality, creates additional space for landscaping and provides for natural light and ventilation for neighbours.

STORMWATER, ACCESS & POWER SUPPLY

A concern was raised in relation to the Stormwater Management Plan (SMP) with regards to stormwater being directed to Kokoda Road. The concern relates to the lack of stormwater infrastructure within Council's road reserve, specifically that there is no curb and gutter in Kokoda.

A question was also raised in regard to the whether the existing stobie pole, which provides power to the property at 5 Kokoda Rd, will be retained.

Response:

We note that the comment in relation to the SMP is a valid one and as such the SMP has been amended in consultation with Council's engineers to direct post-development stormwater flows to Council's nominated point of discharge in Buna Tce road reserve instead.

We can also confirm that the stobie pole will be retained and the proposed development will not affect the supply of electricity to any property in the locality as no built form is proposed underneath the powerlines.

The existing crossover which will be formalised for one-way vehicular traffic, will be setback 500mm from the stobie pole as shown in figure 1 below:

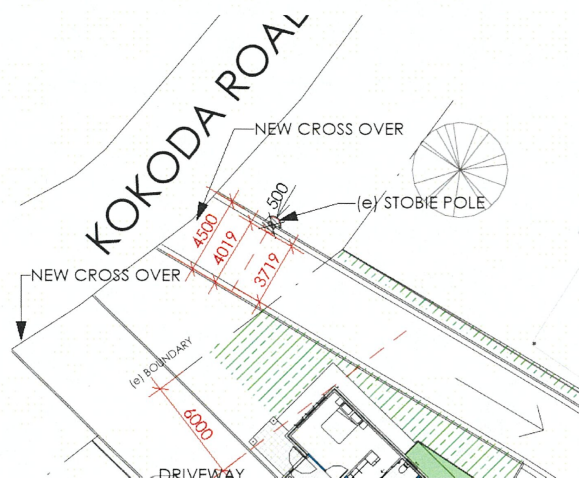


Figure 1 – Dimension of Accessway

A One-Way sign will be placed at the entrance to the site at Buna Tce along with a No-Entry sign at the egress on Kokoda Rd. It is not considered necessary to include speed humps given the short length and design of the driveway which includes a sight chicane. It is highly unlikely given the layout of the site that members of the community will use this road as a shortcut and it is important to maintain a level access for people with limited mobility.

As mentioned above should planning consent be granted all three (3) allotments, which form the subject site, will be amalgamated and in which case a 3 metre wide easement will be required to accommodate CWMS services. The new easement along the northern boundary (as detailed in the draft wastewater plan) can also include the electricity easement with SAPN as this does not currently exist.

VISUAL IMPACT & LANDSCAPING

In response to Council's queries regarding the density of the site, provision of private open space and the setbacks of the proposed dwellings to side boundaries we have amended the plans to show the following:

- Increased the common areas for additional landscaping (27% Soft Landscaping)
- Private open space increases and fencing definition (Ranges from 67m² to 96m²)
- Reduction in roof areas (as mentioned previously)
- Re-design and siting of Dwelling 5
- Details of site area and fencing locations (See Street View Plan)
- Inclusion of a shadow diagram

Noting that all internal colorbond fencing will not exceed 1.2 metres in overall height from natural ground level and will be a dark grey colour to create contrast with the landscaping palette.

This development provides much needed services to the community on a site which is appropriate and already being used as a retirement facility. The scale of the development is not unreasonable and is one that is consistent with existing facilities

developed by Barossa Village.

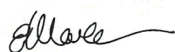
All spaces are well designed, have adequate and usable private open space, are low density, single storey and incorporate soft landscaping to ensure that the facility is in keeping with neighbourhood character.

I trust this provides clarification and assists with Council's consideration of the application and alleviates the concerns of the representors through the re-design and further clarification on issues raised.

I confirm that I would welcome the opportunity to address the panel members at a Council Assessment Panel meeting should one be scheduled in the future.

Please contact myself on 0421 556 670 or at mail@esdplanning.com if you have any queries.

Yours sincerely,



Elinor Walker

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9. REPORTS – REVIEW OF ASSESSMENT MANAGER DECISIONS (PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016)

Nil.

10. REPORTS – PANEL UPDATES

Nil.

11. REPORTS – OTHER BUSINESS

Nil.

12. REPORTS – CONFIDENTIAL

Nil.

13. NEXT MEETING

Tuesday 7 March 2023 commencing at 5.00 pm

14. CLOSURE OF MEETING

The Presiding Member will declare the meeting closed.