

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, 11 August 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.

Plans contained in this agenda are subject to Copyright Laws.

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 14 July 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 26014901 - 10 Duck Ponds Road Stockwell

APPLICATION DETAILS

PROPOSAL	Construction of a store building to the rear of an existing dwelling
APPLICANT	Adam Mrotek, Mrotek Town Planning
OWNER	Brenton Reimann
APPLICATION NO	26014901
CERTIFICATE(S) OF TITLE	CT 5306/536
AREA	1,518 square metres
CURRENT USE	Residential
PLANNING AND DEVELOPMENT CODE VERSION	Version 2026.10 – 28 May 2026
PLANNING AND DESIGN CODE EXTRACT LINK	Relevant Code Extract
ZONE	Township Zone
OVERLAYS	Character Preservation District (Township) Historic Area (Baro7) Hazards (Bushfire - Urban Interface) (Urban Interface) Hazards (Flooding - Evidence Required) Native Vegetation Prescribed Water Resources Area
RELEVANT AUTHORITY	Assessment Manager (Delegated to Assessment Panel)
APPLICATION TYPE	Code Assessed – Performance Assessed
PUBLIC NOTIFICATION	Not Notified
REFERRALS	Nil
PREVIOUS APPLICATIONS	Nil
ASSESSING OFFICER	Alex Phillis – Assessment Officer Planning
RECOMMENDATION	That Planning Consent be GRANTED subject to Conditions

INTRODUCTION

The application is seeking approval to construct a storage (store) building on the land to the rear of the existing dwelling.

The subject site is located within the Township Zone. A 'store' is identified in Table 3 'Class of Development' of the Township Zone and therefore the application is subject to the 'Performance Assessed' assessment pathway.

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

- (1) *Where in the opinion of the Assessment Manager, it is appropriate to delegate the application to the Barossa Assessment Panel.*

Due to the application not being subject to public notice, the Assessment Manager is the Relevant Authority. The Assessment Manager has determined that the circumstances of the application are such that a decision of the Assessment Panel is warranted as delegate for the Assessment Manager.

These circumstances are principally in relation to the size and height of the proposed building and nature of the proposed use that is sited adjacent to residential properties.

Due to the site being in a Township Zone, residential and non-residential development is contemplated. The locality is mixed in nature, in that there are residential and commercial properties adjacent the subject land.

The Assessment Manager has prepared and signed a standalone delegation giving the necessary determination authority to the Panel for this application. This effectively gives the Assessment Panel the power to determine the application.

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

The proposed development is seeking an additional use of a 'store' to the rear of an existing residential allotment.

The proposed use is considered to be reasonably in accordance with the definition of a 'Store' within Part 7 of the Planning and Design Code. The land use definition was a point of discussion during the assessment process with some deliberation to whether the proposal best corresponded to the definition of a 'Store' or an 'Outbuilding'.

This land use is not specifically listed as an envisaged form of development within DTS/DPF 1.1 of the Township Zone. Although a 'Store' is not directly identified as an envisaged use within the Zone, various forms of non-residential uses are anticipated within the Zone.

It is considered the proposed use does not unreasonably impact on the residential character or amenity of the surrounding area and is a compatible non-residential land use that can complement the surrounding residential properties, having regard to the low scale of the proposed use and limited potential interface impacts expected to occur.

The proposed shed is taller than a typical outbuilding (4.6 metres) and this element is the most challenging aspect of the proposal. While it is taller than is reasonably expected on residential land, the mixed use locality within the Township Zone, the setbacks proposed and inclusion of landscaping means that the proposal on balance is considered to be acceptable.

The proposal is considered to warrant the granting of Planning Consent, subject to conditions.

SITE AND LOCALITY

The subject site comprises the entire property of 10 Duck Ponds Road, Stockwell. The proposed Store is located to the southern end of the allotment, to the rear of the existing dwelling. Vehicle access is to be achieved from the existing crossover to Duck Ponds Road through the driveway adjacent the dwelling.

The site contains an existing single storey detached dwelling with an associated verandah, carport, and two outbuildings. The property is of rectangular shape consisting of 1,518 square meters in area with road frontage of approximately 22 metres.

The subject property is located well within the Township Zone. The surrounding land uses are primarily residential with some commercial development including light industry upon the adjacent allotment to the south.

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

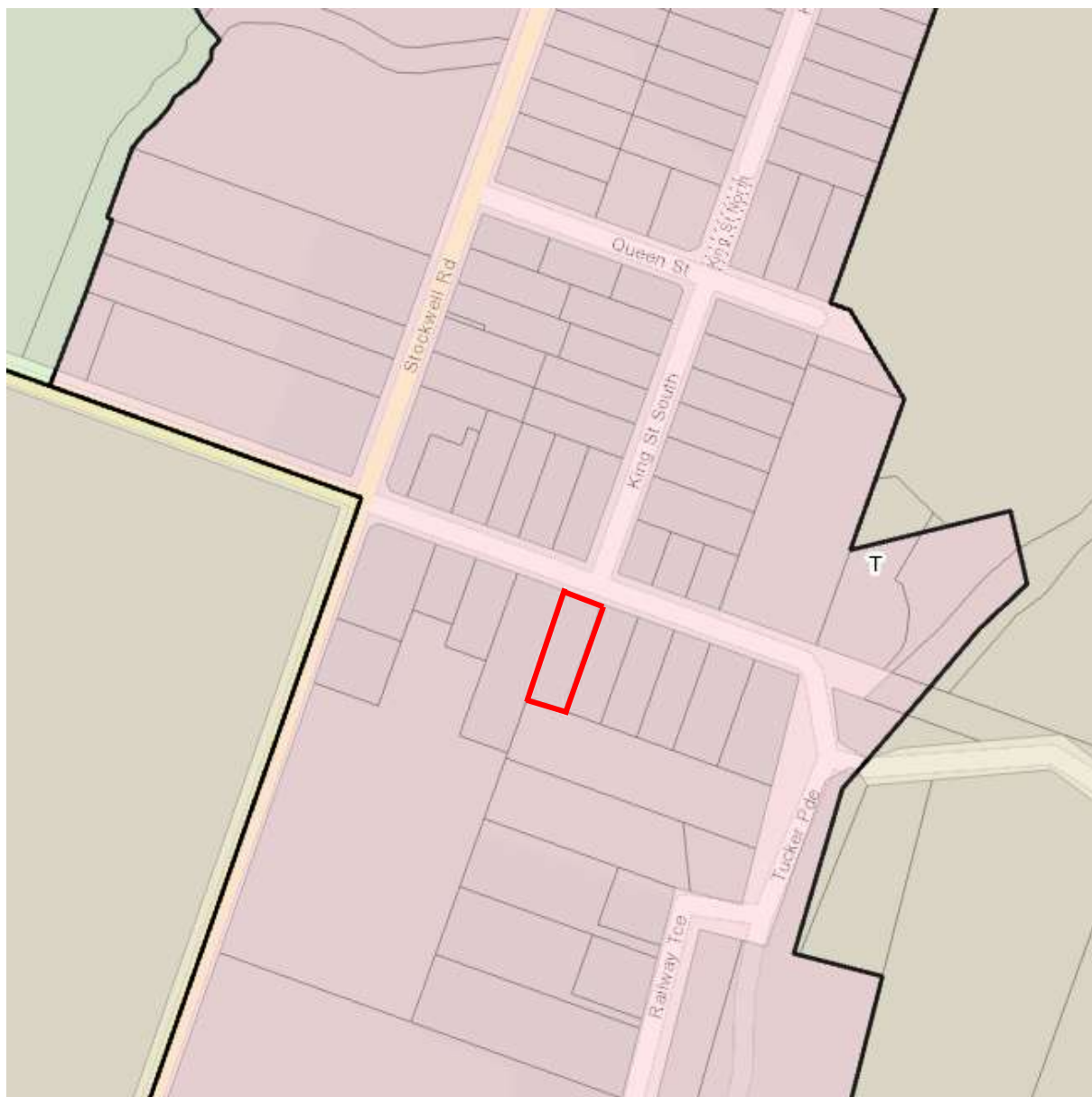


Figure 1: Zone Map

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 13**.



Figure 2: Aerial - Locality



Figure 3: Aerial – Site



Figure 4: Site Photo – Road frontage looking at front of existing main dwelling



Figure 5: Site Photo – Front of site looking south-east along Duck Ponds Road



Figure 6: Site Photo – Front of site looking west along Duck Ponds Road



Figure 7: Site Photo – Taken from the building site facing west toward the dwelling on the adjacent allotment, 8 Duck Ponds Road



Figure 8: Site Photo – Taken from the proposed building site facing north-west toward 8 Duck Ponds Road



Figure 9: Site Photo – Taken from the proposed building site facing north toward Duck Ponds Road



Figure 10: Site Photo – Taken from the proposed building site facing south-west, toward 4 Tucker Parade



Figure 11: Site Photo – Taken from the proposed building site facing south-east



Figure 12: Site Photo – Taken from the proposed building site facing north-east toward 12 Duck Ponds Road



Figure 13: Site Photo – Taken from the proposed building site facing north-east toward the existing dwelling on the same allotment

PROPOSAL

The proposal seeks the construction of a storage (store) building for the storage of items and vehicles (such as a caravan). The applicant had also expressed during the assessment that there is desire to park several vintage trucks in the building, although it has been clarified that this is not part of the application. If proposed in future, a separate development authorisation would be required.

The application does not propose or consist of any commercial or industrial uses and will not involve the need for any signage or staffing.

The proposed storage building is sited in the southern portion of the subject site and proposes a 2.4 metre setback from the southern property boundary, a 2.8 metre

setback to the western property boundary and a 2.3 metre setback to the eastern property boundary. The building has dimensions of 9.1 metres width, 18 metres length, 4.6 metres wall height and five metres total height, which equates to a total floor area of 165.66 sqm.

The building is proposed to be clad in corrugated profile in "Classic Cream" and "Manor Red" scheme.

The proposed building will have a bench level of 98.85 and finished floor level of 99.00. This corresponds with the existing kerb level at Duck Ponds Road of 100 and existing site levels of 99.20 (south-west corner) and 99.34 (south-east corner). Therefore, the site will be benched by cut in order of 350 mm to 500 mm. The effect of this cut is that it will reduce the visibility of the western elevation wall from 4.6 metres to 4.4 metres and on the eastern elevation from 4.6 metres to 4.26 metres in height.

Roof water is proposed to be conveyed into 2 x 4,500 litre rainwater tanks which are proposed to be established at the rear of the shed within the 2.40 metre setback. Overflow will be discharged via pressurised system to the street water table.

Landscaping is proposed to the space to the western and eastern sides of the shed using Silver Water (*Acacia podalyriifolia*) planted at 3 metre spacing. This species grows to a height of approximately 5 metres.

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

APPLICATION TYPE

The site is located within the Township Zone under the Planning and Design Code. The proposed development comprises of a 'Store' which is categorised as "Code Assessed – Performance Assessed".

A 'store' is identified in Table 3 'Class of Development' of the Township Zone and therefore, the application is subject to the 'Performance Assessed' assessment pathway.

PUBLIC NOTIFICATION

The application is not subject to public notification, as a 'Store' is identified as an excluded from of development in accordance with 'Table 5 – Procedural Matters – Notification' of the Township Zone. A 'store' is listed in Column A 4(b). There are exclusions within Column B, however, the proposal satisfies all of these as follows:

1. DTS/DPF 2.2 is satisfied as the maximum building height does not exceed 9 metres.
2. DTS/DPF 1.3 is satisfied as the gross floor area does not exceed 250 sqm.
3. No building walls are proposed to be sited on an allotment boundary.

While public notification is not applicable, the applicant has contacted the neighbouring properties to the east and west and they have provided written consent to the proposal. It is acknowledged this documentation is not relevant and should not carry any weight in the assessment.

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.

Internal

The following internal advice has been received from Council's Heritage Advisor, due to the site being located within the Historic Area Overlay:

Heritage	- External cladding is recommended to be corrugated profile - Roof pitch should be increased to better complement characteristics within the Historic Area (minimum 15°) - Wall height is greater than the prevailing wall height within the Historic Area
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Following the feedback, the applicant has amended the cladding profile to that of corrugated.

ASSESSMENT

Please refer to the following link, the Planning and Design Code extract for this proposal, Version 2026.10 – 28 May 2026:

Planning and Design Code Extract Link	Relevant Code Extract
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Seriously at Variance

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

The proposal is for a storage building on an existing residential allotment within the Township Zone. The storage building proposed seeks to operate and function to a similar extent to that of a typical residential outbuilding, sited on the same allotment as a dwelling, albeit that it is taller than typical for a residential outbuilding. Given the locality that is mixed use in nature and having regard to the intent of the Township Zone, the proposal is considered to be of a size and height reasonably consistent with the Planning & Design Code. Therefore, this application is not considered to be Seriously at Variance with the provisions of the Planning and Design Code.

Character Preservation (Barossa Valley) Act 2012

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

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

The proposed building will have no unreasonable impacts to the streetscape and character of the township given the limited visibility of the proposal, that it is sited at the rear of the land and adjacent to other non-residential land use.

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/Form of Development

Township Zone	
Desired Outcomes	
DO1	A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities.
DO 2	Development contributes to and enhances streetscapes and the settlement patterns comprising the township.
Relevant Performance Outcomes/Designated Performance Features	
Land use	
PO 1.3 Small-scale light industry and warehousing activities that supply a local service to the community and business activities.	DTS/DPF 1.3 The gross leasable floor area of a building plus any outdoor space used for a light industry, warehouse or store (or any combination thereof) does not exceed 250 sqm.
PO 1.5 Development of a business, commercial or light industrial nature is grouped together or in close proximity to establish identifiable service centres or reinforce traditional main streets.	DTS/DPF 1.5 Development is located adjacent to a site containing an existing non-residential use with the same primary street frontage.

The proposed use in nature of a 'Store' is not identified within DTS/DPF 1.1 as an envisaged form of development within the Township Zone. While not directly identified as an envisaged form of development, various forms of non-residential uses are anticipated within the Zone such as light industry and warehousing activities, where they supply a local service to the community and business activities.

The proposal seeks to effectively operate as an outbuilding by being primarily used for storage of domestic vehicles and items on an existing residential allotment. Whilst it is noted the land use will function similar to an outbuilding, the scale of the building is more consistent with that typical of a commercial building, particularly in respect to the wall height which is 4.6 metres.

Desired Outcome (DO) 1 seeks for the township to support a range of residential, community, retail, business, commercial and light industry uses and facilities. Despite a Store not being a specifically envisaged form of development within DTS/DPF 1.1 of the Township Zone, development such as Light Industry and Warehousing are envisaged, with a Store having an applicable 'Performance Assessed' assessment pathway.

It is considered likely the proposal satisfies the intent of Desired Outcome 1.

Appearance of Development

Built Form and Character											
PO 2.1 Buildings are of a scale and design to complement the surrounding built form, streetscape and character.	DTS/DPF 2.1 None are applicable.										
PO 2.2 Buildings contribute to a low-rise character and complement the height of nearby buildings.	DTS/DPF 2.2 Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9 metres and wall height than is no greater than 6 metres.										
PO 2.3 Buildings are set back from the primary street boundary to complement the existing streetscape character.	DTS/DPF 2.3 Buildings setback from the primary street boundary in accordance with the following table: <table border="1"> <thead> <tr> <th>Development Context</th><th>Minimum setback</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr> <tr> <td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr> <tr> <td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td><td> 1. Where the existing building shares the same primary street frontage – the setback of the existing building. 2. Where the existing building has a different primary street frontage – 6 metres </td></tr> <tr> <td>1. There is no existing building on either of the abutting sites sharing the same street frontage as</td><td>6 metres</td></tr> </tbody> </table>	Development Context	Minimum setback	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	1. Where the existing building shares the same primary street frontage – the setback of the existing building. 2. Where the existing building has a different primary street frontage – 6 metres	1. There is no existing building on either of the abutting sites sharing the same street frontage as	6 metres
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	<table border="1" data-bbox="837 174 1412 275"> <tr> <td data-bbox="837 174 1153 275">the site of the proposed building.</td><td data-bbox="1153 174 1412 275"></td></tr> </table> For the purposes of DTS/DPF 2.3: 1. the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback 2. any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table	the site of the proposed building.	
the site of the proposed building.			
PO 2.5 Buildings (except for ancillary buildings and structures) are set back from rear boundaries to provide: 1. access to natural light and ventilation for neighbours 2. open space recreational opportunities 3. space for landscaping and vegetation.	DTS/DPF 2.5 Building (except for ancillary buildings and structures) are no closer to the rear boundary of the site than: 1. 4 metres for the ground floor of a building 2. 6 metres for the upper floor of a building.		
PO 2.6 Buildings are set back from side boundaries to: 1. establish separation between buildings to complement the established character within a locality 2. provide access to natural light and ventilation for neighbours.	DTS/DPF 2.6 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: 1. where the wall height does not exceed 3 metres - at least 900 mm 2. for a wall that is not south facing and the wall height exceeds 3 metres - at least 900 mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3 metres from the top of the footings 3. for a wall that is south facing and the wall height exceeds 3 metres - at least 1.9 metres from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3 metres from the top of the footings.		
PO 2.7 Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, including through an unreasonable loss of natural light and ventilation.	DTS/DPF 2.7 For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary satisfies all of the following: 1. does not exceed 3 metres in wall height 2. does not exceed 11.5 metres in length		

	3. <i>when combined with other walls on the boundary, does not exceed 45% of the length of the boundary</i> 4. <i>is set back at least 3 metres from any existing or proposed boundary walls.</i>
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PO 2.2 seeks that development contributes to a low rise character and complements the heights of nearby buildings. The associated DTS/DPF contemplates a building of not more than 2 building levels and 9m in height and not more than 6m wall height. It is noted this DTS/DPF excludes garages, carports and outbuildings.

While the building is taller than residential outbuildings in the locality, there are non-residential outbuildings in the locality having similar wall heights. For example, the light industrial building at the rear of the land at 4 Tucker Parade is 4.7 metres in wall height. Further, the relevant Township Zone does envisage two storey development with a wall height up to 6 metres, albeit this is noted not to apply to outbuildings. As such, the proposal accords with DTS/DPF 2.2.

While the building will be visible to some extent to Duck Ponds Road, the view will be limited due to the large primary street setback, being partially screened by the existing dwelling as well as existing vegetation screening on adjoining properties and the proposed tree planting.

The predominant impact will be directly to the neighbouring properties, especially the residential properties to the east and west. It is acknowledged the wall height will be somewhat imposing upon these properties, due to the extensive wall height of 4.6 metres, which is greater than typical for an outbuilding.

While the building is large (163 sqm), its footprint is less than 250 sqm as contemplated in DTS/DPF 1.3 and is similar to that of other residential outbuildings in the locality (for example 8 Duck Ponds Road). In terms of its height that will result in extent of visual impact, the overall impact is considered to be acceptable, on balance, noting that:

- The side and rear setbacks have been increased to that of 2.2 metres (east), 2.8 metres (west) and 2.4 metres (south);
- The side setbacks exceed the required side setback dimension of 1.43 metres in DTS/DPF 2.6;
- The rear setback of 2.4 metres falls short of DTS/DPF 2.5 in that it should be 4 metres, however, the land at the rear is non-residential in nature and there is no adverse impact arising from visual impact or overshadow due to that land being used for non-residential use;
- The bench level and finished floor level have been adjusted to bench the building in so as to reduce the overall height. Earthworks will lower the finished floor level to that 0.2 metres below the existing surface level at the western elevation and 0.34 metres below the eastern elevation;
- Tree planting is proposed for vegetation screening along the eastern and western building elevations, using species *Acacia Podalyriifolia* which is understood to be capable of growing to a height of about 5 metres.

In terms of finishes, the proposed building will have a corrugated profile in colours "Classic Cream" and "Manor Red". While these colours are not typical of the historic character of Stockwell, there are several examples of buildings having a similar colour

scheme within the locality. As noted above, due to being sited at the rear of the land, the consequence of the colour to the Historic Area Overlay is considered to be limited.

Overall, on balance the visual impact of the building's size, height and setbacks is considered to be acceptable.

Character Preservation District Overlay

Character Preservation District Overlay (Township)	
Desired Outcomes	
DO1	Recognise, protect and enhance the special character of Character Preservation Districts.
DO2	The long term use of land outside of townships for primary production and associated value adding enterprises is assured and promoted.
Relevant Performance Outcomes/Designated Performance Features	
Built Form and Character	
PO 2.1 Development occurring at the edge of townships is sympathetic to the rural landscape and reinforces a clear transition between townships and rural landscape through measures including: (a) being of a low scale. (b) orientating residential development towards the rural area. (c) ensuring visual separation from the rural area through landscaping and road reserves.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development contributes to and maintains the historic identity and character of townships through appropriate: (a) form (b) scale (c) siting (d) design (e) landscaping.	DTS/DPF 2.2 None are applicable.
PO 2.3 Adaptive re-use of rural structures and historic and/or character buildings supports their preservation and ongoing contribution to the landscape.	DTS/DPF 2.3 None are applicable.
(a) Earthworks	
PO 4.1 Excavation and filling of land is limited to that associated with: 1. minimising the visual impact of buildings or structures or 2. construction of water storage facilities.	DTS/DPF 4.1 Excavation and/or filling of land is: 1. no greater than 1.5 metres from natural ground level and 2. only undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities.

The site is located within the Stockwell township boundary having a separation of approximately 130 metres (west) from the nearest rural area identified within the *Character Preservation (Barossa Valley) Act 2012*. The subject site is separated by other properties and is not considered to be located at or on the edge of the township. Therefore, Performance Outcome (PO) 2.1 is considered to be satisfied.

The proposal is considered to satisfy PO 2.2. Regarding scale and siting, the proposed wall height of 4.6 metres is greater than the prevailing wall height of existing residential buildings in the locality as seen from Duck Ponds Road. However, it is noted there are some examples of buildings exhibiting a similar wall height in the locality that are also set back from Duck Ponds Road. While the building does not incorporate design features typical of the historic character and development within the locality such as a steeper roof pitch and articulation, the proposal does benefit from having limited visibility to/from the public realm. In addition, the proposal incorporates landscape screening proposed along the western and eastern elevations.

Cut and fill earthworks will not exceed 0.5 metres in either extent. Approximately 500 mm cut earthworks are proposed, consistent with the intent of PO 2.2.

Overall, the proposal is considered to accord with the provisions of the Character Preservation Overlay.

Design

Design	
Desired Outcomes	
DO1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area. (b) durable - fit for purpose, adaptable and long lasting. (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors. (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Relevant Performance Outcomes/Designated Performance Features	
All Development	
External Appearance	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-	DTS/DPF 7.1 None are applicable.

basement and undercroft car parking on the streetscapes through techniques such as: 1. limiting protrusion above finished ground level 2. screening through appropriate planting, fencing and mounding 3. limiting the width of openings and integrating them into the building structure.	
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.

The proposal is for a storage building with no formal outdoor storage proposed. It is noted that the residential use will continue on the allotment, such that the appearance of the allotment will be largely maintained.

No formal car parking spaces are proposed as part of this application beyond that which exists in the nature of the present driveway access.

Historic Area Overlay

Historic Area Overlay	
Desired Outcomes	
DO1	Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.
Relevant Performance Outcomes/Designated Performance Features	
All Development	
PO1.1	DTS/DPF 1.1 None are applicable.

All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.	
Built Form	
PO 2.1 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.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.	DTS/DPF 2.2 None are applicable.
PO 2.3 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.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the historic area.	DTS/DPF 2.5 None are applicable.
Alterations and additions	
PO 3.1 Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.	DTS/DPF 3.1 Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.
PO 3.2 Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement.	DTS/DPF 3.2 None are applicable.
Context and Streetscape Amenities	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.	DTS/DPF 6.2 None are applicable.
Ruins	
PO 8.1 Development conserves and complements features and ruins associated with former activities of significance.	DTS/DPF 8.1 None are applicable.

Historic Areas affecting The Barossa Council	
Baro7	Stockwell Historic Area Statement (Baro7)
	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.	
Eras, themes and context	A rural character that highlights the early agricultural development of the district.
Allotments, subdivision and built form patterns	Reflects the earliest periods of subdivision and also the later expansion of the town.
Architectural styles, detailing and built form features	Significant public and private buildings located along Duckponds Road. Former steam powered flour mill.
Building height	Low scale
Materials	[Not stated]
Fencing	[Not stated]
Setting, landscaping, streetscape and public realm features	Central concentration of public and residential buildings with the prominence of the St Thomas Lutheran Church.
Representative Buildings	Identified - refer to SA planning database.

The subject site is situated within a Historic Area Overlay. It is noted that the Historic Area Overlay primarily affects allotments fronting onto Duck Ponds Road with the proposed building sited at the rear of the allotment at the edge of the Overlay.

The subject allotment contains an existing dwelling fronting onto Duck Ponds Road demonstrating historic characteristics, identified as a Representative Building within the Historic Area Overlay.

Upon lodgement of the application, comment was sought from Council's Heritage Advisor. Comments provided outlined that the proposed building was not consistent with prevailing characteristics of the Historic Area, particularly regarding the substantial wall height of 4.6 metres, as well as the shallow roof pitch.

While the proposed building will be visible from Duck Ponds Road when directly in front of the subject allotment, visibility will be limited due to the substantial primary street setback of 55.9 metres, the siting behind the existing dwelling, as well as existing vegetation on adjacent allotments. Overall, the proposed building will have limited visibility from the public realm.

The applicant has amended the proposal to adopted corrugated profile, as recommended by Council's Heritage Advisor. The proposed colours to be used have not changed and while they are not generally consistent with colours of buildings in the Historic Area ("Classic Cream" and "Manor Red") are considered appropriate in context of this site and locality.

Overall, on balance the building appearance and design is considered to be acceptable when considering its location at the periphery of the Overlay.

Interface between Land Uses

Interface between Land Uses	
Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Relevant Performance Outcomes/Designated Performance Features	
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: 1. locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers 2. when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers 3. housing plant and equipment within an enclosed structure or acoustic enclosure 4. providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
Air Quality	
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to	DTS/DPF 5.2 None are applicable.

<i>sensitive receivers (or lawfully approved sensitive receivers) by:</i> <i>1. incorporating appropriate treatment technology before exhaust emissions are released</i> <i>2. locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</i>	
Light Spill	
PO 6.1 <i>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</i>	DTS/DPF 6.1 <i>None are applicable.</i>

The proposal will interface with adjoining residential properties to the east and west. In particular, the proposed building is sited approximately 13.5 metres from an established dwelling on the adjoining allotment to the west.

This application is not proposing any specific hours of operation given the intended nature of the building use being that of a typical outbuilding. While the building will store more than that expected of a residential outbuilding, the overall impact of the use is not expected to be vastly different from that of a residential outbuilding.

Based on the information and details informing this application, a specified set of hours of operation is not considered to be necessary for this application.

The intended noise generated from the proposed development is expected to be similar to general residential noise common in relation to activities within outbuildings such as vehicle movements. It is therefore concluded that the proposal will not generate any unreasonable noise impacts to the surrounding locality, as desired by PO 4.1, although a condition along these lines is recommended.

No external lighting is proposed as part of this application. Again, a condition is recommended in relation to light effects.

With consideration to the low intensity use, the overall impact of the proposal is not likely to result in any adverse impacts to the adjoining properties, such that the above-mentioned POs are considered to be met, with the including of additional conditions to reinforce the requirements.

Hazards (Flooding – Evidence Required) Overlay

Native Vegetation Overlay	
Desired Outcomes	
DO1	<i>Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.</i>
Relevant Performance Outcomes/Designated Performance Features	
Flood Resilience	
PO1.1 <i>Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood</i>	DTS/DPF 1.1 <i>Habitable buildings, commercial and industrial buildings, and buildings used for</i>

waters is likely to result in undue damage to or compromise ongoing activities within buildings.	animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environmental Protection	
PO 2.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.	Development does not involve the storage of hazardous materials.

The proposed building is partially cut into the allotment thereby reducing visual impact. The general landform falls away toward the south-west, such that the proposed siting of the building is not an unreasonable risk of flooding, pursuant to PO 1.1.

The site is of a size and topography such that stormwater can be managed without impacting on the proposed building or adjoining properties. As noted above, all roof water will be conveyed into rainwater tanks. Overflow is proposed to be conveyed to the street water table via a sealed system.

The proposal does not seek to store any hazardous materials, consistent with PO 2.1.

Native Vegetation

Native Vegetation Overlay	
Desired Outcomes	
DO1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
Relevant Performance Outcomes/Designated Performance Features	
Environmental Protection	
PO1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.	DTS/DPF 1.1 An application is accompanied by: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: i. in connection with a relevant access point and / or driveway. ii. within 10 metres of a building (other than a residential building or tourist accommodation). iii. within 20 metres of a dwelling or addition to an existing dwelling for fire prevention and control.

	iv. within 50 metres of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area Or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.

The site for the proposed building is devoid of any vegetation. The applicant has signed the relevant native vegetation declaration, consistent with DTS/DPF 1.1, such that PO 1.1 is achieved.

Clearance from Overhead Powerlines

General Development Policies	
Clearance from Overhead Powerlines	
Desired Outcomes	
DO1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.
Relevant Performance Outcomes/Designated Performance Features	
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

The applicant has provided an electricity declaration such that PO 1.1 is achieved.

Infrastructure and Renewable Energy Facilities

Infrastructure and Renewable Energy Facilities	
Desired Outcomes	
DO1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

Relevant Performance Outcomes/Designated Performance Features	
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service. (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources. (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

The allotment is serviced by CWMS infrastructure along the rear boundary within the adjacent allotment to the south. There is a CWMS connection point servicing the dwelling at the southwest corner of the allotment as shown within the provided plans.

The proposed building is sited such that there is no impact to any wastewater infrastructure servicing the existing dwelling. Accordingly, the proposal is considered to accord with DO 1.

Transport, Access and Parking

Transport, Access and Parking	
Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Relevant Performance Outcomes/Designated Performance Features	
Movement Systems	
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land. Or (b) not located within 6m of an intersection of two or more roads or a pedestrian activated crossing.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land. (b) where newly proposed, is set back: i. 0.5 metres or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner. ii. Two metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance. iii. Six metres or more from the tangent point of an intersection of two or more roads. iv. outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the

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. (e) Proximity to high frequency public transport	amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area. (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply. (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.

Table 1 - General Off-Street Car Parking Requirements**Vehicle Parking Rates**

Store	0.5 spaces per 100 sqm of total floor area.
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No formal car parking spaces are proposed as part of this application. The associated DPF 5.1 recommends a parking provision (via Table 1) of 0.5 spaces per 100 sqm of total floor area. The proposed building has a total floor area of 163.8 sqm, such that the development would necessitate a car parking demand in magnitude of one car parking space. With consideration to the nature of the use and substantial area available at rear of the dwelling for car parking, PO 5.1 is considered to be satisfied.

Other Overlays

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

Hazards (Bushfire - Urban Interface) (Urban Interface)

Proposal does not seek land division or the creation of a road.

Hazards (Flooding - Evidence Required)

The proposal does not propose any alterations to the existing floor level or drainage system.

Prescribed Water Resources Area

The proposed use is serviced by mains water and will not be impact on surface water, watercourses or wells.

CONCLUSION

The application seeks approval to construct a storage (store) building on the land to the rear of the existing dwelling.

The site is located within the Township Zone. A 'store' is identified in Table 3 'Class of Development' of the Township Zone and therefore the application is subject to the 'Performance Assessed' assessment pathway.

Due to the application not being subject to public notice, the Assessment Manager is the Relevant Authority. The Assessment Manager has determined that the circumstances of the application are such that a decision of the Assessment Panel is warranted as delegate for the Assessment Manager.

These circumstances are principally in relation to the size and height of the proposed building and nature of the proposed use. Due to the site being in a Township Zone, residential and non-residential development is contemplated. The locality is mixed in that there are residential and commercial properties adjacent the subject land.

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

The proposed development is seeking to an additional use of a 'store' to the rear of an existing residential allotment.

The proposed use is considered to reasonably be in accordance with the definition of a 'Store' within Part 7 of the Planning and Design Code. The land use definition was a point of discussion during the assessment process with some deliberation to whether the proposal best corresponded to the definition of a 'Store' or an 'Outbuilding'.

This land use is not specifically listed as an envisaged form of development within DTS/DPF 1.1 of the Township Zone. Although a 'Store' is not directly identified as an envisaged use within the Zone, various forms of non-residential uses are anticipated within the Zone.

It is considered the proposed use does not unreasonably impact on the residential character or amenity of the surrounding area and is a compatible non-residential land use that can complement the surrounding residential properties, having regard to the low scale of the proposed use and limited potential interface impacts expected to occur.

The proposed shed is taller than a typical outbuilding (4.6 metres) and is the most challenging aspect of the proposal. While it is taller than is reasonably expected on residential land, the mixed use locality within the Township Zone, the setbacks proposed and inclusion of landscaping means that the proposal on balance is considered to be acceptable.

The proposal is considered to warrant the granting of Planning Consent, subject to 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. 26014901 by Brenton Reiman to undertake "Construction of a store building to the rear of an existing dwelling" at 10 Duck Ponds Rd Stockwell (CT 5306/536) subject to the following reserved matters, conditions and advisory notes:

Council Conditions

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No. 26014901 except where varied by any condition(s) listed below.
- (2) The store building herein approval shall be restricted to purposes of storage only with no human habitation, commercial or industrial activities to be undertaken at any time, to the reasonable satisfaction of the Relevant Authority.
- (3) The landscaping depicted on the approved plans shall be established within the first growing season following completion of the shed pursuant to the Development Approval and shall be maintained and nurtured at all times thereafter, with any diseased or dying plants replaced in a timely manner.
- (4) All external building materials shall:
 - (a) Be muted and non-reflective in nature; and
 - (b) Where metal cladding is used, it shall have a pre-colour treated finish; and
 - (c) Be in accordance with the approved plans; and
 - (d) Be new materials and maintained in good condition at all times.
- (5) All stormwater from buildings, paving and from areas that immediately surround the perimeter of the building shall be disposed of in a manner that does not result in entry of water into the building, 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 Council.

- (6) Noise levels from the site measured at residences (the noise affected premises) shall comply with the *Environment Protection (Commercial and Industrial) Noise Policy 2023* at all times.
- (7) 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.

Advisory Notes

- (1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- (2) This consent or approval will lapse at the expiration of two years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
- (3) Where an approved development has been substantially commenced within two years from the operative date of approval, the approval will then lapse three years from the operative date of the approval (unless the development has been substantially or fully completed within those three years, in which case the approval will not lapse).
- (4) Any variation of this approved development and/or the conditions of consent will require a separate request and approval by the relevant authority. Approval of this application does not necessarily imply that future requests for variations would be approved. Any future request will be assessed by having regard to the relevant rules and requirements in force at the time any request is lodged.
- (5) Any portion of Council's infrastructure damaged as a result of work undertaken within the development site or associated with the development shall be repaired/reinstated to Council's satisfaction at the developer's expense.
- (6) Appeal rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- (7) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that the activities on the whole site including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

- (8) The applicant is advised that this consent does not permit anyone to clear, remove limbs or trim native vegetation. Any proposal to clear, remove limbs, or trim native vegetation will require approval or confirmation of exemption from the Native Vegetation Council. An interactive guide is available to help owners and others determine the requirements that apply under the Native Vegetation Act 1991, <https://www.environment.sa.gov.au/topics/native-vegetation/interactive-guide>. Any specific queries regarding the clearance, removal, or trimming of native vegetation should be directed to the South Australian Native Vegetation Council.

The applicant is advised that any proposal to clear, remove limbs or trim native vegetation should be undertaken after first notifying the Native Vegetation Council of intended works.

- (9) Any noise generating activity undertaken at the site must be undertaken in accordance with the provisions of the Environment Protection (Noise) Policy 2007, and such that any resulting noise is not considered a nuisance, to the satisfaction of Council, including any existing infrastructure.
- (10) You are advised that construction or alteration of any footpath, kerb, gutter or crossover on Council land will require a permit, under the Local Government Act 1999 from Council's Works and Engineering Services. It is illegal to undertake work on Council land without permission.

If the existing entranceway (driveway cross-over) is to be removed it must be re-instated with kerb and gutter, including appropriate restoration of the footpath and verge, to Council's standard specification. Please contact Council's Works and Engineering Services to confirm the required standards. Driveway cross-overs which affect a pedestrian footpath should maintain the level of the footpath or be consistent with the proposed footpath levels in instances where the footpath has not been constructed. When final Development Approval is applied for this should be shown on the plans. Please note that construction is to be in accordance with the Disability Discrimination Act and relevant Australian Standards.

Further enquiries should be directed to the Works and Engineering team on 8563 8444.

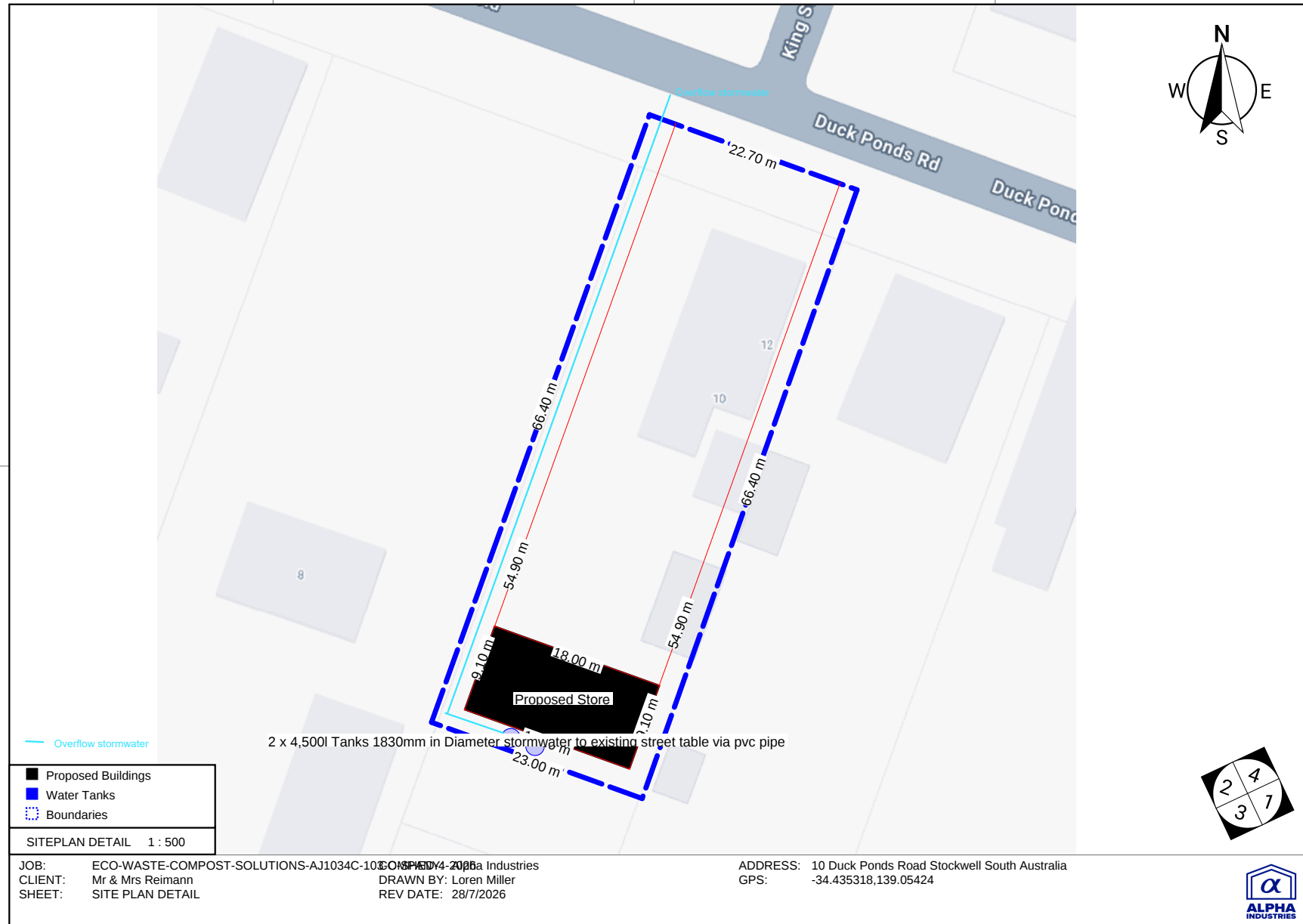
ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Application and Associated Documentation [!\[\]\(afcfc02f1c8d706c37f14e06e5cafd81_img.jpg\)](#) 

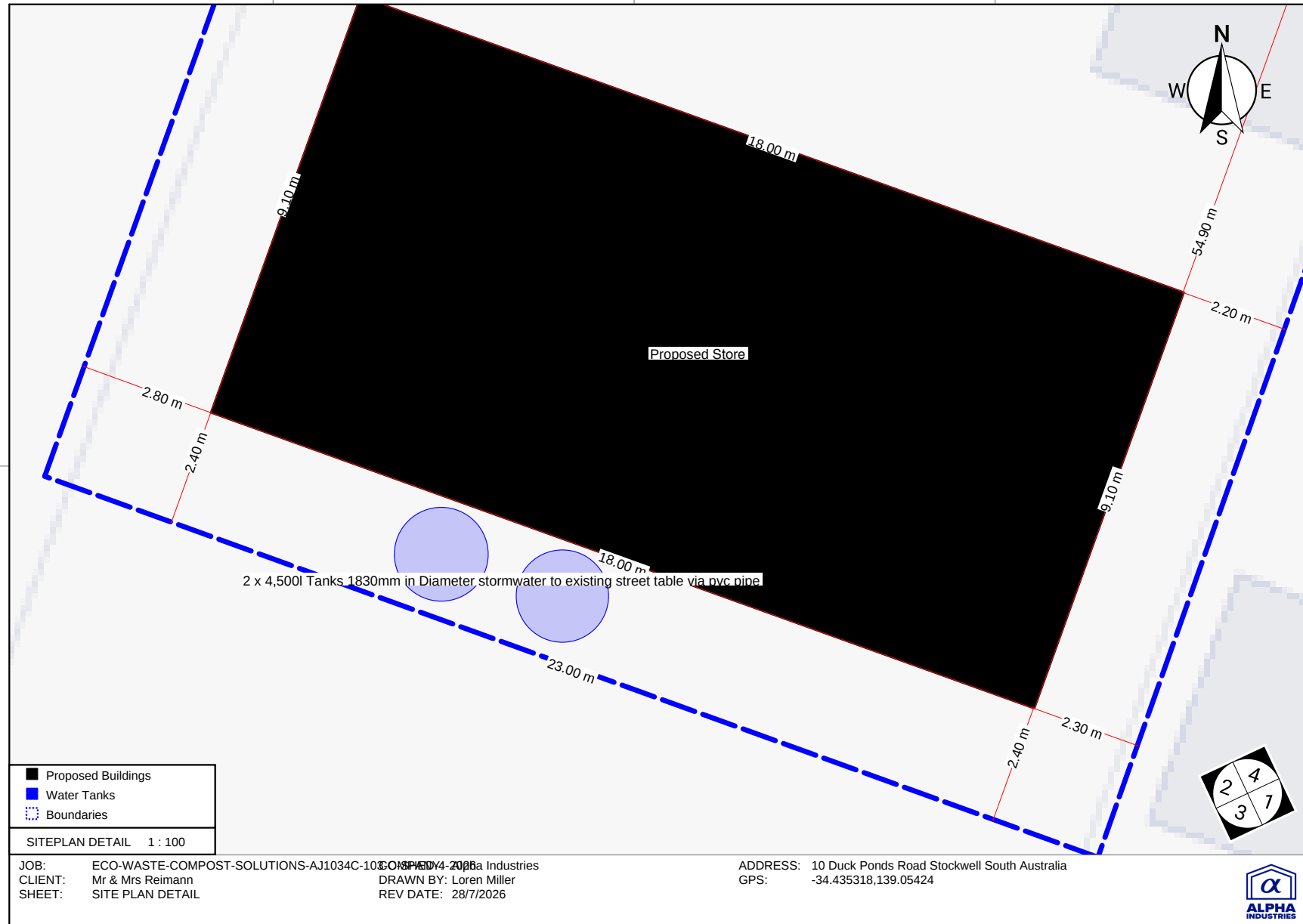


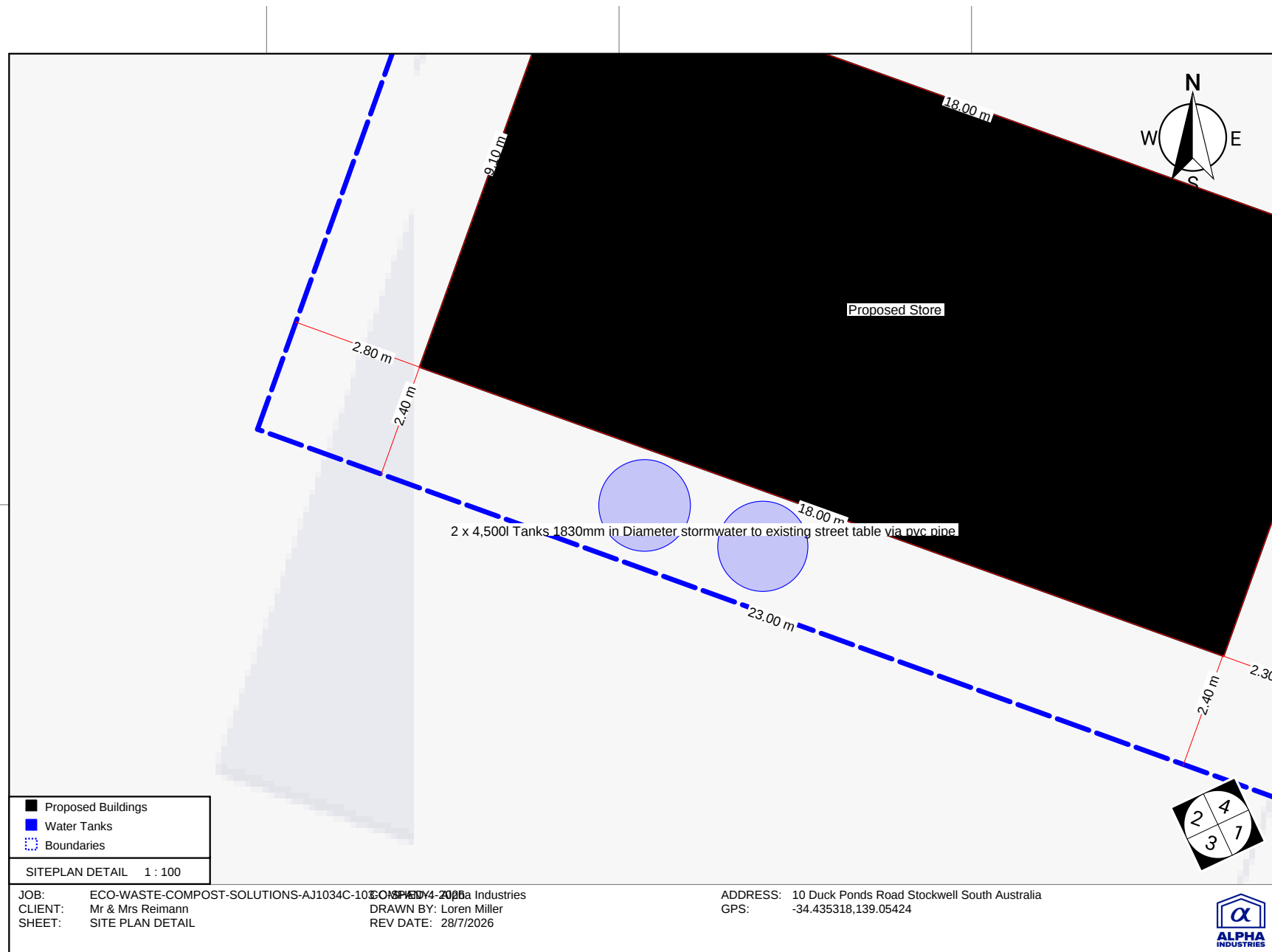


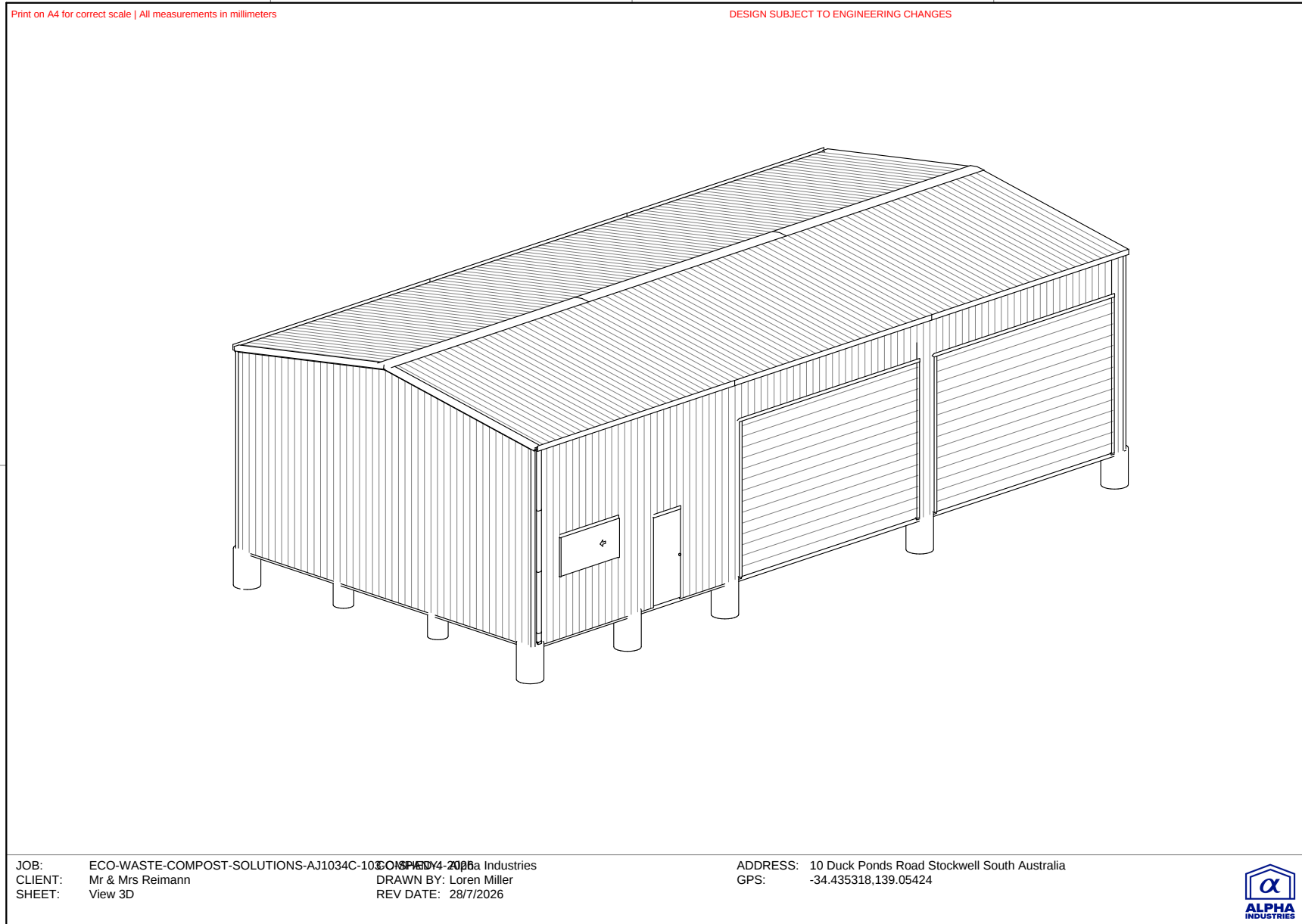


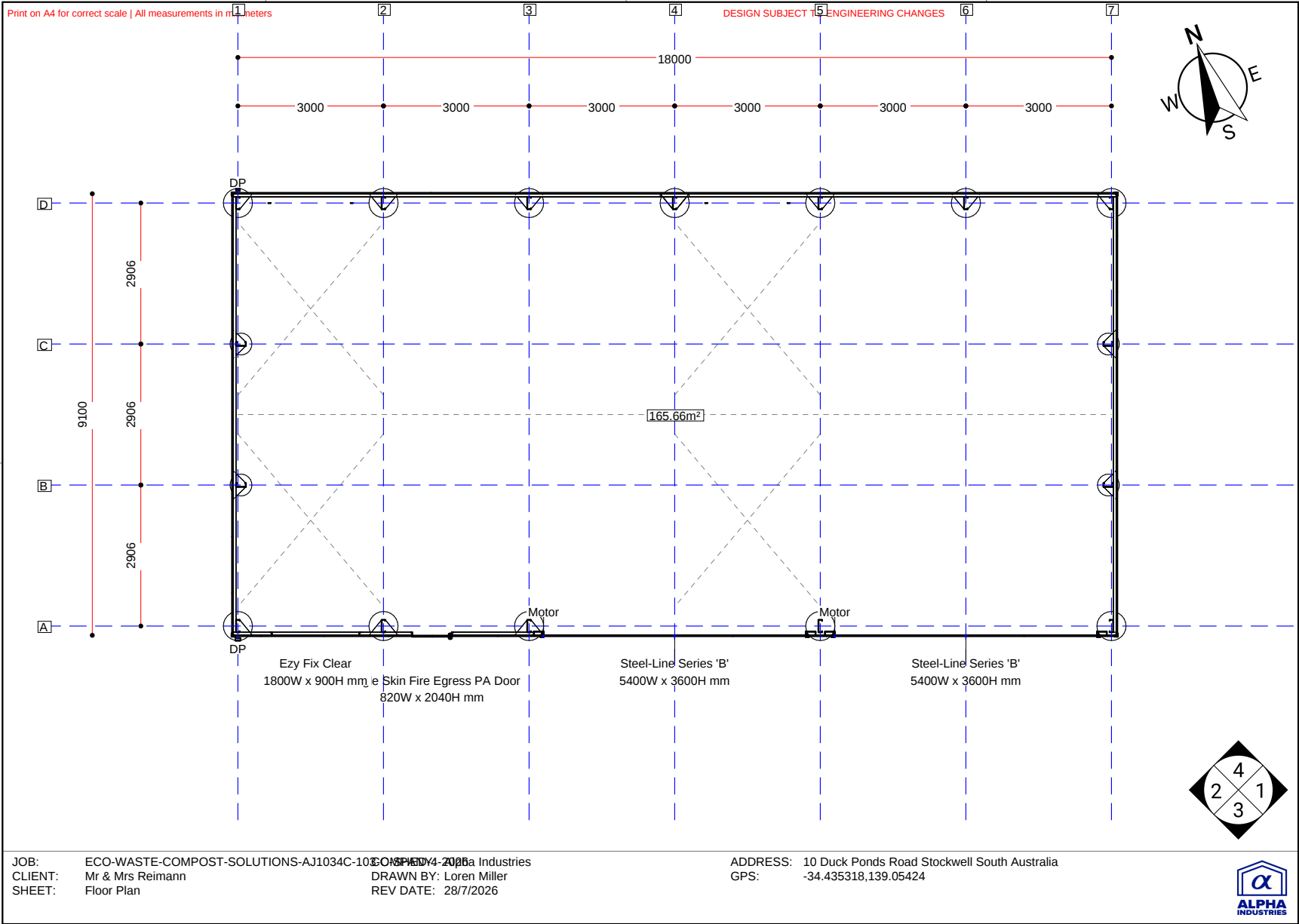


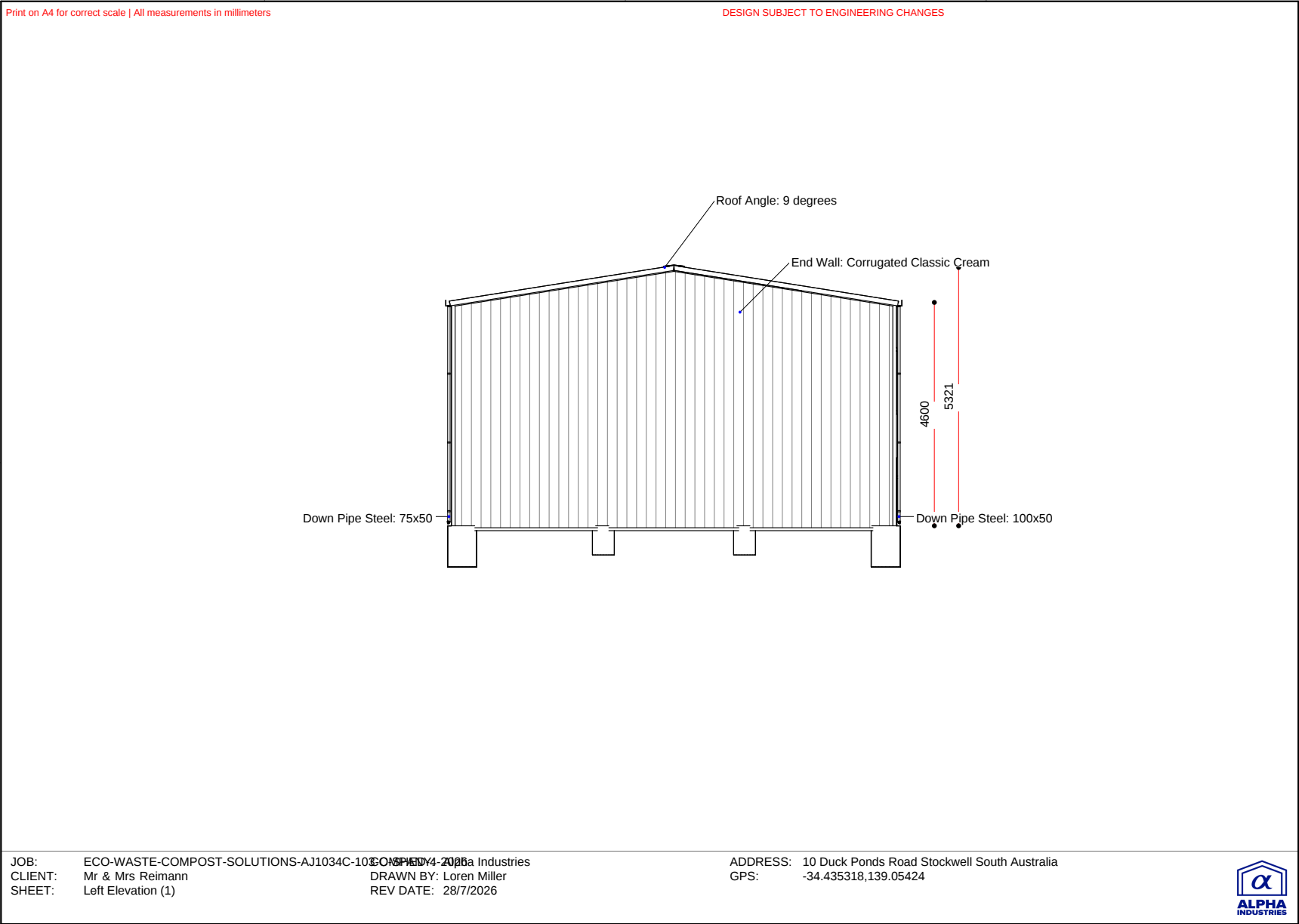


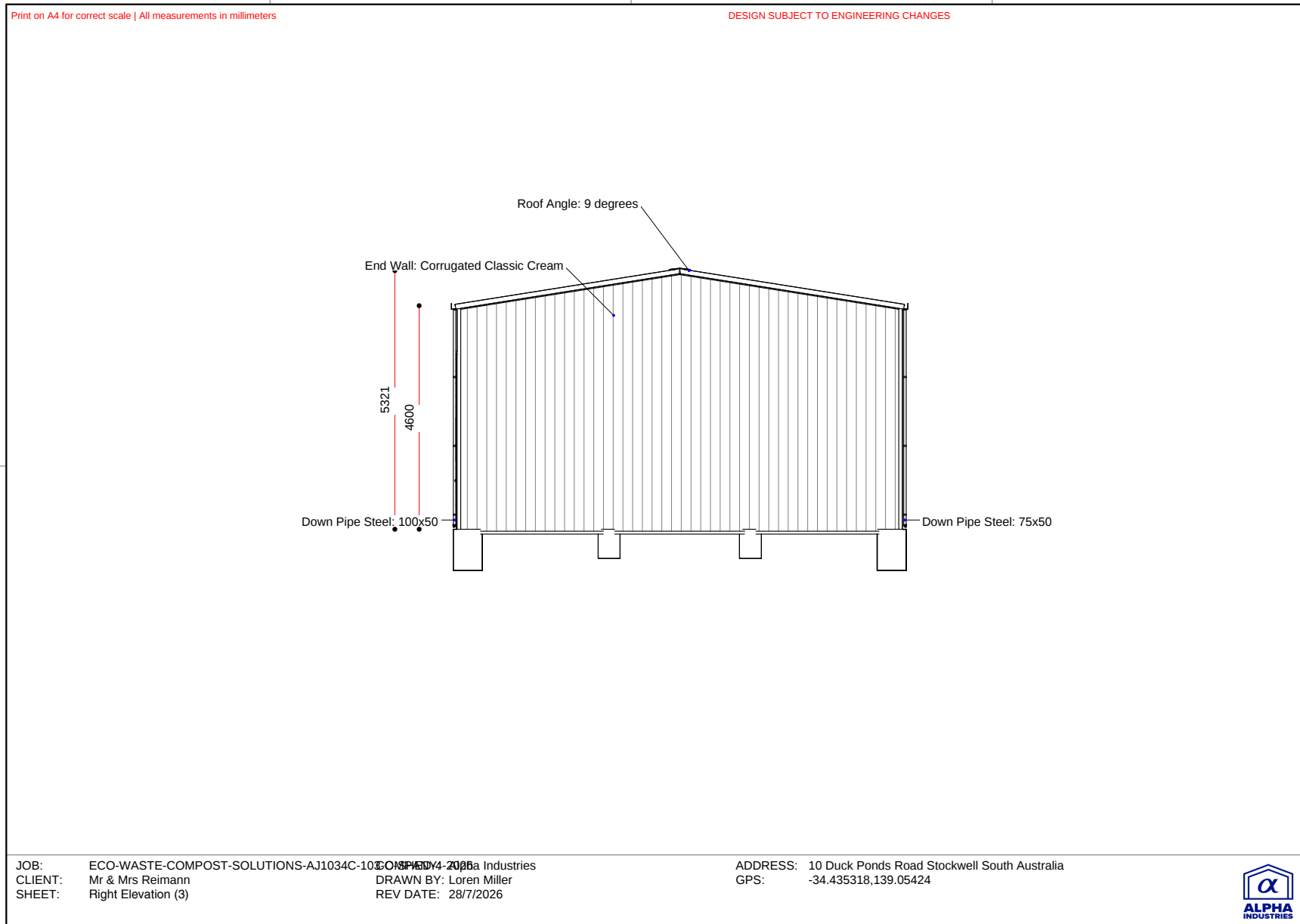


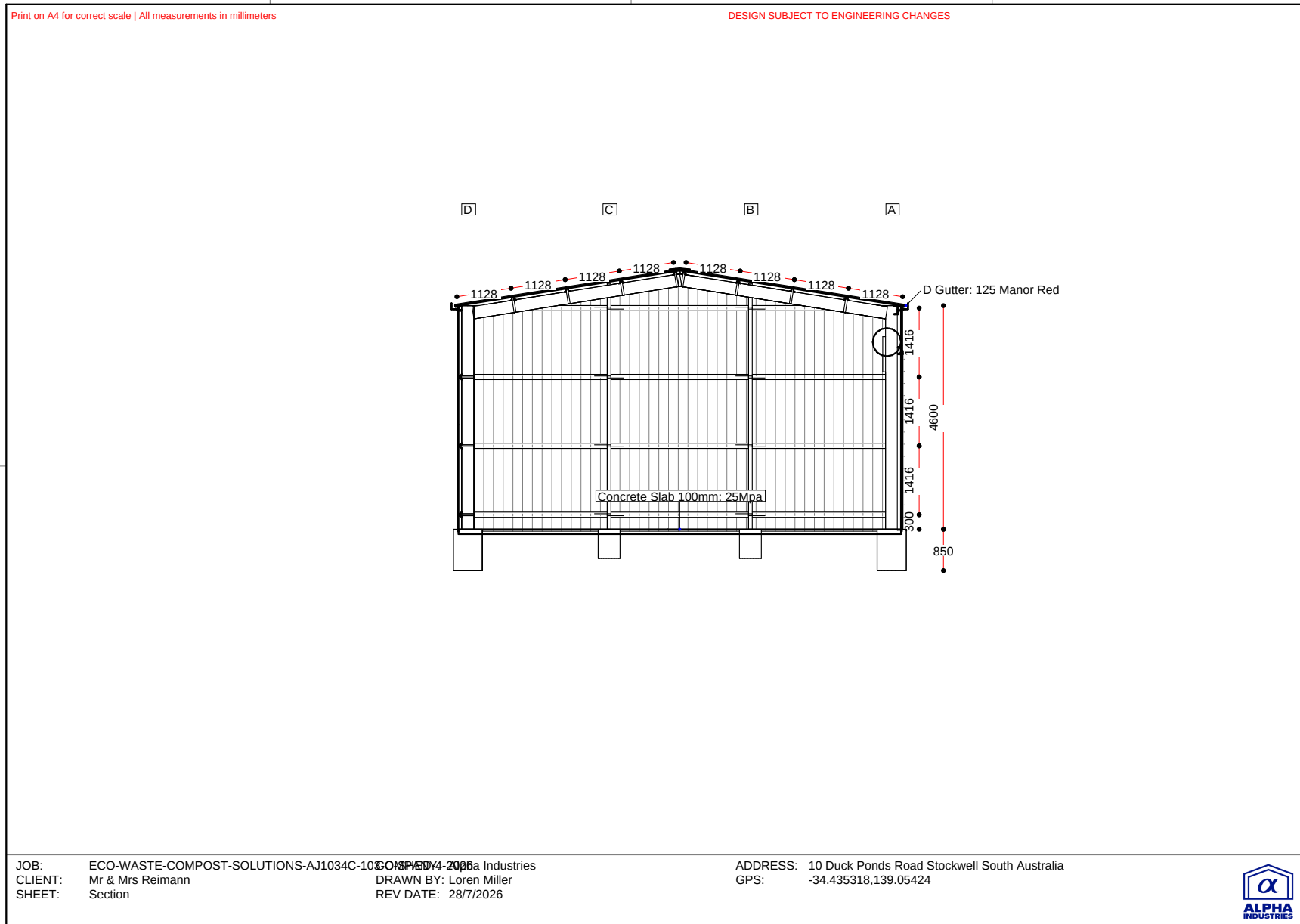






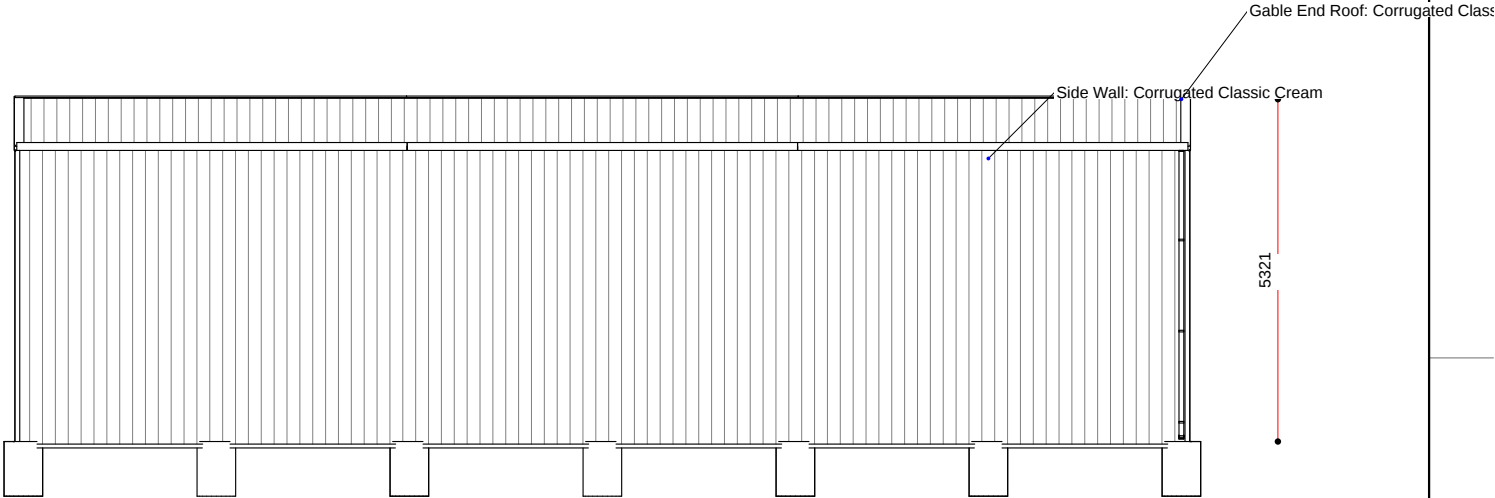






Print on A4 for correct scale | All measurements in millimeters

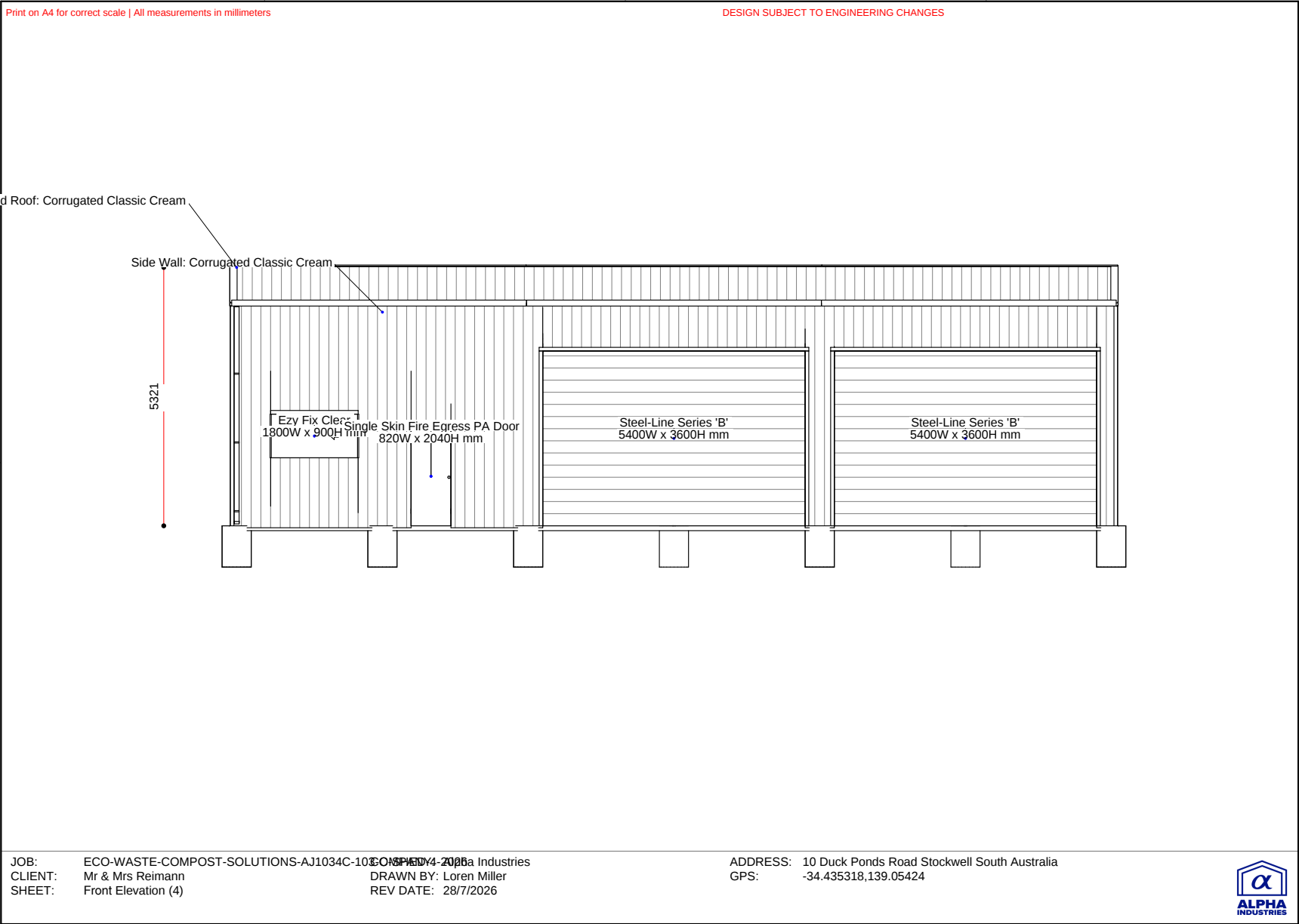
DESIGN SUBJECT TO ENGINEERING CHANGES



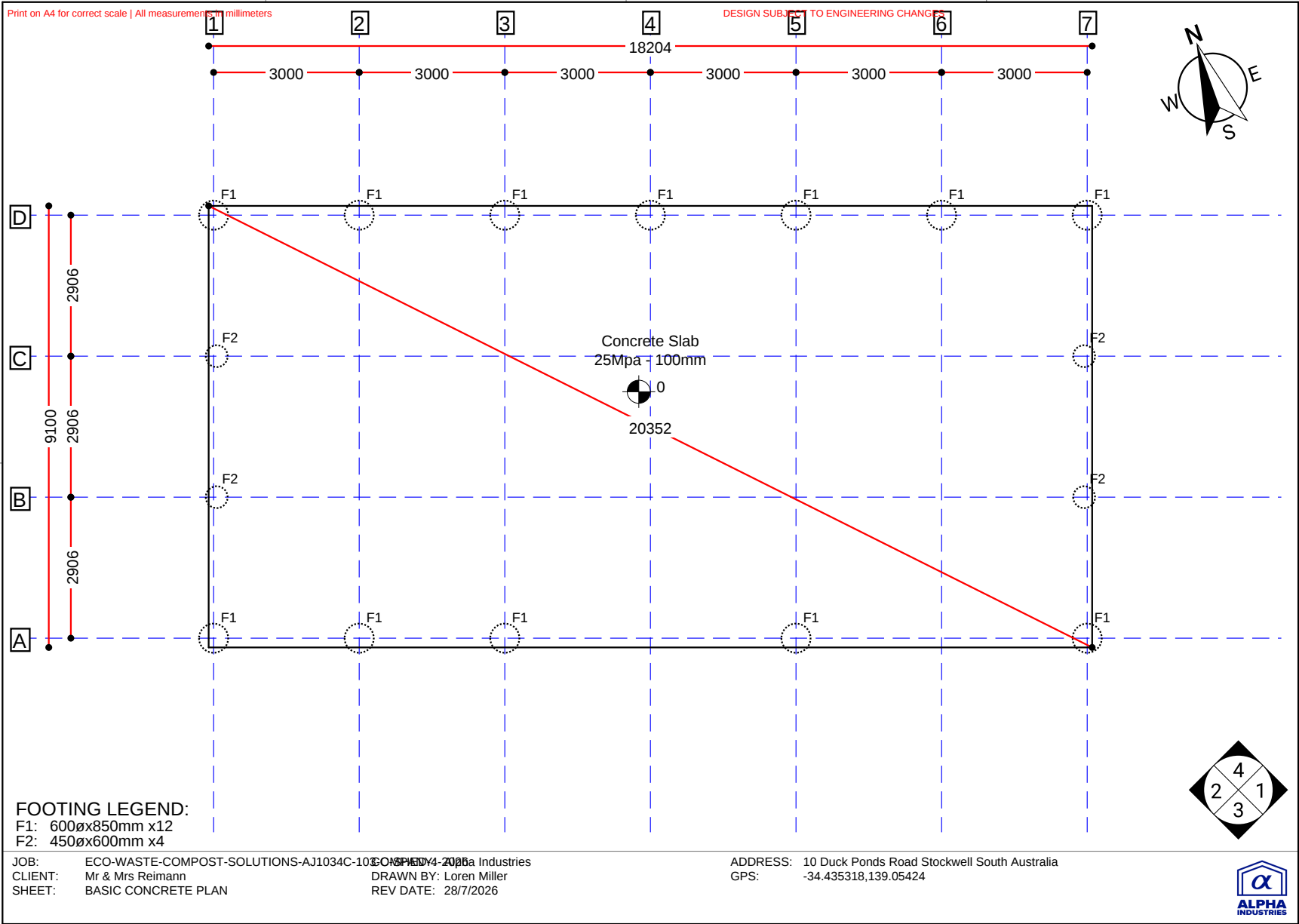
JOB: ECO-WASTE-COMPOST-SOLUTIONS-AJ1034C-1034C-2026
CLIENT: Mr & Mrs Reimann
SHEET: Rear Elevation
DRAWN BY: Loren Miller
REV DATE: 28/7/2026

ADDRESS: 10 Duck Ponds Road Stockwell South Australia
GPS: -34.435318,139.05424









To Whom It May Concern

I have sighted the attached plans of the storage shed for BW & ME Reimann of
10 Duck Ponds Road, Stockwell. 5355.

I have no objection to the proposed store building including the proposed wall height of
4.6m and total building height to the apex of 5.321m.

Sebastian Falkenberg

PRINT NAME

8 Duckponds RD STOCKWELL

ADDRESS

3-8-2026

DATE

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I have no objection to the proposed store building including the proposed wall height of
4.6m and total building height to the apex of 5.321m.

SALLY FRASER 

PRINT NAME

12 DUCK PONDS RD STOCKWELL

ADDRESS

4/8/2026

DATE



Achieving your visions
through end-to-end
town planning

28 July 2026

Alex Phillis

The Barossa Council

Response uploaded to portal

Dear Alex,

Re: Applicant Response to Council Request for Documentation – DA:26014901 – Domestic outbuilding in association with existing building

I act on behalf of Brenton and Monica Reimann.

This letter formally responds to the Council's second request letter dated 17 June 2026 and to the subsequent onsite meeting on the 9 July with yourself and Andrew, email dated 15 July and phone conversation with Aaron on 24 July 2026.

We request that Council make a final determination on the application based on the amendments summarised in this letter and supported in the following information:

- **Attachment A** and amended plans changing the land use from outbuilding (shed) to a store, increase to the rear boundary setback from 1.4m to 2.4m, change to external cladding from Alpha Clad to Corrugated profile wall and roof metal sheeting and landscaping plan,
- **Attachment B** and photos of collector vehicles (trucks) and caravan to be stored,
- **Attachment C** landscaping plan; and
- **Attachment D** and cross section showing opening or day light door, including carry beam and roller barrel.

The following detailed response is provided to the council requests highlighted in bold.

Council Request

Bulk and Scale

Further to the Request for Documentation, it is considered that the proposed building is of an imposing size.

When considering the building substantially exceeds relevant provisions regarding wall height and floor area for a residential ancillary building, it is challenging to describe the building as low scale. While it is recognised

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that there is a pattern of development for sheds of a similar footprint in the locality, the proposed wall height is such that will be visually imposing upon and detract from adjacent properties, most notably the directly adjacent dwelling to the west.

While it is acknowledged the siting does benefit from a 55.9m setback to the primary street, the wall height will also result in the building visually dominating the associated dwelling when seen from the streetscape.

The allotment is covered by the Historic Area Overlay. Performance Outcome 2.2 of the overlay states: "Development is consistent with the prevailing building and wall heights in the historic area"

It is acknowledged that there are examples of structures with a similar wall height within the township of Stockwell associated with commercial land use. The proposed wall height of the domestic building is not consistent with the prevailing wall heights within the historic area which are predominantly residential buildings.

Further to this, the applicable Historic Area Statement within the overlay seeks for building height to be of low scale within the Stockwell Historic Area.

Performance Outcome 2.3 of the Historic Area Overlay states: "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."

Performance Outcome 2.5 of the Historic Area Overlay states: "Materials are either consistent with or complement those within the historic area."

It is acknowledged the proposed building does not front directly onto Duck Ponds Road; however, the building will be clearly visible from the street. The proposed roof pitch of 9° is shallow and not reflective of prevailing roof pitches within the historic area. While it is appreciated that the proposed roof pitch will reduce the overall height of the building, we would suggest there is an opportunity to reconsider the roof form.

It is also noted that the building is to be clad with 'Alpha-Clad'. Following advice from a heritage advisor, it is considered that this cladding is not reflective of similar buildings in the historic area which instead generally comprise of corrugated cladding.

With regard to the above, I would ask for considerations to be made to the proposal to better reflect relevant policy and provisions within the Planning & Design Code. Alternatively, a written response can be provided demonstrating the suitability of the currently proposed development for consideration.

Note: in the absence of updated plans, the application is unlikely to be supported.

Applicant Response

As per previous responses we note there are numerous examples of other similar sized structures in the locality.

We note Council staff also acknowledge there are examples of structures with a similar wall height within the township of Stockwell mainly associated with commercial land use.

The nature of items to be stored in the proposed building include the following:

- Caravan with roof top air-conditioning unit,
- 1979 collector Volvo Truck **Volvo NL12** — an N-series (bonneted, or "conventional" long-nose) heavy prime mover in mid restoration,
- 1975 collector **International ACCO 1830A** —. The **ACCO** ("Australian Cab-Over") built by International Harvester Australia from the early 1960s onwards.



The trucks to be stored in the building are collectables and a personal hobby of the applicant and will rarely leave the building. The caravan is expected to be used 2-3 times per year.

The nature and size of items to be stored in the building are not of a typical residential nature and therefore it is appropriate to describe the building use as a 'store'. Part 5 of the SA Planning and Design Code defines a store as follows:

Means a building or enclosed land used for the storage of goods and within or upon which no trade (whether wholesale or retail) or industry is carried on.

Accordingly, the plans provided in **Attachment A** have been amended from a Shed to a Store building and it is requested the application description be amended on the planning portal to reflect this land use.

A store is listed in Township Zone, Table 3 and must therefore be assessed against the applicable Code policies and only these policies.

The following is a brief commentary on the relevant Code provisions as they relate to the store use and Council RFI.

Land use

PO 1.3 - Small-scale light industry and warehousing activities that supply a local service to the community and business activities.

DTS/DPF 1.3 - The gross leasable floor area of a building plus any outdoor space used for a light industry, warehouse or store (or any combination thereof) does not exceed 250m².

The proposed store is 165.66m² in area and well below the 250m² referred to in DTS/DPF 1.3.

Built Form and Character

PO 2.1 - Buildings are of a scale and design to complement the surrounding built form, streetscape and character.

The building design has been amended to a corrugated metal cladding which is more reflective of the heritage and character of the locality.

PO 2.2 - Buildings contribute to a low-rise character and complement the height of nearby buildings.

DTS/DPF 2.2 - Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height that is no greater than 6m.

The proposal is single level, 5.321m to the apex and 4.6m to the top of the wall, which is well below the maximum heights of 9m and 6m respectively.

DTS/DPF 2.6 - Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following:

(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings

(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.

At 2.8m and 2.2m respectively the side boundary setbacks exceed the minimum 1.428m required setback comprising the minimum 900mm plus 528mm for the additional wall height (1/3 of 1.6m above 3m = 528mm).



Contextually the side boundary setbacks are also appropriate with the building side walls well separated and screened from the dwelling at 12 Duck Ponds Road, refer **Figure 1** below and the out of context dwelling sited mid-block at 8 Duck Ponds Road. This dwelling at 12 Duck Ponds Road has no windows or openings on its eastern elevation as per **Figure 2 and 3** below.

To further soften the appearance of the proposed store building landscaping is proposed on side boundaries as per **Attachment C**.

In summary the side boundary setbacks exceed or meet the setback distances in DTS/DPF 2.6, are contextually responsive and the visibility of the building will be further reduced by the proposed landscaping once established.



Figure 1: View from 10 Duck Ponds side boundary fence to the rear of the existing dwelling and rear yard at 12 Duckponds Road



Figure 2: View from 10 Duck Ponds side boundary fence to the side of the existing dwelling, shed and rear yard at 8 Duck Ponds Road



Figure 3: View from 10 Duck Ponds side boundary fence to existing dwelling at 8 Duck Ponds Road



PO 2.5 – Buildings (except for ancillary buildings and structures) are set back from rear boundaries to provide:

- a) access to natural light and ventilation for neighbours
- b) open space recreational opportunities
- c) space for landscaping and vegetation.

DTS/DPF 2.5 – Building (except for ancillary buildings and structures) are no closer to the rear boundary of the site than:

- a) 4m for the ground floor of a building
- b) 6m for the upper floor of a building.

The south facing rear elevation is setback 2.4m from the rear boundary.

The adjacent property immediately to the south at 4 Tucker Parade, Stockwell is used for storage and contains a large storage building with a wall height of approximately 5.25m – Refer **Figure 3** below. The rear yard area of this property is directly adjacent to the rear boundary of 10 Duck Ponds and is vacant as per **Figures 4 and 5** below.



Figure 4: 4 Tucker Parade, wine storage shed and rear shipping container and green water tanks visible in **Figures 5 and 6**.



Figure 5: View from rear fence of 10 Duck Ponds to the rear storage yard at 4 Tucker Parade



Figure 6: View from rear fence of 10 Duck Ponds to the rear storage yard at 4 Tucker Parade (and 8 Duck Ponds shed to the right of image)



For the reasons outlined above the proposed 2.4m rear boundary setback will not result in any unreasonable impacts on amenity or character at 4 Tucker Parade or 8 Duck Ponds Road.

2. Domestic Use

It is acknowledged that the proposed building is strictly for domestic purposes with a wall 4.5m wall height to allow for sufficient clearance for a caravan. We would still consider that this wall height is excessive for domestic use within the Township Zone.

Please provide some further explanation of the size of vehicles to be stored. I would also suggest there is an opportunity to reconsider the siting of the building to allow for a roller door on the gable end of the building.

Applicant Response

The nature of items to be stored in the proposed building include the following:

- Caravan with roof top air-conditioning unit at a total height of 3.45m,
- 1980's collector Volvo Truck **Volvo NL12** — an N-series (bonneted, or "conventional" long-nose) heavy prime mover in mid restoration,
- 1960's collector **International ACCO 1830A** —. The **ACCO** ("Australian Cab-Over") built by International Harvester Australia from the early 1960s onwards.

The trucks are collectables and a hobby and will rarely leave the building. The caravan is expected to be used 2-3 times per year.

The nature and size of items to be stored in the building are not of a typical residential nature and size therefore it is appropriate to describe the proposed buildings use as a 'store'.

Attachment D shows a cross section of the building and the opening or day light width of the roller door, including the roller barrel. The following is a breakdown of the 4.6m wall height:

Carry beam	300mm
Roller door barrel	600mm
Gap between Carry beam and roller barrel	100mm
Daylight opening dimension	3575mm
Concrete floor finish above bottom of external wall height	25mm
Total	4600mm

In terms of the height of the items to be stored these are:

- Caravan with roof top air-conditioning unit at a total height of 3.45m,
- 1979 collector Volvo Truck Volvo NL12 — an N-series (bonneted, or "conventional" long-nose) heavy prime mover in mid restoration. The day-cab roof is 3.0m to the lights and 3.9m to the top of the exhaust. The exhaust will be removed to fit under the roller door; and



- 1975 collector International ACCO 1830A —. The ACCO ("Australian Cab-Over") built by International Harvester Australia from the early 1960s onwards. Signwritten "L.G. & I.M. Smith, Tarcowie" on the door — Tarcowie is a small town in South Australia's Mid North, so this is a local farm truck. It became one of the most common trucks on Australian roads and farms for decades — hauling livestock, grain, bricks, concrete, and running general freight. The cab roof is 2.9m to the top of the air cleaner.

3. Stormwater management It is noted there are water tanks nominated on the site plan. Please provide confirmation of the capacity of the water tanks. I would also ask for some demonstration of how stormwater from the proposed building will be managed in the event that the tanks reach capacity during a rain event.

Applicant Response

Overflow stormwater from rainwater tanks will be directed to the street water table via a pressurised pipe system. Refer amended plan for details.

We trust the above information and amendments to the proposal are sufficient for Council to now grant planning consent.

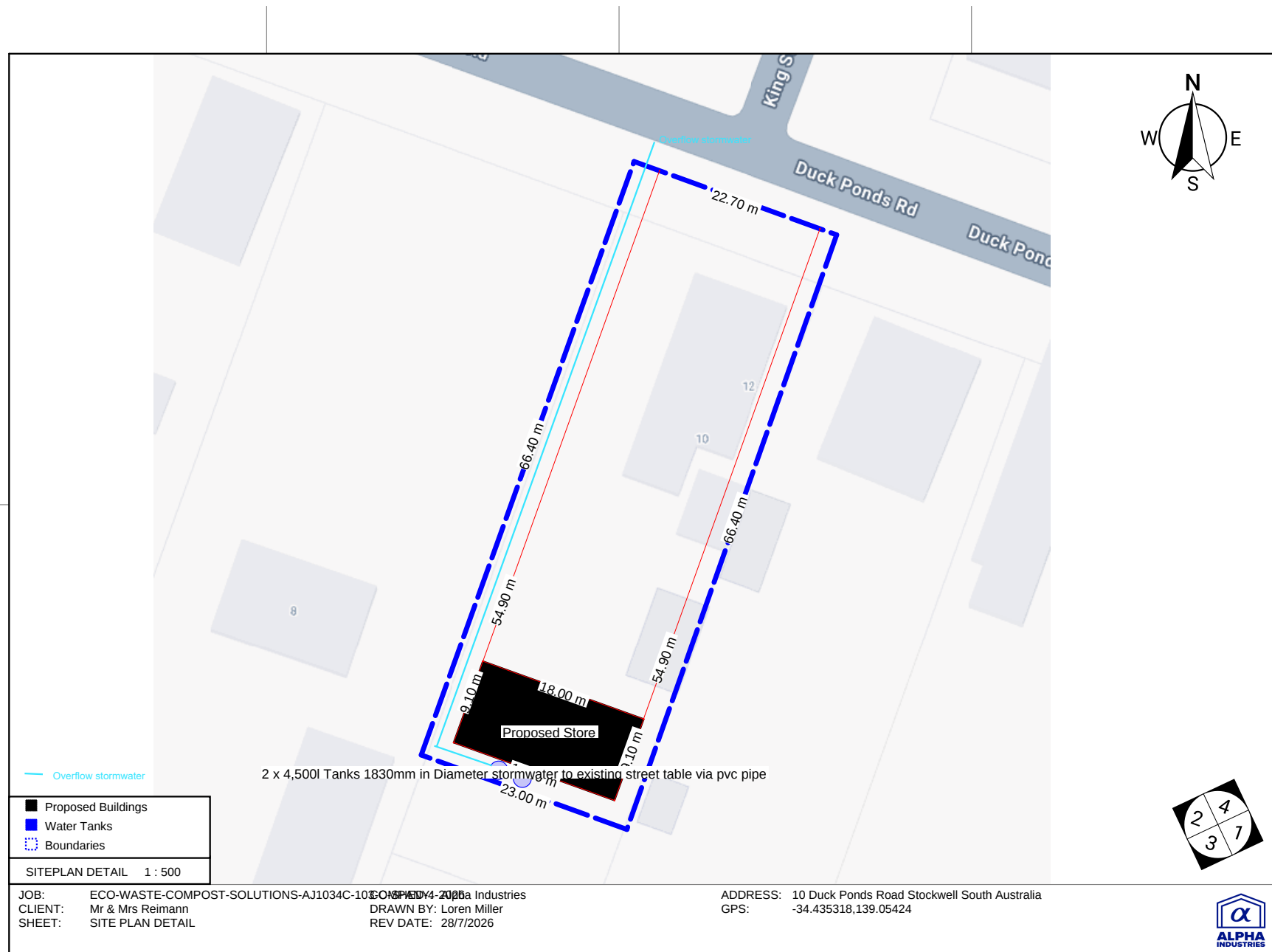
Sincerely,

Adam Mrotek

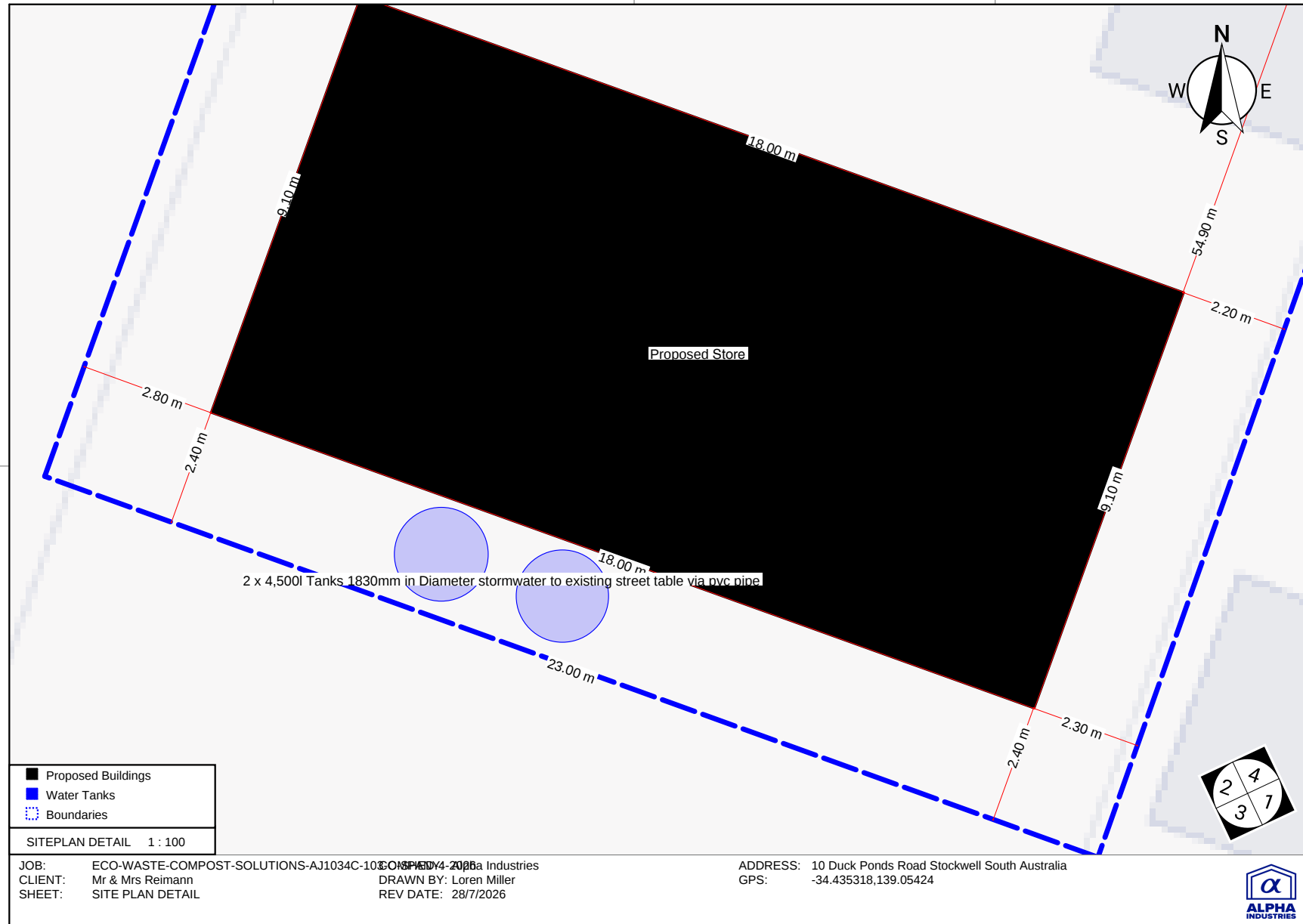
Director

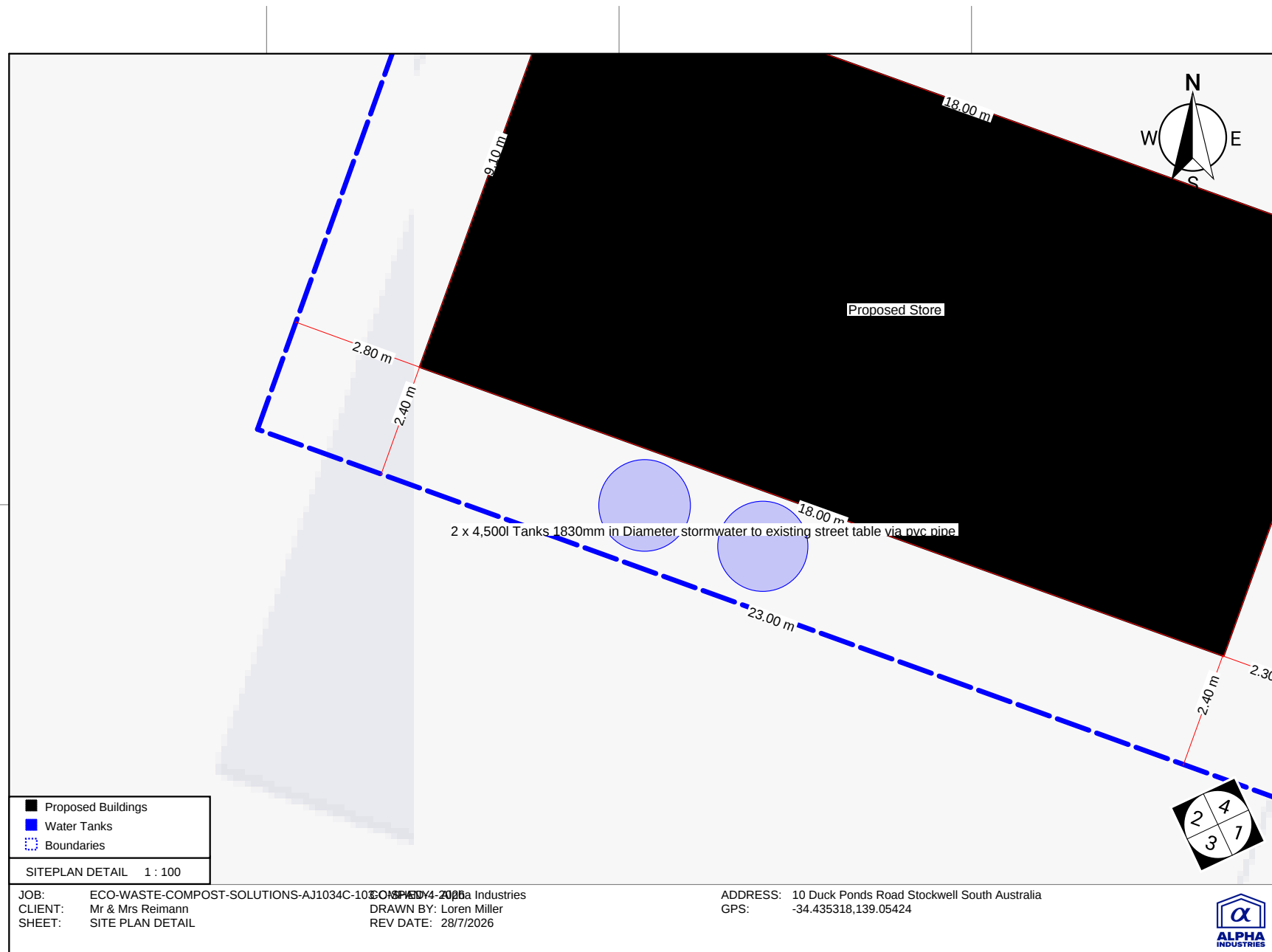
ATTACHMENT A



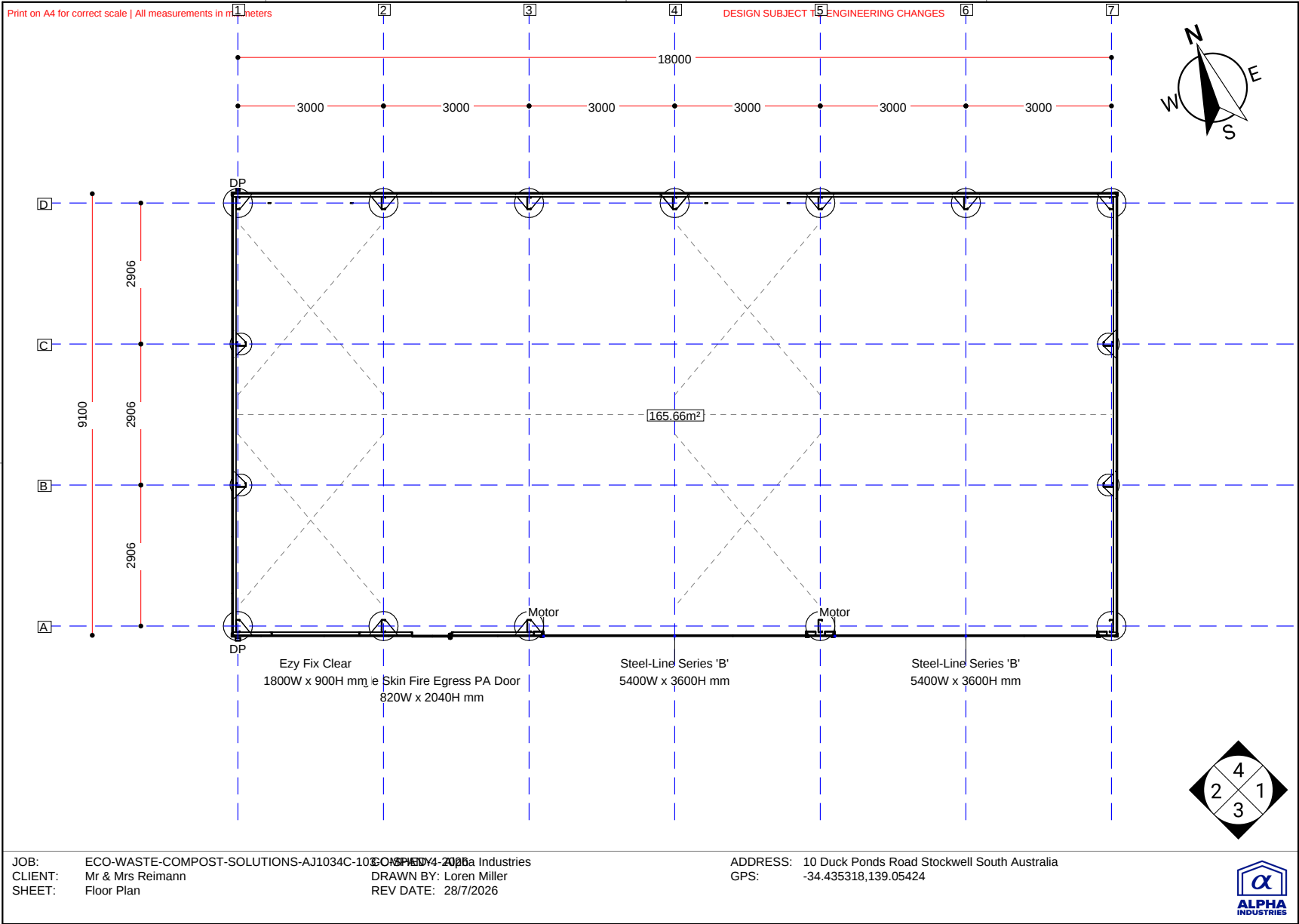


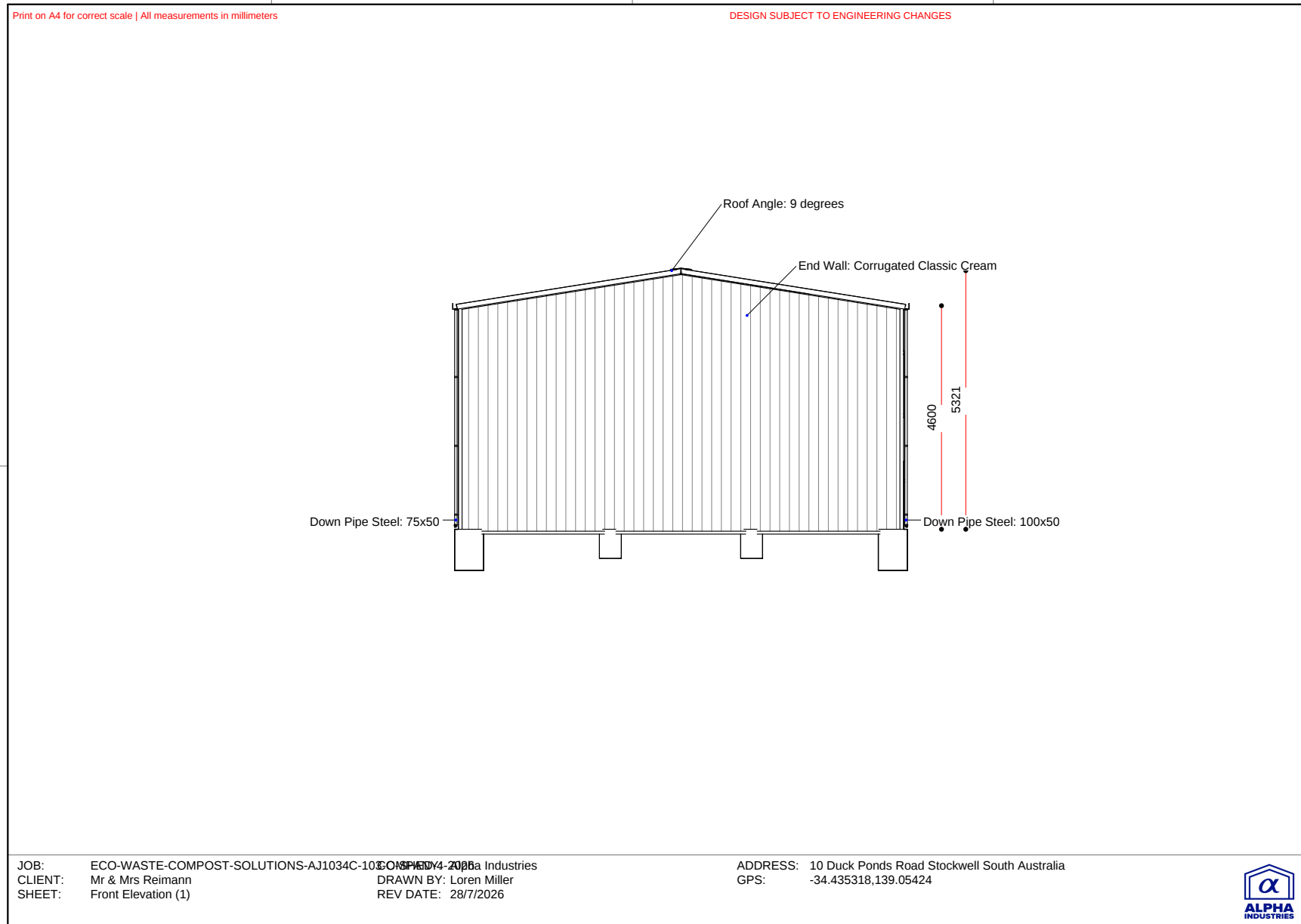


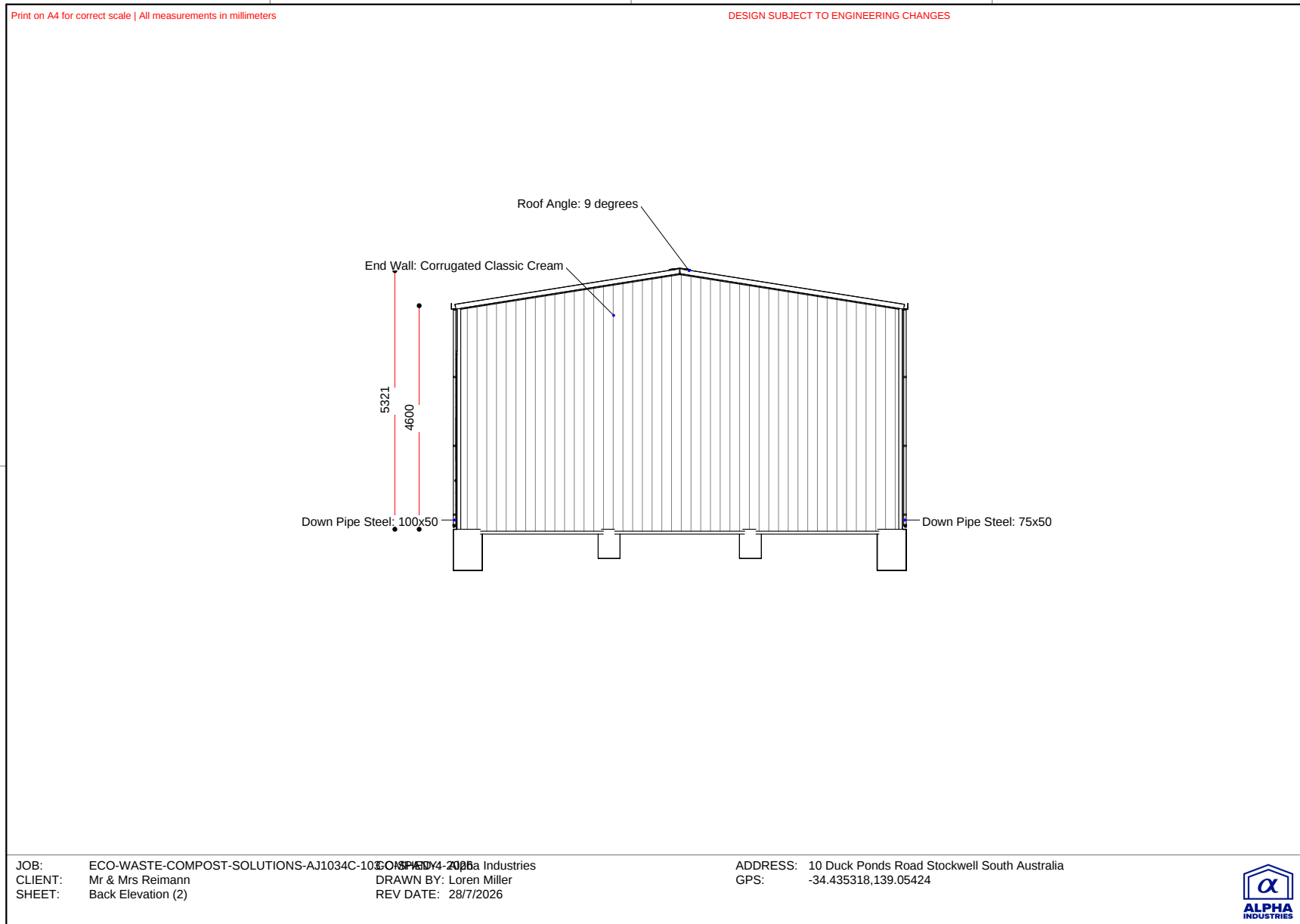


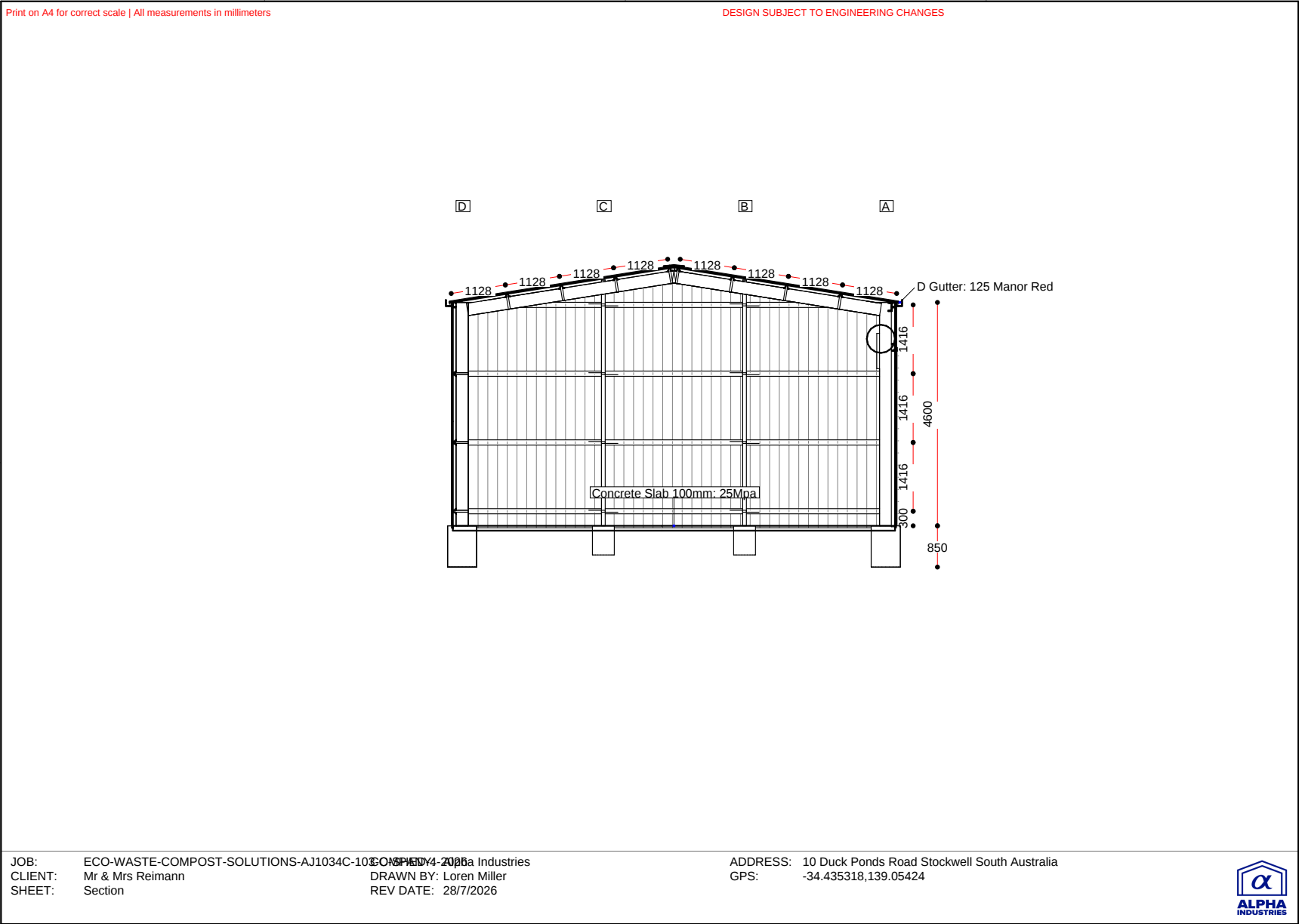






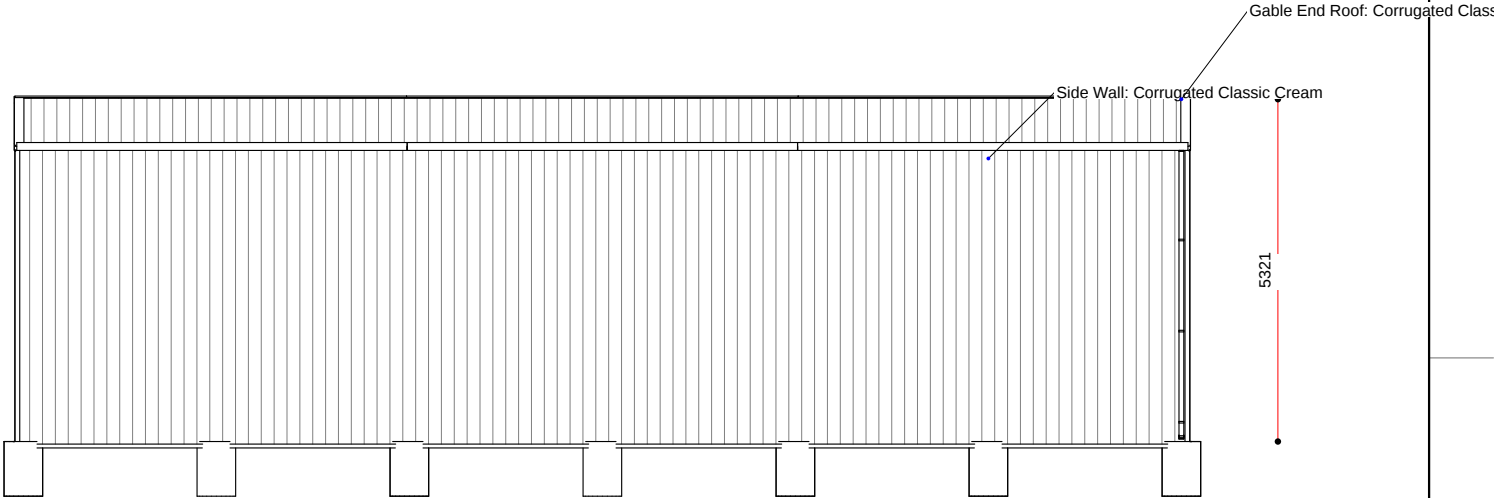






Print on A4 for correct scale | All measurements in millimeters

DESIGN SUBJECT TO ENGINEERING CHANGES

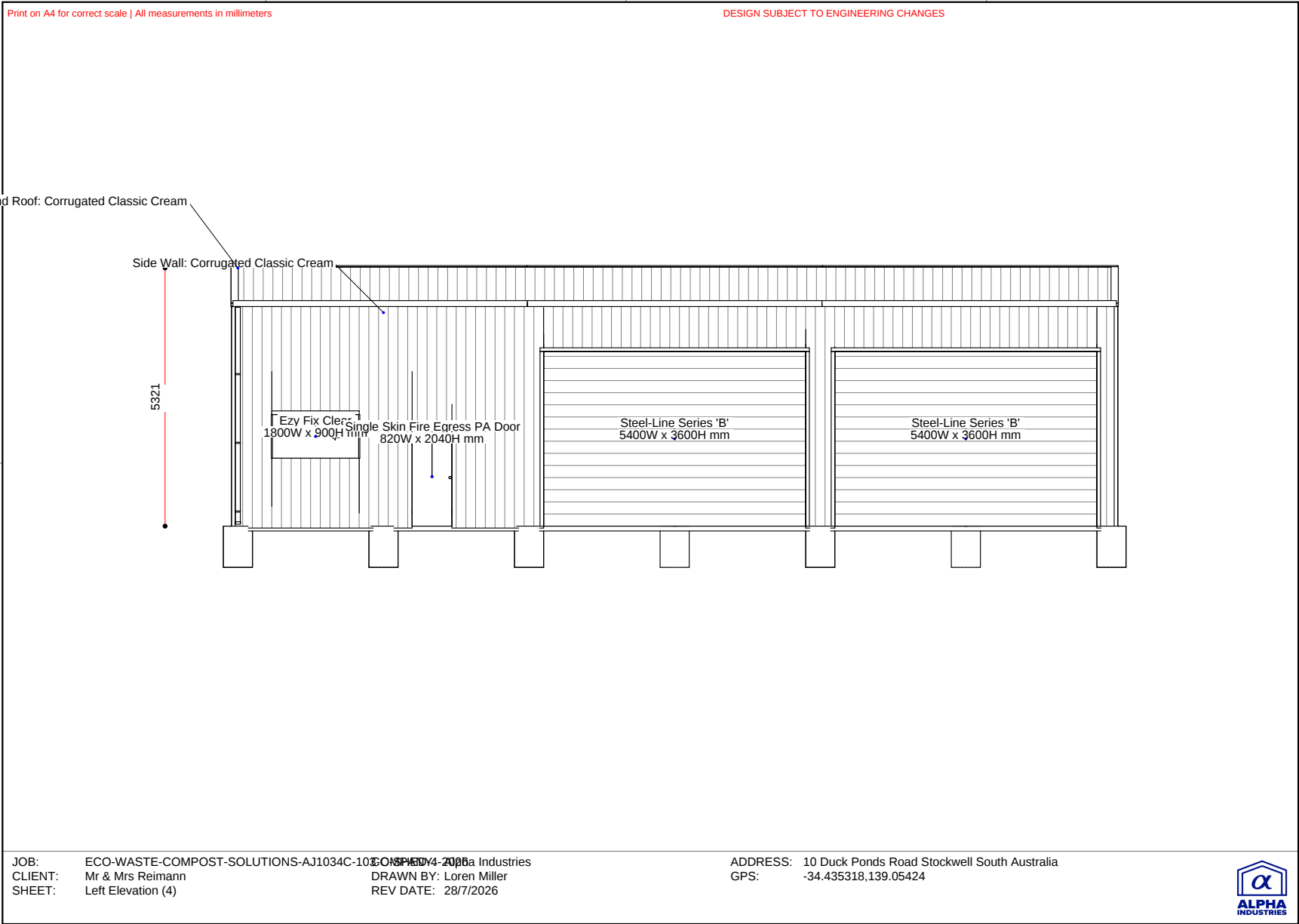


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CLIENT: Mr & Mrs Reimann
SHEET: Right Elevation (3)

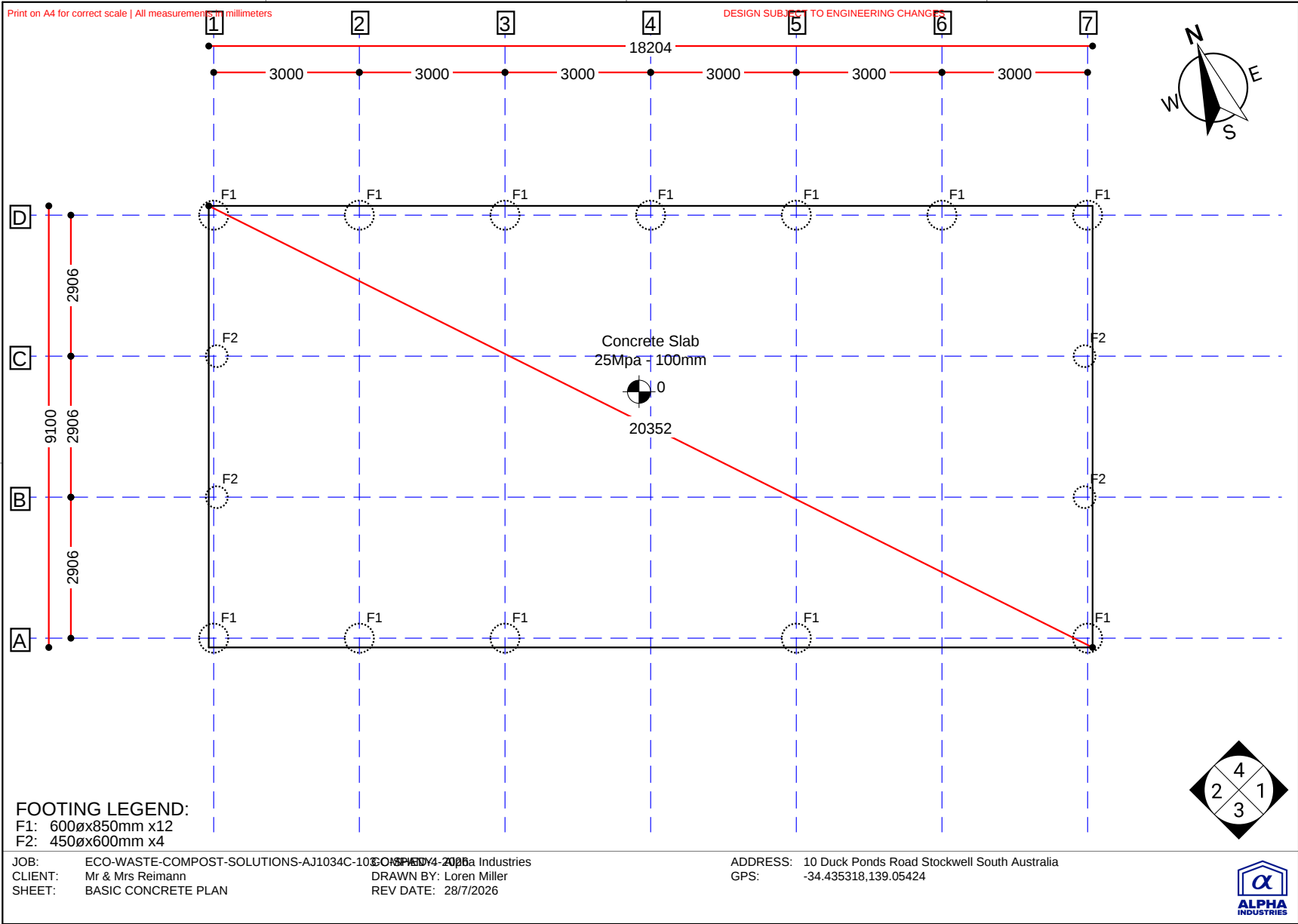
COMPANY: Alpha Industries
DRAWN BY: Loren Miller
REV DATE: 28/7/2026

ADDRESS: 10 Duck Ponds Road Stockwell South Australia
GPS: -34.435318,139.05424









ATTACHMENT B



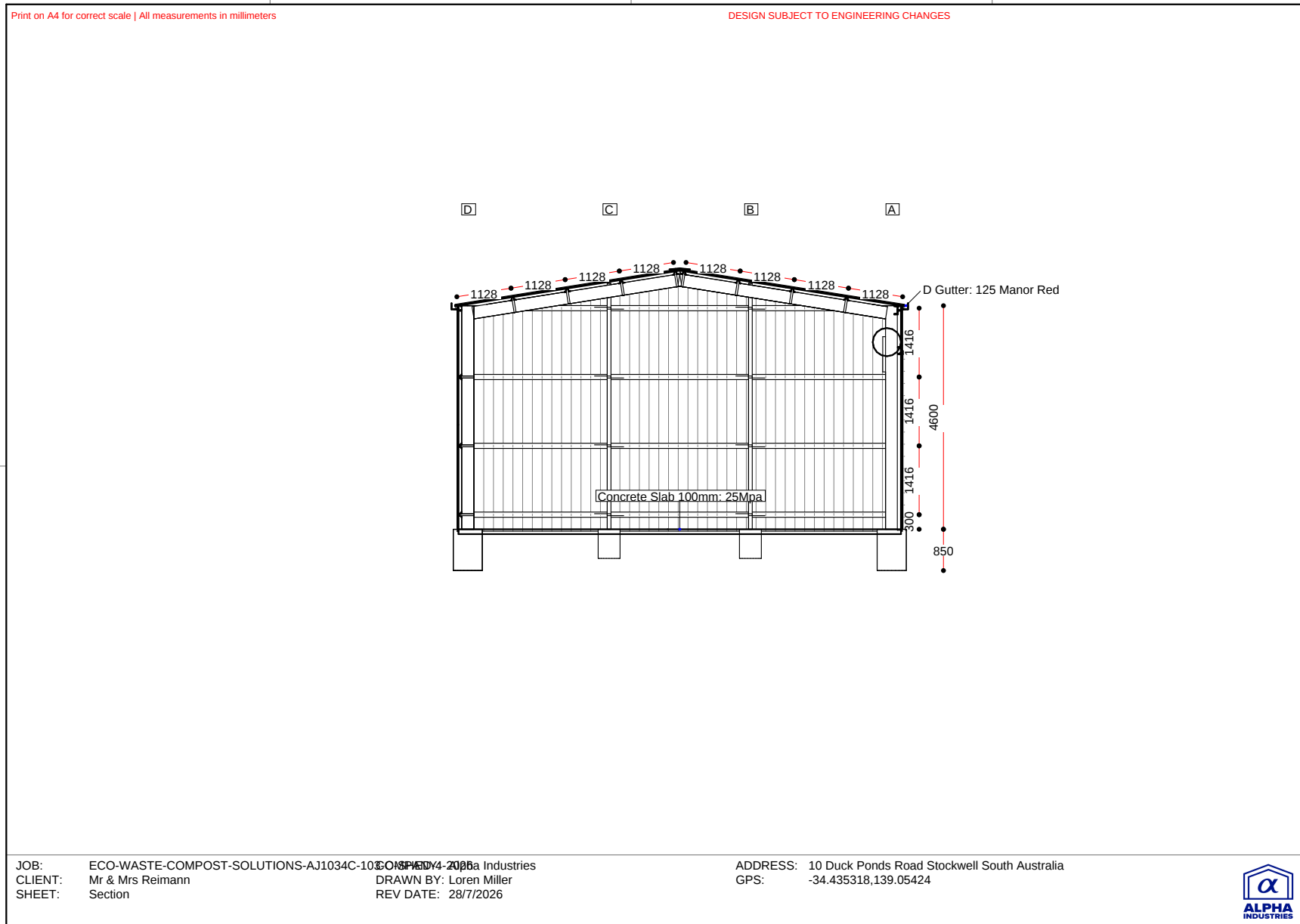




ATTACHMENT C



ATTACHMENT D





Achieving your visions
through end-to-end
town planning

22 May 2026

Alex Phillis

The Barossa Council

[Response uploaded to portal](#)

Dear Alex,

Re: Applicant Response to Council Request for Documentation – DA:26014901 – Domestic outbuilding in association with existing building

Thank you for the letter dated 18 May 2026.

The following response is provided to Council's request supported by amended site plan in Attachment A.

Council Request - 1. An updated site plan showing:

- a. The proposed bench level and finished floor level of the proposed shed relative to the existing ground level, such that we can determine the extent of cut/fill required and the height at which the structure will sit on the site relative to existing ground level
- b. The position and use of any existing buildings on the site
- c. The location of all wastewater infrastructure on the property, and distance to the proposed outbuilding if in proximity

[Applicant Response - Point a.](#)

The rear of the property sits below the height of Duckponds Road, and slopes downwards left to right when viewed from the road.

The site plan has been updated to include the following details requested:

- Level A = 100 (top of kerb reference point)
- Level B = 99.20
- Level C = 99.34
- Proposed Bench Level (BL) = 99.640 (300mm of base/fill)

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- Finished floor level (FFL) = 99.790 (150mm slab)

Applicant Response Point b.

The position and nature of existing domestic ancillary structures and outbuildings is shown on the site plan.

Applicant Response Point c.

The location of the sewer pipe is shown on the site plan in the vicinity of the proposed shed. The sewer pipe is located 1.0m from the footing of the proposed shed making sufficient provision for future access.

Council Request - 2. Proposed use

It is noted within the provided documentation that the outbuilding is to be used for domestic purposes only. While this is acknowledged, I would ask for further detail on nature of the proposed use, particularly regarding both the height of the outbuilding, and the combined area of both existing and proposed outbuildings on the property.

Applicant Response

The proposed use of the building is strictly for domestic purposes.

The plans prepared by Alpha industries were quoted and prepared in the name of Eco-waste compost solutions however this is a business operated at another address by Mr and Mrs Reiman that is being wound down as they transition to retirement in 2026.

Mr and Mrs Reiman own a caravan that will be stored in the proposed outbuilding. The building wall height is required to allow sufficient clearance above the caravan and to accommodate a roller door barrel – refer cross section on Alpha plans for barrel location below steel truss.

The combined area of existing and proposed ancillary structures and outbuildings are as follows:

- Proposed outbuilding = 163.8m²
- Verandahs A = 81m²
- Carport B = 48m²
- Outbuilding C = 32m²
- Outbuilding D = 53m²
- **Total Ancillary structures and outbuildings = 377m²**
- Dwelling = 77m²

In summary the existing dwelling is a very small, detached dwelling comprising 2 bedrooms and totalling 77m². The verandahs and existing small sheds provide outdoor living and personal storage space that compensate for the small dwelling living space.

The applicants plan to 'renovate' the existing verandah space once the shed is constructed and the additional storage space allows for items in the verandah area to be stored in the new shed.

Council

In addition to the above requested documentation, we have also undertaken an initial assessment of the application and would take this opportunity to raise the following points. While you are not required to respond at this stage, the following will be raised during the assessment.

A) Bulk and Scale



Relevant policy for the site (Township Zone, Historic Area Overlay and Character Preservation District Overlay) seeks that ancillary structures limit visual impact, are designed to not detract from the streetscape or appearance of buildings on neighbouring properties, while being consistent with the prevailing pattern of development. The proposed structure is of an imposing size, particularly in respect to both the wall height, and the floor area. For reference, relevant policy guidelines seek for ancillary structures to not exceed a wall height that is 3m from natural ground level, and a floor area not exceeding 60sqm.

While the provided justification has been considered, and it is acknowledged that some exceedance of relevant provisions may be contemplated, we consider there is an opportunity to reconsider the scale to better align with relevant policy.

Applicant Response

We note there are examples of other similar sized structures in the locality but more importantly the height and scale of the proposed building is reasonable in the context of the existing allotment size and neighbouring properties, pattern of surrounding development, no unreasonable impacts in terms of overshadowing or access to light and ventilation and the mixed land use and forms of development envisaged in the Township zone including commercial and light industry and warehousing.

We are happy to address the issue of building height and scale further should council articulate more clearly reasonable concerns based on relevant Code assessment provisions as part of a formal request for additional information.

I look forward to the verification of the application so the assessment process can commence.

Sincerely,

Adam Mrotek

Director

ATTACHMENT A





Planning Statement

DOMESTIC OUTBUILDING IN ASSOCIATION WITH
EXISTING DWELLING AT 10 DUCK PONDS ROAD,
STOCKWELL

MROTEK TOWN PLANNING | 178 MAIN ROAD MCLAREN VALE

CONTENTS

1.0 Application Details

2.0 Description of Proposal

3.0 Locality

4.0 Procedural Requirements

5.0 Assessment of Proposal against Planning & Design Code

Zones

Overlays

General Development Policies

6.0 Conclusion

7.0 Appendices

Appendix A – Site and Elevation Plans

Appendix B – Engineering details (Fyfe)

1.0 Application Details

Applicant	Brenton and Monica Reimann
Proposal	Domestic outbuilding in association with existing dwelling
Location of Development	10 Duck Ponds Road, Stockwell
Existing Use of Land	Dwelling
Development elements	Outbuilding
Version of Planning & Design Code	P&D Code (in effect) Version 2026.8 30/04/2026
Value of Development (excluding fit out costs)	\$83,460
Relevant Technical Numerical Variation	Minimum Site Area (Minimum site area is 1,200 sqm)
Overlays	- Character Preservation District (Township) Historic Area (Baro7) - Hazards (Bushfire - Urban Interface) - Hazards (Flooding - Evidence Required) Native Vegetation - Prescribed Water Resources Area
Zone	Township
Assessment Pathway	Code Assessed - Performance Assessed
Public Notification	Not required
Relevant Authority	Council Assessment Manager

2.0 Description of Proposal

The subject property is rectangular in shape and 1522m² in area, 65m deep and 23m wide.

The outbuilding is proposed at the rear of the dwelling and allotment.

Access to the outbuilding will be via the existing dwelling driveway.



Figure 1: Subject land (red outline) and locality

Outbuilding

The proposed garage is 18m long, 9.10m wide and has a total area of 163.8sqm.

The proposed wall height is 4.5m. The total height of the building to the roof apex is 5.221m.

The building will be set back from the eastern boundary 2.2m, southern boundary 1.4m and western boundary 2.8m.

The garage walls and roof will be clad in corrugated profile metal sheeting in a Classic Cream colour and gutters and trims will be Manor Red colour to match the dwelling roof colour.

The garage will be used for domestic storage purposes only.

Site Levels

The subject site is relatively flat and the new building floor slab will be finished 150mm above 300mm of compacted fill. The proposed finished floor level is therefore 450mm above existing ground level.

3.0 Locality

The locality is characterized by primarily large residential allotments on flat to gently sloping land. There are also some non-residential uses including insulated wine storage building at 17 Duckponds and Stockwell hotel at 23 Duckponds.



Figure 2: Existing dwelling and subject land at 10 Duck Ponds Road



Figure 3: Existing wine storage sheds at 19 Duckponds Road

4.0 Procedural Requirements

Outbuildings larger than 60m² are a performance assessed form of development.

Outbuildings fall within one of the specified classes of development in Table 3. Development must therefore be assessed against only those identified policy provisions.

Public notification is not required as an outbuilding is a Class of Development in Column A, 5(g) and there are no applicable exclusions in Column B.

5.0 Assessment of Proposal Against Planning & Design Code

Part 2 - Zone and Subzones

Table 3 specifies no zone policies are applicable.

Part 3 - Overlays

Character Preservation District Overlay

The proposed building is single level in height and with a wall height of 4.5m is appropriately described as low scale.

The building is proposed at the rear of the allotment and will be setback approximately 55m from the primary road frontage.

The setback of the building will maintain the historic identity and character of the township and in particular the Duckponds Road streetscape.

The classic cream colour blends with the rural character and in particular the landscape during dryer months.

Historic Area Overlay

Proposed at the rear of a deep 65m allotment, the siting maintains the historic identity and character of the township and in particular Duckponds Road streetscape.

The proposed building height is single level and low scale. The historic area statement does not specify materials however the corrugated roof and wall cladding is consistent with materials typically found in rural landscapes and townships.

Native Vegetation Overlay

No native vegetation is present at the location of proposed building.

Part 4 - General Development Policies

Design - Earthworks and sloping land

The proposal requires minimal earthworks and will not change the existing invert, driveway and access to the rear of the property.

Design and Ancillary Development

Proposed at the rear of a deep 65m allotment, the siting maintains the historic identity and character of the township and in particular Duck Ponds Road streetscape.

To mitigate impact on adjoining properties the building is setback from side and rear boundaries.

The overall building height is of 5,221mm, which is marginally above the DTS height of 5m.

The building is corrugated sheet metal, pre-colour treated and a non-reflective landscape colour.

The proposal does not impact on existing soft landscaping and private open space around the existing dwelling.

The proposal will not unreasonably impact the amenity of neighbouring properties due to its setback, rear yard siting and due to presence of mature vegetation on the side boundaries of neighbouring properties at 8 and 12 Duck Ponds Road

6.0 Conclusion

The township zone contemplates a range of residential, community, retail, business, commercial and light industry uses. This mix of uses contemplates a diverse character in terms of built form.

The proposed building size at 163.8m² is reasonable in the context of the township zoning and existing generous allotment size of 1,522m². Importantly the building can be appropriately described as low scale.

The primary frontage setback of the outbuilding will maintain the existing Duck Ponds Road historic streetscape, which includes large wine storage buildings at 17 Duckponds Road and the Stockwell pub at 23 Duck Ponds Road.

The side and rear boundary setback of the proposed building and the presence of mature landscaping on adjoining properties reduces the visibility of the building.

In conclusion the proposed development is not seriously at variance with the Planning and Design Code and displays planning merit and therefore should be granted planning consent.

Adam Mrotek

Director

M. 0402 859 027

adam.mrotek@mrotektownplanning.com.au

www.mrotektownplanning.com.au

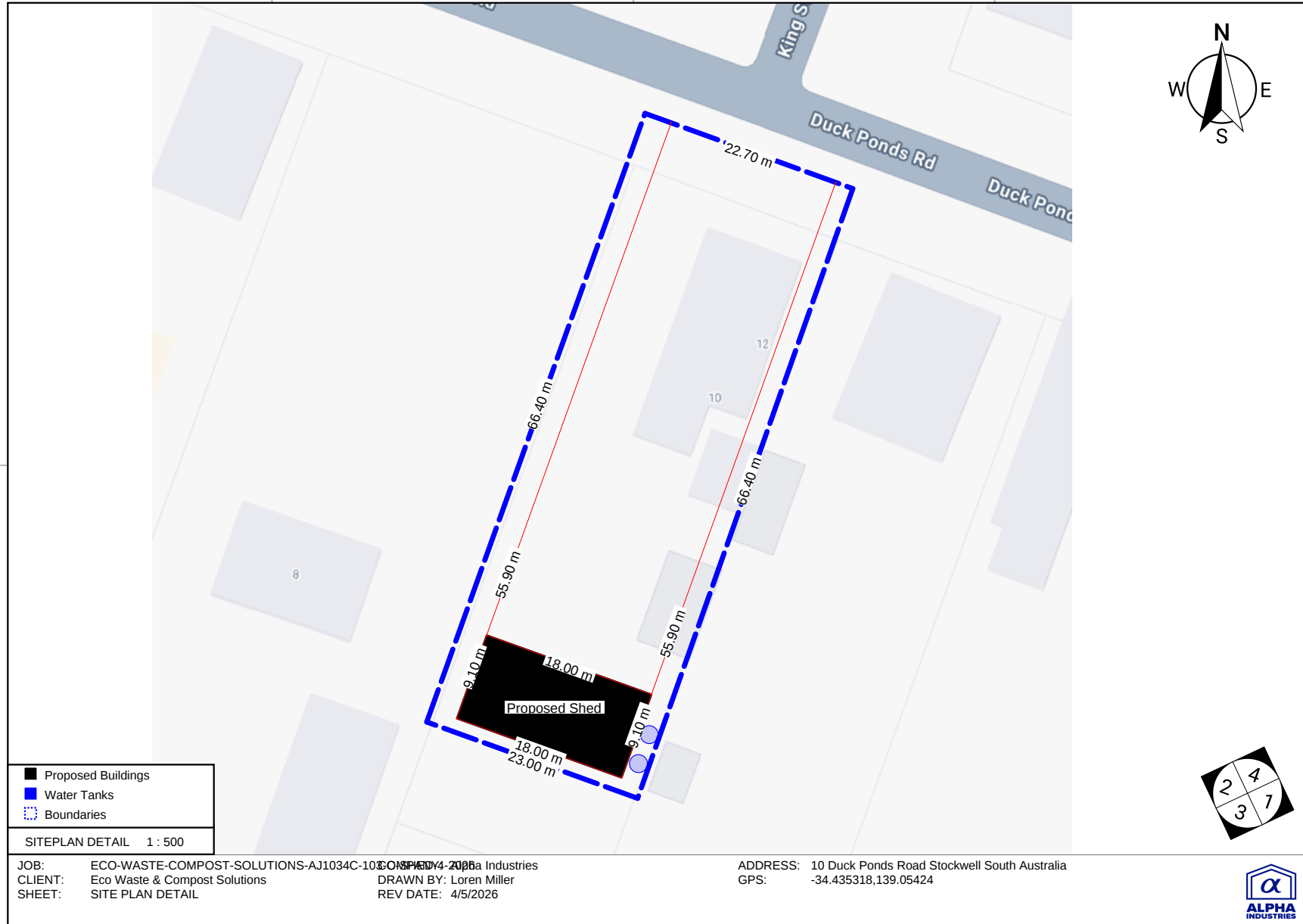
BA (Urban and Regional Planning). Grad Dip. (Environmental Studies). MBA.

Accredited Professional (Registration Number APP20210046)

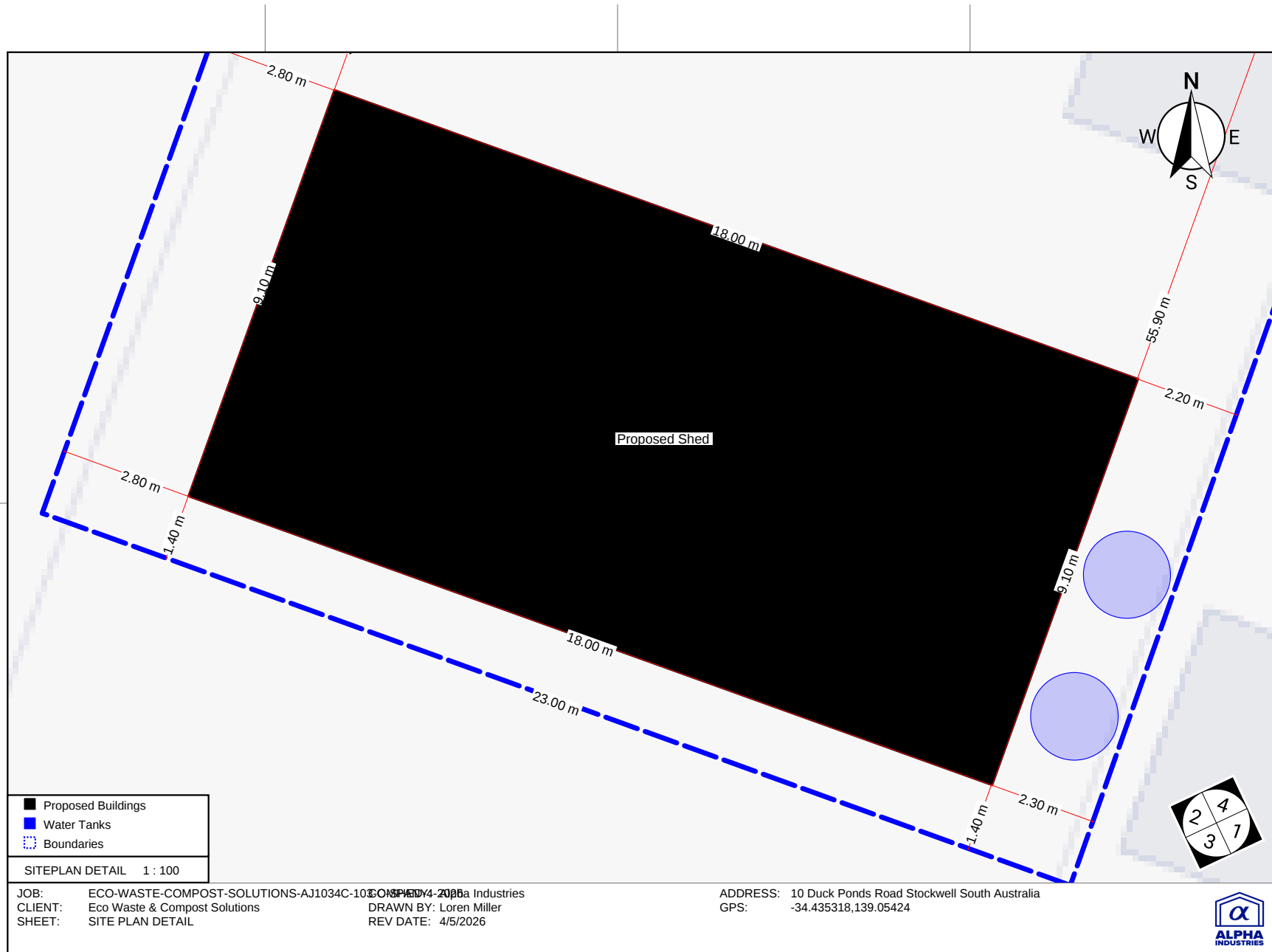
Planning Institute of Australia Registered Planner

ATTACHMENT B



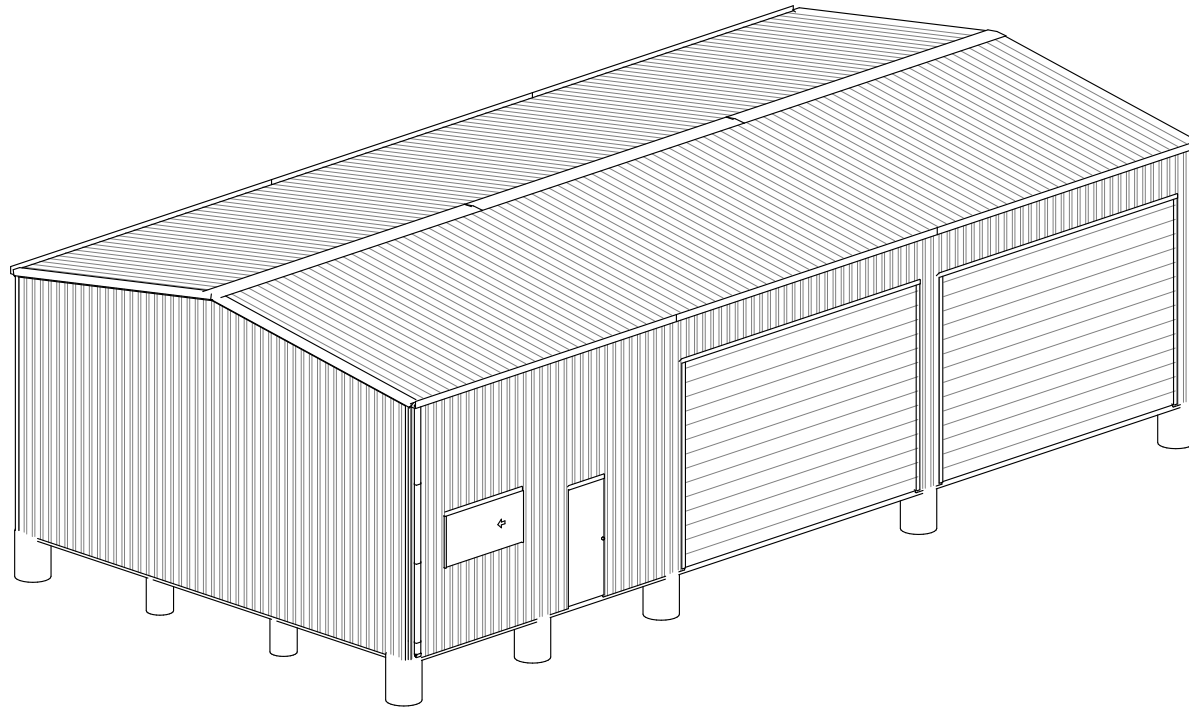






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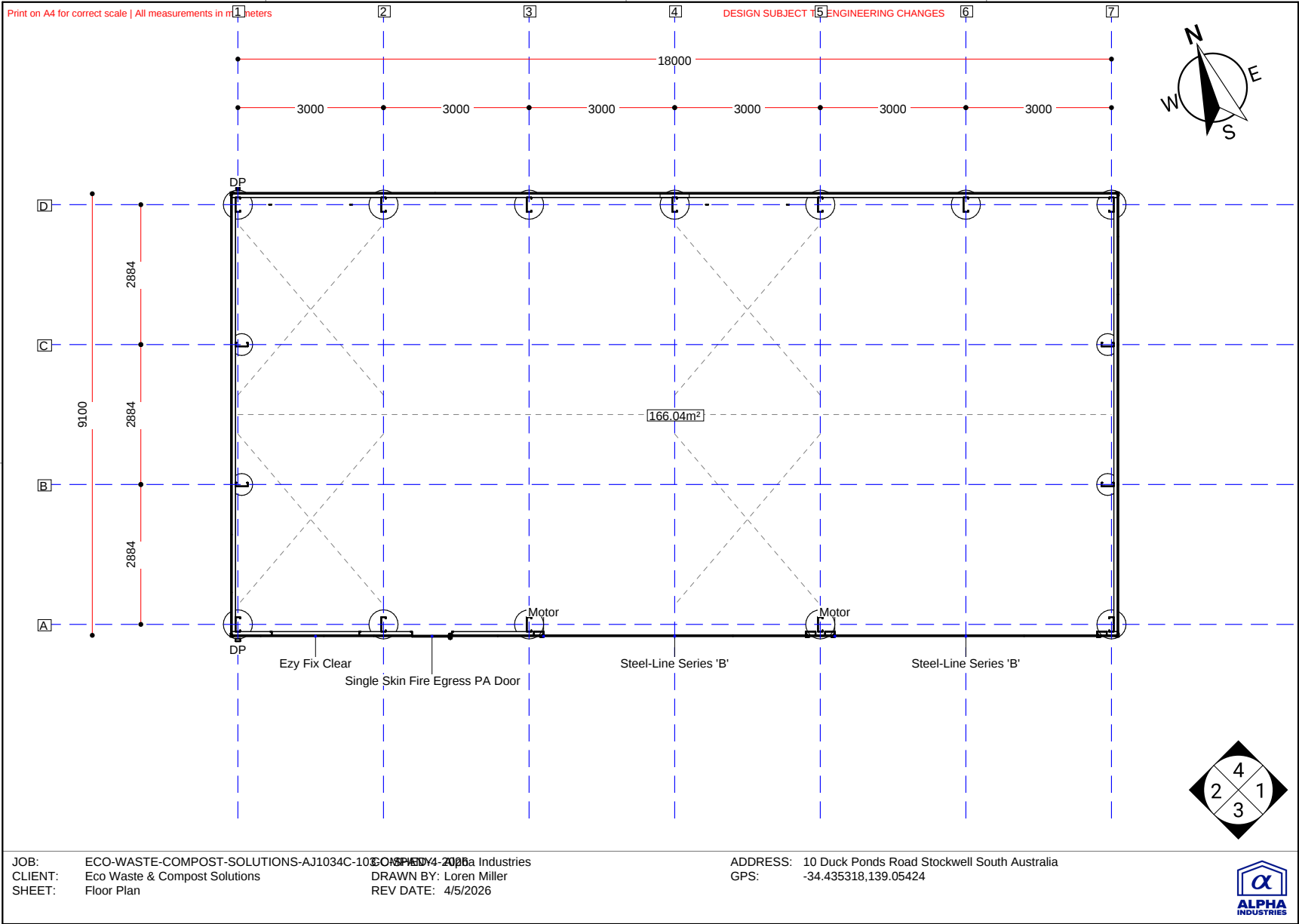
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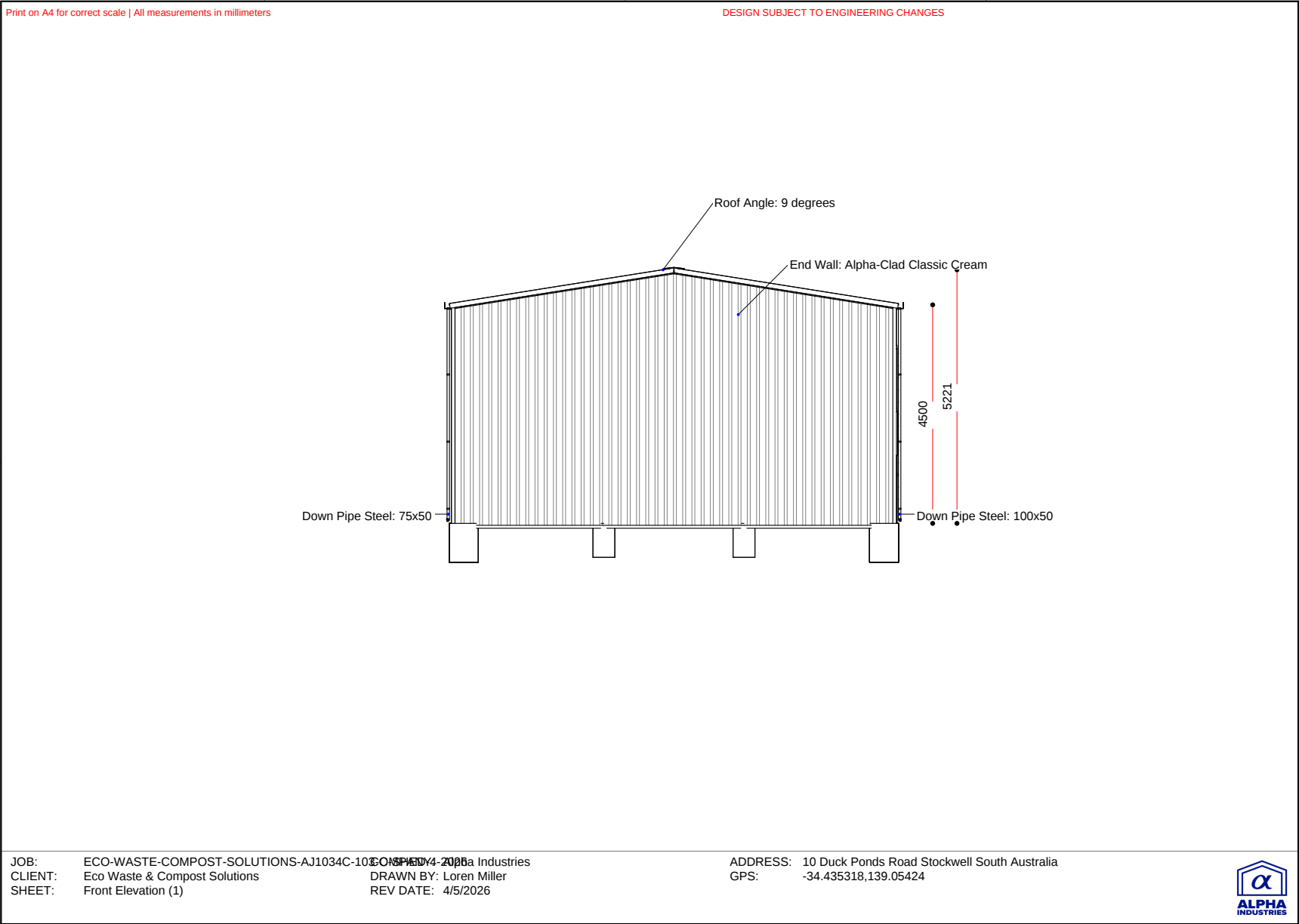


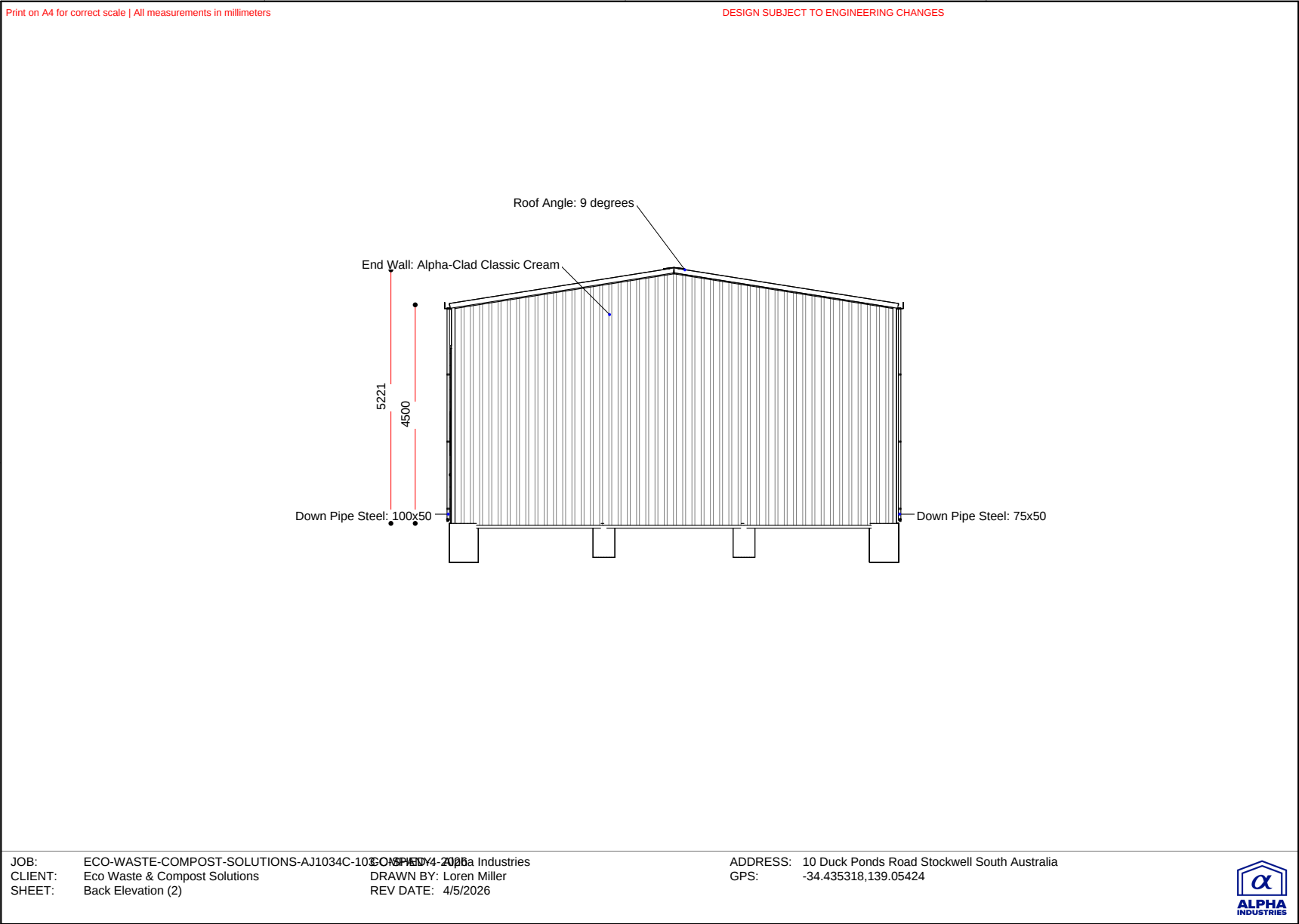
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CLIENT:	Eco Waste & Compost Solutions	DRAWN BY: Loren Miller
SHEET:	View 3D	REV DATE: 4/5/2026

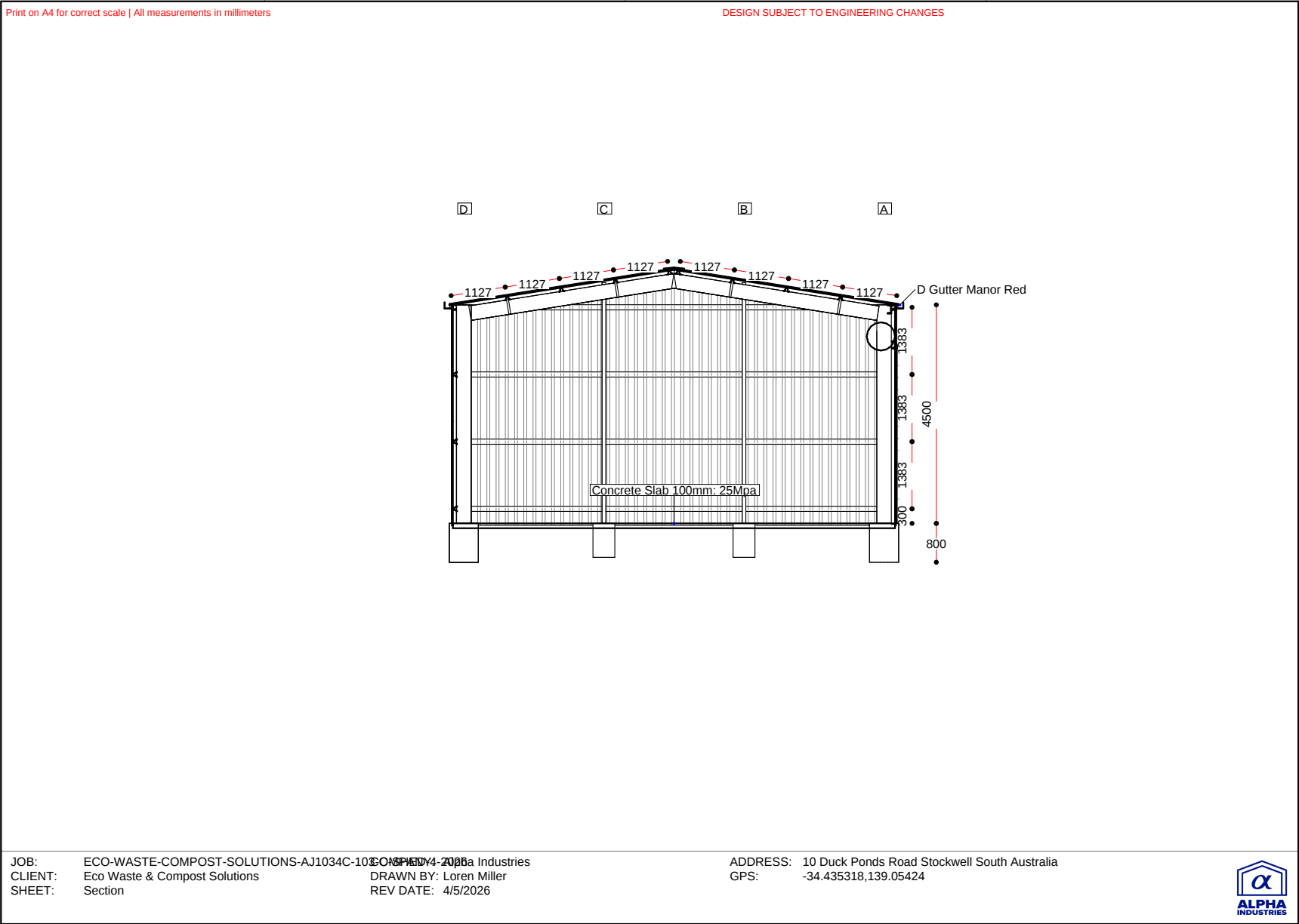
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GPS: -34.435318,139.05424





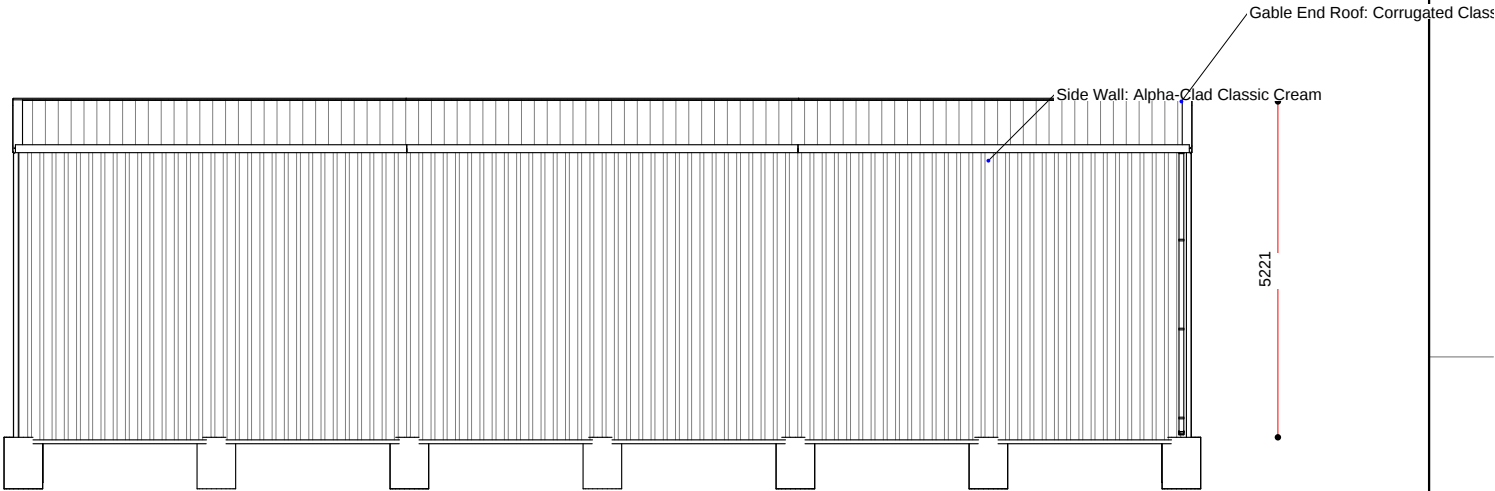






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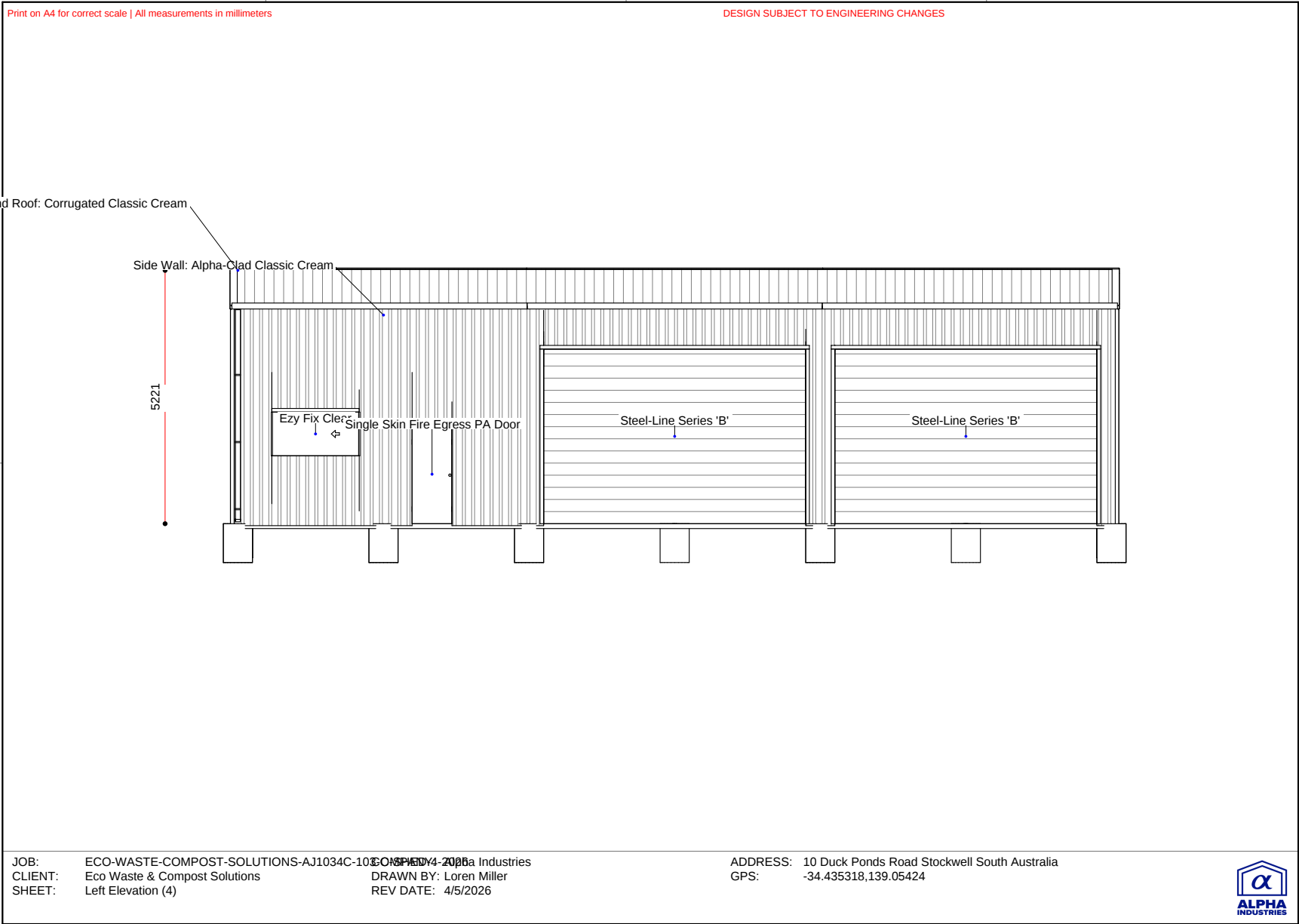
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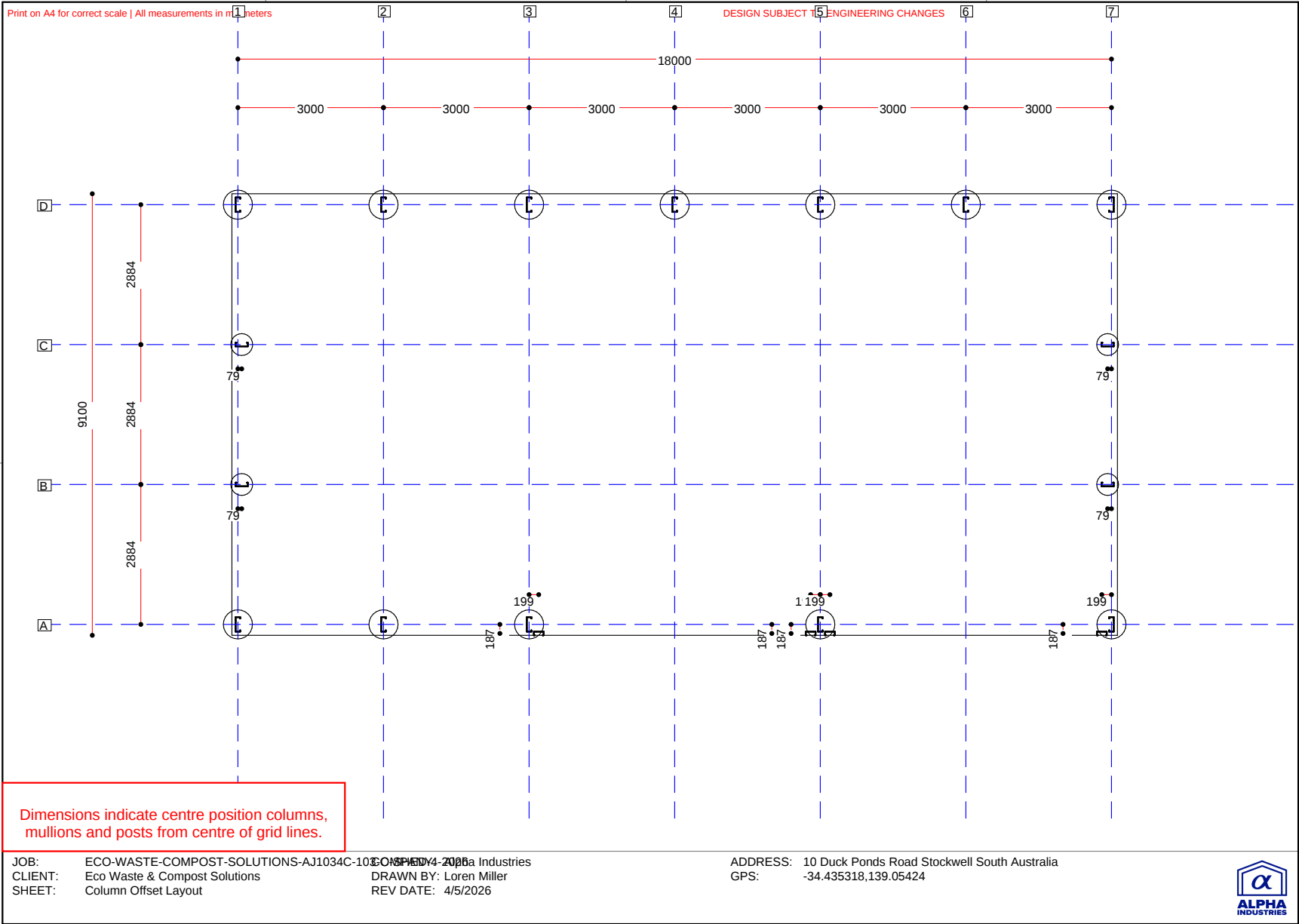


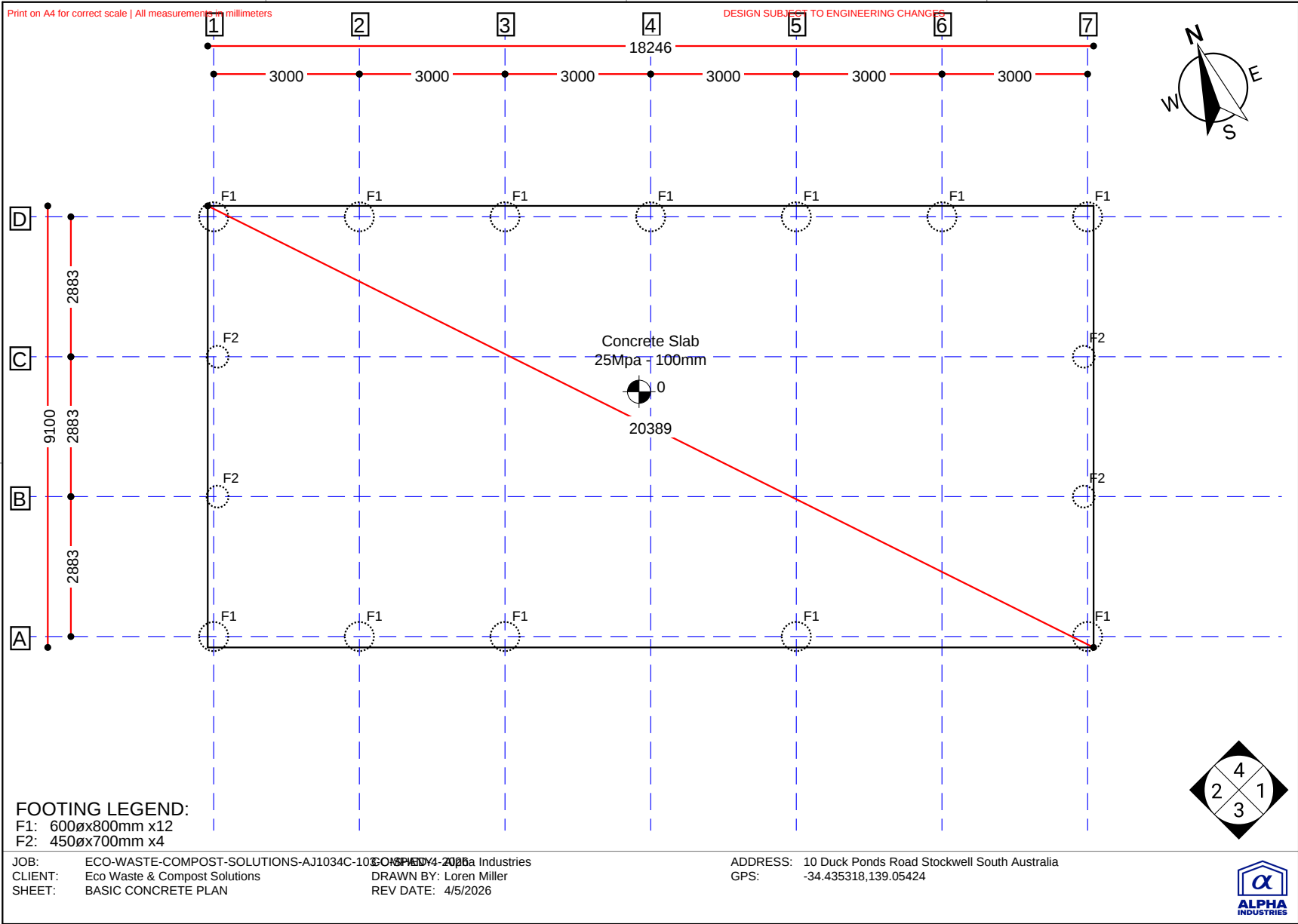
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CLIENT: Eco Waste & Compost Solutions
SHEET: Right Elevation (3)
DRAWN BY: Loren Miller
REV DATE: 4/5/2026

ADDRESS: 10 Duck Ponds Road Stockwell South Australia
GPS: -34.435318,139.05424









ATTACHMENT B

FYFE Pty. Ltd.

Level 2, 124 South Terrace
Adelaide
South Australia 5000

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FYFE PTY LTD
ABN 57 008 116 130

PROJECT STANDARD GABLE BUILDING

This design may be used for any building with Classification from Class 1a to Class 10c (inclusive) with Importance Level 2 (or Level 1) and which comply with the other design criteria.

SITE LOCATION WIND REGION A TERRAIN CATEGORY 2

BUILDING SIZE	WIDTH	9.0 m
	HEIGHT	4.80 m
	BAY SPACING	3.0 m
	PITCH	10.0 deg.
Configuration	Any combination of walls, doors and openings	

BUILDER **ALPHA INDUSTRIES**
12 Stock Road
Cavan
S.A. 5095

PROJECT NO. 52115-7 - IL2 90.48.10.30.A.TC2.A.DC.Sol.V02

CONTENTS		ISSUE DATE
Drawings	D1 - D8	6/03/2025
Summary sheets	S1 - S15	6/03/2025
General Notes & Specifications	1 - 18.01	6/03/2025
Regulation 61 Certificate	Herriot Consulting: F0505-062-2	21/07/2023
Regulation 126 Certificate		6/03/2025

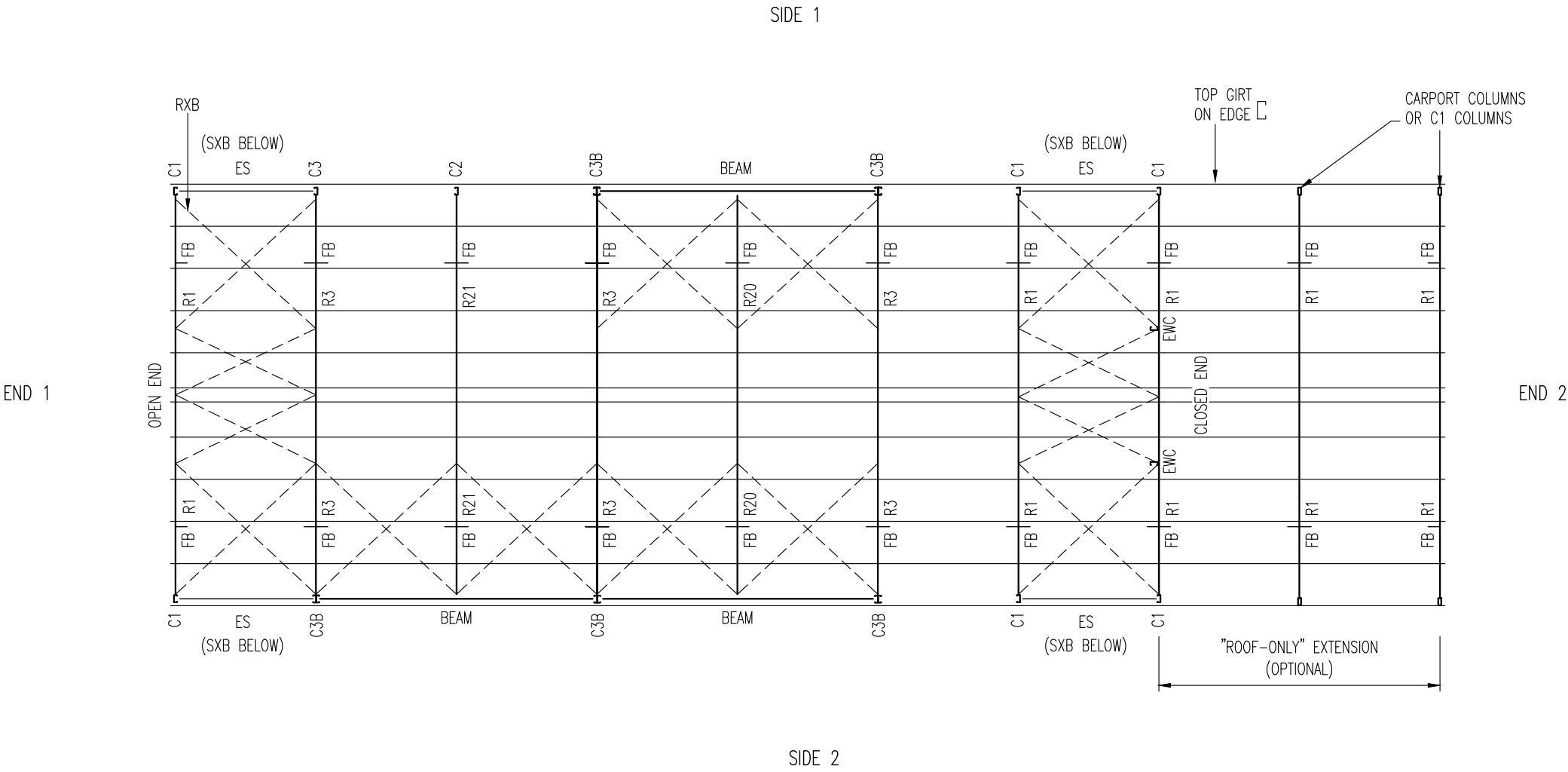
PORTAL - DESIGN VERSION V004 20230406

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PROJECT 52115-7
IL2 90.48.10.30.A.TC2.A.DC.Sol.V02

Sheet D1

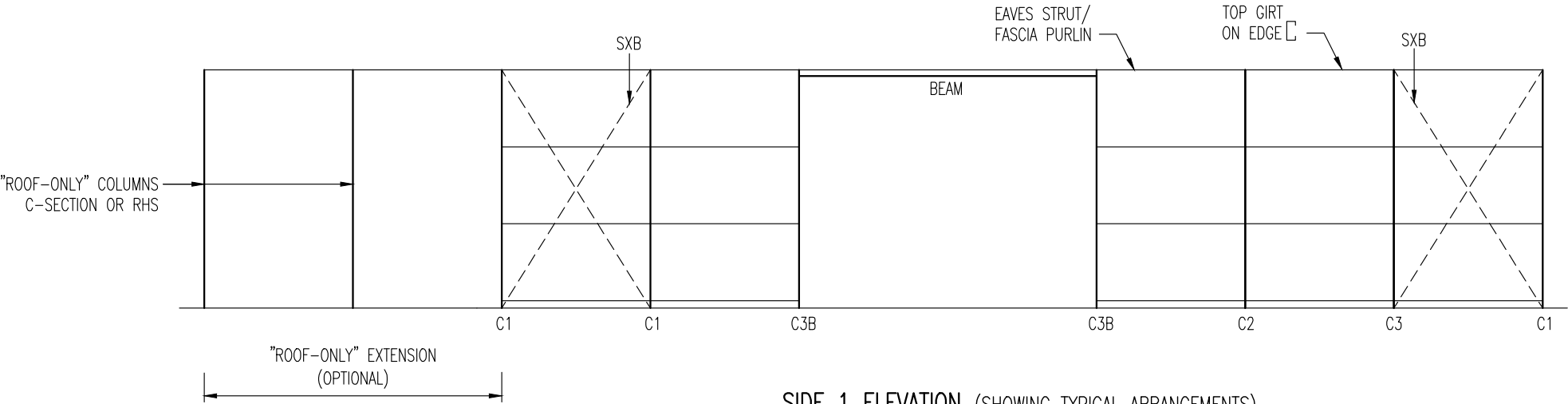


PLAN (SHOWING TYPICAL ARRANGEMENTS)
9.0m SPAN x 4.8m HIGH BUILDING
3.0m BAY SPACING
10° ROOF PITCH

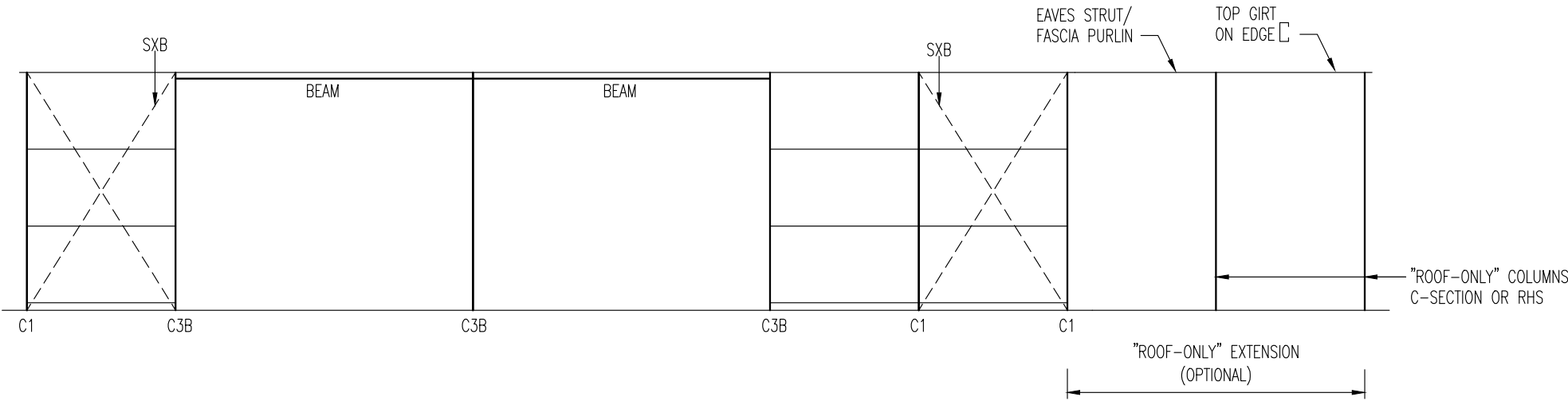
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PROJECT 52115-7 Sheet D2
IL2 90.48.10.30.A.TC2.A.DC.Sol.V02



SIDE 1 ELEVATION (SHOWING TYPICAL ARRANGEMENTS)



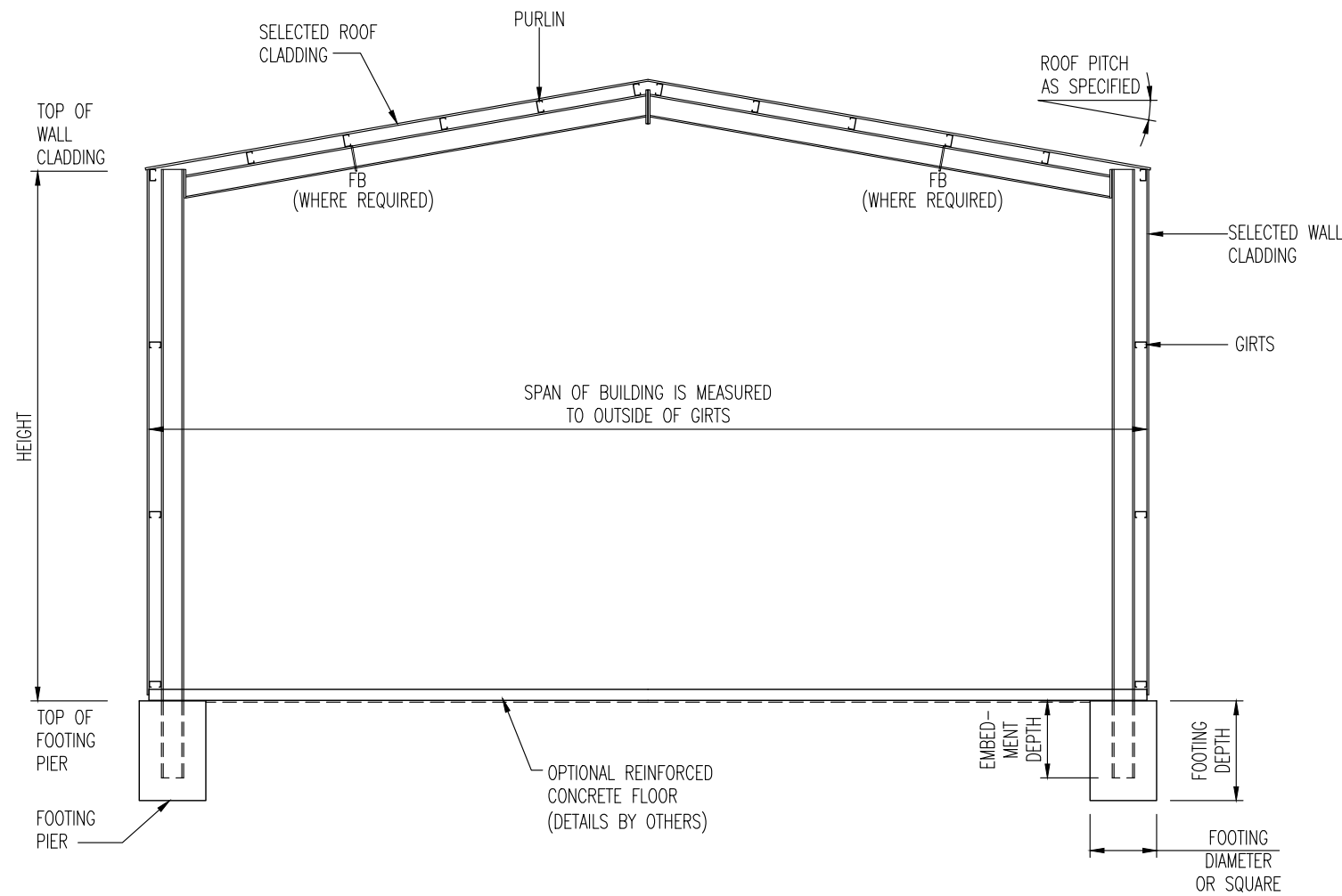
SIDE 2 ELEVATION (SHOWING TYPICAL ARRANGEMENTS)

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PROJECT 52115-7
IL2 90.48.10.30.A.TC2.A.DC.Sol.V02

Sheet D3



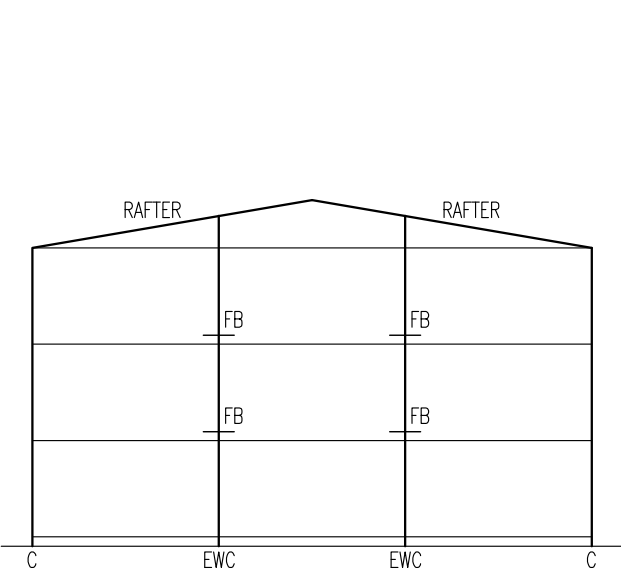
TYPICAL CROSS SECTION

FYFE PTY LTD

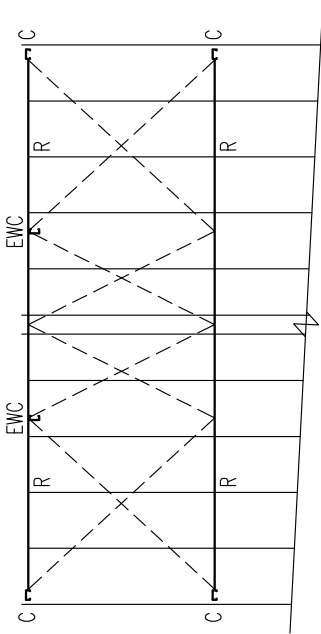


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IL2 90.48.10.30.A.TC2.A.DC.Sol.V02

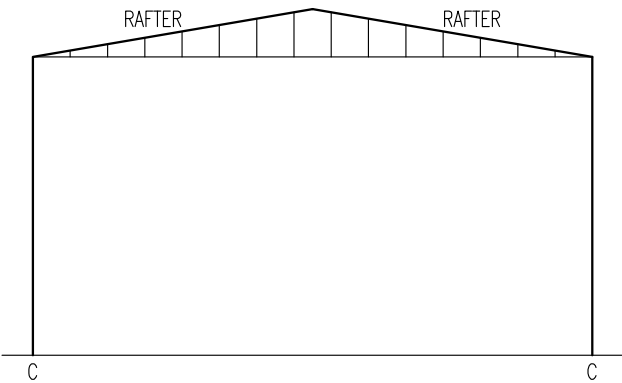
Sheet D4



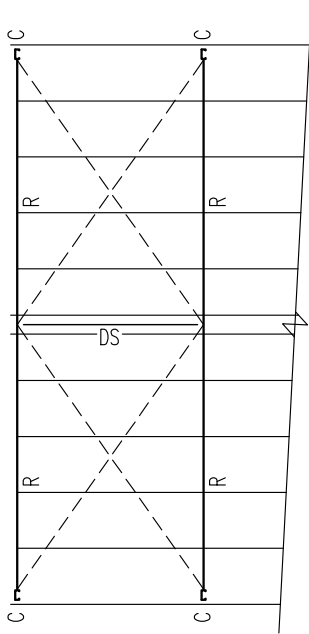
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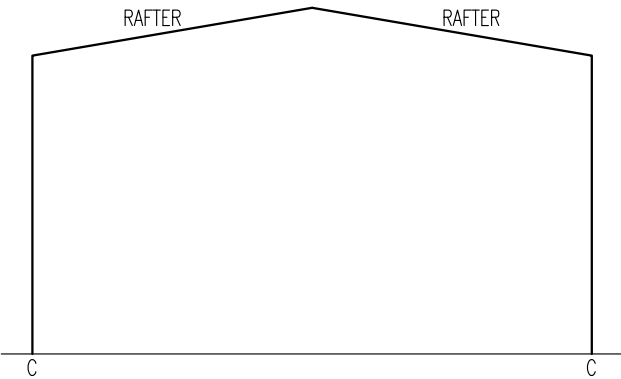
PLAN VIEW



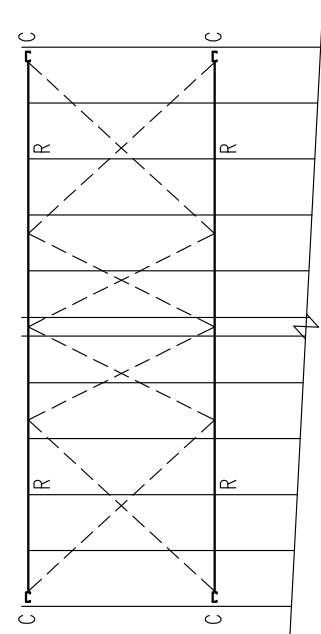
OPEN - GABLE INFILL



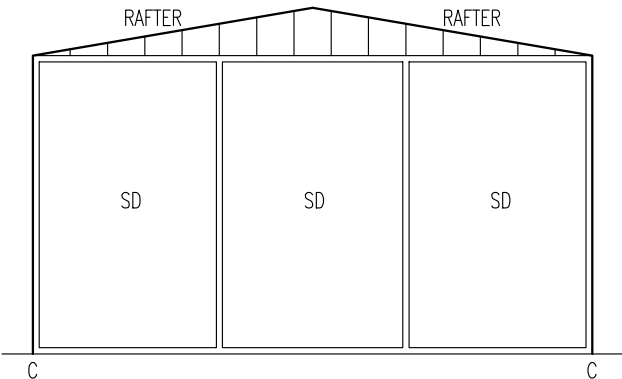
PLAN VIEW



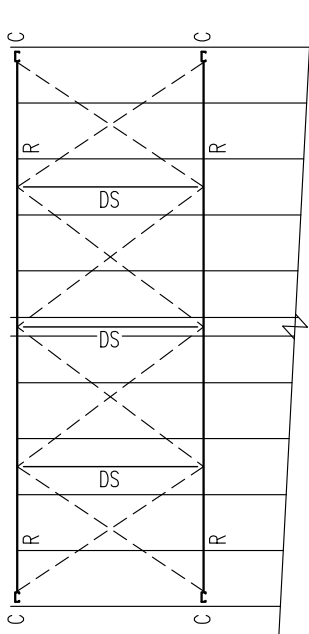
FULLY OPEN



PLAN VIEW



OPEN - 3 SLIDING DOORS



PLAN VIEW

END WALL ELEVATIONS (OPTIONS 1-4)

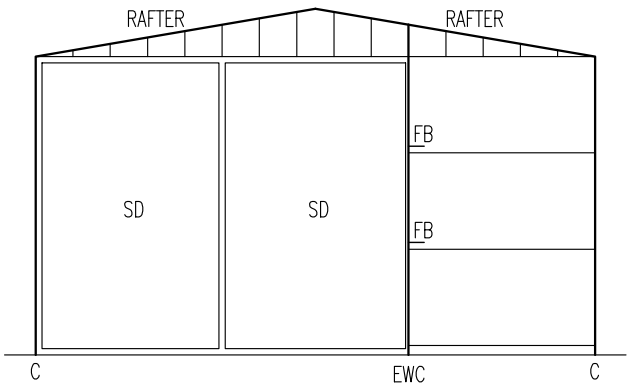
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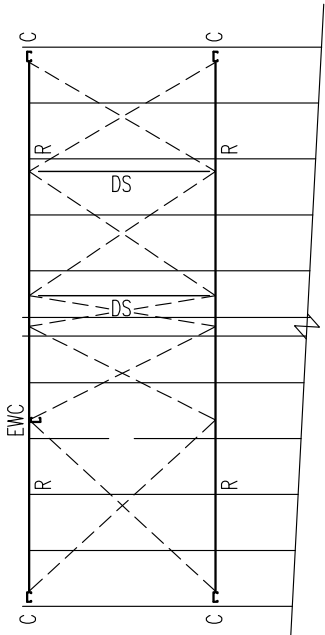
PROJECT 52115-7

Sheet D5

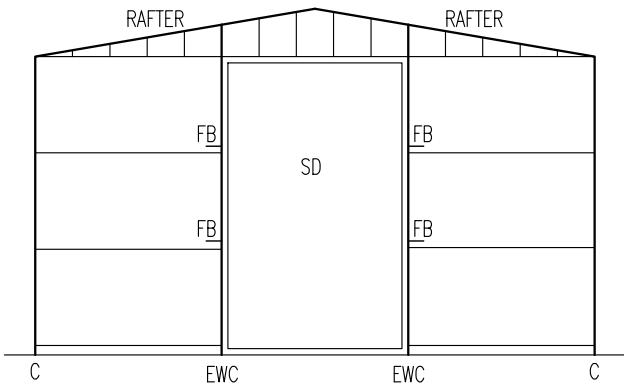
IL2 90.48.10.30.A.TC2.A.DC.Sol.V02



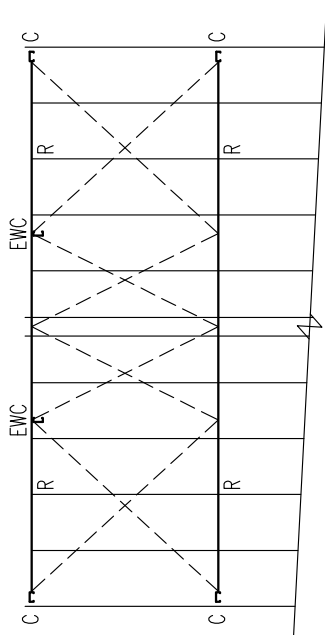
OPEN - 2 SLIDING DOORS



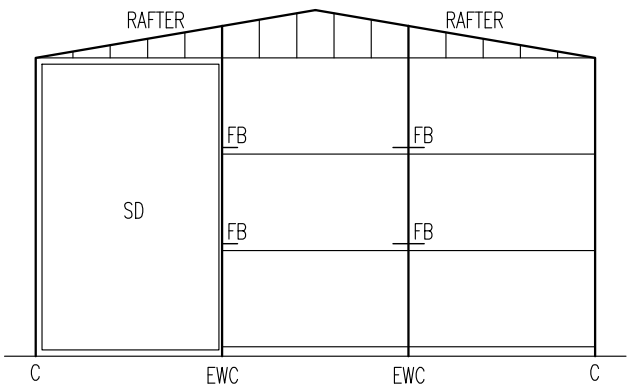
PLAN VIEW



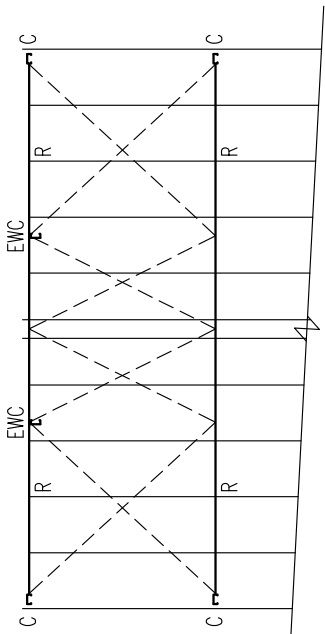
OPEN - 1 SLIDING DOOR



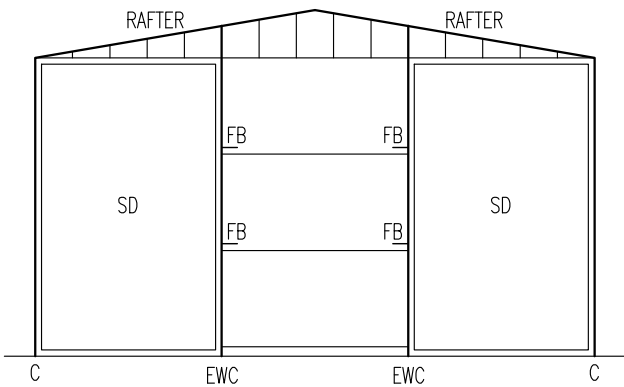
PLAN VIEW



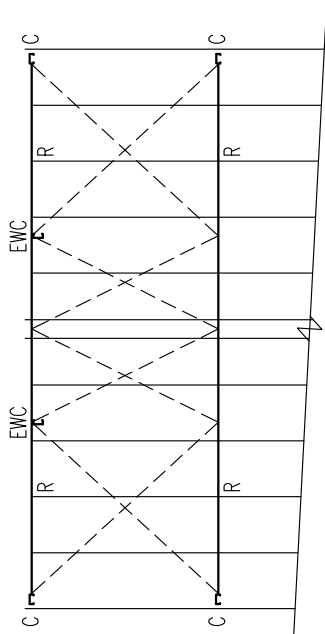
OPEN - 1 SLIDING DOOR



PLAN VIEW



OPEN - 2 SLIDING DOORS



PLAN VIEW

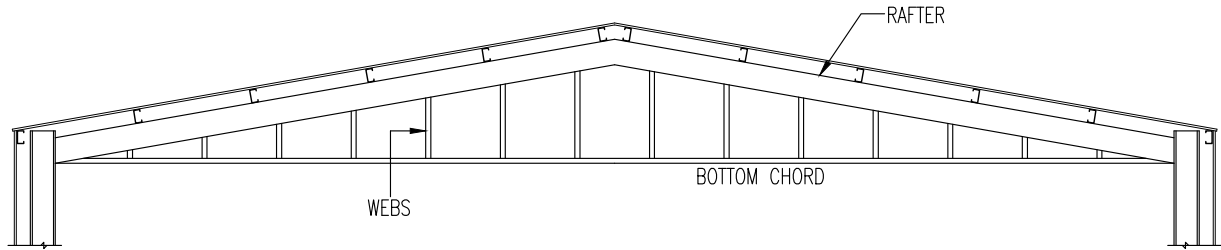
END WALL ELEVATIONS (OPTIONS 5-8)

FYFE PTY LTD

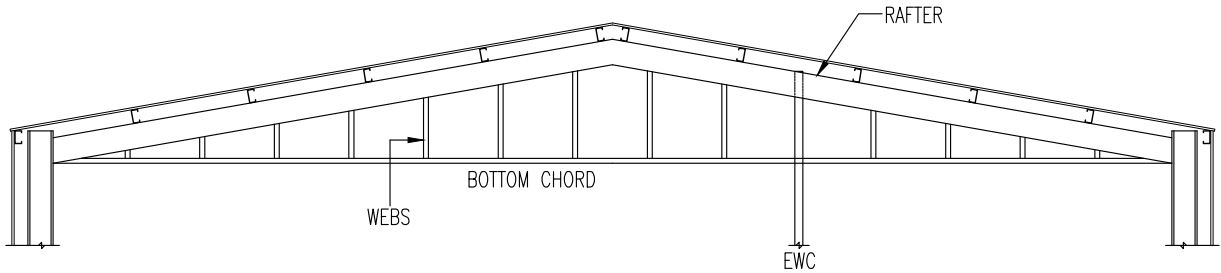


PROJECT 52115-7
IL2 90.48.10.30.A.TC2.A.DC.Sol.V02

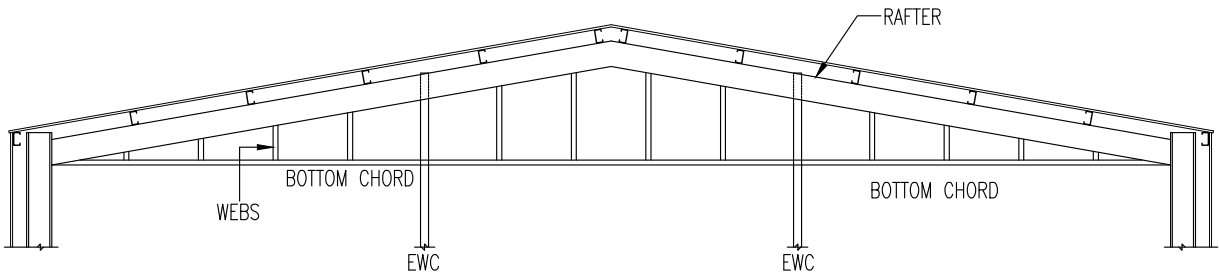
Sheet D6



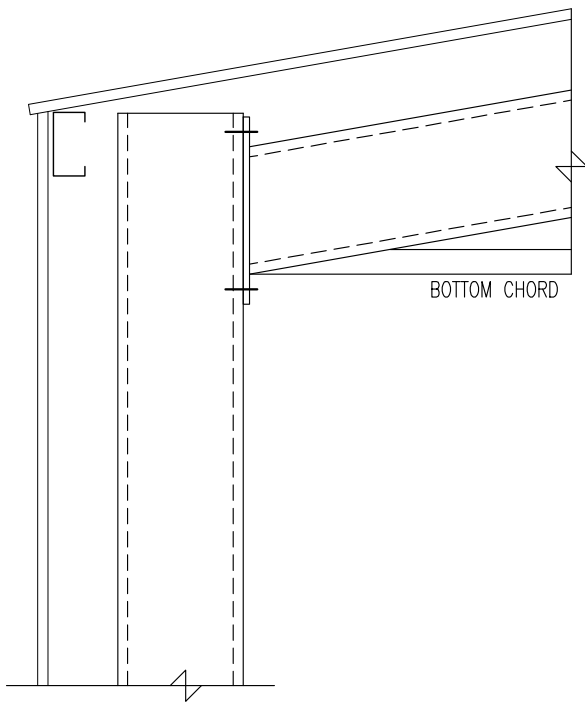
END FRAME WITHOUT END WALL COLUMN



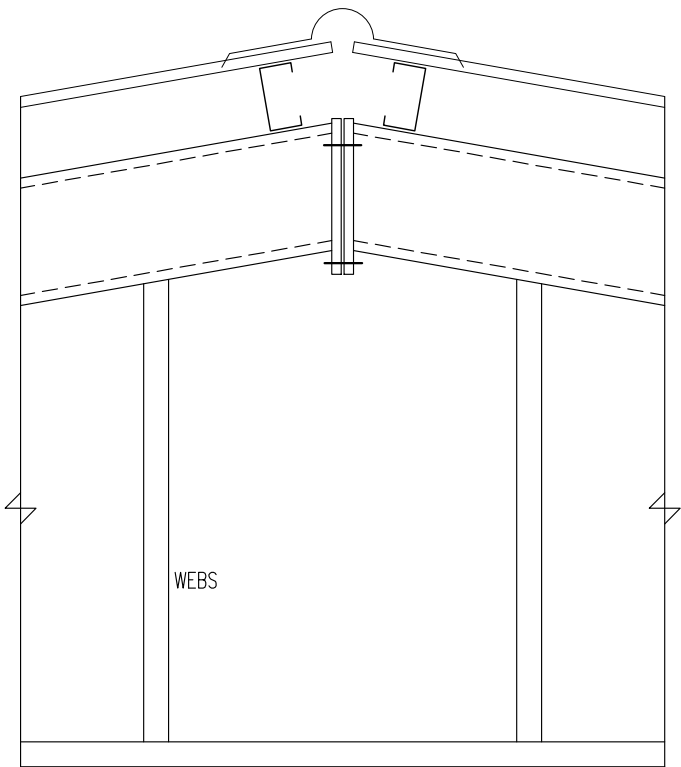
END FRAME WITH 1 END WALL COLUMN



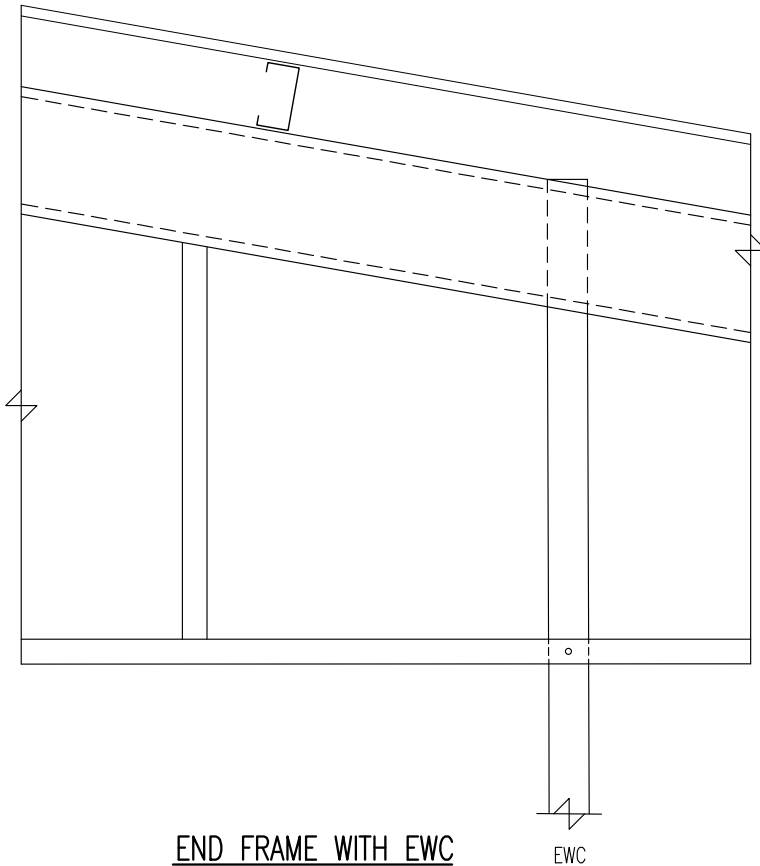
END FRAME WITH 2 END WALL COLUMNS



KNEE JOINT – END FRAME



RIDGE JOINT-END FRAME



END FRAME WITH EWC

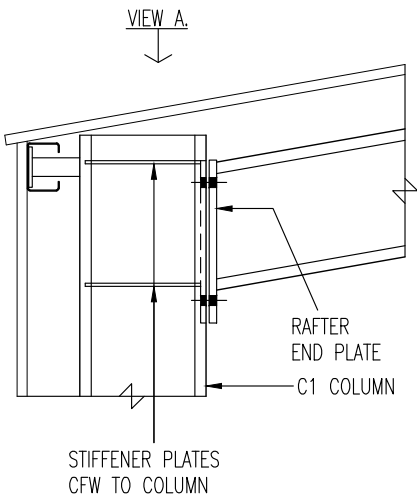
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PROJECT 52115-7

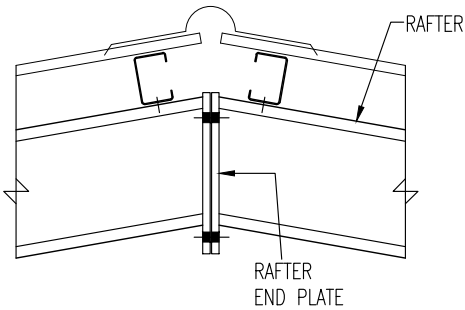
Sheet D7

IL2 90.48.10.30.A.TC2.A.DC.Sol.V02



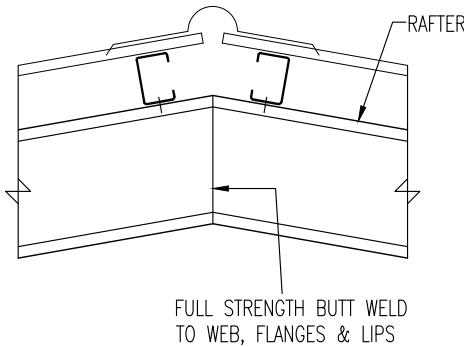
KNEE JOINT

REFER TO SCHEDULE FOR No. AND POSITION OF BOLTS

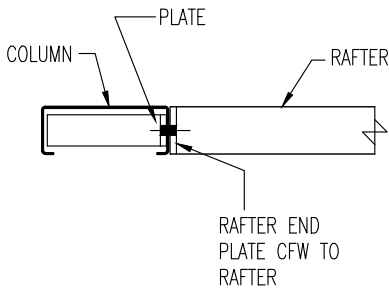


RIDGE JOINT

REFER TO SCHEDULE FOR No. AND POSITION OF BOLTS

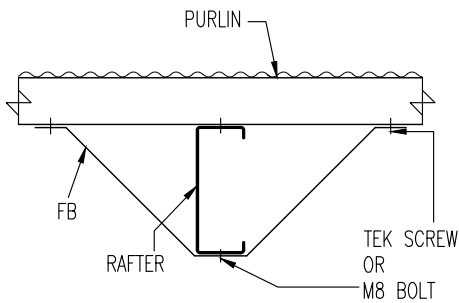


OPTIONAL RIDGE JOINT



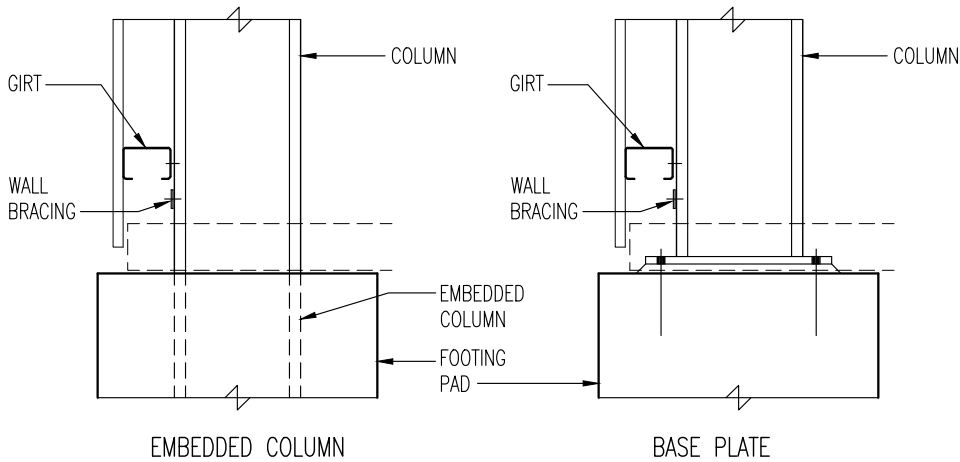
VIEW A

FOR A SINGLE SECTION



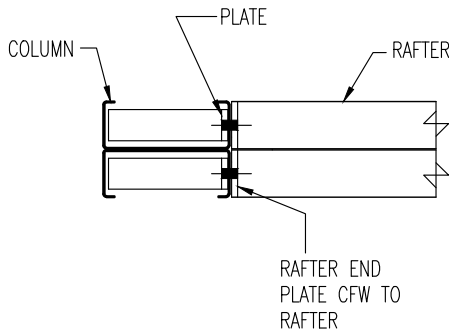
FLY-BRACE DETAIL

FOR A SINGLE SECTION



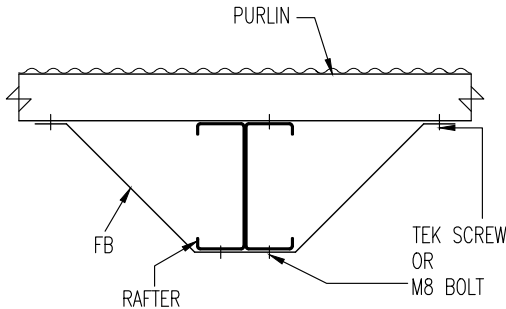
TYPICAL COLUMN BASE DETAILS

REFER TO SCHEDULE FOR No. AND POSITION OF BOLTS



VIEW A

FOR A DOUBLE SECTION



FLY-BRACE DETAIL

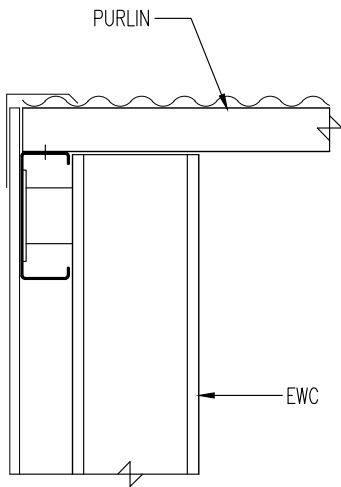
FOR A DOUBLE SECTION

FYFE PTY LTD

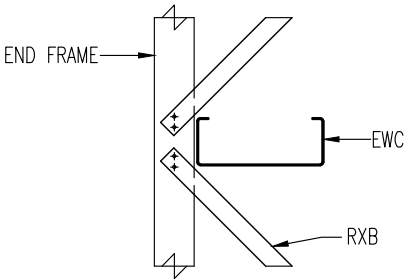


PROJECT 52115-7
IL2 90.48.10.30.A.TC2.A.DC.Sol.V02

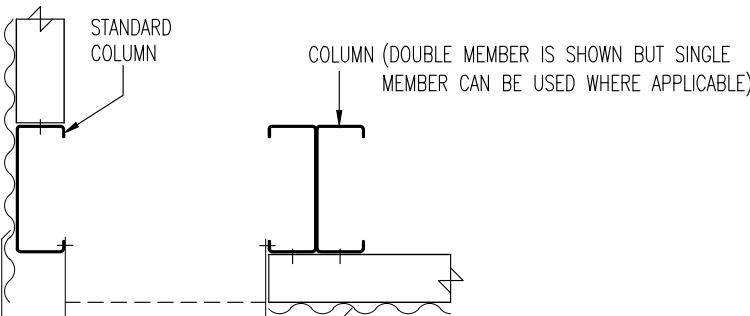
Sheet D8



END WALL COLUMN
CONNECTION DETAIL

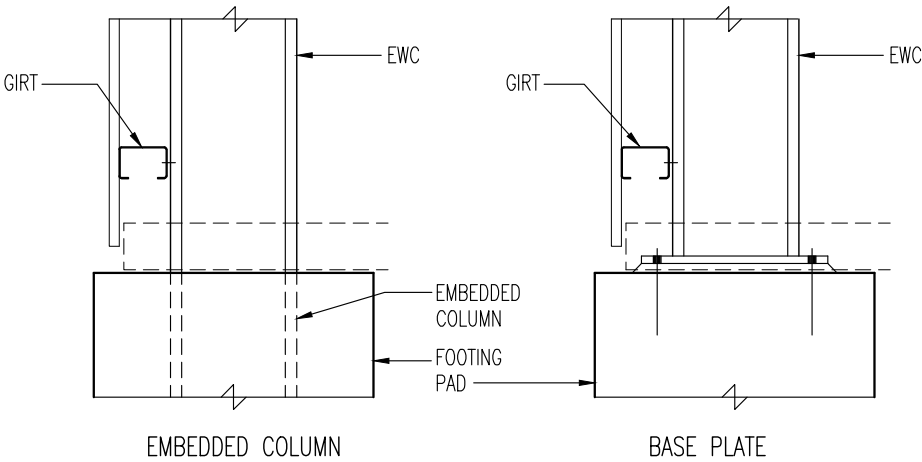


PLAN DETAIL AT
END WALL COLUMN



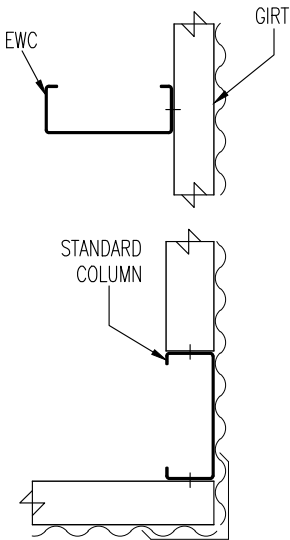
OPTIONS FOR PLAN DETAIL OF CORNER WITH
OPENING TO END BAY OF SIDE WALL

REFER TO SCHEDULE FOR REQUIRED TYPE

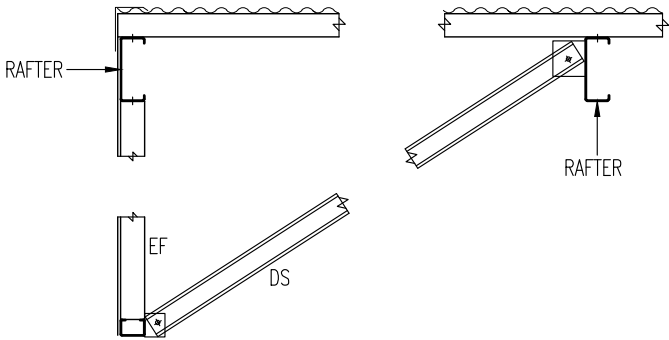


TYPICAL COLUMN BASE DETAILS

REFER TO SCHEDULE FOR No.
AND POSITION OF BOLTS



PLAN DETAIL OF STANDARD CORNER



STRUT DETAIL

FYFE Pty. Ltd.	PROJECT 52115-7	Sheet S1
	CODE IL2 90.48.10.30.A.TC2.A.DC.Sol.V02	
WIDTH 9000 mm (overall)	LENGTH 6000 mm (minimum)	
HEIGHT 4800 mm (top of wall)	ROOF PITCH 10 deg.	
BAY SPACING 3000 mm	2 End Wall Columns at one or both ends	
DOORS, WALLS, OPENINGS	ANY COMBINATION OF WALLS, DOORS AND OPENINGS	
	Doors relied upon to be kept closed in high winds	Refer GN&S Clause 7.01
IMPORTANCE LEVEL	2	
	Buildings or structures that contain less than 250 people, excluding facilities for power generation, water and waste water treatment facilities, or any other public utilities	
WIND RATING	REGION A TERRAIN CATEGORY 2 (Refer to AS/NZS 1170.2)	
	Description Open terrain with few well scattered obstructions 1.5m to 10m high	Shielding factor 1.00 Topographic factor 1.00
	For Class 1 & 10a buildings this design complies with the requirements for N3 wind speed for sites assessed according to AS4055.	
	The assessment of the site wind conditions has been undertaken by others.	
	Refer Sheet GN1 Clause 1.03	
SNOW LOADING	The design is not certified for construction in Alpine Area subject to snow loads	
CEILING LINING	The design does not allow for the underside of the roof to be lined.	
INSULATION	The design allows for some or all areas of the roof to have insulation - weight 1kg/m2 (max)	
SOLAR PANELS	The design allows for some or all areas of the roof to have solar panels - panel weight 13kg/m2 (max)	
	The area of roof to be covered by solar panels shall not exceed the following	
	R20	58% of the area supported by the R20 rafter
	The solar panels must be distributed uniformly over the roof area.	
	If a greater area of solar panels is required an alternative design can be provided.	
SERVICES	The design allows for services to the underside of the roof - services weight 4kg/m2 (max)	
ROOF-ONLY EXTENSION	Extension with beams to multi-bay openings	
	Any goods or materials stored under the roof must not block more than 50% of the area of the side walls.	
	Goods or materials stored under the roof may block up to 100% of the area of the end wall.	

FYFE Pty. Ltd.	PROJECT	52115-7	Sheet S2
	CODE	IL2 90.48.10.30.A.TC2.A.DC.Sol.V02	

MEMBER SUMMARY

CERTIFICATION

The Certification issued by Herriot Consulting covers the Member Summary and includes all the members and connections specified on Sheets S1 - S15, the details shown on Drawings D1 - D8, and the General Notes & Specifications

The following format applies to the Certification.

The engineering software used to prepare these documents has been checked and certified by Andrew Lee M.I.E.Aust. of Herriot Consulting.

Input data has been selected by the Design Engineer in our office to suit the specified building application.

Where the input data results in a non-complying design the software will not allow any documents to be printed, consequently this document can only be printed where the input data selected results in a design which complies with the structural requirements of the Building Code of Australia.

Although the date of the Certificate precedes the issue date of these documents, it is the software program used to prepare this design which has been certified.

MATERIAL SUPPLIERS

Main framing members	Alpha Industries	
Secondary members	Alpha Industries	
Cladding	Roof	Lysaght
	Walls	Alpha Industrie

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PROJECT 52115-7

Sheet S3

CODE IL2 90.48.10.30.A.TC2.A.DC.Sol.V02

STANDARD FRAMES - F1 FRAMES**MAIN COLUMNS**

Girt restraints
Fly brace positions

Base connection

or

Knee connection**C1**

C20019

Columns do not rely on girts for restraint

No fly braces required

Base plate 330 x 180 x 8 G300 6cfw
HD Bolts 2 x M20 4.6/S x 500 embedment. Spacing 270 Gauge 90
or 2 x M30 5.8/S adhesive anchors x 750 embedment. (spacing as above)
Welds Col. to plate Complete penetration butt weld or 6mm continuous fillet weld both sides
Embed column 500 (min) into footing

Column stiffeners
Top 70 x 3 plate x 189 long - 3mm cont. fillet weld
Bottom 70 x 3 plate x 189 long - 3mm cont. fillet weld
Diagonal 60 x 5 plate - 3mm cont. fillet weld
Insert plate to column Inner flange 60 x 8 plate x 270 high - 3mm cont. fillet weld

ALTERNATIVE COLUMN

For "Roof-Only" extensions only

C1

125x75x3.0 RHS

No fly braces

Base plate 240 x 200 x 10 G300 8 cfw or fsbw 240 parallel to rafter
HD Bolts 4 x M20 4.6/S x 600 embedment. Spacing 180 Gauge 152
or 4 x M24 5.8/S adhesive anchors x 400 embedment (spacing as above)
or Embed column 500 (min) into footing

MAIN RAFTERS

Fly brace positions

Knee connection**R1**

C20019

2nd purlin from eave (excluding fascia purlin)

Rafter end plate 270 x 75 x 10 G300
Top of plate 0 above top flange
Top of column 0 min. above top flange

Welds Rafter to plate Complete penetration butt weld or 3mm continuous fillet weld both sides
Bolts 2 x M16 8.8/S
Bolts positions (measured from end of plate)
Top 1 @ 25
Bottom 1 @ 25

Ridge connection

Rafter end plate 270 x 75 x 8 G300
Top of plate 0 above top flange
Welds Rafter to plate Complete penetration butt weld or 3mm continuous fillet weld both sides
Bolts 2 x M16 8.8/S
Bolts positions (measured from end of plate)
Top 1 @ 25
Bottom 1 @ 25

Option

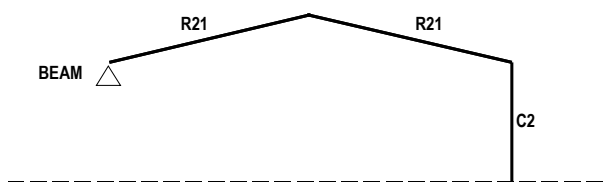
Full penetration butt weld without end plates

FYFE Pty. Ltd.

PROJECT 52115-7

Sheet S4

CODE IL2 90.48.10.30.A.TC2.A.DC.Sol.V02

FRAMES OVER MULTI-BAY OPENINGS - ONE COLUMN DELETED - F21 FRAMES**MAIN COLUMNS**

Girt restraints

Fly brace positions

Base connection

or

Knee connection**C2**

C20024

Columns do not rely on girts for restraint

No fly braces required

Base plate 330 x 180 x 10 G300 fsbw or 6cfw

HD Bolts 2 x M20 4.6/S x 500 embedment. Spacing 270 Gauge 90

or 2 x M20 5.8/S adhesive anchors x 250 embedment. (spacing as above)

Welds Col. to plate Complete penetration butt weld or 6mm continuous fillet weld both sides

Embed column 500 (min) into footing

Column stiffeners Top 70 x 3 plate x 188 long - 3mm cont. fillet weld

Bottom 70 x 3 plate x 188 long - 3mm cont. fillet weld

Diagonal not required

Insert plate to column Inner flange 60 x 8 plate x 270 high - 3mm cont. fillet weld

ALTERNATIVE COLUMN

For "Roof-Only" extensions only

C2

125x75x3.0 RHS

No fly braces

Base plate 240 x 200 x 10 G300 6 cfw or fsbw 240 parallel to rafter

HD Bolts 4 x M20 4.6/S x 600 embedment. Spacing 180 Gauge 152

or 4 x M24 5.8/S adhesive anchors x 400 embedment. (spacing as above)

or embed column 500 (min) into footing

MAIN RAFTERS

Fly brace positions

Knee connection**R21**

C20019

2nd purlin from eave (excluding fascia purlin)

Rafter end plate 270 x 75 x 10 G300

Top of plate 0 above top flange

Top of column 0 min. above top flange

Welds Rafter to plate Complete penetration butt weld or 3mm continuous fillet weld both sides

Bolts 2 x M16 8.8/S

Bolts positions (measured from end of plate)

Top 1 @ 25

Bottom 1 @ 25

Ridge connectionRafter end plate 270 x 75 x 10 G300

Top of plate 0 above top flange

Welds Rafter to plate Complete penetration butt weld or 3mm continuous fillet weld both sides

Bolts 2 x M16 8.8/S

Bolts positions (measured from end of plate)

Top 1 @ 25

Bottom 1 @ 25

Option

Full penetration butt weld without end plates

Beam connectionRafter end plate 76 x 6 G300

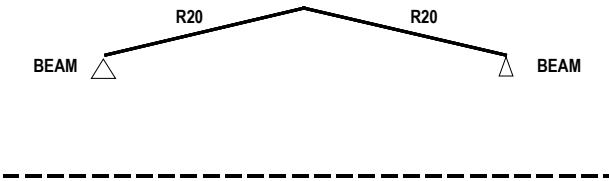
Beam side plate 76 x 6 G300 height to suit beam 6cfw to beam flanges

Bolts 2 x M16 8.8/S

FYFE Pty. Ltd.		PROJECT	52115-7	Sheet	S5
		CODE	IL2 90.48.10.30.A.TC2.A.DC.Sol.V02		
<u>BEAM TO OPENING</u>	<u>B2R</u>	For 2 bay (max 6000) mm. opening		(Not suitable over sliding door openings)	
Section		Beam shall only support R21 rafters			
Connections		C25019			
		Web cleat	126 x 8 x 250 high G300	3 SP fillet weld	
		Bolts	3 M16 8.8/S @ 90 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>OPTION</u>	<u>B2R</u>	For 2 bay (max 6000) mm. opening		(Not suitable over sliding door openings)	
Section		Double C20015]]			
Connections		Web cleat	126 x 8 x 200 high G300	3 SP fillet weld	
		Bolts	3 M16 8.8/S @ 65 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>BEAM TO OPENING</u>	<u>B2A</u>	For 2 bay (max 6000) mm. opening		(Suitable over all clear or door openings)	
Section		Beam shall only support R21 rafters			
Connections		C25024			
		Web cleat	126 x 8 x 250 high G300	3 SP fillet weld	
		Bolts	3 M16 8.8/S @ 90 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>OPTION</u>	<u>B2A</u>	For 2 bay (max 6000) mm. opening		(Suitable over all clear or door openings)	
Section		Double C20019]]			
Connections		Web cleat	126 x 8 x 200 high G300	3 SP fillet weld	
		Bolts	3 M16 8.8/S @ 65 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>BEAM TO OPENING</u>	<u>B3R</u>	For 3 bay (max 6900) mm. opening		(Not suitable over sliding door openings)	
Section		Beam shall only support R21 rafters			
Connections		C30024			
		Web cleat	150 x 10 x 300 high G300	3 SP fillet weld	
		Bolts	2 M20 8.8/S @ 230 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>OPTION</u>	<u>B3R</u>	For 3 bay (max 6900) mm. opening		(Not suitable over sliding door openings)	
Section		Double C20019]]			
Connections		Web cleat	150 x 8 x 200 high G300	3 SP fillet weld	
		Bolts	2 M20 8.8/S @ 130 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>BEAM TO OPENING</u>	<u>B3A</u>	For 3 bay (max 6900) mm. opening		(Suitable over all clear or door openings)	
Section		C30030			
Connections		Web cleat	150 x 10 x 300 high G300	3 SP fillet weld	
		Bolts	2 M20 8.8/S @ 230 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>OPTION</u>	<u>B3A</u>	For 3 bay (max 6900) mm. opening		(Suitable over all clear or door openings)	
Section		Double C30024]]			
Connections		Web cleat	150 x 10 x 300 high G300	3 SP fillet weld	
		Bolts	2 M20 8.8/S @ 230 cts.		
			edge/end distance 35	web face to c/l bolt 55	

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RAFTERS OVER MULTI-BAY OPENINGS - BOTH COLUMNS DELETED - F20 FRAMES



MAIN RAFTERS	R20	C20019
Fly brace positions		2nd purlin from eave (excluding fascia purlin)
<u>Ridge connection</u>	<u>Rafter end plate</u>	270 x 75 x 8 G300
	Top of plate	0 above top flange
	Welds	Rafter to plate Complete penetration butt weld or 3mm continuous fillet weld both sides
	Bolts	2 x M16 8.8/S
	Bolts positions (measured from end of plate)	
	Top	1 @ 25
	Bottom	1 @ 25
	<u>Option</u>	Full penetration butt weld without end plates
Beam connection	<u>Rafter end plate</u>	76 x 6 G300
	Beam side plate	76 x 6 G300 height to suit beam 6cfw to beam flanges
	Bolts	2 x M16 8.8/S

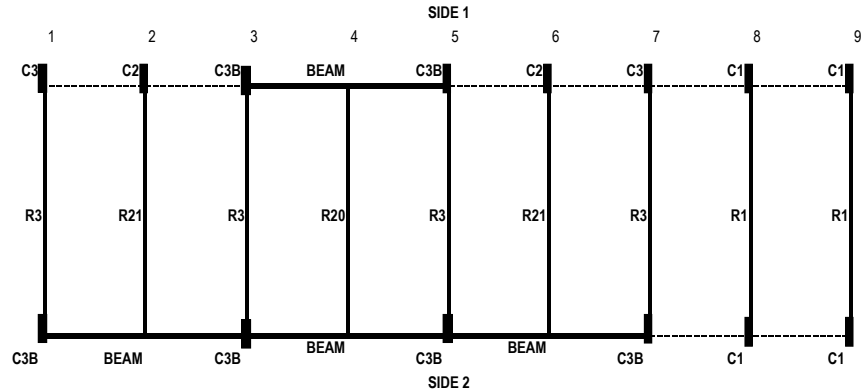
FYFE Pty. Ltd.		PROJECT	52115-7		Sheet S7
		CODE	IL2 90.48.10.30.A.TC2.A.DC.Sol.V02		
<u>BEAM TO OPENING</u>	<u>B2R</u>	For 2 bay (max 6000) mm. opening		(Not suitable over sliding door openings)	
Section		Beam shall only support R20 rafters			
Connections		C25024			
		Web cleat	203 x 8 x 250 high G300	3 SP fillet weld	
		Bolts	3 M16 8.8/S @ 90 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>OPTION</u>	<u>B2R</u>	For 2 bay (max 6000) mm. opening		(Not suitable over sliding door openings)	
Section		Double C20015]]			
Connections		Web cleat	126 x 8 x 200 high G300	3 SP fillet weld	
		Bolts	3 M16 8.8/S @ 65 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>BEAM TO OPENING</u>	<u>B2A</u>	For 2 bay (max 6000) mm. opening		(Suitable over all clear or door openings)	
Section		Beam shall only support R20 rafters			
Connections		C30024			
		Web cleat	150 x 10 x 300 high G300	3 SP fillet weld	
		Bolts	3 M20 8.8/S @ 115 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>OPTION</u>	<u>B2A</u>	For 2 bay (max 6000) mm. opening		(Suitable over all clear or door openings)	
Section		Double C20019]]			
Connections		Web cleat	150 x 8 x 200 high G300	3 SP fillet weld	
		Bolts	3 M20 8.8/S @ 65 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>BEAM TO OPENING</u>	<u>B3R</u>	For 3 bay (max 6900) mm. opening		(Not suitable over sliding door openings)	
Section		Beam shall only support R20 rafters			
Connections		C30024			
		Web cleat	150 x 10 x 300 high G300	3 SP fillet weld	
		Bolts	2 M20 8.8/S @ 230 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>OPTION</u>	<u>B3R</u>	For 3 bay (max 6900) mm. opening		(Not suitable over sliding door openings)	
Section		Double C20019]]			
Connections		Web cleat	150 x 8 x 200 high G300	3 SP fillet weld	
		Bolts	2 M20 8.8/S @ 130 cts.		
			edge/end distance 35	web face to c/l bolt 55	
<u>BEAM TO OPENING</u>	<u>B3A</u>	For 3 bay (max 6900) mm. opening		(Suitable over all clear or door openings)	
Section		Beam shall only support R20 rafters			
Connections		C35030			
		T Plate cleat			
		Web plate bolted to beam			
		150 x 10 x 350 high G300			
		2 x M20 8.8/S bolts @ 280 cts.			
		column face plate end of beam 20	end distance to bolts 35		
		3 SP fillet weld to column face plate			
		Face plate bolted to column: Configuration 1	Face plate bolted to column: Configuration 2		
		180 x 10 x 350 high G300	180 x 10 x 350 high G300		
		2 x M20 8.8/S bolts @ 110 x 280 cts.	2 x M20 8.8/S bolts @ 110 x 280 cts.		
<u>OPTION</u>	<u>B3A</u>	For 3 bay (max 6900) mm. opening		(Suitable over all clear or door openings)	
Section		Double C30024]]			
Connections		Web cleat	150 x 10 x 300 high G300	3 SP fillet weld	
		Bolts	2 M20 8.8/S @ 230 cts.		
			edge/end distance 35	web face to c/l bolt 55	

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FRAMES TO SIDES OF MULTI-BAY OPENINGS - F31 & F32 FRAMES

NOTE: Use C3B columns where they support 1 or more beams
Use C3 columns where they do not support any beams

EXAMPLE OF TYPICAL LAYOUT



Example only See below for permissible configurations for this building	Frame on Grid 6			
	Side 1	2 bay beam on LHS of Column	No beam on RHS of Column	Use C3B column
	Side 2	2 bay beam on LHS of Column	2 bay beam on RHS of Column	Use C3B column
	Frame on Grid 7			
	Side 1	No beam on LHS of Column	No beam on RHS of Column	Use C3 column
	Side 2	2 bay beam on LHS of Column	No beam on RHS of Column	Use C3B column

PERMISSIBLE BEAM CONFIGURATIONS FOR THIS STANDARD BUILDING		CONFIGURATION 1
To Sides 1 and 2	On LHS of column C3B	Beams spanning up to 2 bays, supporting R21 or R20 rafters
	On RHS of column	No beams
	Double Standard C1/R1 Frames may be used in lieu of the specified frames	

PERMISSIBLE BEAM CONFIGURATIONS FOR THIS STANDARD BUILDING		CONFIGURATION 2
To Side 1	On LHS of column C3B	Beams spanning up to 2 bays, supporting R21 or R20 rafters
	On RHS of column C3B	Beams spanning up to 2 bays, supporting R21 or R20 rafters
To Side 2	On LHS of column C3B	Beams spanning up to 2 bays, supporting R21 or R20 rafters
	On RHS of column C3B	Beams spanning up to 2 bays, supporting R21 or R20 rafters

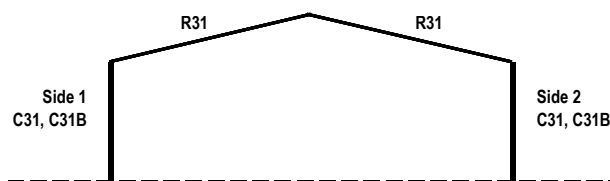
NOTE: Maximum span of beams spanning 2 bays = 4600
Beams spanning 3 bays, up to 6900, on only the LHS or RHS of C3B is also satisfactory

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FRAMES TO SIDES OF MULTI-BAY OPENINGS - F31 FRAMES**CONFIGURATION 1****MAIN COLUMNS**

Girt restraints
Fly brace positions

Base connection

or

Knee connection**C31, C31B**

Double C20024][

Columns do not rely on girts for restraint
No fly braces required

Base plate 330 x 180 x 8 G300 6cfw
HD Bolts 4 x M24 4.6/S x 700 embedment. Spacing 270 Gauge 90
or 4 x M20 5.8/S adhesive anchors x 250 embedment. (spacing as above)
Welds Col. to plate Complete penetration butt weld or 6mm continuous fillet weld both sides
Embed column 500 (min) into footing

Column stiffeners Top 70 x 3 plate x 188 long - 3mm cont. fillet weld
Bottom 70 x 3 plate x 188 long - 3mm cont. fillet weld
Diagonal not required
Insert plate to column Inner flange 60 x 8 plate x 270 high - 3mm cont. fillet weld

ALTERNATIVE COLUMN

For "Roof-Only" extensions only

C31, C31B

150x150x5.0 SHS

No fly braces

Base plate 300 x 300 x 16 G300 8 cfw or fsbw
HD Bolts 4 x M24 4.6/S x 700 embedment. Spacing 230 Gauge 230
or 4 x M24 5.8/S adhesive anchors x 400 embedment. (spacing as above)
or embed column 500 (min) into footing

MAIN RAFTERS

Fly brace positions

Knee connection**R31**

Double C20024][

No fly braces required

Rafter end plate 270 x 150 x 10 G300
Top of plate 0 above top flange
Top of column 0 min. above top flange
Welds Rafter to plate Complete penetration butt weld or 3mm continuous fillet weld both sides
Bolts 4 x M16 8.8/S
Bolts positions (measured from end of plate)
Top 2 @ 25
Bottom 2 @ 25
Bolt gauge 75

Ridge connection

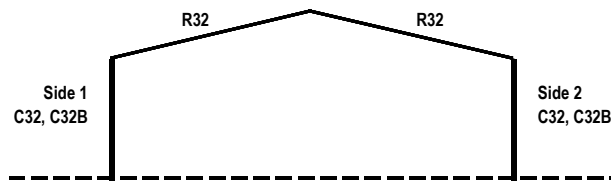
Rafter end plate 270 x 150 x 8 G300
Top of plate 0 above top flange
Welds Rafter to plate Complete penetration butt weld or 3mm continuous fillet weld both sides
Bolts 4 x M16 8.8/S
Bolts positions (measured from end of plate)
Top 2 @ 25
Bottom 2 @ 25
Option
Full penetration butt weld without end plates

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FRAMES TO SIDES OF MULTI-BAY OPENINGS - F32 FRAMES**CONFIGURATION 2****NOTE: MAXIMUM SPAN OF BEAMS = 4600****MAIN COLUMNS****C32, C32B**

Double C20024][

For corner columns, if the end bay of the adjacent side wall is not clad use Std Col

Columns do not rely on girts for restraint

No fly braces required

Girt restraints

Fly brace positions

Base connection

Base plate 330 x 180 x 8 G300 6cfw

HD Bolts 4 x M20 8.8/S x 500 embedment. Spacing 270 Gauge 90

or 4 x M30 5.8/S adhesive anchors x 750 embedment. (spacing as above)

Welds Col. to plate Complete penetration butt weld or 6mm continuous fillet weld both sides

Embed column 500 (min) into footing

or

Knee connection

Column stiffeners

Top 70 x 5 plate x 188 long - 3mm cont. fillet weld

Bottom 70 x 5 plate x 188 long - 3mm cont. fillet weld

Diagonal 70 x 6 plate - 3mm cont. fillet weld

Insert plate to column Inner flange 60 x 10 plate x 270 high - 3mm cont. fillet weld

ALTERNATIVE COLUMN**C32, C32B**

150x150x5.0 SHS

No fly braces

For "Roof-Only" extensions only

Base plate 300 x 300 x 16 G300 8 cfw or fsbw

HD Bolts 4 x M20 8.8/S x 600 embedment. Spacing 230 Gauge 230

or 4 x M24 5.8/S adhesive anchors x 400 embedment. (spacing as above)

or embed column 500 (min) into footing

MAIN RAFTERS**R3**

Double C20024][

2nd purlin from eave (excluding fascia purlin)

Fly brace positions

Knee connectionRafter end plate 270 x 150 x 12 G300

Top of plate 0 above top flange

Top of column 0 min. above top flange

Welds Rafter to plate Complete penetration butt weld or 3mm continuous fillet weld both sides

Bolts 4 x M16 8.8/S

Bolts positions (measured from end of plate)

Top 2 @ 25

Ridge connectionRafter end plate 270 x 150 x 8 G300

Top of plate 0 above top flange

Welds Rafter to plate Complete penetration butt weld or 3mm continuous fillet weld both sides

Bolts 4 x M16 8.8/S

Bolts positions (measured from end of plate)

Top 2 @ 25

Bottom 2 @ 25

Option

Full penetration butt weld without end plates

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<u>SHEETING</u>	Roof	Lysaght Custom Orb 0.42 3 fasteners / row / sheet				
	Walls	Alpha Industries Alphaclad 0.35 7 fasteners / row / sheet				
<u>PURLINS</u>	<u>P1</u>					
		Span type	2 Span - Continuous		3 Span - Continuous are acceptable - Single Span are not.	
		All spans	C754010		no bridging	
Spacing		Ends 894	Internal 894	Offset to ridge purlin 100		
		Maximum Purlin Spacing - For slightly narrower buildings between 8100 and 9000 wide				
		Ends 888	Internal 1058			
Connection		Bolts	1 x M10 4.6/S		Washer	31 diam.
<u>FASCIA PURLIN</u>	<u>FP</u>	C754010	or C15015			
<u>SIDE WALL GIRTS</u>	<u>G1</u>					
<u>General wall areas</u>		Span type	2 Span - Continuous		3 Span - Continuous are acceptable - Single Span are not.	
		All spans	C754010		no bridging	
Spacing		Ends 1550	Internal 1550	Offset to bottom girt 150		
		Maximum spacing to suit non-standard wall sheet lengths 1550				
		Maximum spacing to suit single-span wall sheets over doors 1927				
Connection		Bolts	2 x M10 4.6/S		Washer	31 diam.
<u>Option</u>		Span type	Single Span			
		All spans	C754010		no bridging	
Spacing		Ends 1250	Internal 1250	Offset to bottom girt 150		
		Maximum spacing to suit non-standard wall sheet lengths 1250				
		Maximum spacing to suit single-span wall sheets over doors 1553				
<u>END WALL GIRTS</u>	<u>G2</u>					
<u>General wall areas</u>		Span type	2 Span - Continuous		3 Span - Continuous are acceptable - Single Span are not.	
		All spans	C754010		no bridging	
Spacing		Ends 1550	Internal 1550	Offset to bottom girt 150		
		Maximum spacing to suit non-standard wall sheet lengths 1554				
		Maximum spacing to suit single-span wall sheets over doors 1953				
Connection		Bolts	2 x M10 4.6/S		Washer	31 diam.
<u>Option</u>		Span type	Single Span			
		All spans	C754010		no bridging	
Spacing		Ends 1300	Internal 1300	Offset to bottom girt 150		
		Maximum spacing to suit non-standard wall sheet lengths 1300				
		Maximum spacing to suit single-span wall sheets over doors 1613				
<u>FLY BRACES</u>	<u>FB</u>	25 x 2.0 plate. 1 x M8 bolt or 1x14-10 Tek to each member				

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Sheet S12

CODE IL2 90.48.10.30.A.TC2.A.DC.Sol.V02

END FRAMES

Where standard end wall columns are used:-

End frames shall be portal frames

Where standard end wall columns are not used:-

If the end is open the frames to the end wall shall be portal frames.

Where gable cladding or sliding doors are used, gable head beams shall be installed as specified.

END FRAMES**TYPE****EF.GI****GABLE IN-FILL WITH or WITHOUT ROLLER DOORS - NO SLIDING DOORS**

Top chord C20019

Bottom chord C754010

Webs C754010

Spacing of vertical webs 600

1 at 300 either side of ridge then max 600 centers

Diagonal webs not required

Connections All chords and webs - fully welded with full strength welds

DS

Diagonal struts C754010

No of struts (spaced evenly) 1

Location Bottom chord of end frame to rafter of first internal frame

Connection 50 x 5 cleat plate

Bolt 1 x M12 4.6/S

TYPE**EF.GI+D****GABLE IN-FILL + SLIDING DOORS (WITHOUT END WALL COLUMNS)**

Top chord C20019

Bottom chord C754010

Webs C754010

Spacing of vertical webs 600

1 at 300 either side of ridge then max 600 centers

Diagonal webs not required

Connections All chords and webs - fully welded with full strength welds

DS

Diagonal struts C754010

No of struts (spaced evenly) 3

Location Bottom chord of end frame to rafter of first internal frame

Connection 50 x 5 cleat plate

Bolt 1 x M12 4.6/S

TYPE**EF.GI+DC****GABLE IN-FILL + SLIDING DOORS (WITH END WALL COLUMNS)**

Top chord C20019

Bottom chord C754010

Webs C754010

Spacing of vertical webs 600

1 at 300 either side of ridge then max 600 centers

Diagonal webs not required

Connections All chords and webs - fully welded with full strength welds

Connect bottom chord to EWC with 1 x M12 4.6/S bolt where they cross

DS

Diagonal struts C754010

No of struts (spaced evenly) 2

Location Bottom chord of end frame to rafter of first internal frame

Connection 50 x 5 cleat plate

Bolt 1 x M12 4.6/S

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END WALL COLUMNS**EWC**

C20015

Girt restraints

Girts fixed to columns

Fly brace positions

2nd & 3rd girts (starting at base of column)

Top connection

Bolts 2 x M12 4.6/S Cleat 6 plate

Base connection

Base plate 330 x 180 x 8 G300

HD Bolts 2 x M16 4.6/S x 300 embedment. Spacing 270 Gauge 90

Adhesive anchors 2 x M16 5.8/S x 150 embedment. (spacing as above)

or

Embed column 400 (min) into footing

CORNER COLUMNS

Use columns as detailed below if there are no side wall girts fixed to the corner column.

If the adjacent end bay is clad use a standard column only

C1

Boxed C1 column

C31

Single standard C31 or C31B column

EWC STRUTS

No additional struts required

EAVES STRUTS**ES**With one side wall braced

50x50x4.0 SHS

Struts not required where beams occur

Extent

Struts to extend from end wall to furthest side of braced wall panel except where beams occur

Position

Top flange level Centreline of rafters, struts and roof bracing to be coincident.

Connection

Cleat plate 70 x 8 x 70 long G300 6cfw to column Bolts to strut 2 x M12 4.6/S

or

T Plate cleat 70 h x 8 G300 6 cfw

Bolts to column 2 x M12 4.6/S Edge distance 35

Bolts to strut 2 x M12 4.6/S Edge distance 35

With both side walls braced

C754010 Fascia Purlin

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ROOF BRACING**One side wall braced****RXB**

50x1.2 G500 Steel Strap

Total no. of braced bays

2 (1 each end) Each set extending for 1 bay length at top flange level

If lateral deflection at eaves level is critical Brace roof for full length of building

Position

Top flange level Centreline of rafters, struts, wall & roof bracing to be coincident.

Connections

Cleats 50 x 6 G300 6 GP fillet weld Bolt 1 x M12 8.8/S

Alternative: 5 x 14-10 Tek's Min. spacing & edge distance 21

Both side walls braced**RXB**

40x1.0 G500 Steel Strap

Brace locations

Applies to both end bays

Total no. of braced bays

2 (1 each end) Each set extending for 1 bay length at top flange level

Position

Top flange level Centreline of rafters, struts, wall & roof bracing to be coincident.

Connections

Cleats 50 x 6 G300 6 GP fillet weld Bolt 1 x M12 8.8/S

Alternative: 3 x 14-10 Tek's Min. spacing & edge distance 21

ROOF BRACING TO BAYS WITH BEAMS

50x1.9 G450 mm Steel Strap

Bracing required to all bays with beams - bracing at top flange level

Connections

Cleats 75 x 6 G300 6 GP fillet weld Bolt 1 x M12 8.8/S

Alternative: 7 x 14-10 Tek's Min. spacing & edge distance 21

SIDE WALL BRACING**SXB****Only one side wall braced**

Double 50x1.9 G450 Steel Strap

Total no. of braced bays

2 on SW1 Each set of bracing to extend over 1 bay

Connections

Cleat 75 x 6 G300 6 GP fillet weld Bolts 2 x M12 8.8/S

Alternative: 5 x 14-10 Tek's Min. spacing & edge distance 21

Additional bracing

For buildings over 24,000mm long provide 1 additional set of X braces every 4th bay of braced wall

Both side walls braced

50x1.5 G450 mm Steel Strap

Total no. of braced bays

2 on both SW1 and SW2 Each set of bracing to extend over 1 bay

Connections

Cleat 50 x 6 G300 6 GP fillet weld Bolts 1 x M12 8.8/S

Alternative: 3 x 14-10 Tek's Min. spacing & edge distance 21

Additional bracing

For buildings over 24,000mm long provide 1 additional set of X braces every 4th bay of braced walls

PA DOOR TRIMMERS

Side walls

Jambs

2 x C754010

Connections

Universal bracket - bolts as for girts

Head trimmer

Double girt

Connections

As for standard girt

End walls

Jambs

2 x C754010

Connections

Universal bracket - bolts as for girts

Head trimmer

Double girt

Connections

As for standard girt

DOORS

Any doors shall be designed and detailed by others

Doors, including hardware, shall be designed for an ultimate wind pressure of not less than +/- 1.11 kPa

The design relies on all doors, windows, and openable vents being kept closed during winds which exceed 130km/hr.

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Sheet S15

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SPECIAL NOTE

Where columns are embedded the footing depth shall be increased (if required) so that there is at least 100mm of concrete below the base of the column.

CONCRETE

For pad/pier footings Grade N 20 Slump 100 mm Aggregate 20 mm

SOIL TYPE

The pier / pad footings specified below are based on the following site conditions:-

Silt, fine silty sand, granular soil with conspicuous clay content

Ultimate design bearing capacity 200 (kPa)

Refer to General Notes & Specifications Clauses 16 & 17

FOOTING PADS / PIERS**With 100 mm concrete floor****Without concrete floor****C1 COLUMNS**

	<u>Shape</u>	<u>Size</u>	<u>Depth</u>	<u>Reo.</u>	<u>Size</u>	<u>Depth</u>	<u>Reo.</u>
* Columns without side wall bracing	Square	600 sq.	800	None	600 sq.	800	None
	Circular	600 ø	800	None	600 ø	800	None
* Columns with side wall bracing both sides	Square	600 sq.	800	None	600 sq.	1000	None
	Circular	600 ø	800	None	600 ø	1000	None
* Columns with side wall bracing one side only	Square	600 sq.	1400	None	600 sq.	1600	None
	Circular	600 ø	1400	None	600 ø	1600	None

C2 COLUMNS

	<u>Shape</u>	<u>Size</u>	<u>Depth</u>	<u>Reo.</u>	<u>Size</u>	<u>Depth</u>	<u>Reo.</u>
* Columns without side wall bracing	Square	600 sq.	800	None	600 sq.	800	None
	Circular	600 ø	800	None	600 ø	800	None
* Columns with side wall bracing both sides	Square	600 sq.	800	None	600 sq.	1000	None
	Circular	600 ø	800	None	600 ø	1100	None
* Columns with side wall bracing one side only	Square	600 sq.	1400	None	600 sq.	1600	None
	Circular	600 ø	1400	None	600 ø	1700	None

C31, C31B COLUMNS Configuration 1

	<u>Shape</u>	<u>Size</u>	<u>Depth</u>	<u>Reo.</u>	<u>Size</u>	<u>Depth</u>	<u>Reo.</u>
<u>All C31, C31B Columns u.n.o.</u>							
* Columns without side wall bracing	Square	600 sq.	900	None	600 sq.	1000	None
	Circular	600 ø	900	None	600 ø	1000	None
* Columns with side wall bracing both sides	Square	600 sq.	900	None	900 sq.	1100	None
	Circular	600 ø	900	None	600 ø	1200	None
* Columns with side wall bracing one side only	Square	600 sq.	1500	None	900 sq.	1700	None
	Circular	600 ø	1500	None	600 ø	1800	None

C3B Corner Columns

	Square	600 sq.	800	None	600 sq.	800	None
	Circular	600 ø	800	None	600 ø	800	None

C31, C31B COLUMNS Configuration 2

	<u>Shape</u>	<u>Size</u>	<u>Depth</u>	<u>Reo.</u>	<u>Size</u>	<u>Depth</u>	<u>Reo.</u>
<u>All C32, C32B Columns u.n.o.</u>							
	Square	750 sq.	800	None	750 sq.	1000	None
	Circular	750 ø	800	None	750 ø	1000	None

C3B Corner Columns

	Square	750 sq.	800	None	750 sq.	800	None
	Circular	750 ø	800	None	750 ø	800	None

EW COLUMNS

	<u>Shape</u>	<u>Size</u>	<u>Depth</u>	<u>Reo.</u>	<u>Size</u>	<u>Depth</u>	<u>Reo.</u>
	Square	600 sq.	450	None	600 sq.	450	None
	Circular	600 ø	450	None	600 ø	450	None

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GENERAL NOTES & SPECIFICATIONS**1 GENERAL**

- 1.01 These designs are for a Standard Building and they may be used on any sites subject to the following conditions:-
- The building may only be erected on sites where the wind loading is equal to or less than the specified wind loading, and the site wind speed shall be assessed by others.
 - The building may only be erected on sites where written permission for that specific site is granted by our office.
 - The building must not be erected on any site where written approval is not given.
- 1.02 The Builder shall advise to Owners of the requirements in Clause 7.01
- 1.03 The design is based on the site wind speed assessment provided by, or requested by, our client.
The builder must ensure that the actual site conditions are consistent with the parameters used for the design.
Refer to Australian / New Zealand Standard AS/NZS1170.2 Structural design actions Part 2: Wind actions
- 1.04 These designs have been prepared for 'Importance Level 2' buildings as defined in the National Construction Code - Building Code of Australia
- 1.05 These designs are not suitable for buildings in alpine areas subject to snow loads.
- 1.06 Where fire-walls (external and/or internal) their design and detailing is specifically excluded from our brief and shall be undertaken by others.
The fire-wall construction shall not adversely affect the structural adequacy of the building as designed by our office.
- 1.07 These calculations are to be read in conjunction with any associated Architectural and/or Structural Drawings.
- 1.08 All dimensions must be checked by the Builder prior to the commencement of fabrication or site works.
- 1.09 The designs of only those items for which specific calculations are enclosed, have been included in our brief. The performance of all other components, whether structural member or not, is in no way guaranteed by this office.

Where the builder is not able to satisfy himself completely that all members or components are structurally sound, he should refer the details to this office, and additional information will be supplied upon request.
- 1.10 The designs are compliant with the structural requirements of NCC2022 Part H1 and are valid while the Building Code of Australia or Australian Standards listed or referenced remain unchanged from the issue date of these designs.

These designs shall not be used without written approval if the Building Code of Australia or the Australian Standards change after the issue
- 1.11 Shop drawings shall be submitted to our office, or to another qualified Engineer, for checking to ensure that they comply with the structural requirements of the design.

Breaches of copyright will be pursued to the full extent of the law.

2 CERTIFICATION

- 2.01 The engineering design software used to prepare these design calculations has been independently certified by Herriot Consulting.
- 2.02 The certification remains valid for designs which post-date the certificate unless the Australian Standards referred to in clause 8.01 are superseded.

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3 OPENINGS

- 3.01 Where multiple bay openings are incorporated in side walls, with a column deleted and a beam provided to form a multi-bay opening, the following conditions shall apply, unless specific designs are provided:-
- Girts must be fixed to one side of the columns where specified.
 - Where the location of openings prevents the installation of cross bracing to one side wall, then the end frames of the building shall be fully clad, or a full portal frame used.
 - Where there is more than 1 beam in a building the roof must have:-
 - an eaves strut for the full length of the building both sides, except where beams over multi-bay openings occur.
 - end wall column struts, in line with the first end wall column from the side wall, or at the ridge line where there is only 1 end wall column, for the full length of the building both sides,
 - cross bracing, between the eaves struts and the full length end wall column struts, for the full length of the building both sides.
- 3.02 If end bays of side walls cannot have wall bracing due to position of openings, then a braced bay as close to each end as possible, and a full length eaves strut, shall be provided.
- 3.03 Any goods or materials stored under the roof must not block more than 50% of the cross section exposed to the wind.
- 3.03 Permanent openings which exceed 0.1m² are not permitted in any walls or the roof.

4 CROSS BRACING

- 4.01 Where cross bracing is specified it shall be fixed as close as possible to the corners of the bay in which it is installed.
- 4.02 Where roof and/or wall cladding is specified this may be used as an alternative to the cross bracing, as in not in addition to the cross bracing. except, roof cladding may not be used to replace the specified Roof Bracing To Bays With Beams.

5 INTERNAL FIXTURES AND FITTINGS

- 5.01 The walls may be lined with 10mm or 13mm plasterboard, fibre-cement sheet (6mm max), plywood (10mm max) or other lightweight linings.
- 5.02 Lightweight batt or foil insulation may be used in the walls and roof.
- 5.03 The design allows for services to the underside of the roof - services weight 4kg/m² (max)

6 EXTERNAL WALL CLADDING

- 6.01 Alternative external wall cladding materials may be used (eg.Hardiplank, Blueboard, Stucco etc, etc), fixed to timber, proprietary steel, or other light weight wall framing systems. Wall framing design is not included in these design documents
- 6.02 The framing system shall incorporate noggings, or similar structural members, which provide the same, or greater, restraint to the columns as the wall girts and fly bracing.
- 6.03 Where fire-rated walls are required the design of the wall framing, cladding and detailing shall be by others - any details provided in these documents have ben included at the request of the client and shall be confirmed by the designers of the fire-rated system.

7 DOORS

- 7.01 The design relies on all doors, windows, and openable vents being kept closed during winds which exceed 130km/hr.
The Builder shall advise the Owner of this requirement.
It is a condition of using these designs that the Owner accepts this requirement.

If the doors cannot be relied upon to kept closed at wind speeds above 130km/hr our office must be notified prior to any fabrication or construction.
- 7.02 Doors, including tracks, frames, hinges, latches etc. are to be in accordance with designs prepared by others, and must be designed to withstand an inward and an outward ultimate wind pressure of 1.11 kPa
- 7.03 Where sliding door members are used, the door rollers, tracks, guides shall be designed and detailed by others.
- 7.04 Where sliding door members are used, the mullions, head beams, door rollers, tracks, guides shall be designed and detailed by others.
- 7.05 The requirements detailed above apply to PA doors, roller doors and shutters, sliding doors, windows, vents and any similar building elements, and all their connections (hinges, latches etc.).
- 7.06 Door tracks shall be detailed to allow for beam deflections of up to 25mm (max).

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8 **CODES**

8.01 All workmanship and material shall comply with the latest version of the following relevant Australian Standards, and the requirements of the Building Regulations and other Statutory Authorities.

The relevant standards may include, but shall not be limited to, the following:-

AS 4100	Steel structures
AS/NZS 4600	Cold-formed steel structures
AS/NZS 1554.1	Structural steel welding - Welding of steel structures
AS/NZS 1554.3	Structural steel welding - Welding of reinforcing steel
AS 3600	Concrete structures
AS 1111.1	ISO metric hexagon bolts and screws - Product grade C Bolts
AS 1111.2	ISO metric hexagon bolts and screws - Product grade C Screws
AS 1237.1	Plain washers for metric bolts, screws and nuts for general purposes General plan
AS/NZS 1163	Cold-formed structural steel hollow sections
AS/NZS 1252.1	High-strength steel fastener assemblies for structural engineering - Bolts, nuts and washers Technical requirements
AS/NZS 1252.2	High-strength steel fastener assemblies for structural engineering - Bolts, nuts and washers Verification testing for bolt assemblies
AS 1562.1	Design and installation of metal roof and wall cladding, Part 1: Metal
AS/NZS 1594	Hot-rolled steel flat products
AS/NZS 4791	Hot-dip galvanized (zinc) coatings on ferrous open sections, applied by an in-line process
AS/NZS 4792	Hot-dip galvanized (zinc) coatings on ferrous hollow sections, applied by a continuous or a specialized process
AS/NZS 3678	Structural steel - Hot-rolled plates, floorplates and slabs
AS/NZS 3679.1	Structural steel Hot-rolled bars and sections
AS 2312.1	Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings Paint coating
AS 2312.2	Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings Hot dip galvanizing

together with all associated codes referred to in the above.

8.02 Propriety products shall be supplied and installed strictly in accordance with the manufacturer's recommendations.

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9 **MATERIALS**

9.01 All steelwork shall be new material supplied to the following grades:-

• Mild Steel Sections		Grade G300+
Hollow Sections	SHS & RHS	Grade G450
	CHS	Grade G350
Cold-Formed Sections	1.0mm or less:	Grade G550
	1.1mm to 1.5mm:	Grade G500
	1.6mm and over:	Grade G450

9.02 Steelwork, except if encased in concrete or galvanized, shall receive adequate surface preparation and paint treatment.

10 **CONNECTIONS**

10.01 All fillet and butt welds shall be full strength, capable of developing the full strength of the member.

10.02 Welds to all portal frame columns and rafters shall be SP. Welds to all other connections shall be GP.

10.03 Butt welds shall not be used to connect cold-formed sections to mild steel sections. Fillet welds shall typically be continuous to the full perimeter of the member, with a throat thickness not less than the member thickness u.n.o.

10.04 High tensile bolts with AS 1511 Procedure 8.8/S or 8.8/TB shall be used where specified, with a washer under the head and nut.

10.05 Commercial grade bolts complying with AS 1111, with a washer under the head and nut, may be used at all other connections.

10.06 Unless shown otherwise, all bolted connections shall have 10mm cleats and 2 x M12 4.6N/S bolts.

10.07 All plates shall be rolled plate, flat bar, machine cut, sawn or planed edge.

Sheared or hand flame cut edges shall not be used,

10.08 The bottom of all holding down bolts shall have hexagon heads, nuts (welded to the bolt or with lock nuts), washer plates not less than 50sq. x 6mm, or shall be U bolts.

10.09 Where columns are embedded in footings, the base of the column shall be anchored with a 6mm welded base plate, protruding not less than 50mm past the column face, or equivalent bolted anchor.

10.10 Tek screws shall be screwed through the thinner member into the thicker member.

10.11 For double C Sections,][, provide 50 x 3 flat spacer plates between the webs of the C sections.

Provide multiple plates to suit the spacing which is determined by the thickness of the knee and/or apex plates.

Connect through the webs using M10 bolts on the standard gauge line (or larger bolts to suit standard punching).

The length of the spacer plate shall be 10mm less than the depth of the C section.

Connections shall be spaced at no greater than 1/6 of the length of the member.

10.12 Where double C Section][rafters or columns are used for portal frames, the purlins and girts shall be connected to both members to distribute the load equally to each C Section.

This shall be achieved by using either a cleat which is connected to both C sections, or using the specified connections to each C section.

10.13 Shop drawings shall be prepared detailing all connections with dimensions to ensure that the correct edge distances (in accordance with the relevant Australian Standards) are provided for bolted and screwed connections, and all bolts can be installed with adequate clearance.

Captive nuts with tack welds may be required where clearances are small.

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11 WORKMANSHIP

- 11.01 Standards of workmanship shall be representative of present Australian practice and in accordance with AS 4100.
- 11.02 Ends of all hollow sections, where not effectively sealed at joints or by other members, shall be sealed with 5mm thick plates welding all round.

12 ERECTION

- 12.01 Erection shall be carried out in accordance with AS 4100 by competent and experienced persons and the Contractor shall take all precautions to safeguard the public, workmen and property.
- 12.02 Damaged parts must not be assembled in the structure without the approval in writing of the Engineer.
- 12.03 All steelwork shall be assembled without undue mauling and drifting.
Columns shall be held to line and level on steel wedges and grouted or caulked before wedges are removed.
- 12.04 All construction procedures shall ensure that adequate bracing and propping is provided to all members.
Temporary supports shall not be removed until all permanent supporting members are provided.
- 12.05 The steelwork shall be insulated from copper pipes and like non ferrous metals.

13 BEDDING AND GROUTING

- 13.01 Welded steel baseplates supported by concrete shall be set up on packing or wedges to facilitate alignment and permit subsequent grouting.
Permanent packers shall be solid steel; all other packers shall be removed before completion of grouting. Where the baseplates can be set directly on the concrete and achieve the tolerances set out in AS4100, packers are not required but a grout skim shall be applied between the underside of the baseplate and the footing to ensure full bearing.
- 13.02 Angle cleats, GP brackets and the like do not require packing or grouting provided the tolerances set out in AS4100 can be achieved.
- 13.03 The grout shall consist of 1 part ordinary Portland Cement to 2 parts clean washed sand and just sufficient water to form a stiff paste having a minimum compressive strength of 25 mPa.
- 13.04 Before grouting the space under the steel shall be thoroughly cleaned and left free from excessive moisture.
The grout shall be thoroughly compacted into position by ramming so as to completely fill the space under the base plates and all edges and surfaces trowelled to a smooth surface.
- 13.05 Grouting shall be carried out as soon as practical and shall be allowed to harden for 7 days before removing wedges or other temporary

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14 **CORROSION PROTECTION**

- 14.01 The following corrosion protection systems are the minimum required for Corrosivity Categories C1 & C2 as specified in AS/NZS 2312. Where buildings are in a higher corrosion environment increased corrosion protection systems shall be used as specified in AS/NZS 2312.
- 14.02 Bolts, nuts and washers shall be hot dip galvanised complying with AS 1214. Bolts shall have a lubricant coating as recommended by the manufacturer.
- 14.03 Steelwork encased in concrete shall have all loose scale, dirt or grease removed by cleaning and / or wire brushing and then painted in accordance with clause 14.05
- 14.04 All internal structural steel surfaces that are not galvaized shall be power tool cleaned to AS 1627.2, Class 1. Prime with a 'Luxaprim Zinc Phosphate' to 50 micrometres of dry film thickness. Alkyd & Acrylic top coats may be applied directly to the primer.
- 14.05 All external structural steel surfaces that are not pre-galvanized shall be abrasive blast cleaned to AS 1627.4, Class 2½. Steelwork, other than sections which are to be galvanized, shall be primed with an inorganic zinc silicate such as a 'Zincanode 304' or 'Zincanode 320' to a dry film thickness of 75 micrometres.
- 14.06 Top coating requires a barrier coat for alkyd or oil based enamels. A suitable barrier coat is a 'Luxaprim UMP' (thinned 30%) for simple pack top coats or a 'Luxepoxy 4' white primer for two pack top coats.
Water based acrylic coatings may be applied directly over zinc coatings without a barrier coat.
- 14.07 The dry film thickness is to be confirmed by an appropriate testing method as defined in AS 1580.
- 14.08 Alternative corrosion protection systems may be submitted for approval.
- 14.09 Where specified, structural steelwork shall be hot dip galvanized complying with AS 4791 or 4792. The coating shall be continuous, adherent, smooth and evenly distributed, and free from defects.
The minimum average coating mass shall be 600 g/m² (equivalent thickness 64 microns). The composition of the zinc in the galvanizing bath shall not be less than 98% zinc.
- 14.10 Galvanized surfaces to be cast into concrete, or in contact with fresh concrete, shall be passivated by dipping in 0.2% sodium dichromate
- 14.11 Members shall be handled in such a manner as to avoid mechanical damage and to minimize distortion. Design features which may lead to difficulties during galvanizing shall be referred to this office prior to dipping.
Galvanizing parameters such as galvanizing temperature, time of immersion and withdrawal speed shall be employed to suit the requirements of the member coatings.
The galvanizing coating shall be sufficiently adherent to withstand normal handling during transport and erection.
- 14.12 Where a paint finish is to be applied to the galvanized coating, all spikes shall be removed and all edges shall be free from lumps and runs.
- 14.13 Top coats are to be applied in accordance with manufacturer's recommendations.
- 14.14 All steelwork below ground level is to be encased in 100mm (min) thickness of grade N15 concrete.
- 14.15 After erection any damaged priming, or unprimed sections, shall be touched up to the above standard.

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15 **PAINTING**

- 15.01 Certain exposed areas may be painted in accordance with specifications and schedules.

16 **SOIL CONDITIONS**

- 16.01 Soil testing is not included with these design documents, and shall be carried out by our office, or another Consulting Engineer, where required for Development Approval
- 16.02 Where the soil type differs from that stated on the summary sheet S15, the soil report shall be forwarded to our office for assessment prior to ordering any materials or the preparation of any fabrication drawings
- 16.03 Footings must be founded fully into the ground on stable natural soils or "controlled fill" (as defined in AS 2870) - footings must not be founded in uncompacted fill materials, or in loose sands, except as noted below.
- Where the depth of any uncontrolled fill is equal to or less than the specified footing depth, the footings may be constructed with the specified footing depth measured from the top of the natural ground, or the soil conditions shall be reported to our office and the footings shall be re-designed before construction proceeds.
- Where the depth of any uncontrolled fill is greater than the specified footing depth, the soil conditions shall be reported to our office and the footings shall be re-designed before construction proceeds.
- 16.04 For buildings constructed on highly expansive soils it is recommended that base plates be used in lieu of column embedment to allow for re-leveling in the event of any significant soil swell or shrinkage.
- Expansive soils can cause differential movements between footings and floor slabs, or between different parts of the building. Specific advice shall be obtained from an Engineer to reduce the possibility of differential movements where this is, or may be, a concern.

17 **PAD/PIER FOOTINGS**

- 17.01 Where pad/pier footings are located in fill material which is not certified as controlled fill the footings shall be constructed as specified in Clause 16.03 above.
- 17.02 Where floor slabs are isolated from the pad/pier footings (i.e. they do not provide lateral support to the top of the pad), footing sizes shall be as for pads without floor slabs.
- 17.03 Where pad/pier footings are constructed to the sizes specified "With a concrete floor", the floor slab must be constructed within 60 days of the cladding to the buildings being completed.
- The design complies with the structural requirements of the BCA during that 60 day period without the floor being constructed.
- 17.04 Where larger pads/piers are specified to suit columns with bases plates, the wider section shall continue to a depth of 75mm below the embedment of the bolt or adhesive anchor.
- 17.05 Where pads/piers overlap (e.g. where door mullions are close to other columns, the pads/piers shall be extended so that all holding down bolts and/or adhesive anchors, achieve the minimum specified edge distance, and the area of the pad/pier is not less than the combined area of the

18 **FLOOR SLABS**

- 18.01 The detail design of floor slabs is specifically excluded in these documents. Any slab thickness noted in these documents is used solely to determine the effect on the footings, and it must not be assumed that a floor of that thickness is adequate for the site.

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**INDEPENDENT PRIVATE CERTIFICATION****CERTIFICATION OF INDEPENDENT TECHNICAL EXPERT PURSUANT TO****REGULATION 61 (PLANNING, DEVELOPMENT AND INFRASTRUCTURE
(GENERAL) REGULATIONS 2017)**

Project: C-section Portal Frame Buildings
Design Version Portal: V004.20230406

Designer: Fyfe Pty Ltd, Consulting Engineers

Job No: F0505-062-2

Date: 21 July 2023

Extent of Certification: In October 2019, Herriot Consulting at the request of the designer, began conducting an independent review of the design Software "C-section Portal Frame Building Software V003.191202" developed by the designer and upgraded to reflect AS4600:2018 being the new Cold-formed Steel Structures Code. This follows on from exhaustive testing of the Software in 2010 by this office. The Software produces drawings and specifications in respect of the structural steel framing and associated structural components for cold-formed steel framed structures. The software has revised to reflect AS1170.2:2021 Structural design actions part 2: Wind actions and has been independently reviewed by this office.

I, Andrew Lee, practising Professional Engineer, hereby provide technical details that I have prepared which certify that any design, drawings and specifications relating to structural components produced by the Software will comply with the structural requirements of the National Construction Code 2022 subject to the following conditions:

1. The appropriate wind speed data has been entered in the Software by the operator of the Software which inputs can be verified by inspecting the information contained within the design.
2. There have been no pertinent changes to the relevant Australian Standards or the National Construction Code of Australia or relevant technical data following the date of this certificate.

Subject to the fulfilment of these conditions and the bona fide operation of the Software by a Structural Engineer employed by Fyfe Pty Ltd, I agree that this certificate may be relied upon for the purposes of Regulation 61 of the Planning, Development and Infrastructure (General) Regulations 2017 as the certificate of an independent technical expert certifying that the materials, forms of construction and systems to which the details, particulars, plans, drawings or specifications relate will, if installed or carried out in accordance with the details, particulars, plans, drawings or specifications, comply with the requirement of the National Construction Code of Australia. I provide this certificate having carried out all relevant tests on the Software by comparing the output of the Software with the specifications, rules, standards, codes of practice or other publications applicable to the designs produced by the Software.

Analysis, investigation into and testing of the Software included:

1. General appraisal of the software
2. Identifying software functional requirements
3. Confirmation that all required spreadsheet functionality is met through an exhaustive cross checking process of all related cells
4. Independent member and connection design analysis

A handwritten signature in black ink, appearing to read 'Andrew Lee', written over a horizontal line.

ANDREW LEE MIEAust CPEng NER
HERRIOT CONSULTING

1/154 Fullarton Road Rose Park SA 5067 P: 08 8431 4555 E: admin@herriot.com.au W: herriot.com.au

Building Act 1993

Section 238 (1) (a)

Building Regulations 2018

Regulation 126

CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK**This certificate is issued to**

Relevant Building Surveyor

This certificate is issued in relation to the proposed building work at:

Wind Region A Terrain Category 2, (excluding alpine areas subject to snow loads)

Nature of proposed building work

Construction of a new building

Storeys contained 1

Effective height n/a

Type of construction Type A (steel frame and cladding)

Version of BCA applicable to certificate NCC 2022

Building classification

Part of building: All

Class of Building (BCA): Class 5, 6, 7, 8, or 10a as per planning regulations

Prescribed class of building work for which this certificate is issued:

Design or part of the design of building work relating to structural matters

Documents setting out the design that is certified by this certificate

Document No	Document date	Type of document	Pages	Prepared by
52115-7 - IL2 90.48.10.30.A.TC2.A.DC.Sol.V02	6/03/2025	Drawings	D1 - D8	Fyfe Pty Ltd
		Summary sheets	S1 - S15	
		General Notes & Specifications		

The design certified by this certificate complies with the following provisions of Building Act 1993, Building Regulations 2018 or National Construction Code

Act, Regulation or NCC

NCC BCA 2022

Section, Regulation, Part, Performance Requirement or other provision

Volume One - Section B

Volume Two - Section H

I certify that the design set out in the documents listed above complies with the provisions set out above.

I believe that I hold the required skills, experience and knowledge to issue this certificate and can demonstrate this if requested to do so.

Exclusions

The following are specifically excluded from this certification.

Site wind speed assessment, soil conditions, fabrication detail dimensions

Endorsed building engineer

Name: Trevor G. John
 Address: c/- Fyfe Pty. Ltd. Level 1, 124 South Terrace, Adelaide, SA 5000
 Email: trevor.john@fyfe.com.au
 Building practitioner registration category and class Engineer - civil
 Registered Professional Engineer Registration No. PE0000400
 Date of issue of certificate: 6/03/2025

Signature



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's Quarterly Report - April 2026 to June 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 April 2026 to June 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 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	165
Planning Applications determined (excluding Private Certification)	129
Notified Applications	16
Determined Planning Consents by Relevant Authority (excluding Private Certification):	
• BAP	4
• Assessment Manager (AM)	120
• AM for BAP	5

The number of development applications notified during this period was 16. 120 development applications were determined by the Assessment Manager. Four development applications were determined by the Panel and five development applications by the Assessment Manager under delegation of the Panel.

There are no outstanding development applications subject to decision under the repealed *Development Act 1993* (prior to 10 March 2021).

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:

Development Application 25008263 – 153 Murray Street Tanunda Change of use from dwelling to tourist accommodation (up to 6 guests) Representations – Nil Representations Decision – Planning Consent Granted 1 June 2026 subject to conditions
Development Application 25032975 – Lot 31 Balmoral Road Kalbeeba Construction of a store (for domestic storage only) to be associated with a dwelling in the future – 24m x 12m x 4.2m wall height Representations – Nil Representations Decision – Planning Consent Granted 22 April 2026 subject to conditions
Development Application 26009408 – 6 Mill Street Tanunda Construction of a store (for domestic storage only) to be associated with a dwelling in the future – 24m x 12m x 4.2m wall height Representations – Nil Representations Decision – Planning Consent Granted 17 June 2026 subject to conditions
Development Application 26010149 – 130A Murray Street Tanunda Change of use from a Dwelling to Tourist Accommodation Representations – Nil Representations Decision – Planning Consent Granted 10 June 2026 subject to conditions
Development Application 26014913 – 175 Stott Highway Angaston and Lot 10 Stott Highway Angaston Variation to Development Authorisation 24027037 (as previously varied by Development Authorisation 25026081) to modify the authorised building layout to reduce the number of tourist accommodation buildings from eight (8) to four (4) Decision – Planning Consent Granted 21 May 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 April 2026 to June 2026 be received and noted.

RECOMMENDATION

That the report be received.

10. REPORTS – CONFIDENTIAL

Nil.

11. NEXT MEETING

Tuesday 8 September 2026 commencing at 5:00 pm.

12. CLOSURE OF MEETING

The Presiding Member will declare the meeting closed.