

# 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, 12 May 2026, commencing at 5:00 PM**

Aaron Curtis  
**Assessment Manager**



## AGENDA

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.

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All meetings are recorded and the recording will be available to view on the Council's website.

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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 Tuesday 7 April 2026 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 – APPLICATION FOR DECISION (PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016)

### 6.1 25031885 - 72 Murray Street Tanunda and 74 Murray Street Tanunda

|                      |                                                                      |
|----------------------|----------------------------------------------------------------------|
| <b>APPLICANT:</b>    | Daniel McKenna from MasterPlan SA Pty Ltd on behalf of the Applicant |
| <b>REPRESENTORS:</b> | James Wilsdon on behalf of Georgina Bulling                          |

#### APPLICATION DETAILS

|                                       |                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSAL                              | Demolition of existing commercial and residential buildings and the construction of an integrated commercial development in the form of two (2) two-storey shops incorporating a retailer (fruit and vegetable), cafe, four (4) boutique retailers, restaurant with associated bar and carparking and landscaping areas             |
| APPLICANT                             | Drew Roberts and Kent Stevens                                                                                                                                                                                                                                                                                                       |
| OWNER                                 | Mr Kevin Donald Pumpa and Mr Matthew Graham Jones                                                                                                                                                                                                                                                                                   |
| APPLICATION NO                        | 25031885                                                                                                                                                                                                                                                                                                                            |
| CERTIFICATE(S) OF TITLE               | CT 5783/454, F172049, Lot 598<br>CT 5783/463, F172048, Lot 597                                                                                                                                                                                                                                                                      |
| AREA                                  | 2019 sqm                                                                                                                                                                                                                                                                                                                            |
| CURRENT USE                           | Shop (Café) and Dwelling                                                                                                                                                                                                                                                                                                            |
| PLANNING AND DEVELOPMENT CODE VERSION | Version 2025.20 – 23 October 2025                                                                                                                                                                                                                                                                                                   |
| PLANNING AND DESIGN CODE EXTRACT LINK | Relevant Code <a href="#">Extract</a> – Demolition<br>Relevant Code <a href="#">Extract</a> - Shop                                                                                                                                                                                                                                  |
| ZONE                                  | Township Main Street                                                                                                                                                                                                                                                                                                                |
| OVERLAYS                              | Prescribed Water Resources Area<br>Traffic Generating Development<br>Water Protection Area<br>Advertising Near Signalised Intersections<br>Character Preservation District (Township)<br>Historic Area (Baro9)<br>Heritage Adjacency<br>Hazards (Flooding - Evidence Required)<br>Major Urban Transport Routes<br>Native Vegetation |
| APPLICATION TYPE                      | Performance Assessed                                                                                                                                                                                                                                                                                                                |
| PUBLIC NOTIFICATION                   | Notified - Sign                                                                                                                                                                                                                                                                                                                     |
| REFERRALS                             | Nil                                                                                                                                                                                                                                                                                                                                 |
| PREVIOUS APPLICATIONS                 | Nil                                                                                                                                                                                                                                                                                                                                 |

|                       |                                                                              |
|-----------------------|------------------------------------------------------------------------------|
| ASSESSING OFFICER     | Andrew Simons, Team Leader – Planning                                        |
| <b>RECOMMENDATION</b> | That Planning Consent be GRANTED subject to a Reserved Matter and Conditions |

## INTRODUCTION

The application proposes the demolition of all existing buildings and structures on the land and the construction of two new double storey buildings for the purposes of land uses defined by the Planning and Design Code (The Code) as 'shop'. These land uses include various boutique shops, a produce shop, a cafe and a restaurant, as well as various storage areas considered to be incidental to the primary land use. The development would also include a new parking area at the rear of the premises comprising 20 parking spaces and landscaping between the two buildings and on the street boundary at the entrance to the parking area.

The development and the elements included therein are not Accepted Development, Deemed to Satisfy or Restricted and so must therefore be a Performance Assessed form of development pursuant to Section 107(1) of the *Planning, Development and Infrastructure Act 2016*. The proposed development is not listed in Table 5 of the Township Main Street Zone as being exempt from public notification and so the application was required to undergo notification, with the consultation period running from 19 February 2026 to 12 March 2026. Nine (9) representations were received, with four of the representors being in support, one in support but with some concerns and four opposed. One representor has requested to be heard by the Panel.

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 a representor has indicated a desire to be heard in support of their representation.*

The assessment of the merits of the proposal revolves around several key issues, with these being the appropriateness of the land use, the built form of the proposal, potential impacts to the amenity of nearby sensitive receivers and whether there is adequate provision of car parking. These issues are discussed in the body of the report, with the determination made that the proposal demonstrates sufficient merit to warrant the granting of Planning Consent, subject to a Reserved Matter and Conditions.

## SITE AND LOCALITY

The site is comprised of two adjoining allotments, together forming a generally regular shaped site with a total area of 2019 sqm with frontages to two roads. The eastern frontage has a width of 30.1 metres and faces Murray Street, which is a state-maintained road, while the northern frontage addresses Julius Street, with a width of 65.3 metres. For the purposes of the Planning and Design Code, the Murray Street frontage is considered to be the primary street boundary. The site currently contains an existing dwelling with a shop attached to the front at 72 Murray Street and another detached dwelling with ancillary structures including carports, outbuildings and rainwater tanks at 74 Murray Street.

The buildings on the land are not heritage listed and are not representative buildings, but the site is located within a Historic Area (Baro9) and there are several Local

Heritage Places within the locality, notably the E.H. Coombe Monument on the corner of the intersection of Murray Street and Julius Street.

The locality is considered to extend along Murray Street between the intersection of Elizabeth Street to the north and Young Street to the south and just beyond William Street to the west. The main feature of the locality is the Murray Street main street, which is comprised primarily of single storey buildings with small scale commercial uses such as cafes, bulky goods outlets, service trade premises as well as some dwellings and administrative buildings. There is also a place of worship (Tabor Lutheran Church) and several small reserves and the Barossa Visitor Centre and Tanunda Library is located nearby to the south and the Council car park at the rear that connects between John Street and Julius Street. The Julius Street car park directly abuts the subject land at the rear. The western portion of the locality is primarily residential in nature, with the primary built form being single storey, detached dwellings, with a few group dwelling developments.

**Figure 1** below provides a Zone map and details of the locality of the site.



**Figure 1:** Zone Map

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

Site photos are provided in **Figure 4** to **Figure 6**.



**Figure 4:** Site Photo – Looking south from Julius Street to the rear of 74 Murray Street, with the Council car park and access on the right hand side



**Figure 5:** Site Photo – Looking south-west from Julius Street towards the existing single storey dwelling at 74 Murray Street, Tanunda





**Figure 6:** Site Photo – Looking west toward the existing dwelling and café addition at 72 Murray Street, Tanunda



**Figure 7:** Site Photo – Looking west toward the front yard of 74 Murray Street with the E.H. Coombe Monument in the foreground

## PROPOSAL

The application primarily consists of the construction of two double storey shop buildings with associated parking areas and landscaping. The buildings are proposed to be separately located on the northern and southern portions of the site, with the northern building proposed to be located on the Julius Street (secondary street) boundary and the southern building located on the southern boundary. There would

be an avenue of 7.5 metres wide between the two buildings thereby allowing pedestrian access to the ground floor shops and the parking area at the rear. The southern building is proposed to have a balcony that extends to the primary street boundary, forming an upstairs seating area for the proposed restaurant. The solid wall of the southern building nearest to Murray Street would be 1.3 metres. The buildings would be located 19.7 metres from the rear boundary of the site, with the rear portion of the site forming the parking area comprising 20 parking spaces with one being an accessible car park.

The materials to be employed about the externalities of the building are primarily Colorbond, powder coated metal, timber look slats, precast concrete with textured finish and some cut stone. The hours of operation of the premises generally are proposed to be from 8.00 am to 12.00 am with the retail uses open from 8.00 am to 6.00 pm on weekdays and the restaurant being open from 10.00 am to midnight.

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

### APPLICATION TYPE

The site is located within the Township Main Street Zone (the Zone) and as the proposal is not limited to a change in land use to a shop within an existing building, it cannot be an Accepted or Deemed to Satisfy form of development. There is no Restricted Development pathway for a shop in the Zone and so the application defaults to being a Performance Assessed category of development.

### PUBLIC NOTIFICATION

The application was subject to public notification in accordance with Section 107(3) of *the Act* as it was not listed as being exempt under Table 5 – Procedural Matters – Notification of the Township Main Street Zone.

| <i>Class of Development (Column A)</i> | <i>Exceptions (Column B)</i>                                                                                                                                                  |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Demolition                          | <p>Except any of the following:</p> <p>[...]</p> <p>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</p> |

The proposed development involves the demolition of buildings in the Historic Area that are not excluded buildings and so the exemption does not apply.

The table below provides details of the public notification process.

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

- Michelle Wirth
- Jonno Stevens
- Steve Clarkson
- Lyle Wilsdon
- James Dunn
- Sara Liersch

- Georgina Bulling
- James Wilsdon
- Leila March

No late representations were received.

**Person wishing to be heard:** Of the nine representations received, one wishes to be heard as follows:

- Georgina Bulling who shall be represented by James Wilsdon

**Applicant** Daniel McKenna from MasterPlan SA Pty Ltd on behalf of the Applicant wishes to appear to respond to representations.

**Time period for Public Consultation** 19 February 2026 to 12 March 2026

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

**Summary of Representations**  
**Representor/s**

**Applicant's Response**

- |                                                                                                |                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| • The architectural style is not traditional and is not modest.                                | • The proposal respects the intent of the Historic Area Overlay in both scale and design.                                                                                                                     |
| • The proposed setbacks to Murray Street are in conflict with generous setbacks in the street. | • The proposed setbacks are an appropriate response to the site and surrounding streetscape character.                                                                                                        |
| • Two storey development is not appropriate and is at odds with the identity of Tanunda.       | • The Zone permits buildings up to two building levels, and up to three in some cases. Two storey built form is already present along Murray Street.                                                          |
| • The intensity of the commercial land use exceeds the character of Murray Street.             | • The inclusion of an acoustic fence is not an indicator of unreasonable land use intensity. The acoustic fencing is of a scale that is expected in residential areas.                                        |
| • The proposed hours are too late.                                                             | • The zoning supports entertainment, business and streetscape vibrancy, which would reasonably expect later operational hours. An acoustic assessment has been undertaken to mitigate impacts of later hours. |
| • The demolition of the existing dwellings would be a loss to the existing streetscape.        | • The condition and status of the existing buildings is considered to be relevant. The site contains a dated                                                                                                  |



building which has no heritage or representative building status.

- The existing street frontage is dilapidated and needs a refresh.
- The development will bring in new businesses and amenities and increase activity in the main street.

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

## REFERRALS

### External

Pursuant to Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017* and Part 9 of the Planning and Design Code, the application was not subject to any referrals.

Murray Street is a Major Urban Transport Route under the Planning and Design Code. Due to the car park access being more than 25 metres from the intersection of Murray Street and Julius Street, referral was not required.

### Internal

The following internal advice has been received from staff:

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heritage</b>             | <i>The development is of a form and scale that is consistent with the historic characteristics of the Historic Area Overlay. The roof form, wall heights and general appearance and detailing are generally consistent with the prevailing characteristics of the Area, as are the front and side boundary setbacks. The proposed materials complement those within the Historic Area Overlay. The southern dwelling to be demolished has been compromised by the addition to the front, which offers no meaningful contribution to the historic streetscape. The northern dwelling has had the front verandah enclosed which impacts the value it represents, but overall both dwellings could be considered to meet attributes identified in the Historic Area Statement. The development would not impact the fabric of the E.H. Coombe monument. Overall, the proposal is supported from a heritage perspective.</i> |
| <b>Engineering Services</b> | <i>The reversing manoeuvres of the waste collection vehicle should only occur prior to 7.30 am to avoid conflict with higher traffic flows on Julius Street. It is required that all redundant access points be reinstated, with all line-marking replaced. The stormwater management may be considered on balance to be acceptable, but an easement for the legal discharge of stormwater is required. A wastewater management</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|  |                                                                                                                                                                        |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <i>plan is required to be submitted to Council's Environmental Health team for assessment, with potential CWMS augmentation charges to be determined at that time.</i> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## ASSESSMENT

Please refer to the following link, the Planning and Design Code extract for this proposal, Version 2025.20 dated 23 October 2025.

|                                              |                                                                                                    |
|----------------------------------------------|----------------------------------------------------------------------------------------------------|
| <i>Planning and Design Code Extract Link</i> | Relevant Code <a href="#">Extract</a> – Demolition<br>Relevant Code <a href="#">Extract</a> - Shop |
|----------------------------------------------|----------------------------------------------------------------------------------------------------|

### **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 application proposes the construction of two buildings containing shops, which is a land use that is envisaged in the Township Main Street Zone, with a built form that largely accords with the provisions of the Planning and Design Code. The potential impacts of the proposal upon the locality and the appearance of the streetscape have been adequately addressed such that the relevant Performance Outcomes are reasonably satisfied.

### **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 proposal is considered to be of a form that would not unreasonably impact the historic identity of the township in regard to scale, siting, design or landscaping.

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

| <b>Township Main Steet Zone</b>                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land use and Intensity</b>                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                          |
| <b>PO 1.1</b><br><i>Retail, office, entertainment and recreation related uses are supplemented by other businesses that provide a range of goods and services to the local community and the surrounding district.</i> | <b>DPF 1.1</b><br><i>Development comprises one or more of the following:</i> <ol style="list-style-type: none"> <li>1. Advertisement</li> <li>2. Child care facility</li> <li>3. Cinema</li> <li>4. Co-living</li> <li>5. Community facility</li> <li>6. Consulting room</li> <li>7. Dwelling</li> </ol> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 8. Hotel<br>9. Indoor recreation facility<br>10. Library<br>11. Office<br>12. Place of worship<br>13. Shop<br>14. Tourist accommodation                                              |
| PO 1.5<br>Development is sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.                                                                                                                                                                                                                                                                                                                                   | DPF 1.5<br>Any of the following:<br><br>1. shop, other than a bulky goods outlet with a gross leasable floor area more than 500 sqm<br>2. cinema<br>3. hotel<br>4. licensed premises |
| <b>Out of Activity Centre Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |
| PO 1.1<br>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:<br><br>a) as primary locations for shopping, administrative, cultural, entertainment and community services<br>b) as a focus for regular social and business gatherings<br>c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.           | DPF 1.1<br>None are applicable.                                                                                                                                                      |
| PO 1.2<br>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:<br><br>a) that support the needs of local residents and workers, particularly in underserviced locations<br>b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. | DPF 1.2<br>None are applicable.                                                                                                                                                      |

The proposal is for the construction of buildings to be used for the purposes of shops. This would fall within the land uses that are envisaged within the Township Main Street Zone as per Zone Designated Performance Feature (DPF) 1.1. It could then be reasonably said that the proposal is for an appropriate land use within the Zone. However, as per the Rules of Interpretation in Part 1 of the Planning and Design Code, a DPF is one way in which a Performance Outcome (PO) could be satisfied, but the satisfaction of a DPF does not necessarily mean that the associated PO is automatically satisfied. An assessment of the proposed land use against Zone PO 1.1 is therefore still required.

The proposed development incorporates land uses within it that are considered to be primarily retail in nature, but there are also recreational and entertainment uses

incorporated in the form of the café and restaurant/bar. The PO recommends that such land uses be for the benefit of the community and the surrounding district. It is considered likely that the majority of visitors to the premises and businesses within would be from the local community and/or the Barossa region, such that the proposal would satisfy this PO.

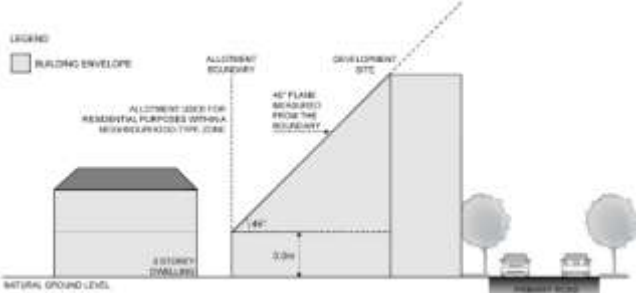
The siting of the proposed development, being on the main street of Tanunda (Murray Street) is considered to contribute to a more vibrant and interesting streetscape, meaning that Zone PO 1.5 is reasonably satisfied with the design of the building itself (discussed later in this report). The associated DPF 1.5 also lists shops as an appropriate land use for the streetscape outside of bulky goods outlets above a floor area threshold of 500 sqm. The proposal does not include such a land use such that this DPF is met.

The subject land is not located within an activity centre as defined by the Planning and Design Code and so should not compromise the ongoing operation of nearby activity centres. However, there does not appear to be such an activity centre within Tanunda, with the closest being in Nuriootpa. It is not considered that the proposed development is of a scale that would detract from this activity centre from being a primary location for shopping or community services and the like and so it is considered that Out of Activity Centre Development PO 1.1 is met. The proposal is considered to be of a scale commensurate with the demand of a township and would be visited by a large part of the local community. It is therefore considered that the proposal satisfies Out of Activity Centre Development PO 1.2 as well.

Overall, the proposal is considered to be an appropriate land use within the Township Main Street Zone and for the subject site.

#### Built Form and Setbacks

| <b>Township Main Street Zone</b>                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Built Form and Character</b>                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                |
| <p>PO 2.1<br/>Buildings and structures are designed to complement the traditional low-scale main street built form by ensuring wall, parapet and roof height, verandah profile, and materials of construction are consistent with adjacent traditional main street buildings.</p>                                                                                          | <p>DPF 2.1<br/>None are applicable.</p>                                                                                                                                                                        |
| <p>PO 2.4<br/>Buildings create visual interest and an active interface with the main street frontage and maximise passive surveillance.</p>                                                                                                                                                                                                                                | <p>DPF 2.4<br/>Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.</p>                                                                    |
| <b>Building Height and Setbacks</b>                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                |
| <p>PO 3.1<br/>Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer or is low-rise, with height commensurate with the development site's frontage and depth as well as the main street width, so</p> | <p>DPF 3.1<br/>Building height is not greater than:</p> <p>[...]</p> <p>2. in all other cases (i.e. there are blank fields for both maximum building height(metres) and maximum building height (levels)):</p> |

|                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>that the impacts of building mass on adjoining properties and the streetscape are minimised.</p>                                                                                                                                                                                  | <ol style="list-style-type: none"> <li>1. where the site has a frontage of at least 25 metres and depth of at least 50 metres - three building levels up to a height of 12 metres</li> <li>2. in all other cases - two building levels up to a height of nine metres.</li> </ol>                                                                                                                                                                                                       |
| <p>PO 3.2<br/>Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.</p>                                                                                                                                                      | <p>DPF 3.2<br/>Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of three metres above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):</p>  |
| <p>PO 3.4<br/>Buildings are constructed to the front boundary to achieve a continuity of street façade to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate, active spaces.</p> | <p>DPF 3.4<br/>None are applicable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>PO 3.5<br/>Buildings are constructed to side boundaries to achieve a continuity of street façade to the main street.</p>                                                                                                                                                          | <p>DPF 3.5<br/>Building walls are located on side boundaries.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>PO 3.6<br/>Buildings are set back from rear boundaries (other than where these are also street boundaries) to minimise impacts on neighbouring properties, including access to natural light and ventilation.</p>                                                                 | <p>DPF 3.6<br/>Buildings are set back three metres or more from rear boundaries where the subject land directly abuts an allotment of a different zone, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.</p>                                                                                                                                                                                                   |

The proposed southern building would be constructed to the front boundary of the site, which is in accordance with Zone PO 3.4, which recommends that this be the case in order to achieve a continuity of street façade along the main street. The balcony will extend along the front boundary, however, the upper level roof above would angle inwards, so as to step the upper level roofline in. The northern building would be set 3.6 metres from the front boundary but would have a steel arbor that protrudes forward to the front boundary of the site. This enables the E.H. Coombe Monument to be respected. The upper level of the northern building is to be set substantively further back from the Murray Street boundary meaning this building is only single level to the Murray Street boundary. The combined outcome results in a built form that is considered to adequately complement the streetscape and setback pattern of the locality which has several sections of buildings built to the street boundary and has others that are set some further distance back.

The front portion of the site being proposed to be used for the purposes of outdoor dining and the open air arbor is considered to adequately allow for the provision of active spaces and therefore satisfies Zone PO 3.4 and further adds to the vibrancy of the main street. This would also allow for large levels of passive surveillance and create a high level of visual interest, and as such Zone PO 2.4 is considered to be met.

The proposal would satisfy Zone DPF 3.5 in that the buildings would be constructed to the external side boundaries of the site and the buildings are considered to adequately contribute to a continuous main street. It is noted there is a physical separation between the two buildings that may interrupt this, but as they are being designed to be constructed together and have a consistent built form, there should be little confusion that the proposed buildings are harmonious and integrated. The façade of the two buildings facing Murray Street will present as one premises and thereby preserve the aforementioned continuity. The Zone does not appear to recommend a specific setback from secondary street boundaries, but it is considered that the proposed setback to Julius Street is appropriate as it would provide continuity of façade to the main street and would assist in framing the intersection. The street-facing elevation is considered to be of a scale that is not at odds with the existing development opposite and would have appropriate, quality materials and built form. As such, it is considered that Zone PO 3.5 is reasonably satisfied, and the side setbacks (or lack thereof) are acceptable.

The proposed buildings would be set 19 metres back from the rear boundary and so comfortably satisfy Zone DPF 3.6, which recommends a minimum setback of 3 metres. There is substantial separation between the proposed buildings and the nearest habitable building adjacent the rear boundary of the site, meaning there should be negligible impacts from the development in terms of access to light and/or ventilation and as such the associated PO 3.6 is considered satisfied. Overall, the rear setbacks of the proposed buildings are considered acceptable.

Zone PO 2.1 recommends that buildings and structures be designed to complement the traditional low-scale main street built form, whilst Zone PO 3.1 requests that building heights be consistent with the associated Technical and Numerical Variation (TNV) in the associated DPF 3.1. This TNV prescribes a building height of up to three levels for this form of development, as the site of the development exceeds the site frontage and depth requirements. It is not considered that three storey development could reasonably be considered low scale for the purposes of PO 2.1 when considering the streetscape character of the locality, which is primarily single storey. The proposed development is in the form of two building levels, however there are some examples of two-storey development in the locality and along Murray Street generally, as well as building facades with high parapet walls.

As discussed above, the two-storey built form would not be to the front boundary but would be set back in the form of the balcony with recessed upper level roof and arbor protruding forward. The built form set to the front boundary would still be single storey and would be the visually dominant feature when viewed from ground level at the front of the site. It is considered that the two-storey built form would not result in an unreasonable impact as a result of building mass upon the streetscape such that Zone PO 3.1 is considered to be satisfied with the associated DPF 3.1 comfortably met. Also given the presence of built form in the streetscape that is taller than a standard single storey wall height, the proposed built form is considered to be consistent with the traditional built form of the locality and Zone PO 2.1 is considered to be satisfied.



In summary, the siting, built form and setbacks of the proposed development are considered to be acceptable.

Heritage, Historic Character and Design

| <b>Heritage Adjacency Overlay</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>Built Form</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 |
| PO 1.1<br>Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.                                                                                                                                                                                                                                                                                                                    | DPF 1.1<br>None are applicable. |
| <b>Historic Area Overlay</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                 |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.                                                                                                                                                                                                                                                                                                             | DPF 1.1<br>None are applicable. |
| PO 2.1<br>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.                                                                                                                                                                                                                                                                             | DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is consistent with the prevailing building and wall heights in the historic area.                                                                                                                                                                                                                                                                                                                                                           | DPF 2.2<br>None are applicable. |
| PO 2.3<br>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.                                                                                                                                                                                                                                      | DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development is consistent with the prevailing front and side boundary setback pattern in the historic area.                                                                                                                                                                                                                                                                                                                                             | DPF 2.4<br>None are applicable. |
| PO 2.5<br>Materials are either consistent with or complement those within the historic area.                                                                                                                                                                                                                                                                                                                                                                      | DPF 2.5<br>None are applicable. |
| PO 7.1<br>Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:<br><br>a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or<br>b) the structural integrity or safe condition of the original building is beyond reasonable repair. | DPF 2.6<br>None are applicable. |
| PO 7.3<br>Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.                                                                                                                                                                                                                                                                                                                      | DPF 7.3<br>None are applicable. |

| <b>Historic Area Statement (Baro9)</b>                      |                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Eras, themes and context                                    | [Not stated]                                                                                                                                                                                                                                                                                                            |
| Allotments, subdivision and built form patterns             | [Not stated]                                                                                                                                                                                                                                                                                                            |
| Architectural styles, detailing and built form features     | Combination of domestic and commercial buildings. Significant and substantial public buildings which give a sense of civic importance.                                                                                                                                                                                  |
| <u>Building height</u>                                      | Low scale.                                                                                                                                                                                                                                                                                                              |
| Materials                                                   | [Not stated]                                                                                                                                                                                                                                                                                                            |
| <u>Building height</u>                                      | Low scale.                                                                                                                                                                                                                                                                                                              |
| Setting, landscaping, streetscape and public realm features | Varied alignment of buildings in Murray Street, with commercial buildings aligned with the pavement and residential buildings setback to allow for front gardens.<br><br>Early plantings of Moreton Bay Figs and Carob trees which retain their broad canopies and mature trunks form an attractive tree lined setting. |
| <u>Representative Buildings</u>                             | Identified – refer to SA planning database.                                                                                                                                                                                                                                                                             |

There is a Local Heritage Place in the form of a monument to E.H Coombe in front of 74 Murray Street, at the corner of Julius Street and Murray Street Tanunda. The subject site is also situated within a Historic Area Overlay meaning there is a greater emphasis placed on the physical design of the buildings and how they complement the local area. For the purposes of assessing the proposal against the relevant heritage and historic preservations of the Code, the application was referred to Council's consulting Heritage Advisor.

It is considered that while the context of the Local Heritage Place would be impacted as a result of there being a two storey built form located behind it, the fabric and importance of the Local Heritage Place would not be unreasonably compromised. The proposed development is not considered to dominate or encroach upon the Local Heritage Place as it is contained within a distinct triangle area of the verge and would remain a notable marker. In addition, as noted earlier, the northern building is set further in from the boundary with the upper level substantially recessed. The open air arbor would extend forward to frame to the street but in a manner that does not detract from the Local Heritage Place. As such, it is considered that Heritage Adjacency Overlay PO 1.1 is reasonably satisfied.

Historic Overlay PO 1.1 recommends that development be undertaken with consideration of the Historic Area Statement, which in this case is referred to as Baro9 in the Planning and Design Code. This Statement is considered to be relatively sparse and provides limited guidance on the appropriate materials, setbacks and context. In regard to built form, it refers to civic buildings with a view to creating a sense of civic importance. The proposal is not for a civic building such that this part of the Historic Area Statement is not applicable. It is considered that the only section relevant to the proposal is building heights, which is stated twice and is recommended to be low scale. This has been discussed in the previous section whereby it is considered that

the proposed built form is appropriate and not out of character with the higher wall heights and parapets of buildings in the Murray Street streetscape. Overall, it is considered that the proposal has had sufficient regard to the Historic Area Statement such that Historic Area Overlay PO 1.1 is satisfied.

The remainder of the provisions of the Historic Area Overlay are more descriptive. Overlay PO 2.1 recommends that the form of new buildings be consistent with the prevailing characteristics of the Historic Area. The Historic Area extends further to the north and south than the defined locality, stretching from the entrance to Tanunda in the south and to Sobels Street in the north. Within this area there are several examples of two storey development including 72 Murray Street itself where there is a two storey dwelling and the Tanunda Hotel which has a two storey built form constructed to the Murray Street boundary. The proposed development was assessed by the Heritage Advisor as being generally consistent with the prevailing characteristics of the area, with the partially single storey, partially two storey built form being appropriate. On account of the above, it is considered that the proposal satisfies Overlay PO 2.1 and 2.2. The materials with which the proposed building would be clad, whilst not necessarily consistent with the locality, are considered to be complementary. PO 2.5 is therefore also considered to be satisfied.

The Planning and Design Code also contemplates the demolition of the buildings on the land. It was noted by the Heritage Advisor that the buildings retained some historic value, but were compromised by building additions and in the case of 74 Murray Street, had not been adequately cared for. Historic Area Overlay PO 7.1 recommends that buildings demonstrating historic characteristics expressed in the Historic Area Statement should not be demolished. Due to the sparse nature of the Historic Area Statement as outlined previously, there are few characteristics that are applicable to the existing buildings that might satisfy this PO. In addition, the buildings are considered to be relatively low scale, and aside from the more recent building additions, are set well back so as to permit front gardens, however, these buildings do not frame the street and thus work against the POs in the Township Main Street Zone. The PO also permits demolition when the buildings have been compromised by additions or disrepair, but it is considered that the additions and damage are not un-reversible and so these exemptions are not fully met. PO 7.3 states that buildings that do not conform with values described in the Statement may be demolished, but as these buildings are not at odds with the values, this PO would not be relevant. It is therefore a question of balancing the likely benefits of the proposed development with the loss of character as a result of demolition of the existing buildings. It is considered that the benefits of the proposed development in adding vitality to Murray Street and framing the main street are substantial enough to allow for the removal of the existing buildings, which have relatively weak connections to the described values in the Historic Area Statement and are well setback from the main street and so it is considered acceptable for the buildings to be demolished.

#### Character Preservation District

| <b>Character Preservation District Overlay</b>                                                                                                 |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Built Form and Character</b>                                                                                                                |                                        |
| PO 2.2<br><i>Development contributes to and maintains the historic identity and character of townships through appropriate:</i><br><br>a) form | DPF 2.2<br><i>None are applicable.</i> |

- b) scale
- c) siting
- d) design
- e) landscaping.

It is considered the development is in accordance with the Character Values of the District and Objects of the Act. The main street of Tanunda has an eclectic mix of uses, building styles and building setbacks that result in a diverse and interesting main street. The proposed buildings are not considered to be inconsistent with what is a diverse streetscape which has a mix of building setbacks.

The building architectural style is underpinned by a design theme that picks up on the characteristics of the pitched gable roof forms of adjacent historic buildings, incorporating landscaping to the street frontage together with a low wall to semi encase the street and open air arbor to the northern building. Additional gable roof elements are proposed above the steel frame cantilevered awning to further replicate heritage elements within the main street Historic Area and robust materials incorporating stone are proposed.

### Interface between Land Uses

| <b>Design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                    |                 |                                                            |        |                                                            |                                                                                                                                                                              |                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------|-----------------|------------------------------------------------------------|--------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>External Appearance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                    |                 |                                                            |        |                                                            |                                                                                                                                                                              |                                                                       |
| <b>PO 1.5</b><br><i>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.</i>                                                                                                                                                                                                                                                                                                                                                               | <b>DPF 1.5</b><br><i>None are applicable.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                    |                 |                                                            |        |                                                            |                                                                                                                                                                              |                                                                       |
| <b>Interface between Land Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                    |                 |                                                            |        |                                                            |                                                                                                                                                                              |                                                                       |
| <b>PO 2.1</b><br><i>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</i> <ul style="list-style-type: none"> <li>a) <i>the nature of the development</i></li> <li>b) <i>measures to mitigate off-site impacts</i></li> <li>c) <i>the extent to which the development is desired in the zone</i></li> <li>d) <i>measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</i></li> </ul> | <b>DPF 2.1</b><br><i>Development operating within the following hours:</i> <table border="1"> <thead> <tr> <th>Class of Development</th><th>Hours of operation</th></tr> </thead> <tbody> <tr> <td>Consulting room</td><td>7am to 9pm,<br/>Monday to Friday<br/>8am to 5pm,<br/>Saturday</td></tr> <tr> <td>Office</td><td>7am to 9pm,<br/>Monday to Friday<br/>8am to 5pm,<br/>Saturday</td></tr> <tr> <td>Shop, other than any one or combination of the following:<br/>(a) restaurant<br/>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm,<br/>Monday to Friday<br/>8am to 5pm,<br/>Saturday and Sunday</td></tr> </tbody> </table> | Class of Development | Hours of operation | Consulting room | 7am to 9pm,<br>Monday to Friday<br>8am to 5pm,<br>Saturday | Office | 7am to 9pm,<br>Monday to Friday<br>8am to 5pm,<br>Saturday | Shop, other than any one or combination of the following:<br>(a) restaurant<br>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm,<br>Monday to Friday<br>8am to 5pm,<br>Saturday and Sunday |
| Class of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Hours of operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                    |                 |                                                            |        |                                                            |                                                                                                                                                                              |                                                                       |
| Consulting room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7am to 9pm,<br>Monday to Friday<br>8am to 5pm,<br>Saturday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                    |                 |                                                            |        |                                                            |                                                                                                                                                                              |                                                                       |
| Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7am to 9pm,<br>Monday to Friday<br>8am to 5pm,<br>Saturday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                    |                 |                                                            |        |                                                            |                                                                                                                                                                              |                                                                       |
| Shop, other than any one or combination of the following:<br>(a) restaurant<br>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 7am to 9pm,<br>Monday to Friday<br>8am to 5pm,<br>Saturday and Sunday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                    |                 |                                                            |        |                                                            |                                                                                                                                                                              |                                                                       |
| <b>PO 4.1</b><br><i>Development that emits noise (other than music) does not unreasonably impact the</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>DPF 4.1</b><br><i>Noise that affects sensitive receivers achieves the relevant Environment Protection</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                    |                 |                                                            |        |                                                            |                                                                                                                                                                              |                                                                       |

|                                                                                                                                                                                                                                                        |                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| amenity of sensitive receivers (or lawfully approved sensitive receivers).                                                                                                                                                                             | (Commercial and Industrial Noise) Policy criteria. |
| PO 4.5<br>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers). | DPF 4.5<br>None are applicable.                    |

As discussed previously, the form of development, specifically the land use, is envisaged within the Township Neighbourhood Zone. Several of the provisions relating to impacts to sensitive receivers in the locality make reference to the need to consider this fact when assessing the likely impacts that a development may cause. This indicates a certain expectation within the Planning and Design Code that a certain level of impact is unavoidable, and subject to suitable mitigation, is acceptable. Interface between Land Uses (IBLU) PO 2.1 is one such policy, recommending that non-residential development not unreasonably impact the amenity of sensitive receivers, having regard to the nature of development and the extent to which the development is desired in the Zone.

The most likely amenity impacts as a result of the proposed land use is considered to be from noise generated from the activities on the site, primarily from visitors to the site, vehicles accessing the parking areas both on-site and on-street and from plant and equipment. IBLU PO 4.1 addresses this by recommending that noise (other than music) not unreasonably impact amenity. The Applicant has provided an acoustic assessment prepared by Sonus that addresses the likely impacts upon the locality as a result of noise. The conclusion of this assessment was that, subject to the provision of acoustic screening to the western boundary fence and around the plant equipment on the roof, the proposal would achieve the *Environment Protection (Commercial and Industrial Noise) Policy 2023*. This would result in IBLU DPF 4.1 being satisfied and given the separation between the proposed land use and the nearest sensitive receiver in a neighbourhood type zone it is considered that there should not be unreasonable impacts to amenity of sensitive receivers. Further, the Applicant has advised that no music would be played on the rooftop bar that would be audible to surrounding residents. This does not mean that there would be no music played however and so it is considered reasonable to place a condition on any authorisation that restricts the playing of music to a low level.

The proposed hours of operation for the shop uses overlap to some extent, but the earliest they would be open is 8.00 am on any day and the latest being 6.00 pm on weekdays and 5.00 pm on weekends. This is aside from the restaurant and bar that would be open from 10.00 am to midnight. The hours of operation of the retail and café land uses accord with those recommended in IBLU DPF 2.1, with restaurants not being beholden to these recommendations. The associated PO 2.1 is considered to be satisfied in any case, with a midnight closing considered to be reasonable within the context of a main street locality that the Planning and Design Code seeks to enhance vibrancy. A restaurant and bar that is open until midnight is considered to be in keeping with this objective and as the portion of the building that would be used for this purpose faces away from the nearest sensitive receivers, the likely impacts are considered to be acceptable. This, combined with the recommended acoustic measures and the fact that the land use is desired in the Zone reaffirm the consideration that PO 2.1 is met.

The waste storage areas are proposed to be situated between the two buildings and so would not be readily visible from the street and would result in a sufficient separation from sensitive receivers such that there should not be unreasonable odour impacts. Waste collection would be limited to after 7.00 am, which is in keeping with the relevant *Environment Protection (Commercial and Industrial Noise) Policy 2023*. It is noted that the window for waste collection is proposed to be quite small, with the recommended collection being 7.30 am in order to avoid unreasonable traffic implications, which are discussed later in this report. Nonetheless, it is considered that IBLU PO 1.5 is satisfied and overall, there should not be unreasonable impacts to the amenity of nearby lawfully approved sensitive receivers.

### Car Parking and Access

| <b>Transport, Access and Parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Movement Systems</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>PO 1.4<br/>Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>DPF 1.4<br/>All vehicle manoeuvring occurs onsite.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Vehicle Access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>PO 3.1<br/>Safe and convenient access minimises impact or interruption on the operation of public roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>DPF 3.1<br/>The access is:</p> <ul style="list-style-type: none"> <li>a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land</li> <li>a) or</li> <li>b) not located within six metres of an intersection of two or more roads or a pedestrian activated crossing.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Vehicle Parking Rates</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>PO 5.1<br/>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> <li>a) availability of on-street car parking</li> <li>b) shared use of other parking areas</li> <li>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</li> <li>d) the adaptive reuse of a State or Local Heritage Place</li> <li>e) proximity to high frequency public transport</li> </ul> | <p>DPF 5.1<br/>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> <li>a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area</li> <li>b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply</li> <li>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.</li> </ul> |



| <b>b) Table 1 - General Off-Street Car Parking Requirements</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shop (no commercial kitchen)                                         | <p>5.5 spaces per 100m<sup>2</sup> of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m<sup>2</sup> of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>0 spaces where located on a significant retirement facility and supported accommodation site, and is subordinate to, and associated with, a retirement facility or supported accommodation.</p> |
| Shop (in the form of a bulky goods outlet)                           | 2.5 spaces per 100m <sup>2</sup> of gross leasable floor area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Shop (in the form of a restaurant or involving a commercial kitchen) | <p>Premises with a dine-in service only (which may include a take-away component with no drive-through) – 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats – 12 spaces per 100m<sup>2</sup> of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service – 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>                                                                                                                                                                                                                                                                                                                                                     |

The proposal includes provision for 20 parking spaces at the rear portion of the site, which would be shared amongst visitors of all of the proposed land uses. This is an increase over the existing situation, whereby the two dwellings on the land only have parking spaces for residents, with visitors to the existing shop needing to utilise on-street parking exclusively. The site is adjacent to a public parking area containing 74 parking spaces and an additional four spaces for motorcycles and a dedicated bus and caravan parking area. The removal of access to the rear of 72 Murray Street through this parking area will result in space for an additional two spaces to be provided within this parking area. Transport, Access and Parking PO 5.1 recommends that adequate on-site parking be provided to meet the needs of the land use having regard to various factors that might support a lesser number of spaces. These factors include the availability of on-street parking, shared use of other areas and proximity to high frequency public transport. There does not appear to be provision of frequent public transport service in the locality and so the latter would not apply.

The associated DPF 5.1 recommends a parking provision (via Table 1) of five spaces per 100 sqm floor area for shops in shared complexes and 0.4 spaces per seat for the restaurant/cafes. The plans initially provided show 58 seats formally allocated within the restaurant upstairs, and 36 spaces associated with the café downstairs. The total floor area considered to constitute the retail land use totals approximately 800 sqm. Combined, this would result in an expected parking demand of approximately 78 spaces, far exceeding the parking provided at the rear of the site. PO 5.1 though does consider that some land uses would expect peak parking demands to be at different times, which is considered to be the case in this instance with the restaurant and bar expected to experience peak usage around dinner time and afterwards, when the shops would be closed. Further, the Applicant has provided a parking assessment prepared by a suitably qualified traffic expert that surveyed available public parking at various times. It was noted that after 5.00 pm, there was an increase in on-street and civic parking vacancy as a result of people travelling home after regular business hours. Further, it was noted that the nature of Tanunda as a tourist destination meant that a notable portion of foot traffic was in the form of visitors travelling by bus with bus parking available in the Council parking area adjacent.

The traffic report also asserts that the recommendation of 0.4 spaces per seat is outdated and experience has shown that a rate of one per three seats, or 0.33 spaces per seat was more appropriate. At the same time, much of the leasable floor area of the shops will not be used for the purposes of the display of goods or as areas that would be for sale. Further, there was an existing café land use on the site with a similar footprint to the proposed café and with no dedicated on-site parking provided and therefore the parking requirement for the new café should be discounted. With these assumptions in mind, it was determined that the effective shortfall on the site at peak daytime operation was 8.4 spaces, and none at peak nighttime operation. This also included a 15% discount for what is referred to as 'linked trips', where visitors were not exclusively attending the site and parking in the rear area, but were parking in other areas and visiting the site as part of a day trip that involved visiting other existing facilities and shops. The assumptions are considered to be somewhat generous but it is considered reasonable that the proposed café be compared to the existing situation and that the different peak times of the shops and the restaurant and bar be taken into account. Overall, it is considered that whilst there would be a shortfall in parking on the site at the peak operation, particularly during the day periods, there is sufficient access to shared, public parking areas as well as on-street parking to accommodate for this shortfall, such that the proposed development should result in a neutral to improved situation post development. As such it is considered that Transport Access and Parking PO 5.1 is reasonably satisfied.

The parking area is proposed to have an aisle width of 6.5 metres, which is wider than the minimum standard for parking areas and so should comfortably allow for convenient manoeuvring of passenger vehicles into and out of the parking area. A reversing bay has been provided at the rear of the car park to avoid vehicles having to reverse back out onto the street, if they are unsuccessful in finding a vacant park which is considered to be a preferable outcome. As such, it is considered that the design of the parking area is acceptable and Transport, Access and Parking PO 3.1 is satisfied.

The waste collection location is within this parking area and there is insufficient room for a waste collection vehicle to perform a three point turn. This means that service vehicles would need to reverse either from or onto Julius Street to attend for waste collection. This is not considered ideal, and would not satisfy Transport, Access and Parking DPF 1.4, such that the matter was referred to Council's engineering staff for comment. Council's engineering staff advise that reversing would be acceptable before 7.30 am on weekdays as this would be before traffic on Julius Street and Murray Street was at a level where the reversing of a service vehicle would become problematic. Due to the acoustic assessment recommending that service vehicles only access the site after 7.00 am, there would be only a 30 minute window each morning for waste collection to occur. This is small, but the Applicant has agreed to adhere to this arrangement and consents to a condition being placed on any authorisation restricting collection to this timeframe. With this in mind, it is considered that the collection arrangements are acceptable, and Transport, Access and Parking PO 1.4 is not unreasonably offended.

Overall, the proposed parking provision and access arrangements are considered to be acceptable.

Flood Hazards

| <b>Hazards (Flooding – Evidence Required) Overlay</b>                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flood Resilience</b>                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>PO 1.1</b><br/> <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></p> | <p><b>DPF 1.1</b><br/> <i>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300 mm above:</i></p> <p>a) <i>the highest point of top of kerb of the primary street</i></p> <p>or</p> <p>b) <i>the highest point of natural ground level at the primary street boundary where there is no kerb</i></p> |

The subject site has a slope from east down to the west, whereby the Murray Street boundary is approximately 1.3 metres higher than the rear boundary. The proposed buildings would have finished floor levels that are 800 mm above the proposed levels of the vehicle parking area at the rear, which is itself 300 mm higher than the rear boundary meaning that there should be minimal risk of floodwaters entering the commercial buildings. As such, it is considered that Hazards (Flooding – Evidence Required) Overlay PO 1.1 is satisfied.

Other Overlays

The following Overlays have been considered in the assessment of the proposed development but are not applicable given that:

**Major Urban Transport Overlay**

Whilst the subject land is located adjacent a state-maintained road, there will be no access for vehicles within 25 metres of the intersection of Julius Street and Murray Street. The separation between the access point for the proposed parking areas and the intersection is considered to be sufficient such that there should be minimal impact to the operation of Murray Street above the current situation.

**Traffic Generating Development Overlay**

The proposed development is not of a scale that is contemplated by the policies of this Overlay.

**Native Vegetation Overlay**

No native vegetation exists on the land.

**CONCLUSION**

The application proposes the construction of two double storey shop buildings containing various small shops, a produce shop, a café and restaurant and bar. An assessment of the application has determined that the land use is acceptable within the locality and would add to the vibrancy of the main street and is of a built form that would not be at odds with the historic character of Tanunda. The proposed setbacks and building heights are supported by the provisions of the Planning and Design Code and the demolition of the existing buildings are considered acceptable on balance with the benefits that the development would likely bring. The parking

spaces provided are considered to be of a sufficient number such that the proposed development should not result in unreasonable impacts to existing car parking supply in the area and there is sufficient separation from sensitive receivers such that there should not be unreasonable noise impacts.

Overall, based on an on-balance assessment of the proposed development against the relevant provisions of the Planning and Design Code, the application demonstrates sufficient merit to warrant the granting of Planning Consent, subject to a Reserved Matter 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. 25031885 by Mr Drew Roberts and Mr Kent Stevens to undertake the demolition of existing commercial and residential buildings and the construction of an integrated commercial development in the form of two (2) two-storey shops incorporating a retailer (fruit and vegetable), cafe, four (4) boutique retailers, restaurant with associated bar and carparking and landscaping areas at 72 and 74 Murray Street, Tanunda (CT 5783/454, F172049, Lot 598 and CT 5783/463, F172048, Lot 597) subject to the following Reserved Matter and Conditions:

### **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 lodge and have approved by the Relevant Authority 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*.

### **Council Conditions**

- (1) The development shall be undertaken in accordance with the plans and documentation accompanying the application, unless varied by the following conditions.

- (2) Prior to occupation, the buildings authorised herein shall be connected and remain connected to an approved wastewater system to the reasonable satisfaction of the Relevant Authority.
- (3) The hours of operation of the premises shall not exceed 8.00 am to 6.00 pm on any day, aside from the area delineated for the purposes of a restaurant and bar, which shall not exceed the hours of 10.00 am to 12.00 am on any day.
- (4) The site shall not be attended by any waste collection or service vehicle outside the hours of 7.00 am and 7.30am on any day.
- (5) The external surfaces of the buildings shall:
  - (a) Be of new non-reflective materials;
  - (b) Be in accordance with the approved plans;
  - (c) Be maintained in good condition at all times.
- (6) Prior to commencement of use, an acoustic barrier shall be installed along the western boundary of the site and around the roof top plants in accordance with the recommendations of the Environmental Noise Assessment prepared by Sonus, dated Dec 2025, ref. S8841C1.
- (7) Noise levels from the approved development measured at noise affected premises shall comply with the *Environment Protection (Commercial and Industrial) Noise Policy 2023* at all times.
- (8) All external lighting must be in accordance with AS4282:2019 'Outdoor Lighting Obtrusive Effects' so as to prevent any adverse effect on adjoining sensitive receivers.
- (9) All exhaust flues and chimneys associated with the café and restaurant shall be designed to minimise nuisance to nearby sensitive receivers with the incorporation of suitable emission capturing mechanisms, to the reasonable satisfaction of the Relevant Authority.
- (10) Prior to commencement of use, all redundant access points shall be closed, with upright kerbing reinstated, to the reasonable satisfaction of the Relevant Authority.
- (11) All stormwater from buildings, paving and from areas that immediately surround the perimeter of the building shall be disposed of in accordance with the approved plans and in a manner that does not result in entry of water into the buildings, or affect the stability of the building, or create an unhealthy or dangerous condition, or run onto or over land of an adjoining owner. Storm water disposal systems must be fully installed at the completion of the construction of the building with adequate measures deployed during construction to ensure the temporary disposal of surface or roof water does not affect neighbouring properties, to the satisfaction of the Relevant Authority.

- (12) The landscaping depicted on the approved plans shall be established prior to commencement of use and shall be maintained and nurtured at all times thereafter, with any diseased or dying plants replaced in a timely manner, to the reasonable satisfaction of the Relevant Authority.
- (13) Prior to commencement of use (as hereby approved), the area set aside for the parking of vehicles and access lanes as shown on the endorsed plans shall be constructed and shall be:
- (a) Sealed in accordance with approved engineering procedures and comply with the requirements of AS2890.1 Parking facilities – Part 1: Off-street car parking
  - (b) The accessible carpark space including shared area and pedestrian path to the approved business location shall be constructed and finished in bitumen, brick paving or concrete in accordance with AS2890.6 Parking facilities – Part 6: Off-street parking for people with disabilities
  - (c) Properly formed to such levels that they can be used in accordance with the plans
  - (d) Drained and maintained
  - (e) Include wheels stops and line marked to indicate each car space and all access lanes
  - (f) Clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of Council. Car spaces, access lanes and driveways must be maintained and kept available for these purposes at all times.
- (14) The car parking, driveways and vehicle manoeuvring areas shall be kept clear and unobstructed of buildings and structures, so as to enable continual and ongoing use of the car parking, driveways and manoeuvring areas at all times.

**ATTACHMENTS OR OTHER SUPPORTING REFERENCES**

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



## Development Locations

### Location 1

**Location reference**

72 MURRAY ST TANUNDA SA 5352

**Title Ref**

CT 5783/454

**Plan Parcel**

F172049 AL598

**Additional Location Information****Council**

THE BAROSSA COUNCIL

### Location 2

**Location reference**

74 MURRAY ST TANUNDA SA 5352

**Title Ref**

CT 5783/463

**Plan Parcel**

F172048 AL597

**Additional Location Information****Council**

THE BAROSSA COUNCIL

## Zone Overlays

**Zones**

- Township Main Street

**Sub-zones**

(None)

**Overlays**

- Prescribed Water Resources Area
- Traffic Generating Development
- Water Protection Area
- Advertising Near Signalised Intersections
- Character Preservation District
- Historic Area
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Major Urban Transport Routes
- Native Vegetation

**Variations**

(None)

## Application Contacts

### Applicant(s)

**Stakeholder info**

Mr Drew Roberts

[Redacted]

**Stakeholder info**

Mr Kent Stevens

[Redacted]

**Contact**

**Stakeholder info**

Daniel Mckenna

[Redacted]

**Invoice Contact**

**Stakeholder info**

Mr Drew Roberts

[Redacted]

**Land owners**

**Stakeholder info**

Mr Kevin Donald Pumpa

[Redacted]

**Stakeholder info**

Mr Matthew Graham Jones

[Redacted]

**Nature Of Development**

**Nature of development**

Commercial Development comprising Shops

**Development Details**

**Current Use**

Shop and Dwelling

**Proposed Use**

Commercial Development comprising Shops

**Development Cost**

\$2,500,000.00

**Proposed Development Details**

Commercial Development comprising Shops

**Element Details**

You have selected the following elements

Shop - \$0.00

## Commercial & Industrial Elements

Does the application include signage?

No

## Septic/Sewer information submitted by applicant

Does this development require a new septic system or amendment to an existing septic system? i.e. septic tank and / or wastewater disposal area?

No

## Certificate of Title information submitted by applicant

Does the Certificate of Title (CT) have one or more constraints registered over the property?

No

## 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

## Building Consent

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

No

Apply Now?

No

## More information for consent approvals

Do you have an agreement with a State Government Agency related to your application? (Preliminary Agreement)

No

Should your application require public notification, who will be responsible for erecting the sign on the land?

Relevant Authority

## 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**

| <b>Document</b> | <b>Document Type</b>          | <b>Date Created</b> |
|-----------------|-------------------------------|---------------------|
| 54708LET02.pdf  | All application documentation | 10 Oct 2025 4:50 PM |

### **Application Created User and Date/Time**

**Created User**

e pn.mckennad@sa.gov.au

**Created Date/Time**

10 Oct 2025 4:50 PM

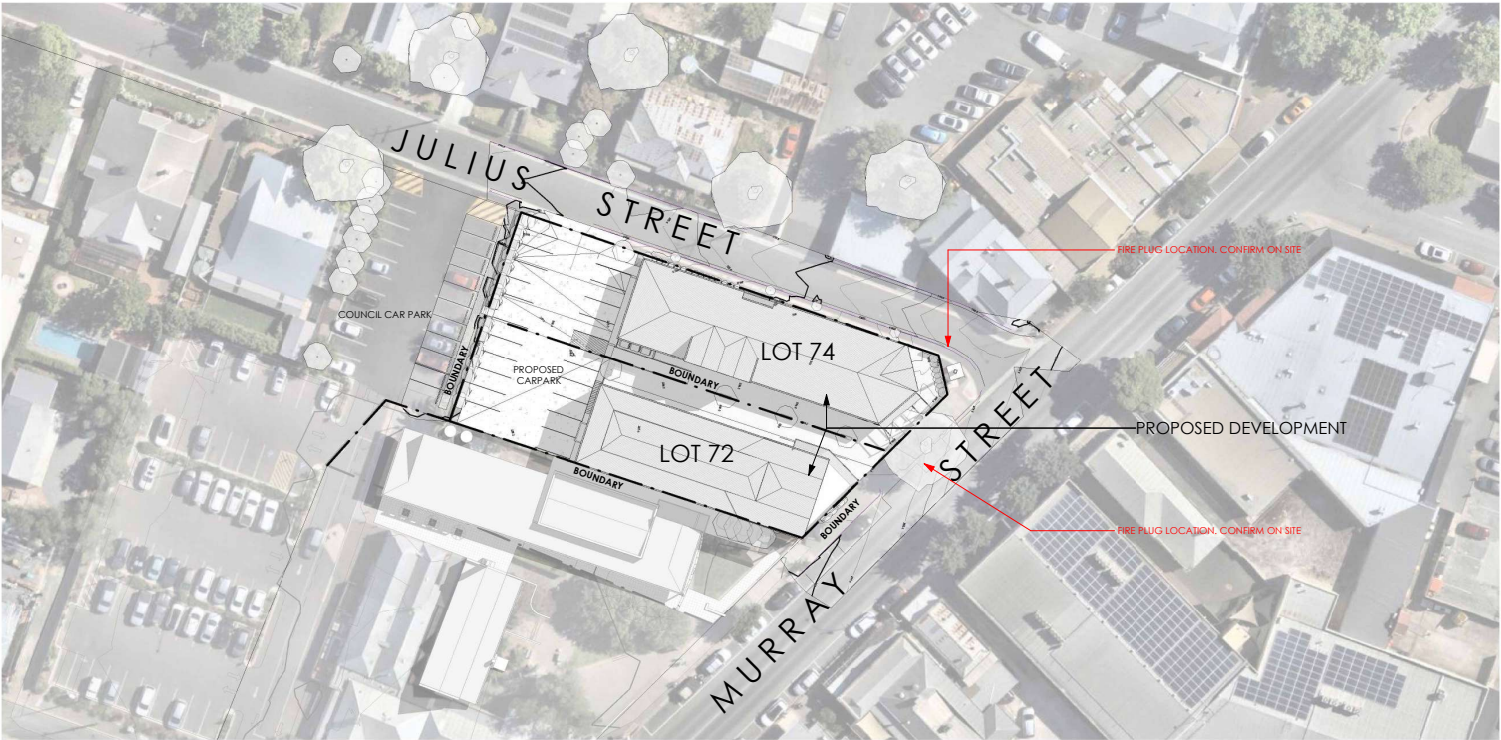


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# TANUNDA CENTRAL MARKET

## COMMERCIAL DEVELOPMENT

| DWG No. | DWG CONTENT                     |
|---------|---------------------------------|
| A000    | COVERSHEET + PERSPECTIVE        |
| A002    | EXISTING + DEMOLITION SITE PLAN |
| A003    | SITE PLAN                       |
| A005    | LANDSCAPE                       |
| A101    | FLOOR PLAN                      |
| A102    | UPPER FLOOR PLAN                |
| A211    | ELEVATIONS                      |
| A212    | ELEVATIONS                      |
| A901    | PERSPECTIVES EXTERIOR           |
| A902    | PERSPECTIVES EXTERIOR           |
| A903    | PERSPECTIVES EXTERIOR           |
| A904    | PERSPECTIVES EXTERIOR           |
| A905    | PERSPECTIVES EXTERIOR           |



1 | BLOCK PLAN  
1:500 0 5.0m 10.0m 15.0m 20.0m 25.0m  
1:500 @ A1, 1:1,000 @ A3

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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.

| Issue | Issued For              | By | To     | Date     |
|-------|-------------------------|----|--------|----------|
| P1    | CLIENT REVIEW           | TN | CLIENT | 26.09.25 |
| P2    | FOR PA                  | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | CLIENT | 30.10.25 |
| P5    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P6    | WP BRC / REVISIONS      | TN | ALL    | 24.03.26 |
| P7    | PA REVISIONS            | TN | ALL    | 31.03.26 |



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P. 08 8563 1155  
E. admin@jbgarchitects.com  
Client  
**TCM**

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**COVERSHEET +  
PERSPECTIVE**

|                |             |
|----------------|-------------|
| Project Number | Drawn by    |
| 2527           | TN          |
|                | Approved by |
|                | JG          |
| Drawing Number | Issue       |
| A000           | P7          |



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PLANNING APPROVAL

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| P4    | RFI                     | TN | ALL    | 21.11.25 |
| P5    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P6    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P7    | PA REVISIONS            | TN | ALL    | 31.03.26 |

**DEMOLITION LEGEND**

-  EXISTING WALL TO REMAIN
-  EXISTING WALL OR OTHER TO BE DEMOLISHED / REMOVED.

**DEMOLITION NOTES:**

- GENERALLY MAKE GOOD SURFACES TO REMAIN FOLLOWING DEMOLITION.
- PROTECT ALL SERVICES, PIPING, DUCTING ETC TO BE RETAINED + MAKE GOOD TO ANY DAMAGE.
- GENERALLY DE-COMMISSION REDUNDANT SERVICES + REMOVE IF EXPOSED TO VIEW.
- THE BUILDER IS TO INSPECT EXISTING BUILDINGS BEING ALTERED FOR ANY PRESENCE OF ASBESTOS. REMOVAL OF ASBESTOS BY A LICENCE CONTRACTOR + CURRENT ASBESTOS REGULATIONS.
- BUILDER / CONTRACTOR TO ENSURE DEMOLITION AND MEANS OF ENSURING SAFETY AND AVOIDING DAMAGE TO NEIGHBOURING PROPERTY DURING DEMOLITION IN ACCORDANCE WITH THE PROVISIONS OF AS 2601 THE DEMOLITION OF STRUCTURES.

NOTE : ALL STRUCTURAL DEMOLITION TO BE CARRIED OUT IN CONSULTATION WITH STRUCTURAL ENGINEER.



ALL OUTBUILDINGS (SHEDS) TO BE DEMOLISHED

DWELLING TO BE DEMOLISHED

REMOVE TREES THROUGHOUT SITE

CAFE / 2 STORY DWELLING TO BE DEMOLISHED

CROSSOVER TO BE REMOVED

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Architect  
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**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**EXISTING +  
DEMOLITION SITE  
PLAN**

Project Number  
**2527**

Drawn by  
**TN**

Approved by  
**JG**

Drawing Number  
**A002**

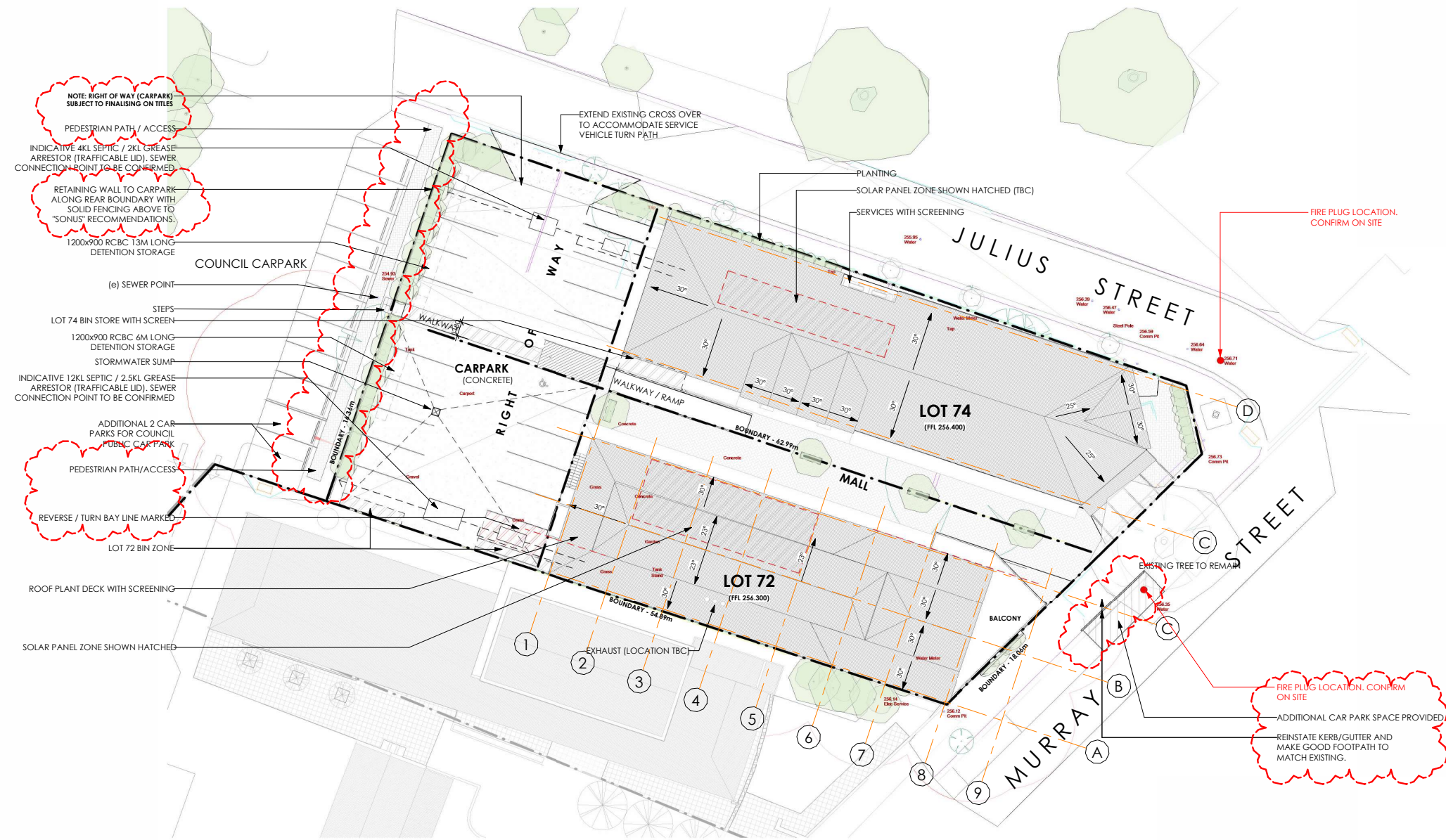
Issue  
**P7**



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PLANNING APPROVAL





**SITE NOTES**  
**SITE SETOUT + BOUNDARY IDENTIFICATION:**  
SET-OUT 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:** (e) POWER CABLE SUPPLY TO REMAIN/ PROVIDE NEW UNDERGROUND ELECTRICAL CABLE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION (TBC)  
**WATER SUPPLY:** (e) WATER METER + PIPE SUPPLY TO REMAIN/ PROVIDE NEW WATER METER + PIPE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION (TBC)  
**WASTEWATER DISPOSAL:** CONNECT NEW WASTEWATER DRAINS TO (e) WASTEWATER DISPOSAL SYSTEM/ PROVIDE NEW ON-SITE WASTEWATER DISPOSAL AS INDICATED ON DRAWINGS- REFER TO CONSULTANT WASTEWATER ENGINEER REPORT FOR FURTHER DETAILS (TBC)  
**TELECOMMUNICATION/DATA SUPPLY:** (e) CABLE SUPPLY TO REMAIN/ PROVIDE NEW UNDERGROUND CABLE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION (TBC)

THE FINAL LOCATION OF NEW SERVICES/ CABLES / DRAINS/ TANKS IS TO BE CONFIRMED BETWEEN THE CLIENT AND BUILDER PRIOR TO INSTALLATION.  
EXISTING SERVICES INDICATED ON THE DRAWINGS MAY HAVE BEEN LOCATED BY A FIELD SURVEY, OTHER SERVICES MAY EXIST THAT WERE NOT VISIBLE AT SURFACE LEVELS AT THE TIME OF SURVEY, AS SUCH PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING UNDERGROUND SERVICES.

**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 CLIENT.

**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 'TERMIMESH' STAINLESS STEEL MESH OR 'HOMEGUARD' BIPLEX 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 + CLIENT 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 AS3660.1.

**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.

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| P4    | RFI                     | TN | ALL    | 20.10.25 |
| P5    | RFI/AMENDMENTS          | TN | ALL    | 29.10.25 |
| P6    | RFI                     | TN | ALL    | 21.11.25 |
| P7    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P8    | PA RFI                  | TN | ALL    | 28.01.26 |
| P9    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P10   | PA REVISIONS            | TN | ALL    | 31.03.26 |

**LANDSCAPE ZONE**

|                    |      |    |
|--------------------|------|----|
| SITE AREA COVERAGE |      | m² |
| SITE               | 2015 |    |
| LANDSCAPE          | 65   |    |
| PERCENTAGE OF SITE | 3%   |    |

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Client  
**TCM**

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**SITE PLAN**

|                |      |             |     |
|----------------|------|-------------|-----|
| Project Number | 2527 | Drawn by    | TN  |
|                |      | Approved by | JG  |
| Drawing Number | A003 | Issue       | P10 |

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LANDSCAPING PLANT PALETTE

PALETTE EXCLUDES SELECTIONS ACCORDING TO ENGINEERS DETAILS FOR BIO-RETENTION SWALE. SEE ENGINEERING NOTES FOR DETAILS.



**GRASS**  
BOTANIC NAME: OPHIOPOGON JAPONICUS  
COMMON NAME: MONDO GRASS  
FORM: GRASS SEDGE OR FLAX  
DIMENSIONS: 0.5-1M SPREAD  
0.2-0.3M HEIGHT



**GROUNDCOVER**  
BOTANIC NAME: LIRIOPE MUSCARI  
COMMON NAME: LILY TURF  
FORM: MEDIUM SHRUB  
DIMENSIONS: 0.4-5M SPREAD  
0.4-5M HEIGHT



**SHRUB**  
BOTANIC NAME: CLIVIA MINIATA  
COMMON NAME: NATAL LILY  
FORM: LOW SHRUB  
DIMENSIONS: 0.3-0.6M SPREAD  
0.3-0.6M HEIGHT



**SHRUB**  
BOTANIC NAME: RHAPHOLEPIS INDICA  
COMMON NAME: ORIENTAL PEARL  
FORM: LOW SHRUB  
DIMENSIONS: 1-1.5M SPREAD  
1-1.2M HEIGHT



**TREE**  
BOTANIC NAME: ZELKOVA SERRATA  
COMMON NAME: JAPANESE ZELKOVA  
FORM: MEDIUM TREE  
DIMENSIONS: 10-18M SPREAD  
15-24M HEIGHT



**GRASS**  
BOTANIC NAME: LOMANDRA LONGIFOLIA  
COMMON NAME: TANKA  
FORM: GRASS SEDGE OR FLAX  
DIMENSIONS: 0.5M SPREAD  
0.5M HEIGHT



**GROUNDCOVER**  
BOTANIC NAME: MYOPORUM PARVIFOLIUM  
COMMON NAME: CREEPING BOOBIALLA  
FORM: GROUNDCOVER  
DIMENSIONS: 1.5-2M SPREAD  
0.2M HEIGHT



**SHRUB**  
BOTANIC NAME: WESTRINGIA FRUTICOSA  
COMMON NAME: NATIVE ROSEMARY  
FORM: UPRIGHT SHRUB  
DIMENSIONS: 1M SPREAD  
1M HEIGHT



**SHRUB**  
BOTANIC NAME: MURRAYA PANICULATA  
COMMON NAME: ORANGE JESSAMINE  
FORM: MEDIUM SHRUB  
DIMENSIONS: 2-4M SPREAD  
2-4M HEIGHT

LANDSCAPING & SCHEDULE OF PLANTS

**LANDSCAPING NOTES:**  
LANDSCAPING SHOULD ENHANCE DEVELOPMENT WITH APPROPRIATE PLANTING AND OTHER LANDSCAPING WORKS.

- LANDSCAPING SHOULD ACHIEVE:
- PROTECTION FROM PREVAILING WINDS AND SUMMER SUN;
  - MINIMAL VISUAL IMPACT THE LOCAL STREETSCAPE;
  - MINIMAL MAINTENANCE WITH HARDY PLANT CHOICES;
  - MAINTAIN VISIBILITY FOR FOOT AND ROAD TRAFFIC;
  - RESULT IN THE CLEARANCE FROM POWERLINES AND OTHER INFRASTRUCTURE BEING MAINTAINED;
  - UTILISE WATER SENSITIVE DESIGN INCLUDING THE REUSE OF ON SITE STORMWATER.

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

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

- GENERAL NOTES: ALL LANDSCAPING WORKS BY OWNER**
- PROVIDE A IRRIGATION SYSTEM TO ALL PLANTING BEDS, TREES & GRASSED AREAS COMPRISING IN-LINE DRIP AND AUTOMATED SYSTEM WHERE REQUIRED.
  - DRIP IRRIGATION SPECIFIED AS NETAFIM TECHLINE 16 POLY TUBE 1.6L p/h @ 0.5m. SPACINGS OR SIMILAR APPROVED.
  - ALL POLY TUBING TO BE LAID ON SURFACE AND COVERED WITH MULCH.
  - PROVIDE BACKFLOW PREVENTION, AUTOMATIC CONTROLLER AND OTHER DEVICES AS REQUIRED.
  - USE SLOW RELEASE FERTILIZER AND SOIL WETTER GRANULES TO BE MIXED WITH SOIL.

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

- PL.01**
- MYOPORUM PARVIFOLIUM - GROUNDCOVER
  - LOMANDRA LONGIFOLIA - GRASS
- PL.02**
- CLIVIA MINIATA - SHRUB
  - LIRIOPE MUSCARI - GROUNDCOVER
  - OPHIOPOGON JAPONICUS - GRASS
- PL.03**
- RHAPHOLEPIS INDICA - SHRUB
- PL.04**
- WESTRINGIA FRUTICOSA - SHRUB
- TR.01**
- ZELKOVA SERRATA - MEDIUM TREE
- TR.02**
- MURRAYA PANICULATA - MEDIUM SHRUB

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

LANDSCAPE LEGEND

- PL.01** CAR PARK AREA
- PL.02** SHADED AREA
- PL.03** FEATURE PLANTING
- PL.04** PLANTERS
- TR.01** ZELKOVA SERRATA TREE
- TR.02** MURRAYA HEDGES
- EXISTING TREES
- PV.01** ALL PAVEMENTS & HARDESTANDS TO CIVIL ENGINEERS SELECTIONS, DETAILS AND SPECIFICATIONS
- FENCE TYPE 01** TUBULAR BOUNDARY FENCE

LANDSCAPE FENCING & WALLS

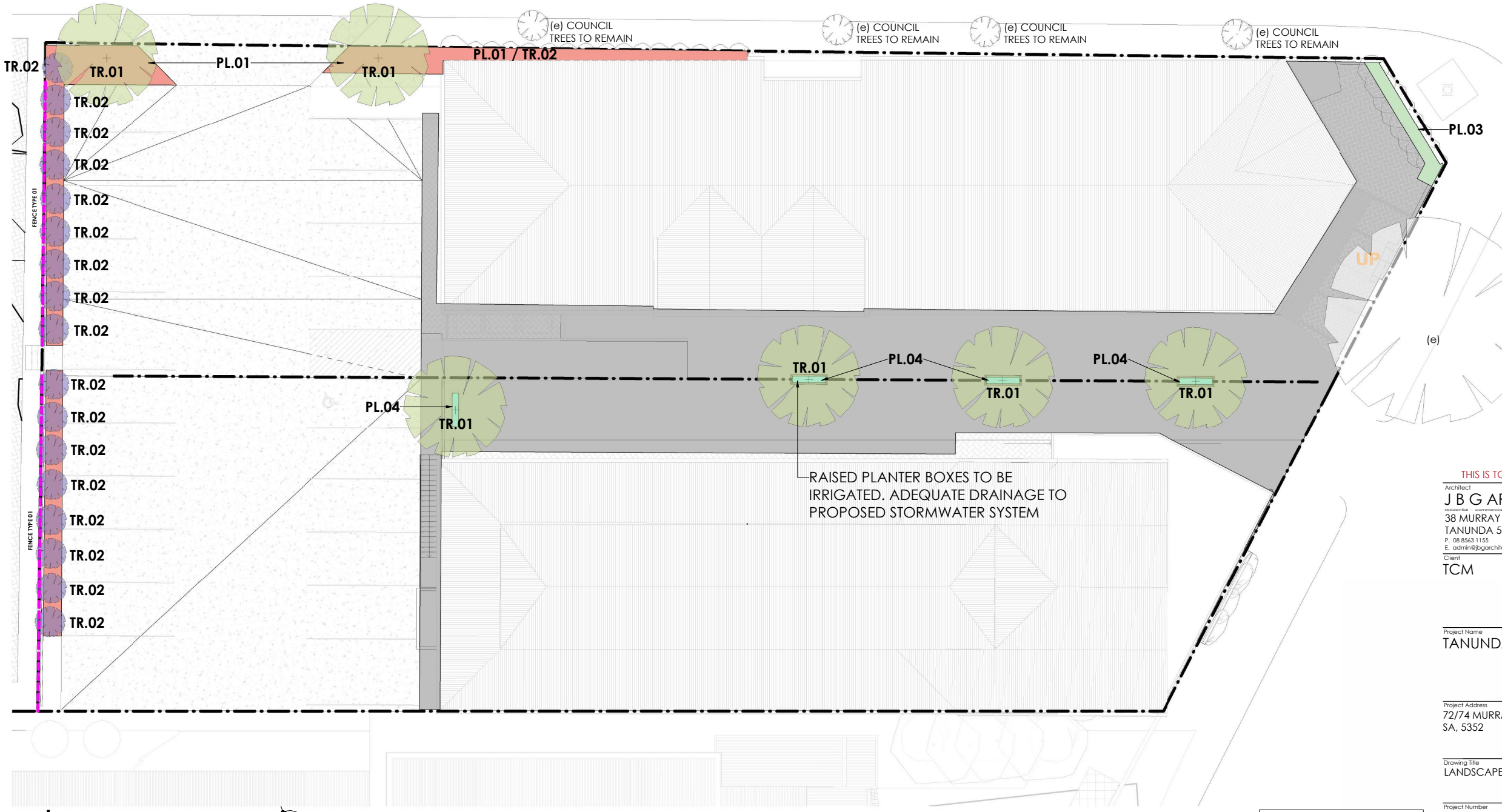
**FENCING & WALL NOTES:**  
FENCES AND WALLS INCLUDING RETAINING WALLS SHOULD:

- 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

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| Issue | Issued For          | By | To  | Date     |
|-------|---------------------|----|-----|----------|
| P1    | PA SET              | TN | ALL | 09.12.25 |
| P2    | WIP BRC / REVISIONS | TN | ALL | 24.03.26 |
| P3    | PA REVISIONS        | TN | ALL | 31.03.26 |
|       |                     |    |     |          |
|       |                     |    |     |          |
|       |                     |    |     |          |
|       |                     |    |     |          |
|       |                     |    |     |          |
|       |                     |    |     |          |
|       |                     |    |     |          |



RAISED PLANTER BOXES TO BE IRRIGATED. ADEQUATE DRAINAGE TO PROPOSED STORMWATER SYSTEM

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Client  
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Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
72/74 MURRAY STREET TANUNDA  
SA, 5352

Drawing Title  
LANDSCAPE

|                |      |             |       |
|----------------|------|-------------|-------|
| Project Number | 2527 | Drawn by    | FA/HA |
|                |      | Approved by | JG    |
| Drawing Number | A005 | Issue       | P3    |

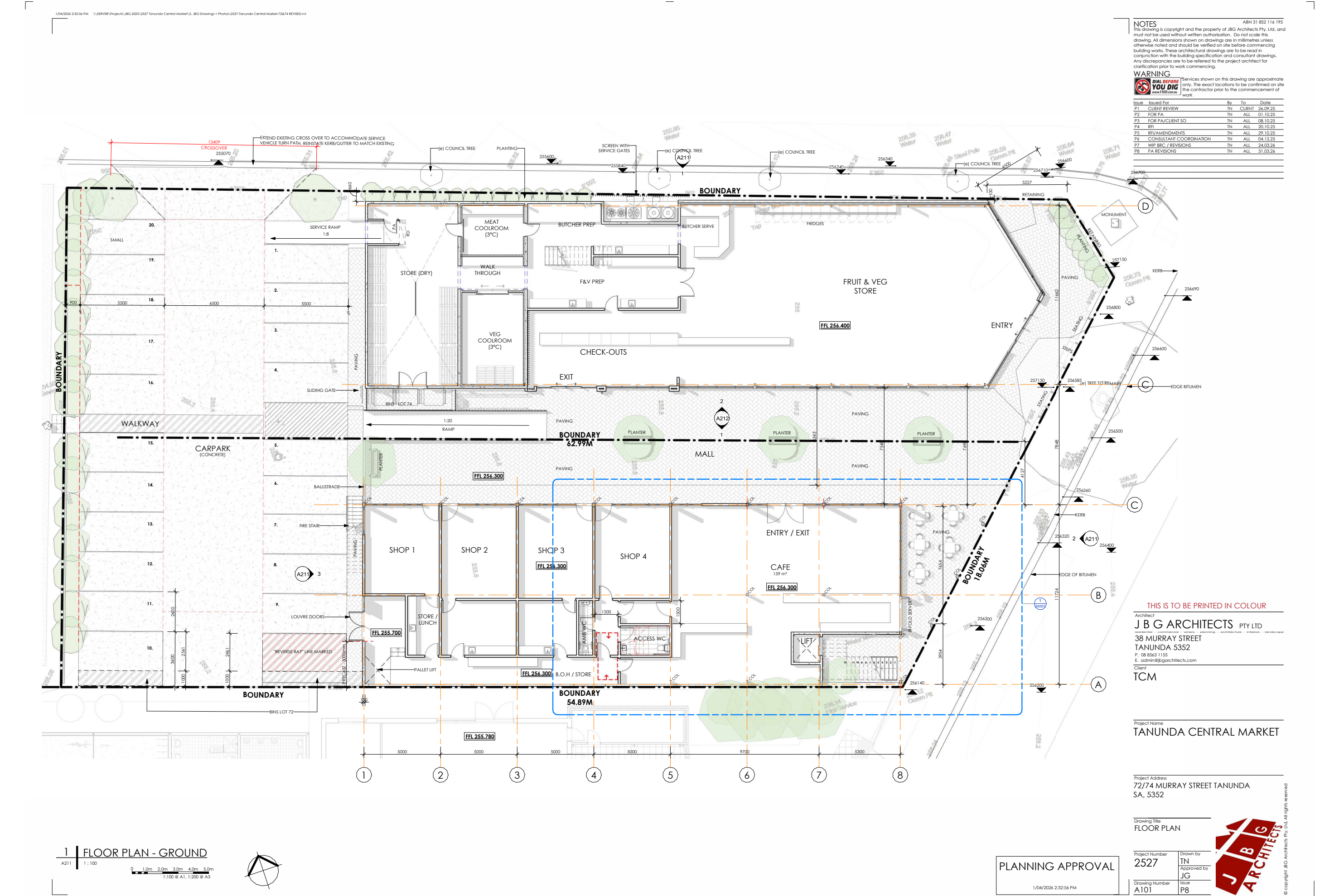
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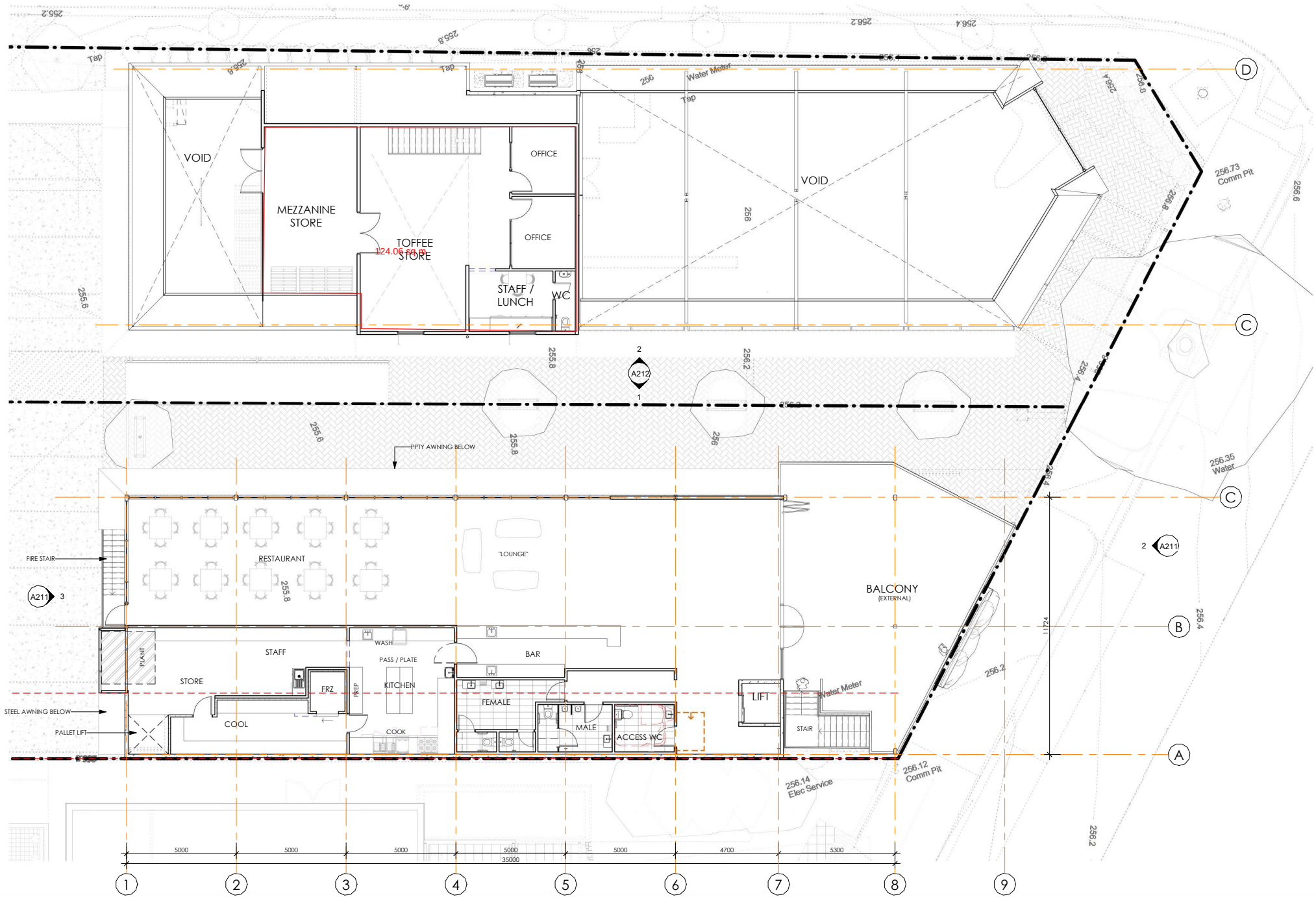
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| Issue | Issued For              | By | To     | Date     |
|-------|-------------------------|----|--------|----------|
| P1    | CLIENT REVIEW           | TN | CLIENT | 26.09.25 |
| P2    | FOR PA                  | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | RFI/AMENDMENTS          | TN | ALL    | 29.10.25 |
| P5    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P6    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P7    | PA REVISIONS            | TN | ALL    | 31.03.26 |

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**TCM**

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**UPPER FLOOR PLAN**

|                |      |             |    |
|----------------|------|-------------|----|
| Project Number | 2527 | Drawn by    | TN |
| Drawing Number | A102 | Approved by | JG |
|                |      | Issue       | P7 |

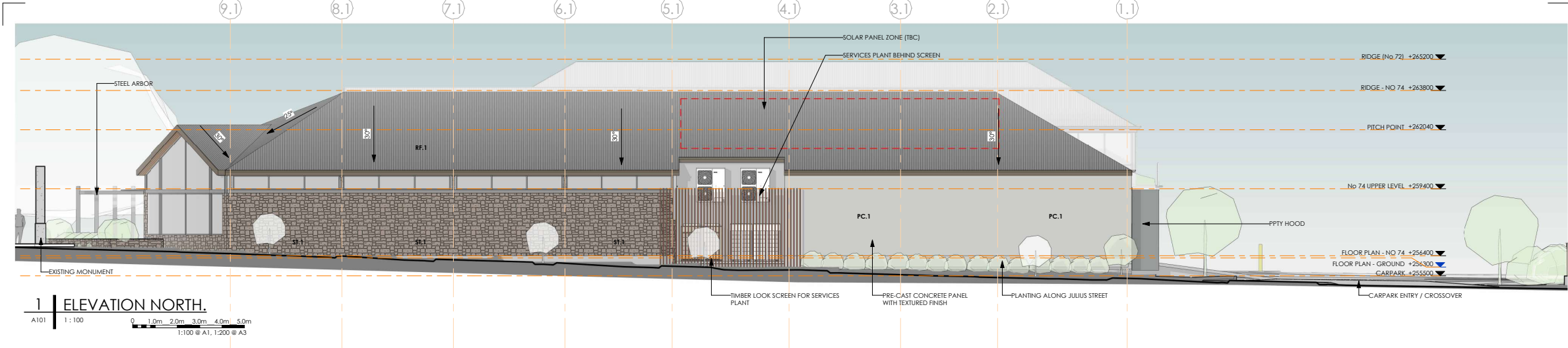
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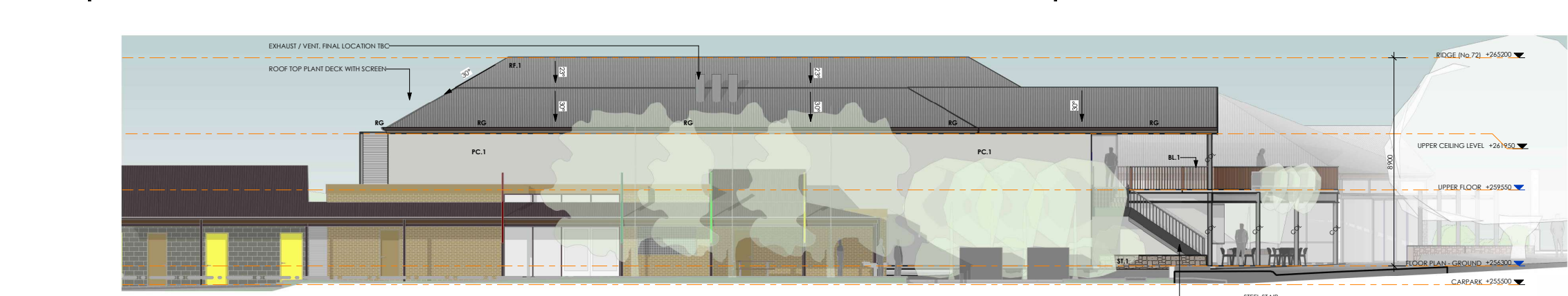
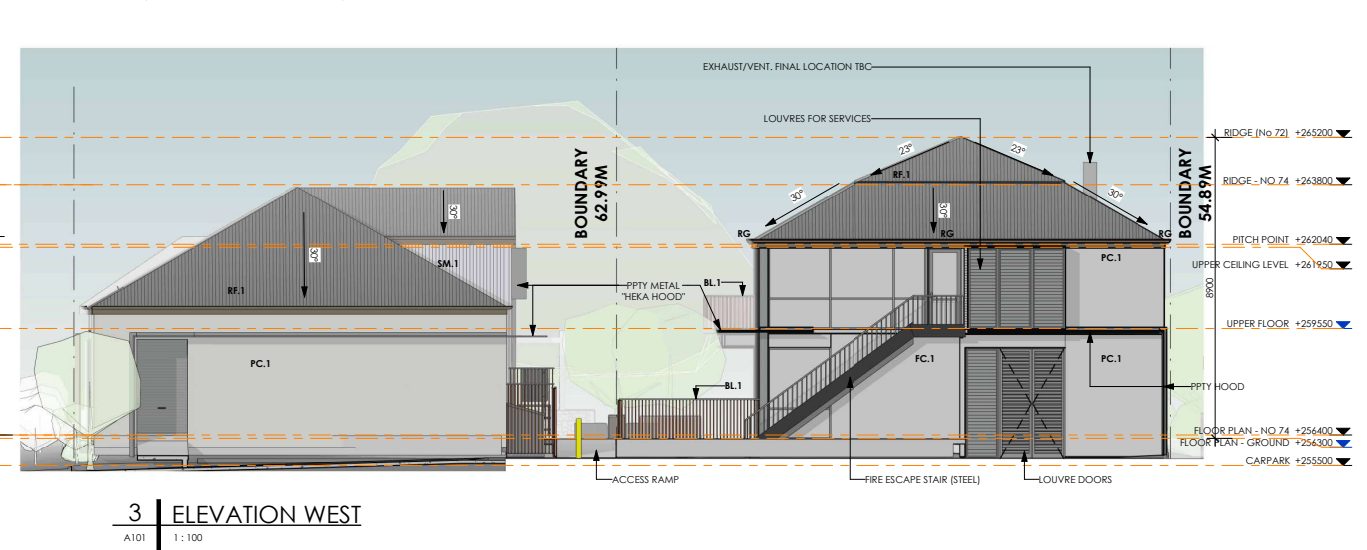
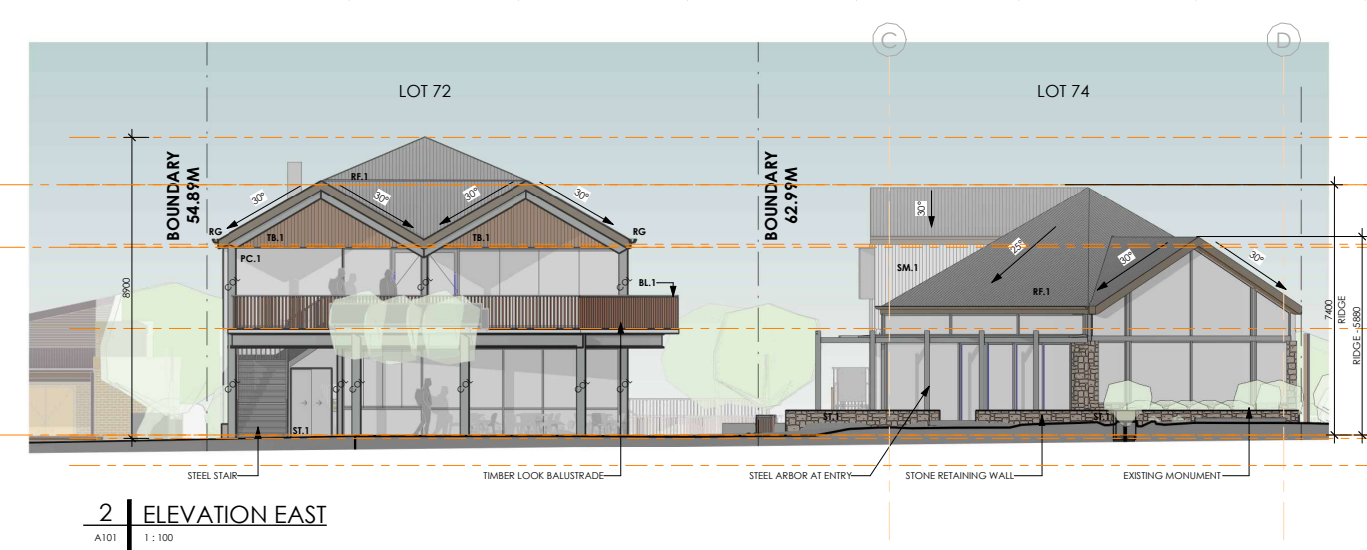
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| Issue | Issued For              | By | To     | Date     |
|-------|-------------------------|----|--------|----------|
| P1    | CLIENT REVIEW           | TN | CLIENT | 26.09.25 |
| P2    | FOR PA                  | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P5    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P6    | PA REVISIONS            | TN | ALL    | 31.03.26 |



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**4 | ELEVATION SOUTH**  
A101 1:100

**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

**FASCIA:**  
• METAL FASCIA IN POWDERCOAT FINISH: JASPER

**GUTTERS:**  
RG: ROOF GUTTER  
• 150 HALF ROUND GUTTERS  
• GUTTER FINISH: COLORBOND JASPER  
• GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.

**DOWNPipes/Rainhead:**  
DP: DOWNPIPE  
• 90da 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 70M<sup>2</sup> OF ROOF AREA.

**WALLS:**  
**METAL SHEET CLADDING:**  
TB.1: SHEET METAL CLADDING  
• CUSTOM ORB SHEET CLADDING - FINISH: GALVANISED  
• 100MM COVER FLASHINGS AT ALL CORNERS AND OPENINGS  
• SHEETING IN ORIENTATION AS INDICATED ON DRAWING.

**CEMENT SHEET CLADDING:**  
PC.1: CEMENT CLADDING  
• FIBRE CEMENT SHEETS WITH FLUSHED JOINTS - FINISH: 1/4 STRENGTH JASPER

**PRECAST PANELS:**  
PC.1: PRECAST CONCRETE PANELS  
• FINISH: TEXTURED 1/4 STRENGTH JASPER

• DOWNPIPE LOCATIONS ARE DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT CLIENT/SUPERINTENDENT OR DESIGNER FOR PRIOR APPROVAL  
• DOWNPIPE FINISH: TO MATCH ADJACENT WALL COLOUR

**SOFFITS:**  
TB.1: TIMBER BATTEN (SCULPTFORM / SIMILAR) ALUMINIUM OR COMPOSITE  
• FINISH: SPOTTED GUM LOOK  
• REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION  
• PROVIDE EAVES TO WALL TRIMS AT JUNCTION AS REQUIRED

**STONE WALLS:**  
ST.1: STONE WALLS  
• CUT STONE (VENEER AS SCHEDULED) IN FINISH: LOCAL BLUESTONE  
• CONFIRM STONE PATTERN + MORTAR COLOUR WITH CLIENT PRIOR TO INSTALLATION

**EXPOSED STEELWORK:**  
• STEELWORK IN PAINTED FINISH: COLORBOND WINDSPRAY

**WINDOWS + DOORS:**  
**ALUMINIUM FRAMES:**  
• ALUMINIUM FRAME IN POWDERCOAT FINISH: WINDSPRAY

**BALCONIES/BALUSTRADES:**  
BL.1: BALUSTRADE TYPE 1  
• BALUSTRADE EXTENT AND CONSTRUCTION AS SCHEDULED ON FLOORPLAN DRAWINGS

**GENERAL NOTES:**  
SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREAS + FIRE RESISTANCE NEAR BOUNDARIES, AND CORROSION RESISTANCE NEAR COASTAL AREAS.

THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE CLIENT PRIOR TO ORDERING

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA SA, 5352**

Drawing Title  
**ELEVATIONS**

| Project Number | Drawn by |
|----------------|----------|
| 2527           | TN       |

| Drawing Number | Issue |
|----------------|-------|
| A211           | P6    |

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**J B G ARCHITECTS**

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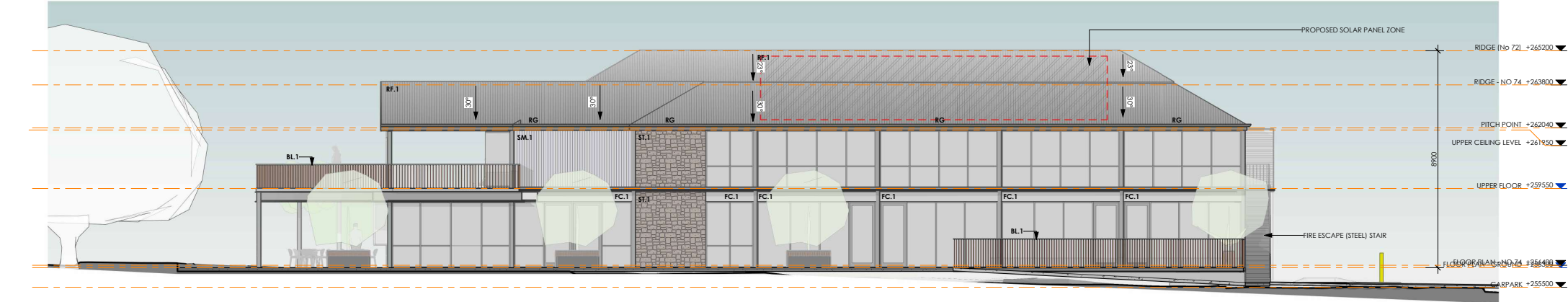
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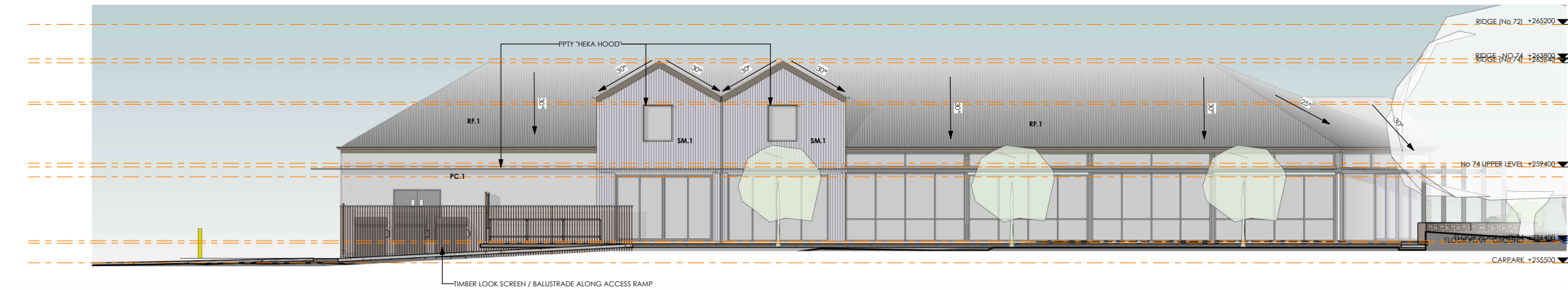
| Issue | Issued For              | By | To  | Date     |
|-------|-------------------------|----|-----|----------|
| P1    | FOR PA                  | TN | ALL | 01.10.25 |
| P2    | FOR PA/CLIENT SO        | TN | ALL | 08.10.25 |
| P3    | CONSULTANT COORDINATION | TN | ALL | 04.12.25 |
| P4    | WIP BRC / REVISIONS     | TN | ALL | 24.03.26 |
| P5    | PA REVISIONS            | TN | ALL | 31.03.26 |

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1 ELEVATION NORTH (MALL)

A101 1:100  
0 1.0m 2.0m 3.0m 4.0m 5.0m  
1:100 @ A1, 1:200 @ A3



2 ELEVATION SOUTH (MALL)

A101 1:100

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:

- METAL FASCIA IN POWDERCOAT FINISH: JASPER

GUTTERS:

RG:

- 150 HALF ROUND GUTTERS
- GUTTER FINISH: COLORBOND JASPER
- GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.

DOWNPIPES/RAINHEAD:

DP:

- DOWNPIPE
- 90kg 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 70M<sup>2</sup> OF ROOF AREA.

- DOWNPIPE LOCATIONS ARE DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT CLIENT/SUPERINTENDENT OR DESIGNER FOR PRIOR APPROVAL.
- DOWNPIPE FINISH: TO MATCH ADJACENT WALL COLOUR

SOFFITS:

- TS.1: TIMBER BATTEN (SCULPTIFORM / SIMILAR) ALUMINIUM OR COMPOSITE.
- FINISH: SPOTTED GUM LOOK
- REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION
- PROVIDE EAVES TO WALL TRIMS AT JUNCTION AS REQUIRED

WALLS:

METAL SHEET CLADDING:

- SM.1: SHEET METAL CLADDING
- CUSTOM ORB SHEET CLADDING : FINISH: GALVANISED
- 100MM COVER FLASHINGS AT ALL CORNERS AND OPENINGS
- SHEETING IN ORIENTATION AS INDICATED ON DRAWING.

CEMENT SHEET CLADDING:

- FC.1: CEMENT CLADDING
- FIBRE CEMENT SHEETS WITH FLUSHED JOINTS : FINISH: 1/4 STRENGTH JASPER

PRECAST PANELS:

- PC.1: PRECAST CONCRETE PANELS
- FINISH: TEXTURED 1/4 STRENGTH JASPER

STONE WALLS:

ST.1:

- STONE WALLS
- CUT STONE (VENEER AS SCHEDULED) IN FINISH: LOCAL BLUESTONE
- CONFIRM STONE PATTERN + MORTAR COLOUR WITH CLIENT PRIOR TO INSTALLATION

EXPOSED STEELWORK:

- STEELWORK IN PAINTED FINISH: COLORBOND WINDSPRAY

WINDOWS & DOORS:

ALUMINIUM FRAMES:

- ALUMINIUM FRAME IN POWDERCOAT FINISH: WINDSPRAY
- BALCONIES/BALUSTRADES:
- BL.1: BALUSTRADE TYPE 1
- BALUSTRADE EXTENT AND CONSTRUCTION AS SCHEDULED ON FLOORPLAN DRAWINGS

GENERAL NOTES:

- SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREAS + FIRE RESISTANCE NEAR BOUNDARIES, AND CORROSION RESISTANCE NEAR COASTAL AREAS.

THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE CLIENT PRIOR TO ORDERING

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Client  
**TCM**

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**ELEVATIONS**

|                |      |             |    |
|----------------|------|-------------|----|
| Project Number | 2527 | Drawn by    | TN |
|                |      | Approved by | JG |
| Drawing Number | A212 | Issue       | P5 |



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| Issue | Issued For              | By | To     | Date     |
|-------|-------------------------|----|--------|----------|
| P1    | CLIENT REVIEW           | TN | CLIENT | 26.09.25 |
| P2    | FOR PA                  | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P5    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P6    | PA REVISIONS            | TN | ALL    | 31.03.26 |

1 | AERIAL PERSPECTIVE 1  
1:1



2 | AERIAL PERSPECTIVE 2  
1:1

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Client  
**TCM**

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

|                                                   |                   |
|---------------------------------------------------|-------------------|
| Drawing Title<br><b>PERSPECTIVES<br/>EXTERIOR</b> |                   |
| Project Number<br><b>2527</b>                     | Drawn by<br>TN    |
| Drawing Number<br><b>A901</b>                     | Approved by<br>JG |
|                                                   | Issue<br>P6       |



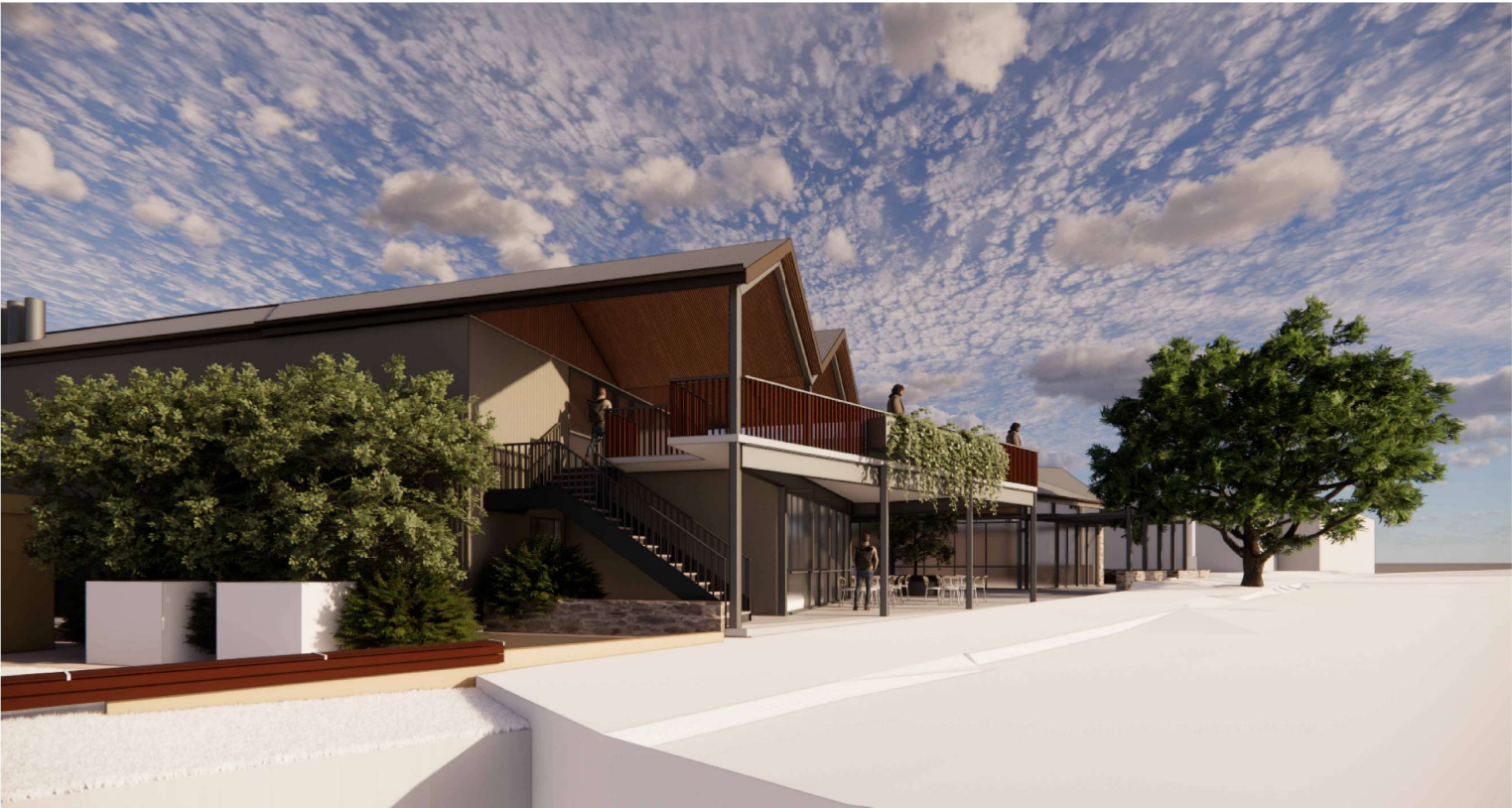
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| Issue | Issued For              | By | To     | Date     |
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| P1    | CLIENT REVIEW           | TN | CLIENT | 26.09.25 |
| P2    | FOR PA                  | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P5    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
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Project Address  
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SA, 5352**

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| Drawing Title  | PERSPECTIVES<br>EXTERIOR |
| Project Number | 2527                     |
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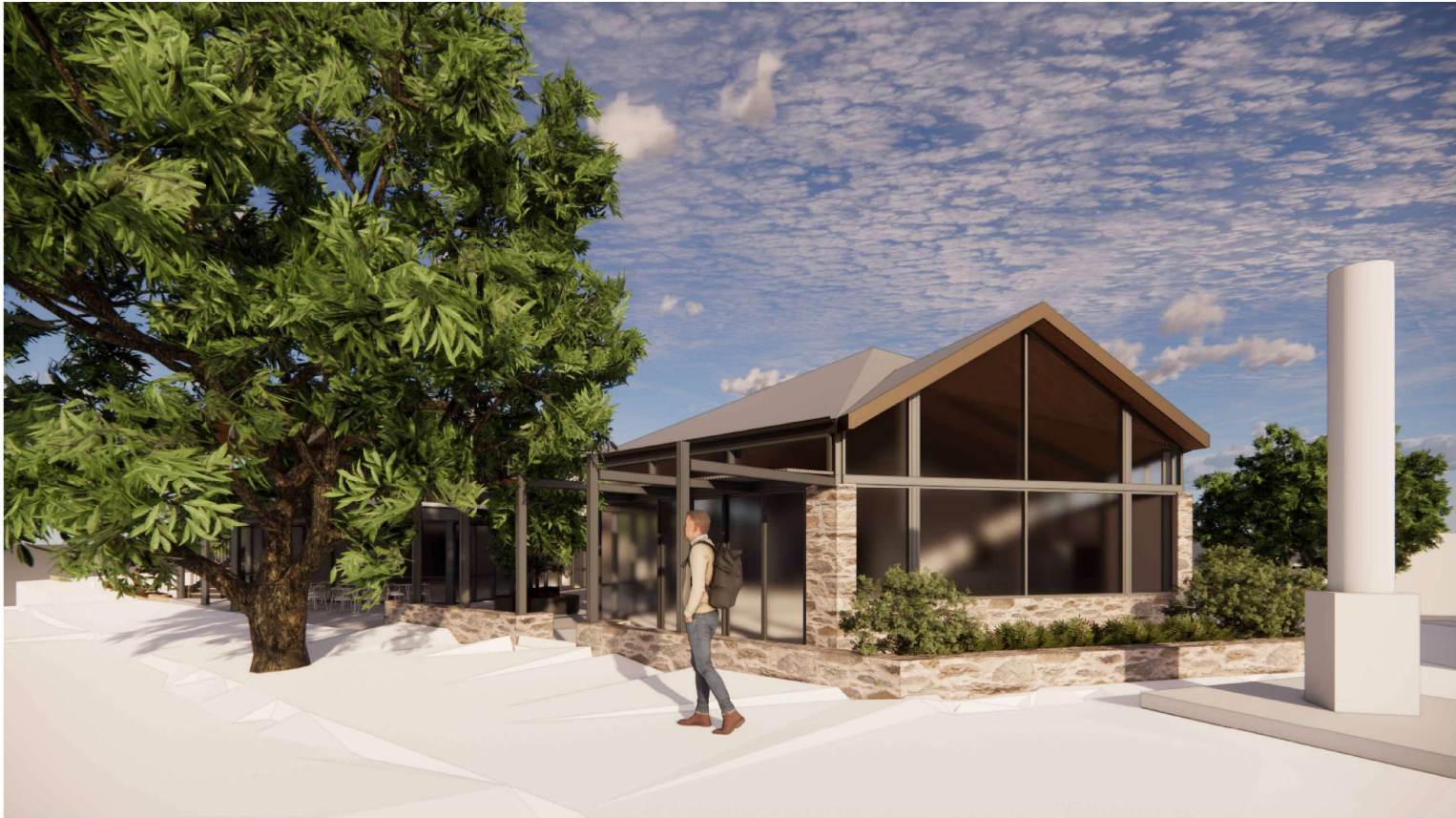
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| P1    | CLIENT REVIEW           | TN | CLIENT | 26.09.25 |
| P2    | FOR PA                  | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P5    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P6    | PA REVISIONS            | TN | ALL    | 31.03.26 |



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Project Address  
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SA, 5352**

Drawing Title  
**PERSPECTIVES  
EXTERIOR**

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|                |      | Issue       | P6 |



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| P1    | CLIENT REVIEW           | TN | CLIENT | 26.09.25 |
| P2    | FOR PA                  | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P5    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P6    | PA REVISIONS            | TN | ALL    | 31.03.26 |



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Project Name  
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Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**PERSPECTIVES  
EXTERIOR**

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| Project Number | Drawn by |
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| Approved by    | JG       |
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| P1    | FOR PA/CLIENT SO        | TN | ALL | 08.10.25 |
| P2    | RPI                     | TN | ALL | 21.11.25 |
| P3    | CONSULTANT COORDINATION | TN | ALL | 04.12.25 |
| P4    | WIP BRC / REVISIONS     | TN | ALL | 24.03.26 |
| P5    | PA REVISIONS            | TN | ALL | 31.03.26 |

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Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**PERSPECTIVES  
EXTERIOR**

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| 2527           | TN          |
| Drawing Number | Approved by |
| A905           | JG          |
|                | Issue       |
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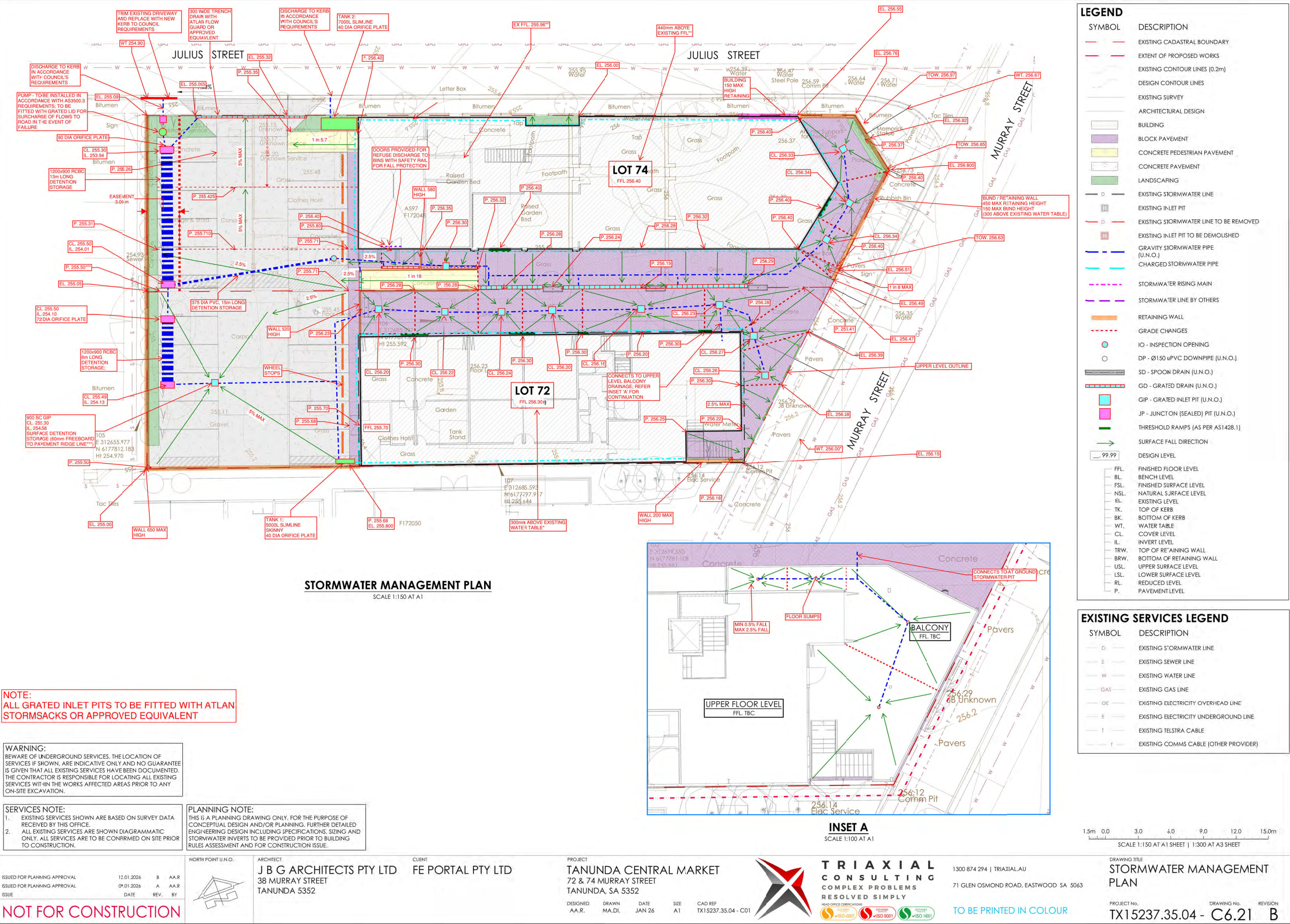
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29 January 2026

Tom Marshall  
The Barossa Council  
Via: Plan SA Portal

Our Ref: 54708LET03

Dear Tom

**Response to Further Information Request Letter: Development Application 25031885 –  
72 & 74 Murray Street, Tanunda**

MasterPlan acts on behalf of the applicant (Drew Roberts and Ken Stevens C/o JBG Architects) regarding Development Application 25031885. Please find our response to Council's further information request letter dated 20 November 2025, supported by the following amended plans and documents:

**Amended Plans and Documents**

- Amended Site Plan (Drawing Number A003, Issue P7) provided by JBG Architects.
- Landscaping Plan (Drawing Number A005, Issue P1) provided by JBG Architects.
- Arboricultural Impact Assessment report provided by Project Green.
- Environmental Noise Assessment Report provided by Sonus.
- Stormwater Management Plan provided by Triaxial Consulting

**Response**

**1. Access**

- (a) Please find the kerb and gutter reinstatement detail on the JBG Architects Amended Site Plan.

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- (b) Please note that vehicle access to the adjacent Council car park has been removed, and pedestrian access along the western boundary has been incorporated, as depicted on JBG Architects Amended Site Plan. Our client would also preference the inclusion of a tubular fence along this boundary, however unfortunately the attached Sonus report recommends the incorporation of an acoustic fence. The acoustic fence is proposed to ensure that the amenity level of adjacent residents is retained, which we anticipate is considered a greater priority to the opportunity for passive surveillance.

## **2. Right of Way**

Please find the Right of Way alignment across each allotment the on JBG Architects Amended Site Plan. It is our client's intention to formalise the right of ways on each relevant title. Our client is supportive of the right of way implementation forming a reserve matter condition to ensure it is on the Title's prior to Development Approval being granted. We trust that Council would be supportive of this approach to ensure the ultimate outcome.

## **3. Acoustic Impact**

Please find the attached acoustic report which informs the following:

- (a) We are able to confirm that waste collection will occur between 9:00am to 7:00pm on a Sunday or public holiday and 7:00am to 7:00pm on any other day, as defined as not being a local nuisance by the *Local Nuisance and Litter Control Act (2016)*.
- (b) Please find the acoustic assessment undertaken by Sonus which includes the consideration of patron noise and the mechanical plant. Sonus recommend the construction of a boundary fence and barrier around the designated mechanical plant areas to accord with the Environment Protection (Commercial and Industrial Noise) Policy 2023. Our client is supportive of a condition to the effect that these works are undertaken as part of the development.
- (c) We are able to confirm that there will be no music played on the rooftop bar which is audible for surrounding residents.

## **4. Civil Plan**

Please find the additional information requested in the Triaxial Consulting Stormwater Management Plan, and supporting documents.



#### **5. Stormwater Management Plan**

Please find the additional information requested in the Triaxial Consulting Stormwater Management Plan, and supporting documents.

#### **6. Vegetation**

Please find the attached Arboricultural Impact Assessment undertaken by Project Green which verifies that none of the trees on the subject site represent native vegetation. The report also assesses the proposals relevant impact on the surrounding Council street trees. Project Green are of the view that the structure and health of each tree will not be unreasonably impacted by the development with the implementation of particular sensitive construction techniques. Our client will implement each of the recommended techniques, and is supported of their inclusion as Planning Consent conditions.

#### **7. Landscaping Plan**

Please find the detail requested on the attached Landscaping Plan provided by JBG Architects.

#### **Closure**

We trust that the amended plans and additional documents provided sufficiently addresses Council's request for further information. Please do not hesitate to contact the undersigned at [stewarth@masterplan.com.au](mailto:stewarth@masterplan.com.au) or 0418853 601 should further clarification be required.

Yours sincerely

Stewart Hocking  
MasterPlan SA Pty Ltd



10 October 2025

Barossa Council Planning Department  
Via: PlanSA Portal

Our Ref: 54708LET01

To Whom It May Concern

**Development Proposal for a Commercial Development comprising Shops at  
72-74 Murray Street, Tanunda**

MasterPlan acts on behalf of the applicant (Drew Roberts and Ken Stevens c/o JBG Architects) regarding the enclosed application for a commercial development at 72-74 Murray Street, Tanunda.

This letter is to be read in conjunction with the following appendices;

- Appendix A – Certificate of Title
- Appendix B – Site Plan prepared by MasterPlan
- Appendix C – Proposed Plans by JBG Architects
- Appendix D – Traffic and Parking Assessment prepared by Frank Siow & Associates

The letter provides a summary of the site, locality, proposal, and the application's procedural matters.

**The Site and Locality**

The site of the development is located across two (2) lots at 72-74 Murray Street, Tanunda.

The site is formally described in the **enclosed** Certificates of Title (see **Appendix A**) as follows:

- Lot 597, Filed Plan 172048, Hundred of Moorooroo, Volume 5783 and Folio 463.
- Lot 598, Filed Plan 172049, Hundred of Moorooroo, Volume 5783 and Folio 454.

No encumbrances or easements exist over the site that would impact the proposal.

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Lot 597 comprises an existing single-storey dwelling and ancillary structures with dual frontage to Murray Street (primary frontage) and Julius Street (secondary frontage), with a public car park abutting the site to the west. Lot 597 comprises a single vehicle access point from Julius Street into a shed ancillary to the existing dwelling.

Lot 598 comprises a two (2) storey building used as a shop with a singular frontage to Murray Street, with a public car park abutting the site to the west. Lot 598 comprises one (1) existing crossover from Murray Street.

The portion of the site fronting Murray Street comprises unrestricted public parking. The portion of the site fronting Julius Street offers no public parking; however, the opposite side of the road accommodates unrestricted public parking approximately 50 metres from the intersection of Julius and Murray Street.

The existing site features are depicted in the figures below, with a Site Plan **enclosed** in **Appendix B**.



Figure 1: Existing Café on Murray Street



**Figure 2: Existing Dwelling viewed from Murray Street**

4708LET02

3



**Figure 3: Existing Dwelling viewed from Julius Street**

4708LET02

4





**Figure 4: Rear boundary with Council Car Park**

The aerial plan in **Appendix B** depicts the site in context with the wider locality that is characterised by commercial development to the north, east, and south. The nearest residential dwelling is located 10 metres to the north of the site on Julius Street, with land further west also comprising dwellings of a single-storey nature. Land abutting the site to the south and west is owned and operated by Council as a community facility. An image of the rear parking area is displayed in **Figure 4**.

The site is located within the Township Main Street Zone, including the dwelling on the opposite side of Julius Street. Land abutting directly west, and the remaining dwellings to the west, are located in the Established Neighbourhood Zone. **Appendix B** includes the spatial layout of the site's zoning, as well as the zoning within the immediate locality.

A Local Heritage Place abuts Lot 597 at the corner of Julius and Murray Street, as depicted in the **Figure 2**.



## **Proposed Development**

### ***Land Use and Activity***

The proposal is for the demolition of existing buildings and the construction of an integrated commercial development in the form of two (2) two-storey shops, accommodating a fruit and vegetable retailer, a café, four (4) boutique retailers, and a restaurant and bar.

Hours of operation proposed are as follows:

#### ***Fruit and Vegetable retailer***

- Monday to Friday 8am – 6pm
- Saturday 8am – 3pm
- Sunday 10am-3pm

#### ***Ground floor café and small retailers within the southern building***

- 8am-5pm weekdays and weekends.

#### ***Upper-level restaurant and bar within southern building***

- Opening for lunch and dinner, with late closure.

### ***Built Form***

The northern building proposed on existing Lot 597 comprises:

- Ground-level fruit and vegetable retail space with a butcher, and ancillary cooler rooms and dry storage.
- Upper-level rooms ancillary to the fruit and vegetable activity, in the form of production, storage, office, and staff amenities.
- Rear access door with accessible ramping to the rear car park.
- Screened bin storage along the south-western elevation.
- Integrated common open space and planter beds between the southern building on existing Lot 598.
- 3.67 metre primary setback from the ground floor level to Murray Street, and zero setback along a portion of Julius Street, with a 5 metre section inset to accommodate a tree planting.
- Maximum building height from ground level to top of roof of 9.6 metres at the rear, decreasing in height towards Murray Street to approximately 5.7 metres.
- Mixture of colours and materials, including pre-cast concrete panel with textured finish, blue stone walling, custom orb or Trimdek roof sheeting (pitched at 25 degrees, and 30 degrees) finished in Colorbond windspray, and various window and door glazings.



The northern building proposed on existing Lot 598 comprises:

- Ground-level café fronting Murray Street with outdoor dining and staircase access to the upper level, with four (4) boutique retailer tenancies fronting the common open space between the northern and southern buildings.
- Upper-level restaurant and bar with outdoor balcony fronting Murray Street.
- Rear access door from a staff service corridor to the car park and waste storage bin area, which is located partially in the car park turning bay.
- Zero ground floor and upper floor setback to Murray Street and the southern boundary.
- Maximum building height from ground level to top of roof of 9.6 metres at the rear, decreasing in height towards Murray Street to approximately 3.25 metres (excluding balustrade on upper level balcony).
- Mixture of colours and materials, including pre-cast concrete panel with textured finish, timber battens, blue stone walling, custom orb or Trimdek roof sheeting (pitched at 30 degrees) finished in Colorbond windspray, and various window and door glazings.

A full schedule of colours and materials is displayed within the proposal plans prepared by JBG Architects, which are enclosed within **Appendix C**.

#### *Design and Heritage*

We note that JBG Architects has engaged with Council throughout their preparation of the proposal plans, including Council's heritage advisor, who provided helpful commentary and raised no fatal concerns from a design and heritage perspective.

#### *Parking and Access*

A car park at the rear is proposed to accommodate 20 vehicle spaces, one (1) being an accessible parking space positioned to facilitate wheelchair movement directly to a proposed access ramp located between the two buildings. A turning bay is proposed at the end of the common car park, where bin storage for the southern building will be partially located. The access from Julius Street into the car park is to be the site's only proposed access point, with all existing crossovers to be reinstated to Council standards.

Frank Siow & Associates has prepared a Traffic and Parking Assessment (**Appendix D**), which provides greater detail on the proposed parking and access arrangements.





Procedural Matters

**Table 1** below provides a summary of the applicable Zone, Sub Zone, and Overlays that have been identified as applying to the subject site.

**Table 1: Planning and Design Code Summary**

| Planning and Design Code Summary |                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Version and Date                 | 2025.18 – 25 September 2025                                                                                                                                                                                                                                                                                                     |
| Zone                             | Township Main Street Zone                                                                                                                                                                                                                                                                                                       |
| Sub Zone                         | N/A                                                                                                                                                                                                                                                                                                                             |
| Overlays                         | Advertising Near Signalised Intersections<br>Character Preservation District Township<br>Historic Area Baro9<br>Heritage Adjacency<br>Hazards (Flooding - Evidence Required)<br>Major Urban Transport Routes<br>Native Vegetation<br>Prescribed Water Resources Area<br>Traffic Generating Development<br>Water Protection Area |

*Nature of Development and Development Elements*

The proposal is for the demolition of existing buildings and the construction of an integrated commercial development in the form of two (2) two-storey shops, accommodating a fruit and vegetable retailer, a café, four (4) boutique retailers, and a restaurant and bar, with ancillary parking and landscaping.

We note that demolition within a Historic Area Overlay is development in its own right.

As such the development elements include:

- Demolition
- Shop



### ***Categorisation***

The proposed elements are not listed, nor do they satisfy the criteria within Tables 1, 2 and 4 of the Township Main Street Zone (the Zone). A Shop and Demolition is listed in Table 3, thus, the proposal is a Code Assessed development requiring a Performance Assessment against the policies explicitly listed within Table 3 against a Shop and Demolition.

### ***Notification***

A Shop is listed as exempt in Table 5 of the Zone, if certain criteria are satisfied.

The relevant criterion includes:

- Development not exceeding 3 building levels up to a height of 12 metres (where the site has a frontage of at least 25 metres and depth of at least 50 metres) or 2 building levels up to a height of 9 metres (in all other cases).
- Building envelope plans measured from the boundary of a residential dwelling in a neighbourhood type zone.

The site has a total frontage in excess of 30 metres, and a depth in excess of 50 metres. As such, the development is not to exceed 3 building levels up to a height of 12 metres, if to satisfy the exemption. The proposal has a maximum of two building levels with a maximum height less than 10 metres. The building envelope policy is not applicable given the site's distance to the nearest residential dwelling in a neighbourhood type zone, which is on the opposite side of Julius Street.

Based on the above, the proposal satisfies the notification exemption criteria for a shop, and is not subject to public notification.

Demolition is listed as exempt in Table 5 of the Zone, with certain exceptions.

The exception includes:

- The demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

An 'Excluded building' is defined within the Planning and Design Code, and relates to buildings in the Historic Area Overlay that, *'in the opinion of the relevant authority, does not demonstrate the historic characteristics as expressed in the Historic Area Statement'*.



The site is located in the Murray Street Tanunda Historic Area Statement (Baro9), which reads as follows:

*The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.*

*These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.*

*The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.*

|                                                                    |                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Eras, themes and context</i>                                    | <i>[Not stated]</i>                                                                                                                                                                                                                                                                                                                   |
| <i>Allotments, subdivision and built form patterns</i>             | <i>[Not stated]</i>                                                                                                                                                                                                                                                                                                                   |
| <i>Architectural styles, detailing and built form features</i>     | <i>Combination of domestic and commercial buildings. Significant and substantial public buildings which give a sense of civic importance.</i>                                                                                                                                                                                         |
| <i>Building height</i>                                             | <i>Low scale.</i>                                                                                                                                                                                                                                                                                                                     |
| <i>Materials</i>                                                   | <i>[Not stated]</i>                                                                                                                                                                                                                                                                                                                   |
| <i>Building height</i>                                             | <i>Low scale.</i>                                                                                                                                                                                                                                                                                                                     |
| <i>Setting, landscaping, streetscape and public realm features</i> | <i>Varied alignment of buildings in Murray Street, with commercial buildings aligned with the pavement and residential buildings setback to allow for front gardens.</i><br><br><i>Early plantings of Moreton Bay Figs and Carob trees which retain their broad canopies and mature trunks form an attractive tree lined setting.</i> |
| <i>Representative Buildings</i>                                    | <i>Identified - refer to SA planning database.</i>                                                                                                                                                                                                                                                                                    |

The table above provides guidance on understanding what type of development within this specific Overlay has identifiable historic, economic and / or social themes. The table makes no reference to the physical appearance or materiality of existing buildings, and no reference to how particular buildings should be preserved from partial or full demolition.





The figure below depicts the location of representative buildings along Murray Street, which do not include those located on the site.



**Figure 5: Representative Buildings**

As detailed above, the site's existing built form maintains limited historical characteristics as expressed in the Historic Area Statement, and neither is identified as representative buildings.

We note that early engagement with the Council's heritage advisor was generally positive, with no fundamental concerns raised over demolition, further reinforcing the limited historical value the site's existing built form offers the wider locality.

As such, we have formed the view that the site's existing built form falls within the meaning of 'excluded building', and as such, the proposed demolition should be exempt from public notification.

***Referrals***

No referrals have been identified as necessary.

The site is adjacent to a Local Heritage Place, with referral only being required under the Heritage Adjacency Overlay when adjacent to a State Heritage Place.

The site's only vehicle access point is proposed 50 metres from Murray Street (being a State-Maintained Road), with a referral required only if within 25 metres of a State-Maintained Road within the Major Urban Transport Routes Overlay.

**Closure**

This letter accompanies a set of proposed plans prepared by JBG Architects and a traffic and parking assessment prepared by Frank Siow & Associates. We welcome the opportunity to engage further with Council during the assessment of the application.

Yours sincerely

Daniel McKenna  
MasterPlan SA Pty Ltd

## **Appendix D**

Traffic and Parking  
Assessment prepared by  
Frank Siow & Associates

[www.masterplan.com.au](http://www.masterplan.com.au)





## Frank Siow & Associates

Traffic and Parking Consultants

TO

**Jamie Gladigau**  
JBG Architects  
38 Murray Street  
Tanunda SA 5352

Date: 9 October 2025

Dear Mr Gladigau,

**72-74 MURRAY STREET, TANUNDA  
PROPOSED MIXED-USE DEVELOPMENT  
TRAFFIC AND PARKING ASSESSMENT**

As requested, we have assessed the above proposal for a mixed-use development on the subject site. The subject site is located at the south-western corner of Murray Street/Julius Street. There are two separate properties forming the development site.

At 72 Murray Street, there is an existing shop (Barossa Beans and Cream) which occupies the existing building with its main frontage to Murray Street. The Council's public car park is located at its rear frontage. There is an existing gate which provide rear access to this property from the Council car park. We note that the commercial bins for this property is located at the rear and it would appear that waste collection for the commercial bins take place within this Council car park. The adjoining land to the south of this property is the Council's public toilet facility and the Barossa Visitor Centre.

74 Murray is currently occupied by an existing dwelling with carport/garage access from Julius Street.

Murray Street is a road under the care, control and management of the Department for Infrastructure and Transport (DIT). It has a single lane in each direction with parallel parking provided on both sides of the road.

The latest available traffic data from DIT (2021) shows that Murray Street, between Julius Street and Basedow Road, carries approximately 11,000 vehicles per day on weekdays. The peak hour traffic flows on Murray Street occur between 8am and 9am, and 3pm to 4pm (peak afternoon period). We note from the hourly data recorded that traffic flows on Murray Street were significantly lower outside of the peak afternoon period, for example:

- 12 noon to 1pm – 73% of the peak traffic flow.
- 1pm to 2pm – 70% of the peak traffic flow.
- 5pm to 6pm – 81% of the peak traffic flow.
- 6pm to 7pm – 54% of the peak traffic flow.

The DIT crash database for the 5-year period 2020 to 2024 did not show any crashes recorded at the junction of Murray Street/Julius Street or in Julius Street adjacent to the site frontage.

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Julius Street is a Council street with a carriageway width of approximately 6.5m. Due to its narrow width, parking is only permitted on one side of the street adjacent to the site frontage.

There is a Council public car park located at the rear of the development site which extends from Julius Street to John Street. The car park has 74 right angled parking spaces, including 2 disabled spaces and an EV charging space. There is also a wide parallel parking bay marked and signposted for use by cars towing caravans and buses.

The subject site is located within the Township Main Street Zone of the Planning and Design Code. The Overlays relevant to the site are:

- Advertising Near Signalised Intersections
- Character Preservation District Township
- Historic Area Baro9
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Major Urban Transport Routes
- Native Vegetation
- Prescribed Water Resources Area
- Traffic Generating Development
- Water Protection Area

There is no access proposed for the development on Murray Street (State Maintained Road), hence there would be no impact arising with respect to the assessment against the Major Urban Transport Routes Overlay.

Similarly, there would be no impact arising with respect to the assessment against the Traffic Generating Development Overlay, as there is no access proposed from Murray Street and the proposed development would be of a relatively small scale.

## 1.0 THE PROPOSAL

The proposal retains the existing shop and use (Barossa Beans and Cream) at 72 Murray Street. We understand that this existing shop has operated for many years with no parking provision on-site. We assume that it has existing use rights to continue operating in this manner.

The proposed development comprises of the following:

### 72 Murray Street

- Existing shop (120m<sup>2</sup>- Barossa Beans and Cream) – ground floor.
- New shops – 115m<sup>2</sup> – ground floor.
- Storage and amenities – 65m<sup>2</sup> – ground floor.
- BOH, toilets, corridor, lift – 85m<sup>2</sup> – ground floor
- New restaurant – 190m<sup>2</sup> floor area (52 seats) - upper floor.
- New restaurant BOH, toilets, kitchen, store, servery – 165m<sup>2</sup> floor area - upper floor

### 74 Murray Street

- New shop, checkout, servery – 310m<sup>2</sup> – ground floor.
- Store and prep area – 185m<sup>2</sup> floor area – ground floor
- Toffee production area – 85m<sup>2</sup> – upper floor.
- Ancillary office, staff room – 45m<sup>2</sup> – upper floor.

A new car park would be provided at the rear of the development. A two-way access point is proposed to this new car park from Julius Street.

We understand that 72 Murray Street has an existing access arrangement with the Council car park including for waste collection and servicing of the existing shop (Barossa Beans and Cream).

We are advised that the proposed fruit and vegetable shop would require servicing by large trucks. However, we understand that the delivery trucks would only service the shop in the early morning period between 6am and 7.30am on weekdays. That is, large truck access to this particular shop would only be required up to 7.30am on weekdays only. If Council requires it, a condition to this effect can be included if approval were to be granted. Other infrequent servicing would be undertaken by passenger vehicles (eg vans).

Similarly, for the other proposed land uses of the development, only passenger vehicles (such as vans) would only be required. These service vehicles would attend to the site in off-peak periods and their parking demand can be suitably accommodated by the car parking spaces.

Currently, waste collection occur via the Council public car park driveway (see image of current situation below). If waste collection is to occur on-site, it would be possible for the private waste collection vehicle to reverse into the proposed car park from Julius Street during off-peak periods when the shops are not open to minimise impact on customers and staff.



We note that if the existing access point/gate of 72 Murray Street to the rear Council car park is removed, it would enable 2 extra parking spaces to be gained in the Council's public car park, thereby



increasing parking availability in the area. There would also be a gain of 1 on-street space in Murray Street with the proposed closure of an existing crossover for 72 Murray Street (Beans & Cream shop).

For the purpose of the parking assessment, we have considered that the 'new' parking availability to support the proposed development would be 23 spaces.

## 2.0 PARKING ASSESSMENT

Table 1 – General Off-Street Car Parking Requirements of the Planning and Design Code would be relevant to the parking assessment of the proposal. The applicable parking rates are:

### Shop (no commercial kitchen)

- 5 spaces per 100m<sup>2</sup> of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Shop (in the form of a restaurant or involving a commercial kitchen)

- Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.

### Industry

- 1.5 spaces per 100m<sup>2</sup> of total floor area.

### Store

- 0.5 spaces per 100m<sup>2</sup> of total floor area.

We provide the following comments regarding several aspects of the parking assessment:

1. In our experience, the commonly adopted parking rate for assessing cafes and restaurants is 1 space per 3 seats. We are of the opinion that the Table 1 rate of 0.4 spaces per seat is excessively high. We have therefore adopted the parking rate of 1 space per 3 seats for our assessment.
2. There is a small area which would be used as an office, staff room (45m<sup>2</sup> floor area) associated with the proposed shop at 74 Murray Street. We consider that this area is an ancillary use to the main shop land use and therefore should not generate a parking requirement in its own right.
3. There is a toffee production area proposed on the upper level of 74 Murray Street. While we understand that the land use is categorised as a 'shop', in terms of the parking assessment, we are of the opinion that the toffee production would be akin to an 'industry' type use as it is an area where toffees are made, stored and sold in the ground floor shop counter.
4. In our experience, where there are multiple types of land uses and tenancies on the same development site, it would be unreasonable to assume that all of these land uses and tenancies would be operating at 100% capacity at the same time. A restaurant would typically be busiest in the evening while shops would be busiest during the day. We have therefore considered separate daytime and night time parking scenarios for the assessment, which is a commonly acceptable approach for assessing mixed-use developments.
5. Finally, Tanunda is a tourist destination for many local and international visitors. It is a base for exploring the wider the Barossa region and its wineries. Its main street has many boutique shops, cafes, restaurants, and wine bars. The Barossa Visitor Centre is located immediately adjacent

to the development site and some of the proposed new shops would tap into its tourism potential by offering visitors that are already in Tanunda a new range of experience, such as purchasing toffee, shopping for organic products, patronising the new restaurant and providing additional accommodation for visitors wishing to stay overnight or longer.

The 'customers' of the proposed development would therefore not be 'new' customers only, but some would be visitors already visiting the town for day trips or overnight stays. There would also likely be 'linked' trips for the customer. For example, a customer visiting other shops in the town centre may also patronise the new fruit and vegetable shop. For these reasons, we think that it would be appropriate to apply a discount to the parking requirement otherwise it would result in an over-estimation of parking requirements. We think that a discount of say 15% would be reasonable in this instance to take into account visitors already in the town that would patronise the proposed shops or restaurant and customers of the town centre who would likely visit multiple shops in the one trip, including the new shops at the subject site.

Based on the above, our estimation of the parking requirement and parking shortfall arising for the development is summarised in Tables 1 and 2 below.

Table 1: Parking assessment for the peak daytime period

| Assumption 1: shop use at 100% trade, restaurant at 65% |                 |      |       |                                 |            |      |                   |           |          |
|---------------------------------------------------------|-----------------|------|-------|---------------------------------|------------|------|-------------------|-----------|----------|
| Assumption 2: 15% 'linked' trips                        |                 |      |       |                                 |            |      |                   |           |          |
|                                                         |                 | No72 |       |                                 |            | No74 |                   |           |          |
|                                                         | Parking rate    | m2   | seats | %                               | Required   | m2   | seats             | %         | Required |
| Beans & Cream                                           | Extg use rights | 120  |       |                                 | 0          |      |                   |           |          |
| New shop                                                | 0.05            | 115  |       | 100%                            | 5.75       | 310  | shop              | 100%      | 15.5     |
|                                                         | 0.015           |      |       |                                 |            | 85   | Toffee production | 100%      | 1.275    |
| New storage                                             | 0.005           | 65   |       | 100%                            | 0.325      | 185  |                   | 100%      | 0.925    |
| New restaurant                                          | 0.33            | 52   |       | 65%                             | 11.2       |      |                   |           |          |
| New office                                              | 0.04            |      |       |                                 |            | 40   |                   | Ancillary | 0        |
|                                                         |                 |      |       |                                 |            |      |                   |           | 2        |
|                                                         |                 |      |       | Subtotal                        | 17.2       |      |                   |           | 19.7     |
|                                                         |                 |      |       | TOTAL                           | 36.9       |      |                   |           |          |
|                                                         |                 |      |       | 15% discount for 'linked' trips | ADJUSTED   | 31.4 |                   |           |          |
|                                                         |                 |      |       |                                 | Provided   | 20   |                   |           |          |
|                                                         |                 |      |       |                                 | CP gain    | 2    |                   |           |          |
|                                                         |                 |      |       |                                 | On-st gain | 1    |                   |           |          |
|                                                         |                 |      |       | Shortfall                       | 8.4        |      |                   |           |          |

Table 2: Parking assessment for the peak night time period

| Assumption 1: shop use at 10% trade at night, restaurant at 100% |                 |      |       |            |          |      |                   |           |          |
|------------------------------------------------------------------|-----------------|------|-------|------------|----------|------|-------------------|-----------|----------|
| Note: Assume no 'linked' trips at night                          |                 |      |       |            |          |      |                   |           |          |
|                                                                  |                 | No72 |       |            |          | No74 |                   |           |          |
|                                                                  | Parking rate    | m2   | seats | %          | Required | m2   | seats             | %         | Required |
| Beans & Cream                                                    | Extg use rights | 120  |       |            | 0        |      |                   |           |          |
| New shop                                                         | 0.05            | 115  |       | 10%        | 0.575    | 310  | shop              | 10%       | 1.55     |
|                                                                  | 0.015           |      |       |            |          | 85   | Toffee production | 10%       | 0.1275   |
| New storage                                                      | 0.005           | 65   |       | 10%        | 0.0325   | 185  |                   | 10%       | 0.0925   |
| New restaurant                                                   | 0.33            | 52   |       | 100%       | 17.16    |      |                   |           |          |
| New office                                                       | 0.04            |      |       |            |          | 40   |                   | Ancillary | 0        |
|                                                                  |                 |      |       |            |          |      |                   |           | 2        |
|                                                                  |                 |      |       | Subtotal   | 17.8     |      |                   |           | 3.8      |
|                                                                  |                 |      |       | TOTAL      | 21.5     |      |                   |           |          |
|                                                                  |                 |      |       | Provided   | 20       |      |                   |           |          |
|                                                                  |                 |      |       | CP gain    | 2        |      |                   |           |          |
|                                                                  |                 |      |       | On-st gain | 1        |      |                   |           |          |
|                                                                  |                 |      |       | Shortfall  | No       |      |                   |           |          |



In the preliminary advice provided by Council staff, there was reference to considering *Performance Outcome 5.1 of Part 4 – General Development Policies – Transport, Access and Parking*:

**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.  
(Underlined for emphasis)

We note that 3 of the 4 Performance Outcome principles above (for reducing the parking rate) could be appropriately considered for the development.

The initial advice provided by Council staff also recommended that a car parking survey be undertaken to demonstrate the adequacy of on-street car parking to meet the needs of additional car parking for the development during the peak times of use.

In this regard, detailed parking data were collected in the Council's public car park and in Murray Street generally within 200m of the site. The parking surveys recorded vacant parking spaces in the areas shown below.



The parking survey data is summarised in Tables 3 to 5 below.



Table 3: Vacant parking spaces during the peak Saturday daytime period

| Saturday 2-8-25             |             |                | Vacant spaces |           |           |
|-----------------------------|-------------|----------------|---------------|-----------|-----------|
| Council car park            | Capacity    |                | 1200          | 1300      | 1400      |
| Rear car park abutting site | 20          |                | 8             | 11        | 8         |
| Rear larger car park        | 54          | incl 2D        | 35            | 31        | 39        |
|                             |             | <b>Total</b>   | <b>43</b>     | <b>42</b> | <b>47</b> |
| <b>Street</b>               | <b>Side</b> |                |               |           |           |
| Murray (Young-Julius)       | W           | 17             | 3             | 2         | 1         |
|                             | E           | 31             | 3             | 6         | 3         |
| Murray (Julius - gantry)    | W           | 15             | 5             | 2         | 2         |
|                             | E           | 14             | 4             | 7         | 4         |
|                             |             | <b>Total</b>   | <b>15</b>     | <b>17</b> | <b>10</b> |
|                             |             | <b>OVERALL</b> | <b>58</b>     | <b>59</b> | <b>57</b> |

Table 4: Vacant parking spaces check during a Wednesday daytime period

| Wed 6-8-25                  |             |                | Vacant spaces |           |           |
|-----------------------------|-------------|----------------|---------------|-----------|-----------|
| Council car park            | Capacity    |                | 1200          | 1300      | 1400      |
| Rear car park abutting site | 20          |                | 4             | 4         | 5         |
| Rear larger car park        | 54          | incl 2D        | 32            | 34        | 32        |
|                             |             | <b>Total</b>   | <b>36</b>     | <b>38</b> | <b>37</b> |
| <b>Street</b>               | <b>Side</b> |                |               |           |           |
| Murray (Young-Julius)       | W           | 17             | 9             | 8         | 6         |
|                             | E           | 31             | 11            | 8         | 20        |
| Murray (Julius - gantry)    | W           | 15             | 3             | 1         | 1         |
|                             | E           | 14             | 4             | 7         | 4         |
|                             |             | <b>Total</b>   | <b>27</b>     | <b>24</b> | <b>31</b> |
|                             |             | <b>OVERALL</b> | <b>63</b>     | <b>62</b> | <b>68</b> |

Table 5: Vacant parking spaces check during a Friday daytime and evening period

| Fri 8-8-25                  |             |                | Vacant spaces |           |           |            |
|-----------------------------|-------------|----------------|---------------|-----------|-----------|------------|
| Council car park            | Capacity    |                | 1200          | 1300      | 1400      | 1700       |
| Rear car park abutting site | 20          |                | 10            | 8         | 10        | 17         |
| Rear larger car park        | 54          | incl 2D        | 21            | 25        | 18        | 38         |
|                             |             | <b>Total</b>   | <b>31</b>     | <b>33</b> | <b>28</b> | <b>55</b>  |
| <b>Street</b>               | <b>Side</b> |                |               |           |           |            |
| Murray (Young-Julius)       | W           | 17             | 4             | 6         | 5         | 9          |
|                             | E           | 31             | 13            | 10        | 14        | 21         |
| Murray (Julius - gantry)    | W           | 15             | 5             | 5         | 5         | 9          |
|                             | E           | 14             | 6             | 5         | 6         | 8          |
|                             |             | <b>Total</b>   | <b>28</b>     | <b>26</b> | <b>30</b> | <b>47</b>  |
|                             |             | <b>OVERALL</b> | <b>59</b>     | <b>59</b> | <b>58</b> | <b>102</b> |

The following observations from the parking survey results are summarised below:

- Overall, there were approximately 60 vacant parking spaces (on-street and public car park) available in close proximity to the development site.
- The parking that would be most convenient for the development site would be the Council's public car park.
- During the peak daytime period (weekday and Saturday), there were significant numbers of vacant parking spaces available in the public car park, ie from 28 vacant spaces to 47 vacant spaces.
- The likely peak parking period would be on the Saturday daytime period where 42 to 47 vacant spaces were available in the public car park.
- After 5pm, the parking demand in the town centre would likely be very low, as shown in the Friday 5pm survey, with an overall of 102 vacant spaces available.

From the above parking surveys, we are of the opinion that forecast parking shortfalls of the development as shown in Tables 1 and 2 would be easily accommodated by the on-street and public car parking availability nearby.

In addition to the above parking surveys, we have also previously undertaken parking surveys in the town centre for Council as part of a previous assessment. Our previous surveys included parking counts during a Friday night (7pm 6/9/2019 – Barossa Gourmet weekend) and Saturday night (7pm 15/9/2018), with the following observations of the parking conditions noted:

**Friday night (7pm) on 6/9/2019 Barossa Gourmet Weekend**

- *There were minimal or no parked vehicles observed in most of the adjacent streets, except for Elizabeth Street where 30 parked vehicles were observed adjacent to the main street.*
- *There were approximately 80 parked vehicles in Murray Street, where individual spaces are marked (110-spaces capacity). North of Sobels Street, there was minimal parking observed.*
- *The Basedow Road marked spaces were used to capacity.*
- *The private car park at the corner of Macdonnell Street/Basedow Road was used to capacity (approximately 25 vehicles).*
- *There was minimal parking in the Foodland private car park (14 vehicles), Macdonnell Street unsealed private car park (10 vehicles), the Barossa Visitor Centre public car park (5 vehicles) and the Julius Street private car park (2 vehicles).* (Underlined for emphasis)

**Saturday night (7pm) on 15/9/2018**

- *There were minimal or no parked vehicles observed in most of the adjacent streets.*
- *There were approximately 70 parked vehicles in Murray Street, where individual spaces are marked (110-spaces capacity). North of Sobels Street, where there are no individually marked spaces, there were only 2 parked vehicles observed (approximately 80-spaces capacity on this section).*
- *The Basedow Road marked spaces were used to capacity.*
- *There was minimal parking in the Foodland private car park, Macdonnell Street unsealed private car park, the Barossa Visitor Centre public car park and the Julius Street private car park.* (Underlined for emphasis)

Based on the above assessment, we are of the opinion that the parking impact arising from the development would not be significant and could be suitably and easily accommodated by the parking availability in the nearby streets and Council's public car park.

### 3.0 PARKING LAYOUT

The proposed car park would comply with the requirements of AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009 (disabled parking). The car park would be designed to User Class 3A as follows:

- General space dimensions of 2.6m by 5.4.
- Aisleway dimension of 6.6m.
- One disabled parking space and adjacent shared zone with dimensions of 2.4m by 5.4m – as per the requirement of AS/NZS 2890.6-2009 (disabled parking).
- Allows for up to HRV sized vehicles to reverse into the proposed car park from Julius Street for servicing of the fruit and vegetables shop on weekdays during the 6am to 7.30am period.
- Allows for a private waste collection vehicle (typical 10.2m long rear lift waste truck) to reverse into the proposed car park from Julius Street to pickup bins on weekdays prior to the opening hours of the shops.
- Pedestrian path connection between the Council car park and the new mall.
- The pedestrian sight line requirement would be met for the exit point to Julius Street.
- Satisfactory sight lines would be provided for the exit driver to view oncoming traffic in Julius Street.

### 4.0 TRAFFIC IMPACT

The proposed development is of a reasonably small scale. The trips generated would be distributed to Julius Street and John Street. Some of the customers of the proposed new shops and restaurant would be visitors of the town and would have parked elsewhere in the town during the visit. Peak times for the development would occur on the weekend when traffic flows in Murray Street and the adjacent local streets would be much lower than on weekdays.

Given the above trip generation characteristics, we think that the development would have minimal traffic impact on the adjacent roads.

### 5.0 SERVICING REQUIREMENTS

The largest expected typical service vehicle would be the Heavy Rigid Vehicle (HRV) as per AS 2890.2-2018. These would be the very infrequent trucks that would service the proposed fruit and vegetable shop and deliveries would only occur between 6am and 7.30am before any of the shops would be opened.

The HRV would be able to reverse into the proposed car park of the development from Julius Street. Such reversing movements from an infrequent service vehicle is considered to be acceptable and consistent with the requirements of AS 2890.2:2018. The specific servicing of the fruit and vegetable shop would occur between 6am and 7.30am well before any of the shops on the subject site are opened. The swept path diagram in Appendix 1 shows the HRV manoeuvres.

Similarly, a private waste collection vehicle would be able to reverse into the proposed car park from Julius Street. Waste collection would occur prior to the shops being opened.

From our experience with developments in Adelaide, it is not uncommon for councils to accept the reversing of an infrequent service truck from a public road into a development site during off-peak periods.



The more regular servicing of the other shops and restaurant would be undertaken by passenger size vehicles such as vans during off-peak periods. These vans could utilise the car parking spaces.

## 6.0 CONCLUSIONS

The proposed development is a reasonably small-scale development with mixed land uses proposed, such as shops, restaurant and tourist accommodation. A 20-space car park is proposed.

From our parking assessment, while there would be a parking shortfall arising for the daytime periods only (estimated at 8 spaces), detailed parking surveys undertaken showed that there would be ample parking availability nearby in the Council's public car park and adjacent streets that could accommodate such a shortfall without detrimental impact on existing businesses and other land uses in the town centre. During the night time period, it is estimated that there would be no parking shortfall arising, indeed a parking surplus is estimated for the development.

The parking layout would be designed to accommodate the largest expected service vehicle and the dimensions of the car parking area would be consistent with the relevant parking guidelines.

Given the reasonably small scale of the development, the traffic impact arising should not be significant.

Having regard to the above assessment, we are of the opinion that the proposed development would be supportable from a traffic and parking perspective.

Yours sincerely,

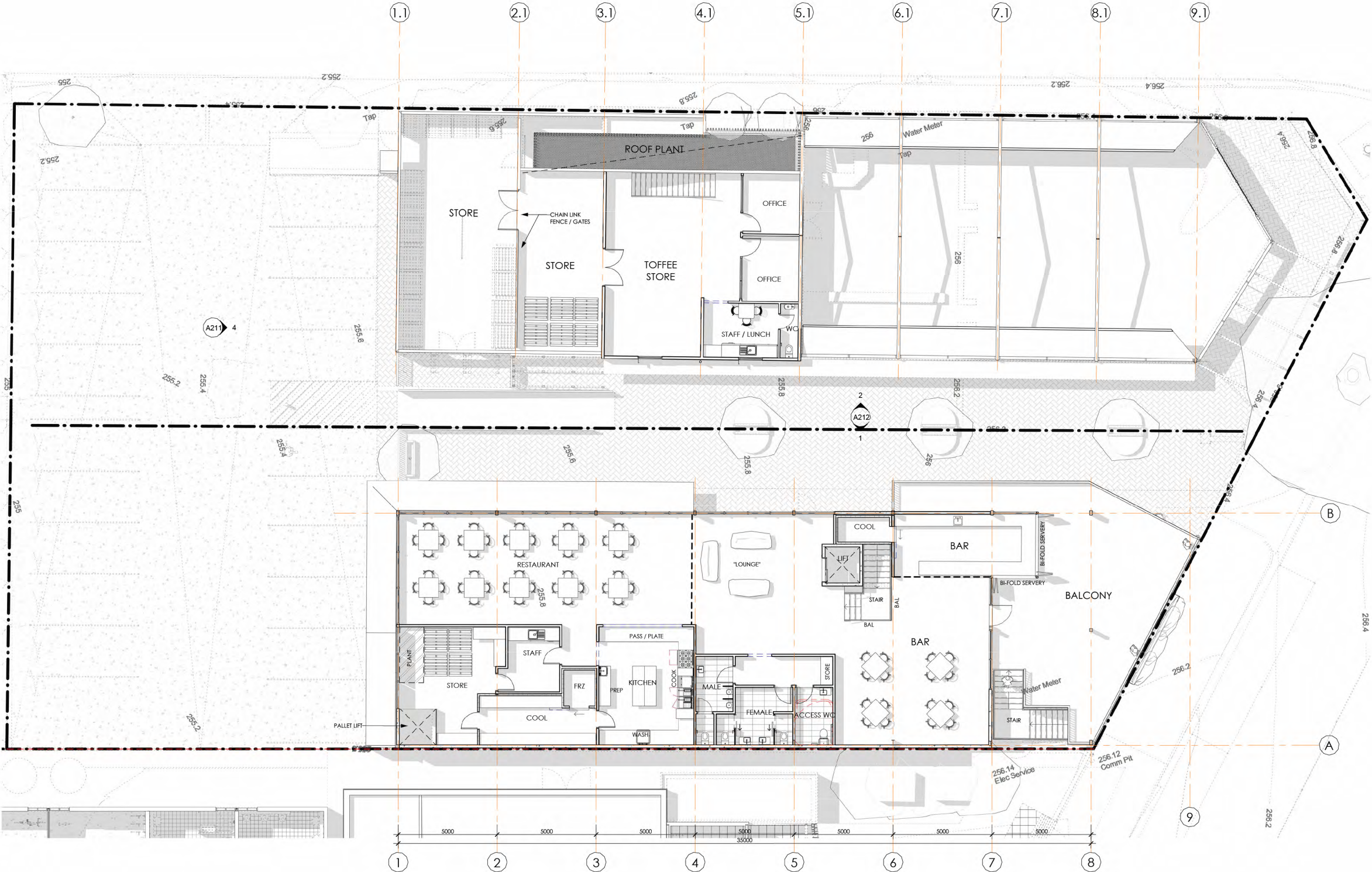
*Frank Siow*

**Frank Siow**  
Principal Consultant





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**WARNING**  
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| Issue | Issued For       | By | To     | Date     |
|-------|------------------|----|--------|----------|
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| P2    | FOR PA           | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO | TN | ALL    | 08.10.25 |
| P4    | RFI/AMENDMENTS   | TN | ALL    | 29.10.25 |

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Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
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Drawing Title  
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|                |      |             |    |
|----------------|------|-------------|----|
| Project Number | 2527 | Drawn by    | TN |
|                |      | Approved by | JG |
| Drawing Number | A102 | Issue       | P4 |



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1 | UPPER FLOOR

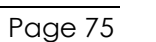
A211 1:100  
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1:100 @ A1, 1:200 @ A3



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**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:** (e) POWER CABLE SUPPLY TO REMAIN/ PROVIDE  
 NEW UNDERGROUND ELECTRICAL CABLE SUPPLY FROM CLOSEST  
 INFRASTRUCTURE CONNECTION (TBC)

**WATER SUPPLY:** (e) WATER METER + PIPE SUPPLY TO REMAIN/  
PROVIDE NEW WATER METER + PIPE SUPPLY FROM CLOSEST  
INFRASTRUCTURE CONNECTION (TBC)

**WASTEWATER DISPOSAL:** CONNECT NEW WASTEWATER DRAINS TO (e) WASTEWATER DISPOSAL SYSTEM/ PROVIDE NEW ONSITE WASTEWATER DISPOSAL AS INDICATED ON DRAWINGS- REFER TO CONSULTANT WASTEWATER ENGINEER REPORT FOR FURTHER DETAILS (TBC)

**TELECOMMUNICATION/DATA SUPPLY:** (e) CABLE SUPPLY TO REMAIN/  
PROVIDE NEW UNDERGROUND CABLE SUPPLY FROM CLOSEST  
INFRASTRUCTURE CONNECTION (TBC)

THE FINAL LOCATION OF NEW SERVICES/ CABLES / DRAINS/ TANKS IS TO BE CONFIRMED BETWEEN THE CLIENT AND BUILDER PRIOR TO INSTALLATION.

EXISTING SERVICES INDICATED ON THE DRAWINGS MAY HAVE BEEN LOCATED BY A FIELD SURVEY, OTHER SERVICES MAY EXIST THAT WERE NOT VISIBLE AT SURFACE LEVELS AT THE TIME OF SURVEY, AS SUCH PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING UNDERGROUND SERVICES.

**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 CLIENT.

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

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

**TERMITE TREATMENT:**  
 PROVIDE 'TERMITE-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 + CLIENT 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.

 LANDSCAPE ZONE

THIS IS TO BE PRINTED IN COLOUR

Architect

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**J B G ARCHITECTS** PTY LTD  
residential • commercial • winery • planning • architecture • interiors • landscape

**38 MURRAY STREET**  
**TANUNDA 5352**

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---

Client

**TCM**

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
72/74 MURRAY STREET TANUNDA  
SA, 5352

Drawing Title  
**SITE PLAN**

|                               |                          |
|-------------------------------|--------------------------|
| Project Number<br><b>2527</b> | Drawn by<br><b>TN</b>    |
|                               | Approved by<br><b>JG</b> |
| Drawing Number<br><b>A003</b> | Issue<br><b>P5</b>       |

## PLANNING APPROVAL

29/10/2025 11:11:42 AM

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## 1 | SITE PLAN

1:200



0 2.0m 4.0m 6.0m 8.0m 10.0m  
1:200 @ A1, 1:400 @ A3



| SITE AREA COVERAGE - LOT 72          |  | m²         |
|--------------------------------------|--|------------|
| SITE                                 |  | 956        |
| <b>GROUND LEVEL</b>                  |  |            |
| CAFE                                 |  | 70         |
| KITCHEN/SERVRY                       |  | 50         |
| SHOP                                 |  | 115        |
| STORE/LUNCH                          |  | 65         |
| BOH; TOILETS, CORRIDOR, LIFT         |  | 85         |
| <b>TOTAL</b>                         |  | <b>385</b> |
| <b>UPPER LEVEL</b>                   |  |            |
| RESTAURANT/BAR                       |  | 190        |
| BALCONY                              |  | 90         |
| BOH; TOILETS, KITCHEN, STORE, SERVRY |  | 165        |
| <b>TOTAL</b>                         |  | <b>445</b> |

| SITE AREA COVERAGE - LOT 74 |  | m <sup>2</sup> |
|-----------------------------|--|----------------|
| SITE                        |  | 1059           |
| <b>GROUND LEVEL</b>         |  |                |
| SHOP; FRUIT & VEG           |  | 250            |
| CHECK OUT/SERVERY           |  | 60             |
| STORE/Preparation           |  | 185            |
| <b>TOTAL</b>                |  | <b>495</b>     |
| <b>UPPER LEVEL</b>          |  |                |
| OFFICE/AMENITIES            |  | 45             |
| STORE/Preparation           |  | 85             |
| <b>TOTAL</b>                |  | <b>130</b>     |

72-74 Murray Street, Tanunda

Environmental Noise Assessment

S8841C1

December 2025

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**Document Title** : 72-74 Murray Street, Tanunda  
Environmental Noise Assessment  
**Document Reference** : S8841C1  
**Date** : December 2025  
**Author** : Chris Turnbull, MAAS

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## 1 INTRODUCTION

An environmental noise assessment has been prepared for the proposed development to be located at 72-74 Murray Street, Tanunda (the **Development**). The Development will comprise the following:

- Fruit and vegetable store.
- Assorted small boutique stores.
- A cafe.
- Restaurant and bar.

Noise sensitive receivers (residences) are located in the vicinity of the site, the most relevant being across Julius Street. The Development is shown in relation to the nearby residences in Figure 1.

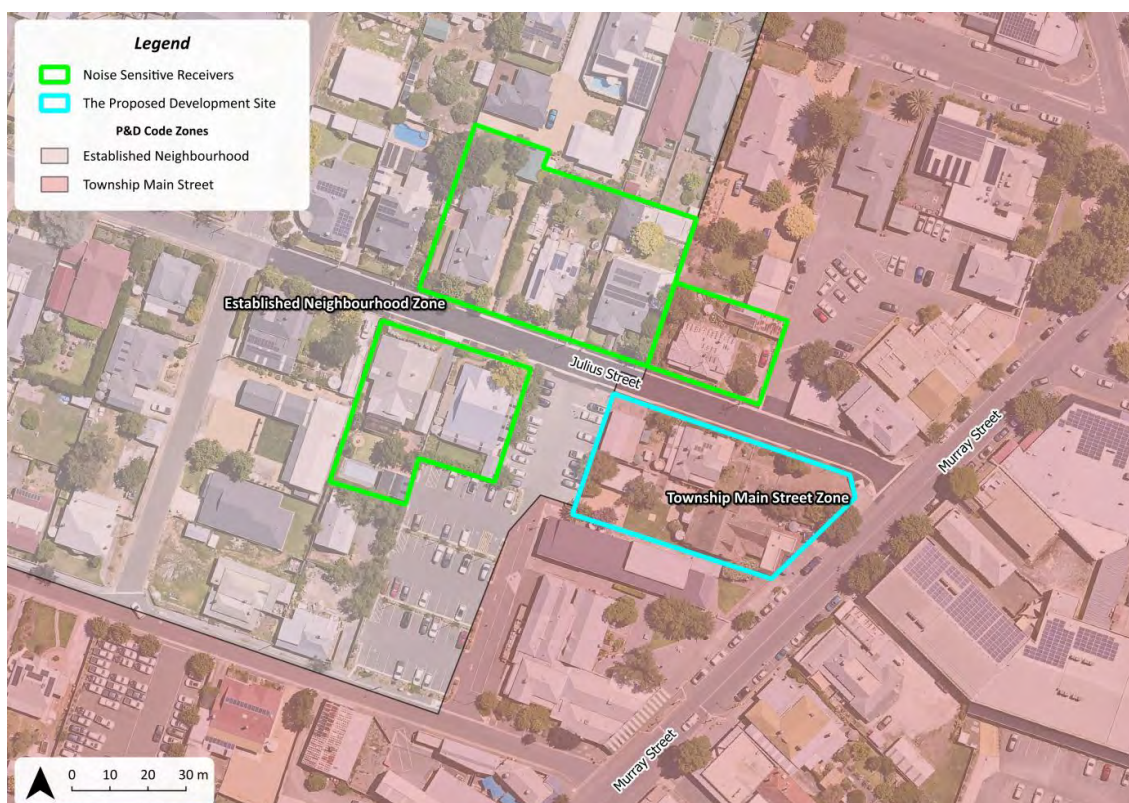


Figure 1: The Development and Surrounding Noise Sensitive Receivers

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The following information has been provided as inputs to the assessment:

- Drawings by J B G Architects Pty Ltd for “Tanunda Central Market”, drawing numbers A003, dated 24 November 2025, and A101 and A102, dated 29 October 2025. The layouts are shown in Appendix A.
- The Development will operate between the following hours:
  - o Fruit and Vegetable retailer
    - Monday to Friday 8:00am to 6:00pm
    - Saturday 8:00am to 3:00pm
    - Sunday 10:00am to 3:00pm
  - o Cafe and small retailers
    - 8:00am to 5:00pm weekdays and weekends
  - o Restaurant and Bar
    - Open for lunch and dinner with late closure
    - Operating hours assumed to be 10:00am to midnight
- The understanding that rubbish collection is to be undertaken within the hours where rubbish collection is defined as not local nuisance by the *Local Nuisance and Litter Control Act (2016)*<sup>1</sup>. That is, between 9:00am to 7:00pm on a Sunday or public holiday and 7:00am to 7:00pm on any other day.
- Any music will be played at a level which is not audible at residences.
- Deliveries will only occur during the day time hours as defined by the *Environment Protection (Commercial and Industrial Noise) Policy 2023* (the **Policy**).

---

<sup>1</sup> The *Guidelines for the use of the Environment Protection (Commercial and Industrial Noise) Policy* define rubbish collection as a community activity and refer to the *Local Nuisance and Litter Control Act (2016)* for noise controls.



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## 2 CRITERIA

The Development is located within the Township Main Street Zone of the South Australian *Planning and Design Code* (the **Code**). The nearby residences are located in either the Township Main Street Zone or the Established Neighbourhood Zone of the Code. The zones are shown on Figure 1. The Code has been reviewed and the provisions considered relevant to the noise assessment are provided in Appendix B.

Performance Outcome (**PO**) 4.1 of the *Interface between Land Uses* section of the Code specifically requires that noise from a development *does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers)*. The Deemed-to-Satisfy / Designated Performance Feature (**DTS/DPF**) for PO 4.1 references the Policy.

The Policy is underpinned by the World Health Organisation *Guidelines for Community Noise (1999)* and provides an objective measure of acceptable noise levels for residential amenity. That is, achieving the relevant requirements of the Policy, would provide suitable residential amenity in relation to noise.

Noise goals are provided by the Policy based on the zones of the noise source (the Development) and the noise sensitive receivers (nearby residences). Part 5 of the Policy also states that the noise goals for a Development Application are 5 dB(A) less than those which would otherwise apply.

The Development would operate during the daytime hours (7:00am to 10:00pm) as well as night time hours (10:00pm to 7:00am) as defined by the Policy. The assessment has been compared against the following criteria, for each nearby residence:

- In the Township Main Street Zone:
  - o An average noise level ( $L_{eq}$ ) of 57 dB(A) during the day.
  - o An average noise level ( $L_{eq}$ ) of 50 dB(A) during the night.
- In the Established Neighbourhood Zone:
  - o An average noise level ( $L_{eq}$ ) of 52 dB(A) during the day.
  - o An average noise level ( $L_{eq}$ ) of 45 dB(A) during the night.
  - o A maximum noise level ( $L_{max}$ ) of 60 dB(A) during the night.

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When measuring or predicting noise levels for comparison with the Policy, adjustments may be made for each “annoying” characteristic of impulsiveness, intermittency, low frequency, modulation, and tonality. The characteristic must be considered dominant in the acoustic environment and therefore the application varies depending on the assessment location, time of day, the noise source being assessed, and the predicted noise levels. The application of penalties is discussed further in the following section.

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### 3 ASSESSMENT

The noise levels at residences from the proposed site activity have been predicted based on a range of previous noise measurements and observations at similar facilities. These include:

- Car park activity such as people talking as they vacate or approach their vehicles, the opening and closing of car doors, vehicles starting, vehicles idling, and vehicles moving into and accelerating away from their parked position.
- Vehicle movements on site, including delivery vehicles.
- Patron noise (i.e. people talking) from the venue.
- Operation of mechanical plant.

As is typical at the Development Application stage, the proposed mechanical plant units have not yet been designed or selected. Therefore, the assessment of the mechanical plant has been based on a typical selection based on the proposed number of units, that being:

- North Building
  - o 2x air conditioning units
  - o 1x bathroom exhaust
  - o 1x small cool room condenser
  - o 1x large cool room condenser
- South Building
  - o 2x air conditioning units
  - o 3x bathroom exhaust units
  - o 1x kitchen exhaust fan
  - o 1x dishwasher exhaust fan
  - o 1x small cool room condenser
  - o 1x small cold room condenser

The sound power levels of the above activities and mechanical plant are shown in Appendix C.

The noise level and any acoustic treatment associated with the mechanical plant should be reviewed during the detailed design phase. If the final equipment selections have higher sound power levels or different locations to that specified within this report, the mechanical plant noise predictions should be updated.



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Based on the above, a noise model of the site has been developed using the *ISO 9613-2: 2024-01* prediction method as implemented by SoundPLANnoise software to predict the noise level resulting at the surrounding residences. The model considers the noise level generated by each noise source, the shielding effects provided by barriers and topography, and meteorological conditions that are conducive to noise propagation.

The predictions have been based on the following assumed activity within any 15-minute period (the default assessment period of the Policy):

- Day
  - o Continuous operation of all mechanical plant.
  - o 10 vehicle movements through the site to car parking spaces and then departing the site.
  - o General activity in 10 of the car parking spaces.
  - o A delivery to the site, including a refrigerated truck moving into the loading area, idling for a full assessment period, and reversing out of position and moving away from the site.
  - o 20 patrons in the cafe area
  - o 20 patrons in the outdoor restaurant and bar area
- Night
  - o Continuous operation of all mechanical plant.
  - o 10 vehicle movements through the site to car parking spaces and then departing the site.
  - o General activity in 10 of the car parking spaces.
  - o 20 patrons in the cafe area
  - o 20 patrons in the outdoor restaurant and bar area

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In order to achieve the assessment criteria, it is recommended to construct a fence surrounding the car parking area for the extent marked in **RED** in Figure 2. The fence should be constructed with a minimum height of 1.8m. In addition, a barrier is required around the designated mechanical plant areas for the extent shown in **BLUE** in Figure 2. The barrier should be at least 0.5m above the height of the tallest mechanical plant unit.



Figure 2: Recommended Barrier Locations

The fences may be constructed from the following or acoustically similar materials:

- Sheet steel ("Colorbond" or similar) with minimum of 0.35mm Base Metal Thickness
- Timber paling (providing the pails are overlapped and sealed airtight)
- Fibre Cement Sheet

The fences should be sealed airtight at all junctions, including between panels and at the ground or retaining wall.

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In addition, the roof plant barrier should be installed with insulation to reduce reflection. The insulation should be as follows

- A solid barrier, selected from the examples above or acoustically similar materials
- 50mm thick acoustic insulation with a minimum density of  $32 \text{ kg/m}^3$ . The insulation should be installed to the full height of the barrier.
- Perforated material with an open area greater than 15% space from the insulation to provide weather proofing.
- A weatherproof capping installed on the top of the barrier.

An example of the recommended arrangement can be found in Figure 3.

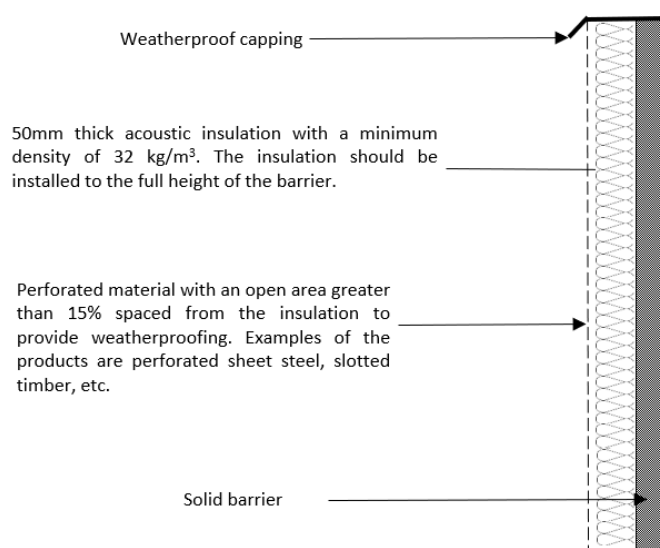


Figure 3: Roof Plant Barrier

Based on the above, the predicted noise levels are shown in Table 1. It should be noted that only the highest predicted level for each Zone is presented. Lower levels are predicted for other noise sensitive receivers within each Zone, and for lower levels of activity.





Table 1: Predicted Noise Levels

| Noise Sensitive Receiver Zone  | Time of Day | Criteria – dB(A) | Highest Predicted Noise Level – dB(A) |
|--------------------------------|-------------|------------------|---------------------------------------|
| Township Main Street Zone      | Day         | 57               | 54                                    |
|                                | Night       | 50               | 45                                    |
| Established Neighbourhood Zone | Day         | 52               | 50                                    |
|                                | Night       | 45               | 42                                    |

The noise from the reversing alarms of the truck has the potential to attract both modulation and tonal penalties under the Policy. However, the noise model shows that the predicted contribution of noise from the reversing truck to be no more than 44 dB(A) within the Township Main Street Zone, and 35 dB(A) within the Established Neighbourhood Zone. Background noise monitoring has been conducted in the vicinity of the site, representative of the noise levels currently experienced by nearby residences (see Appendix D). The noise monitoring shows that between 7am and midday, when deliveries would take place, the predicted noise level from a reversing truck are within the rise and fall of the background noise ( $L_{90}$  measured between 37 dB(A) and 49 dB(A)) and below the lowest average noise level (47 dB(A)). As such, the noise character is not considered to be dominant in the acoustic environment, and no noise character penalties are warranted.

The instantaneous maximum noise levels have also been predicted for surrounding residences within the Established Neighbourhood Zone. Predicted maximum noise levels have been based on measurements at a variety of different similar sites and include noise sources such as car doors slamming and vehicles accelerating.

The predicted maximum noise levels at any existing residence in the Established Neighbourhood Zone are no more than 60 dB(A), therefore achieving the maximum noise level ( $L_{max}$ ) criteria of the Policy.

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#### 4 CONCLUSION

An environmental noise assessment has been conducted for the proposed development to be located at 72-74 Murray Street, Tanunda (the **Development**). The Development will comprise the following:

- Fruit and veg store.
- Assorted small boutique stores.
- A cafe.
- Restaurant and bar.

The assessment considers the noise levels at the surrounding noise sensitive receivers, being residences, from activity at the site. Predictions include the noise from:

- Car park activity.
- Vehicle movements on site, including delivery vehicles.
- Patron noise (i.e. people talking) from the venue.
- Operation of mechanical plant.

Noise criteria for each of the sensitive receiver locations in the vicinity have been determined in accordance with the *Environment Protection (Commercial and Industrial Noise) Policy 2023*. Predicted noise levels will achieve the criteria at all sensitive receiver locations subject to the recommendations provided within this report. The recommendations consist of a boundary fence, and a barrier around the designated mechanical plant areas.

It is therefore considered that the Development will *not unreasonably impact the amenity of sensitive receivers*, thereby achieving the relevant provisions of the Code related to environmental noise.

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## APPENDIX A: GENERAL LAYOUT



Figure 4: Site Plan



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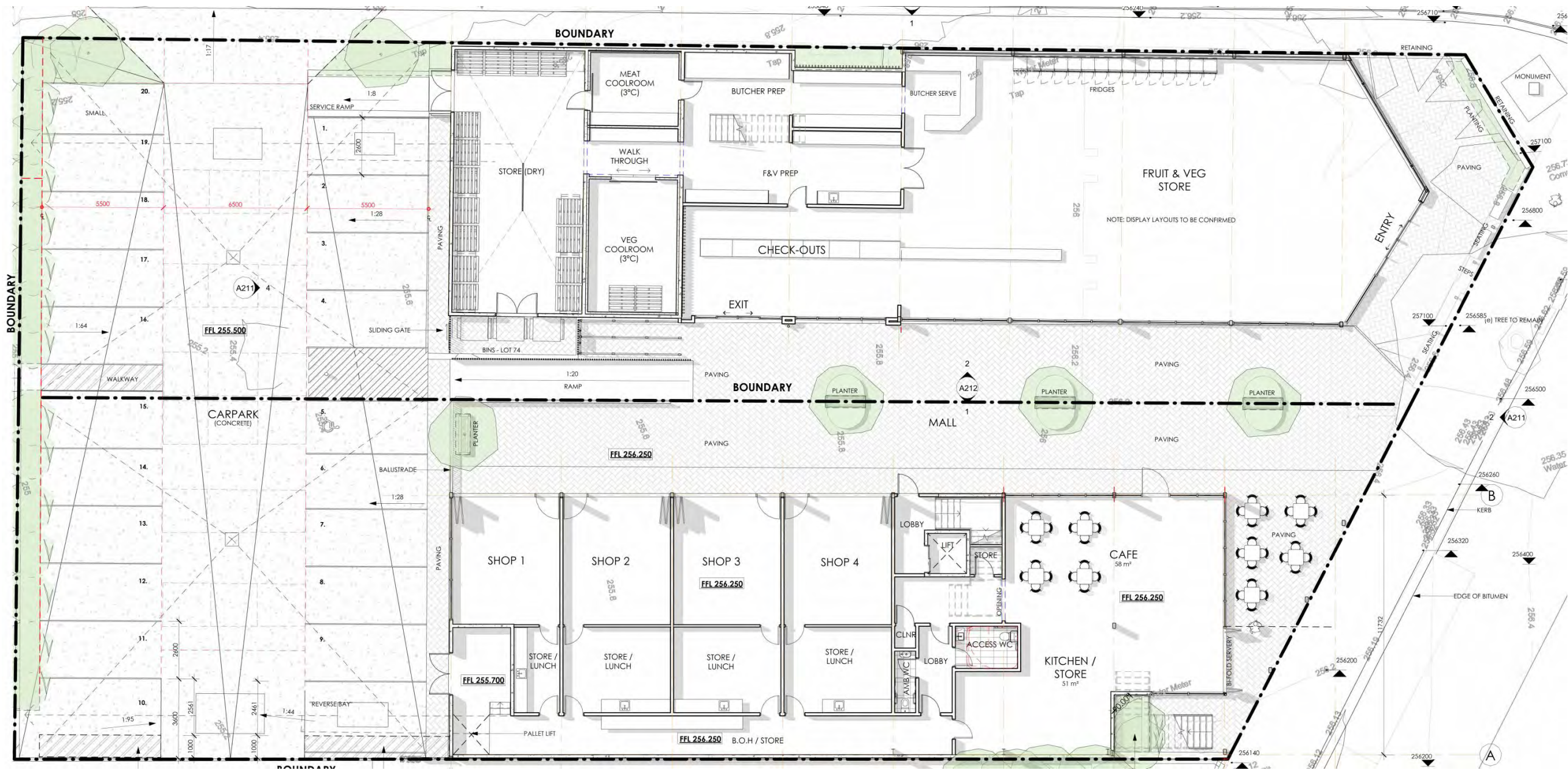


Figure 5: Ground Floor



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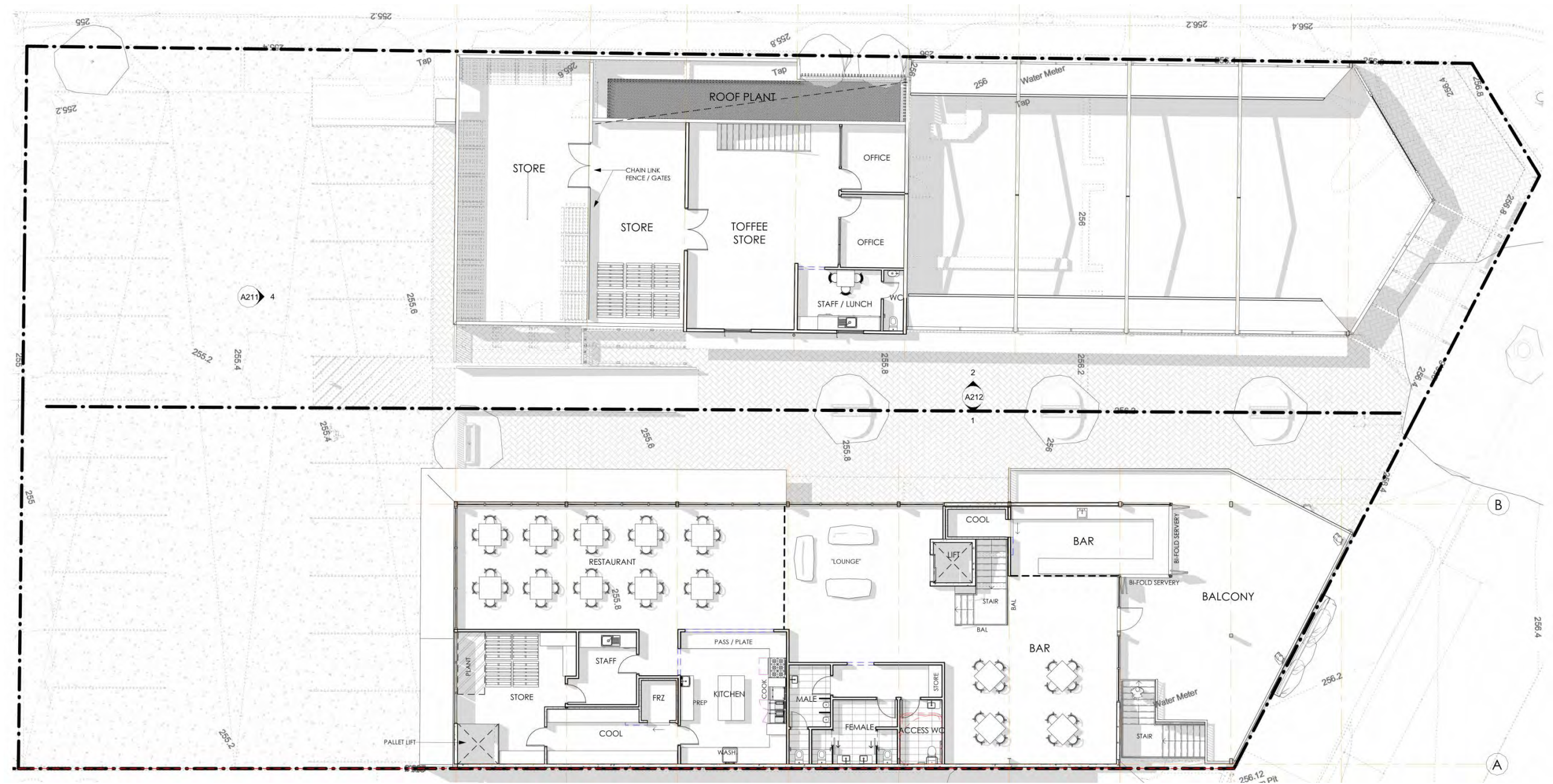


Figure 6: Upper Floor

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## APPENDIX B: PLANNING AND DESIGN CODE

### PART 4 – GENERAL DEVELOPMENT POLICIES

#### Interface between Land Uses

#### Desired Outcome (DO)

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

| Performance Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Deemed-to-Satisfy Criteria / Designated Performance Feature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                    |                 |                                                      |        |                                                      |                                                                                                                                                                              |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------|-----------------|------------------------------------------------------|--------|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>General Land Use Compatibility</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                    |                 |                                                      |        |                                                      |                                                                                                                                                                              |                                                                 |
| <p><b>PO 1.2</b><br/>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>DTS/DPF 1.2<br/>None are applicable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                    |                 |                                                      |        |                                                      |                                                                                                                                                                              |                                                                 |
| <b>Hours of Operation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                    |                 |                                                      |        |                                                      |                                                                                                                                                                              |                                                                 |
| <p><b>PO 2.1</b><br/>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the development</li> <li>(b) measures to mitigate off-site impacts</li> <li>(c) the extent to which the development is desired in the zone</li> <li>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</li> </ul> | <p>DTS/DPF 2.1<br/>Development operating within the following hours:</p> <table> <tr> <th>Class of Development</th><th>Hours of operation</th></tr> <tr> <td>Consulting room</td><td>7am to 9pm, Monday to Friday<br/>8am to 5pm, Saturday</td></tr> <tr> <td>Office</td><td>7am to 9pm, Monday to Friday<br/>8am to 5pm, Saturday</td></tr> <tr> <td>Shop, other than any one or combination of the following:<br/>(a) restaurant<br/>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday<br/>8am to 5pm, Saturday and Sunday</td></tr> </table> | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday<br>8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday<br>8am to 5pm, Saturday | Shop, other than any one or combination of the following:<br>(a) restaurant<br>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm, Monday to Friday<br>8am to 5pm, Saturday and Sunday |
| Class of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Hours of operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                    |                 |                                                      |        |                                                      |                                                                                                                                                                              |                                                                 |
| Consulting room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7am to 9pm, Monday to Friday<br>8am to 5pm, Saturday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                    |                 |                                                      |        |                                                      |                                                                                                                                                                              |                                                                 |
| Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 7am to 9pm, Monday to Friday<br>8am to 5pm, Saturday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                    |                 |                                                      |        |                                                      |                                                                                                                                                                              |                                                                 |
| Shop, other than any one or combination of the following:<br>(a) restaurant<br>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 7am to 9pm, Monday to Friday<br>8am to 5pm, Saturday and Sunday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                    |                 |                                                      |        |                                                      |                                                                                                                                                                              |                                                                 |



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| Activities Generating Noise or Vibration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PO 4.1</b><br/><i>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>DTS/DPF 4.1</b><br/><i>Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.</i></p> |
| <p><b>PO 4.2</b><br/><i>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</i></p> <ul style="list-style-type: none"> <li><i>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</i></li> <li><i>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</i></li> <li><i>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</i></li> <li><i>(d) providing a suitable acoustic barrier between the plant and/or equipment and the adjacent sensitive receiver boundary or zone.</i></li> </ul> | <p><b>DTS/DPF 4.2</b><br/><i>None are applicable.</i></p>                                                                                                                   |

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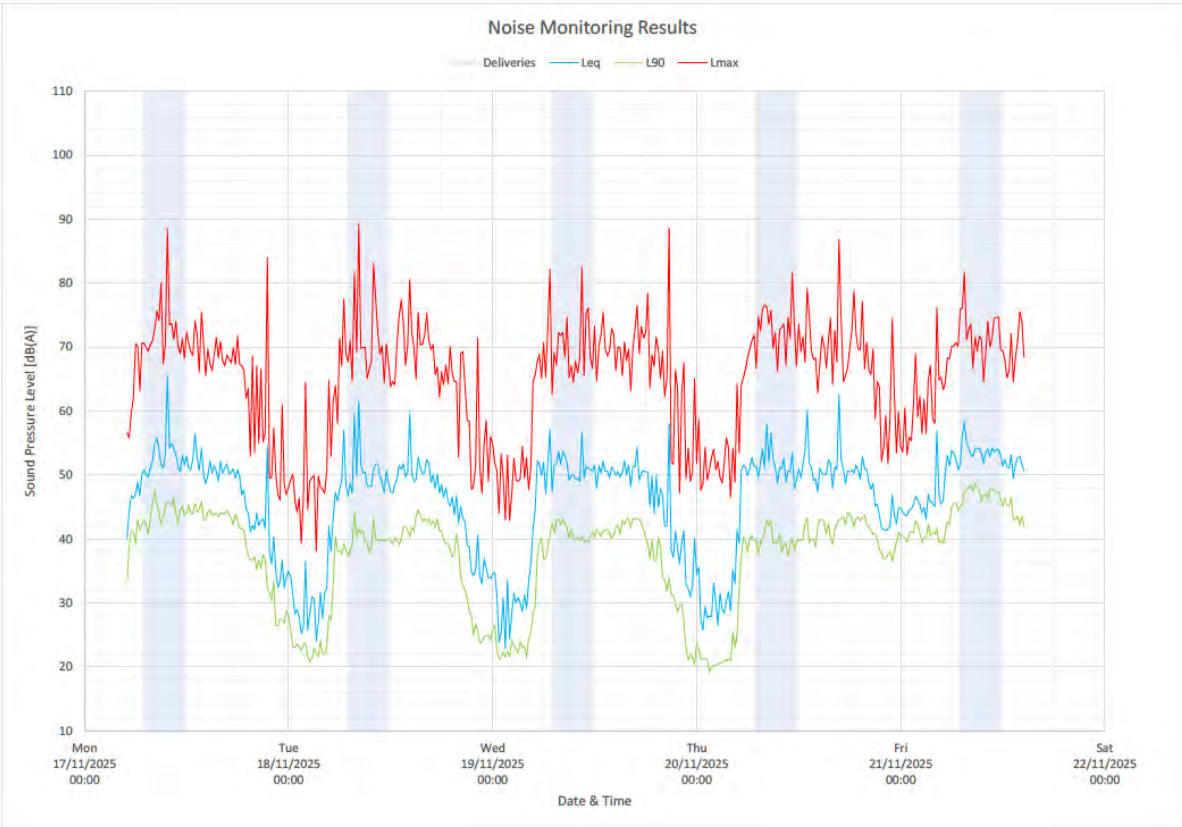
#### APPENDIX C: NOISE SOURCES

| Activity         | Noise Source              | Sound Power Level                           |
|------------------|---------------------------|---------------------------------------------|
| Car Park         | Car park activity         | 83 dB(A) – $L_{eq}$<br>96 dB(A) – $L_{max}$ |
|                  | Car moving                | 82 dB(A) – $L_{eq}$<br>93 dB(A) – $L_{max}$ |
| Deliveries       | Truck Movement (forward)  | 96 dB(A)                                    |
|                  | Truck Idling              | 93 dB(A)                                    |
|                  | Revering Tone             | 100 dB(A)                                   |
| Outdoor Patrons  | Patron (each)             | 75 dB(A)                                    |
| Mechanical Plant | Small Cool Room Condenser | 76 dB(A)                                    |
|                  | Large Cool Room Condenser | 80 dB(A)                                    |
|                  | Small Freezer Condenser   | 75 dB(A)                                    |
|                  | Air Conditioning Unit     | 76 dB(A)                                    |
|                  | Bathroom Exhaust Fan      | 67 dB(A)                                    |
|                  | Kitchen Exhaust Fan       | 78 dB(A)                                    |
|                  | Dishwasher Exhaust Fan    | 72 dB(A)                                    |

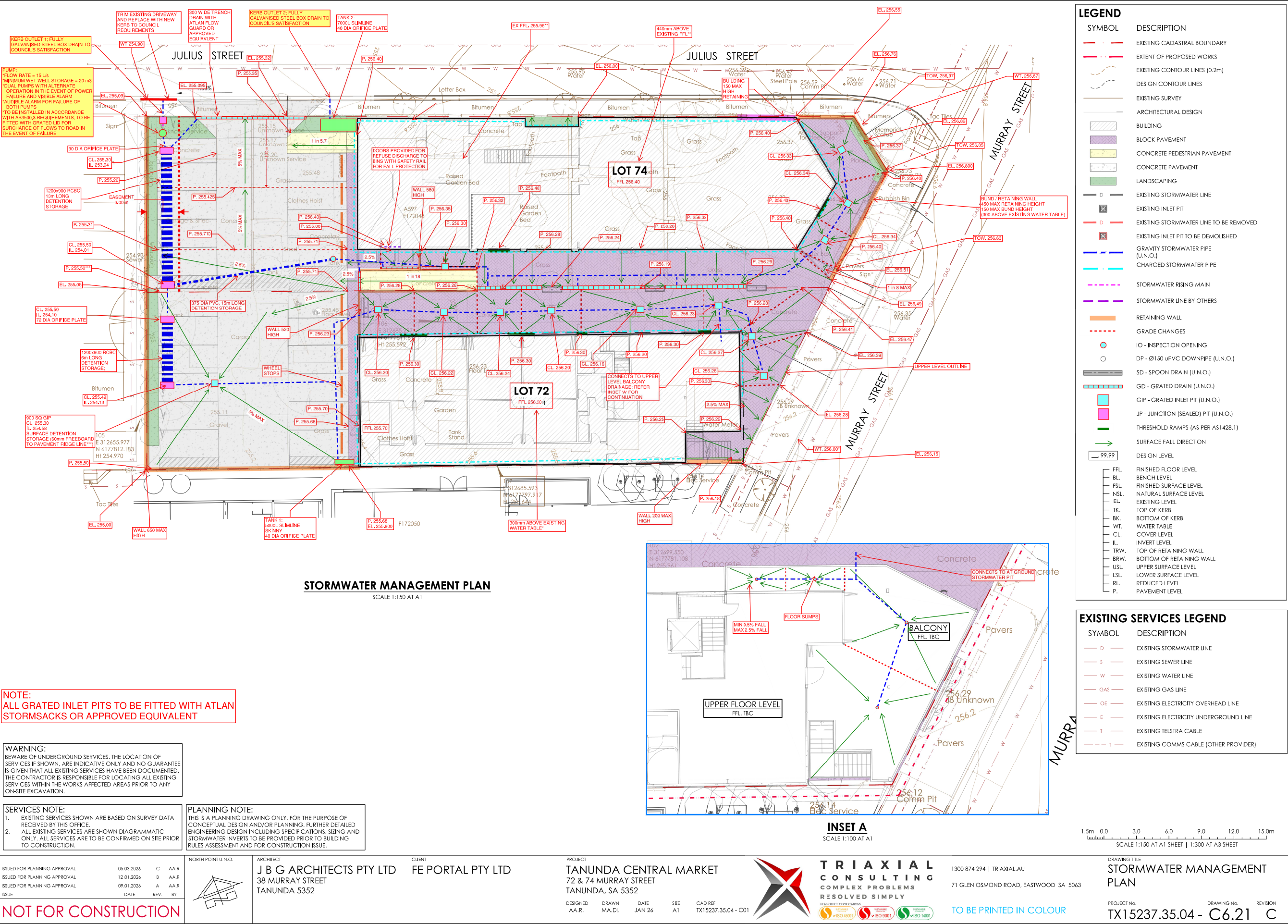
72-74 Murray Street, Tanunda  
Environmental Noise Assessment  
S8841C1  
December 2025

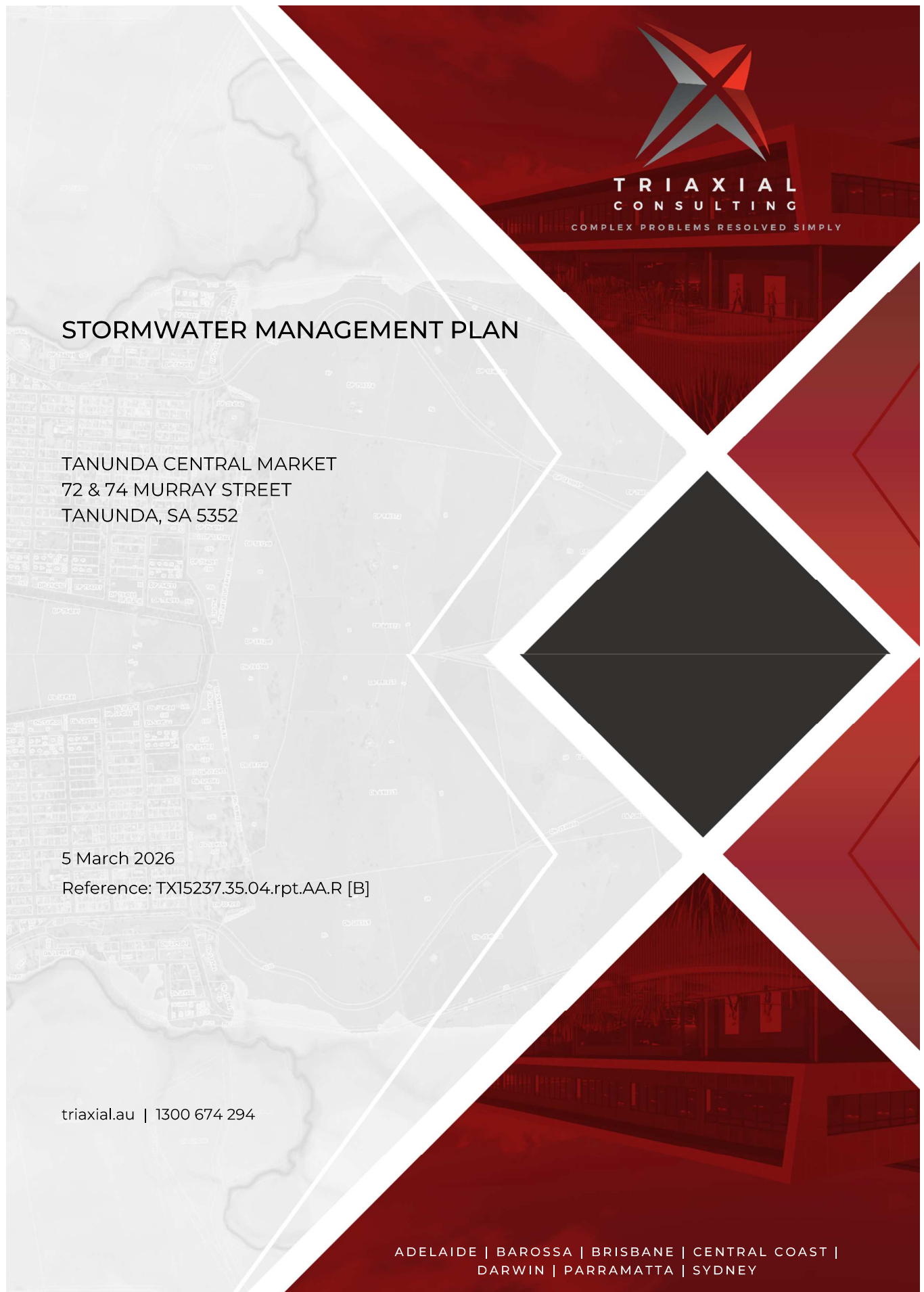


APPENDIX D: BACKGROUND NOISE LOGGING













# Stormwater Management Plan

Reference Document: TX15237.35.04.rpt.AA.R [B]

## DOCUMENT CONTROL

|                  |                             |             |             |
|------------------|-----------------------------|-------------|-------------|
| Client           | FE PORTAL PTY LTD           |             |             |
| Prepared By      | Triaxial Consulting Pty Ltd |             |             |
| Report Author    | Aaron Rambaud               |             |             |
| File Reference   | TX15237.35.04.rpt.AA.R [B]  |             |             |
| Proposal Date    | 5 March 2026                |             |             |
| Current Revision | B                           |             |             |
| Revision History | Report Author               | Reviewed By | Report Date |
| A                | AA.R                        | G.DS.       | 12/01/2026  |
| B                | AA.R                        | G.DS.       | 05/03/2026  |
|                  |                             |             |             |
|                  |                             |             |             |

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TX15237.35.04.rpt.AA.R [B].docx

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5 March 2026

THE BAROSSA COUNCIL  
Attn: TO WHOM IT MAY CONCERN  
PO Box 867  
Nuriootpa, SA 5355

71 Glen Osmond Rd Eastwood SA  
5063

Dear Sir/Madam,

**Re: TANUNDA CENTRAL MARKET**  
**72 & 74 MURRAY STREET, Tanunda, SA 5352**  
**Stormwater Management Plan Report**  
Triaxial Reference: TX15237.35.04.rpt.AA.R [B].docx

The enclosed comprises our stormwater calculations package to support the stormwater management plan.

## 1. METHODOLOGY

The below outlines the stormwater management plan methodology.

The design criteria have been based on the following / order of precedence:

- The Barossa Council's Request for information dated 20/11/25 (Council RFI) – copy attached in Appendix A
- Council's Standards & Requirements for the Design, Construction and Development of Infrastructure Assets – Guidelines for undertaking Land Division (Council Guidelines)
- Relevant SAA standards
- Good Practice

The design has been based on the following assumptions:

- Rainfall data obtained from the Bureau of Meteorology website.

The design storm minor and major events are the 10% & 1% AEP rainfall events respectively.

The site / development comprises two individual allotments 72 & 74 with both falling away from Murray Street along the southeastern boundary. Lot 74 also bounds / falls to Julius Street along its northeastern boundary. The proposed legal point of discharge for the development is therefore the existing water table in Julius Street with an easement setup in Lot 74 to manage the upstream discharge from Lot 72.

To manage allowable site discharges from each allotment, detention measures comprising above ground rainwater tanks for roof catchments and below ground oversized pipes combined with surface ponding for pavement areas (Lot 72 only) have been proposed. The detention storages in Lot 74 have also been sized to manage the transfer of upstream Lot 72 discharge flows to the legal point of discharge. Furthermore, flows to proposed kerb outlets have been limited to the requirements of Council's RFI for both the major and minor storm events.

Drains software has been used to determine the design flows / detention storages and analyse the stormwater system based on the IIsax method. Civil3d has been used to determine the surface storage volume in the carpark and input to Drains.

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ABN 24 156 426 274

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A pump has also been proposed to elevate discharge flows from the proposed detention storages to the existing water table of Julius Street. In the event of pump failure, a grated lid has been proposed to allow for surcharge / overland travel to the same existing water table.

The proposed site grading facilitates an overland flow path to the proposed driveway entry for increased flood protection to the proposed buildings in larger than the major storm event.

Litter baskets have been proposed to all grated inlet pits and a filter insert has been proposed to the driveway trench drain for water treatment in pavement / vehicular areas.

The proposed building finished floor levels have been set in accordance with Council's Guidelines.

Pedestrian, carpark and disabled parking area grades have been completed in accordance Australian Standards AS1428.1, AS2890.1 & AS2890.6 respectively. The carpark / driveway access grades have further been completed in accordance with AS2890.2 to cater for rigid commercial vehicles.

## 2. RESULTS

The results from the proposed stormwater design are:

Lot 72:

- Proposed discharge (1% AEP post development flow) = 12 L/s
- Allowable discharge (20% AEP predevelopment flow) = 12 L/s

Lot 74:

- Proposed discharge (1% AEP post development flow) = 8 L/s
- Allowable discharge (20% AEP predevelopment flow) = 8 L/s

Discharge to kerb outlet (Lots 72 & 74 combined):

- 10% AEP flow:
  - Proposed = 11 L/s
  - Allowed = 12 L/s
- 1% AEP flow:
  - Proposed = 15 L/s
  - Allowed = 20 L/s

Refer Appendix B for the stormwater calculations.

The above results indicate that the proposed stormwater management plan will satisfy Council's stormwater requirements.

Yours faithfully,

**TRIAXIAL CONSULTING**

**Aaron Rambaud**

Senior Civil Design Engineer



## Appendix A

### SUPPORTING INFORMATION

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Appendices.docx





20/11/2025

Daniel Mckenna

**Request for Information**

Applicant: Drew Roberts, Kent Stevens

Application ID: 25031885

Subject Land:

72 MURRAY ST TANUNDA SA 5352

Title ref.: CT 5783/454

Plan Parcel: F172049 AL598

Council: THE BAROSSA COUNCIL

74 MURRAY ST TANUNDA SA 5352

Title ref.: CT 5783/463

Plan Parcel: F172048 AL597

Council: THE BAROSSA COUNCIL

Dear Mckenna,

The following additional information is required by the due date 23/02/2026 to assist with the assessment of your Planning Consent for proposed development.

**Proposed Development:**

Demolition of existing commercial and residential buildings and the construction of an integrated commercial development in the form of two (2) two-storey shops incorporating a retailer (fruit and vegetable), cafe, four (4) boutique retailers, restaurant with associated bar and carparking and landscaping areas

**Required Information**

**1. Access**

In relation to vehicle access to the subject site, please provide updated plans demonstrating the following –

- a. Existing access point and crossover to Murray Street to be reinstated to kerb and gutter and the footpath to be made good to match into the existing footpath; and
- b. The existing gate access to the Council carpark to the west to be blocked off from vehicle access but should consider a safe pedestrian access between the Council carpark and the proposed mall with a low or open-style (i.e., tubular) fencing to promote pedestrian movements within and around the site and to enhance passive surveillance.

**2. Right of Way**

As the subject site includes two allotments there is the identified need to provide reciprocal Right of Ways over the car parking area and the walkway between both the proposed buildings – unless an amalgamation of the two allotments were to be pursued. Please provide an updated plan

demonstrating the proposed Right of Way to facilitate the appropriate use of the site (consisting of both allotments). Or, alternatively confirm whether an amalgamation is to be pursued.

### **3. Acoustic impact**

The Traffic and Parking Assessment provided by Frank Siow & Associates indicates that delivery and waste vehicles will attend the site between 6:00am and 7:30am on weekdays given the need for the delivery vehicles to undertake a reversing in manoeuvre to the proposed carparking area given the constraints of the site.

Given this timeframe is early in the morning, there is potential for acoustic impacts resulting from the use of a Heavy Rigid Vehicle (HRV) and waste vehicle attending the site by both their engine noise and their reversing alarms. There is concern that the combination of hours accessing the site and the types of vehicles likely to attend the site, that noise impacts are likely to be created to the existing sensitive receivers (dwellings) to the north and north-west.

In addition, areas have been nominated for rooftop plant equipment as per the Site Plan provided. Acoustic consideration is required to consider the type of equipment likely to be housed in these areas and any potential noise generation to surrounding residential properties.

The further inclusion of an upper-level bar/restaurant presents the likely potential for music to be played on the outdoor balcony, further information is required to consider these impacts.

Please provide an acoustic assessment that addresses –

- a. The potential noise generation and impacts on the surrounding sensitive receivers for a HRV and typical waste management truck to undertake a reverse-in manoeuvre at the hours proposed of 6:00am-7:30am; and
- b. The noise generation from the rooftop plant and service equipment on surrounding sensitive receivers; and
- c. Please confirm whether the proposed restaurant/bar use on the upper-level will include the playing of music, especially in relation to the outdoor balcony. If so, please provide greater detail to how the noise generation from music is to be appropriately managed.

### **4. Civil plan**

There is limited information to provide an accurate extent of landform alterations to the site based on the information provided. To enable greater assessment, please provide an updated plan showing additional civil information including the required extent of earthworks (including height of any cut and/or fill), retaining wall heights and proposed pavement levels.

### **5. Stormwater management plan**

Please provide a stormwater management plan that considers and demonstrates the below criteria –

- a. A detailed drainage design is required for all of the proposed development, and if necessary due to existing land form, include areas outside the proposed development but within the drainage catchment affecting the development;

- b. The plan shall include at least existing contours, features, existing stormwater infrastructure, proposed site works details, levels and grading, proposed stormwater drainage system, details of detention facility including volumes and discharge controls, proposed building floor levels, proposed paving and connection details to and any upgrading if required of the existing external drainage systems;
- c. The maximum point discharge to kerb and gutter up to a 10% AEP event shall be 12L/s; 1% AEP event shall be 20L/s.
- d. Detention shall be provided to limit the 1% AEP post-development peak discharge to the 20% AEP pre-development peak discharge from the site, or the maximum permitted discharge to Council's infrastructure, whichever is the lesser;
- e. The stormwater drainage design must include a stormwater and site management plan with supporting computations compliant with the requirements listed below.

## 6. Vegetation

Noting the declaration has been provided, there are existing trees on the site to be removed to facilitate this proposed development. Please provide confirmation none of these trees are considered to be native species as per the *Native Vegetation Act 1991*.

Additionally, please consider and identify the impact of the proposed buildings on any existing street tree.

## 7. Landscaping plan

Please provide a detailed landscaping plan demonstrating the following –

- a. Final location for all proposed landscaping, comprising trees, shrubs and groundcovers (where appropriate);
- b. Final nominated species to be used, noting species shall be suited to the local conditions;
- c. Planting types and locations to be considerate of site features;
- d. Pot sizes at the time of planting;
- e. Irrigation and maintenance methods, including protection of plantings from vehicles and pedestrians.

**Note:** *Landscaping can be considered as a Reserved Matter, if desired.*

**Please note:** *Due to the increase in potential wastewater loads from the proposed development, a CWMS augmentation charge may be required to be charged – this is to be determined by Council's CWMS Coordinator. Please also note that a Wastewater Application and design is to be submitted to Council's Environmental Health Team for assessment.*

If you require additional time to provide the information, please contact the Authority on the details below as soon as possible to allow for consideration of your request.

Please note failure to provide the requested information may result in refusal of your application.

If you have any other questions regarding your application, please use the contact details below.



Yours sincerely,

Tom Marshall  
The Barossa Council  
08 8563 8444  
development@barossa.sa.gov.au

|                                                                                                                         |                                |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Planning, Development and Infrastructure Act 2016 & Planning, Development and Infrastructure (General) Regulations 2017 | Section 119(3) / Regulation 34 |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------|



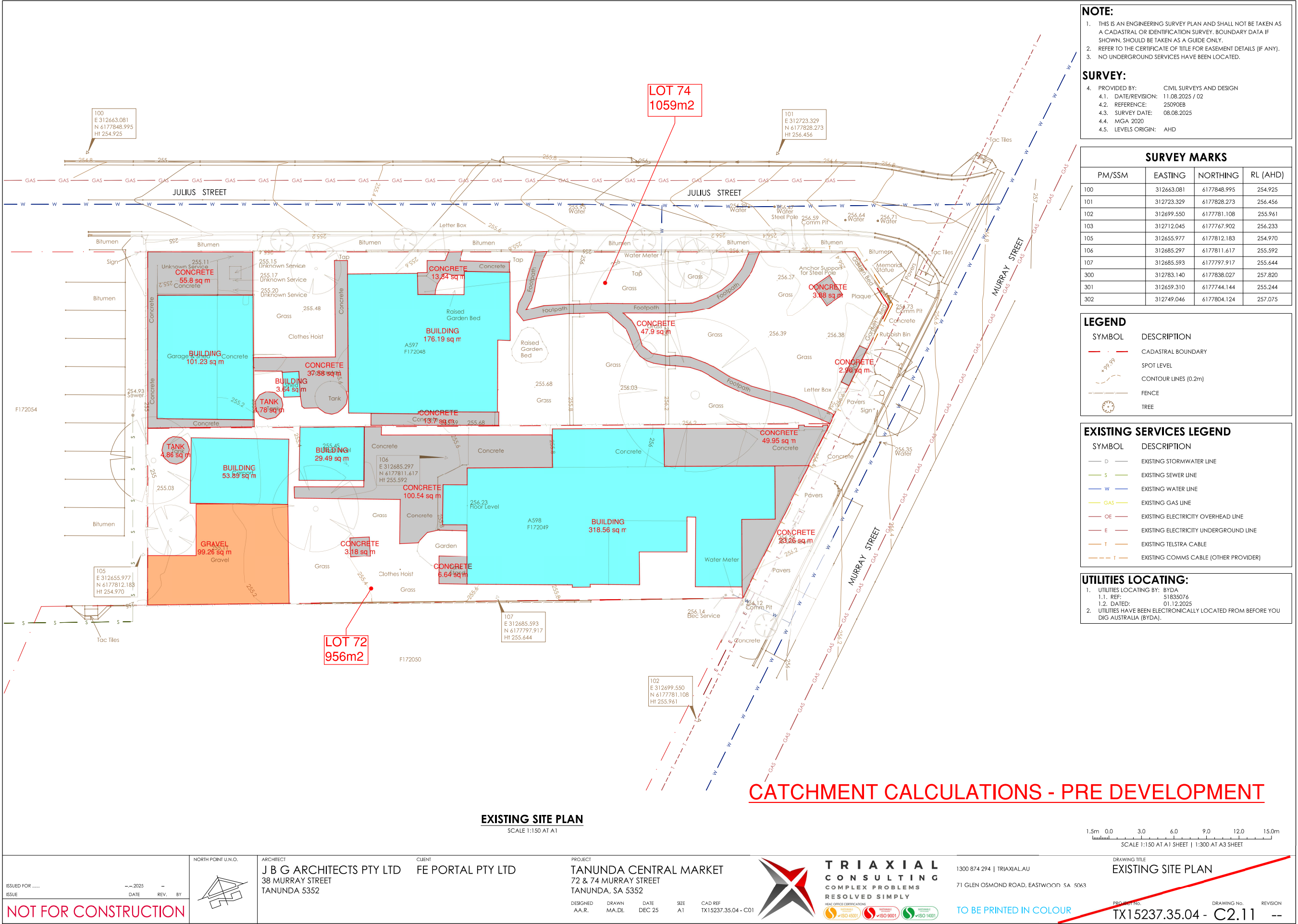
## Appendix B

### STORMWATER CALCULATIONS

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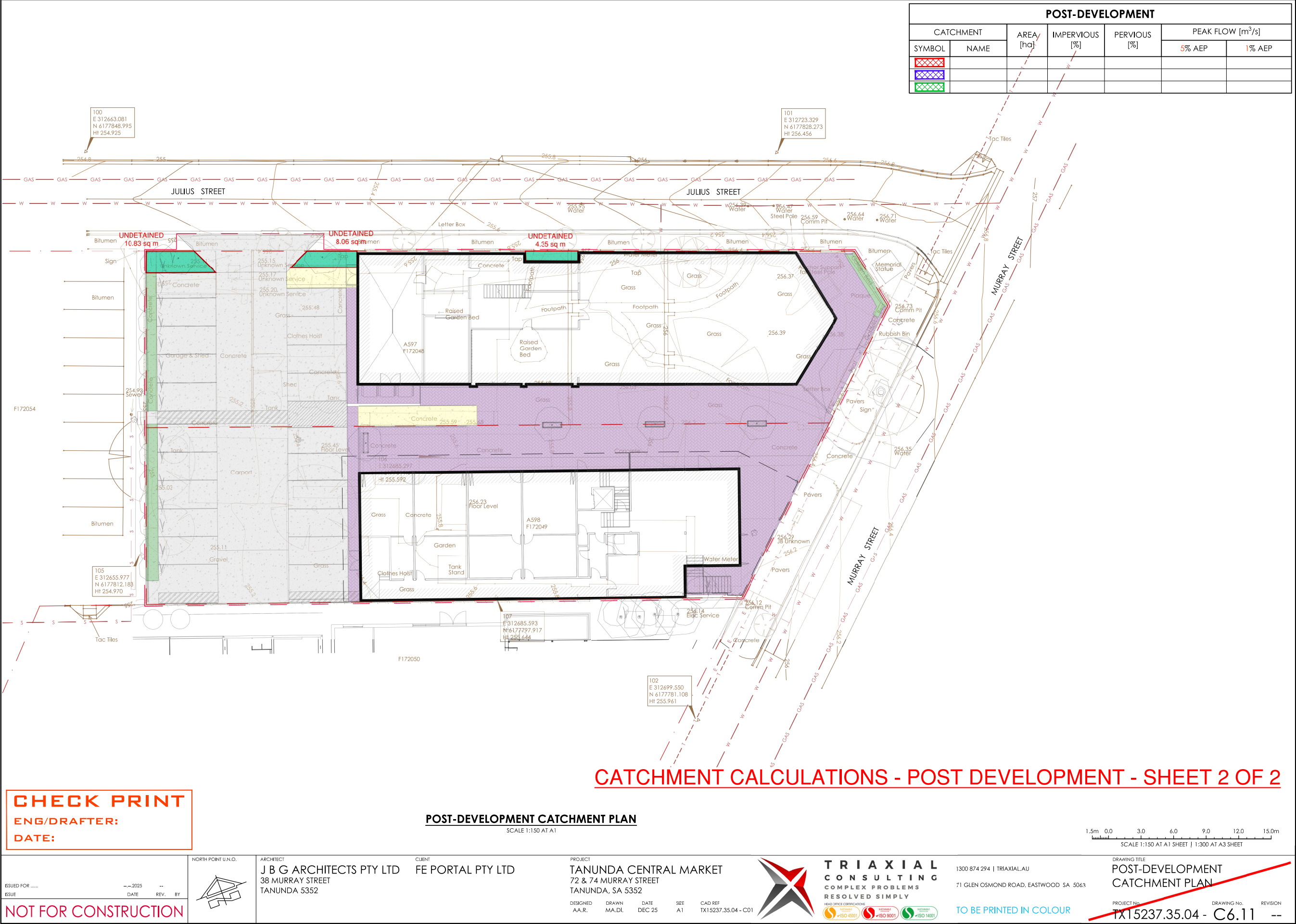
Appendices.docx







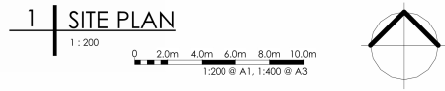




CATCHMENT CALCULATIONS - POST DEVELOPMENT - SHEET 2 OF 2



30/10/2025 1:03:50 PM \\SERVER\Projects\JBG 2025\2527 Tanunda Central Market\JBG Drawings + Photos\2527-Tanunda Central Market.rvt



| SITE AREA COVERAGE - LOT 72           |     | m <sup>2</sup> |
|---------------------------------------|-----|----------------|
| SITE                                  | 956 |                |
| GROUND LEVEL                          |     |                |
| CAFE                                  | 70  |                |
| KITCHEN/SERVERY                       | 50  |                |
| SHOP                                  | 115 |                |
| STORE/LUNCH                           | 65  |                |
| BOH, TOILETS, CORRIDOR, LIFT          | 85  |                |
| TOTAL                                 | 385 |                |
| UPPER LEVEL                           |     |                |
| RESTAURANT/BAR                        | 190 |                |
| BALCONY                               | 90  |                |
| BOH, TOILETS, KITCHEN, STORE, SERVERY | 165 |                |
| TOTAL                                 | 445 |                |

| SITE AREA COVERAGE - LOT 74 |      | m <sup>2</sup> |
|-----------------------------|------|----------------|
| SITE                        | 1059 |                |
| GROUND LEVEL                |      |                |
| SHOP, FRUIT & VEG           | 290  |                |
| CHECK OUT/SERVERY           | 60   |                |
| STORE/Preparation           | 185  |                |
| TOTAL                       | 495  |                |
| UPPER LEVEL                 |      |                |
| Office/Amenities            | 45   |                |
| STORE/Preparation           | 85   |                |
| TOTAL                       | 130  |                |

CATCHMENT CALCULATIONS - ROOF

PLANNING APPROVAL

30/10/2025 1:03:50 PM

**NOTES**  
This drawing is copyright and the property of JBG Architects Pty. Ltd. and must not be used without written authorisation. Do not scale this drawing. All dimensions shown on drawings are in millimetres unless otherwise noted and should be verified on site before commencing building works. These architectural drawings are to be read in conjunction with the building specification and consultant drawings. Any discrepancies are to be referred to the project architect for clarification prior to work commencing.

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

| Issue | Issued For       | By | To     | Date     |
|-------|------------------|----|--------|----------|
| P1    | CLIENT REVIEW    | TN | CLIENT | 26.09.25 |
| P2    | FOR PA           | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO | TN | ALL    | 08.10.25 |
| P4    | RFI              | TN | ALL    | 20.10.25 |
| P5    | RFV/AMENDMENTS   | TN | ALL    | 29.10.25 |

**SITE NOTES**

**SITE SETOUT + BOUNDARY IDENTIFICATION:**  
SET-OUT DIMENSIONS SHALL BE FROM THE ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES. BOUNDARY + EASEMENT LINES ARE TO BE IDENTIFIED BY THE BUILDER ON-SITE 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:** (a) POWER CABLE SUPPLY TO REMAIN/ PROVIDE NEW UNDERGROUND ELECTRICAL CABLE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION (TBC)

**WATER SUPPLY:** (a) WATER METER + PIPE SUPPLY TO REMAIN/ PROVIDE NEW WATER METER + PIPE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION (TBC)

**WASTEWATER DISPOSAL:** CONNECT NEW WASTEWATER DRAINS TO (b) WASTEWATER DISPOSAL SYSTEM/ PROVIDE NEW ON-SITE WASTEWATER DISPOSAL AS INDICATED ON DRAWINGS- REFER TO CONSULTANT WASTEWATER ENGINEER REPORT FOR FURTHER DETAILS (TBC)

**TELECOMMUNICATION/DATA SUPPLY:** (a) CABLE SUPPLY TO REMAIN/ PROVIDE NEW UNDERGROUND CABLE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION (TBC)

THE FINAL LOCATION OF NEW SERVICES/ CABLES/ DRAINS/ TANKS IS TO BE CONFIRMED BETWEEN THE CLIENT AND BUILDER PRIOR TO INSTALLATION. EXISTING SERVICES INDICATED ON THE DRAWINGS MAY HAVE BEEN LOCATED BY A FIELD SURVEY. OTHER SERVICES MAY EXIST THAT WERE NOT VISIBLE AT SURFACE LEVELS AT THE TIME OF SURVEY. AS SUCH PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING UNDERGROUND SERVICES.

**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 CLIENT.

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

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

**TERMITE TREATMENT:**  
PROVIDE 'TERMITE-MESH' STAINLESS STEEL MESH OR '110MEGUARD' 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 + CLIENT 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 CUNNINGHAM. 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.

LANDSCAPE ZONE

| SITE AREA COVERAGE |      | m <sup>2</sup> |
|--------------------|------|----------------|
| SITE               | 2015 |                |
| LANDSCAPE          | 65   |                |
| PERCENTAGE OF SITE | 3%   |                |

THIS IS TO BE PRINTED IN COLOUR

Architect  
**J B G ARCHITECTS PTY LTD**  
38 MURRAY STREET  
TANUNDA 5352  
P. 08 8543 1155  
E. admin@jbgarchitects.com  
Client  
**TCM**

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**SITE PLAN**

Project Number  
**2527**

Drawn by  
**TN**

Approved by  
**JG**

Issue  
**P5**



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**Fraction Impervious Calculations:*****Existing Development***

| Catchment | Area (ha) | Fraction Impervious % | Fraction Pervious % |
|-----------|-----------|-----------------------|---------------------|
| Lot 72    |           |                       |                     |
| Roof      | 0.0401    | 100                   | 0                   |
| Hardstand | 0.0188    | 100                   | 0                   |
| Landscape | 0.0268    | 0                     | 100                 |
| Gravel    | 0.0099    | 62                    | 38                  |
| Sub Total | 0.0956    | 68.03                 | 31.97               |

| Catchment | Area (ha) | Fraction Impervious % | Fraction Pervious % |
|-----------|-----------|-----------------------|---------------------|
| Lot 74    |           |                       |                     |
| Roof      | 0.0281    | 100                   | 0                   |
| Hardstand | 0.0179    | 100                   | 0                   |
| Landscape | 0.0599    | 0                     | 100                 |
| Gravel    | 0         | 62                    | 38                  |
| Sub Total | 0.1059    | 43.44                 | 56.56               |

***Proposed Development***

| Catchment               | Area (ha) | Fraction Impervious % | Fraction Pervious % |
|-------------------------|-----------|-----------------------|---------------------|
| Lot 72 - Carpark / Mall |           |                       |                     |
| Roof (Office)           | 0         | 100                   | 0                   |
| Hardstand               | 0.0507    | 100                   | 0                   |
| Landscape               | 0.0016    | 0                     | 100                 |
| Gravel                  | 0         | 62                    | 38                  |
| Sub Total               | 0.0523    | 96.94                 | 3.06                |
| Lot 74 - Carpark / Mall |           |                       |                     |
| Roof (Office)           | 0         | 100                   | 0                   |
| Hardstand               | 0.0482    | 100                   | 0                   |
| Landscape               | 0.0017    | 0                     | 100                 |
| Gravel                  | 0         | 62                    | 38                  |
| Sub Total               | 0.0499    | 96.59                 | 3.41                |

[illegible]







DRAINS MODEL RESULTS - 1% AEP FLOWS



DRAINS MODEL RESULTS - 10% AEP FLOWS (FOR KERB OUTLET FLOW CALCULATIONS ONLY)

his model has no pipes with non-zero values



## Drains Model - 1% AEP Flows

DRAINS results prepared from Version 2025.01.9147.24925

## PIT / NODE DETAILS

| Name | Max HGL | Max Pond<br>HGL | Max Surface<br>Flow Arriving<br>(cu.m/s) | Version 8                    |                         | Overflow<br>(cu.m/s) | Constraint |
|------|---------|-----------------|------------------------------------------|------------------------------|-------------------------|----------------------|------------|
|      |         |                 |                                          | Max Pond<br>Volume<br>(cu.m) | Min<br>Freeboard<br>(m) |                      |            |

## SUB-CATCHMENT DETAILS

| Name              | Max<br>Flow Q<br>(cu.m/s) | Paved<br>Max Q<br>(cu.m/s) | Grassed<br>Max Q<br>(cu.m/s) | Paved<br>Tc<br>(min) | Grassed<br>Tc<br>(min) | Supp.<br>Tc<br>(min) | Due to Storm                    |
|-------------------|---------------------------|----------------------------|------------------------------|----------------------|------------------------|----------------------|---------------------------------|
|                   |                           |                            |                              |                      |                        |                      |                                 |
| EX Lot 72         | 0.03                      | 0.027                      | 0.005                        | 5                    | 5                      | 10                   | 0 1% AEP, 10 min burst, Storm 3 |
| EX Lot 74         | 0.025                     | 0.019                      | 0.01                         | 5                    | 5                      | 10                   | 0 1% AEP, 10 min burst, Storm 2 |
| BUILD - 3 (2)     | 0.004                     | 0.004                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| BUILD 4 (1)       | 0.004                     | 0.004                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| BUILD - 2 (2)     | 0.007                     | 0.007                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| BUILD - 1 (1&2)   | 0.009                     | 0.009                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| Cat695            | 0.021                     | 0.021                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| UNDETAINED LOT 74 | 0.001                     | 0                          | 0.001                        | 5                    | 5                      | 10                   | 2 1% AEP, 15 min burst, Storm 4 |
| BUILD - 3 (3)     | 0.003                     | 0.003                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| BUILD - 3 (1)     | 0.005                     | 0.005                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| BUILD 3 O/F       | 0.003                     | 0.003                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| BUILD - 2 (1)     | 0.002                     | 0.002                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| BUILD - 2 (1) O/F | 0.001                     | 0.001                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| BUILD - 2 (2) O/F | 0.003                     | 0.003                      | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |
| Cat81407          | 0.02                      | 0.02                       | 0                            | 5                    | 5                      | 10                   | 2 1% AEP, 10 min burst, Storm 4 |

## PIPE DETAILS

| Name | Max Q<br>(cu.m/s) | Max V<br>(m/s) | Max U/S<br>HGL (m) | Max D/S<br>HGL (m) | Due to Storm |
|------|-------------------|----------------|--------------------|--------------------|--------------|
|------|-------------------|----------------|--------------------|--------------------|--------------|

## CHANNEL DETAILS

| Name | Max Q<br>(cu.m/s) | Max V<br>(m/s) | Due to Storm |
|------|-------------------|----------------|--------------|
|------|-------------------|----------------|--------------|

## OVERFLOW ROUTE DETAILS

| Name        | Max Q U/S | Max Q D/S | Safe Q | Max D | Max DxV | Max Width | Max V | Due to Storm                   |
|-------------|-----------|-----------|--------|-------|---------|-----------|-------|--------------------------------|
| OF930       | 0.006     | 0.006     | 10.912 | 0.011 | 0       | 5.37      | 0.22  | 1% AEP, 10 min burst, Storm 4  |
| OF947       | 0.004     | 0.008     | 10.912 | 0.012 | 0       | 5.8       | 0.25  | 1% AEP, 10 min burst, Storm 4  |
| OF936       | 0.009     | 0.009     | 10.912 | 0.012 | 0       | 6.23      | 0.24  | 1% AEP, 10 min burst, Storm 4  |
| OF933       | 0.009     | 0.009     | 10.912 | 0.012 | 0       | 6.23      | 0.22  | 1% AEP, 10 min burst, Storm 4  |
| OF944       | 0.026     | 0.026     | 10.912 | 0.018 | 0.01    | 9.23      | 0.31  | 1% AEP, 10 min burst, Storm 3  |
| OF939       | 0.004     | 0.006     | 10.912 | 0.011 | 0       | 5.37      | 0.21  | 1% AEP, 15 min burst, Storm 1  |
| LOT 72      | 0.012     | 0.012     | 10.912 | 0.013 | 0       | 6.66      | 0.28  | 1% AEP, 20 min burst, Storm 10 |
| OF953       | 0.005     | 0.005     | 10.912 | 0.01  | 0       | 4.94      | 0.2   | 1% AEP, 20 min burst, Storm 3  |
| OF134130    | 0.005     | 0.005     | 10.912 | 0.01  | 0       | 4.94      | 0.2   | 1% AEP, 20 min burst, Storm 3  |
| OF55472     | 0.003     | 0.006     | 10.912 | 0.011 | 0       | 5.37      | 0.22  | 1% AEP, 10 min burst, Storm 4  |
| OF175291    | 0.008     | 0.008     | 10.912 | 0.012 | 0       | 5.8       | 0.25  | 1% AEP, 10 min burst, Storm 4  |
| OF55744     | 0.006     | 0.026     | 10.912 | 0.018 | 0.01    | 9.23      | 0.31  | 1% AEP, 10 min burst, Storm 3  |
| OF101995    | 0.002     | 0.009     | 10.912 | 0.012 | 0       | 6.23      | 0.24  | 1% AEP, 10 min burst, Storm 4  |
| OF111038    | 0.001     | 0.004     | 10.912 | 0.009 | 0       | 4.51      | 0.2   | 1% AEP, 10 min burst, Storm 4  |
| OF111041    | 0.004     | 0.024     | 10.912 | 0.018 | 0.01    | 8.8       | 0.31  | 1% AEP, 10 min burst, Storm 4  |
| OF133449    | 0.024     | 0.024     | 10.912 | 0.018 | 0.01    | 8.8       | 0.31  | 1% AEP, 10 min burst, Storm 4  |
| PUMP OUTLET | 0.015     | 0.015     | 10.912 | 0.015 | 0       | 7.52      | 0.27  | 1% AEP, 30 min burst, Storm 10 |
| OF134264    | 0.02      | 0.02      | 10.912 | 0.017 | 0       | 8.38      | 0.29  | 1% AEP, 30 min burst, Storm 4  |

## DETENTION BASIN DETAILS

| Name       | Max WL | Max Vol | Max Q<br>Total | Max Q     |            |
|------------|--------|---------|----------------|-----------|------------|
|            |        |         |                | Low Level | High Level |
| TANK 1     | 1.81   | 4.8     | 0.004          | 0         | 0.004      |
| Basin14    | 255.44 | 8       | 0.012          | 0         | 0.012      |
| TANK 2     | 1.96   | 6.8     | 0.005          | 0         | 0.005      |
| Basin43930 | 254.81 | 15.2    | 0.015          | 0         | 0.015      |

Run Log for DRAINS v2025.01.9147.24925 - TX15237.35-04 DRAINS MODEL

Run Log for DRAINS v2025.01.9147.24925 - TX15237.35-04 DRAINS MODEL.drm run at 21:11:11 on 10/1/2026.

Flows were safe in all overflow routes.

## PIPE STORAGE

**PIPE STORAGE**

Lot 72

| Diameter<br>(mm) | Number | Area<br>(m2) | Length<br>(m) | Volume<br>(m3) |
|------------------|--------|--------------|---------------|----------------|
| 375              | 1      | 0.110        | 0             | 0.00           |
| 225              | 1      | 0.040        | 0             | 0.00           |
| 300              | 1      | 0.071        | 0             | 0.00           |
| 375              | 1      | 0.110        | 0             | 0.00           |
| 525              | 1      | 0.216        | 0             | 0.00           |
| 600              | 1      | 0.283        | 0             | 0.00           |
| 675              | 1      | 0.358        | 0             | 0.00           |
| 750              | 1      | 0.442        | 0             | 0.00           |
| 825              | 1      | 0.535        | 0             | 0.00           |
| 900              | 1      | 0.636        | 0             | 0.00           |
| 1050             | 1      | 0.866        | 0             | 0.00           |
| 1200x900         | 1      | 1.080        | 6.00          | 6.48           |
| TOTAL            |        |              |               | 6.48           |

Lot 74

| Diameter<br>(mm) | Number | Area<br>(m2) | Length<br>(m) | Volume<br>(m3) |
|------------------|--------|--------------|---------------|----------------|
| 375              | 1      | 0.110        | 0             | 0.00           |
| 225              | 1      | 0.040        | 0             | 0.00           |
| 300              | 1      | 0.071        | 0             | 0.00           |
| 375              | 1      | 0.110        | 15            | 1.66           |
| 525              | 1      | 0.216        | 0             | 0.00           |
| 600              | 1      | 0.283        | 0             | 0.00           |
| 675              | 1      | 0.358        | 0             | 0.00           |
| 750              | 1      | 0.442        | 0             | 0.00           |
| 825              | 1      | 0.535        | 0             | 0.00           |
| 900              | 1      | 0.636        | 0             | 0.00           |
| 1050             | 1      | 0.866        | 0             | 0.00           |
| 1200x900         | 1      | 1.080        | 13.00         | 14.04          |
| TOTAL            |        |              |               | 15.70          |

## Worksheet Calculating an Elevation-Discharge Relationship for a Circular Orifice or for Multiple Orifices

## TANK 1 ORIFICE

This calculates an elevation-discharge relationship for an orifice or group of orifices, assuming that it is submerged on the upstream side, and can discharge freely on the downstream side.

**FOLLOW THE PROCEDURES BELOW, ENTERING VALUES IN THE YELLOW BOXES.**

## 1. Enter Orifice Parameters.

|                                    |      |     |   |   |   |   |
|------------------------------------|------|-----|---|---|---|---|
| Orifice No.                        | 1    | 2   | 3 | 4 | 5 | 6 |
| Elevation of Centre of Orifice (m) | 0.02 | 0   |   |   |   |   |
| Orifice Diameter (mm)              | 40   | 0   |   |   |   |   |
| Orifice Factor                     | 0.6  | 0.6 |   |   |   |   |

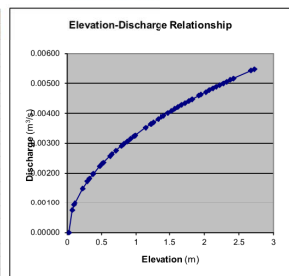
|                  |   |   |
|------------------|---|---|
| Lowest Elevation | 1 | 2 |
|                  | 0 | 0 |

## 2. Fill in the Required Heights above the Orifice Centre in the yellow column below.

| Height above Orifice (m) | Lowest Orifice (m AHD) | Elevation Discharge (m/s) |
|--------------------------|------------------------|---------------------------|
|--------------------------|------------------------|---------------------------|

|        |        |         |
|--------|--------|---------|
| 0      | 0.02   | 0.00000 |
| 0.05   | 0.07   | 0.00075 |
| 0.077  | 0.097  | 0.00093 |
| 0.09   | 0.11   | 0.00100 |
| 0.2    | 0.22   | 0.00149 |
| 0.27   | 0.29   | 0.00173 |
| 0.3    | 0.32   | 0.00183 |
| 0.35   | 0.37   | 0.00197 |
| 0.355  | 0.375  | 0.00199 |
| 0.45   | 0.47   | 0.00224 |
| 0.48   | 0.5    | 0.00231 |
| 0.5    | 0.52   | 0.00236 |
| 0.6    | 0.62   | 0.00259 |
| 0.625  | 0.645  | 0.00264 |
| 0.686  | 0.706  | 0.00276 |
| 0.755  | 0.785  | 0.00292 |
| 0.8    | 0.82   | 0.00299 |
| 0.85   | 0.87   | 0.00308 |
| 0.9    | 0.92   | 0.00317 |
| 0.95   | 0.97   | 0.00325 |
| 0.9635 | 0.9835 | 0.00328 |
| 0.85   | 0.87   | 0.00308 |
| 1.117  | 1.137  | 0.00353 |
| 1.19   | 1.21   | 0.00364 |
| 1.2    | 1.22   | 0.00366 |
| 1.23   | 1.25   | 0.00370 |
| 1.3    | 1.32   | 0.00381 |
| 1.35   | 1.37   | 0.00388 |
| 1.3855 | 1.4055 | 0.00393 |
| 1.45   | 1.47   | 0.00402 |
| 1.4985 | 1.5185 | 0.00409 |
| 1.55   | 1.57   | 0.00416 |
| 1.598  | 1.618  | 0.00422 |
| 1.65   | 1.67   | 0.00429 |
| 1.7    | 1.72   | 0.00435 |
| 1.75   | 1.77   | 0.00442 |
| 1.8    | 1.82   | 0.00448 |
| 1.8025 | 1.8225 | 0.00448 |
| 1.9    | 1.92   | 0.00460 |
| 1.9245 | 1.9445 | 0.00463 |
| 2      | 2.02   | 0.00472 |
| 2.05   | 2.07   | 0.00478 |
| 2.1    | 2.12   | 0.00484 |
| 2.15   | 2.17   | 0.00489 |
| 2.2    | 2.22   | 0.00495 |
| 2.25   | 2.27   | 0.00501 |
| 2.3    | 2.32   | 0.00506 |
| 2.35   | 2.37   | 0.00512 |
| 2.4    | 2.42   | 0.00517 |
| 2.65   | 2.67   | 0.00543 |
| 2.7    | 2.72   | 0.00548 |

## 3. After Checking the Relationship, copy the two orange columns and transfer these to DRAINS.



The orifice equation is:  $Q = C_c \cdot \pi/4 \cdot D^2 \cdot (2g \cdot H)^{0.5}$

where  $Q$  is flowrate ( $m^3/s$ ),  
 $C = C_c \cdot C_v$  is a dimensionless contraction coefficient  
 where  $C_c$  allows for the vena contracta effect and  $C_v$  for a velocity correction,  
 $D$  is the orifice diameter (m),  
 $g$  is acceleration due to gravity ( $9.80 m/s^2$ ),  
 $H$  is the height of water above the centre of the orifice.

$C$  is taken as 0.6 in DRAINS for a sharp-edged orifice. Other coefficients may apply in special cases, as shown below.

| Orifices and their Nominal Coefficients |             |         |            |
|-----------------------------------------|-------------|---------|------------|
|                                         | Sharp edged | Rounded | Short tube |
| $C_c$                                   | 0.61        | 0.98    | 0.80       |
| $C_v$                                   | 0.62        | 1.00    | 0.52       |
| $C$                                     | 0.38        | 0.98    | 0.80       |

Source: Vennard, J.K. and Street, R.L. (1982) *Elementary Fluid Mechanics*, 6th Edition, Wiley, New York, Figure 11.29

The orifice equation above applies when the orifice is fully submerged on the upstream side, say when  $H$  is 1.2 times the orifice radius  $D/2$ , and where there are no tailwater effects. This will not be correct when water level ( $H$  - the centre level of the orifice) is below this. In this worksheet, this error is glossed over, assuming that errors in this range will not be significant.

If the downstream side of the orifice becomes submerged, the orifice equation still applies, but with  $H$  being (upstream water level - tailwater level) rather than (upstream water level - orifice centre level as for a free outfall). This situation is not allowed for here, but this worksheet can be adapted to apply it.



## Worksheet Calculating an Elevation-Discharge Relationship for a Circular Orifice or for Multiple Orifices

## TANK 2 ORIFICE

This calculates an elevation-discharge relationship for an orifice or group of orifices, assuming that it is submerged on the upstream side, and can discharge freely on the downstream side.

**FOLLOW THE PROCEDURES BELOW, ENTERING VALUES IN THE YELLOW BOXES.**

## 1. Enter Orifice Parameters.

|                                    |      |     |   |   |   |   |
|------------------------------------|------|-----|---|---|---|---|
| Orifice No.                        | 1    | 2   | 3 | 4 | 5 | 6 |
| Elevation of Centre of Orifice (m) | 0.02 | 0   |   |   |   |   |
| Orifice Diameter (mm)              | 40   | 0   |   |   |   |   |
| Orifice Factor                     | 0.6  | 0.6 |   |   |   |   |

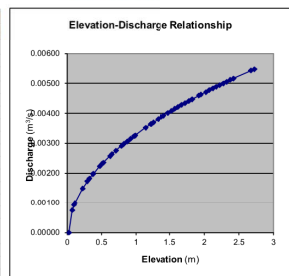
|                  |   |   |
|------------------|---|---|
| Lowest Elevation | 1 | 2 |
|                  | 0 | 0 |

## 2. Fill in the Required Heights above the Orifice Centre in the yellow column below.

Height above  
Lowest Orifice  
(m AHD)  
(m)

|        |        |         |
|--------|--------|---------|
| 0      | 0.02   | 0.00000 |
| 0.05   | 0.07   | 0.00075 |
| 0.077  | 0.097  | 0.00093 |
| 0.09   | 0.11   | 0.00100 |
| 0.2    | 0.22   | 0.00149 |
| 0.27   | 0.29   | 0.00173 |
| 0.3    | 0.32   | 0.00183 |
| 0.35   | 0.37   | 0.00197 |
| 0.355  | 0.375  | 0.00199 |
| 0.45   | 0.47   | 0.00224 |
| 0.48   | 0.5    | 0.00231 |
| 0.5    | 0.52   | 0.00236 |
| 0.6    | 0.62   | 0.00259 |
| 0.625  | 0.645  | 0.00264 |
| 0.686  | 0.706  | 0.00276 |
| 0.755  | 0.785  | 0.00292 |
| 0.8    | 0.82   | 0.00299 |
| 0.85   | 0.87   | 0.00308 |
| 0.9    | 0.92   | 0.00317 |
| 0.95   | 0.97   | 0.00325 |
| 0.9635 | 0.9835 | 0.00328 |
| 0.85   | 0.87   | 0.00308 |
| 1.117  | 1.137  | 0.00353 |
| 1.19   | 1.21   | 0.00364 |
| 1.2    | 1.22   | 0.00366 |
| 1.23   | 1.25   | 0.00370 |
| 1.3    | 1.32   | 0.00381 |
| 1.35   | 1.37   | 0.00388 |
| 1.3855 | 1.4055 | 0.00393 |
| 1.45   | 1.47   | 0.00402 |
| 1.4985 | 1.5185 | 0.00409 |
| 1.55   | 1.57   | 0.00416 |
| 1.598  | 1.618  | 0.00422 |
| 1.65   | 1.67   | 0.00429 |
| 1.7    | 1.72   | 0.00435 |
| 1.75   | 1.77   | 0.00442 |
| 1.8    | 1.82   | 0.00448 |
| 1.8025 | 1.8225 | 0.00448 |
| 1.9    | 1.92   | 0.00460 |
| 1.9245 | 1.9445 | 0.00463 |
| 2      | 2.02   | 0.00472 |
| 2.05   | 2.07   | 0.00478 |
| 2.1    | 2.12   | 0.00484 |
| 2.15   | 2.17   | 0.00489 |
| 2.2    | 2.22   | 0.00495 |
| 2.25   | 2.27   | 0.00501 |
| 2.3    | 2.32   | 0.00506 |
| 2.35   | 2.37   | 0.00512 |
| 2.4    | 2.42   | 0.00517 |
| 2.65   | 2.67   | 0.00543 |
| 2.7    | 2.72   | 0.00548 |

## 3. After Checking the Relationship, copy the two orange columns and transfer these to DRAINS.



The orifice equation is:  $Q = C_c \cdot \pi/4 \cdot D^2 \cdot (2g \cdot H)^{0.5}$

where  $Q$  is flowrate ( $m^3/s$ ),  
 $C = C_c \cdot C_v$  is a dimensionless contraction coefficient  
 where  $C_c$  allows for the vena contracta effect and  $C_v$  for a velocity correction,  
 $D$  is the orifice diameter (m),  
 $g$  is acceleration due to gravity ( $9.80 m/s^2$ ),  
 $H$  is the height of water above the centre of the orifice.

$C$  is taken as 0.6 in DRAINS for a sharp-edged orifice. Other coefficients may apply in special cases, as shown below.

| Orifices and their Nominal Coefficients |             |         |            |       |
|-----------------------------------------|-------------|---------|------------|-------|
|                                         | Sharp edged | Rounded | Short tube | Borda |
| $C_c$                                   | 0.61        | 0.98    | 0.80       | 0.51  |
| $C_v$                                   | 0.62        | 1.00    | 1.00       | 0.52  |
| $C$                                     | 0.38        | 0.98    | 0.80       | 0.98  |

Source: Vennard, J.K. and Street, R.L. (1982) *Elementary Fluid Mechanics*, 6th Edition, Wiley, New York, Figure 11.29

The orifice equation above applies when the orifice is fully submerged on the upstream side, say when  $H$  is 1.2 times the orifice radius  $D/2$ , and where there are no tailwater effects. This will not be correct when water level ( $H$  - the centre level of the orifice) is below this. In this worksheet, this error is glossed over, assuming that errors in this range will not be significant.

If the downstream side of the orifice becomes submerged, the orifice equation still applies, but with  $H$  being (upstream water level - tailwater level) rather than (upstream water level - orifice centre level as for a free outfall). This situation is not allowed for here, but this worksheet can be adapted to apply it.

**Worksheet Calculating an Elevation-Discharge Relationship for a Circular Orifice or for Multiple Orifices**
**Lot 72 - 1200x900 RCBC TANK ORFICE**

This calculates an elevation-discharge relationship for an orifice or group of orifices, assuming that it is submerged on the upstream side, and can discharge freely on the downstream side.

**FOLLOW THE PROCEDURES BELOW, ENTERING VALUES IN THE YELLOW BOXES.**

**1. Enter Orifice Parameters.**

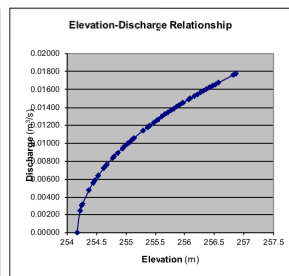
|                                    |         |     |   |   |   |   |
|------------------------------------|---------|-----|---|---|---|---|
| Orifice No.                        | 1       | 2   | 3 | 4 | 5 | 6 |
| Elevation of Centre of Orifice (m) | 254.166 | 0   |   |   |   |   |
| Orifice Diameter (mm)              | 72      | 0   |   |   |   |   |
| Orifice Factor                     | 0.6     | 0.6 |   |   |   |   |

|                  |        |   |
|------------------|--------|---|
| Lowest Elevation | 1      | 2 |
|                  | 254.13 | 0 |

**2. Fill in the Required Heights above the Orifice Centre in the yellow column below.**

Height above  
Lowest  
Orifice  
(m AHD)  
(m)

| Height above<br>Lowest<br>Orifice<br>(m AHD)<br>(m) | Elevation<br>(m) | Discharge<br>(m <sup>3</sup> /s) |
|-----------------------------------------------------|------------------|----------------------------------|
| 0                                                   | 254.166          | 0.00000                          |
| 0.05                                                | 254.216          | 0.00242                          |
| 0.077                                               | 254.243          | 0.00300                          |
| 0.09                                                | 254.256          | 0.00324                          |
| 0.2                                                 | 254.366          | 0.00484                          |
| 0.27                                                | 254.436          | 0.00562                          |
| 0.3                                                 | 254.466          | 0.00592                          |
| 0.35                                                | 254.516          | 0.00640                          |
| 0.355                                               | 254.521          | 0.00644                          |
| 0.45                                                | 254.616          | 0.00726                          |
| 0.48                                                | 254.646          | 0.00749                          |
| 0.5                                                 | 254.666          | 0.00765                          |
| 0.6                                                 | 254.766          | 0.00838                          |
| 0.625                                               | 254.791          | 0.00855                          |
| 0.686                                               | 254.852          | 0.00896                          |
| 0.755                                               | 254.931          | 0.00946                          |
| 0.8                                                 | 254.966          | 0.00967                          |
| 0.85                                                | 255.016          | 0.00997                          |
| 0.9                                                 | 255.066          | 0.01026                          |
| 0.95                                                | 255.116          | 0.01054                          |
| 0.9635                                              | 255.13           | 0.01062                          |
| 0.85                                                | 255.016          | 0.00997                          |
| 1.117                                               | 255.283          | 0.01143                          |
| 1.19                                                | 255.356          | 0.01180                          |
| 1.2                                                 | 255.366          | 0.01185                          |
| 1.23                                                | 255.396          | 0.01199                          |
| 1.3                                                 | 255.466          | 0.01233                          |
| 1.35                                                | 255.516          | 0.01257                          |
| 1.3855                                              | 255.552          | 0.01273                          |
| 1.45                                                | 255.616          | 0.01302                          |
| 1.4985                                              | 255.665          | 0.01324                          |
| 1.55                                                | 255.716          | 0.01346                          |
| 1.598                                               | 255.764          | 0.01367                          |
| 1.65                                                | 255.816          | 0.01389                          |
| 1.7                                                 | 255.866          | 0.01410                          |
| 1.75                                                | 255.916          | 0.01431                          |
| 1.8                                                 | 255.966          | 0.01451                          |
| 1.8025                                              | 255.989          | 0.01452                          |
| 1.9                                                 | 256.066          | 0.01491                          |
| 1.9245                                              | 256.091          | 0.01500                          |
| 2                                                   | 256.166          | 0.01529                          |
| 2.05                                                | 256.216          | 0.01548                          |
| 2.1                                                 | 256.266          | 0.01567                          |
| 2.15                                                | 256.316          | 0.01586                          |
| 2.2                                                 | 256.366          | 0.01604                          |
| 2.25                                                | 256.416          | 0.01622                          |
| 2.3                                                 | 256.466          | 0.01640                          |
| 2.35                                                | 256.516          | 0.01658                          |
| 2.4                                                 | 256.566          | 0.01675                          |
| 2.65                                                | 256.816          | 0.01761                          |
| 2.7                                                 | 256.866          | 0.01777                          |

**3. After Checking the Relationship, copy the two orange columns and transfer these to DRAINS.**


The orifice equation is:  $Q = C_c \cdot \pi/4 \cdot D^2 \cdot (2g \cdot H)^{0.5}$

where  $Q$  is flowrate (m<sup>3</sup>/s),  
 $C = C_c \cdot C_v$  is a dimensionless contraction coefficient  
 where  $C_c$  allows for the vena contracta effect and  $C_v$  for a velocity correction,  
 $D$  is the orifice diameter (m),  
 $g$  is acceleration due to gravity (9.80 m/s<sup>2</sup>),  
 $H$  is the height of water above the centre of the orifice.

$C$  is taken as 0.6 in DRAINS for a sharp-edged orifice. Other coefficients may apply in special cases, as shown below.

| Orifices and their Nominal Coefficients |             |         |            |
|-----------------------------------------|-------------|---------|------------|
|                                         | Sharp edged | Rounded | Short tube |
| $C_c$                                   | 0.61        | 0.98    | 0.80       |
| $C_v$                                   | 0.62        | 1.00    | 0.52       |
| $C$                                     | 0.38        | 0.98    | 0.80       |

Source: Vennard, J.K. and Street, R.L. (1982) *Elementary Fluid Mechanics*, 6th Edition, Wiley, New York, Figure 11.29

The orifice equation above applies when the orifice is fully submerged on the upstream side, say when  $H$  is 1.2 times the orifice radius  $D/2$ , and where there are no tailwater effects. This will not be correct when water level ( $H$  - the centre level of the orifice) is below this. In this worksheet, this error is glossed over, assuming that errors in this range will not be significant.

If the downstream side of the orifice becomes submerged, the orifice equation still applies, but with  $H$  being (upstream water level - tailwater level) rather than (upstream water level - orifice centre level as for a free outfall). This situation is not allowed for here, but this worksheet can be adapted to apply it.

Worksheet Calculating an Elevation-Discharge Relationship for a Circular Orifice or for Multiple Orifices

Lot 74 - 1200x900 RCBC TANK ORFICE

This calculates an elevation-discharge relationship for an orifice or group of orifices, assuming that it is submerged on the upstream side, and can discharge freely on the downstream side.

FOLLOW THE PROCEDURES BELOW, ENTERING VALUES IN THE YELLOW BOXES.

1. Enter Orifice Parameters.

|                                    |         |     |   |   |   |   |
|------------------------------------|---------|-----|---|---|---|---|
| Orifice No.                        | 1       | 2   | 3 | 4 | 5 | 6 |
| Elevation of Centre of Orifice (m) | 253.985 | 0   |   |   |   |   |
| Orifice Diameter (mm)              | 90      | 0   |   |   |   |   |
| Orifice Factor                     | 0.6     | 0.6 |   |   |   |   |

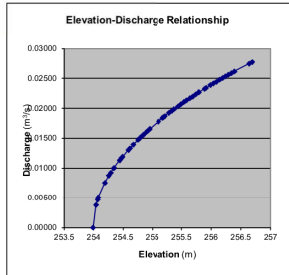
|                  |        |   |
|------------------|--------|---|
| Lowest Elevation | 1      | 2 |
|                  | 253.94 | 0 |

2. Fill in the Required Heights above the Orifice Centre in the yellow column below.

| Height above Lowest Orifice (m) | Elevation (m) | Discharge (m <sup>3</sup> /s) |
|---------------------------------|---------------|-------------------------------|
|---------------------------------|---------------|-------------------------------|

|        |         |         |
|--------|---------|---------|
| 0      | 253.985 | 0.00000 |
| 0.05   | 254.035 | 0.00378 |
| 0.077  | 254.062 | 0.00469 |
| 0.09   | 254.075 | 0.00507 |
| 0.2    | 254.185 | 0.00756 |
| 0.27   | 254.255 | 0.00878 |
| 0.3    | 254.285 | 0.00926 |
| 0.35   | 254.335 | 0.01000 |
| 0.355  | 254.34  | 0.01007 |
| 0.45   | 254.435 | 0.01134 |
| 0.48   | 254.465 | 0.01171 |
| 0.5    | 254.485 | 0.01195 |
| 0.6    | 254.585 | 0.01309 |
| 0.625  | 254.61  | 0.01336 |
| 0.686  | 254.671 | 0.01400 |
| 0.765  | 254.75  | 0.01478 |
| 0.8    | 254.785 | 0.01511 |
| 0.85   | 254.835 | 0.01558 |
| 0.9    | 254.885 | 0.01603 |
| 0.95   | 254.935 | 0.01647 |
| 0.9635 | 254.949 | 0.01659 |
| 0.85   | 254.835 | 0.01558 |
| 1.117  | 255.102 | 0.01786 |
| 1.19   | 255.175 | 0.01843 |
| 1.2    | 255.185 | 0.01851 |
| 1.23   | 255.215 | 0.01874 |
| 1.3    | 255.285 | 0.01927 |
| 1.35   | 255.335 | 0.01963 |
| 1.3855 | 255.371 | 0.01989 |
| 1.45   | 255.435 | 0.02035 |
| 1.4985 | 255.484 | 0.02069 |
| 1.55   | 255.535 | 0.02104 |
| 1.598  | 255.583 | 0.02136 |
| 1.65   | 255.635 | 0.02171 |
| 1.7    | 255.685 | 0.02203 |
| 1.75   | 255.735 | 0.02235 |
| 1.8    | 255.785 | 0.02267 |
| 1.8025 | 255.788 | 0.02269 |
| 1.9    | 255.885 | 0.02329 |
| 1.9245 | 255.91  | 0.02344 |
| 2      | 255.985 | 0.02390 |
| 2.05   | 256.035 | 0.02420 |
| 2.1    | 256.085 | 0.02449 |
| 2.15   | 256.135 | 0.02478 |
| 2.2    | 256.185 | 0.02506 |
| 2.25   | 256.235 | 0.02535 |
| 2.3    | 256.285 | 0.02563 |
| 2.35   | 256.335 | 0.02591 |
| 2.4    | 256.385 | 0.02618 |
| 2.65   | 256.635 | 0.02751 |
| 2.7    | 256.685 | 0.02777 |

3. After Checking the Relationship, copy the two orange columns and transfer these to DRAINS.



The orifice equation is:  $Q = C_c \cdot \pi/4 \cdot D^2 \cdot (2g \cdot H)^{0.5}$

where  $Q$  is flowrate (m<sup>3</sup>/s),  
 $C = C_c \cdot C_v$  is a dimensionless contraction coefficient  
where  $C_c$  allows for the vena contracta effect and  $C_v$  for a velocity correction,  
 $D$  is the orifice diameter (m),  
 $g$  is acceleration due to gravity (9.80 m/s<sup>2</sup>),  
 $H$  is the height of water above the centre of the orifice.

$C$  is taken as 0.6 in DRAINS for a sharp-edged orifice. Other coefficients may apply in special cases, as shown below.

| Orifices and their Nominal Coefficients |             |         |            |
|-----------------------------------------|-------------|---------|------------|
|                                         | Sharp edged | Rounded | Short tube |
| $C_c$                                   | 0.61        | 0.98    | 0.80       |
| $C_v$                                   | 0.62        | 1.00    | 0.52       |
| $C$                                     | 0.38        | 0.98    | 0.80       |

Source: Vennard, J.K. and Street, R.L.(1982) *Elementary Fluid Mechanics*. 6th Edition, Wiley, New York, Figure 11.29

The orifice equation above applies when the orifice is fully submerged on the upstream side, say when  $H$  is 1.2 times the orifice radius  $D/2$ , and where there are no tailwater effects. This will not be correct when water level ( $H$  - the centre level of the orifice) is below this. In this worksheet, this error is glossed over, assuming that errors in this range will not be significant.

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STORMWATER

## Box Culverts

### Small Span RCBC

Small span box culverts range from 300mm to 1200mm span. They can be installed on either a precast or in situ base slab.



Small Culvert

### Headwalls

Precast headwalls are available to suit most single or multi-cell small RCBC structures. Contact Rocla for further details.



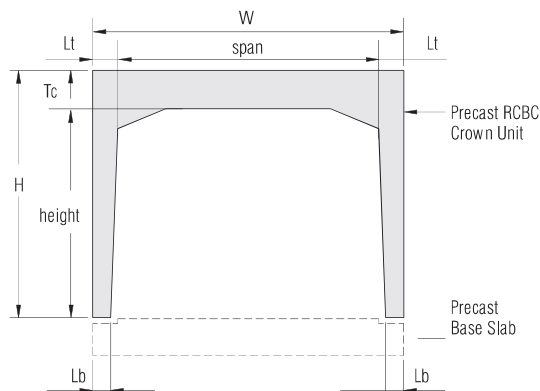
Small span box culvert with precast headwall

### Small Box Culverts

| Nominal Size<br>RCBC Crown<br>(Span x Height) | Dimensions in millimetres |                         |                            |                       |                        |
|-----------------------------------------------|---------------------------|-------------------------|----------------------------|-----------------------|------------------------|
|                                               | Crown<br>Thickness<br>Tc  | Leg Thick.<br>Top<br>Lt | Leg Thick.<br>Bottom<br>Lb | Overall<br>Width<br>W | Overall<br>Height<br>H |
| 300 x 150                                     | 90                        | 62                      | 55                         | 424                   | 240                    |
| 300 x 225                                     | 90                        | 62                      | 52                         | 424                   | 315                    |
| 375 x 150                                     | 90                        | 62                      | 55                         | 499                   | 240                    |
| 375 x 225                                     | 90                        | 62                      | 52                         | 499                   | 315                    |
| 450 x 150                                     | 100                       | 62                      | 58                         | 574                   | 250                    |
| 450 x 225                                     | 100                       | 62                      | 55                         | 574                   | 325                    |
| 450 x 300                                     | 100                       | 62                      | 52                         | 574                   | 400                    |
| 600 x 150                                     | 100                       | 67                      | 63                         | 734                   | 250                    |
| 600 x 225                                     | 100                       | 67                      | 60                         | 734                   | 325                    |
| 600 x 300                                     | 100                       | 67                      | 58                         | 734                   | 400                    |
| 600 x 375                                     | 100                       | 67                      | 55                         | 734                   | 475                    |
| 600 x 450                                     | 100                       | 67                      | 52                         | 734                   | 550                    |
| 750 x 150                                     | 110                       | 72                      | 68                         | 894                   | 260                    |
| 750 x 225                                     | 110                       | 72                      | 65                         | 894                   | 335                    |
| 750 x 300                                     | 110                       | 72                      | 63                         | 894                   | 410                    |
| 750 x 375                                     | 110                       | 72                      | 60                         | 894                   | 485                    |
| 750 x 450                                     | 110                       | 72                      | 57                         | 894                   | 560                    |
| 750 x 600                                     | 110                       | 72                      | 52                         | 894                   | 710                    |
| 900 x 150                                     | 120                       | 77                      | 73                         | 1054                  | 270                    |
| 900 x 225                                     | 120                       | 77                      | 70                         | 1054                  | 345                    |
| 900 x 300                                     | 120                       | 77                      | 68                         | 1054                  | 420                    |
| 900 x 375                                     | 120                       | 77                      | 65                         | 1054                  | 495                    |
| 900 x 450                                     | 120                       | 77                      | 62                         | 1054                  | 570                    |
| 900 x 600                                     | 120                       | 77                      | 57                         | 1054                  | 720                    |
| 900 x 750                                     | 120                       | 77                      | 52                         | 1054                  | 870                    |
| 1200 x 225                                    | 135                       | 82                      | 75                         | 1364                  | 360                    |
| 1200 x 300                                    | 135                       | 82                      | 73                         | 1364                  | 435                    |
| 1200 x 375                                    | 135                       | 82                      | 70                         | 1364                  | 510                    |
| 1200 x 450                                    | 135                       | 82                      | 67                         | 1364                  | 585                    |
| 1200 x 600                                    | 135                       | 82                      | 62                         | 1364                  | 735                    |
| 1200 x 750                                    | 135                       | 82                      | 57                         | 1364                  | 885                    |
| 1200 x 900                                    | 135                       | 82                      | 52                         | 1364                  | 1035                   |
| 1200 x 1200                                   | 127                       | 105                     | 105                        | 1410                  | 1327                   |

Standard Length: 2.4m length available for all sizes except 450.

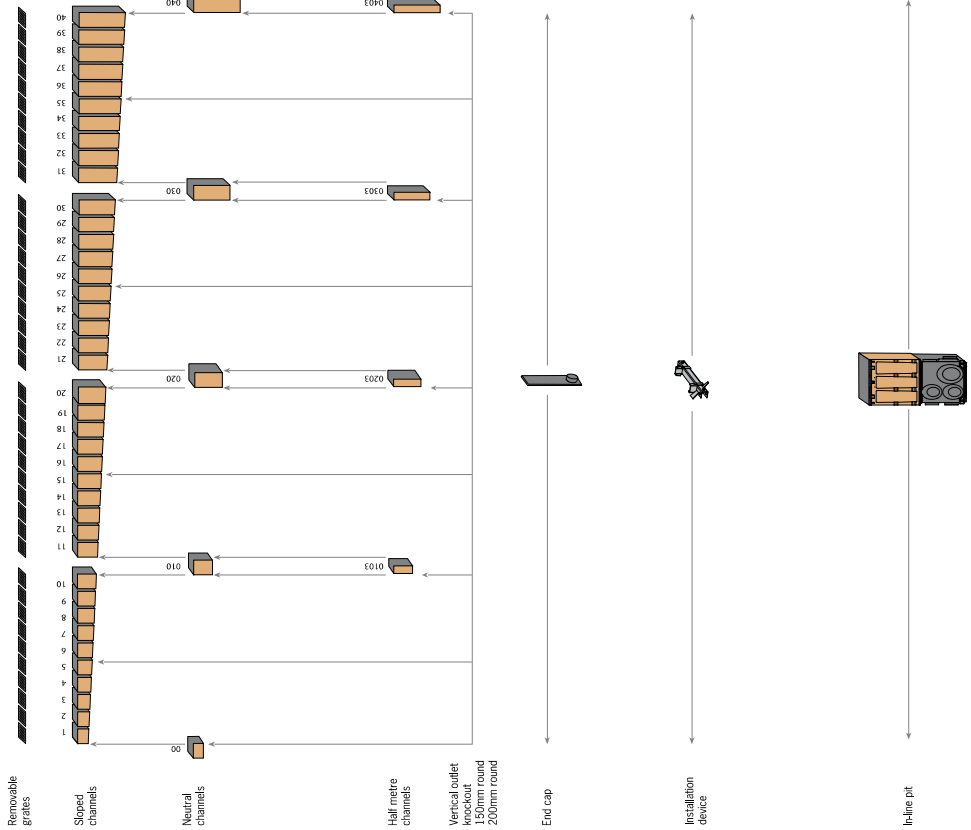
Note: Dimensions shown meet AS1597 and 130kN proof load for normal non-aggressive condition.





ACO KLASIKDRAIN

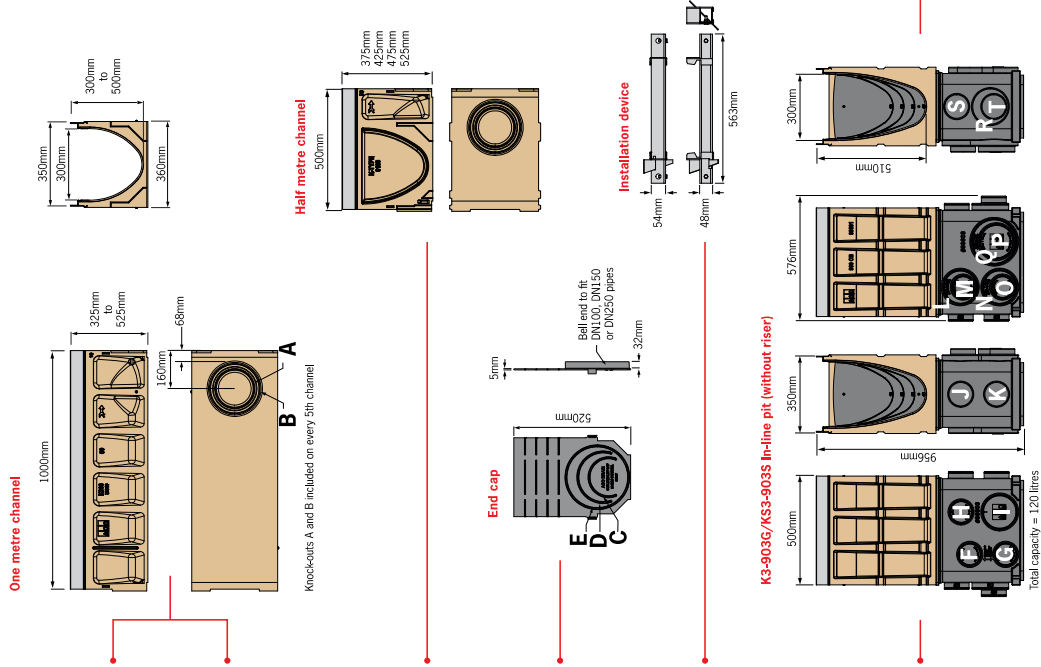
K300 / KS300 System layout



www.acodrain.com.au

ACO DRAIN

K300 / KS300 Channels and accessories



www.acodrain.com.au

K300 / KS300 Outlet flow rates

Channel outlet flow rates

| Outlet | Channels     | Outlet Type | Outlet Size | Invert Depth mm | Outlet Flow Rate l/s |
|--------|--------------|-------------|-------------|-----------------|----------------------|
| A      | K340 / KS340 | Vertical    | 150mm round | 300             | 27.9                 |
| B      | K340 / KS340 | Vertical    | 150mm round | 300             | 36.0                 |
| C      | K340 / KS340 | Vertical    | 200mm round | 300             | 49.5                 |
| D      | K340 / KS340 | Horizontal  | 150mm round | 300             | 64.0                 |
| E      | K340 / KS340 | Horizontal  | 150mm round | 300             | 19.7                 |
| F      | K340 / KS340 | Horizontal  | 150mm round | 300             | 30.1                 |
| G      | K340 / KS340 | Horizontal  | 200mm round | 300             | 35.0                 |
| H      | K340 / KS340 | Horizontal  | 200mm round | 300             | 49.5                 |
| I      | K340 / KS340 | Horizontal  | 250mm round | 300             | 54.7                 |
| J      | K340 / KS340 | Horizontal  | 250mm round | 300             | 70.7                 |

Note: These are the pipe flow rates at the specified outlet, NOT channel flow rates.

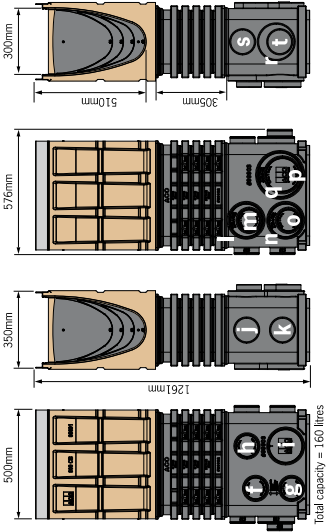
In-line pit outlet flow rates

| Outlet        | In-line Pit                      | Outlet Size | Invert Depth mm | Outlet Flow Rate l/s |
|---------------|----------------------------------|-------------|-----------------|----------------------|
| Without Riser | Galvanised Rail / Stainless Rail | Horizontal  | Without Riser   | Without Riser        |
| F             | K303G / KS303S                   | 100mm round | 757             | 18.3                 |
| G             | K303G / KS303S                   | 100mm round | 922             | 20.5                 |
| H             | K303G / KS303S                   | 100mm round | 1022            | 22.9                 |
| I             | K303G / KS303S                   | 100mm round | 1227            | 24.9                 |
| J             | K303G / KS303S                   | 100mm round | 1227            | 44.7                 |
| K             | K303G / KS303S                   | 100mm round | 1227            | 70.7                 |
| L             | K303G / KS303S                   | 100mm round | 1227            | 84.7                 |
| M             | K303G / KS303S                   | 100mm round | 1227            | 100.2                |
| N             | K303G / KS303S                   | 100mm round | 1227            | 118.8                |
| O             | K303G / KS303S                   | 100mm round | 1227            | 127.7                |
| P             | K303G / KS303S                   | 100mm round | 1227            | 147.7                |
| Q             | K303G / KS303S                   | 100mm round | 1227            | 170.7                |
| R             | K303G / KS303S                   | 100mm round | 1227            | 200.2                |
| S             | K303G / KS303S                   | 100mm round | 1227            | 227.7                |
| T             | K303G / KS303S                   | 100mm round | 1227            | 247.7                |

Note: These are the pipe flow rates at the specified outlet, NOT channel flow rates.

In-line pit flow rates are without rubbish basket - using rubbish basket reduces flow.

K3-903G/KS3-903S In-line pit with riser



Total capacity = 160 litres

## PUMP SYSTEM CALCULATION

|                                                      |   |       |                    |
|------------------------------------------------------|---|-------|--------------------|
| Contributing area (A)                                | = | 2015  | m <sup>2</sup>     |
| ARI                                                  | = | 10    | years              |
| Storm period (T)                                     | = | 120   | min                |
|                                                      |   | 2     | hrs                |
| Rainfall intensity (I)                               | = | 6.3   | mm/h               |
| Coefficient of run-off (Cro)                         | = | 0.9   |                    |
| Peak discharge calculated using the rational method: |   |       |                    |
| $Q = Cro * I$                                        | = | 5.67  | L/h/m <sup>2</sup> |
| Volume for storm                                     |   |       |                    |
| $V = Q * T * A$                                      | = | 22.85 | m <sup>3</sup>     |

|                                   |   |      |                |
|-----------------------------------|---|------|----------------|
| WET WELL VOLUME COMBINATIONS      |   |      |                |
| SITE AREA                         | = | 2015 | m <sup>2</sup> |
| Combined effective storage volume | = | 23   | m <sup>3</sup> |

| Pump capacity (L/s) | Volume pumped in 30 min (m <sup>3</sup> ) | Required wet well volume (m <sup>3</sup> ) |
|---------------------|-------------------------------------------|--------------------------------------------|
| 38                  | 68.4                                      | 20                                         |
| 30                  | 54                                        | 20                                         |
| 20                  | 36                                        | 20                                         |
| 15                  | 27                                        | 20                                         |
| 5                   | 9                                         | 20                                         |
| 4                   | 7.2                                       | 20                                         |
| 3                   | 5.4                                       | 20                                         |
| 2                   | 3.6                                       | 20                                         |
| 1                   | 1.8                                       | 21                                         |

|                              |   |    |                |
|------------------------------|---|----|----------------|
| THE MINIMUM WET WELL STORAGE | = | 20 | m <sup>3</sup> |
|------------------------------|---|----|----------------|









**Efficient At-Source  
Gross Pollutant Capture**

Designed to capture gross pollutants, sediment, litter, and oil and grease effectively within storm drains.



**Engineered for Water Quality**

Provides a decentralized stormwater treatment approach, aligning with LID (Low Impact Development) criteria for sustainable water management.

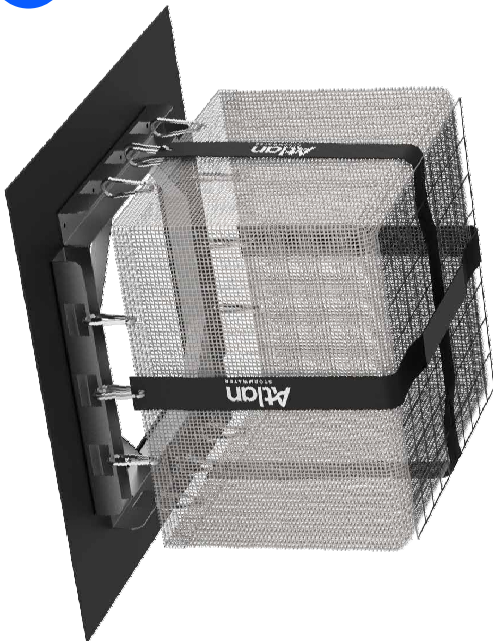


**Adjustable Design**

Features a typical adjustable frame range of 127mm and requires a minimum clearance of 50mm for optimal installation. Customise to suit your pit size.

Standard sizes include

- 450x450mm
- 600x600mm
- 900x600mm
- 900x900mm
- Custom sizes (i.e. 1200x900mm) can be manufactured on short lead times.



**MUSIC Modelling**

Can be modelled in MUSIC in conjunction with bioretention or other Atlan systems.



**Retrofit Capability**

Easily integrates into new or existing stormwater infrastructure, repurposing traditional systems to meet specific site water quality goals.



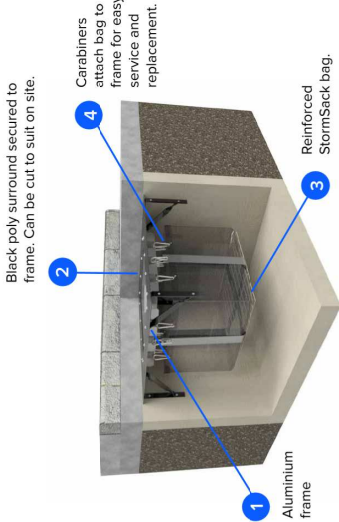
**Ease of Maintenance**

Pollutants are trapped just under the grate, making cleaning faster and simpler with conventional vacuum suction equipment.

How it works

The StormSack provides effective filtration of solid pollutants and debris typical of urban runoff, while utilising existing or new storm drain infrastructure. The StormSack is designed to rest on the flanges of conventional catch basin frames and is engineered to suit typical project constraints.

Installation procedures include removing the storm grate, cleaning the frame of debris and solids, measuring catch basin clear opening and trimming flanges to rest on the grate support ledge. Install StormSack with splash guard under curb opening so the adjustable flanges are resting on the grate support ledge. Install corner filler pieces. Reinstall storm grate directly on support flanges rise shall be no more than 3mm.



Maintenance

Typically the StormSack is serviceable from ground level, and therefore maintenance does not require confined space entry. The unit is designed to be maintained in place with a vacuum hose attached to a sweeper or a vacuum truck.



### SQIDEP Tested Treatment Efficiencies\*

| POLLUTANT                    | EFFICIENCY |
|------------------------------|------------|
| Gross Pollutants (GP)        | 100%       |
| Total Suspended Solids (TSS) | 45%        |
| Total Phosphorus (TP)        | 47%        |
| Total Nitrogen (TN)          | 25%        |

\*Contact Atlan to confirm approved performance for the project LGA

### Additional Research Removal Rates

| POLLUTANT     | EFFICIENCY |
|---------------|------------|
| Microplastics | 35-88%     |



StormSack is SQIDEP approved after passing Stormwater Australia's rigorous testing and performance assessment process.

The Atlan StormSack is specifically designed for the capture of gross pollutants, sediment, litter, and oil and grease. Ideally suited for storm drain retrofits, the StormSack's unique design allows maintenance to be performed using conventional vacuum suction equipment.

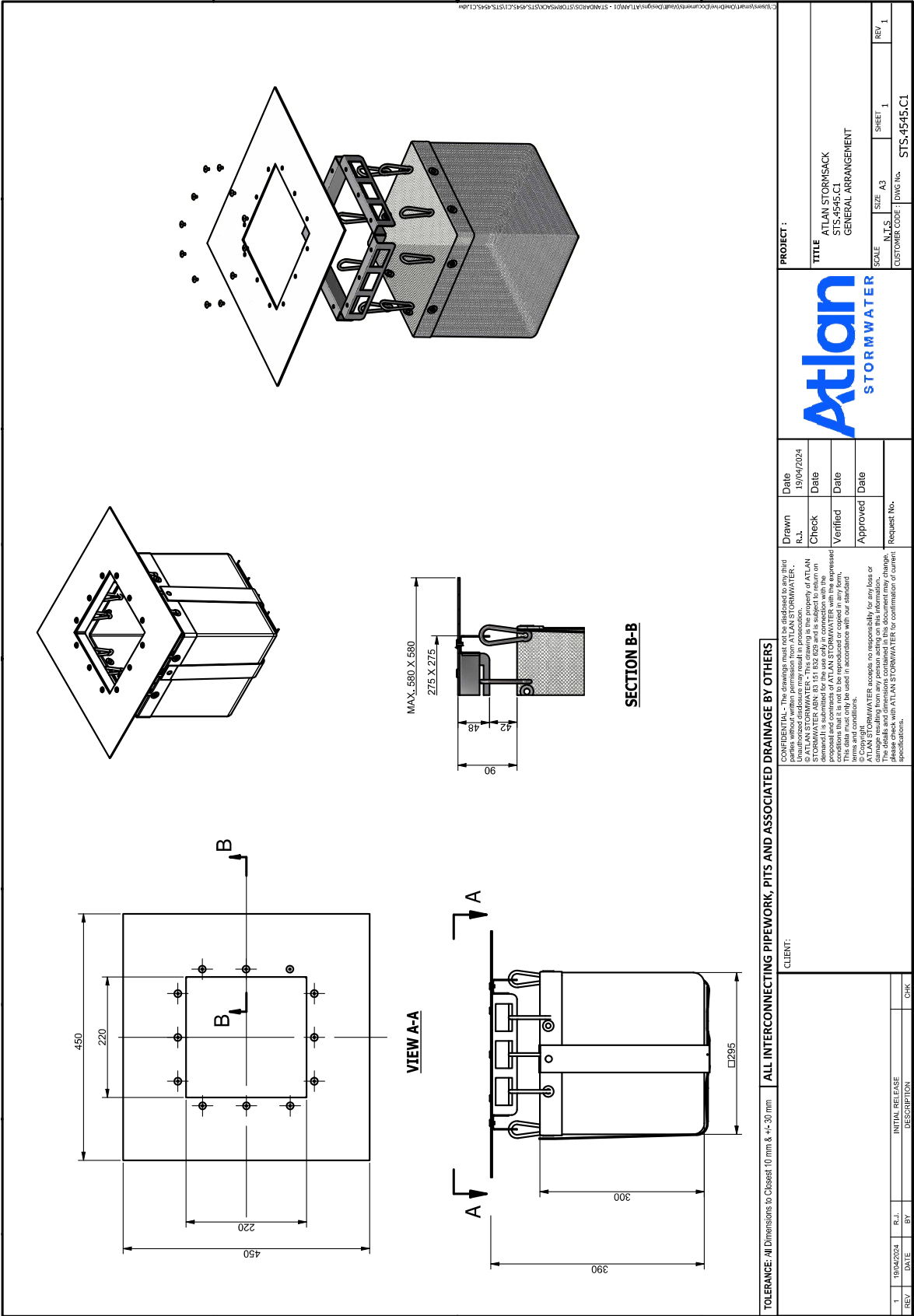
StormSack filtration solutions are highly engineered water quality devices that are deployed directly in the stormwater system to capture contaminants close the surface for ease of maintenance. Easily retrofitted into new or existing structures, StormSack filtration technology is a decentralized approach to stormwater treatment that essentially repurposes traditional site infrastructure and customizes it to meet specific site water quality goals. In this way, it satisfies important objectives of today's LID (Low Impact Development) criteria.

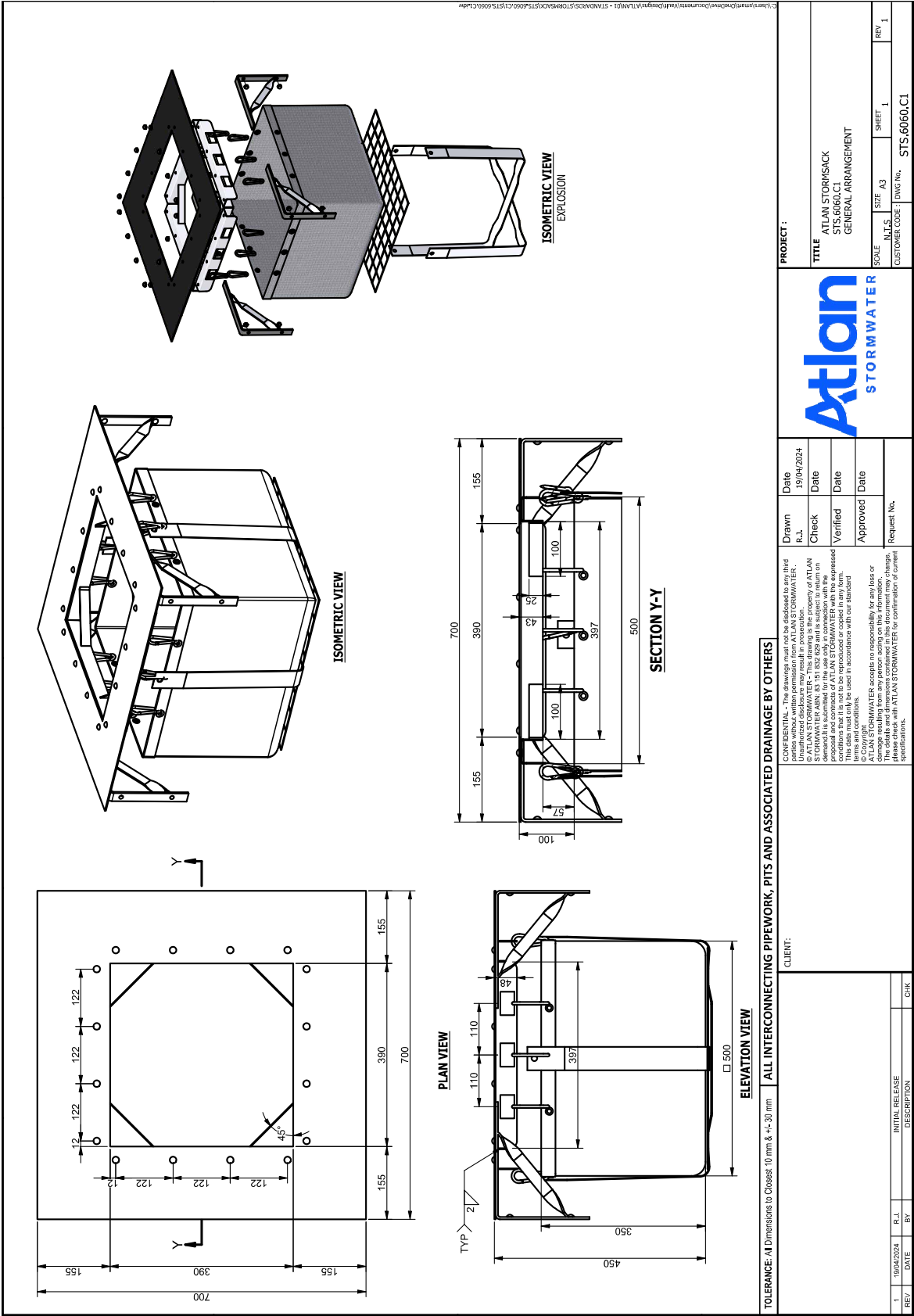
From an operations perspective, catch basins with StormSack filters are also easier and quicker to clean out because pollutants are trapped just under the grate.

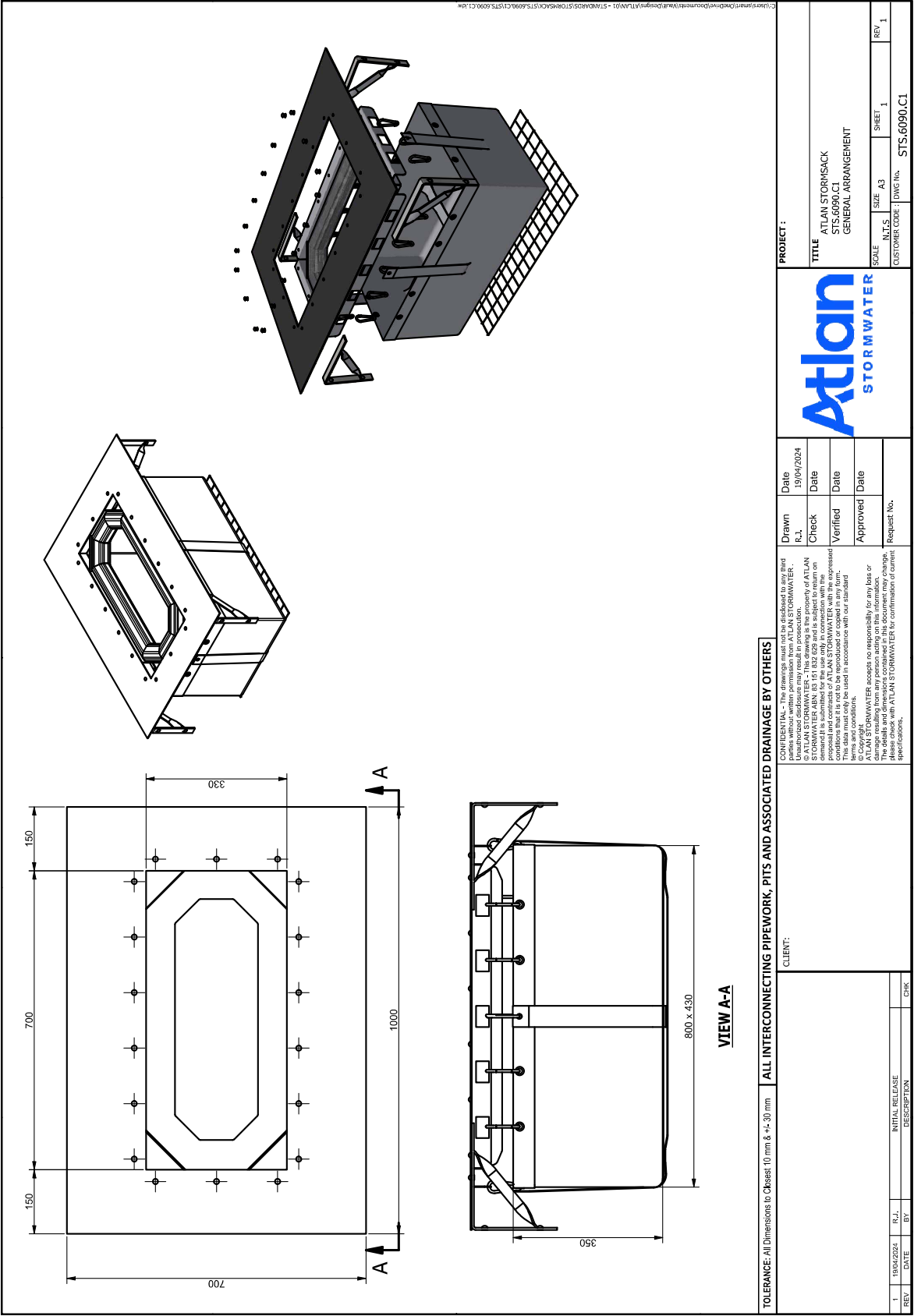
Applications

- Council storm drain retrofits
- Commercial / retail / residential
- Litter prone urban areas
- Scrap metal / solid waste / oil storage
- Part of treatment train
- Construction sediment / erosion

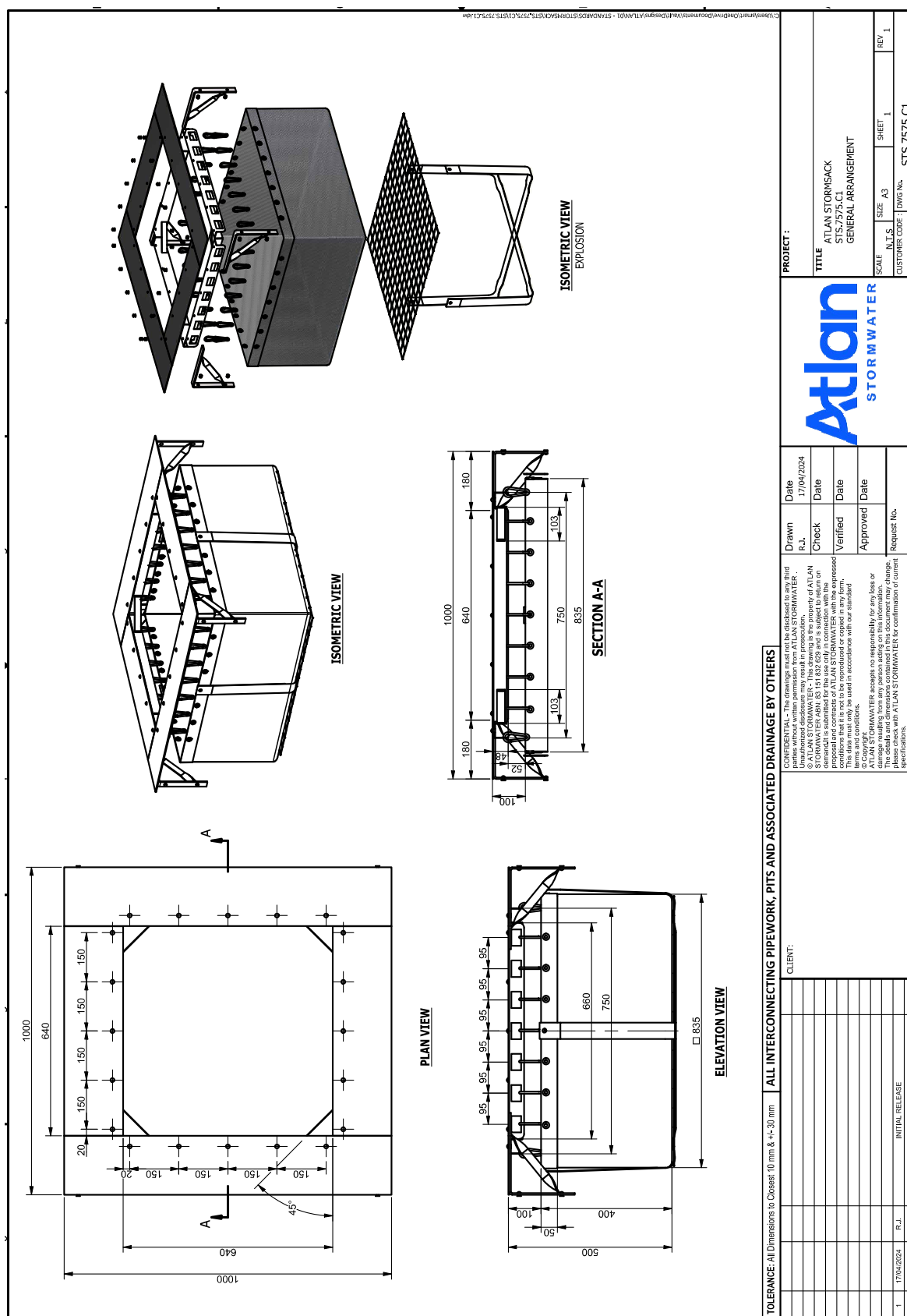














‘We believe clean waterways are a right, not a privilege and we work to ensure a Joy in Water experience for you, with your family & friends.’

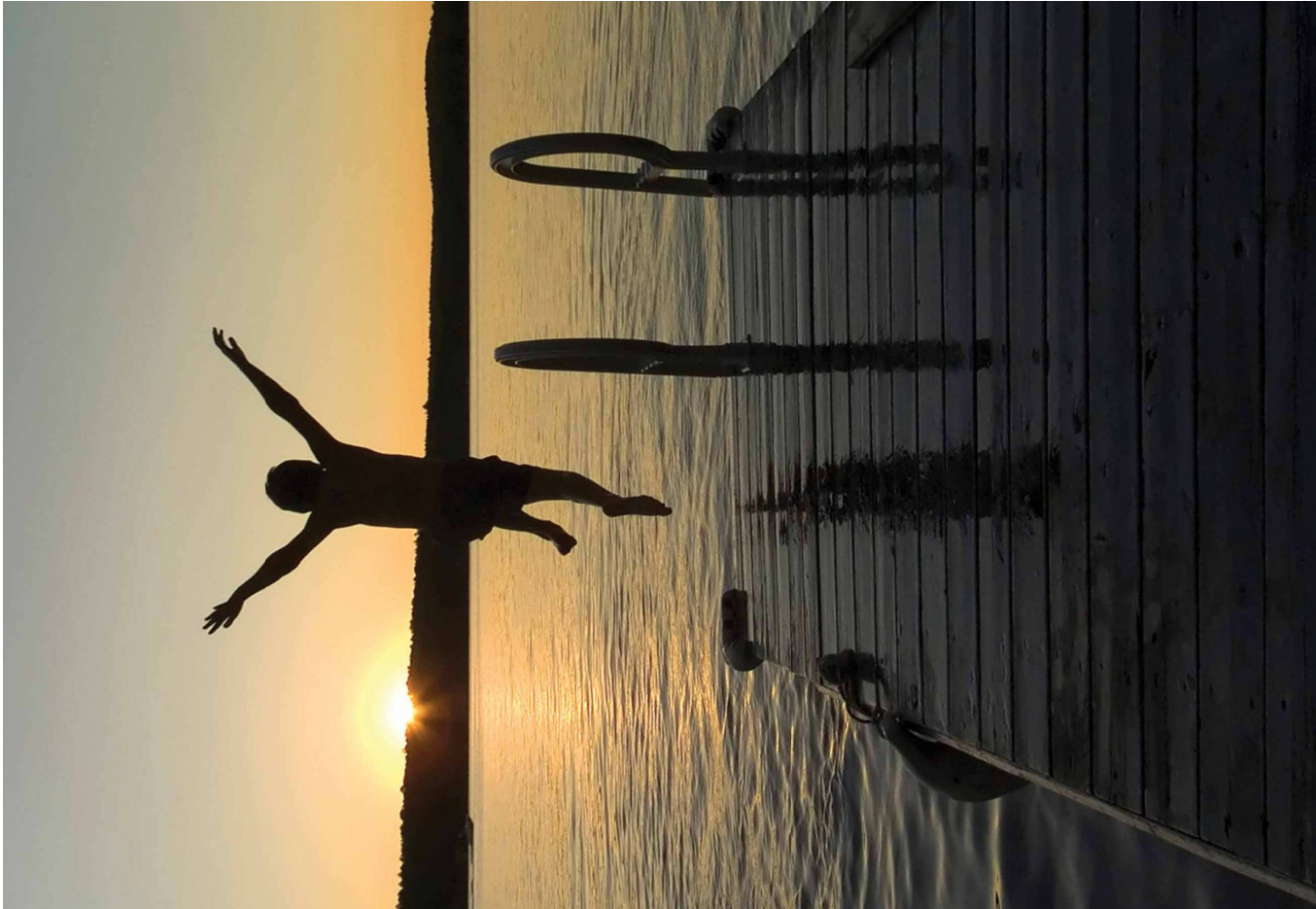
Andy Hornbuckle, CEO



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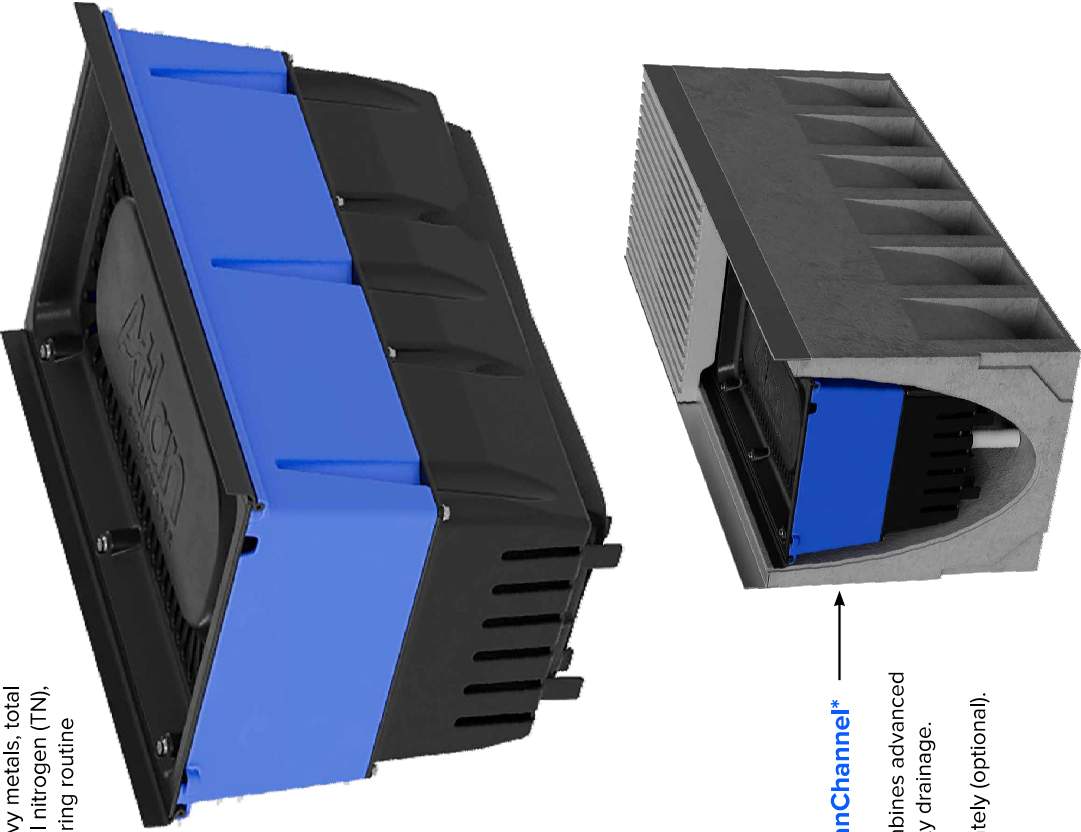
**INTERNATIONAL**  
[atlanstormwater.com](http://atlanstormwater.com)











**Effective Pollutant Capture**

Filters hydrocarbons, heavy metals, total phosphorus (TP), and total nitrogen (TN), ensuring safe disposal during routine maintenance.

**Modular Design**

Treats stormwater in two steps—settling solids/particulates and absorbing dissolved contaminants in the filter media.

**Advanced Flow Control**

Regulates stormwater discharge rates to prevent downstream flooding and manage peak flows.

**Compatible with AtlanChannel\***

Seamless integration combines advanced filtration with high-capacity drainage.

[AtlanChannel](#) sold separately (optional).

**Compact Channel Insert**

Fits into 300mm wide grated drains with a minimum depth of 350mm, ideal for a t-source stormwater treatment.

**Precision Design**

Includes adjustable or fixed flow control options to suit specific site requirements.

**Durable Materials**

Constructed with high-quality, corrosion-resistant materials for long-lasting performance in harsh environments.

**Ease of Installation**

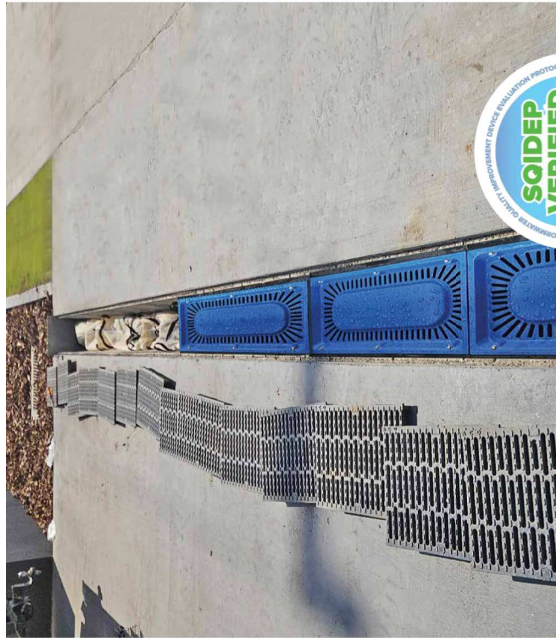
Prefabricated units allow for quick and cost-effective deployment on-site, reducing downtime and operational costs.

**Low Maintenance**

Designed for easy access and cleaning, reducing maintenance time and costs.

**Versatile Applications**

Suitable for high-traffic areas, industrial sites, car parks, roads, and metal roofs to treat stormwater at site level.





### SQIDEP Tested Treatment Efficiencies\*

| POLLUTANT                    | EFFICIENCY |
|------------------------------|------------|
| Gross Pollutants (GP)        | 100%       |
| Total Suspended Solids (TSS) | 88%        |
| Total Phosphorus (TP)        | 69%        |
| Total Nitrogen (TN)          | 67%        |
| Petroleum Hydrocarbon        | 0%         |

\*Contact Atlan to confirm approved performance for the project LGA



FlowGuard is SQIDEP approved after passing Stormwater Australia's rigorous testing and performance assessment process.

The FlowGuard is an insert that can be placed inside a channel grated drain of 300mm wide, and at least 350mm deep. It is designed for areas that would benefit from at source stormwater treatment, which would otherwise be bypassed.

This allows stormwater from high traffic areas (car parks and roads), industrial areas and metal roofs to be cleaned at site level, and then discharged safely to ground or surface water bodies locally.

The FlowGuard's modular design means that the stormwater is treated in two steps:

1. Solids and particulates are settled in the first step.
2. Dissolved contaminants are then absorbed in the filter media.

The FlowGuard filters and binds pollutants such as hydrocarbons, heavy metals, total phosphorus (TP) and total nitrogen (TN). These pollutants can then be disposed of safely and easily during routine maintenance

- Stormwater treatment of surface levels
- Gross pollutant sediment, and nutrient capture
- Insert into 300mm wide channel drain or pits
- Sites with little or flat grade
- No underground vault for cartridges
- Quick and easy installation and maintenance

Applications

- Commercial
- Industrial
- Residential

How it works

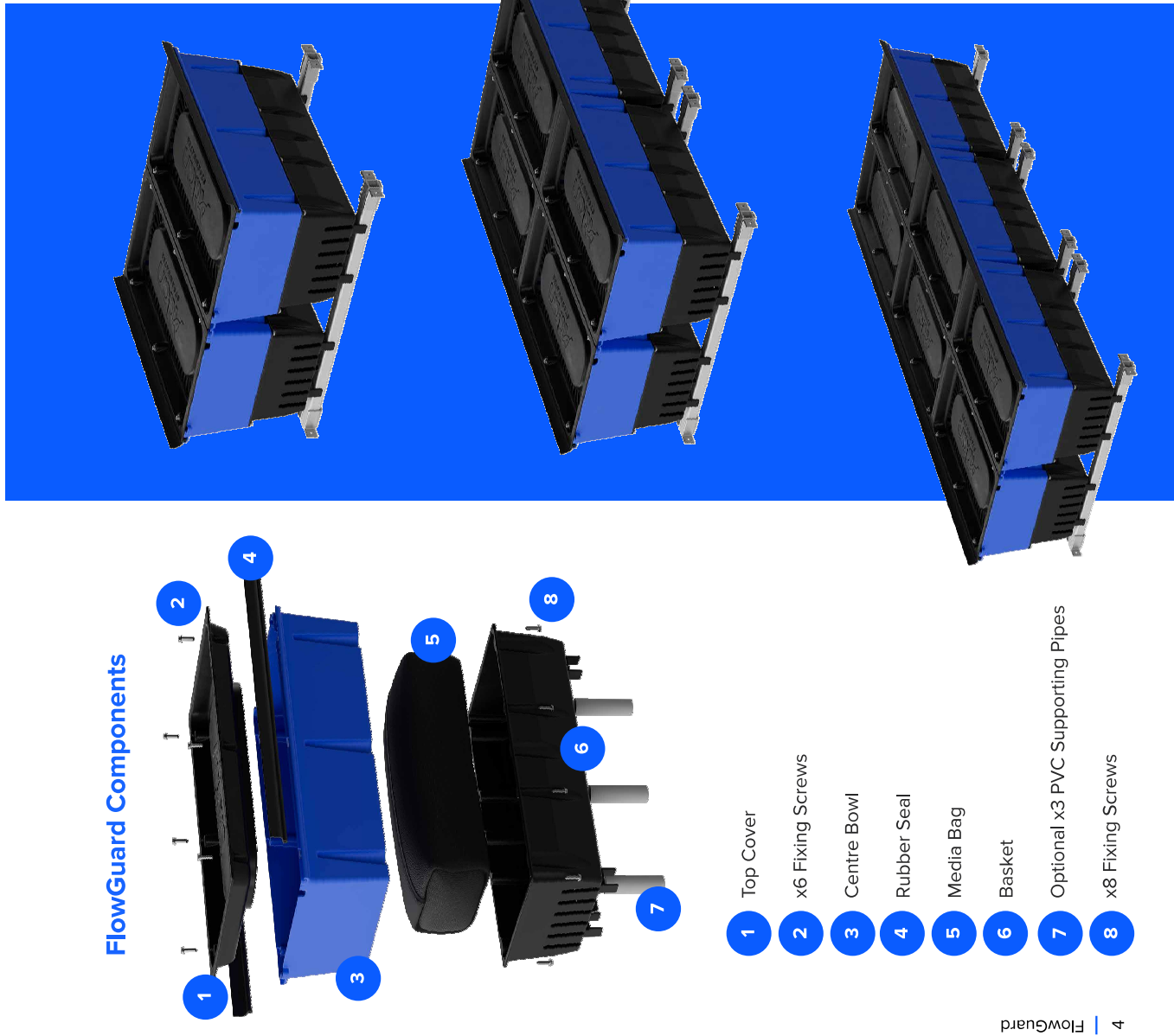
Modular design for ecological line drainage

The innovative modular design is based on a standard 300mm channel & trench grate width. There is no need to make site specific or bespoke design amendments to the channel drainage runs.

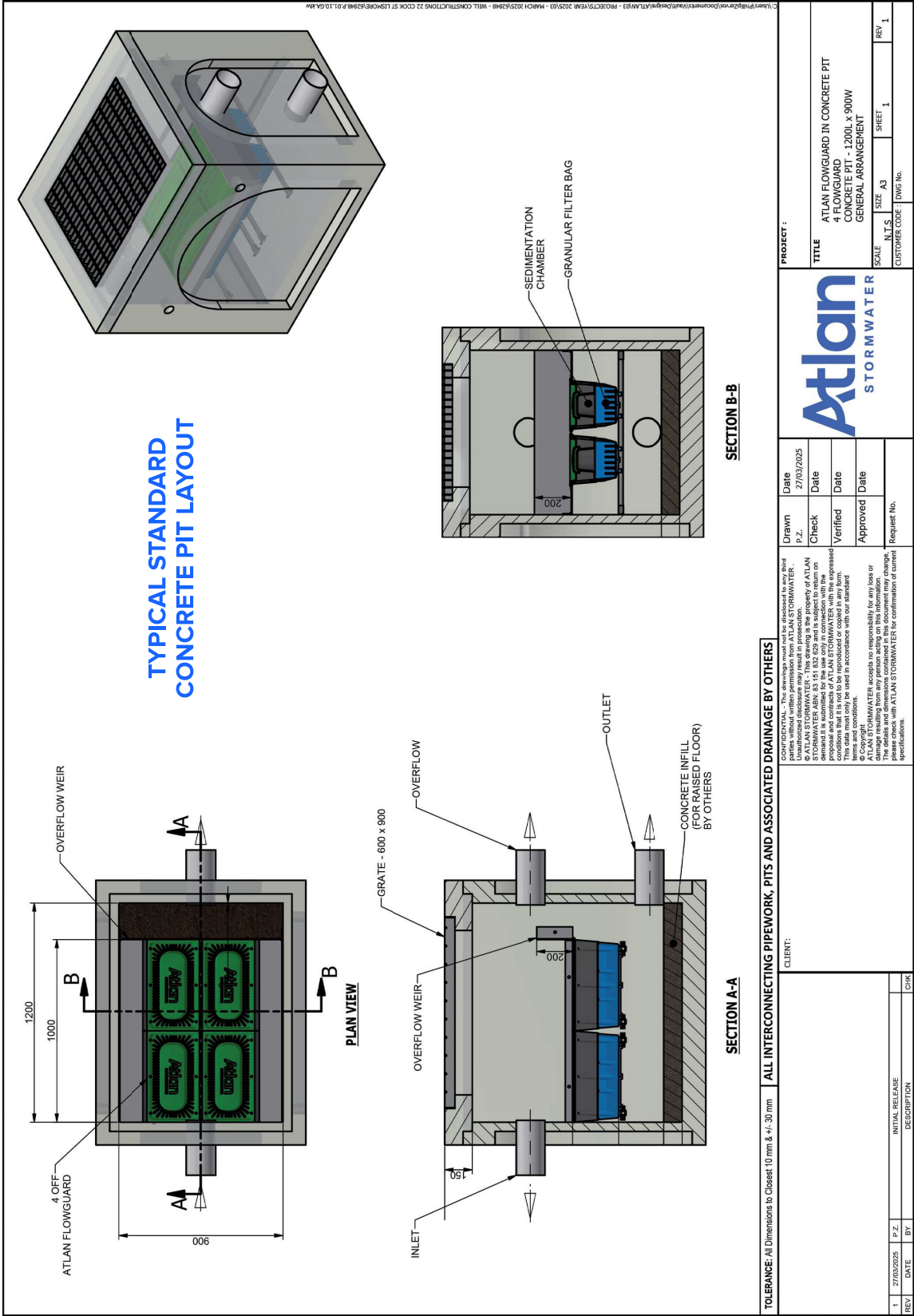
The modular interior of the FlowGuard

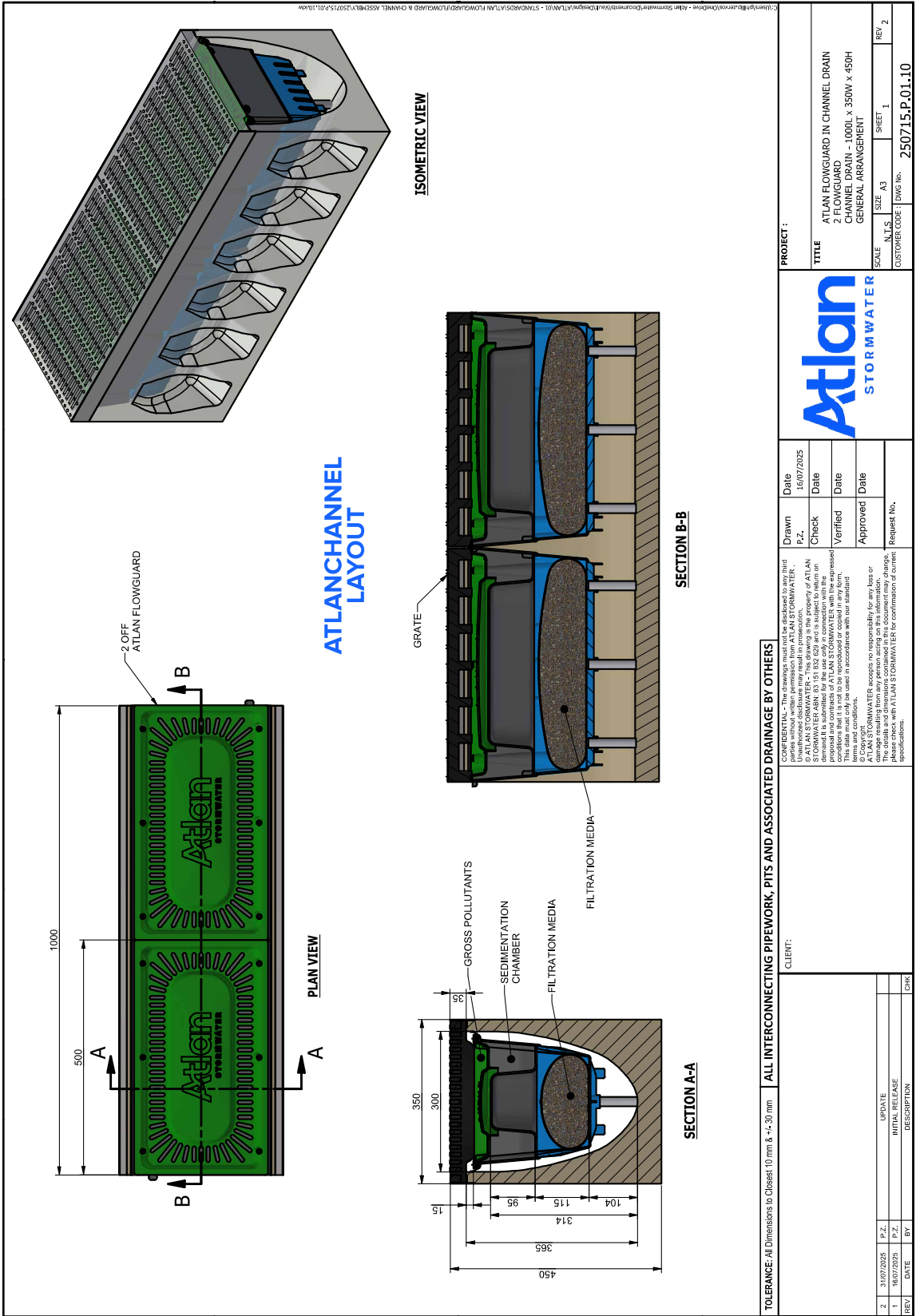
- The Sedimentation Chamber removes coarse constituents, such as gravel, leaves and other solids or gross pollutants.
- The rubber seal to the outside ensures no waters can by-pass this chamber within the channel.
- The sediment box is situated prior to the media bag and captures silt and organic matter, which helps reduce maintenance.

















'We believe clean waterways are a right, not a privilege and we work to ensure a Joy in Water experience for you, with your family & friends.'

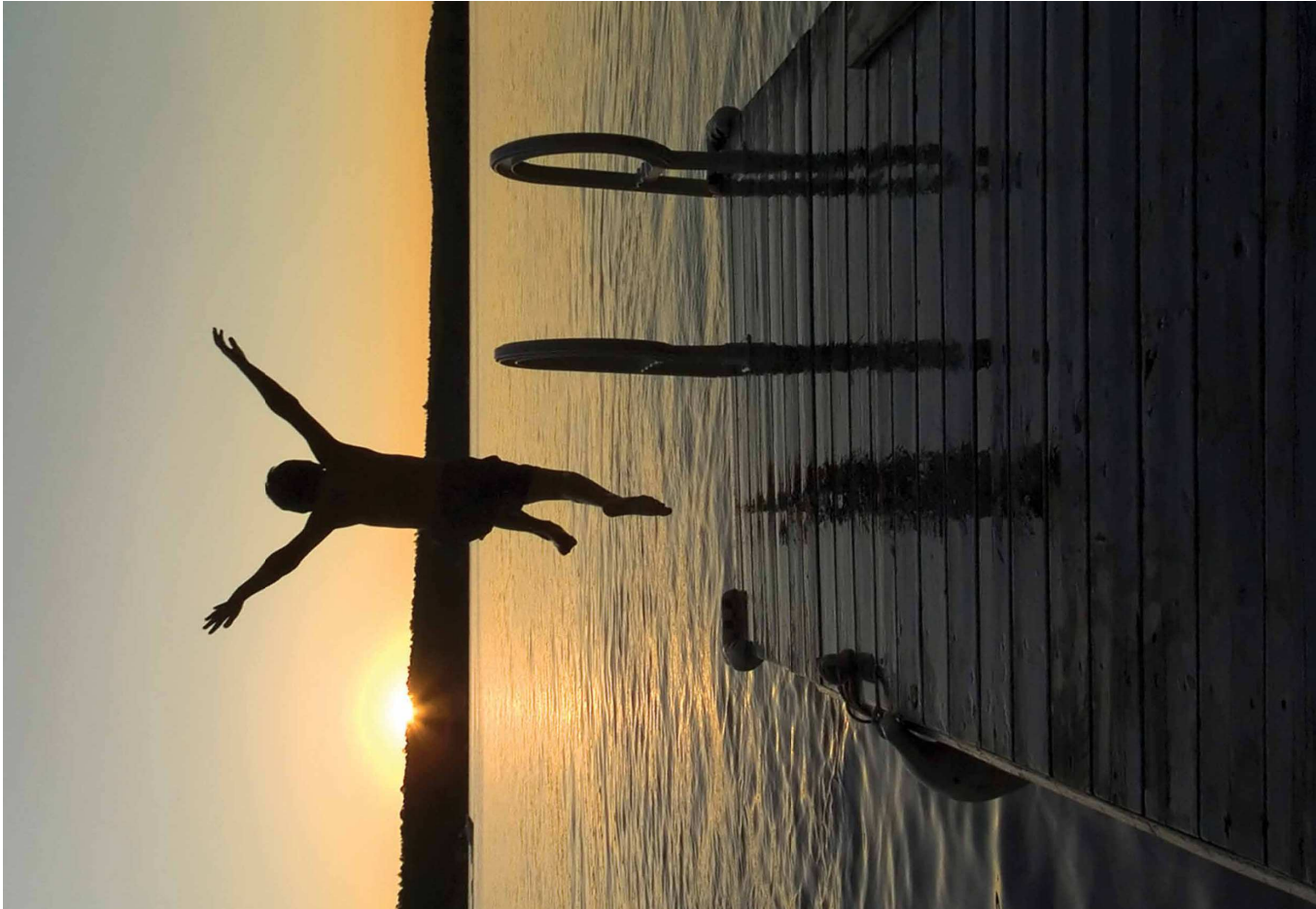
Andy Hornbuckle, CEO



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Title: Tanunda Markets Stone Retaining  
Wall Sketch SK01

Job #: TX15237.35-04

Page #: 1

Rev: A

Designed: NA.E

Date: 6/3/25

Checked:

Date:

300THICK STONE  
RETAINING WALL TO ARCH  
SPECIFICATIONS

EXISTING PAVEMENT LEVEL.

NEW PAVEMENT LEVEL.

MAX 500mm

350 WIDE x 400D  
STRIP FOOTING. 2N16  
T&B. W6-900CTS

1300 874 294 | triaxial.au

COMPLEX PROBLEMS RESOLVED SIMPLY

ADELAIDE | BAROSSA | DARWIN | MUDGEE | PARRAMATTA | SYDNEY

---

Item 6.1



## Details of Representations

### Application Summary

|                |                                                                                                                                                                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application ID | 25031885                                                                                                                                                                                                                                                                                                                |
| Proposal       | Demolition of existing commercial and residential buildings and the construction of an integrated commercial development in the form of two (2) two-storey shops incorporating a retailer (fruit and vegetable), cafe, four (4) boutique retailers, restaurant with associated bar and carparking and landscaping areas |
| Location       | 72 MURRAY ST TANUNDA SA 5352, 74 MURRAY ST TANUNDA SA 5352                                                                                                                                                                                                                                                              |

### Representations

#### Representor 1 - Leila March

|                                                                                                                                             |                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Name                                                                                                                                        | Leila March                                                                        |
| Address                                                                                                                                     |  |
| Submission Date                                                                                                                             | 19/02/2026 05:14 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                                                          |
| <b>Reasons</b>                                                                                                                              |                                                                                    |
| A great space to modernise Tanunda. The whole street frontage needs an overhaul so this a great opportunity and to bring in new businesses. |                                                                                    |

### Attached Documents

## Representations

### Representor 2 - James Wilsdon

|                                                                                                    |                                                                                   |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Name                                                                                               | James Wilsdon                                                                     |
| Address                                                                                            |  |
| Submission Date                                                                                    | 21/02/2026 06:03 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 oppose the development                                                          |

**Reasons**

To the Barossa Council, I write in strong objection to the proposed demolition and redevelopment of 72–74 Murray Street. Murray Street is the historic heart of Tanunda. It reflects generations of layered growth — modest dwellings, small-scale shops, varied setbacks and mature trees forming a human-scale streetscape. This character is precisely what the Historic Area Overlay is intended to protect! The proposal seeks to demolish an existing dwelling (that modern builders would struggle to replicate) within the Murray Street Historic Area and replace it with two substantial two-storey modern commercial buildings reaching approximately 9.6 metres in height. Regardless of whether the current structures are individually listed, they contribute to the rhythm and scale that define this precinct. Heritage protection is not only about landmark buildings — it is about preserving the streetscape pattern, the domestic proportions and the overall visual beauty. Generations of locals and tourists have enjoyed our beautiful architectural history, I fear that with every historic building that is torn down it simply will reduce our town to look just like any place in the suburbs. Tourists don't want to see an Adelaide style precinct, that's exactly what they have escaped from. The Historic Area Statement identifies low-scale development and a varied alignment of residential and commercial buildings as defining attributes. The proposal replaces this domestic-scale presence with intensified built mass, upper-level commercial activation and a restaurant and bar trading until midnight. The introduction of 20 on-site car parks and the requirement for 1.8-metre acoustic fencing and plant barriers to mitigate impacts further demonstrate the intensity of use being inserted into a heritage streetscape. Tanunda is often regarded as the Barossa's counterpart to Hahndorf — two historic towns whose main streets define their identity and tourism appeal. It is inconceivable that Hahndorf would approve a modern, bulk-dominant commercial complex of this scale within its historic main street. Hahndorf fiercely protects its low rooflines, fine grain shopfronts and heritage rhythm because it understands that authenticity is its greatest asset. If Hahndorf would not permit such a development in its historic core, why should Tanunda accept it in ours? The value of Murray Street lies in its restraint — its modest scale, its alternating setbacks, its continuity of historic character. Once domestic-scale buildings are replaced with large contemporary commercial forms, that rhythm is permanently broken. The cumulative effect of such decisions transforms a historic main street into a generic retail strip. Heritage protection requires courage. It requires Council to look beyond compliance with height limits and technical arguments about "excluded buildings" and instead consider the long-term character of the town. A 9.6-metre, two-storey commercial complex on this prominent corner sets a precedent that weakens the protective intent of the Historic Area Overlay and signals a shift toward urban-style intensification inconsistent with Tanunda's identity. Progress should enhance heritage, not displace it. Adaptive reuse, retention of domestic form, and context-sensitive infill could achieve economic activation without sacrificing character. Demolition and scale escalation are not the only options. Once heritage fabric is removed, it cannot be authentically recreated. Once the human scale of Murray Street is lost, it cannot be easily restored. Tanunda deserves the same level of heritage protection and pride that Hahndorf demands for its main street. For these reasons, I respectfully urge Council to refuse this application in its current form and uphold the integrity of the Murray Street Historic Area. Tanunda's heritage is not expendable. It is our identity. Yours sincerely, James Wilsdon 132 Murray St

## **Attached Documents**



## Representations

### Representor 3 - Georgina Bulling

|                                                                                                    |                                                                                    |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Name                                                                                               | Georgina Bulling                                                                   |
| Address                                                                                            |  |
| Submission Date                                                                                    | 21/02/2026 06:21 PM                                                                |
| Submission Source                                                                                  | Online                                                                             |
| Late Submission                                                                                    | No                                                                                 |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes                                                                                |
| My position is                                                                                     | I oppose the development                                                           |

#### Reasons

To The Barossa Council, I write to formally object to the proposed demolition and redevelopment of 72–74 Murray Street, Tanunda. I am a resident of Murray Street. I live within this streetscape every day, and I am increasingly concerned as I watch its historic character slowly begin to fade. In recent years, I have observed new builds emerging that do not reflect the established scale or rhythm of the street, and blocks being subdivided and “sliced and diced” in ways that erode the generous setbacks and domestic proportions that once defined this area. Each incremental change may appear minor in isolation, but collectively they are altering the character of Tanunda in a way that feels irreversible. Murray Street forms the historic heart of Tanunda. Its character has evolved gradually over generations, resulting in a streetscape defined by modest dwellings, fine-grain shopfronts, varied setbacks and mature landscaping. This human scale and layered development pattern are fundamental to the identity of the Murray Street Historic Area and are precisely what heritage protections are intended to preserve. While the existing dwelling may not be individually listed, it contributes to the broader rhythm and domestic scale that underpin the Historic Area. Heritage protection is not limited to landmark buildings; it extends to the cumulative pattern of development — rooflines, setbacks, garden frontage and building proportions — that together create a coherent and recognisable place. The proposed development introduces two substantial two-storey commercial buildings of approximately 9.6 metres in height, along with intensified commercial activation including a restaurant and bar trading until midnight and 20 on-site car parks. The need for acoustic fencing and landscape barriers further signals the scale and intensity of use being introduced into what has historically been a mixed but predominantly low-scale environment. Tanunda is often compared to Hahndorf — another historic main street town whose identity and tourism appeal are grounded in authenticity, fine grain development and restrained scale. It is difficult to imagine a development of this bulk and commercial intensity being approved within Hahndorf’s historic core. The reason is simple: once scale and rhythm are lost, they cannot be authentically recreated. Approving this proposal would set a precedent that weakens the intent of the Historic Area Overlay and signals a shift toward urban-style intensification inconsistent with Tanunda’s established identity. Compliance with numerical height limits alone does not equate to contextual appropriateness. Heritage protection requires a broader view — one that considers cumulative impact, long-term character and the lived experience of residents. Progress does not require demolition or scale escalation. Adaptive reuse, retention of domestic form and more context-sensitive infill solutions could support economic activity without undermining the integrity of the streetscape. Once heritage fabric is removed, it cannot be restored. Once the human scale of Murray Street is compromised, it is extremely difficult to recover. For these reasons, and as a resident who cares deeply about the future of this street, I respectfully urge Council to refuse this application in its current form and uphold the integrity of the Murray Street Historic Area. Yours sincerely, Georgina Bulling Murray Street, Tanunda

## Attached Documents



**Representations****Representor 4** - Sara Liersch

|                                                                                                                                                                                                                                                                                                       |                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Name                                                                                                                                                                                                                                                                                                  | Sara Liersch                                                                       |
| Address                                                                                                                                                                                                                                                                                               |  |
| Submission Date                                                                                                                                                                                                                                                                                       | 21/02/2026 10:20 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                                       |
| <b>Reasons</b>                                                                                                                                                                                                                                                                                        |                                                                                    |
| I agree with the development but unless it is going to be built in a traditional style will make the Main Street of Tanunda look ridiculous and if that is the case I would only support a single story building being built which can be built in a traditional style to match the Main Street scape |                                                                                    |

**Attached Documents**



**Representations****Representor 5** - James Dunn

|                                                                                                                                                                                                                                                                                |                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Name                                                                                                                                                                                                                                                                           | James Dunn                                                                         |
| Address                                                                                                                                                                                                                                                                        |  |
| Submission Date                                                                                                                                                                                                                                                                | 21/02/2026 10:50 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                                                          |
| <b>Reasons</b>                                                                                                                                                                                                                                                                 |                                                                                    |
| The buildings are both dilapidated. The larger of the two should probably be condemned. The new buildings provide much needed growth space for more amenities for local and tourists with more options for shopping. This is a desperately needed to help liven up the street! |                                                                                    |

**Attached Documents**

## Representations

### Representor 6 - Lyle Wilsdon

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Lyle Wilsdon                                                                       |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| Submission Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 22/02/2026 10:12 AM                                                                |
| Submission Source                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Online                                                                             |
| Late Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No                                                                                 |
| Would you like to talk to your representation at the decision-making hearing for this development?                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No                                                                                 |
| My position is                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | I oppose the development                                                           |
| <b>Reasons</b><br>This building is one of only a few remaining heritage buildings in Tanunda's street scale and should be heritage overlaid. The removal and replacement of the existing Tudor style structure would be a loss to the existing streetscape. This building has not been carefully looked after by the occupants and this should not be used as an excuse for a rebuild. The Barossa is already becoming a shell of its former self and we should be very careful moving this way. This proposal will hurt the streetscape, let's find another idea. |                                                                                    |

### Attached Documents

**Representations****Representor 7** - Steve Clarkson

|                                                                                                                                                                                                                                                                                                                   |                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Name                                                                                                                                                                                                                                                                                                              | Steve Clarkson                                                                    |
| Address                                                                                                                                                                                                                                                                                                           |  |
| Submission Date                                                                                                                                                                                                                                                                                                   | 01/03/2026 08:23 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 oppose the development                                                          |
| <b>Reasons</b>                                                                                                                                                                                                                                                                                                    |                                                                                   |
| At this stage, without plans and details, I can't see value for the town, nor attraction for tourists reducing the perceived longevity of the project. Do dead end arcades work? Viability of Fruit and Veg store against boutique stores, questionable. Interested in number and location of associated parking. |                                                                                   |

**Attached Documents**



## Representations

### Representor 8 - Jonno Stevens

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Jonno Stevens                                                                     |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Submission Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 11/03/2026 09:48 AM                                                               |
| Submission Source                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Online                                                                            |
| Late Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No                                                                                |
| Would you like to talk to your representation at the decision-making hearing for this development?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No                                                                                |
| My position is                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | I support the development                                                         |
| <b>Reasons</b><br>This is an amazing opportunity for the Greater Barossa and the community of Tanunda. I have looked at the plans keeping in mind how we as people in the Barossa Council want our street to look and feel and can't praise the design aspects of this development enough. What a delightful change to what is presently on offer up that end of the street, we have all travelled past those 2 falling down neglected old houses for years hoping someone would do something with them. This isn't easy times in the valley for the locals but this proves that business people are still interested in investing locally. The thought of being able to buy Local produce from local shops and another area to showcase the local wines is an opportunity that will stand the street in good stead for many years to come and isn't to be missed by all concerned. Thanks |                                                                                   |

### Attached Documents

**Representations****Representor 9** - Michelle Wirth

|                                                                                                                                                                                                        |                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Name                                                                                                                                                                                                   | Michelle Wirth                                                                     |
| Address                                                                                                                                                                                                |  |
| Submission Date                                                                                                                                                                                        | 11/03/2026 09:35 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                                                          |
| <b>Reasons</b><br>Hello all I strongly believe this future development would be an outstanding opportunity for the town ship of Tanunda. A great idea as the existing builders are clearly an eye sore |                                                                                    |

**Attached Documents**



2 April 2026

Andrew Simons  
The Barossa Council  
Via: PlanSA Portal

Our Ref: 54708LET05

Dear Andrew

**Response to Further Information Request & Response to Representations:  
Development Application 25031885 – 72 & 74 Murray Street, Tanunda**

MasterPlan acts on behalf of the applicant (Drew Roberts and Ken Stevens C/o JBG Architects) regarding Development Application 25031885. The following provides a response to Council's outstanding request, and a response to the representations received during notification.

**Council Request**

Please find **attached** a set of amended proposal plans addressing the Council's request, including:

- Inclusion of the setback from the northern wall to the northern boundary, where not located on the boundary itself (refer to Floor Plan).
- The easement relates to the right of way between each lot, which is now noted properly on the Site Plan.
- The southern elevation makes reference to the southern wall comprising precast concrete panelling.
- Inclusion of reverse line-marking in the rear park turning bay.

Further, we confirm:

- It is unknown at this point if planting is intended to grow over the proposed arbor, however, the building maintains an opportunity for this to occur in the future;
- The acoustic report's hours of operation (10am-12am) are accurate and proposed; and
- Waste truck movement on the site will occur between 7am and 7.30am, and a condition of consent is welcomed to ensure this is enforced.

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Offices in SA | NT | QLD  
ABN 30 007 755 277  
plan@masterplan.com.au



### Representations

Nine (9) representations were submitted, four (4) of which are in support, one (1) in support subject to concerns, and four (4) opposed. Two (2) of the opposing representations have been received from the same address by separate individuals. We note that one (1) negative submission at 132 Murray Street, Tanunda wish to be heard in person by the Panel.

Please note that the project team undertook preliminary engagement with the Council's heritage advisor before lodging the application. No fundamental issues were raised, nor was there opposition to the demolition of the dwelling where it is to be replaced with a suitably designed commercial building. More recently, we engaged with the Council's planning team to identify if any design concerns remain outstanding or if the Council has an issue with the proposal in context with the Historic Area Overlay. No issues were communicated to the project team.

A brief summary of the issues raised in the representations with our response is provided below.

***New development in the area is eroding the generous setbacks and domestic proportions that once defined this area.***

Murray Street Tanunda Historic Area Statement (Baro9) (the Statement) provides the following commentary concerning setbacks;

*'Varied alignment of buildings in Murray Street, with commercial buildings aligned with the pavement and residential buildings setback to allow for front gardens. ...'*

Outside of the above, the Statement suggests building height should be 'low scale', identifies representative buildings (with the site not being identified), and comments on architectural style and detailing, stating:

*'Combination of domestic and commercial buildings. Significant and substantial public buildings which give a sense of civic importance.'*

The proposed commercial buildings have been designed to align with the pavement of Murray Street in accordance with the Statement. Whilst the proposal seeks to demolish a dwelling with a large setback, the Statement does not identify this as being inappropriate, with the exception of it involving a representative building. No representative buildings exist on the site, and thus, the introduction of a commercial development that will align with the pavement of Murray Street accords with the Statements intention.

A Representor suggested that the locality's once generous setbacks have been eroded over time. In reviewing this concern, we have searched publicly available historical aerial imagery of the site and the immediate locality. **Figure 1** is a 1949 aerial image sourced from a publicly available government database, with a yellow line drawn (approx.) around the site for context.





Figure 1: 1949 Map of Tanunda

Source: <https://www.arcgis.com/apps/mapviewer/index.html?url=https://imagemap.geohub.sa.gov.au/server/rest/services/AdelaideMetro/Adelaide1949/ImageServer&source=sd>

As depicted in the above image, the streetscape surrounding the site has largely been characterised (at least since 1949) by limited front setbacks to Murray Street. Imagery earlier than 1949 has been difficult to ascertain, but it can be assumed that the buildings depicted in **Figure 1** also existed well before 1949.

This image demonstrates that the immediate locality surrounding the site has existed with limited built form setback for many years, and decades prior to the State's introduction of planning controls and legislation.

The site currently sits within the Township Main Street Zone, which supports commercial development with no built form setback to the street (unless to facilitate outdoor dining areas). This provision has resonated in previous Planning Policy since their inception, with the site being located historically within commercial-focused zones.

Based on the above, the proposed setback is considered to be both in accordance with the provisions of the Planning and Design Code and an appropriate response to the site and surrounding streetscape character.



***The traditional human scale and layered development patterns are fundamental to the identity of the Murray Street Historic Area, and removing the existing dwelling is counter to this.***

As outlined above, the Statement promotes an intended mix of domestic and commercial buildings, it does not specifically refer to one needing to be preserved in place of the other. The existing dwelling is dated and in poor condition, which one representator has referred to. The proposal seeks to rejuvenate the site with commercial development that accords with the intent of the Statement. The Statement does not specifically talk to human-scale built form, or layered development patterns, but rather a ‘combination of domestic and commercial buildings’ with varied setback provisions between the two. The proposal offers commercial development, with setbacks envisaged in the Statement.

***The need for acoustic fencing and landscape barriers further signals the scale and intensity of use being introduced into what has historically been a mixed but predominantly low-scale environment.***

The acoustic fencing of 1.8 metres in height is considered to be a scale that is typically expected in residential areas, yet the primary streetscape is characterised by commercial development. The landscaping proposed largely comprises ground cover plantings and modest-sized trees, which are not intended as a screen or barrier, but rather to provide a visual contrast and ensure a level of environmental amenity for site users. We do not consider that the need for a 1.8 metre acoustic fence signals unreasonable scale or intensity. Rather, it demonstrates that the development will result in a modest and appropriate land use interface from an acoustic perspective.

We note that ‘low-scale’ is also referenced in the Statement for building height. This phrase has no administrative definition in the Planning and Design Code. The Macquarie Dictionary’s definition of ‘scale’ relates to relative/proportionate scale, meaning, a building’s scale depends on the context in which it sits in its environment, or in this instance, the context it sits within its site and locality.

We note that the land immediately adjoining the site comprises single-storey buildings, however, there are examples further along Murray Street of two-storey built form and structures with high projecting roofs and shop front parapets. The locality’s existing low-scale character therefore, comprises a mixture of building heights.

The Township Main Street Zone provides guidance regarding scale and what is reasonable. DTS/DPF 3.1 suggests the following building heights;

- No TNV regarding building level or height.
- Where the site has a frontage of at least 25m and depth of at least 50m - 3 building levels up to a height of 12m.
- In all other cases - 2 building levels up to a height of 9m.



The corresponding PO states:

**'...is low-rise, with height commensurate with the development site's frontage and depth as well as the main street width, so that the impacts of building mass on adjoining properties and the streetscape are minimised'.**

We note that low-rise has an administrative definition in the Planning and Design Code as follows; *'In relation to development, means up to and including 2 building levels.'* It is clear that the site and locality's zoning supports building levels up to 2-3 levels, and up to 9-12 metres in height. The proposed building height of the western building sits at the lower end of these provisions, whilst the eastern building (nearest to residential dwellings) is below 9 metres and offers a design that ridges the roofline away from Julius Street, limiting the second storey element to the rear portion of the building.

Based on the above, the proposal satisfies the zoning height provisions, and is considered to respect the Statement's intent to facilitate low-scale building height development.

***Approving this proposal would set a precedent that weakens the intent of the Historic Area Overlay and signals a shift toward urban-style intensification.***

As detailed above, we consider that the proposal respects the intent of the Historic Area Overlay, both in scale and design. This proposal is intended to set a strong precedent for future development in the area, noting that the Council planning team and their heritage advisor have raised no design objections.

***Adaptive reuse, retention of domestic form and more context-sensitive infill solutions could support economic activity without undermining the integrity of the streetscape.***

As detailed above, the replacement of the dwelling for a commercial building that accords with the intent of the Statement is a reasonable response to the site's existing features, which include a dated dwelling that has no specific heritage or representative building status.

***The proposal replaces this domestic-scale presence with intensified built mass, upper-level commercial activation and a restaurant and bar trading until midnight.***

With respect to the late trading hours of the restaurant and bar, the zoning supports entertainment, business and streetscape vibrancy. It is reasonable to assume that these types of activities are expected to operate into the later hours of the night. The zoning does not directly refer to operating hours, however, the General Development Policies for Interface Between Land Uses includes the following provision:

**PO 2.1**

Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

- (a) the nature of the development
- (b) measures to mitigate off-site impacts
- (c) the extent to which the development is desired in the zone
- (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.

In order to ensure that the proposed activities do not unreasonably impact nearby sensitive receivers, Sonus prepared an acoustic assessment and suggested modest acoustic fencing and services measures. These have been incorporated into the proposal, and thus, the operating hours and noise created at the site will not unreasonably impact nearby sensitive receivers. Further, PO 2.1 draws reference to the land use expectations of a site's zone, which in this instance clearly support nighttime entertainment activities such as a restaurant and bar.

***The introduction of 20 on-site car parks and the requirement for 1.8-metre acoustic fencing and plant barriers to mitigate impacts further demonstrate the intensity of use being inserted into a heritage streetscape.***

Sonus have considered the potential impact of the car park in their acoustic assessment, which only requires a 1.8 metre fence to be installed. This is considered to be a modest physical feature of the overall proposal, and a structure that would be typically expected as part of any development of the site. We note that landscaping is not an acoustic mitigating measure, however, the inclusion of plantings has little relevance to the intensity of the site's use or appearance. This would be expected as part of any development proposal.

***Building should be single storey and be built in a traditional style to match the Main Streetscape.***

As outlined above, there is no basis in the Historic Area Overlay or zoning provisions to suggest that the site should only develop a single-storey building. With respect to the style, JBG Architects have engaged with the Council's heritage advisor through the design process to ensure an appropriate and responsive proposal has been lodged.

***The removal and replacement of the existing Tudor style structure would be a loss to the existing streetscape. This building has not been carefully looked after by the occupants, and this should not be used as an excuse for a rebuild.***

We respectfully disagree that the condition and status of the existing dwelling is not relevant. Rather, the site contains a dated building which has no heritage or representative building status. The proposal seeks to replace this with a commercial building that accords with the intent of the Statement and wider Planning and Design Code provisions.





***Commercial feasibility of the project is questionable.***

Commercial feasibility is not a relevant assessment matter, nor does the Planning and Design Code include policy that suggests otherwise.

We trust this adequately addresses the Council's request for information and the issues raised in the representations. Should anything further be required, please do not hesitate to contact our office direct.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Daniel McKenna', with a long horizontal stroke extending to the right.

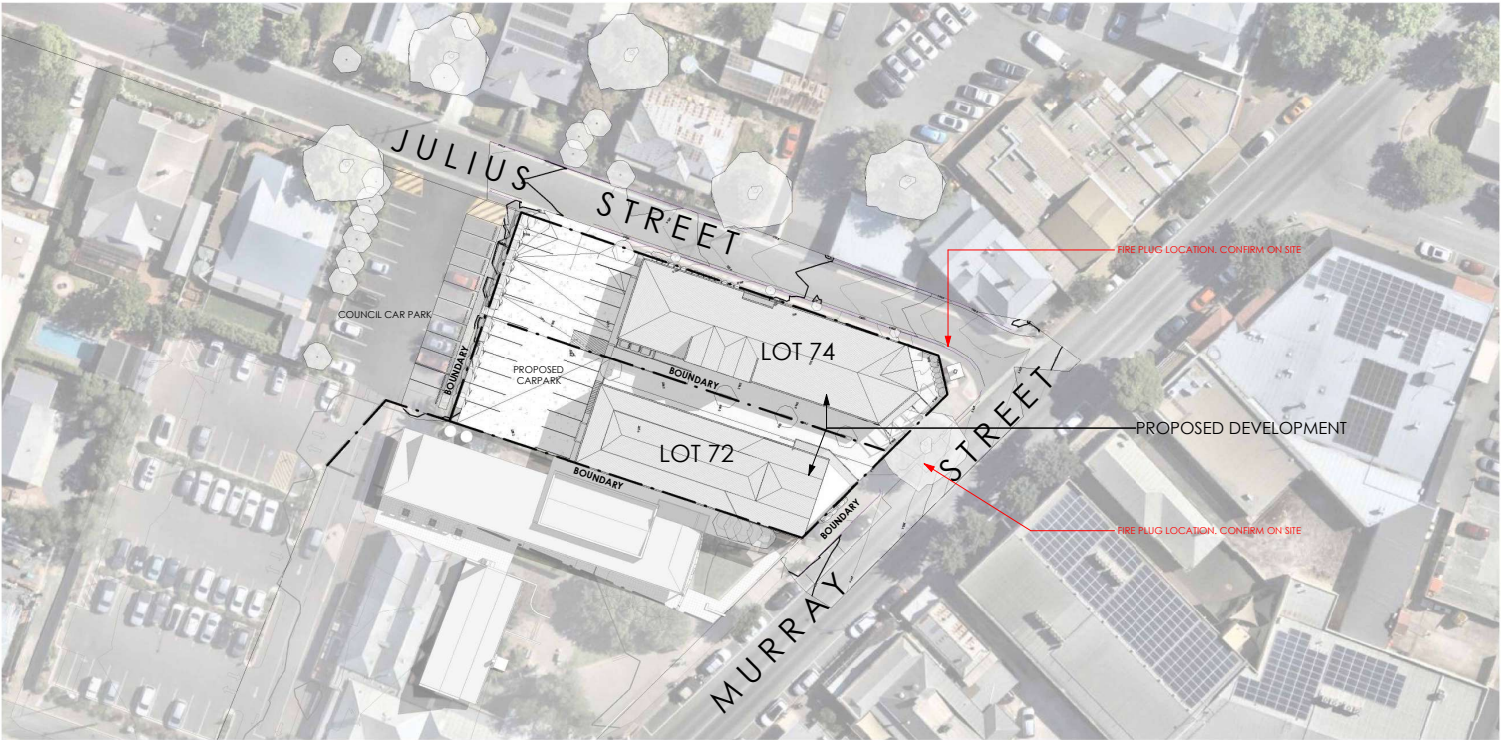
Daniel McKenna  
MasterPlan SA Pty Ltd

I:\04\2026 2:32:29 PM \\SERVER\Projects\JBG\_2025\2527 Tanunda Central Market\JBG Drawings + Photos\2527 Tanunda Central Market 72&74 REVISED.rvt

# TANUNDA CENTRAL MARKET

## COMMERCIAL DEVELOPMENT

| DWG No. | DWG CONTENT                     |
|---------|---------------------------------|
| A000    | COVERSHEET + PERSPECTIVE        |
| A002    | EXISTING + DEMOLITION SITE PLAN |
| A003    | SITE PLAN                       |
| A005    | LANDSCAPE                       |
| A101    | FLOOR PLAN                      |
| A102    | UPPER FLOOR PLAN                |
| A211    | ELEVATIONS                      |
| A212    | ELEVATIONS                      |
| A901    | PERSPECTIVES EXTERIOR           |
| A902    | PERSPECTIVES EXTERIOR           |
| A903    | PERSPECTIVES EXTERIOR           |
| A904    | PERSPECTIVES EXTERIOR           |
| A905    | PERSPECTIVES EXTERIOR           |



1 | BLOCK PLAN  
1:500  
0 5.0m 10.0m 15.0m 20.0m 25.0m  
1:500 @ A1, 1:1,000 @ A3

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| P1    | CLIENT REVIEW           | TN | CLIENT | 26.09.25 |
| P2    | FOR PA                  | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | CLIENT | 30.10.25 |
| P5    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P6    | WP BRC / REVISIONS      | TN | ALL    | 24.03.26 |
| P7    | PA REVISIONS            | TN | ALL    | 31.03.26 |



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Client  
**TCM**

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**COVERSHEET +  
PERSPECTIVE**

|                |             |
|----------------|-------------|
| Project Number | Drawn by    |
| 2527           | TN          |
|                | Approved by |
|                | JG          |
| Drawing Number | Issue       |
| A000           | P7          |

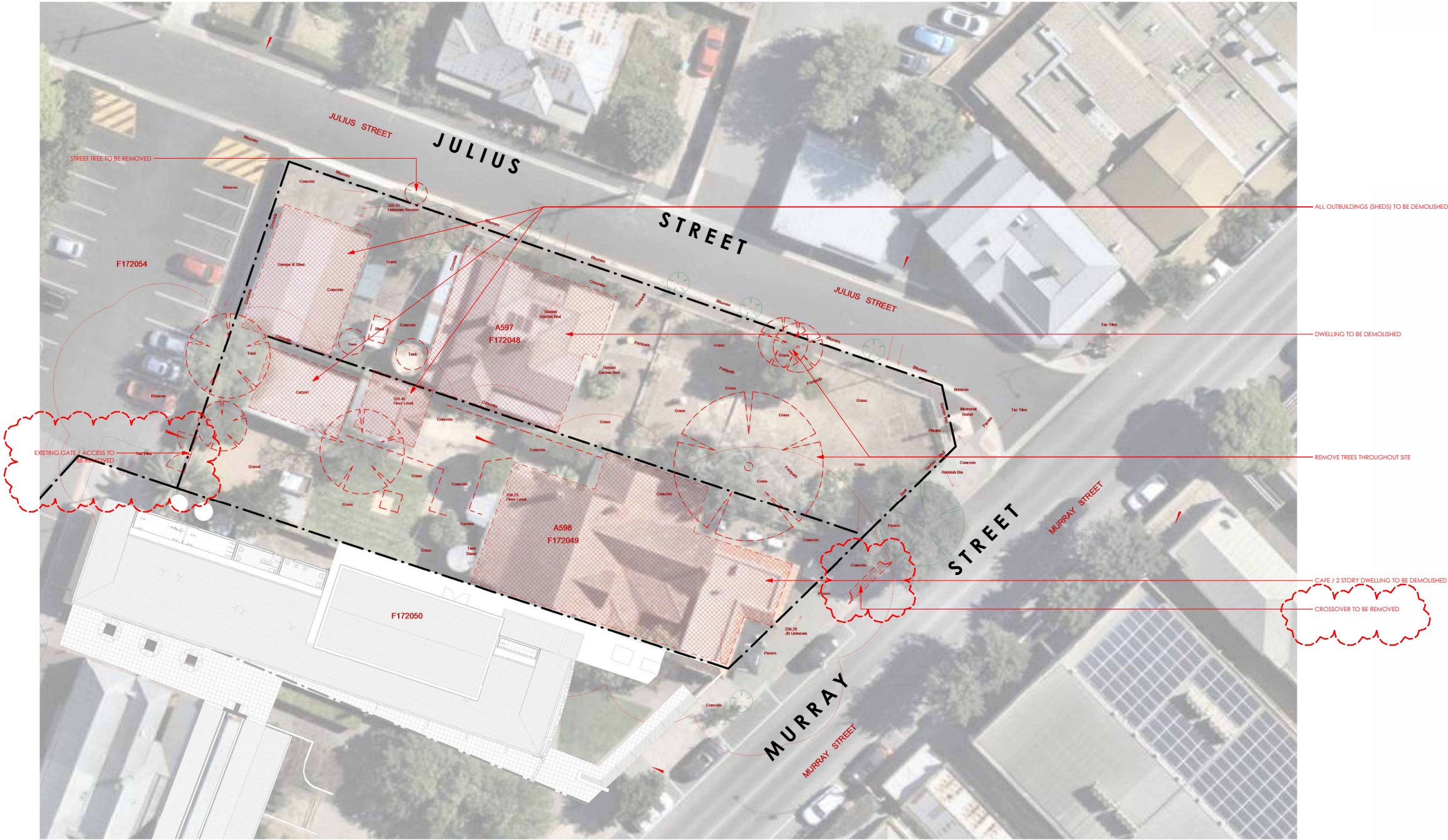


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| P4    | RFI                     | TN | ALL    | 21.11.25 |
| P5    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P6    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P7    | PA REVISIONS            | TN | ALL    | 31.03.26 |

**DEMOLITION LEGEND**

-  EXISTING WALL TO REMAIN
-  EXISTING WALL OR OTHER TO BE DEMOLISHED / REMOVED.

**DEMOLITION NOTES:**

- GENERALLY MAKE GOOD SURFACES TO REMAIN FOLLOWING DEMOLITION.
- PROTECT ALL SERVICES, PIPING, DUCTING ETC TO BE RETAINED + MAKE GOOD TO ANY DAMAGE.
- GENERALLY DE-COMMISSION REDUNDANT SERVICES + REMOVE IF EXPOSED TO VIEW.
- THE BUILDER IS TO INSPECT EXISTING BUILDINGS BEING ALTERED FOR ANY PRESENCE OF ASBESTOS. REMOVAL OF ASBESTOS BY A LICENCE CONTRACTOR + CURRENT ASBESTOS REGULATIONS.
- BUILDER / CONTRACTOR TO ENSURE DEMOLITION AND MEANS OF ENSURING SAFETY AND AVOIDING DAMAGE TO NEIGHBOURING PROPERTY DURING DEMOLITION IN ACCORDANCE WITH THE PROVISIONS OF AS 2601 THE DEMOLITION OF STRUCTURES.

NOTE : ALL STRUCTURAL DEMOLITION TO BE CARRIED OUT IN CONSULTATION WITH STRUCTURAL ENGINEER.

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Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**EXISTING +  
DEMOLITION SITE  
PLAN**  
Project Number  
**2527**  
Drawing Number  
**A002**

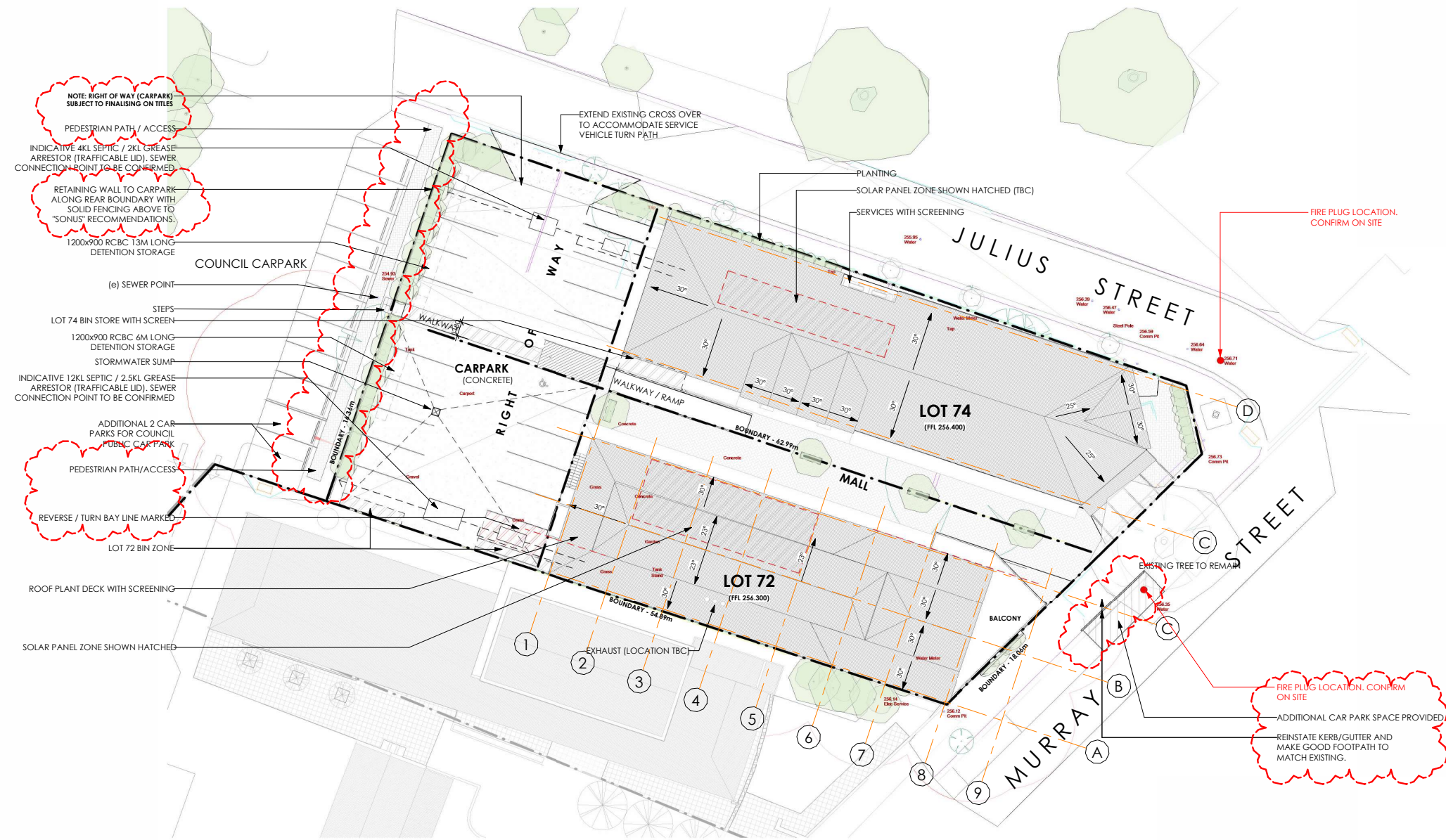
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Issue  
**P7**



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**SITE NOTES**  
**SITE SETOUT + BOUNDARY IDENTIFICATION:**  
SET-OUT 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 100MM 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:** (e) POWER CABLE SUPPLY TO REMAIN/ PROVIDE NEW UNDERGROUND ELECTRICAL CABLE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION (TBC)  
**WATER SUPPLY:** (e) WATER METER + PIPE SUPPLY TO REMAIN/ PROVIDE NEW WATER METER + PIPE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION (TBC)  
**WASTEWATER DISPOSAL:** CONNECT NEW WASTEWATER DRAINS TO (e) WASTEWATER DISPOSAL SYSTEM/ PROVIDE NEW ON-SITE WASTEWATER DISPOSAL AS INDICATED ON DRAWINGS- REFER TO CONSULTANT WASTEWATER ENGINEER REPORT FOR FURTHER DETAILS (TBC)  
**TELECOMMUNICATION/DATA SUPPLY:** (e) CABLE SUPPLY TO REMAIN/ PROVIDE NEW UNDERGROUND CABLE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION (TBC)

THE FINAL LOCATION OF NEW SERVICES/ CABLES / DRAINS/ TANKS IS TO BE CONFIRMED BETWEEN THE CLIENT AND BUILDER PRIOR TO INSTALLATION.  
EXISTING SERVICES INDICATED ON THE DRAWINGS MAY HAVE BEEN LOCATED BY A FIELD SURVEY, OTHER SERVICES MAY EXIST THAT WERE NOT VISIBLE AT SURFACE LEVELS AT THE TIME OF SURVEY, AS SUCH PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING UNDERGROUND SERVICES.

**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 CLIENT.

**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 'TERMIMESH' STAINLESS STEEL MESH OR 'HOMEGUARD' BIPLEX 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 + CLIENT 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.

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| P4    | RFI                     | TN | ALL    | 20.10.25 |
| P5    | RFI/AMENDMENTS          | TN | ALL    | 29.10.25 |
| P6    | RFI                     | TN | ALL    | 21.11.25 |
| P7    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P8    | PA RFI                  | TN | ALL    | 28.01.26 |
| P9    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P10   | PA REVISIONS            | TN | ALL    | 31.03.26 |



| SITE AREA COVERAGE - LOT 72           |     | m² |
|---------------------------------------|-----|----|
| SITE                                  | 956 |    |
| GROUND LEVEL                          |     |    |
| CAFE                                  | 70  |    |
| KITCHEN/SERVERY                       | 50  |    |
| SHOP                                  | 115 |    |
| STORE/LUNCH                           | 65  |    |
| BOH; TOILETS, CORRIDOR, LIFT          | 85  |    |
| TOTAL                                 | 385 |    |
| UPPER LEVEL                           |     |    |
| RESTAURANT/BAR                        | 190 |    |
| BALCONY                               | 90  |    |
| BOH; TOILETS, KITCHEN, STORE, SERVERY | 165 |    |
| TOTAL                                 | 445 |    |

| SITE AREA COVERAGE - LOT 74 |      | m² |
|-----------------------------|------|----|
| SITE                        | 1059 |    |
| GROUND LEVEL                |      |    |
| SHOP; FRUIT & VEG           | 290  |    |
| CHECK OUT/SERVERY           | 60   |    |
| STORE/PREPARATION           | 185  |    |
| TOTAL                       | 495  |    |
| UPPER LEVEL                 |      |    |
| OFFICE/AMENITIES            | 45   |    |
| STORE/PREPARATION           | 85   |    |
| TOTAL                       | 130  |    |

| LANDSCAPE ZONE     |      | m² |
|--------------------|------|----|
| SITE AREA COVERAGE |      |    |
| SITE               | 2015 |    |
| LANDSCAPE          | 65   |    |
| PERCENTAGE OF SITE | 3%   |    |

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Client  
**TCM**

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**SITE PLAN**

|                               |                                     |
|-------------------------------|-------------------------------------|
| Project Number<br><b>2527</b> | Drawn by<br>TN<br>Approved by<br>JG |
| Drawing Number<br>A003        | Issue<br>P10                        |

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LANDSCAPING PLANT PALETTE

PALETTE EXCLUDES SELECTIONS ACCORDING TO ENGINEERS DETAILS FOR BIO-RETENTION SWALE. SEE ENGINEERING NOTES FOR DETAILS.



**GRASS**  
BOTANIC NAME: OPHIOPOGON JAPONICUS  
COMMON NAME: MONDO GRASS  
FORM: GRASS SEDGE OR FLAX  
DIMENSIONS: 0.5-1M SPREAD  
0.2-0.3M HEIGHT



**GROUNDCOVER**  
BOTANIC NAME: LIRIOPE MUSCARI  
COMMON NAME: LILY TURF  
FORM: MEDIUM SHRUB  
DIMENSIONS: 0.4-5M SPREAD  
0.4-5M HEIGHT



**SHRUB**  
BOTANIC NAME: CLIVIA MINIATA  
COMMON NAME: NATAL LILY  
FORM: LOW SHRUB  
DIMENSIONS: 0.3-0.6M SPREAD  
0.3-0.6M HEIGHT



**SHRUB**  
BOTANIC NAME: RHAPHIOLEPIS INDICA  
COMMON NAME: ORIENTAL PEARL  
FORM: LOW SHRUB  
DIMENSIONS: 1-1.5M SPREAD  
1-1.2M HEIGHT



**TREE**  
BOTANIC NAME: ZELKOVA SERRATA  
COMMON NAME: JAPANESE ZELKOVA  
FORM: MEDIUM TREE  
DIMENSIONS: 10-18M SPREAD  
15-24M HEIGHT



**GRASS**  
BOTANIC NAME: LOMANDRA LONGIFOLIA  
COMMON NAME: TANAKA  
FORM: GRASS SEDGE OR FLAX  
DIMENSIONS: 0.5M SPREAD  
0.5M HEIGHT



**GROUNDCOVER**  
BOTANIC NAME: MYOPORUM PARVIFOLIUM  
COMMON NAME: CREEPING BOOBIALLA  
FORM: GROUNDCOVER  
DIMENSIONS: 1.5-2M SPREAD  
0.2M HEIGHT



**SHRUB**  
BOTANIC NAME: WESTRINGIA FRUTICOSA  
COMMON NAME: NATIVE ROSEMARY  
FORM: UPRIGHT SHRUB  
DIMENSIONS: 1M SPREAD  
1M HEIGHT



**SHRUB**  
BOTANIC NAME: MURRAYA PANICULATA  
COMMON NAME: ORANGE JESSAMINE  
FORM: MEDIUM SHRUB  
DIMENSIONS: 2-4M SPREAD  
2-4M HEIGHT

LANDSCAPING & SCHEDULE OF PLANTS

**LANDSCAPING NOTES:**  
LANDSCAPING SHOULD ENHANCE DEVELOPMENT WITH APPROPRIATE PLANTING AND OTHER LANDSCAPING WORKS.

- LANDSCAPING SHOULD ACHIEVE:
- PROTECTION FROM PREVAILING WINDS AND SUMMER SUN;
  - MINIMAL VISUAL IMPACT THE LOCAL STREETSCAPE;
  - MINIMAL MAINTENANCE WITH HARDY PLANT CHOICES;
  - MAINTAIN VISIBILITY FOR FOOT AND ROAD TRAFFIC;
  - RESULT IN THE CLEARANCE FROM POWERLINES AND OTHER INFRASTRUCTURE BEING MAINTAINED;
  - UTILISE WATER SENSITIVE DESIGN INCLUDING THE REUSE OF ON SITE STORMWATER.

- THE VERGES OF NEW ROADS AND TRACKS SHOULD BE LANDSCAPED TO MINIMIZE:
- THEIR VISUAL IMPACT ON LANDSCAPE CHARACTER; AND
  - EROSION CAUSED BY RUN-OFF.

- GENERAL NOTES: ALL LANDSCAPING WORKS BY OWNER**
- PROVIDE A IRRIGATION SYSTEM TO ALL PLANTING BEDS, TREES & GRASSED AREAS COMPRISING IN-LINE DRIP AND AUTOMATED SYSTEM WHERE REQUIRED.
  - DRIP IRRIGATION SPECIFIED AS NETAFIM TECHLINE 16 POLY TUBE 1.6L p/h @ 0.5m. SPACINGS OR SIMILAR APPROVED.
  - ALL POLY TUBING TO BE LAID ON SURFACE AND COVERED WITH MULCH.
  - PROVIDE BACKFLOW PREVENTION, AUTOMATIC CONTROLLER AND OTHER DEVICES AS REQUIRED.
  - USE SLOW RELEASE FERTILIZER AND SOIL WETTER GRANULES TO BE MIXED WITH SOIL.

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

- PL.01**
- MYOPORUM PARVIFOLIUM - GROUNDCOVER
  - LOMANDRA LONGIFOLIA - GRASS
- PL.02**
- CLIVIA MINIATA - SHRUB
  - LIRIOPE MUSCARI - GROUNDCOVER
  - OPHIOPOGON JAPONICUS - GRASS
- PL.03**
- RHAPHIOLEPIS INDICA - SHRUB
- PL.04**
- WESTRINGIA FRUTICOSA - SHRUB
- TR.01**
- ZELKOVA SERRATA - MEDIUM TREE
- TR.02**
- MURRAYA PANICULATA - MEDIUM SHRUB

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

LANDSCAPE LEGEND

- PL.01** CAR PARK AREA
- PL.02** SHADED AREA
- PL.03** FEATURE PLANTING
- PL.04** PLANTERS
- TR.01** ZELKOVA SERRATA TREE
- TR.02** MURRAYA HEDGES
- EXISTING TREES
- PV.01** ALL PAVEMENTS & HARDESTANDS TO CIVIL ENGINEERS SELECTIONS, DETAILS AND SPECIFICATIONS
- FENCE TYPE 01** TUBULAR BOUNDARY FENCE

LANDSCAPE FENCING & WALLS

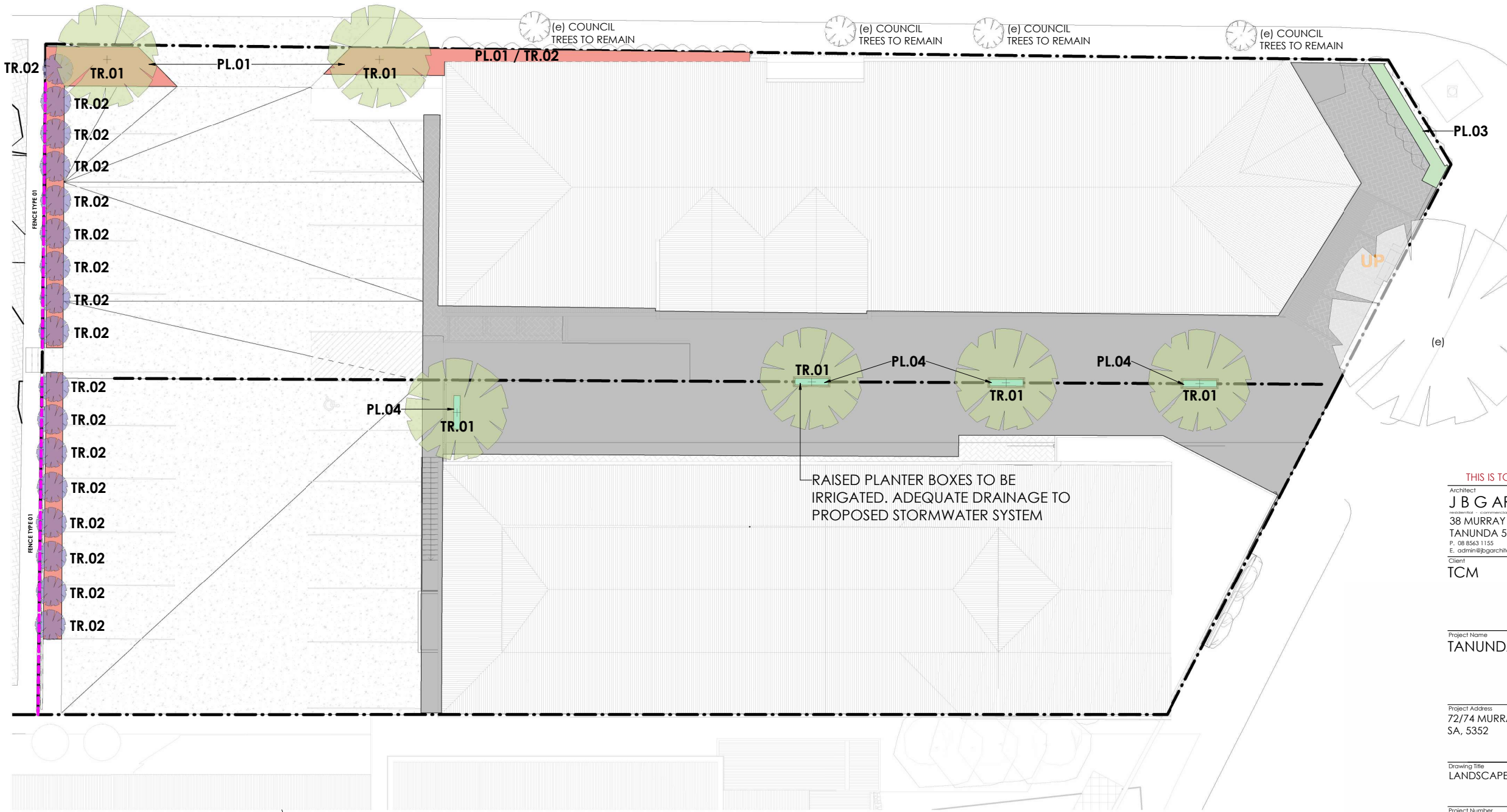
**FENCING & WALL NOTES:**  
FENCES AND WALLS INCLUDING RETAINING WALLS SHOULD:

- 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

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| P1    | PA SET              | TN | ALL | 09.12.25 |
| P2    | WIP BRC / REVISIONS | TN | ALL | 24.03.26 |
| P3    | PA REVISIONS        | TN | ALL | 31.03.26 |



RAISED PLANTER BOXES TO BE IRRIGATED. ADEQUATE DRAINAGE TO PROPOSED STORMWATER SYSTEM

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Project Address  
72/74 MURRAY STREET TANUNDA  
SA, 5352

Drawing Title  
LANDSCAPE

Project Number  
2527

Drawn by  
FA/HA

Approved by  
JG

Drawing Number  
A005

Issue  
P3

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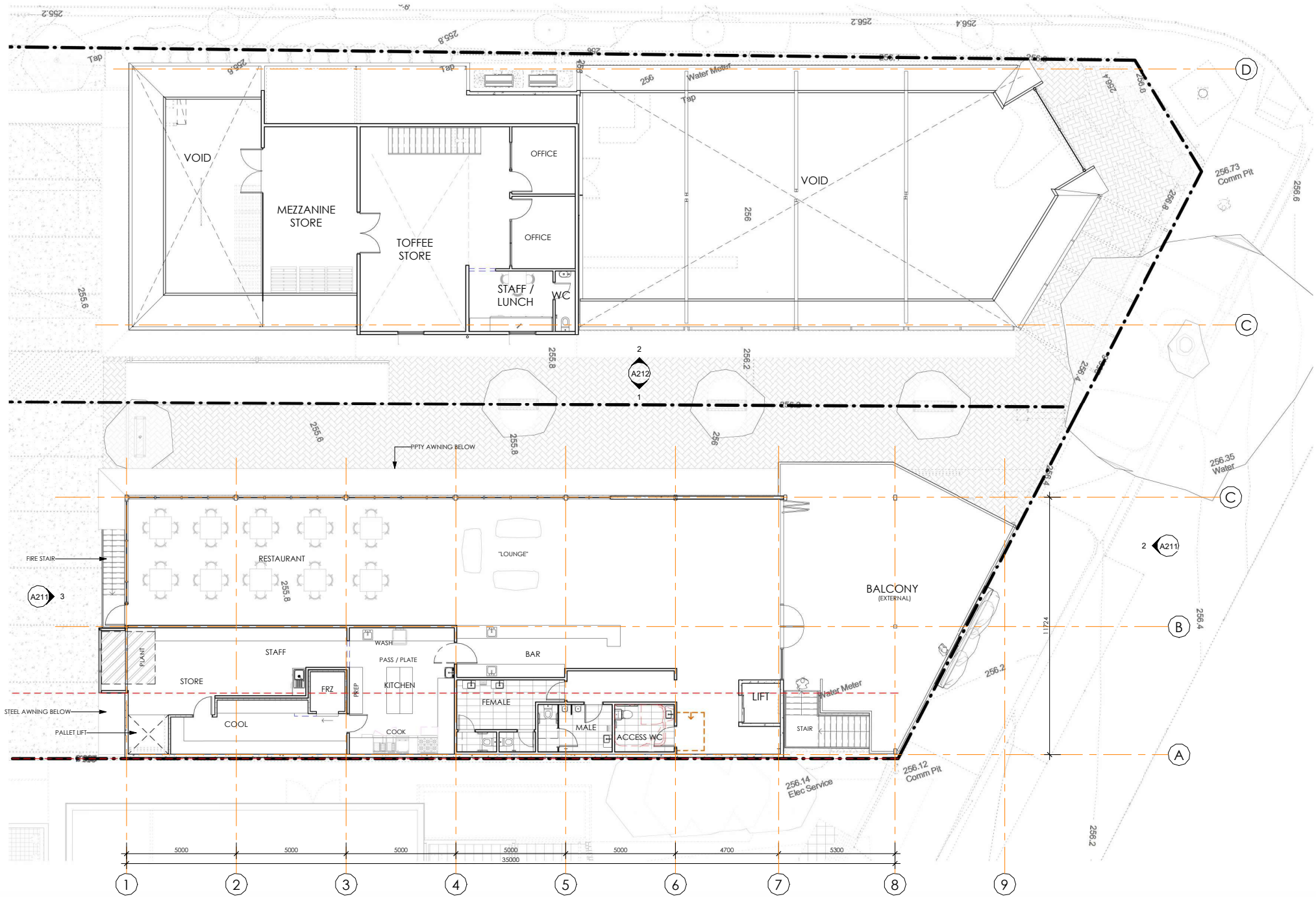
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| P4    | RFI/AMENDMENTS          | TN | ALL    | 29.10.25 |
| P5    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
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Drawing Title  
**UPPER FLOOR PLAN**

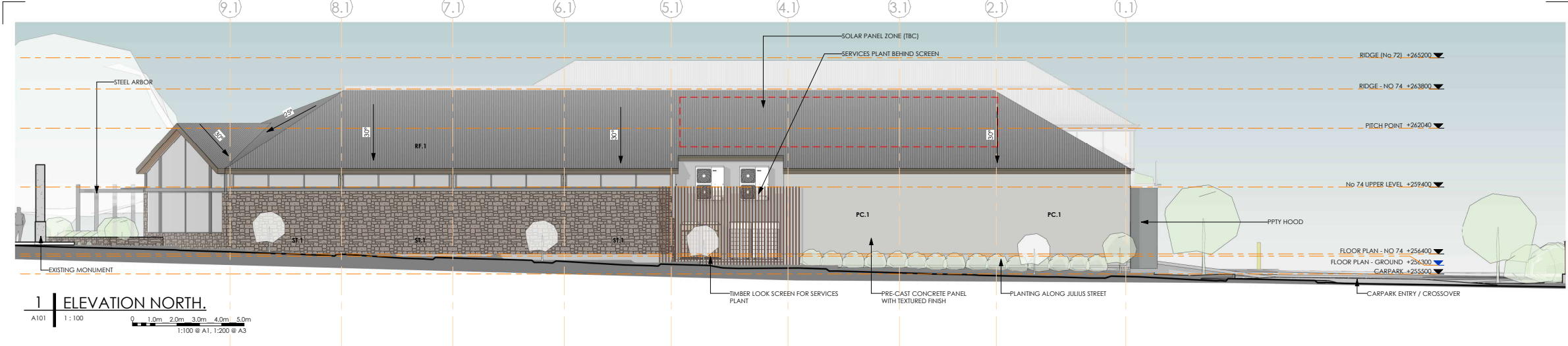
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|----------------|------|-------------|----|
| Project Number | 2527 | Drawn by    | TN |
|                |      | Approved by | JG |
| Drawing Number | A102 | Issue       | P7 |



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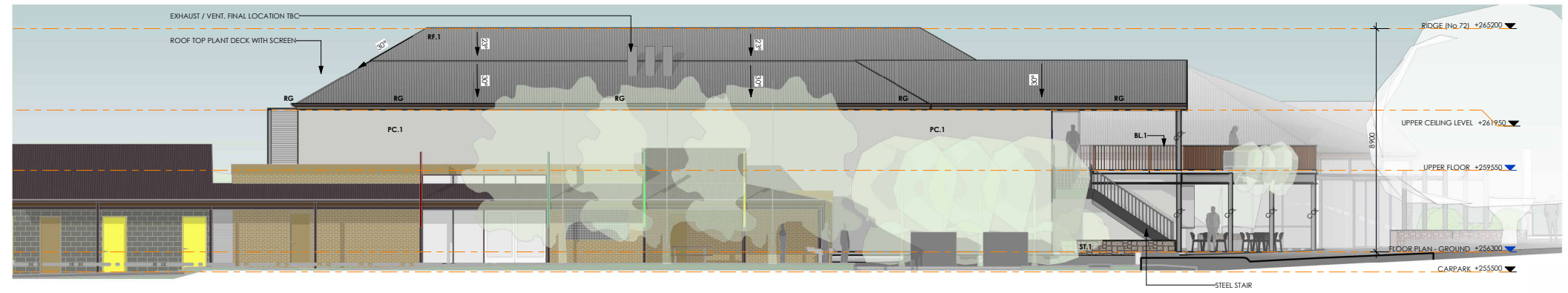
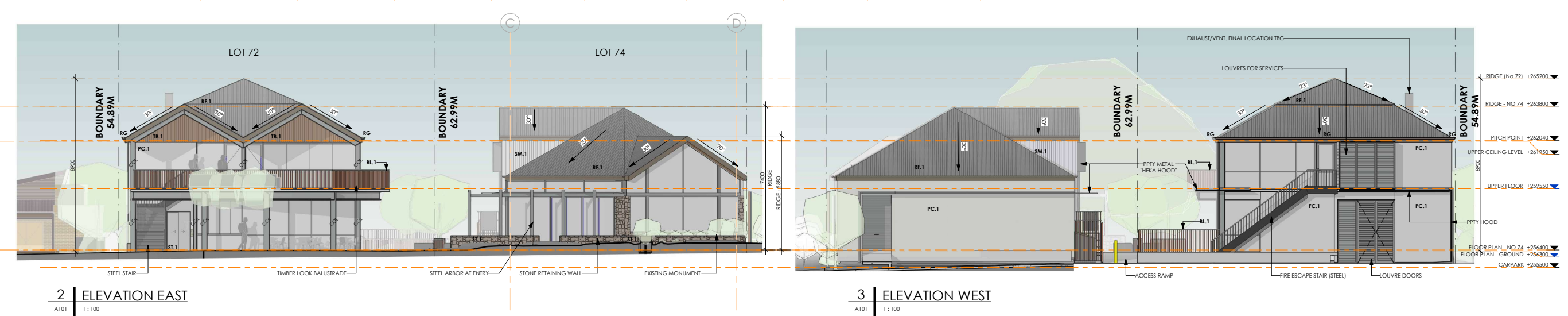
**WARNING**

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

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| Issue | Issued For              | By | To  | Date     |
|-------|-------------------------|----|-----|----------|
| P1    | CLIENT REVIEW           | TN | ALL | 26.09.25 |
| P2    | FOR PA                  | TN | ALL | 01.10.25 |
| P3    | FOR PA/CLIENT SO        | TN | ALL | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | ALL | 04.12.25 |
| P5    | WIP BRC / REVISIONS     | TN | ALL | 24.03.26 |
| P6    | PA REVISIONS            | TN | ALL | 31.03.26 |



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:**
- METAL FASCIA IN POWDERCOAT FINISH: JASPER
- GUTTERS:**
- RG: ROOF GUTTER
  - 150 HALF ROUND GUTTERS
  - GUTTER FINISH: COLORBOND JASPER
  - GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.
- DOWNPipes/Rainhead:**
- DP: DOWNPIPE
  - 90da 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 70M<sup>2</sup> OF ROOF AREA.
- DOWNPIPE LOCATIONS ARE DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT CLIENT/SUPERINTENDENT OR DESIGNER FOR PRIOR APPROVAL.**
- DOWNPIPE FINISH: TO MATCH ADJACENT WALL COLOUR**
- SOFFITS:**
- TS.1: TIMBER BATTEN (SCULPTFORM / SIMILAR) ALUMINIUM OR COMPOSITE.
  - FINISH: SPOTTED GUM LOOK
  - REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION
  - PROVIDE EAVES TO WALL TRIMS AT JUNCTION AS REQUIRED
- WALLS:**
- METAL SHEET CLADDING:**
- SM.1: SHEET METAL CLADDING
  - CUSTOM ORB SHEET CLADDING - FINISH: GALVANISED
  - 100MM COVER FLASHINGS AT ALL CORNERS AND OPENINGS
  - SHEETING IN ORIENTATION AS INDICATED ON DRAWING.
- CEMENT SHEET CLADDING:**
- FC.1: CEMENT CLADDING
  - FIBRE CEMENT SHEETS WITH FLUSHED JOINTS - FINISH: 1/4 STRENGTH JASPER
- PRECAST PANELS:**
- PC.1: PRECAST CONCRETE PANELS
  - FINISH: TEXTURED 1/4 STRENGTH JASPER
- STONE WALLS:**
- ST.1: STONE WALLS
  - CUT STONE (VENEER AS SCHEDULED) IN FINISH: LOCAL BLUESTONE
  - CONFIRM STONE PATTERN + MORTAR COLOUR WITH CLIENT PRIOR TO INSTALLATION
- EXPOSED STEELWORK:**
- STEELWORK IN PAINTED FINISH: COLORBOND WINDSPRAY
- WINDOWS + DOORS:**
- ALUMINIUM FRAMES:**
- ALUMINIUM FRAME IN POWDERCOAT FINISH: WINDSPRAY
- BALCONIES/BALUSTRADES:**
- BL.1: BALUSTRADE TYPE 1
  - BALUSTRADE EXTENT AND CONSTRUCTION AS SCHEDULED ON FLOORPLAN DRAWINGS
- GENERAL NOTES:**
- SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREAS + FIRE RESISTANCE NEAR BOUNDARIES, AND CORROSION RESISTANCE NEAR COASTAL AREAS.
- THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE CLIENT PRIOR TO ORDERING

THIS IS TO BE PRINTED IN COLOUR

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

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

Drawing Title  
**ELEVATIONS**

| Project Number | Drawn by    |
|----------------|-------------|
| 2527           | TN          |
| Issue          | Approved by |
| A211           | JG          |
| P6             | P6          |

PLANNING APPROVAL

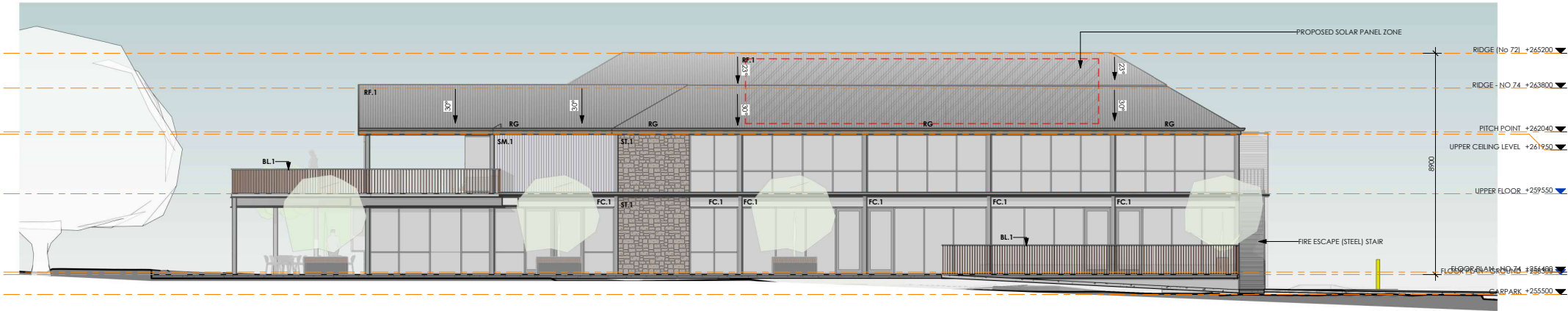
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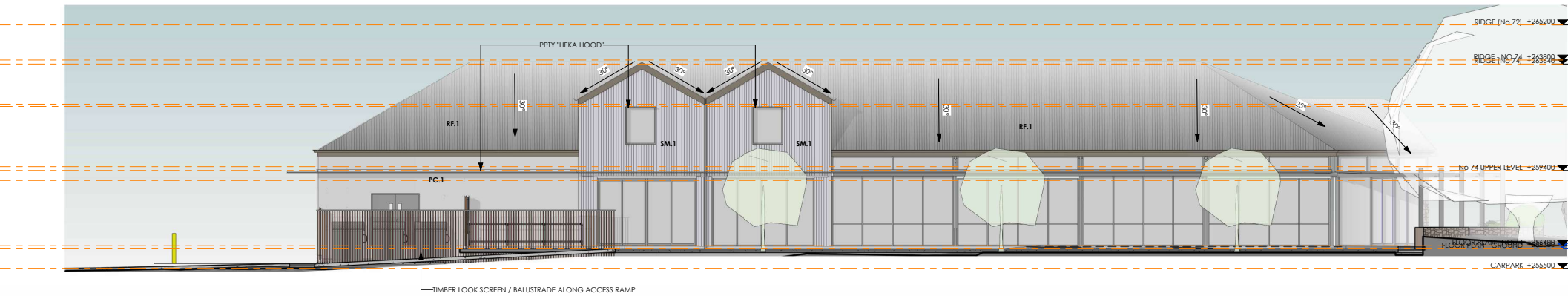


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1 ELEVATION NORTH (MALL)

A101 1:100  
0 1.0m 2.0m 3.0m 4.0m 5.0m  
1:100 @ A1, 1:200 @ A3



2 ELEVATION SOUTH (MALL)

A101 1:100

#### 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:

- METAL FASCIA IN POWDERCOAT FINISH: JASPER

###### GUTTERS:

###### RG: ROOF GUTTER

- 150 HALF ROUND GUTTERS
- GUTTER FINISH: COLORBOND JASPER
- GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.

###### DOWNPIPES/RAINHEAD:

###### DP: DOWNPIPE

- 90kg 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 70M<sup>2</sup> OF ROOF AREA.

- DOWNPIPE LOCATIONS ARE DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT CLIENT/SUPERINTENDENT OR DESIGNER FOR PRIOR APPROVAL.
- DOWNPIPE FINISH: TO MATCH ADJACENT WALL COLOUR

###### SOFFITS:

- TS.1: TIMBER BATTEN (SCULPTIFORM / SIMILAR) ALUMINIUM OR COMPOSITE.
- FINISH: SPOTTED GUM LOOK
- REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION
- PROVIDE EAVES TO WALL TRIMS AT JUNCTION AS REQUIRED

###### WALLS:

###### METAL SHEET CLADDING:

- SM.1: SHEET METAL CLADDING
- CUSTOM ORB SHEET CLADDING: FINISH: GALVANISED
- 100MM COVER FLASHINGS AT ALL CORNERS AND OPENINGS
- SHEETING IN ORIENTATION AS INDICATED ON DRAWING.

###### CEMENT SHEET CLADDING:

- FC.1: CEMENT CLADDING
- FIBRE CEMENT SHEETS WITH FLUSHED JOINTS: FINISH: 1/4 STRENGTH JASPER

###### PRECAST PANELS:

- PC.1: PRECAST CONCRETE PANELS
- FINISH: TEXTURED 1/4 STRENGTH JASPER

##### STONE WALLS:

###### ST.1: STONE WALLS

- CUT STONE (VENEER AS SCHEDULED) IN FINISH: LOCAL BLUESTONE
- CONFIRM STONE PATTERN + MORTAR COLOUR WITH CLIENT PRIOR TO INSTALLATION

##### EXPOSED STEELWORK:

- STEELWORK IN PAINTED FINISH: COLORBOND WINDSPRAY

##### WINDOWS & DOORS:

###### ALUMINIUM FRAMES:

- ALUMINIUM FRAME IN POWDERCOAT FINISH: WINDSPRAY

##### BALCONIES/BALUSTRADES:

###### BL.1: BALUSTRADE TYPE 1

- BALUSTRADE EXTENT AND CONSTRUCTION AS SCHEDULED ON FLOORPLAN DRAWINGS

##### GENERAL NOTES:

- SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREAS + FIRE RESISTANCE NEAR BOUNDARIES, AND CORROSION RESISTANCE NEAR COASTAL AREAS.

THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE CLIENT PRIOR TO ORDERING

**NOTES**  
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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

| Issue | Issued For              | By | To  | Date     |
|-------|-------------------------|----|-----|----------|
| P1    | FOR PA                  | TN | ALL | 01.10.25 |
| P2    | FOR PA/CLIENT SO        | TN | ALL | 08.10.25 |
| P3    | CONSULTANT COORDINATION | TN | ALL | 04.12.25 |
| P4    | WIP BRC / REVISIONS     | TN | ALL | 24.03.26 |
| P5    | PA REVISIONS            | TN | ALL | 31.03.26 |

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| Issue | Issued For              | By | To     | Date     |
|-------|-------------------------|----|--------|----------|
| P1    | CLIENT REVIEW           | TN | CLIENT | 26.09.25 |
| P2    | FOR PA                  | TN | ALL    | 01.10.25 |
| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P5    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P6    | PA REVISIONS            | TN | ALL    | 31.03.26 |

1 | AERIAL PERSPECTIVE 1  
1:1



2 | AERIAL PERSPECTIVE 2  
1:1

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Client  
**TCM**

Project Name  
**TANUNDA CENTRAL MARKET**

Project Address  
**72/74 MURRAY STREET TANUNDA  
SA, 5352**

|                                           |                   |
|-------------------------------------------|-------------------|
| Drawing Title<br>PERSPECTIVES<br>EXTERIOR |                   |
| Project Number<br>2527                    | Drawn by<br>TN    |
| Drawing Number<br>A901                    | Approved by<br>JG |
|                                           | Issue<br>P6       |



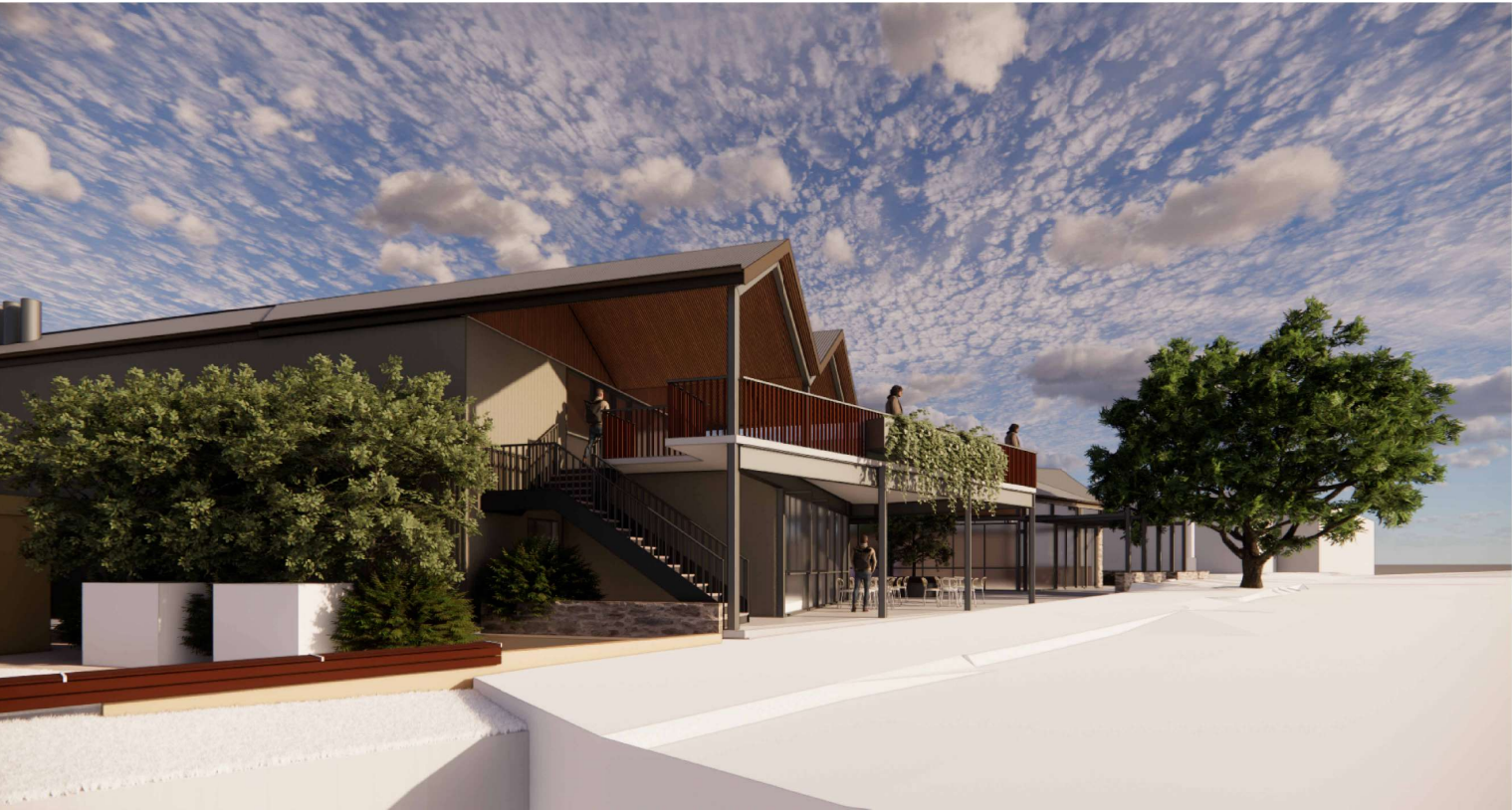
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| P4    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P5    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P6    | PA REVISIONS            | TN | ALL    | 31.03.26 |

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Drawing Title  
**PERSPECTIVES  
EXTERIOR**

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|----------------|-------------|
| Project Number | Drawn by    |
| 2527           | TN          |
| Drawing Number | Approved by |
| A902           | JG          |
|                | Issue       |
|                | P6          |



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| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P5    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P6    | PA REVISIONS            | TN | ALL    | 31.03.26 |



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Project Address  
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SA, 5352**

Drawing Title  
**PERSPECTIVES  
EXTERIOR**

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|----------------|------|-------------|----|
| Project Number | 2527 | Drawn by    | TN |
| Drawing Number | A903 | Approved by | JG |
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| P3    | FOR PA/CLIENT SO        | TN | ALL    | 08.10.25 |
| P4    | CONSULTANT COORDINATION | TN | ALL    | 04.12.25 |
| P5    | WIP BRC / REVISIONS     | TN | ALL    | 24.03.26 |
| P6    | PA REVISIONS            | TN | ALL    | 31.03.26 |

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SA, 5352**

Drawing Title  
**PERSPECTIVES  
EXTERIOR**

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| Approved by    | JG       |
| Drawing Number | Issue    |
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|-------|-------------------------|----|-----|----------|
| P1    | FOR PA/CLIENT SO        | TN | ALL | 08.10.25 |
| P2    | RPI                     | TN | ALL | 21.11.25 |
| P3    | CONSULTANT COORDINATION | TN | ALL | 04.12.25 |
| P4    | WIP BRC / REVISIONS     | TN | ALL | 24.03.26 |
| P5    | PA REVISIONS            | TN | ALL | 31.03.26 |

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Drawing Title  
**PERSPECTIVES  
EXTERIOR**

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| Project Number | Drawn by |
| 2527           | TN       |
| Approved by    | JG       |
| Drawing Number | Issue    |
| A905           | P5       |



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

Nil.

**8. REPORTS – PANEL UPDATES**

Nil.

## 9. REPORTS – OTHER BUSINESS

### 9.1 Assessment Manager Quarterly Report - January 2026 to March 2026

#### BACKGROUND

Clause 18 of the Barossa Assessment Panel Operating and Meeting Procedures requires the Assessment Manager to prepare a quarterly report of:

- The development applications determined under delegated authority of the Barossa Assessment Panel for the previous period
- A report at the next meeting of the Panel for any development application delegated by the Panel where a deemed consent notice has been received.

This report provides a quarterly report for the period January 2026 to March 2026.

#### REPORT

The Panel is assigned as a relevant authority in its own right under the *Planning, Development and Infrastructure Act 2016*. In the exercise of its duties, the Panel delegated to the Assessment Manager specific duties and powers on its behalf. Delegations enhance decision making processes and allow nominated matters to be resolved efficiently and effectively without the need for the Panel's consideration.

The delegations provide for:

- Administrative matters to assist in the timely processing of applications such as verifying development applications, undertaking of statutory referrals and public notification.
- Determining prescribed development applications.

The planning applications received by The Barossa Council for the period are summarised in the table below.

|                                                                                       | Number |
|---------------------------------------------------------------------------------------|--------|
| Planning Applications Lodged                                                          | 162    |
| Planning Applications determined (excluding Private Certification)                    | 102    |
| Notified Applications                                                                 | 8      |
| Determined Planning Consents by Relevant Authority (excluding Private Certification): |        |
| • BAP                                                                                 | Nil    |
| • Assessment Manager (AM)                                                             | 91     |
| • AM for BAP                                                                          | 11     |

The number of development applications that were notified during this period was eight. There were 91 development applications determined by the Assessment Manager. No development applications were determined by the Panel in the first quarter 2026 and 11 development applications were determined by the Assessment Manager under delegation of the Panel.

## Development Applications Assessed under Delegated Authority of BAP by the Assessment Manager

The development applications considered by the Assessment Manager under Delegated Authority of the Panel are summarised below:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Development Application 25003161 – 19 Murray Street Tanunda and 21-23 Murray Street, Tanunda</b></p> <p>Alterations and additions to existing Place of Worship (St Aidan's Church) involving additional office space, consulting rooms (3 rooms), shop (cafe), advertising signage, demolition of existing toilet block and associated carparking</p> <p>Representations – Nil</p> <p>Decision – Planning Consent Granted 9 February 2026 subject to conditions</p> |
| <p><b>Development Application 25016228 – 630 Flaxmans Valley Road, Flaxman Valley</b></p> <p>Construction of a winery (499 tonne capacity) with associated office building, 2x water tanks (290kL each), wastewater treatment, carparking and landscaping</p> <p>Representations – Nil</p> <p>Decision – Planning Consent Granted 9 February 2026 subject to conditions</p>                                                                                               |
| <p><b>Development Application 25019037 – 11 Scholz Avenue, Nuriootpa</b></p> <p>Demolition of two existing buildings (13A and 13B Scholz Avenue) and construction of two replacement dwellings (independent living units) within an existing retirement facility including landscaping and construction of shared driveway</p> <p>Representations – Nil</p> <p>Decision – Planning Consent Granted 20 February 2026 subject to conditions</p>                             |
| <p><b>Development Application 25025016 – Lot 11 Mount Crawford Road, Williamstown</b></p> <p>Construction of a depot building for the storage and maintenance of equipment, associated with an earthmoving business, 12.2m x 12.1m, 5m wall height</p> <p>Representations – Nil</p> <p>Decision – Planning Consent Granted 4 March 2026 subject to conditions</p>                                                                                                         |
| <p><b>Development Application 25025680 – 1 Mount Crawford Road, Williamstown</b></p> <p>Change of use from a Detached Dwelling to Tourist Accommodation, with minor cosmetic changes to the facades of the building, and minor internal changes</p> <p>Representations – Nil</p> <p>Decision – Planning Consent Granted 25 March 2026 subject to conditions</p>                                                                                                           |
| <p><b>Development Application 25030816 – 37 Old Kapunda Road, Nuriootpa</b></p> <p>Construction of a Consulting Room on an existing site used for Consulting Rooms in the form of Physiotherapy and other health services for children (Valley Kids). Demolition of existing ancillary structures, inclusive of a new car park and fencing</p> <p>Representations – Nil</p> <p>Decision – Planning Consent Granted 25 March 2025 subject to conditions</p>                |
| <p><b>Development Application 25032376 - 1303 Barossa Valley Way, Lyndoch</b></p> <p>Change of use of existing 'winery' building to function venue (100 patrons) and partial change of use of existing 'barrel' building to shop (cellar door for 25 patrons) and associated carparking</p> <p>Representations – Nil</p> <p>Decision – Planning Consent Granted 3 March 2026 subject to conditions</p>                                                                    |
| <p><b>Development Application 25032969 – 1-3 Railway Terrace, Nuriootpa</b></p> <p>Variation to Development Application 22022394 - expansion of two carports and associated landscaping</p> <p>Decision – Planning Consent Granted 6 February 2026 subject to conditions</p>                                                                                                                                                                                              |



**Development Application 25035029 – Shop 1-4, 25-35 Tanuna Road, Nuriootpa**

Variation to Application ID 24035894 - Rear verandah addition with associated toilet underneath

Decision – Planning Consent Granted 30 January 2026 subject to conditions

**Development Application 25035599 – 6 Howard Street, Angaston**

Change in use from a Detached Dwelling to Tourist Accommodation, with no changes to the existing building or site proposed

Representations – Nil

Decision – Planning Consent Granted 4 February 2026 subject to conditions

**Development Application 26002027 – 10 Wallace Drive Tanunda**

Change in use from a Detached Dwelling to Tourist Accommodation, with no internal/external changes to the existing building or site proposed

Representations – Nil

Decision – Planning Consent Granted 26 March 2026 subject to conditions

**Deemed Consents**

No deemed consent notices have been received for this period.

**CONCLUSION**

The Assessment Manager's Quarterly Report for the period January 2026 to March 2026 be received and noted.

**RECOMMENDATION**

That the report be received.

## **10. REPORTS – CONFIDENTIAL**

Nil.

## **11. NEXT MEETING**

Tuesday 9 June 2026 commencing at 5:00 PM

## **12. CLOSURE OF MEETING**

The Presiding Member will declare the meeting closed.