AGENDA

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Meeting will be held at:

Civic Conference Room, Whyalla City Council,

21 Grundel St, Whyalla Norrie or;

Port Pirie Regional Council,

115 Ellen Street, Port Pirie

And online via Teams Join the meeting here

Tuesday 3 June 2025,

commencing at 5.30pm.

AGENDA

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Notice is hereby given that a meeting of the Upper Spencer Gulf Regional Assessment Panel will be held on 03 June 2025, Civic Conference Room, Whyalla City Council Building, 21 Grundel Street, Whyalla Norrie and Port Pirie Regional Council, Admin Meeting Room, 115 Ellen Street, Port Pirie, commencing at 5.30pm.

Jodie Perone
ASSESSMENT MANAGER
29 May 2025

1. Welcome – Stewart Payne, Presiding Member

2. Present

3. Apologies

Leave of Absence -

4. Confirmation of Minutes

That the minutes of meeting held on 18 March 2025 be received and adopted.

5. Business Arising from the Previous Minutes

6. Conflict of Interest Declarations

7. Officer Reports

7.1 Development Application 23034559 Page 1-43

Change of land use of ‘shop 7’ from Shop to Gymnasium, Shop 1-10 58-66 Flinders Ave, Whyalla Stuart, SA 5608

7.1.1 Representors do not wish to be heard.

7.2 Development Application 24035468 Page 44-471

Construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping. 2 Augusta Highway, Port Augusta SA 5700

7.2.2 Representors do not wish to be heard.

8. Other business

9. Close

DEVELOPMENT NO.:	23034559
APPLICANT:	Amy Vanroosmalen
ADDRESS:	SHOP 1-10 58-66 FLINDERS AV WHYALLA STUART SA 5608
NATURE OF DEVELOPMENT:	Change of land use of 'shop 7' from Shop to Gymnasium
ZONING INFORMATION:	**Zones:** • Local Activity Centre **Overlays:** • Building Near Airfields • Hazards (Flooding - Evidence Required) • Native Vegetation
LODGEMENT DATE:	14 Feb 2025
RELEVANT AUTHORITY:	Regional Assessment Panel/Assessment Manager at Upper Spencer Gulf Regional Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.3 13/2/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Lucas Trevisan Planning Officer
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

ATTACHMENT 1: **Final Plans Set**

ATTACHMENT 2: **Supporting Assessment Documentation**

ATTACHMENT 3: **Representations**

ATTACHMENT 4: **Response to Representations**

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development comprises the establishing of an indoor recreation facility, specifically a Gymnasium – In more detail it includes:

- Change of land use from ‘Shop’ to ‘Indoor Recreation Facility – Gymnasium’
- Advertisement on and above shop front

Note that the application does not seek to modify or alter the built form of the building and is purely considering the change in land use and the addition of associated signage.

BACKGROUND:

This application is retrospective in nature, as the gymnasium is currently operating from the premises under the business name 'Performance Based Fitness'. This has occurred as the applicant was reportedly unaware that the change of land use from 'Shop' to 'Gymnasium' constituted development under the *Planning, Development and Infrastructure Act 2016* and, therefore, required a formal application for Planning Consent prior to commencing operations.

SUBJECT LAND & LOCALITY:

Land Description:

The subject land comprises two allotments with a combined area of 12.49km^2. Certificate of Title 5247/406 and 5548/947, collectively, commonly known as 58-66 Flinders Avenue or One Stop Shopping Centre.

Combined, the two allotments form a square shape with rounded corners to the intersections of Flinders Avenue – Ramsay Street and Flinders Avenue – Hall Street.

The land features perceived primary street frontage to Flinders Avenue (117m) and Ramsay Street (103m) and secondary street frontage to Hall Street (103m). Whilst the built form presents to both Flinders Avenue and Ramsay Street, the legal primary street is Flinders Avenue. The northern boundary of the land abuts 25-27 Ramsay Street and Lot 37 hall Street.

The existing built form within the subject land has a footprint of 4,069m^2, approximately 32% coverage.

Specific to the development, the subject site is located within the space designated ‘Shop 7’. Shop 7 has a total floor area of 180m^2 and has primary access from the shared vehicle parking area and rear roller-door access to Hall Street.

Locality:

The subject land is located within a predominantly residential area, characterised by established dwellings where the building line of the closest dwelling is 30m from Shop 7. A notable feature in the near vicinity is the Helping Hand - Copper house Court, a significant aged care facility situated within 211 meters of the Shop 7 boundary.

The subject land (indicated with red outline) and surrounding locality is visible within the screenshot taken from Metromap, below.

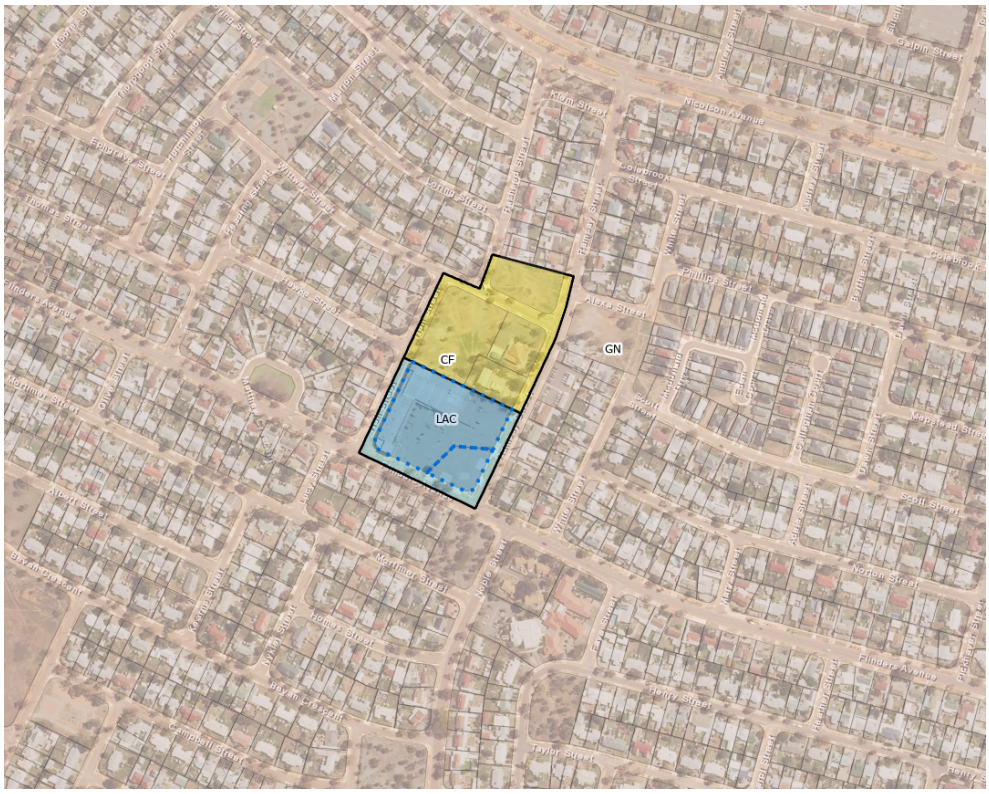
Zoning:

The subject land is located within the Local Activity Centre Zone, of which does not expand upon adjacent allotments. The following zones are additionally present withing 500m of the land.

Community Facilities – <1m to the north

General Neighbourhood – 10.8m to the east, south, and west

The land, highlighted, and applicable zoning can be seen within the screenshot taken from the South Australian Property and Planning Atlas, below.



PROCEDURAL MATTERS:

Relevant Authority:

The Upper Spencer Gulf Regional Assessment Panel is the relevant authority for this planning application under the Planning, Development and Infrastructure Act 2016. This is due to the application being subject to a Performance Assessment process under the Planning and Design Code with notification being undertaken and representation having been received which expressed 'support with concern'.

Consent Required:

Planning Consent

Category of Development:

- **Per Element:**
  Change of use to Indoor Recreation Facility: Code Assessed - Performance Assessed

- **Overall Application Category:**
  Code Assessed - Performance Assessed

- **Reason:**
  P&D Code; Pursuant to Section 107 of the *Planning, Development and Infrastructure Act 2016*.

PUBLIC NOTIFICATION

Reason for Notification

The notification criteria found within table 5 of the Local Activity Centre Zone excludes the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.
For the purposes of this application, Local Activity Centre Zone Table 5, Column A, does not explicitly list 'Indoor Recreation Facility', or similar. In which case Column A, Item 2 must be considered; "Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone".
The General *Neighbourhood* Zone is present at adjacent lands to the east, south, and west of the subject land and therefore, notification is required.

List of Representations

27 representations were received during the notification period – 26 in support of the development and 1 in support, however with some concerns.
For the purposes of reporting, the representations in support of the development will not be listed in the following table. All representations are available within the attachments.

Support with concerns

No. of representation	Name	Address	Matters raised	Request to be heard
3	Brian Cope	57 Flinders Avenue	• Excessive noise by way of loud music during day and night.	No

Complete representations can be found within the attachments.

Applicant's response
In response to Mr. Cope's representation, the applicant expresses appreciation for the acknowledgment of recent positive changes and reiterates their commitment to being a responsible neighbour. They clarify that any music heard outside of class times originates from a neighbouring business, as their members are not permitted to use the speaker system at these times. The applicant confirms their class schedule runs from 5:30 am to 10:30 am and 6:00 pm to 7:00 pm, with the latest class concluding at 8:00 pm on Wednesdays, and they will continue to monitor their operations to minimise disruption. They conclude by stating their openness to ongoing communication with the community.

REFERRALS

Mandatory Referrals

No mandatory referrals were made.

Internal Referrals

No internal referrals were made.

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code.

Question of Seriously at Variance

When considering this change in land use to a Gymnasium, a crucial aspect of the assessment is to determine whether it significantly deviates from the established Planning and Design Code. According to Section 107(2)(c) of the Planning, Development and Infrastructure Act, we must evaluate if the development is "seriously at variance," setting aside any minor discrepancies. If such a significant variance exists, approval cannot be granted. The courts have provided guidance on this matter. Essentially, "seriously at variance" implies a substantial departure from the Code, one that is not minor or insignificant. It's not simply a matter of the proposal differing from the Code; the deviation must be considerable. Past legal precedent has affirmed that this interpretation remains consistent across planning legislation. In the case of this Gymnasium, a careful review indicates that it does not represent a grave or substantial departure from the Planning and Design Code. Therefore, rather than being deemed "seriously at variance," the proposal will be evaluated on its merits against the specific provisions of the Code, as outlined in Section 107(1)(2)(a) of the Act.

Overlays

Overlay	Desired Outcomes	Performance Outcomes	Assessment
Building Near Airfields	**1** Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.	N/A	Development proposes no alterations to the built form and existing built form is an appropriate distance from the Whyalla Airfield.
Hazards (Flooding – Evidence Required)	**1**	N/A	The built form of Shop 7 is not being altered,

	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.		and existing finished floor levels will be maintained.
Native Vegetation	**1** Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.	N/A	No native vegetation exists within the site. No wildlife or wildlife habitats will be removed as a result of this development.

Technical Numeric Variations
None are present at the subject land.

Land Use
The following Performance Outcomes (PO) and Designated Performance Features (DPF) are applicable:

Zone – PO 1.1
Retail, office, health and community facilities, services and other businesses provide a range of goods and services to the local community.

Zone – PO 1.5
Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.

The proposed development of a Gymnasium aligns directly with the desired Performance Outcomes for the Local Activity Centre Zone. In accordance with PO 1.1, the Gymnasium introduces a crucial health and community facility that provides a valuable service to the local population. It expands the range of services available within the centre, promoting the physical health and well-being of residents. Furthermore, the proposal strongly satisfies PO 1.5 by facilitating the efficient reuse of an existing commercial premises. By converting a former shop, the development ensures the building remains economically productive and prevents a vacancy that could detract from the area's vitality. A Gymnasium, by its nature, encourages consistent patronage from local members throughout its operating hours, thereby generating regular foot traffic and activity that will maintain and enhance the overall vibrancy of the Local Activity Centre.

Signage
The following Performance Outcomes (PO) and Designated Performance Features (DPF) are applicable:

Zone – PO 4.1

Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages.

Advertisements – PO 1.1
Advertisements are compatible and integrated with the design of the building and/or land they are located on.

Advertisements – PO 1.2
Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.

Advertisements – PO 3.1
Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.

The proposed advertising for the Gymnasium has been sited and designed to be consistent with the relevant Performance Outcomes. The signage achieves an overall consistency along the street frontage, as required by Zone PO 4.1, with the main advertisement positioned above the verandah designed to match the existing signage of the adjoining tenancies within the centre. In accordance with Advertisements PO 1.1 and PO 1.2, the proposed signs are compatible and well-integrated with the design of the building, utilising window decals and a fascia sign above the verandah. This approach ensures the advertisements do not disfigure the appearance of the building or the character of the locality, as they are affixed to the structure rather than being standalone hoardings. Furthermore, the advertisements will be limited to information directly relating to the Gymnasium, serving to identify the approved use of the land and assisting with ready identification, thereby avoiding visual clutter and satisfying the intent of Advertisements PO 3.1.

Interface between Land Uses
The following Performance Outcomes (PO) and Designated Performance Features (DPF) are applicable:

Interface Between Land Uses (IBLU) – PO 1.2
Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.

IBLU – PO 2.1
Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

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

IBLU – PO 4.6
Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.

The proposed development has been carefully considered in relation to its interface with adjacent residential properties and is designed to align with the relevant Performance Outcomes. In accordance with IBLU – PO 1.2, the development is sited to minimise adverse impacts on nearby sensitive receivers by locating all member access and vehicle parking areas towards the centre of the subject land, on the side of the building opposite the nearest residential premises. This design measure ensures that noise from vehicle movements, headlights, and member arrivals and departures is effectively buffered from residential dwellings. While the Gymnasium will operate 24/7,

the measures implemented to mitigate off-site impacts address the concerns of IBLU – PO 2.1, as the primary activity and traffic are directed away from sensitive boundaries. Furthermore, regarding IBLU – PO 4.6, the applicant has proactively agreed to accept a condition of consent to limit the volume of music at designated times, demonstrating a clear commitment to achieving a suitable acoustic amenity and ensuring the use does not unreasonably impact the amenity of their neighbours.

Parking
Off-street parking facilities are not being modified or expanded upon as part of this application. The development proposes the change in land use from a 'shop' to an Indoor 'Recreation Facility'. In accordance with Table 1 – General Off-Street Car Parking Requirements, of Transport, Access and Parking, the Shop land use required a greater volume of parking. A Shop (No commercial kitchen – In an integrated complex) requires 5 spaces per 100m^2, whereas an Indoor Recreation Facility (not being a Fitness Centre) requires 4.5 spaces per 100m^2. As the proposed use is less intensive than the Shop from a parking perspective, no additional assessment of parking is required.

CONCLUSION

The proposed change of land use from a shop to a gymnasium, along with associated signage at Shop 7, 58-66 Flinders Avenue, Whyalla Stuart, has been assessed against the relevant provisions of the Planning and Design Code. The development is not considered to be seriously at variance with the Code. The proposal aligns with the objectives of the Local Activity Centre Zone by introducing a health and community facility that serves the local community and ensures the efficient and vibrant reuse of a commercial tenancy. Concerns regarding noise, raised in one representation, have been adequately addressed through the applicant's agreement to accept a condition limiting music volume and allowable time of music operation. The proposed signage is consistent with the existing character of the shopping centre, and the change of use results in a less intensive parking demand than the previous approved use. Having considered all relevant planning matters, the development is deemed to satisfy the Performance Outcomes of the Planning and Design Code and is recommended for approval.

RECOMMENDATION

It is recommended that the Upper Spencer Gulf Regional Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 23034559, by Amy Vanroosmalen is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent
<u>Condition 1</u>
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

<u>Condition 2</u>
All amplified music or sound originating from within the gymnasium tenancy must be controlled so that the noise level, when measured at the boundary of any adjacent residential premises, does not exceed 52 dB(A) between the hours of 7:00 am and 10:00 pm on any day, and 45 dB(A) between the hours of 10:00 pm on any day and 7:00 am on the following day. For the purposes of this condition, the noise level shall be constantly monitored and adjusted in accordance with the Environment Protection (Commercial and Industrial Noise) Policy 2023.

<u>Condition 3</u>

The rear roller door providing access to Hall Street must remain closed and not be used by members or staff for general entry to or exit from the tenancy between the hours of 7:00 pm any day and 7:00 am on the following day. This access point shall only be used for emergency egress, or for occasional deliveries or maintenance arranged during daytime hours.

Condition 4
All business operations and activities associated with the approved 'Indoor Recreation Facility - Gymnasium' must be conducted and contained entirely within the building of the approved tenancy (Shop 7). No classes, training sessions, or other organised fitness activities shall be undertaken in any external areas, including the shared vehicle parking area, internal access ways, footpaths, or adjacent public roads.

ADVISORY NOTES
Planning Consent
Advisory Note 1
The applicant has a right of appeal against this decision, or the conditions which have been imposed. Such an appeal must be to either;

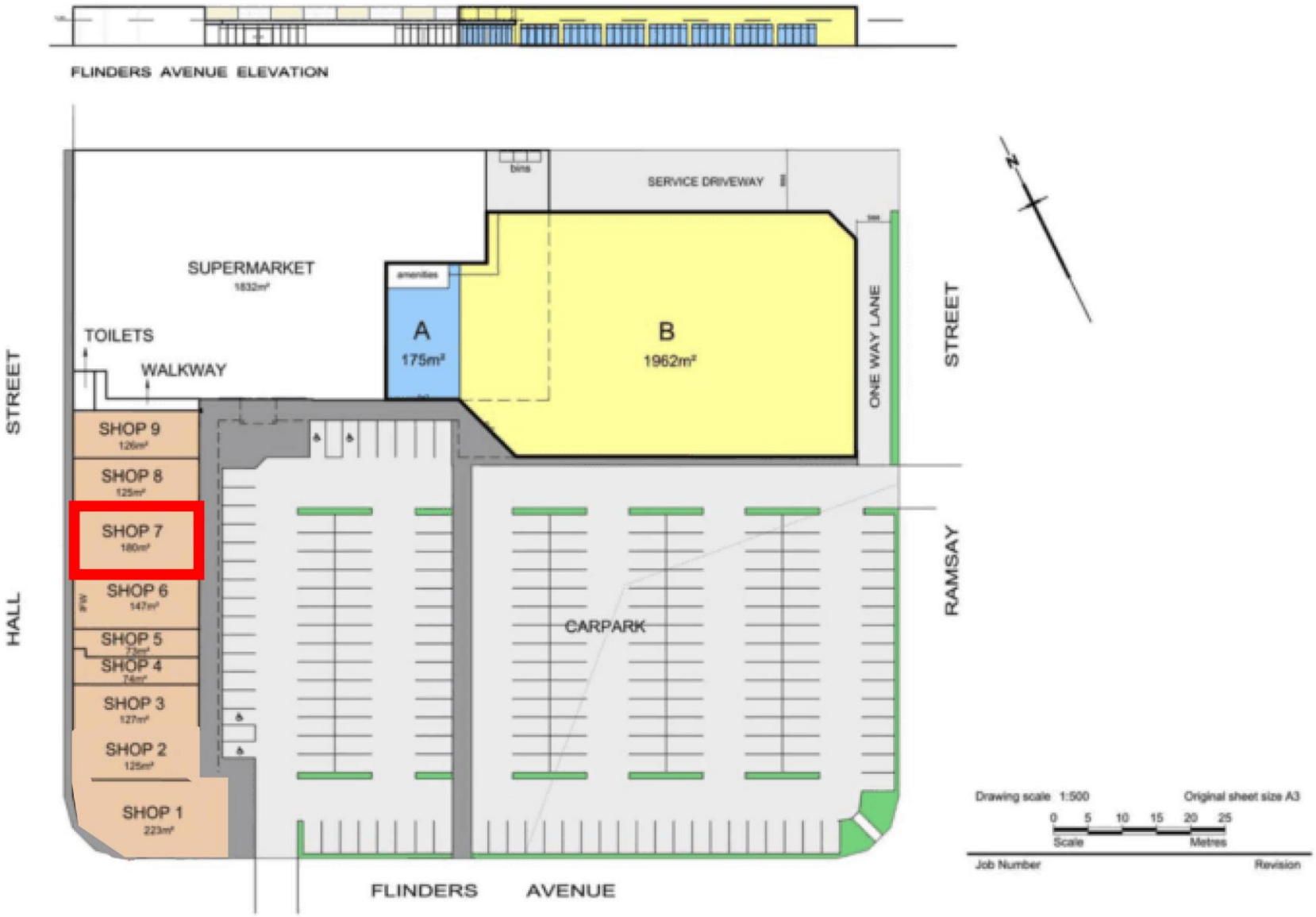
- the Upper Spencer Gulf Regional Assessment Panel and must be made within **one (1) month** after the day of receiving this notice of the decision unless the Assessment Panel, in its discretion, allows an extension of time; or
- the Environment, Resources and Development Court within **two (2) months** from the day of receiving this notice or such longer time as the Court may allow.

The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

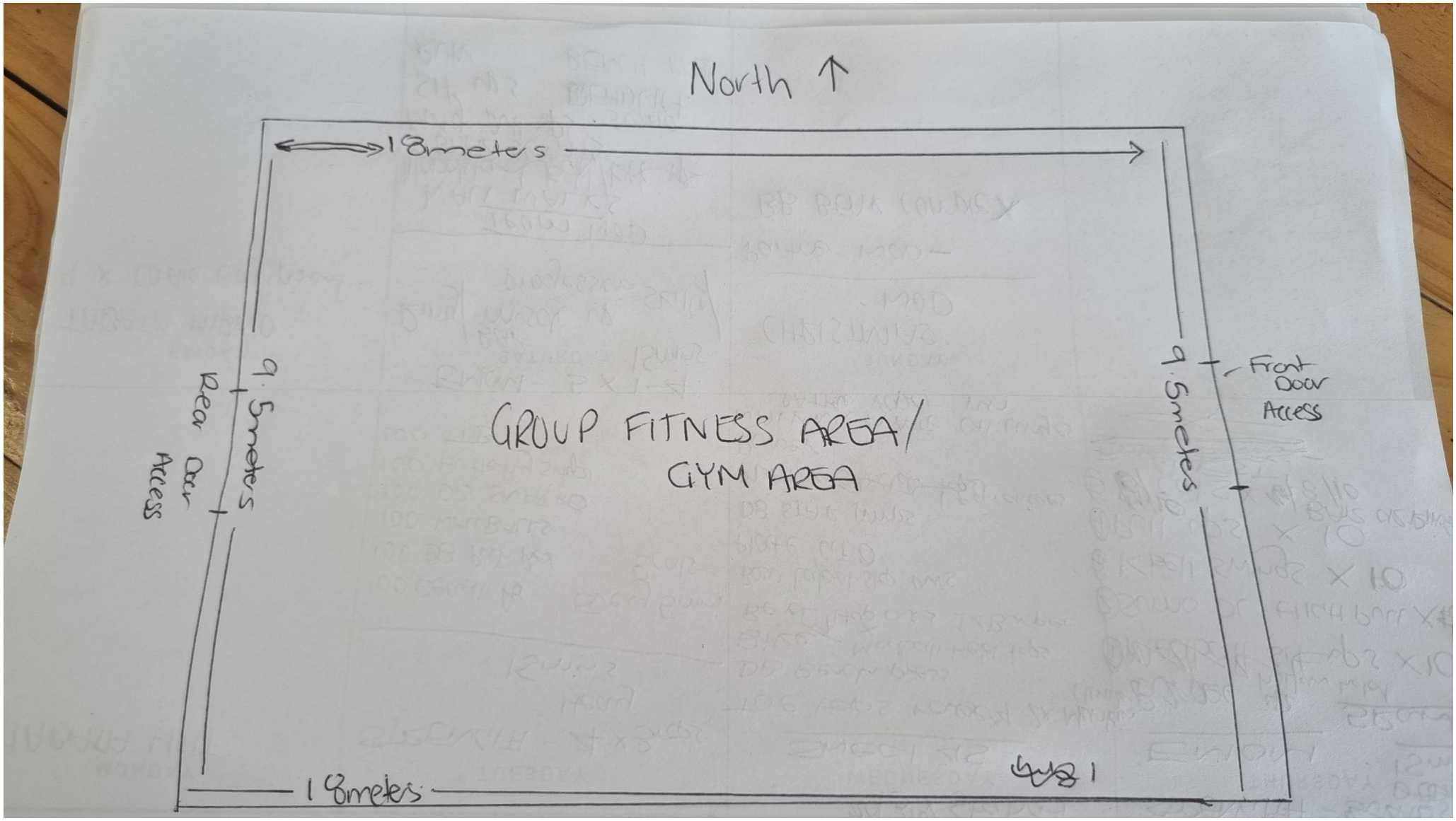
OFFICER MAKING RECOMMENDATION

Name: Lucas Trevisan
Title: Planning Officer
Date: 26 May 2025

Site and Locality Plan



Floor Plan


North ↑
18meters
9.5meters
Rear Door Access
GROUP FITNESS AREA/
GYM AREA
9.5meters
Front Door Access
18meters

Proposed Shop Front Elevation

To whom it may concern,

Statement of Particulars from Performace Based Fitness Manager and Owner Amy Van Roosmalen

Proposed Operating Hours are 24/7 with group fitness run from 6am-8pm monday to friday and 830am -11am Saturday and Sundays

Proposed Staffed Hours

Monday - Saturday 10am- 530pm

3 staff on site at any given time

Activities are hosted inside the building

Amy Van Roosmalen
Performance Based Fitness
Coach

STRENGTH + MINDSET + SUSTAINABILITY

To the Whyalla City Council,

This is my written acceptance of a condition of noise to be included on the decision Notification form. We understand the the condition will specify a maximum permissible decibel rating at the boundary of the nearest residential property and potentially include varied rates for differnt hours of the day or time periods.

Regards

Amy Van Roosmalen

Owner

Performance Based Fitness

Existing Shop Rear Elevation

Details of Representations

Application Summary

Application ID	23034559
Proposal	Change of land use of 'shop 7' to Fitness Centre (Gym)
Location	SHOP 1-10 58-66 FLINDERS AV WHYALLA STUART SA 5608

Representations

Representor 1 - Josh Allman

Name	Josh Allman
Address	30 ring st WHYALLA NORRIE SA, 5608 Australia
Submission Date	02/04/2025 10:55 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons They have been running for 2 years. They do a great job and help a lot of people	

Attached Documents

Representations

Representor 2 - Lanai Thackeray

Name	Lanai Thackeray
Address	39 Robinson Street WHYALLA JENKINS SA, 5609 Australia
Submission Date	07/04/2025 05:21 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 3 - BRIAN COPE

Name	BRIAN COPE
Address	57 Flinders Ave Whyalla Stuart WHYALLA STUART SA, 5608 Australia
Submission Date	07/04/2025 04:00 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons
I support small business but this particular business has in the past been responsible for excessive noise in the way of extremely load music all hours of the day and night. This is a residential area and this business has not shown any regard for residents, I spoke with one of the instructors and she said that as it is a gym that the loud music was needed. They have of recent times been more quiet but i fear that is just because this application is being processed.

Attached Documents

Representations

Representor 4 - Nikki Patterson

Name	Nikki Patterson
Address	31 schulz avenue WHYALLA NORRIE SA, 5608 Australia
Submission Date	20/03/2025 06:13 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons I feel that the community needs something like this especially at this end of town	

Attached Documents

Representations

Representor 5 - Rachel McIlduff

Name	Rachel McIlduff
Address	99 Jenkins Avenue WHYALLA NORRIE SA, 5608 Australia
Submission Date	20/03/2025 06:26 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development
Reasons i believe this should be supported as the gym provides the community a great place to utilise	

Attached Documents

Representations

Representor 6 - Sharyn Olivier

Name	Sharyn Olivier
Address	2 Lambert Court WHYALLA JENKINS SA, 5609 Australia
Submission Date	20/03/2025 06:28 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 7 - Hannah Phyland

Name	Hannah Phyland
Address	30 Stirling Drive WHYALLA STUART SA, 5608 Australia
Submission Date	20/03/2025 06:32 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
I think the location is great for those in the Whyalla Stuart/jenkins area and is in walking distance aswell for those that live down that end of town, this gym offers multiple group fitness classes which motivates and encourages people to be more active, I personally attend this gym and it has been a life saver for not only my physical health but my mental health too, I have never been able to stick to a gym like I have this one and it would be a shame for after 2 years of running for it to not be approved

Attached Documents

Representations

Representor 8 - Samantha Mclauchlan

Name	Samantha Mclauchlan
Address	5 lockwood crescent WHYALLA STUART SA, 5608 Australia
Submission Date	20/03/2025 07:39 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons Shops that are full are good for the area. Being a gym is good as it promotes health and fitness. I enjoy going to this gym	

Attached Documents

Representations

Representor 9 - Rowan Mitchell

Name	Rowan Mitchell
Address	71 Playford Avenue WHYALLA PLAYFORD SA, 5600 Australia
Submission Date	20/03/2025 07:44 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons PBF provides a family friendly, welcoming community for alot of people	

Attached Documents

Representations

Representor 10 - Jason Pedler

Name	Jason Pedler
Address	2 lambert court WHYALLA JENKINS SA, 5609 Australia
Submission Date	20/03/2025 08:02 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 11 - Yvonne Rodda

Name	Yvonne Rodda
Address	26 KEATS CRES WHYALLA STUART SA, 5608 Australia
Submission Date	20/03/2025 10:13 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 12 - Sharon Buhlmann

Name	Sharon Buhlmann
Address	Po Box 2208 WHYALLA NORRIE SA, 5608 Australia
Submission Date	20/03/2025 10:16 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons Providing a welcoming healthy inclusive facility for all people Offers affordable supported classes and open sessions for anyone who wants to participate in an active lifestyle	

Attached Documents

Representations

Representor 13 - Kerri Bambridge

Name	Kerri Bambridge
Address	14 Walls Street WHYALLA SA, 5600 Australia
Submission Date	20/03/2025 10:43 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
A gym is a positive addition to the Whyalla community. It aims to improve the health and wellbeing of individuals within the community. It is a locally owned and run business, not a franchise operation which means profits and employment stay within our community.

Attached Documents

Representations

Representor 14 - Claire Wingent

Name	Claire Wingent
Address	10 Busch street WHYALLA JENKINS SA, 5609 Australia
Submission Date	20/03/2025 05:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons PBF is a great small gym offering a range of fitness options for people in our area. It is a very positive environment which the Stuart/Jenkins area of Whyalla is in need of.	

Attached Documents

Representations

Representor 15 - Alysia Muscat

Name	Alysia Muscat
Address	3 Rasheed street WHYALLA STUART SA, 5608 Australia
Submission Date	21/03/2025 06:46 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
The small business gym helps a lot of people who suffer from anxiety still be able to attend classes and participate in a healthy lifestyle change. I support the gym as it’s assisted me to make the change I needed in my life, I had gym hopped ad the major names weren’t for me. It would be a shame to see the gym go and people to suffer and not feel comfortable going somewhere else,

Attached Documents

Representations

Representor 16 - Alysha Heinrich

Name	Alysha Heinrich
Address	2 needlebush street WHYALLA STUART SA, 5608 Australia
Submission Date	21/03/2025 05:20 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
It's a positive place that has created a community of wellbeing and support. In the times we are suffering in Whyalla as a community with job losses, it's been a place many people use as an outlet for their mental health.

Attached Documents

Representations

Representor 17 - Jordan Blackwell

Name	Jordan Blackwell
Address	70 hambidge terrace WHYALLA SA, 5600 Australia
Submission Date	22/03/2025 09:49 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 18 - Bec Bernard

Name	Bec Bernard
Address	32 Wilkinson street WHYALLA PLAYFORD SA, 5600 Australia
Submission Date	22/03/2025 10:05 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 19 - Mark Tonkin

Name	Mark Tonkin
Address	8 Wallace street WHYALLA PLAYFORD SA, 5600 Australia
Submission Date	22/03/2025 10:32 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons Good for the area.	

Attached Documents

Representations

Representor 20 - Roza Rozendaal

Name	Roza Rozendaal
Address	13 ward street WHYALLA SA, 5600 Australia
Submission Date	22/03/2025 12:50 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons

I believe that PBF is more than just a gym. PBF is a place that supports men and women of all ages on their fitness journeys however also has a positive impact on the mental health of people within our community which is extremely important considering the current one steel situation. PBF offers a place to chat and catch up with other members, recover from injuries, be involved in community events (e.g Saturday park runs) and meet like minded people whilst becoming the healthiest version of ourselves physically and mentally. It truly has something to offer for everyone. The current issues such as loud music that have been mentioned can be solved by permitting music between certain times of the day and following the same rules as residential properties. PBF has brought life back to the one stop area and it has been amazing to see.

Attached Documents

Representations

Representor 21 - Kate Kroll

Name	Kate Kroll
Address	60 wood tce WHYALLA SA, 5600 Australia
Submission Date	24/03/2025 09:13 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons The gym is providing the community with job opportunities and healthy lifestyle for residents	

Attached Documents

Representations

Representor 22 - Steph Raymond

Name	Steph Raymond
Address	30 herbert street WHYALLA SA, 5600 Australia
Submission Date	27/03/2025 09:08 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
The gym has turned into a community. Its great to see foot traffic in the shopping complex again. The town needs community specially at the moment and we want to keep building whyalla. Of it shut down this community they have built together will be lost.

Attached Documents

Representations

Representor 23 - Carly Sando

Name	Carly Sando
Address	3 Rice Court WHYALLA STUART SA, 5608 Australia
Submission Date	28/03/2025 06:31 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons I think it's good for a gym and facilities at this end of town.	

Attached Documents

Representations

Representor 24 - Karen Iversen

Name	Karen Iversen
Address	377 jenkins ave WHYALLA STUART SA, 5608 Australia
Submission Date	28/03/2025 07:34 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons I love PBF and it's just around the corner	

Attached Documents

Representations

Representor 25 - Lisa Johnson

Name	Lisa Johnson
Address	1 travers street WHYALLA SA, 5608 Australia
Submission Date	29/03/2025 11:27 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 26 - Fiona Lee

Name	Fiona Lee
Address	95 Robinson Street WHYALLA JENKINS SA, 5609 Australia
Submission Date	29/03/2025 10:20 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons This is such a positive community place that brings traffic to local shops near by, and promotes health and fitness to the area. I support this redevelopment as a positive step forward for wellbeing in Whyalla.	

Attached Documents

Representations

Representor 27 - Jessica Carruthers

Name	Jessica Carruthers
Address	113 Rudall Ave, WHYALLA PLAYFORD, SA, 5600 WHYALLA PLAYFORD SA, 5600 Australia
Submission Date	01/04/2025 09:12 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

We appreciate the opportunity to respond to the representation submitted by Mr. Brian Cope regarding our development application.

Firstly, we are pleased to hear that the recent changes we have implemented have been noticed and acknowledged by our neighbours. We will continue to uphold these controls that are currently working, both now and into the future. Community feedback is something we value greatly, and we are committed to being a respectful and responsible part of the neighbourhood.

In relation to the concerns raised about noise, we would like to clarify that our members are not permitted to use the speaker system outside of designated class times. The music being heard outside of these hours is not originating from our facility but rather from a neighbouring business.

Our class schedule runs from 5:30 AM to 10:30 AM in the mornings and 6:00 PM to 7:00 PM in the evenings, with our latest class finishing at 8:00 PM on Wednesday nights. We remain conscious of our impact on the surrounding area and continue to monitor and adjust our operations to ensure minimal disruption.

Thank you for considering our response. We remain open to ongoing communication with our neighbours to maintain a positive relationship with the community.

DEVELOPMENT NO.:	24035468
APPLICANT:	Romaldi Group C/Future Urban
ADDRESS:	2 AUGUSTA HWY PORT AUGUSTA SA 5700
NATURE OF DEVELOPMENT:	Construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping
ZONING INFORMATION:	**Zones:** • Employment **Overlays:** • Hazards (Bushfire - Regional) • Hazards (Flooding - Evidence Required) • Native Vegetation • Urban Transport Routes
LODGEMENT DATE:	24 Oct 2024
RELEVANT AUTHORITY:	Regional assessment panel/Assessment manager at Upper Spencer Gulf Regional Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.18 10/10/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Henri Mueller Manager
REFERRALS STATUTORY:	Commissioner of Highways Environment Protection Authority
REFERRALS NON-STATUTORY:	Janine Hugo Isireli Koyamaibole Francene OConnor

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ATTACHMENT 1:	**Application Documents**	**ATTACHMENT 6:**	**Response to Representations**
ATTACHMENT 2:	**Subject Land Map**	**ATTACHMENT 7:**	**Prescribed Body Responses**
ATTACHMENT 3:	**Zoning Map**	**ATTACHMENT 8:**	**Internal Referral Advice**
ATTACHMENT 4:	**Representation Map**	**ATTACHMENT 9:**	**Applicants Responses**

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for the construction of a retail fuel outlet for trucks and conventional vehicles, with EV charging and restaurant, plus associated car and truck parking, advertisements, rooftop caretaker residence, acoustic wall and landscaping at 2 Augusta Highway.

The proposal comprises:

- A two-storey control building including an AMPM convenience shop and fuel outlet comprising a 233sqm floor area including display area, cool room, kitchen, and amenities divided from a larger built form section to the rear by a corridor
- A Carl's Jnr restaurant across the rear section with drive through ordering capacity and a 285 sqm gross leasable floor area and an outside dining section of 66sqm, plus an 80sqm section for a Subway
- 24hour operations of both the restaurant and the fuel outlet
- The built form comprising an architecturally designed building with two levels plus advertising parapets to the front and back section
- A caretaker suite (dwelling) is to be provided at the second story level with an outdoor area on the roof-top
- A drive through for ordering food plus wait bays
- Fuel bowsers for conventional vehicles to the front of the building accessible from the main highway entrance plus 5.9m high canopy
- Truck fuel bowsers situated on the Edinburgh Terrace side with 5.9m high canopy plus truck parking for three heavy vehicles on a hardstand to the rear of the site
- Associated carparking for 27 vehicles one of which is an accessibility carpark plus an additional four EV Charge-up bays
- Ingress and egress is to be via Edinburgh Terrace, plus an entry only point from the highway on the eastern side of the property, and egress for both trucks and conventional vehicles via the exit to the Augusta Highway on the northwest side of the site
- Internal roads, driveways, and parking areas are to be sealed with concrete and line marked for delineation
- An acoustic fence is to surround the facilities on three sides to provide a noise buffer for the adjoining properties. Some sections of the wall will be up to 4.5m high with other sections as low as 3m and will be finished in a light grey concrete colour
- Landscaping is to be provided on the property's circumference both within the property and around the outside on Council's verge
- Bins are to be stored in an enclosed area adjacent the eastern wall of the main building able to accommodate bin storage and space for a heavy rigid delivery vehicle
- A signage tower up to 9m in height plus two 6m high pylon signs for Carl's Jnr and the Truck Stop and a series of smaller signs on the building and parapets are to be provided

A Stormwater Management System is to be provided in accordance with the applicants Stormwater Management Plan (SMP) prepared by Herriot Consulting. The proposed stormwater system includes an underground drainage network combined with overland flows within the internal roadways, designed to cater for up to a 1% AEP storm. Detention is to be provided through installation of larger pipes on the upstream end. The proposal also includes a series of gross pollutant traps to be maintained by the owner to ensure efficiency and prevention of spillage of hydrocarbons, including grease and oils, into the public stormwater system.

BACKGROUND:

The subject land was the site of the Hungry Jacks Restaurant. The building has been demolished to make way for the proposal. A previous application for a petrol filling station, shop, fast food restaurant, truck park, carparking, acoustic wall, signage, fencing and landscaping received planning consent on the 26th of June 2018 for the subject land and had an extension of time until December 2024.

A small amount of native vegetation was found on the site comprising two patches of Nitre Bush covering approximately 300sqm and comprising a level 1 clearance requiring payment of an offset fee of $500.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 2 AUGUSTA HWY PORT AUGUSTA SA 5700

Title ref.: CT 6138/246	**Plan Parcel:** F10104 AL58	**Council:** PORT AUGUSTA CITY COUNCIL

The subject land has an area of approximately 0.8ha, has a curvilinear shape, has frontage to the Augusta Highway on the northern side, Russell Avenue on the western side, and Edinburgh Terrace on the eastern side. The subject land has a relatively low lying and flat topography.

Locality

The locality has a mixed land use character with residential to the south and west, and commercial to the east and northwest across the highway. A Salt Lake (Sabka) is situated on the northern and southern sides of the highway.

The subject land is in the Employment Zone (EZ) and adjoins the Suburban Neighbourhood Zone (SNZ) to the south and west.

Consent Required:

Planning Consent

Category of Development:

Category of Development:

- **Per Element:**
  Workers' accommodation: Code Assessed - Performance Assessed
  Retail fuel outlet: Code Assessed - Performance Assessed
  Shop: Code Assessed - Performance Assessed
  Restaurant Advertisement: Code Assessed - Performance Assessed
  Fences and walls
  Fence: Code Assessed - Performance Assessed

- **Overall Application Category:**
  Code Assessed - Performance Assessed

- **Reason:**
  P&D Code

PUBLIC NOTIFICATION

Public consultation was undertaken and two representations were received.

Reason for Notification
The proposal is for a retail fuel outlet and restaurant on land adjacent to a site used for residential purposes or land in a Neighbourhood-type Zone.

List of Representations

No of representation	Name	Address	Issues	Request to be heard
1.	David Versteeg	POB 511 Port Augusta	• Previously used as 24hr fast food outlet • Currently an eyesore and would benefit from the development proposed • Supports the proposal	No
2.	Wayne Strawbridge	11 Mcleay St. Port Augusta	• Congestion by traffic exiting via Edinburgh St • Insufficient surface for vehicles merging onto overpass • Government should consider increasing road surface to four lanes.	No

Applicant's Response

A detailed assessment of traffic and parking matters was prepared by MFY which indicated clearly that additional traffic volumes generated from the development can be readily accommodated on Augusta Highway and surrounding road network.
Redesign of the existing splitter island for traffic turning from Edinburgh Terrace would improve sightlines and site access.

The proposal was referred to the Commissioner of Highways who supported the application. As such the proposal does not offend the relevant traffic and parking outcomes sought by the code.

AGENCY REFERRALS

Commissioner of Highways

The application was referred to the Commissioner of Highways in accordance with Section 221 of the PDI Act 2016. The property abuts the Augusta Highway which is a proclaimed restricted access road and is a major traffic route and both a primary freight route and tourist route. It is a gazetted route for PBS level 3A vehicles up to 36.5metres in length.

DIT supports the proposed access arrangements, and all roadworks proposed for Augusta Highway and Edinburgh Terrace.

DIT advises that they have funded a project to address localised drainage issues and the applicant has been engaged to discuss alterations to the design to match in with the proposed access arrangements.

DIT advises that the stormwater system has limited capacity, and detention will be required to maintain predevelopment flow rates.

Given proposed modifications to the Side Entry Pit (SEP) and the need to cater for on site drainage DIT requires the applicant to update the SMP and undertake Drains Modelling to match in with the DIT design for the intersection.

DIT has also recommended Council adopt appropriate conditions for the illuminate signage suggesting the following:

- Signage shall not contain any element of LED or LCD display, except for the fuel prices on the pylon sign. The fuel prices shall be white characters on a black background.
- Signage shall not flash, scroll, move or change, with the exception of the LED fuel price signs, which may change on an as-needs basis. The signs shall not include or imitate a traffic control device in any way.
- Signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Accordingly, illuminated signage visible from the arterial road network shall be limited to a low level of illumination (i.e., < 150Cd/m2), except in the case of electronic signage, which shall be limited to the following stepped luminance levels:

Ambient Conditions	**Sign Illuminance Vertical Component (Lux)**	**Sign Luminance (Cd/m2) Max**
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	200
Night	<4	150

DIT has recommended 8 conditions and a note seeking to implement their issues and solutons.

Environment Protection Authority

Referral to the Environment Protection Authority (EPA) was for advice in relation to Petrol Stations.

A separation distance of 50m applies to the distance between fuel bowsers and the nearest sensitive receptor being a dwelling and the proposal meets this requirement.

The applicant has also confirmed that both Stage 1 Vapour Recovery System (VR1) and VR2 vapour recovery systems will be installed to reduce emissions. The latter reduces vapours at the bowser and the former minimises emissions from the fuel storage tanks. The applicant has confirmed that both systems will be installed which will satisfy the EPA.

In relation to water quality the EPA is satisfied that the stormwater management details including oil/water separation device will be satisfactory and have addressed the matter by condition.

The applicant has confirmed that all underground storage tanks and fuel dispensers will be double walled, fitted with a leak detection system, and designed and installed in accordance with the relevant Australian Standard.

The EPA supports the application and has directed the relevant conditions and notes be applied.

Internal Referrals

- Janine Hugo
- Isireli Koyamaibole
- Francene OConnor

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

Question of Seriously at Variance

The proposed development comprises construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretaker suite, acoustic wall and landscaping. It is located in the Employment Zone where Development of this nature is appropriate on the subject land particularly adjacent to a major public transport route.

As such the proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

Employment Zone

Land Use Suitability

The question of land use suitability has been considered in the assessment of the previous application and in the current planning report from Future Directions. I agree with the proponent's planning consultants that the proposal is generally consistent with Performance Outcome 1 for the Employment Zone which reads as follows:

PO 1.1 *A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity*

The proposal seeks to minimise emissions by installing the appropriate stormwater interception devices for fuels, oils, and gases as required by the EPA, and seeks to control noise emissions by erecting a 3m to 4.5m high acoustic wall around the three sides of the site facing potential sensitive receptors.

Further to the suitability question is the listing of Advertisement, Retail Fuel Outlet, and Shop in Deemed to Satisfy/Designated Performance Feature (DTS/DPF) 1.1.

The convenience store component plus the Subway restaurant can be included in the definition of Retail Fuel outlet defined as follows:

Retail Fuel Outlet
Means land used for:

(a) the fuelling of motor vehicles involving the sale by retail of petrol, oil, liquid petroleum gas, automotive distillate and any other fuels; and
(b) the sale by retail of food, drinks and other convenience goods for consumption on or off the land; and

both are operated as and constitute one integrated facility where on-site facilities, systems and processes, car parking and access and egress are all shared….

The Carls Jnr restaurant is regarded as operating independent of the remaining retail fuel outlet notwithstanding the sharing of carparking and access and falls into the definition of shop. As with Retail Fuel Outlet, shop is also envisaged by DTS/DPF 1.1 as a possible land use in the Employment Zone. A restaurant also satisfies DTS/DPF 1.2 subsection © and although it is not a standalone facility it also satisfies the intent of DTS/DPF 1.4 in that it is on a site with frontage to a State maintained road.

Although a dwelling is not anticipated in the Employment Zone I believe that this would be a contextually appropriate adjunct to the proposed land use mix.

Built form and Character

The architecturally designed building provides significant visual interest with its variegated appearance and mix of external materials and colours of mainly greys, charcoal and brown finishes plus an extensive glass front. The two parapets including a 9m high tower with AMPM branding and smaller signs on the northeastern side of the building and a lower 6.5m high parapet with illuminated Carl's Jr signage on the northwestern corner of the building creates a balance to the building's mass. The caretaker's suite is on the first floor of the building and has what appears to be an olive-green rendered finish. The building avoids any extensive unbroken monotone walls and has been quite tastefully designed.

Although the building has been well designed, I am concerned at the visual impact of the acoustic wall surrounding much of the property. Whilst landscaping has been proposed to reduce the visual impact of the wall the proposal has it located on Council's verge. As it is clearly necessary to mitigate the visual impact of the wall a section 221 application would be necessary as well as Deed of Agreement to ensure the future maintenance of the landscaping. At the same time an arborist report will be required to ensure that the existing street trees are preserved and do not incur damage to their root zones. I recommend that these matters be the subject of reserved matters attached to a consent.

It is my view that the proposal would meet the requirements of PO's 2.1 and 2.2 provided that the proposed landscaping on the outer side of the acoustic wall be landscaped appropriated and a watering system be installed and maintained by the owner.

Building heights and setbacks

The building façade will be some 36m from the front property boundary and the canopy will be 13.561m from the boundary and the truck canopy will be 7.1m from the side boundary with Edinburgh Terrace. The setback from the front and side property boundaries are generally further back than the setbacks on the adjoining properties. As such the proposal is generally consistent with PO 3.1, DTS/DPF 3.1, PO 3.2, DTS/DPF 3.2, PO 3.3, and DTS/DPF 3.3. The proposal also provides vehicle access to the rear of the property in accord with PO 3.4.

Building heights are variegated reaching up to 9m in the location of the Carl's Jnr parapet. As this forms part of the building, it is in accord with PO 3.5 and DTS/DPF 3.5 (b) which stipulates that the building height should be no higher than 9m.

Landscaping

Under the Development Planning and Infrastructure Act (DPI Act) 2016 a building or structure is defined as being a building as follows:

> ***building*** *means a building or structure or a portion of a building or structure (including any fixtures or fittings which are subject to the provisions of the Building Code), whether temporary or permanent, moveable or immovable, and includes a boat or pontoon permanently moored or fixed to land, or a caravan permanently fixed to land;*

Hence the Acoustic fence is also a building where it is subject to the provisions of the building code which includes all fencing over 2.1m in height. This would include all the acoustic fencing proposed to be erected around much of the perimeter of the property as it involves fencing between 3m and 4.5m in height as a building.

PO's 5.1 and 5.2 address requirements for landscaping firstly to enhance the visual appearance of development when viewed from the road, and secondly to enhance the amenity of the site and locality. As one way to satisfy PO 5.1 DTS/DPF 5.1 (b) requires that where a building is setback less that 3m from a street boundary a landscape area at least 1.5m in width be provided. One way to meet PO 5.2 would be to satisfy DTS/DPF 5.2 by landscaping comprising not less that 10% of the site. Whilst it is unclear whether this will be achieved in the event that verge planting is included it would be likely to satisfy and potentially exceed the 10% rule.

As with other offsite works this should be the subject of a Deed of Agreement between Council and the proponent and potentially also a land management agreement for transferability. The agent for the applicant has confirmed via email that they are willing to enter into such agreement.

Advertisements

The main advertising signs include a six-metre pylon sign located adjacent to the entry only access point on the northeastern end of the site and a six-metre-high Cars Jr sign at the north western egress point. Other signage is proposed on the building consistent with AMPM and Carls Jr branding plus a variety of smaller signage. The proposal generally complies with the requirements for freestanding signs and DTS/DPF 6.1.

Hazards (Flooding Evidence Required) Overlay

As pointed out by the applicant in their RFI response dated 28th of April 2025 the proposal is in accord with DPF 1.1 (a) as the finished floor levels will be at least 300mm above the kerb and therefore should be taken to demonstrate compliance with PO 1.1 of the Overlay. PO 1.1 reads as follows:

> ***PO 1.1*** *Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.*

However, it has been suggested by Council's Development Engineer that the proposal needs to be based on evidence that the stormwater system will not be overloaded in a 1AEP storm surge flood event as provided in more recent flood mapping provided by DEW to cater for sea level rise scenarios. The applicants on the other hand suggest that all they should be required to do is to satisfy DPF 1.1 (a). Confirmation as to the most up to date storm surge flood scenario has not been able to be verified

DIT are recommending that a condition be impose that a final stormwater management plan (including DRAINS modelling) shall be developed in conjunction with DIT. It would be desirable to establish the preferred approach to setting flood levels with DEW prior to undertaking the modelling with DIT.

Illumination

DIT recommended that Council adopt conditions relating to illumination of the site and signs which have been included in the conditions of approval recommended for consideration by the panel.

Carparking and Access

I am satisfied that carparking and access has been adequately addressed by the applicants traffic consultant and DIT.

CONCLUSION

The proposal for a retail fuel outlet for trucks and conventional vehicles, with EV charging and restaurant, plus associated car and truck parking, advertisements, rooftop caretaker residence, acoustic wall and landscaping at 2 Augusta Highway is a code assessed/performance assessed development that required public consultation in the Employment Zone. Two Representation were received, and both were in support of the application.

The proposal is generally consistent with the land use expectations for the Employment Zone. The caretaker suite is a reasonable adjunct to the proposed development as long as its use is in conjunction with the proposed facilities.

The EPA and DIT were consulted and both agencies support the proposal subject to conditions. DIT have recommended conditions in relation to illumination of signage which have been incorporated in the recommended conditions of approval.

The proposal is in accord with the relevant requirements for finished floor levels to be 300mm above the kerb. Drainage will need to be in accordance with the latest upgrade to be undertaken by DIT. Although there is uncertainty about the official State Government level of storm surge flooding to use

in the assessment it is recommended that the current approach which the proposal complies with be adopted until such time as the stormwater policy has been reviewed.

The proponent has agreed to provide an arborist report in relation to the street trees and has indicated their willingness to enter into a Developer Deed in relation to planting on Council's verge plus maintenance and irrigation. These matters are the subject of proposed reserved matters.

The proposal performs relatively well in an assessment against the relevant Code policy and approval is recommended.

RECOMMENDATION

It is recommended that the Upper Spencer Gulf Regional Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

2. Development Application Number 24035468, by Romaldi Group C/Future Urban for the Construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretaker suite, acoustic wall and landscaping at 2 Augusta Highway, Port Augusta is granted Planning Consent subject to the following reserved matters, conditions, and notes:

RESERVED MATTERS

Reserved Matter 1

That a development deed and Land Management Agreement be entered into with the Council prior to final development approval to cover off site works involving landscape planting, installation of a watering system, and ongoing maintenance on the Councils verges to soften the appearance of the acoustic fence.

Reserved Matter 2

That an arborist be engaged to provide advice on measures to minimise damage to the root zone of street trees during construction and guidelines to maximise the survival of the trees following pruning to the satisfaction of Council's Parks and Gardens Manager.

CONDITIONS
Planning Consent

Condition 1

The development granted planning consent shall be undertaken and completed in accordance with the stamped
plans and documentation, except where varied by the conditions below.

Condition 2

Landscaping be undertaken in accordance with the plans approved herein or as varied to the reasonable satisfaction of Council's Parks and Gardens Manager.

Condition 3

An acoustic fence shall be constructed along the perimeter of the property as shown on the plans approved herein and its appearance be softened and screened by landscape planting both internal to the property and on the adjoining verge.

Condition 4

The acoustic fence shall be sealed airtight at all junctions including at the ground. The fencing shall be installed prior to the occupation of the development herein approved and be maintained in good condition tothe reasonable satisfaction of Council.

Condition 5

Noise levels from mechanical plant shall comply with the Noise EPP criteria with appropriate mitigation
measures adopted to the satisfaction of the Manager of Growth and Regulatory Services where appropriate.

Condition 6

According to the Noise EPP, if noise from garbage removal activities exceeds a maximum noise level of 60dB(A) at a noise sensitive receptor it must only occur between 9 am and 7 pm on a Sunday or public holiday and 7 am and 7 pm on any other day.

Condition 7

Acoustic absorption shall be installed to the underside of the truck canopy.

Condition 8

That deliveries to the convenience store shall only be undertaken during daytime hours.

Condition 9

Waste collection and deliveries shall be restricted to the hours of:
• 7 am to 7 pm, Monday to Friday and
• 9 am to 7 pm Sunday and public holidays to the reasonable satisfaction of Council.

Condition 10

Lighting must be in accordance with AS 1158.

Condition 11

All on-site car parking spaces are to be designed, line marked and constructed in accordance with AS/NZ2890.1-2004 “Parking Facilities part 1: Off-street car parking”.

Condition 12

The provision of 27 individually accessible carparks complying with AS2890.1 cat 3 and a single disability carpark complying with AS2890.6f to the satisfaction of Council

Condition 13

The parking areas, manoeuvring areas and access ways thereto are to be sealed with either concrete or asphaltic concrete and be line marked with a suitable line marking paint and those areas shall be maintained in good condition thereafter to the reasonable satisfaction of Council.

Condition 14

That finished floor levels shall be no less that 300mm above the top of the kerb.

Condition 15

Stormwater overflow onto council property Post Development is to be no greater than Pre-Development.

Condition 16

AEP requirements for Urban residential with min Commercial for minor and major systems is to be as follows;

Minor System: 10%AEP (underground)
Major System: 1% AEP (overland flow when minor system is exceeded)

Condition 17

Maximum allowable stormwater discharge to kerb is to be 12L/s at any single kerb outlet. Maximum of 2 kerb
outlets allowable on frontage with a minimum separation of 10m between them.

Condition 18

All Stormwater discharge into Councils stormwater network (including kerb and watertable) is to be treated as per EPA SA guidelines

- Total Gross Pollutants (kg/yr) 100%
- Total Suspended Solids removed (kg/yr) 80%
- Total Phosphorus removed (kg/yr) 60%
- Total Nitrogen removed (kg/yr) 40%
- No visible oil or grease for all flows up to the 3month AEP peak flow
- MUSIC modelling is required to support the water quality improvement performanc

Condition 19

Signage shall not contain any element of LED or LCD display, except for the fuel prices on the pylon sign. The fuel prices shall be white characters on a black background.

Condition 20

Signage shall not flash, scroll, move or change, with the exception of the LED fuel price signs, which may change on an as-needs basis. The signs shall not include or imitate a traffic control device in any way.

Condition 21

Signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Accordingly, illuminated signage visible from the arterial road network shall be limited to a low level of illumination (i.e., < 150Cd/m2), except in the case of electronic signage, which shall be limited to the following stepped luminance levels:

Ambient Conditions	**Sign Illuminance Vertical Component (Lux)**	**Sign Luminance (Cd/m2) Max**
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	200
Night	<4	150

Condition 22

An approval for food premises under the Environmental Health Act is required prior to the commencement of the use approved herein.

Condition 23

Care to be taken at the service and delivery section so that there is no cross contamination between delivered foods and solid waste.

Conditions imposed by Commissioner of Highways under Section 122 of the Act

Condition 24

The access points to Augusta Highway and Edinburgh Terrace shall be constructed as shown on Cheesman Architects, Proposed Site Plan, Drawing No. 24109_SD02, Revision 1 dated 11/9/24 with all vehicle movements consistent with the MFY Traffic Report, reference JML/24-0109 dated 15 October 2024.

Condition 25

All modifications to the Augusta Highway (including the modifications to the Augusta Highway and Edinburgh Terrace intersection conceptually shown on MFY Figure 3) to facilitate access to the development shall be designed and constructed in accordance with DIT Master Specifications, Austroads Guides/Australian Standards and be to the satisfaction of the Department for Infrastructure and Transport (DIT). All costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant. All works shall be completed prior to operation of the development.

NOTE: The applicant shall contact DIT's Asset & Maintenance Manager, Zone 3, Mr Bona Tan on (08) 8648 5243, mobile 0417 767 452 or via email bonaventure.tan@sa.gov.au to obtain approval and discuss any technical issues regarding the required works prior to any detailed design. The developer shall enter a 'Developer Agreement' to undertake the above works.

Condition 26

The access points shall be suitably signed, and line marked to reinforce the desired traffic flow through the site.

Condition 27

Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

Condition 28

All advertising signs shall be located fully on private property with all illuminated signage being installed as shown on Cheesman Architects Drawing No. 24109_SD12 and SD_13 (Revision 1).

Condition 29

All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022 with all commercial vehicle areas being designed and constructed in accordance with AS 2890.2:2018.

Condition 30

A final stormwater management plan (including DRAINS modelling) shall be developed in conjunction with DIT. All drainage infrastructure is to be to the satisfaction of Council and DIT.

Condition 31

Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of Augusta Highway and Edinburgh Terrace. All costs associated with any upgrade/alterations shall be borne by the developer.

Conditions imposed by Environment Protection Authority under Section 122 of the Act

Condition 32

Prior to operation, all fuel storage tanks (apart from diesel and LPG) must be fitted with a Stage 1 vapour recovery system (which includes underground storage tank vent pipes being fitted with a pressure vacuum relief valve) that directs the displaced vapours back into the tank during filling.

Condition 33

Prior to operation, all fuel dispensers (apart from diesel and LPG) must be fitted with a Stage 2 vapour recovery system that directs vapours back into the tank during vehicle refueling.

Condition 34

Stormwater runoff from all hardstand areas of the petrol station (including the refueling and fuel delivery areas) must be managed in accordance with the *Stormwater Management Plan*, prepared by Lelio Bibbo Consulting Engineers, dated 23/09/2024, and the *Stormwater Management Report*, prepared by Herriot Consulting, dated 28/11/2024, and must be directed via grates and grade changes to the Atlan Spillceptor Class 1 full retention oil/water separator that:
a. has a no-bypass function
b. has capacity to contain the spill of least one compartment of the largest fuel tanker to service the site, plus stormwater runoff in the event of rainfall occurring
c. reduces oil content in the outlet to less than 5 milligrams per litre (mg/L) of water at all times (as confirmed by independent third-party scientific testing)
d. will operate effectively in the event of a power failure
e. has high level and maintenance alarms.

Condition 35

Prior to operation, all underground fuel storage tanks must be double-walled and fitted with a leak detection system which is designed and installed in accordance with clause 4.5 of Australian Standard 4897-2008 *The design, installation and operation of underground petroleum storage systems*.

Condition 36

Prior to operation, all fuel lines between the underground storage tanks and fuel dispensers must be double contained and fitted with a leak detection system which is designed and installed in accordance with clause 4.5 of Australian Standard 4897-2008 *The design, installation and operation of underground petroleum storage systems*.

ADVISORY NOTES
Planning Consent

Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act

Advisory Note 1
This property abuts a section of Augusta Highway that was proclaimed as controlled access road on 13 December 1979 pursuant to Part 2A of the Highways Act 1926. Departmental records show that there are no proclaimed means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site.

The application for a permit can be applied for by email to the Commissioner of Highways (via dit.landusecoordination@sa.gov.au) and must include a dimensioned plan showing the new access points, a summary of likely vehicular use and times of day of operation.

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act

Advisory Note 2
The applicant/owner/operator are 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 activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note 3
An environmental authorisation (licence) is required for this development. Before commencing operation, the applicant/operator should contact the Environment Protection Authority on (08) 8204 2058 or email EPALicensing@sa.gov.au for information about the licensing application process and requirements.

Advisory Note 4
The applicant/owner/operator are reminded that any sludge or oily residue collected within the forecourt full retention oil/water separator is required to be removed by an EPA licensed waste transporter to a licensed waste depot.

Advisory Note 5
A licence application may be refused where conditions of Development Approval directed by the Environment Protection Authority have not been complied with.

Advisory Note 6
More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au

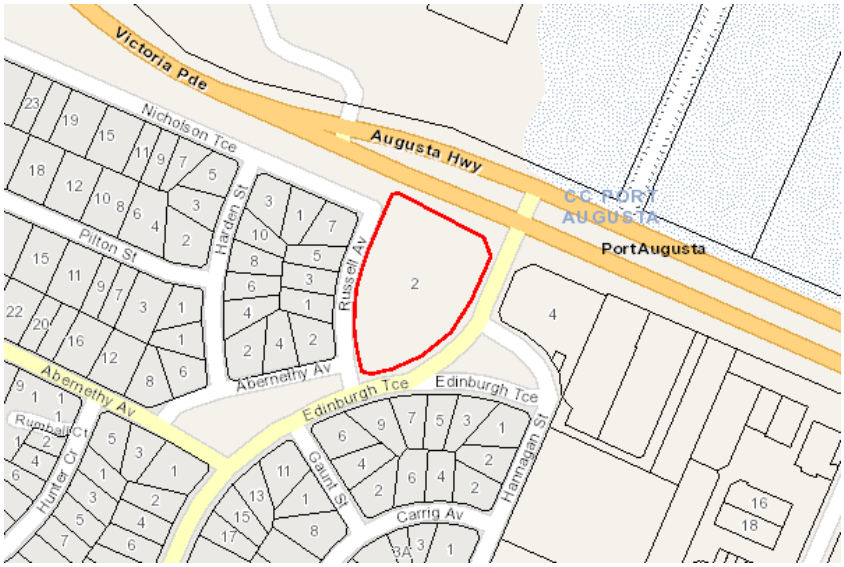
OFFICER MAKING RECOMMENDATION

Name: Henri Mueller
Title: Manager
Date: 27 May 2025

Address: 2 AUGUSTA HWY PORT AUGUSTA SA 5700

APPENDIX 1

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



Property Zoning Details

Zone

Employment

Overlay

Hazards (Bushfire - Regional)
Hazards (Flooding - Evidence Required)
Native Vegetation
Urban Transport Routes

Selected Development(s)

Advertisement

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

Advertisement - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Employment Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Advertisements	
PO 6.1 Freestanding advertisements are not visually dominant within the locality.	DTS/DPF 6.1 Freestanding advertisements: (a) do not exceed 6m in height above natural ground level (b) do not have a face that exceeds $8m^2$.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) temporary public service depot.	Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.

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3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) light industry (c) office (d) motor repair station (e) retail fuel outlet (f) store (g) warehouse.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
5. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
6. Building for the purposes of railway activities.	None specified.
7. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

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8. Railway line.	Except where located outside of a rail corridor or rail reserve.
9. Shop within any of the following: (a) Retail Activity Centre Subzone (b) Roadside Service Centre Subzone.	Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
10. Shop.	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or 3. shop that does not satisfy Employment Zone DTS/DPF 1.2.
11. Telecommunications facility.	Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3.

Placement of Notices - Exemptions for Performance Assessed Development
None specified.

Placement of Notices - Exemptions for Restricted Development
None specified.

Part 3 - Overlays

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
PO 1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into	DTS/DPF 1.1 An application is accompanied by:

account the siting of buildings, access points, bushfire protection measures and building maintenance.	(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.

Procedural Matters (PM) - Referrals

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

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

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			Regulations 2017 applies.

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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

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

	(i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached

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	(c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal

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	(c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
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.

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ATTACHMENT 1

PLANNING REPORT

Retail Fuel Outlet and Restaurant

2 Augusta Highway Port Augusta

Prepared for:
Romaldi Constructions

Date:
16.10.2024

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Proprietary Information Statement

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FUTURE URBAN

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1. INTRODUCTION

This report has been prepared to accompany a development application by Romaldi Constructions ('the Proponent') for the construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping at 2 Augusta Highway Port Augusta ('the site').

The subject site is located within the Employment Zone, as identified by the Planning and Design Code (Version 2024.17 adopted 12 September 2024).

The proposed development is identified as a *Performance Assessed – Code Assessed* class of development within this Zone and is identified as requiring public notification within the Table 5 – Procedural Matters of the Zone.

In preparing this report, we have:

- considered the site and its immediate surroundings;
- identified and subsequently reviewed what we consider to be the most pertinent provisions of the Planning and Design Code ('the Code');
- had regard to the *Planning, Development and Infrastructure Act 2016* ('the Act') and to the *Planning, Development and Infrastructure (General) Regulations 2017* ('the Regulations');
- had regard to the certificate of title in **Appendix 1**;
- examined the architectural drawings in **Appendix 2**;
- reviewed and summarised the key findings of the:
  - hydraulic civil drawings prepared by TMK in **Appendix 3**;
  - traffic and parking report prepared by MFY in **Appendix 4**;
  - environmental noise assessment prepared by Sonus in **Appendix 5**;
  - lighting modelling report, in **Appendix 6;**
  - landscaping plan by Oxigen in **Appendix 7**;
  - Construction Environmental Management Plan (CEMP) by TMK in **Appendix 8**;
  - Stormwater Management Plan (SMP) by Lelio Bibbo in **Appendix 9**; and
  - Native Vegetation Declaration in **Appendix 10**.

This report contains our description of the site, its surroundings and the proposal, and our assessment of the proposal against what we consider to be the most relevant provisions of the Code.

2. SPATIAL ATTRIBUTES

2.1 Subject Site

The subject site consists of an irregular shaped allotment, formally described as Allotment 58 on Certificate of Title 6138/246, and commonly known as 2 Augusta Highway, Port Augusta. The allotment to which we refer:

- is bound by Augusta Highway to the north, Edinburgh Terrace to the east and southeast and Russell Avenue to the west and southwest;
- has a primary frontage to Augusta Highway;
- provides vehicle access via the eastern and western roads;
- is largely devoid of vegetation;
- comprises relatively flat topography;
- previously was established as a fast food restaurant; and
- is unencumbered by easements.

A copy of the certificate of title is enclosed at **Appendix 1**.

3. LOCALITY

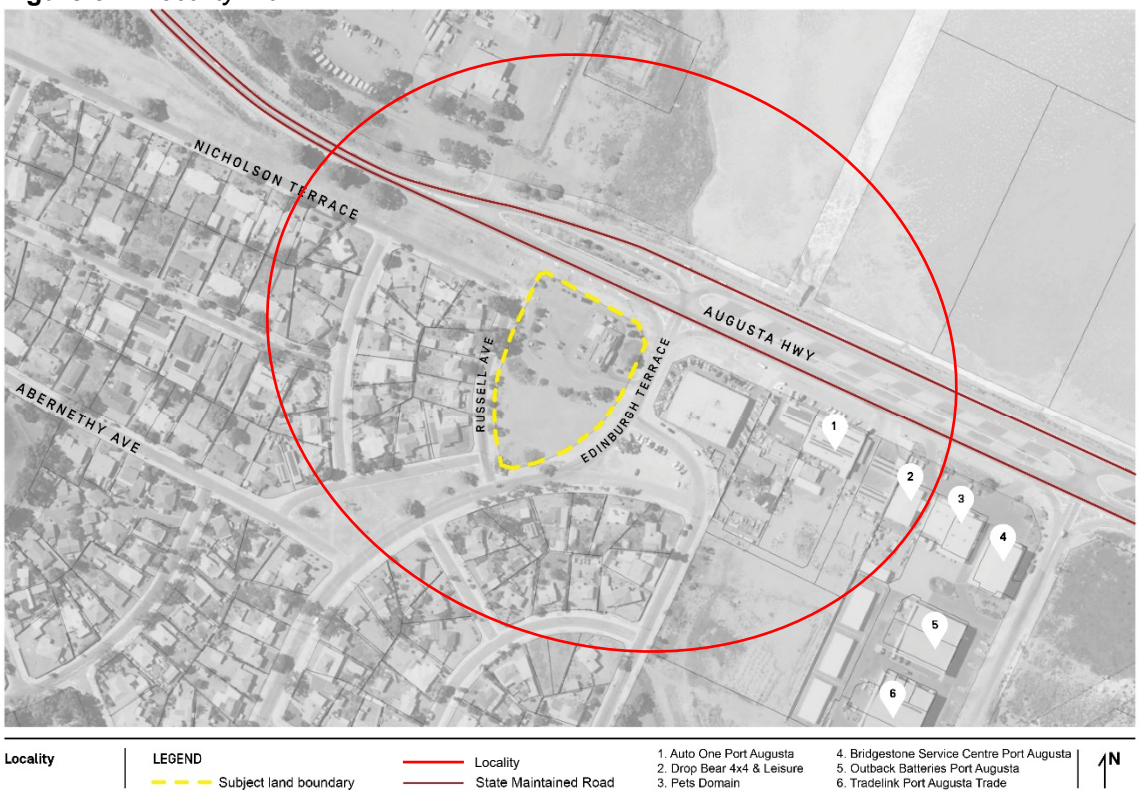
Whilst considering the subject site and its surroundings, we noticed, amongst other things, that:

- the locality comprises of a range of established uses, including residential, motor vehicle showroom and service trade to the south of the Augusta Highway, the Augusta Lakes salt-lake system and associated low lying vegetation to the north with the Augusta Highway providing a notable east-west linear element;
- the land to the south and west is zoned Suburban Neighbourhood, to the east, north and northwest Employment and to the northeast Conservation Zone;
- the subject site is located adjacent a car dealership (motor vehicle showroom) and ancillary car parking area to its north and eastern boundaries;
- existing built form in the locality is varied and comprises predominantly commercial buildings to the east and residential to the west; and
- Council verges are informally landscaped.

The subject site in relation to its immediate surroundings, is captured in **Figure 3.1** and **Figure 3.2** overleaf.

Figure 3.1 *Subject Site*

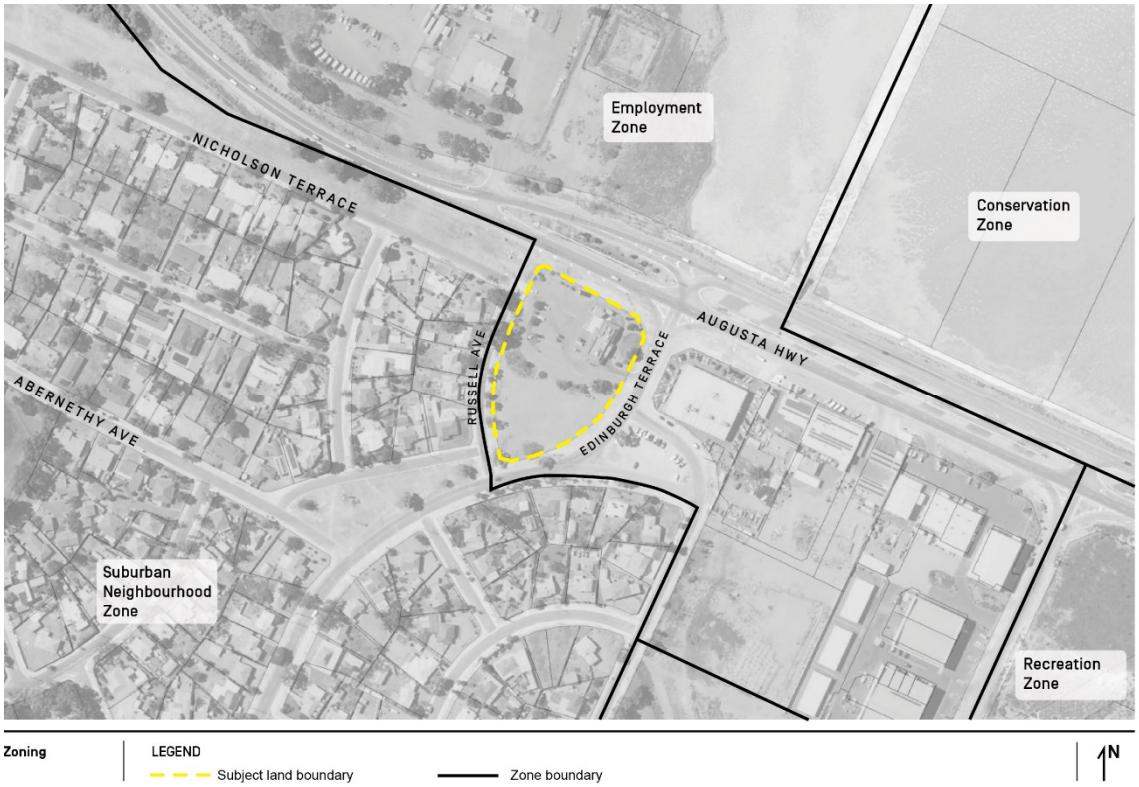
Figure 3.2 *Locality Plan*



4. ZONING

The subject site is situated within the Employment Zone as shown in Figure 4.1 below, with the adjacent Conservation Zone and Suburban Neighbourhood Zone evident.

Figure 4.1 *Subject Site Zoning*



The site is also within the following Overlays:

- Hazards (Bushfire - Regional);
- Hazards (Flooding - Evidence Required);
- Native Vegetation; and
- Urban Transport Routes.

5. PROPOSED DEVELOPMENT

The Proponent seeks to obtain planning consent from the Upper Spencer Gulf Regional Assessment Panel (or delegate thereof) for the construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping.

More specifically, the proposed development comprises the following:

- a retail fuel outlet, including:
    - two covered filling areas for trucks and light vehicles;
    - EV charging points and associated bays and canopy;
    - a two storey building incorporating a petrol filling point of sale and convenience store retail facility with associated back-of-house storage facilities, a Subway, and to the rear a restaurant comprising Carl's Jr family restaurant with associated drive-through facilities comprising food preparation, point of sale and customer seating;
    - an upper level providing a caretakers suite
- signage including;
    - Carl's Jnr Pylon signage;
    - Carl's Jnr Drive directional signage;
    - Truck stop pylon sign;
    - Branding pylon tower (incorporated into the building and inclusive of am/pm, Carl's Jr, and Subway);
    - Various parapet and canopy signage;
- bin enclosures and storage areas;
- thirty-six (36) car parking bays including one (1) disability access parking bays and four (4) electric charging bays;
- three (3) delineated truck parking bays;
- a caretakers suite;
- acoustic fencing; and
- landscaping.

The proposal is summarised in further detail below and depicted across the compendium of architectural drawings at **Appendix 2**.

It is also noteworthy that consent has previously been granted for a petrol filling station, shop, fast food restaurant, truck park, car parking, acoustic wall, signage, fencing and landscaping within DA 660/119/2018.

Development Application 660/119/2018 was granted an extension of time with the date of expiry being extended to 9th December 2024, therefore a valid consent for a commensurate development exists for the land.

5.1 Land Use

The proposed land uses and elements forming part of this application are considered to include:

- retail fuel outlet;
- shop (restaurant);
- advertisement
- fencing (acoustic wall); and
- other – caretakers residence.

In our opinion, the proposed Subway is incorporated into the retail fuel outlet which falls within the land use definition of a 'retail fuel outlet' provided in Part 7 of the Planning and Design Code, which states (with our underlining):

> *"**Retail fuel outlet** means land used for:*
>
> *(a) the fuelling of motor vehicles involving the sale by retail or petrol, oil, liquid petroleum gas, automotive distillate and any other fuels; and*
>
> *(b) the sale by retail of food, drinks and other convenience goods for consumption on or off the land; and*
>
> *both are operated as and constitute one integrated facility where on-site facilities, systems and processes, car parking and access and egress are all shared.*
>
> *The use may also include one or more of the following secondary activities:*
>
> *(c) <u>the washing and cleaning of motor vehicles</u>*
>
> *(d) <u>the washing of other equipment or things including dogs and pets…"</u>*

The Carl's Jnr will have the ability to operate with separate on-site facilities, systems and processes, therefore the proposed Carls Jnr restaurant is considered to constitute a 'shop', in accordance with the land use definition in Part 7 of the Code, which states:

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

The caretakers suite is to provide the operators with flexibility in accommodation for predominately area managers who are currently based in Adelaide and visit regional outlets.

5.2 Built Form and Design

5.2.1 Siting

The siting of the proposed buildings has been informed by the required vehicle access and manoeuvring arrangements.

The siting of each building can be summarised as follows:

- The light vehicle fuel canopy will be setback 13.561 metres from the Augusta Highway boundary;

- The AMPM building will be setback 38.651 metres from the Augusta Highway boundary and 31.143 metres from the Edinburgh Terrace boundary;
- The truck canopy will be setback 7.11 metres from the Edinburgh Terrace boundary; and
- The Carl's Jnr building will be located 19.676 metres from the Russell Avenue boundary.

5.2.2 Building Height

The maximum building heights are noted:

- 9.0 metres to the top of the signage tower;
- 6.5 metres to the top of the Carl's Jnr parapet;
- 7.6 metres to the top of the level 1 parapet;
- 5.9 metres to the top of the truck bowser canopy;
- 5.9 metres to the top of the light vehicle bowser canopy;
- 3.6 metres to the top of the EV charging canopy;
- 3.2 metres to the top of the drive thru canopy;
- 6.0 metres to the top of the Carl's Jnr pylon sign; and
- 6.0 metres to the top of the truck stop signage pylon.

5.2.3 External Materials

The proposed fuel canopy contains an external colour palette primarily consisting of grey tones along with orange, red and white detailing, Colours reflect the corporate colour scheme for "AMPM", a well-known retail fuel outlet brand in South Australia. The building will be assembled from contemporary yet robust materials that comprise a low light reflective nature.

The external materials are further detailed on the architectural drawings at **Appendix 2**.

5.3 Car Parking

The proposed parking areas will comply with the requirements of Australian/New Zealand Standard Parking facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004), in that 90° parking spaces will be 2.6 m wide and either 5.4 m long, or 4.8 m long overhanging paved areas or low-lying landscaping; and parking aisles will have a minimum width of 6.2 m.

Two additional parallel parking spaces will be provided adjacent the air and water outlet facilities will be more than 6.6 m long and 2.1 m wide.

One parking space will be provided for people with disabilities and will be designed in accordance with the Australian/New Zealand Standard Parking facilities Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6:2022), in that the space will be 2.4 m wide and 5.4 m long adjacent a similarly sized shared area.

A total of thirty-six (36) car parks have been accommodated on-site, at-grade for the visitors, patrons and staff of the petrol filling station and proposed new restaurant. This is in addition to the areas likely to be utilised for parking by patrons such as adjacent the petrol bowsers and car wash.

More specifically, the onsite car parking for the proposed development is distributed as follows:

- eight (8) car parking spaces are located on the subject land adjacent the Edinburgh Terrace and Augusta Highway intersection;
- fourteen (14) spaces are located adjacent the AMPM and Carl's Jnr building;

- five (5) spaces will be provided directly opposite the EV charging bay;
- four (4) spaces will be provided within the EV charging bay;
- five (5) additional spaces provided for staff to the south of the site;
- two (2) parallel spaces provided adjacent the air and water outlets' and
- three (3) delineated truck parking spaces.

5.4 Vehicle Access

The proposed access arrangements will be consistent with those previously endorsed by DIT, with an ingress from and egress to Augusta Highway and a two-way access on Edinburgh Terrace. The existing access on Russell Avenue will be closed.

Like the previous proposal, the works will include modifications to the size and alignment of the triangular island between drivers turning left and right from Edinburgh Terrace to Augusta Highway,

A Traffic and Parking Report has been prepared by MFY and is at **Appendix 4**.

5.5 Deliveries and Waste Management

The proposed development will require access by service vehicles for refuse collection and loading, and deliveries. The largest vehicle anticipated to access the site for these purposes is a 12.5 m Heavy Rigid Vehicle (HRV), which will service the development within a service yard adjacent the proposed building.

All delivery and refuse vehicles will be capable of entering and exiting the site in a forward motion.

Fuel and other deliveries are to be restricted to the hours between 7:00 am and 10:00 pm. Rubbish collection is to be restricted to the hours of 9:00 am until 7:00 pm on a Sunday or a public holiday, and 7:00 am and 7:00 pm on any other day as recommended in the Environmental Noise Impact Assessed prepared by Sonus at **Appendix 5**.

Deliveries and refuse collection are detailed further within the Traffic and Parking Report prepared by MFY at **Appendix 4**.

5.6 Hours of Operation

Operating times for the retail fuel outlet and restaurant will be 24 hours a day, seven days a week.

5.7 Landscaping

Landscaped areas have been provided throughout the site within the Oxigen landscape plan in **Appendix 7.** A total of 1549 plants are specified to be planted throughout the perimeter and internal to the site.

5.8 Advertisement

Advertising displays (signs) are proposed as part of the development application and will be visible from the surrounding roads. The proposed advertising is provided within the architectural plans (refer **Appendix 2**).

5.9 Stormwater Management

A Stormwater Management Plan has been prepared by Lelio Bibbo and is attached as **Appendix 9**.

5.10 Standard EPA Requirements

The application will be referred to the EPA pursuant to Schedule 9 of the Regulations.

In anticipation of this referral, the following measures will be implemented by the applicant to ensure compliance with the EPA's standard requirements for an application of this nature, including:

- all underground fuel storage tanks (apart from diesel and LPG) will be fitted with a stage 2 Vapour Recovery System (which includes, underground storage tank vent pipes fitted with a pressure vacuum relief valve) that directs the displaced vapours back into the tank during filling;
- all underground fuel storage tanks and fuel lines between the underground storage tanks and fuel dispensers will be double-walled and fitted with a leak detection system designed and installed in accordance with clause 4.5 of the Australian Standard 4897-2008 The design, installation, and operation of underground petroleum storage systems;
- all stormwaters will be collected and diverted to a Class 1 separation and treatment device, such as a SPEL Puraceptor (or equivalent) prior to discharge to the Council's stormwater infrastructure. The Puraceptor Class 1 has the capacity to receive fuel spills as well as stormwater runoff with oil separator and alarm system with remote monitoring in the event of a leak; and
- all sludge within the Puraceptor Class 1 retention / oil separator will be removed by a licensed EPA waste transporter to a licensed depot.

6. PROCEDURAL MATTERS

At the time of preparing this report, the relevant version of the Planning and Design Code was gazetted and subsequently consolidated on V2024.18 (10 October 2024). Due to amendments, the version of the Code used to prepare this report may not be the relevant version at the time of lodgement of the application. To the extent of any inconsistency, the version of the Code at the time of lodgement will be relevant for the processing and assessment of the application.

6.1 Assessment Pathway

The application is Code Assessed – Performance Assessed by virtue of not comprising an accepted, deemed to satisfy or restricted class of development within the zone.

6.2 Public Notification

Pursuant to section 107(6) of the Act, the Planning and Design Code may exclude specified classes of development from the requirement to undergo public consultation. Accordingly, Table 5 of the Employment Zone provides the following:

Table 6.1 *Table 5 – Procedural Matters (excerpt)*

Class of Development (Column A)	Exceptions (Column B)
(2) Any development involving any of the following (or of any combination of any of the following): …(a) advertisement	Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
(3) Any development involving any of the following (or of any combination of any of the following): …(e) retail fuel outlet	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4 (d) Fence	None specified
(7) Shop	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. or 2. shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or shop that does not satisfy Employment Zone DTS/DPF 1.2.

The subject site is located adjacent to the Suburban Neighbourhood Zone where sites and land are used for residential purposes.

Accordingly, we submit that the proposed development will require public notification in accordance with Section 107(3) of the Act.

6.3 Relevant Authority

Pursuant to Section 93(1)(b) of the Planning, Development and Infrastructure Act 2016 (the 'Act'), the Upper Spencer Gulf Regional Assessment Panel is the relevant authority for the assessment and determination of the application.

6.4 Referrals

Pursuant to Schedule 9 of the Regulations, a referral is required to the:

- The Chief Executive of the Department of the Minister responsible for administering the *Petroleum and Geothermal Energy Act 2000*.
- Environment Protection Authority (EPA) due to the storage and retail sale of petroleum products.

7. ASSESSMENT AGAINST PLANNING AND DESIGN CODE

The applicable policies include Desired Outcomes (DOs) which *"automatically apply in relation to a performance assessed development"* and Performance Outcomes (POs). It is also worth noting that some POs have a standard outcome that is considered to satisfy the corresponding PO, referred to as Designated Performance Features (DPFs). The Rules of Interpretation within Part 1 of the Code state the following in relation to DPFs (underlining our emphasis):

> *"A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but <u>does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion to determine that the outcome is met in another way,</u> or from the need to assess development on its merits against all relevant policies."*

As a result of the above, the assessment below focusses on the applicable DOs and POs and may only refer to the DPF in instances where it assists in the exercise of discretion.

7.1 Land Use

The Desired Outcome (DO) 1 and Performance Outcome (PO) 1.1 of the Employment Zone state:

> ***DO 1*** *<u>A diverse range</u> of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and <u>business activities</u>.*
>
> ***PO 1.1*** *A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community <u>that do not produce emissions that would detrimentally affect local amenity</u>.*

The proposed retail fuel outlet and restaurant with associated car parking, advertisements, caretakers residence and landscaping considered to increase the diversity of business activities within the immediate locality, that will ultimately increase the service offerings to the local community and increased employment opportunities.

Regarding the underlining above, it is our opinion that the proposed development would not produce emissions that would detrimentally affect local amenity by way of noise or vapour emissions. Noting that the site is not located adjacent any existing sensitive receivers and appropriate measures will be put in place to mitigate adverse noise emissions and vapour, which is discussed further in this report, to ensure the amenity of future residential, and the locality generally, is appropriately protected. Therefore, the proposed land uses are considered to meet DO 1 and PO 1.1 above.

Moreover, the corresponding DPF (DPF 1.1) for the Employment Zone also specifies that advertisements, shops and retail fuel outlets are all envisaged types of development within this Zone.

To this end, we are of the view that the proposed land use mix is consistent with the development outcomes sought for the Zone.

In considering the caretakers accommodation, this will offer flexible accommodation for predominantly areas managers who visit the site for the short term to assist with the ongoing management of the building.

7.2 Built Form and Character

The Zone advises the following in relation to built form and character:

> ***PO 2.1*** *Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.*

PO 2.2 *Building façades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:*

(a) using a variety of building finishes

(b) avoiding elevations that consist solely of metal cladding

(c) using materials with a low reflectivity

(d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.

The proposal has been designed to incorporate a high level of visual interest consisting of windows, a range of colour choices caried building height, all of which to add greater visual interest to the currently open area.

The materials chosen are also of a low-light reflective nature. On this basis, we consider the proposed development to meet the intent of POs 2.1 and 2.2 above.

7.2.1 Siting

The site in “open” to Augusta Highway and screened via the acoustic fence and landscaping to the east, south and west. We submit the overall siting of the proposed development is appropriate given:

- there will be a negligible impact upon the adjoining State Maintained Roads (PO 1.1 of the Major Urban Transport Routes Overlay);
- the provision of landscaping will assist to enhance the appearance of the development when viewed from the street, as sought by Zone PO 3.2; and
- vehicle access to the site for deliveries and maintenance vehicles will be provided (Zone PO 3.3).

7.2.2 Building Height

The relevant performance outcome (PO 3.5) of the Employment Zone envisages building heights that are generally low-rise to complement the established streetscape and local character noting the corresponding DPF 3.5 recommends building heights not greater than 2 building levels and 9 metres in height.

The proposed buildings satisfy Zone PO 3.5 in that they are all low-rise and do not exceed nine metres in total height.

7.3 Interface between Land Uses

The relevant performance outcomes of the Interface between Land Uses policies seek to minimise interface impacts to sensitive receivers through land use impacts, noise, overshadowing, vibration, air quality, light spill, solar reflectivity and glare.

To determine the noise impacts, Sonus have a provided an environmental noise assessment at **Appendix 5** that assessed the potential noise impacts of the proposed development to any nearby sensitive uses.

Based upon their assessment and predicted noise levels, the proposed 24/7 operations including consideration of mechanical plant, vehicle movements and car park activity, use of the drive through, deliveries to the facilities and rubbish collection from the site will not result in any adverse noise impacts to any nearby sensitive receivers during night and day time operations meeting POs 1.2, 2.1, 4.1 and 4.2 of Interface between land uses.

Sonus have recommended acoustic treatment measures for the site and will result in the proposal's compliance with the *Environment Protection (Noise) Policy 2007* criteria.

Outdoor lighting, as provided within **Appendix 6** is to be installed for the use of the storage facility during night time hours. Any lighting is to be in accordance with *Australian Standard 4282 – 1997 'Control of the obtrusive effects of outdoor lighting'* to ensure there is no unreasonable light spill to adjoining properties or the amenity of the locality as sought by POs 6.1 and 6.2 of Interface between Land Uses. The lighting modelling report confirms that the modelled maximum spill on all boundaries for external lighting based on the included lighting layout and type complies with the criteria outlined in AS4282:2023.

The modelled illumination level on ground plane on the proposed carpark and circulating space based on the above lighting layout and type complies with the criteria outlined in AS1158.3.1

7.4 Waste Management

In line with the acoustic report, waste will be collected on site only between the hours of 9:00am and 7:00pm on a Sunday or public holiday, and 7:00am and 7:00pm on any other day.

The bin storage areas provided to the Carl's Jr and retail fuel outlet will be concealed from view and located behind perforated roller doors and Colorbond fencing to reduce any negative visual impacts in accordance with PO 1.5 from the Design module.

7.5 Traffic, Access and Car Parking

The Transport, Access and Parking Module of the Code provides guiding policy that seeks to ensure development is sited and designed appropriately to provide the following:

- safe and convenient vehicle access;
- separation of industrial and service vehicle movements and loading areas from passenger vehicle car parking areas;
- loading, unloading and vehicle turning accommodated wholly within the site;
- adequate vehicle site lines at vehicle crossovers;
- crossovers located to avoid conflicts with street trees and infrastructure;
- sufficient vehicle parking in accordance with *Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements;* and
- vehicle parking and loading areas that are appropriately located and design to minimise the impact on public roads.

A Traffic and Parking Assessment has been prepared by MFY for the development, report at **Appendix 4**. The Traffic and Parking Assessment concludes:

- given that 36 parking spaces will be provided throughout the site, the parking requirements of the Planning and Design Code are satisfied;
- the proposal will be provided with appropriate access for anticipated vehicles and internal road network;
- the proposal has been designed to enable all vehicles to enter and exit the site in a forward direction;
- all car parking areas can be provided in accordance with the relevant Australian Standards;
- the level of traffic associated with the proposal can be accommodated on Augusta Highway and the surrounding road network.

In response to the relevant Code policies (above), the proposed development provides:

- limited design elements adjacent the public and internal road boundaries as to not restrict vehicle sight lines (PO 2.1 and PO 2.2);
- sufficient space on site to allow queuing of vehicles awaiting refuelling and drive through, avoiding traffic hazards on the adjacent road network (PO 3.1);
- car parking that has been separated from commercial vehicle manoeuvring areas in line with the recommendations of the relevant Australian Standards to ensure efficient and safe vehicle movements and minimise potential conflict (PO 1.3);
- the car parking area that will meet the requirements of the *'Australian/New Zealand Standard for Parking Facilities – Part 1: Off-Street Car Parking (AS/NZS 2890.1:2004)* for two-way vehicle movements (PO 6.1);
- car parking areas are acoustically and visually screened from sensitive receivers (PO 6.2); and
- service and delivery movements are capable of being safely and conveniently undertaken on site (PO 6.6).

7.6 Lighting

There are several provisions in the Code that promote the personal safety of people by using adequate lighting and passive surveillance. In this instance, lighting is proposed to provide safe operating areas and to act as a visual deterrent for vandalism and crime.

Lighting does not constitute development. Notwithstanding, the external lighting systems associated with the proposed development has been designed to comply with the Australian Standards.

TMK Consulting Engineers were engaged to provide an outdoor lighting assessment report and this is provided within **Appendix 6**.

7.7 Landscaping

Landscaping is provided throughout the site and along the site boundaries to enhance the overall street view and amenity, especially from what is currently existing on site, as sought by Zone PO 5.1.

Landscaping within these spaces will (Design module PO 3.1):

- help minimise heat absorption;
- enhance the appearance of the streetscape;
- maximise stormwater infiltration; and
- contribute to biodiversity.

7.8 Advertisements

Advertisement signs are affixed to the proposed *AMPM* and *Carl's Jnr* building and are well integrated and compatible with the overall building design, satisfying PO 1.1 of the Advertisements module by virtue of:

- not rising above the eave height of the building or are attached to the roof;
- comprising a design that complements the architectural form and colours of the building;
- the contents of the signs relate to the legitimate use of the site satisfying PO 3.1; and
- the size and scale of each sign will not dominate the appearance of each building facade.

In addition, the proposal includes two freestanding pylon signs adjacent the road frontage that are appropriate based on:

- the pylon signs do not exceed 6 metres in height as envisaged by Zone DPF 6.1, and will not be visually dominant;
- they are co-ordinated with and complement the architectural form and design of the building they are to be associated with;
- well under the building height of up to 9 metres that are generally envisaged on the site pursuant to Zone DPF 3.5;
- when considered with all advertising proposed, will not result in the proliferation of advertisements throughout the locality, visual disorder, and clutter along the surrounding road frontages.

Furthermore, the proposed illuminated advertising displays are not to incorporate an excessive level of illumination, moving/changing displays, or flashing lights to result in an unreasonable distraction to road users as discussed in the preceding section of this report.

Accordingly, the proposed advertisements satisfy POs 4.1, 5.2 and 5.4 of the Advertisements section.

7.9 Overlays

7.9.1 Hazards (Bushfire – Regional)

The Overlay seeks development to responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.

The development is designed to facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger and designed to reduce the potential for trapping burning debris against or underneath the building or structure,

7.9.2 Hazards (Flooding – Evidence Required)

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

PO 2.1 of the Overlay seeks to prevent the entry of flood waters where the entry of flood waters into a building will likely result in undue damage or compromise ongoing activities within a building. The FFL of 3.95 is typically greater than 300mm above the TOK.

Accordingly, we are of the opinion that the proposal meets the expectations of the Hazards (Flooding – General) Overlay.

7.9.3 Urban Transport Routes

The intention of the Overlay is principally concerned with the safe and efficient operation and access (as listed within the DTS/DPF criteria and Procedural Matters) along Major Transport Routes i.e. State Maintained Roads.

A detailed traffic report has been provided within **Appendix 4** and having regard to their expert opinion, it is notable that Urban Transport Routes Overlay provisions are achieved.

8. CONCLUSION

We have concluded from our assessment of the proposal that it is deserving of consent.

In support of our conclusion, we wish to highlight that:

- the proposed land uses are envisaged within the Zone;
- the height and external appearance of the proposed building and structures are entirely acceptable;
- acoustic measures are proposed to minimise impact on future residential development;
- all expected vehicles will be able to enter and exit the site in a forward direction;
- more than the recommended number of on-site car parking spaces will be provided;
- the traffic that is likely to be generated by the proposed development is unlikely to have an adverse impact on the operation of the surrounding road network; and
- the free-standing corporate advertisements that are to be erected will convey the name of the prospective operators of the integrated complex and relate, therefore, to the intended use of the site.

APPENDIX 1. CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 6138 Folio 246

Parent Title(s) CT 5482/364

Creating Dealing(s) DDA 12113974

Title Issued 26/05/2014 **Edition** 3 **Edition Issued** 07/12/2018

Estate Type

FEE SIMPLE

Registered Proprietor

ANDRASH COMMERCIAL PORT AUGUSTA PTY. LTD. (ACN: 625 345 486)
OF CARE 55 HENLEY BEACH ROAD MILE END SA 5031

Description of Land

ALLOTMENT 58 FILED PLAN 10104
IN THE AREA NAMED PORT AUGUSTA
HUNDRED OF DAVENPORT

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13026615	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 31

Administrative Interests NIL

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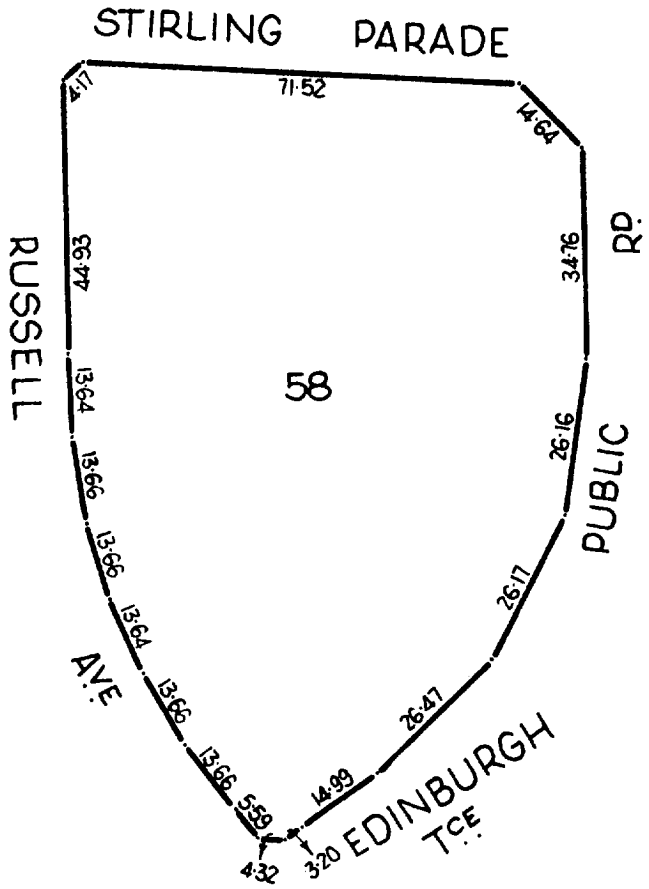

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APPENDIX 2. ARCHITECTURAL PLANS

AMPM TRUCK STOP RETAIL & AMENITIES - AUGUSTA HIGHWAY. PORT AUGUSTA

ARCHITECTURAL DRAWINGS SD	
Sheet No.	**Sheet Name**
SD01	COVER SHEET
SD02	PROPOSED SITE PLAN
SD03	GROUND FLOOR PLAN
SD04	LEVEL 1 FLOOR PLAN
SD05	REFLECTED CEILING PLANS - BUILDING
SD07	ROOF PLAN
SD08	BUILDING ELEVATIONS
SD09	BUILDING SECTIONS
SD10	BOWSER ELEVATIONS
SD11	FUEL BOWSER CANOPIES SECTIONS
SD12	EV CHARGER AND PYLON SIGNAGE
SD13	SITE ELEVATIONS
SD14	3D VIEWS
SD15	3D VIEWS
SD16	MATERIAL BOARD

3D SITE IMAGE

PRELIMINARY

@ B1

Project
AMPM PORTA AUGUSTA TRUCK STOP

Cheesman Architects Pty Ltd
304 The Parade, Kensington S.A. 5068
tel: +61 8 8431 1144
fax: +61 8 8331 9442

Drawing
COVER SHEET

Scale
1 : 1

Date
11 SEPT 2024

Drawing no.
24109_ SD01

Revision

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

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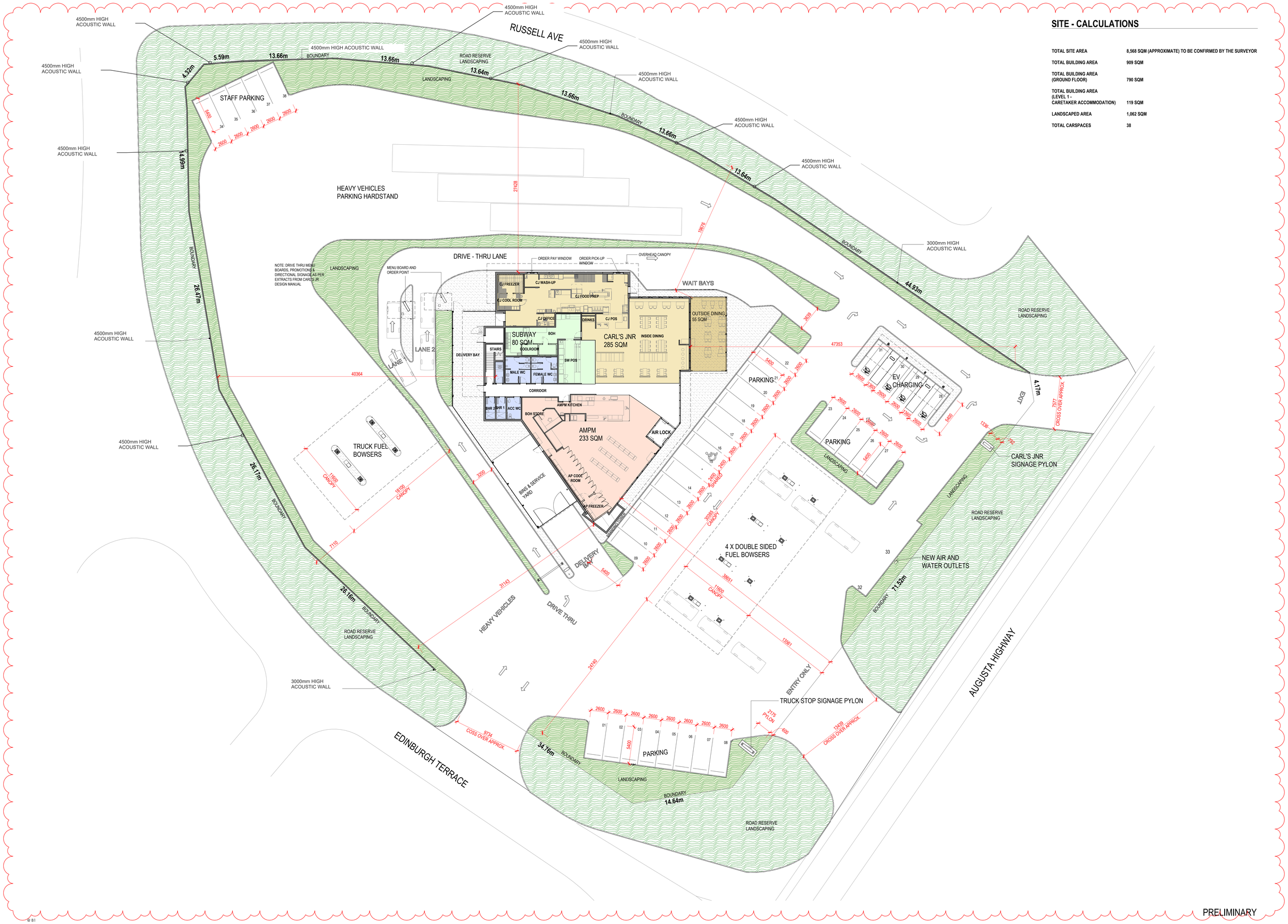

SITE - CALCULATIONS

TOTAL SITE AREA	8,568 SQM (APPROXIMATE) TO BE CONFIRMED BY THE SURVEYOR
TOTAL BUILDING AREA	909 SQM
TOTAL BUILDING AREA (GROUND FLOOR)	790 SQM
TOTAL BUILDING AREA (LEVEL 1 - CARETAKER ACCOMMODATION)	119 SQM
LANDSCAPED AREA	1,062 SQM
TOTAL CARSPACES	38

Project
AMPM PORTA AUGUSTA TRUCK STOP

Cheesman Architects Pty Ltd
304 The Parade, Kensington S.A. 5068
tel: +61 8 8431 1144
fax: +61 8 8331 9442

Drawing
PROPOSED SITE PLAN

Scale
As indicated

Date
11 SEPT 2024

Drawing no.
24109_ SD02

Revision
1

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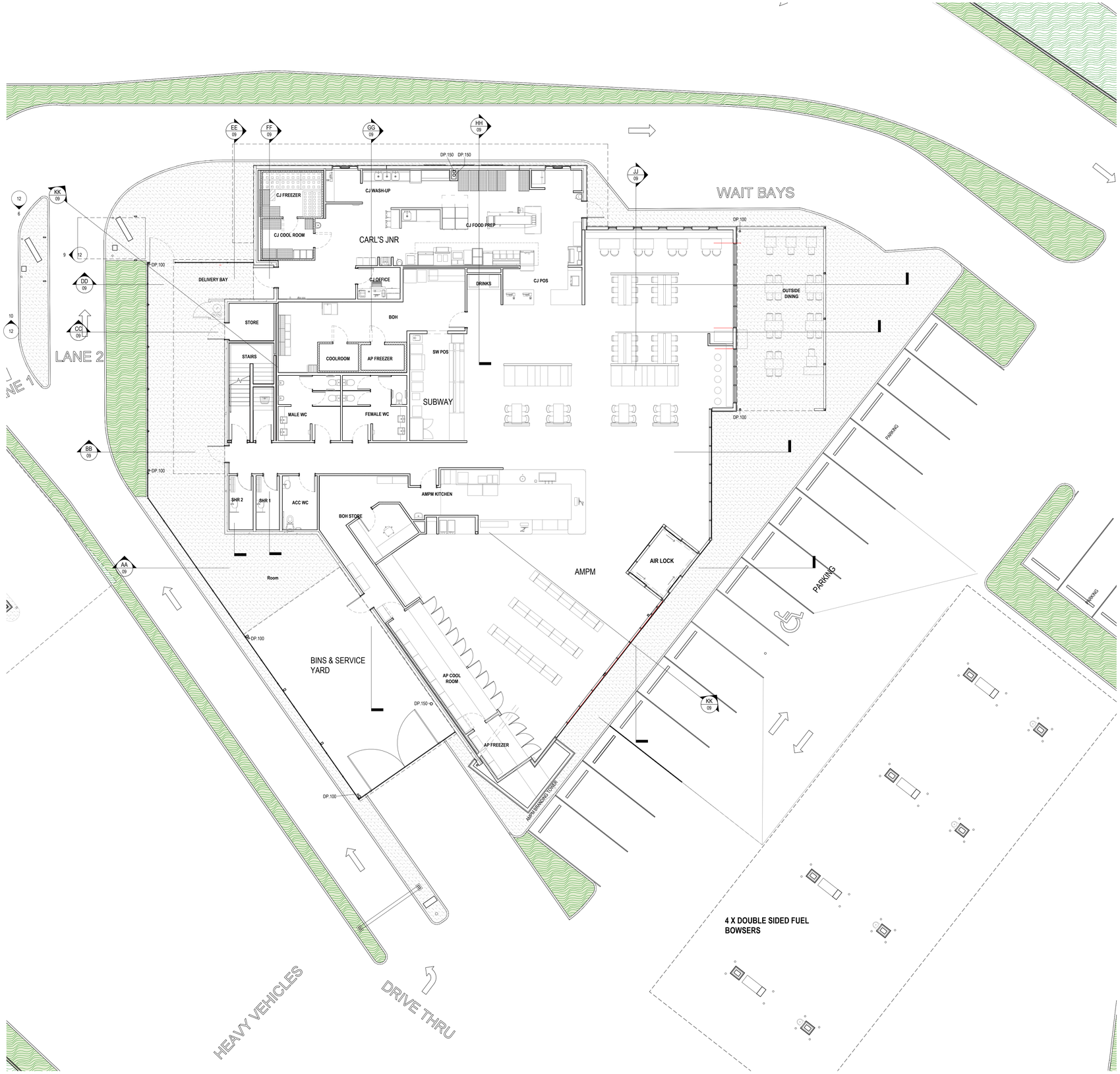

PRELIMINARY

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project
AMPM PORTA AUGUSTA TRUCK STOP

ampm RomaldiGroup Cheesman Architects

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Drawing
GROUND FLOOR PLAN

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

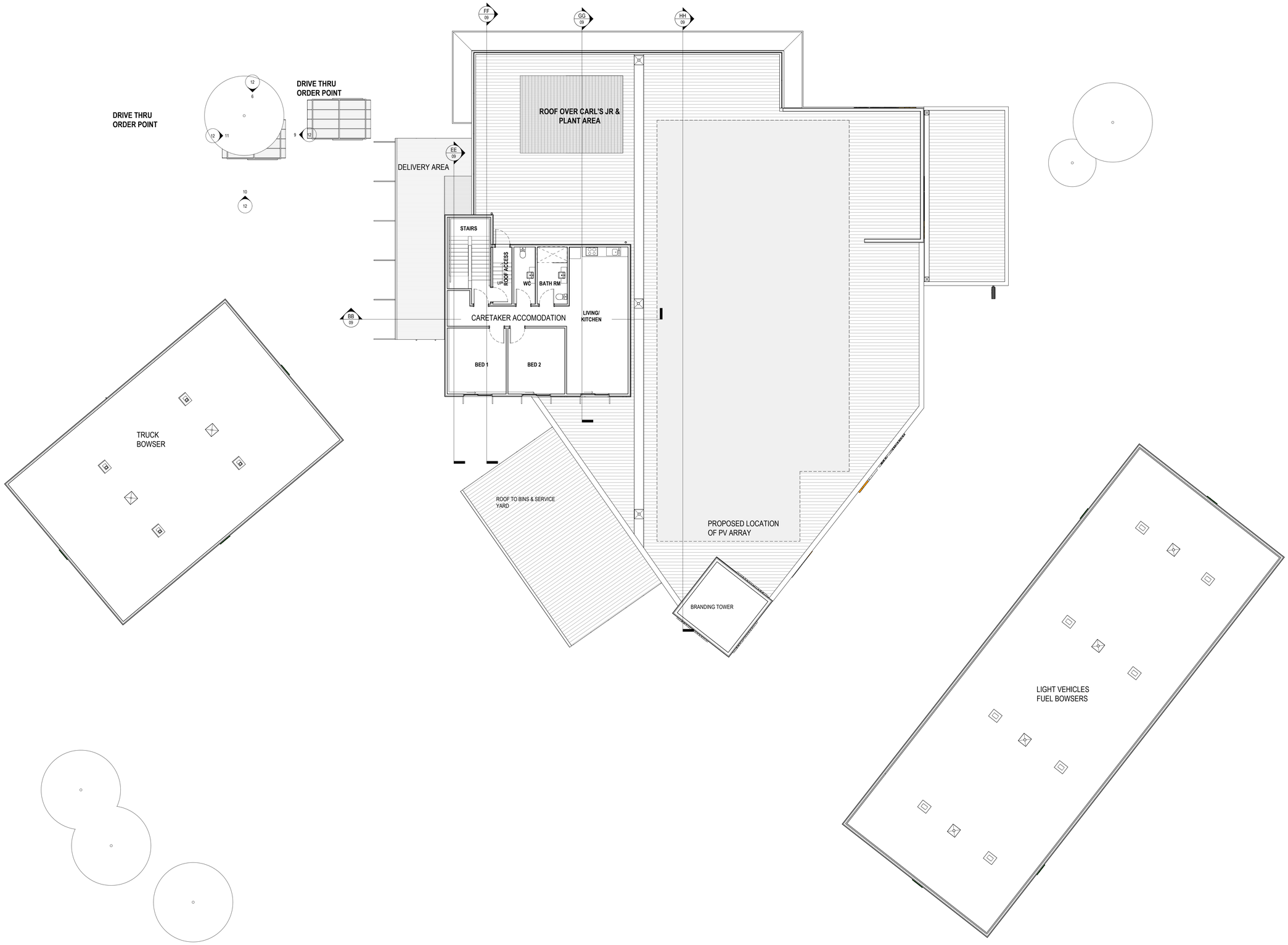
Scale
1 : 100

Date
11 SEPT 2024

Drawing no.
24109_ SD03

Plotted: 11/09/2024 5:03:09 PM

Revision



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Project
AMPM PORTA AUGUSTA TRUCK STOP

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Drawing
LEVEL 1 FLOOR PLAN

Scale
1 : 100

Date
11 SEPT 2024

Drawing no.
24109_ SD04

Revision

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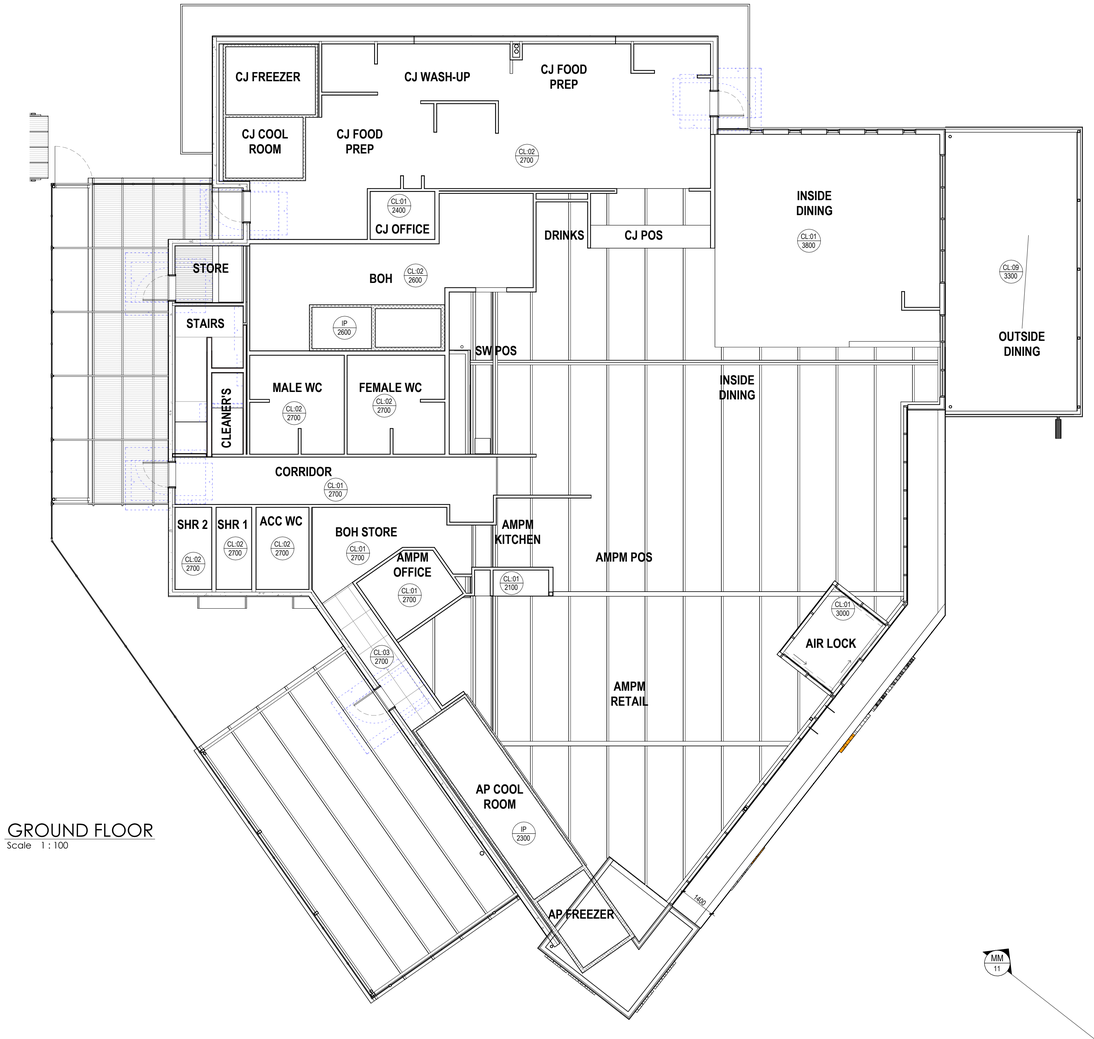

GROUND FLOOR
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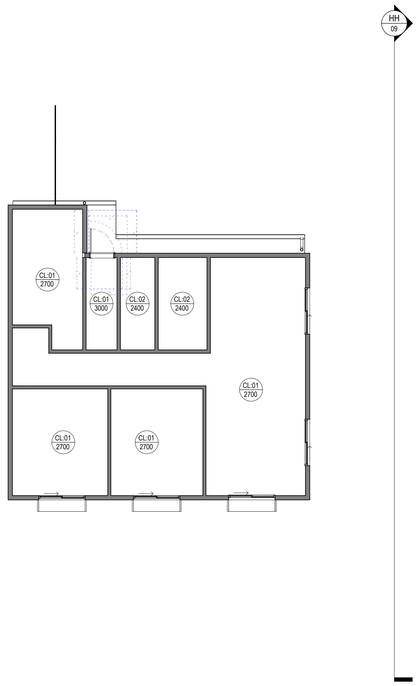

LEVEL 1
Scale 1 : 100

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Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

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Drawing
REFLECTED CEILING PLANS - BUILDING

Scale
1 : 100

Date
11 SEPT 2024

Drawing no.
24109_ SD05

Revision

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

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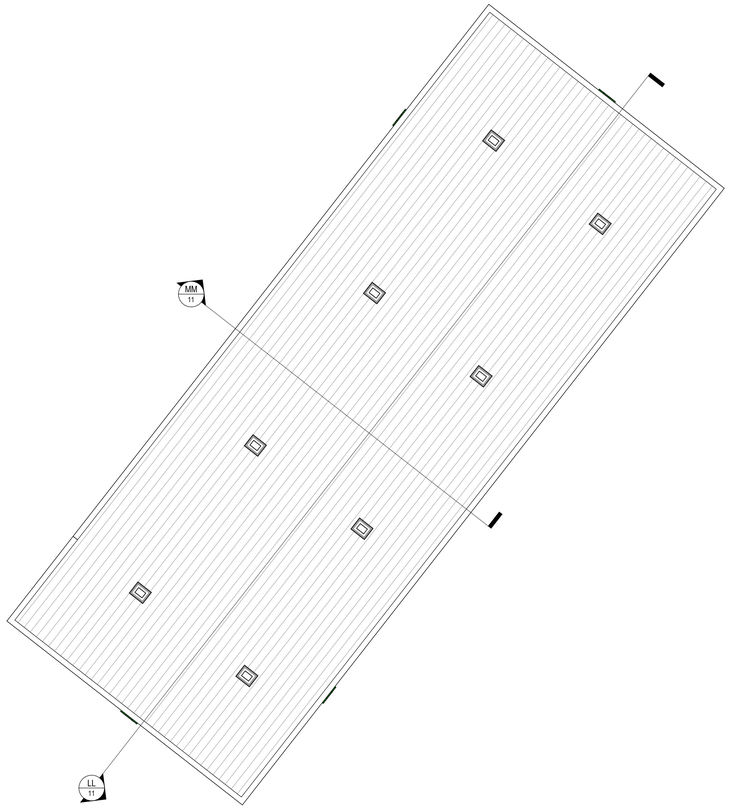
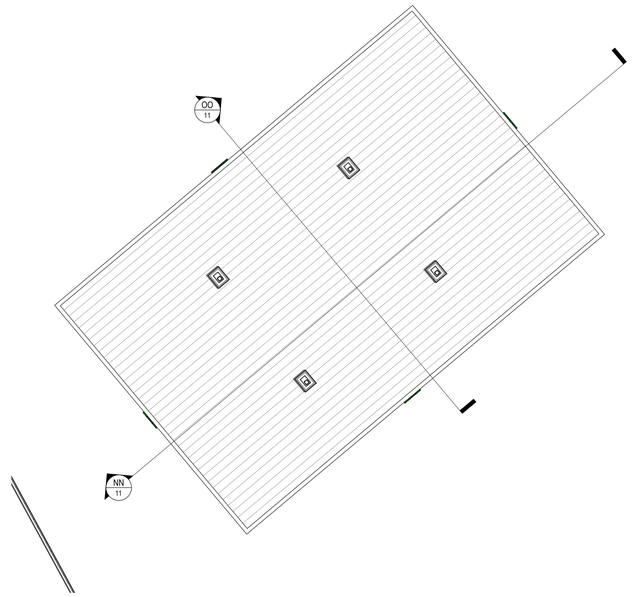


FUEL BOWSER CANOPY
Scale 1 : 100



TRUCK FUEL BOWSER CANOPY
Scale 1 : 100

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Drawing
REFLECTED CEILING PLAN FUEL BOWSERS

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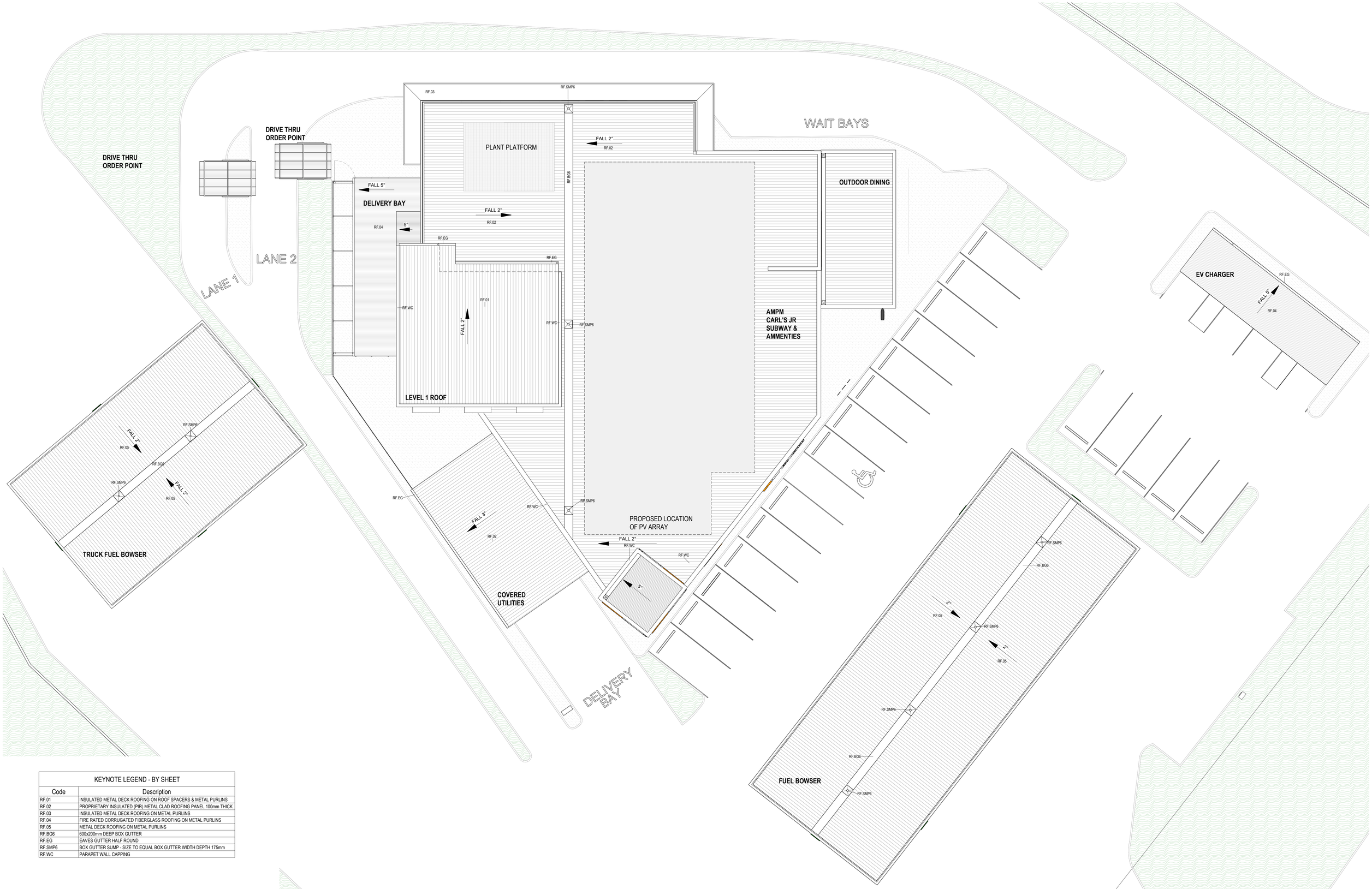
Scale
1 : 100

Date
11 SEPT 2024

Drawing no.
24109_ SD06

Plotted: 11/09/2024 5:03:11 PM

Revision



KEYNOTE LEGEND - BY SHEET	
Code	Description
RF.01	INSULATED METAL DECK ROOFING ON ROOF SPACERS & METAL PURLINS
RF.02	PROPRIETARY INSULATED (PIR) METAL CLAD ROOFING PANEL 100mm THICK
RF.03	INSULATED METAL DECK ROOFING ON METAL PURLINS
RF.04	FIRE RATED CORRUGATED FIBERGLASS ROOFING ON METAL PURLINS
RF.05	METAL DECK ROOFING ON METAL PURLINS
RF.BG6	600x200mm DEEP BOX GUTTER
RF.EG	EAVES GUTTER HALF ROUND
RF.SMP6	BOX GUTTER SUMP - SIZE TO EQUAL BOX GUTTER WIDTH DEPTH 175mm
RF.WC	PARAPET WALL CAPPING

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Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

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Drawing
ROOF PLAN

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643D.rvt

Scale
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Date
11 SEPT 2024

Drawing no.
24109_ SD07

Plotted: 11/09/2024 5:03:13 PM

Revision
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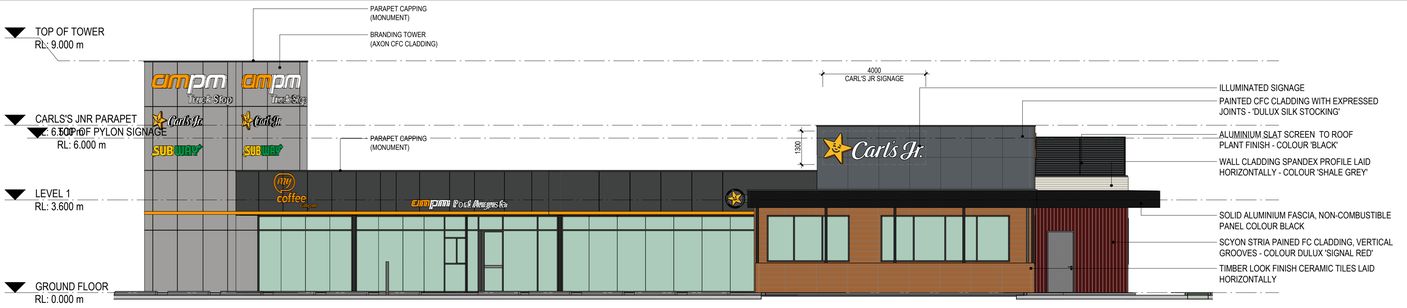
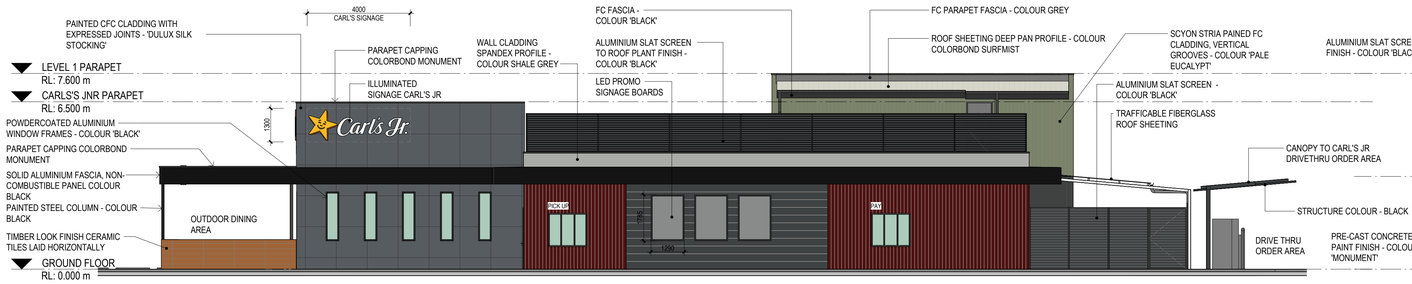


CARL'S JNR - NORTH ELEVATION
Scale 1 : 100

CARL'S JNR - SOUTH ELEVATION
Scale 1 : 100



CARL'S JNR - WEST ELEVATION
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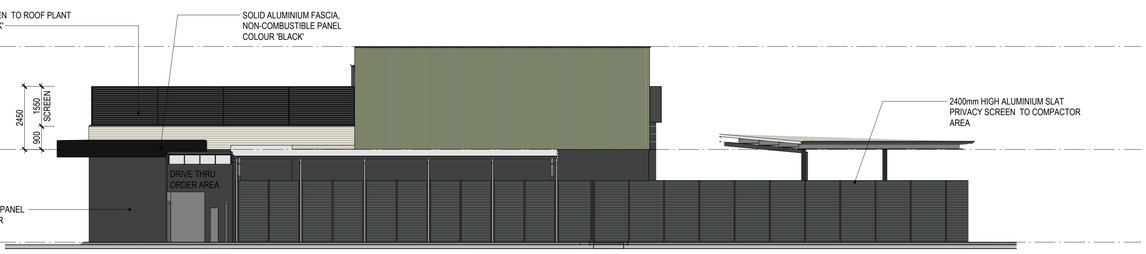

SOUTH ELEVATION
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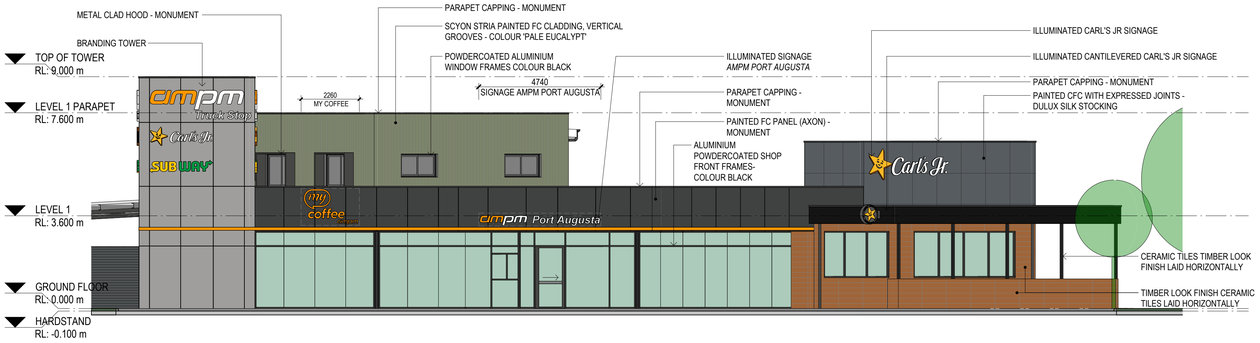

AMPM ELEVATION
Scale 1 : 100

DRIVE THRU ELEVATION
Scale 1 : 100

PRELIMINARY

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Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

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Drawing
BUILDING ELEVATIONS

Scale
1 : 100

Date
11 SEPT 2024

Drawing no.
24109_ SD08

Revision

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

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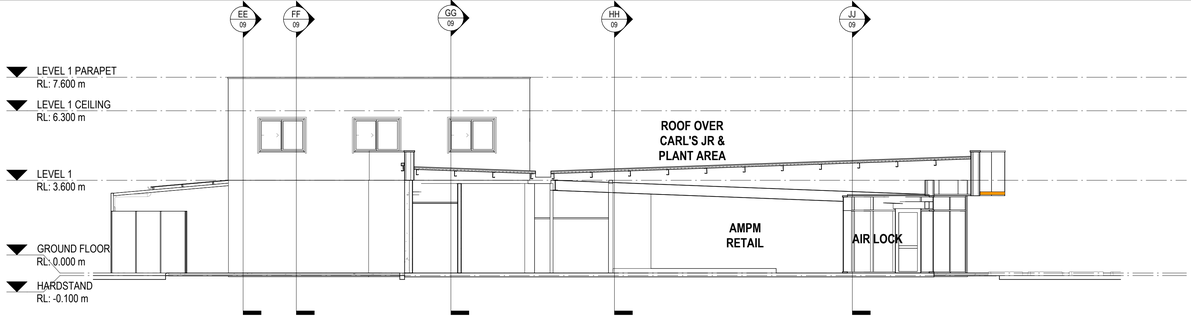

AA 03 SECTION AA
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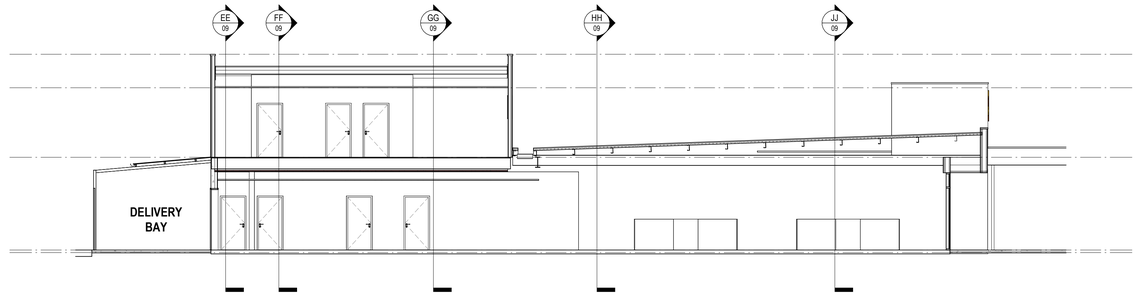

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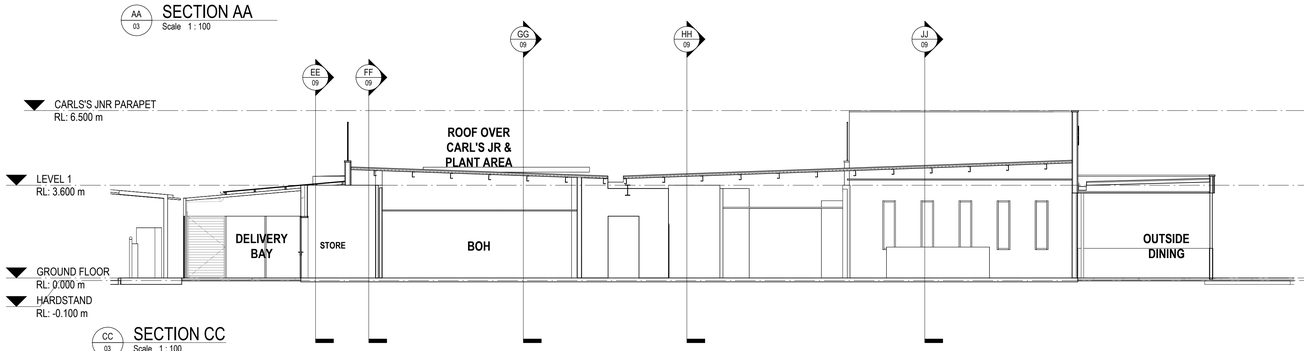

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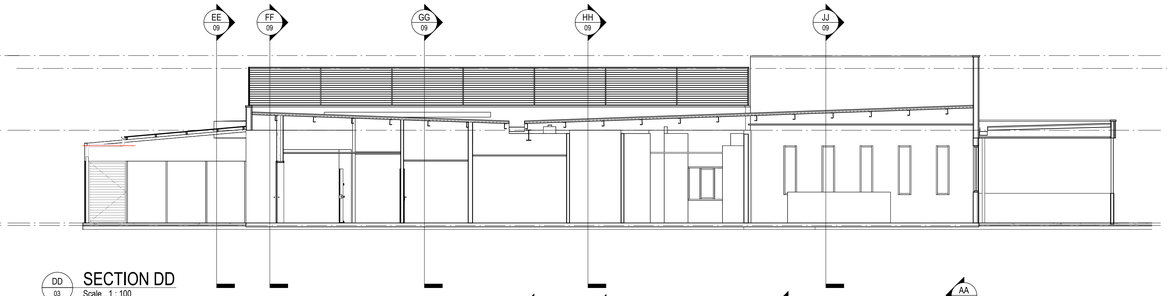

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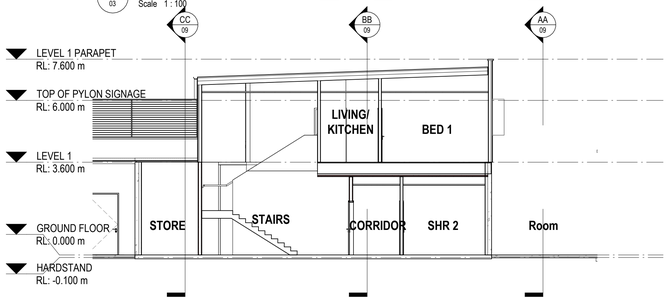

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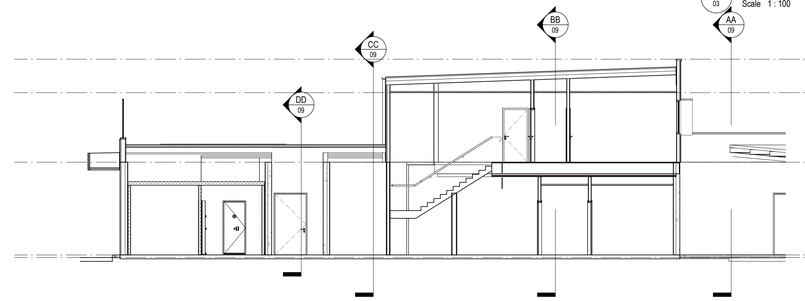

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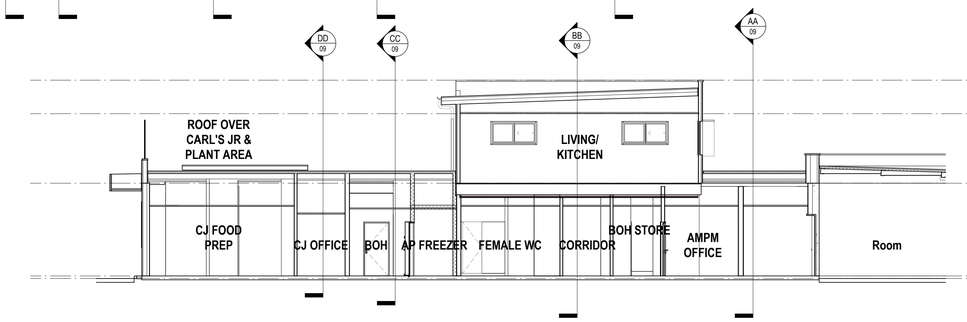

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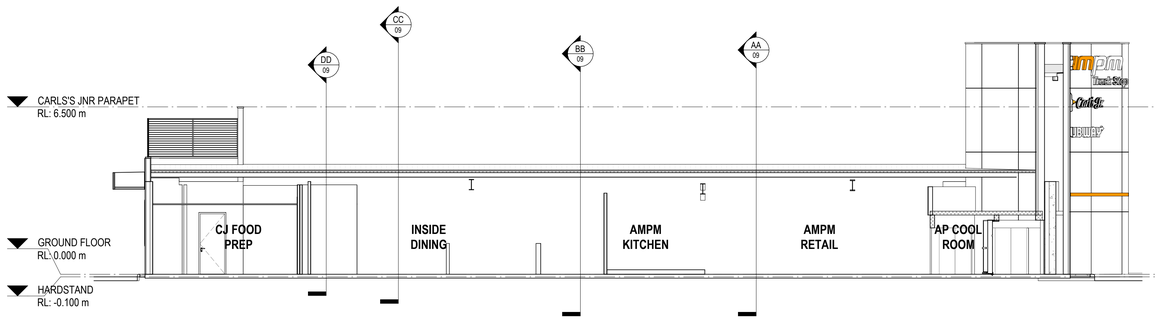

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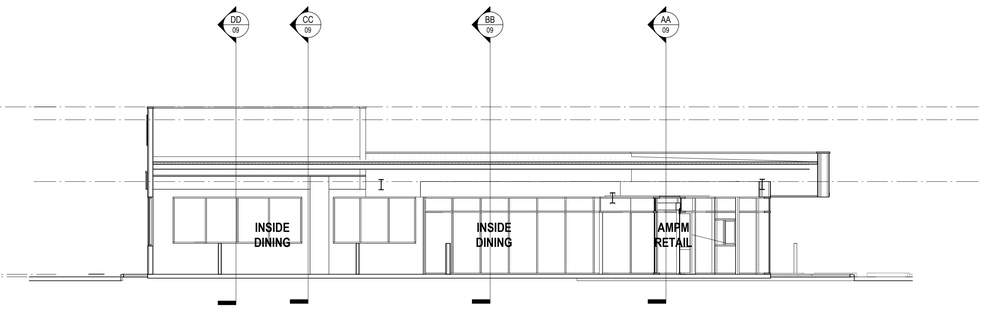

JJ 03 SECTION JJ
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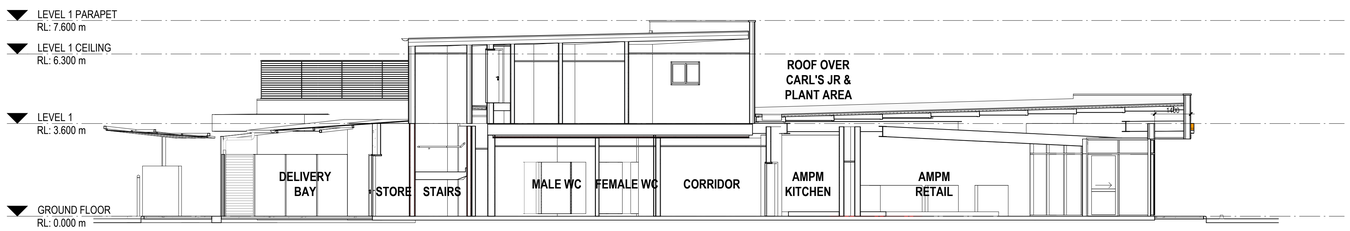

KK 03 SECTION KK
Scale 1 : 100

PRELIMINARY

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Project
AMPM PORTA AUGUSTA TRUCK STOP

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Drawing	Scale	Date	Drawing no.	Revision
BUILDING SECTIONS	1 : 100	11 SEPT 2024	24109_ SD09	102

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

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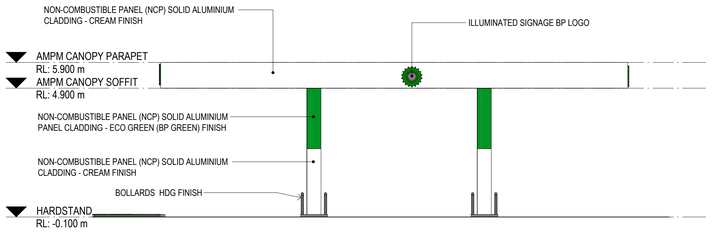
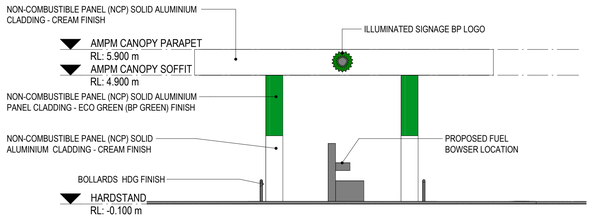


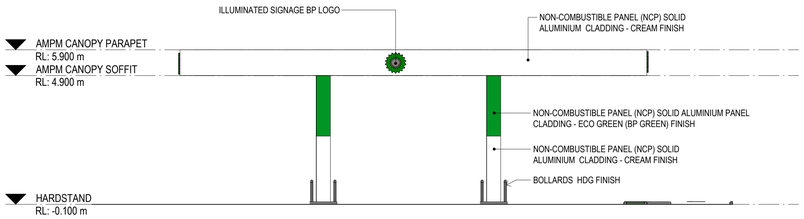
TRUCK BOWSERS_ ELEVATION 1

Scale 1 : 100



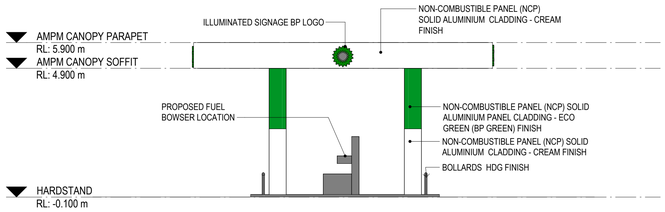
TRUCK BOWSERS_ ELEVATION 2

Scale 1 : 100



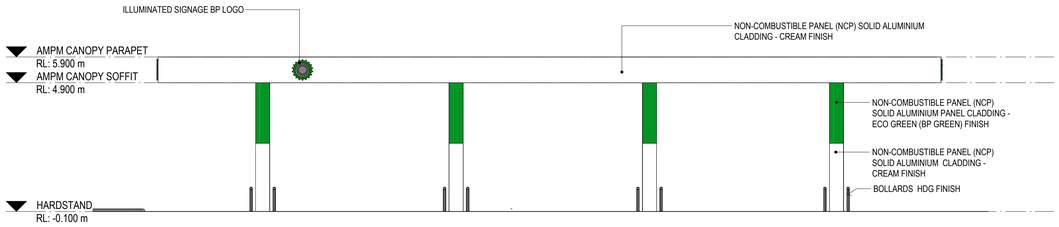
TRUCK BOWSERS_ ELEVATION 3

Scale 1 : 100



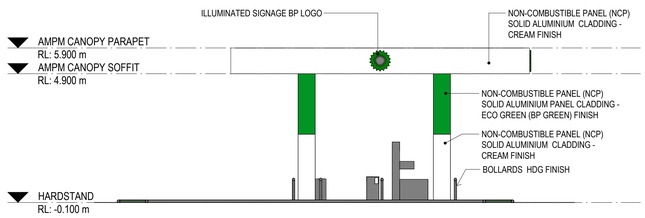
TRUCK BOWSERS_ ELEVATION 4

Scale 1 : 100



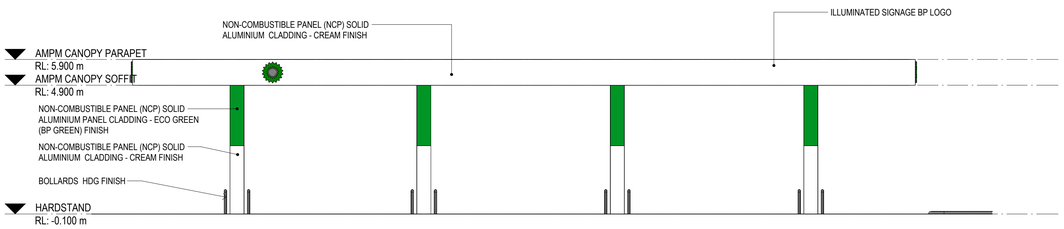
FUEL BOWSER CANOPY_ ELEVATION 1

Scale 1 : 100



FUEL BOWSER CANOPY_ ELEVATION 2

Scale 1 : 100



FUEL BOWSER CANOPY_ ELEVATION 3

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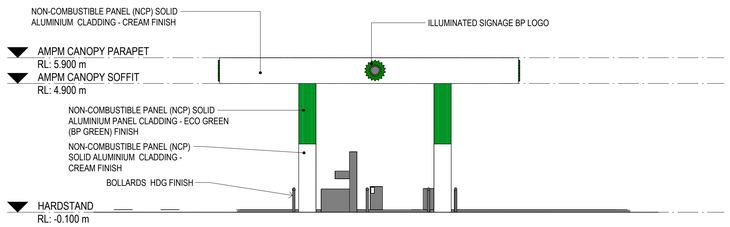

FUEL BOWSER CANOPY_ ELEVATION 4

Scale 1 : 100

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Drawing
BOWSER ELEVATIONS

Scale
1 : 100

Date
11 SEPT 2024

Drawing no.
24109_ SD10

Revision

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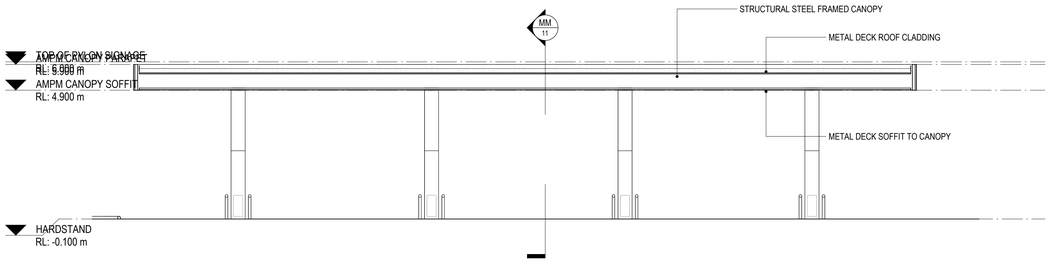
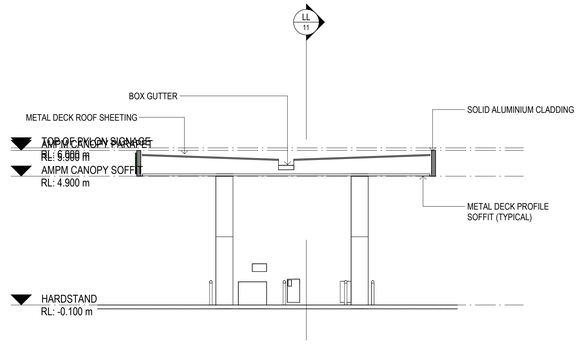


LL 06 SECTION - FUEL BOWSER CANOPY 1
Scale 1 : 100



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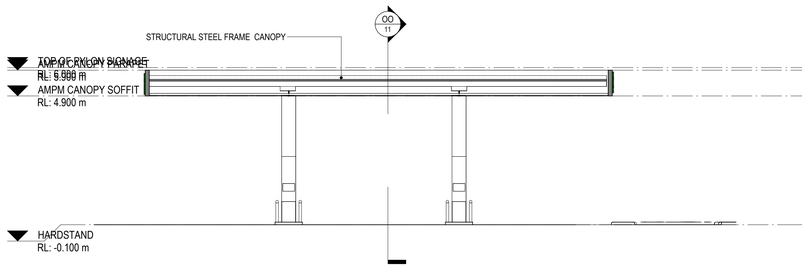
Scale 1 : 100



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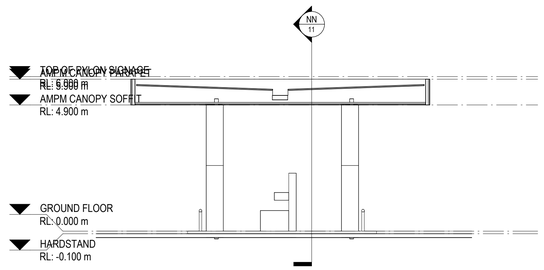

OO 06 SECTION - TRUCK BOWSER CANOPY 2
Scale 1 : 100

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Drawing
FUEL BOWSER CANOPIES SECTIONS

Scale
1 : 100

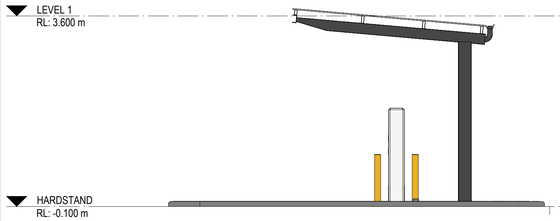
Date
11 SEPT 2024

Drawing no.
24109_ SD11

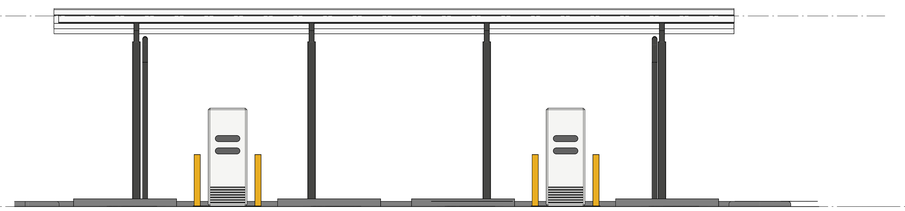
Revision

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Plotted: 11/09/2024 5:03:24 PM



EV CHARGING BAYS- ELEV 1
Scale 1 : 50



EV CHARGING BAYS- ELEV 2
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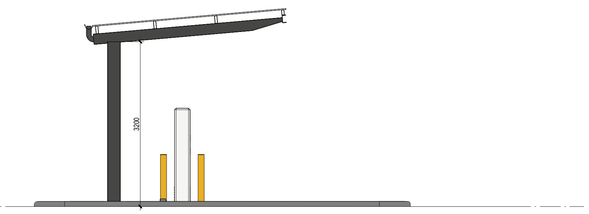

EV CHARGING BAYS- ELEV 3
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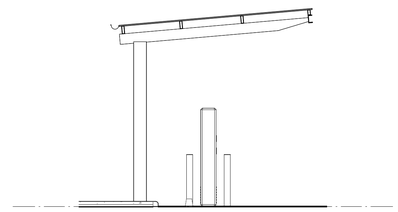

SECTION - EV CANOPY
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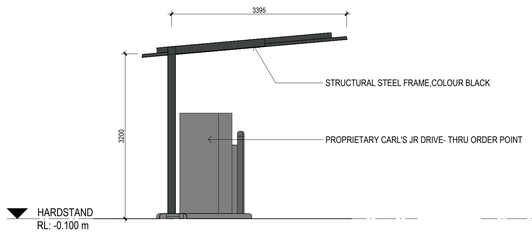

DRIVE THRU CANOPY - ELEVATION 1
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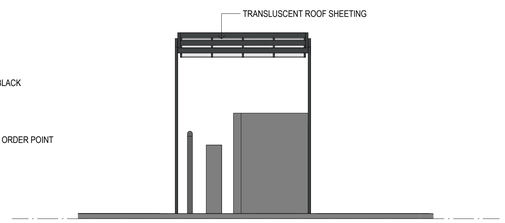

DRIVE THRU CANOPY - ELEVATION 2
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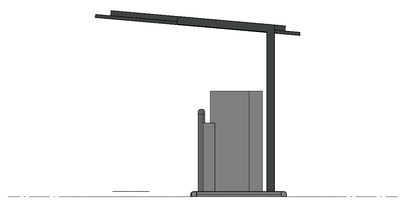
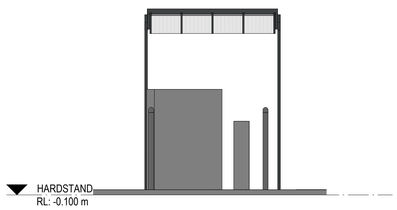
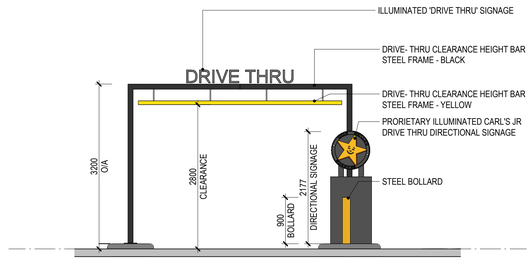


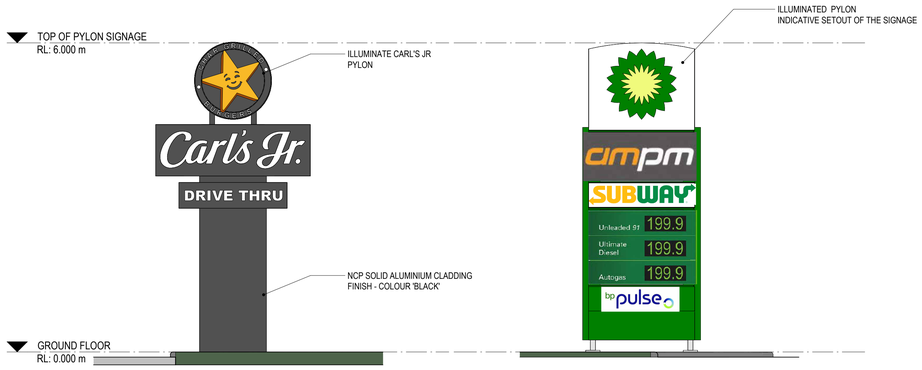
DRIVE THRU CANOPY - ELEVATION 3
Scale 1 : 50



DRIVE THRU CANOPY - ELEVATION 4
Scale 1 : 50

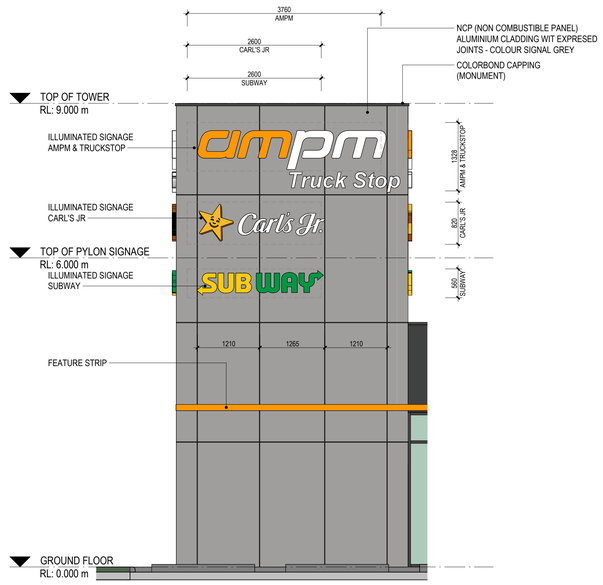


DRIVE THRU HEIGHT RESTRICTION BAR
Scale 1 : 50



CARL'S JNR SIGNAGE PYLON
Scale 1 : 50

TRUCK STOP SIGNAGE PYLON
Scale 1 : 50



BRANDING TOWER_ ELEVATION 2
Scale 1 : 50

PRELIMINARY

@ B1

Project
AMPM PORTA AUGUSTA TRUCK STOP

ampm RomaldiGroup Cheesman Architects

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Drawing
EV CHARGER AND PYLON SIGNAGE

Scale
1 : 50

Date
11 SEPT 2024

Drawing no.
24109_ SD12

Revision

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

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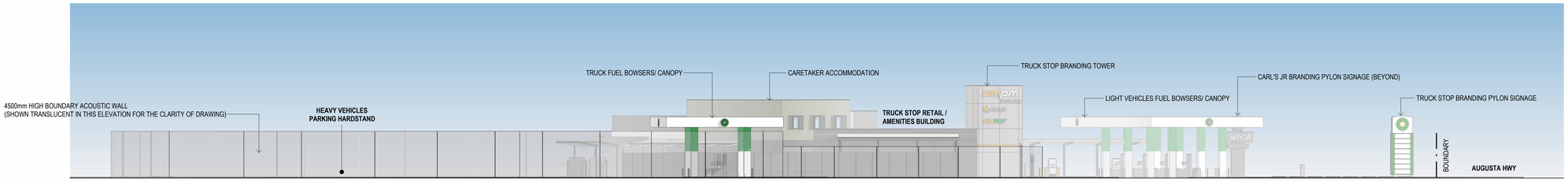
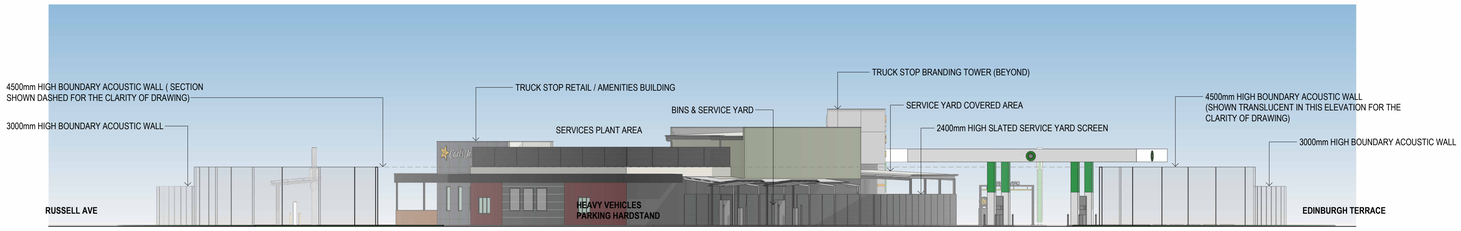


SITE ELEVATION - EDINBURGH TERRACE

Scale 1 : 200

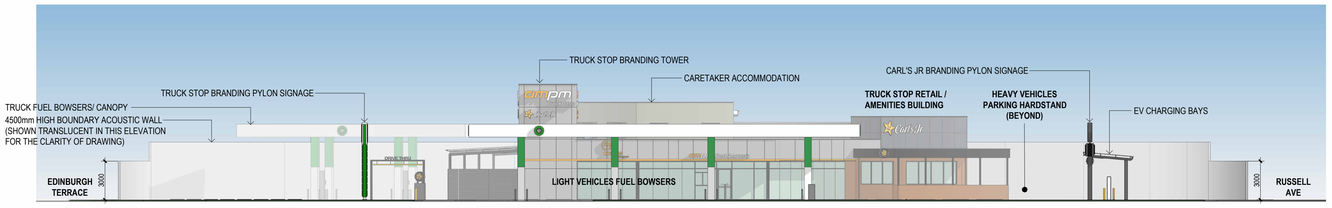


SITE ELEVATION - SOUTH

Scale 1 : 200

SITE ELEVATION - RUSSELL AVE

Scale 1 : 200



SITE ELEVATION - AUGUSTA HIGHWAY

Scale 1 : 200

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project	Drawing	Scale	Date	Drawing no.	Revision
AMPM PORTA AUGUSTA TRUCK STOP	SITE ELEVATIONS	1 : 200	16 SEPT 2024	24109_ SD13	1

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Augusta Hwy1
Scale

Bowser view
Scale

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project
AMPM PORTA AUGUSTA TRUCK STOP

ampm

ROMALDI

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Drawing
3D VIEWS

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Scale

Date
16 SEPT 2024

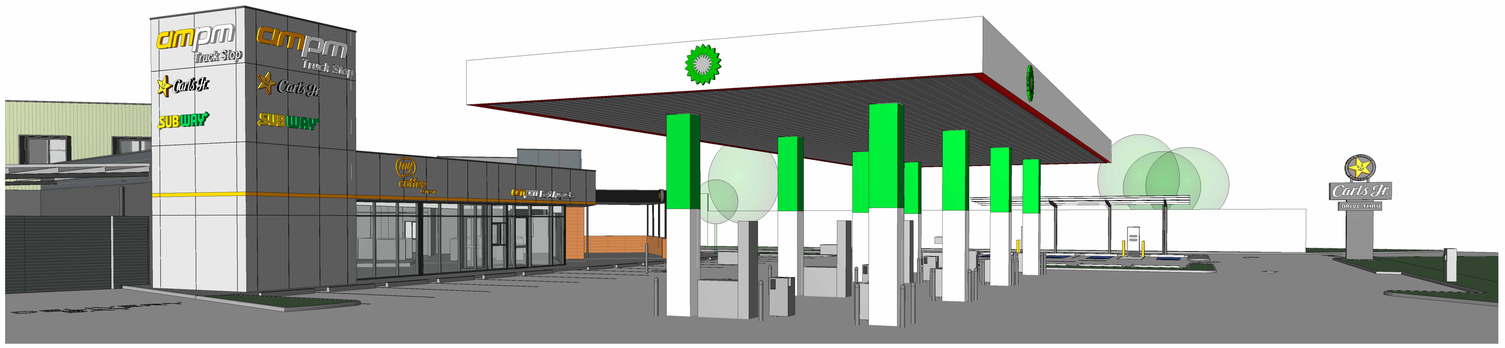
Drawing no.
24109_ SD14

Plotted: 16/10/2024 8:38:39 AM

Revision

Carl's pick up
Scale

outdoor dining
Scale



Edingburh TCE
Scale

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project
AMPM PORTA AUGUSTA TRUCK STOP

ROMALDI

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Drawing
3D VIEWS

Scale

Date
16 SEPT 2024

Drawing no.
24109_ SD15

Revision

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Plotted: 16/10/2024 8:38:47 AM

ROOF SHEETING, CORRUGATED FIBERGLASS TRAFFICABLE FIRE- RESISTANT

COLOUR: COOL-LITE

STRUCTURAL STEEL COLUMNS, RAFTERS PAINTED STEEL

COLOUR: MONUMENT

EV CANOPY FINISHES

FENCING AND ENCLOSURES

STEEL FRAMED COLORBOND SLAT
WALLS AND GATES
COLOUR: MONUMENT

MATERIAL BOARD SCREENS

MAJORITY EXTERNAL WALLS

PRECAST CONCRETE WALLS AS PER STRUCTURAL ENGINEER
COLOUR: PAINT FINISH - DULUX MONUMENT

ENTRY AND RETURN ABOVE SHOPFRONT

CFC CLAD
COLOUR: PAINT FINISH - DULUX BLUEGUM FLAT

LEVEL 1 STAFF ACCOMODATION WALLS

CFC CLAD
COLOUR: PAINT FINISH - DULUX/ COLORBOND PALE EUCALYPT

AMPM SIGNAGE AND BRANDING - ORANGE

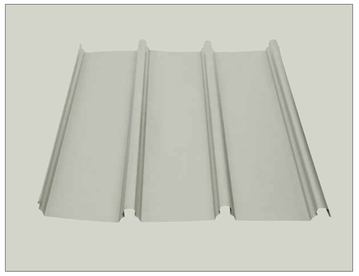
MATCH PMS 2013c

BP SIGNAGE AND BRANDING - GREEN

TO BP'S STANDARDS NCP (NON COMBUSTIBLE PANEL)
ALUMINIUM CLADDING - 'ECO-GREEN' (BP GREEN) FINISH

SIGNAGE AND BRANDING - CREAM

NCP (NON COMBUSTIBLE PANEL) ALUMINIUM CLADDING -
'CREAM' FINISH



ROOF SHEETING

FIELDERS KINGKLIP
COLOUR: SURFMIST

FLASHING AND TRIMS TO SHOP,
PAINTED STEEL

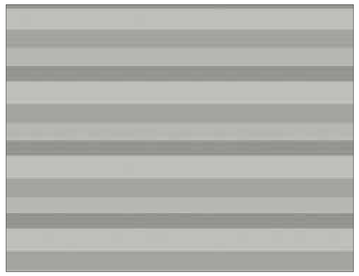
COLOUR: MONUMENT

FLASHING AND TRIMS TO CANOPIES.
RAINHEADS AND DOWNPIPES

COLOUR: SURFMIST

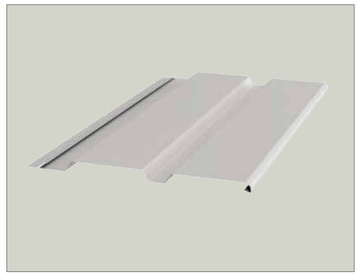
GLAZING AND ALUMNIUM FRAMING

TYPE: GLAZING TYPE TO BE DEFINED
COLOUR: (MONUMENT)



WALL CLADDING PARAPET -CARL'S JR

COLORBOND SPANDEK PROFILE
COLOUR: SHALE GREY



EXTERNAL SOFFITS

STRAMIT MONOPANEL PROFILED PRE-FINISHED
COLORBOND SOFFIT. CONCEALED FIXINGS
COLOUR: SURFMIST

MATERIAL BOARD BUILDING AND CANOPIES

CARL'S JNR DIRECTIONAL SIGNAGE

TOP OF DIRECTIONAL SIGNAGE

METAL COLOUR BLACK

BASE OF DIRECTION SIGNAGE

CHECKER PLATE - COLOUR ANTRACITE GREY
RAL 7016

PRELIMINARY

@ B1

Project
AMPM PORTA AUGUSTA TRUCK STOP

ampm RomaldiGroup Cheesman Architects

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Drawing
MATERIAL BOARD

Scale
As indicated

Date
11 SEPT 2024

Drawing no.
24109_ SD16

Revision

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

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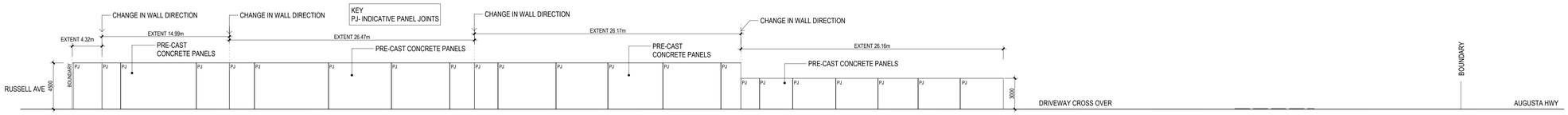
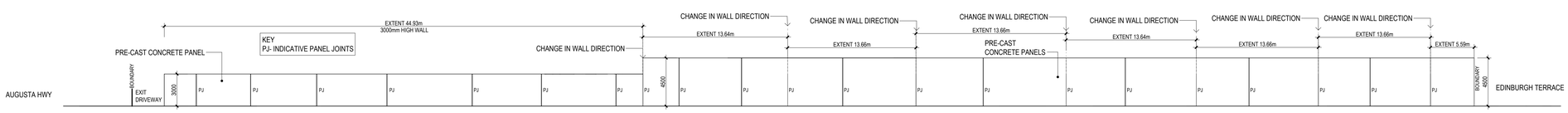


ACOUSTIC WALL ELEVATION - EDINBURGH TERRACE

Scale 1 : 200



ACOUSTIC WALL ELEVATION - RUSSELL AVE

Scale 1 : 200

@ B1

Project
AMPM PORTA AUGUSTA TRUCK STOP

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Drawing
ACOUSTIC BOUNDARY WALL ELEVATIONS

Scale
1 : 200

Date
16 SEPT 2024

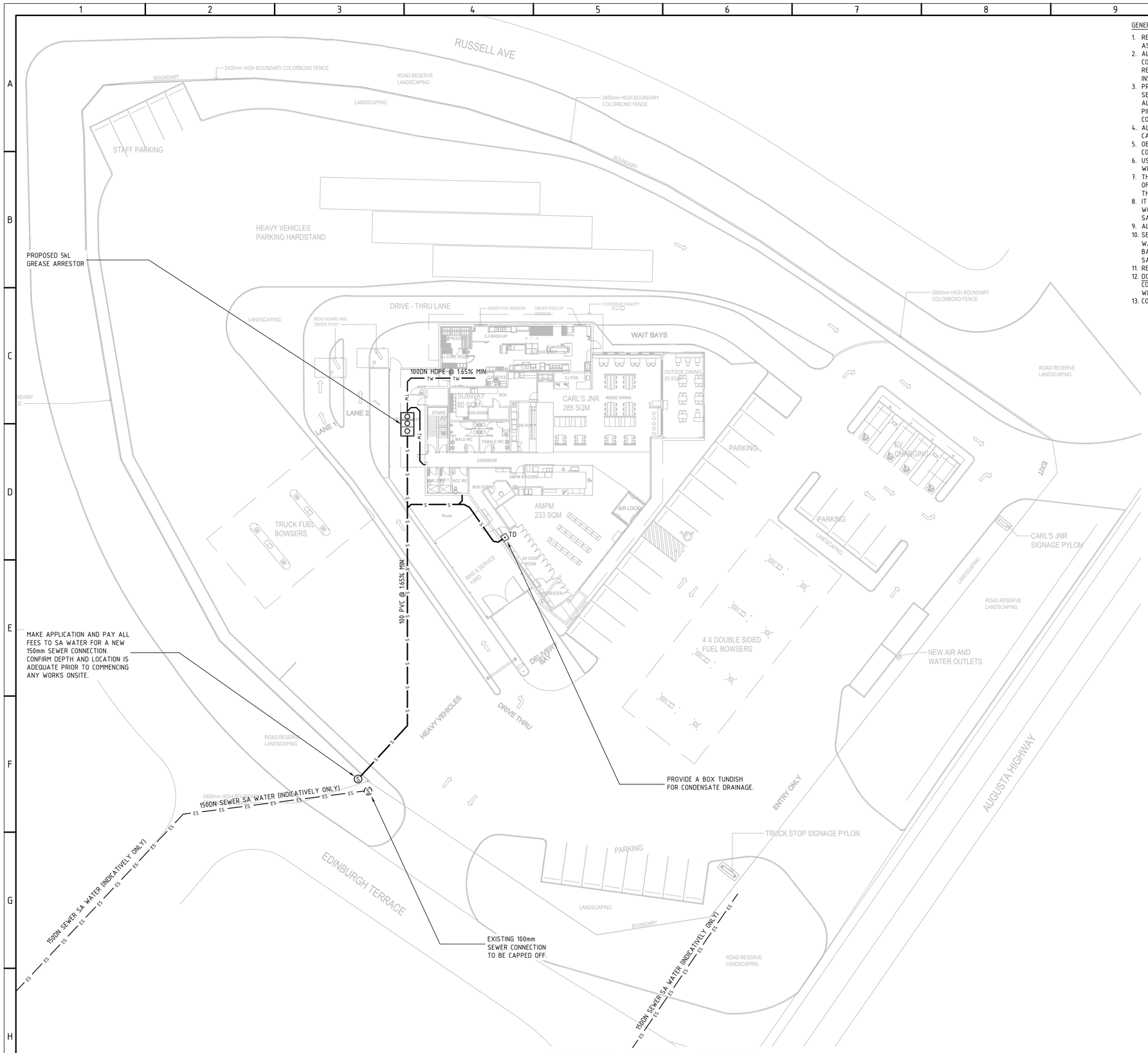
Drawing no.
24109_ SD17

Revision
1

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Plotted: 16/10/2024 8:25:36 AM

APPENDIX 3. HYDRAULIC SERVICES PLAN



HYDRAULIC SERVICES - SITE PLAN

SCALE: 1:250 @ A1

When sheet printed full size, the scale bar is 100mm.
0 10 20 30 40 50 100mm

GENERAL NOTE:

1. REFER TO ALL OTHER DRAWINGS FOR COORDINATION AND ASSOCIATED WORK.
2. ALL EXISTING SERVICES/LOCATIONS ARE INDICATIVE ONLY. CONFIRM ALL LOCATIONS, DEPTHS ON SITE. MAKE ALLOWANCE, I.E. RE-DIVERT/EXTEND/TERMINATE AS REQUIRED TO COMPLETE THE INSTALLATION.
3. PROPOSED SERVICES DRAWING ARE INDICATIVE ONLY. ALL SERVICES TO BE COORDINATED AND ALLOWANCE FOR ALTERATIONS DURING LATER DESIGN TO EITHER ALTERING PIPING/CABLING/DUCTWORK DISTRIBUTION LAYOUT OR AVOID CONFLICT WITH OTHER SERVICES OR STRUCTURE.
4. ALL REDUNDANT EXISTING SERVICES ARE TO BE TERMINATED, CAPPED, MAKE SAFE & REMOVE.
5. OBTAIN APPROVAL FOR SERVICE TRENCH ALIGNMENTS BEFORE COMMENCEMENT OF WORK ON SITE.
6. USE/COORDINATE COMMON TRENCHING FOR UNDERGROUND SERVICES WHERE SUITABLE. COORDINATE WITH CONSTRUCTION MANAGER.
7. THE EXTENT OF WORK SPECIFIED/DRAWN IS NOT A COMPLETE LIST OF EACH COMPONENT, ACTION, OR WORK TO BE UNDERTAKEN IN THE CONTRACT.
8. IT IS UP TO THE CONTRACTOR TO MAKE ALLOWANCE FOR ALL WORK REQUIRED TO COMPLETE THE PROJECT TO THE SATISFACTION OF THE ARCHITECT.
9. ALL SERVICES TO BE CONCEALED, UNLESS NOTED OTHERWISE.
10. SERVICES PENETRATIONS THROUGH FIRE BARRIERS (SLABS, WALLS, ETC.) TO BE FIRE STOPPPED TO BCA REQUIREMENTS. FIRE BARRIERS FOR THE PROJECT ARE AS PER THE BCA DEEMED TO SATISFY REQUIREMENTS.
11. REFER TO ARCHITECTURAL DRAWINGS FOR SET OUT DIMENSIONS.
12. DO NOT SCALE OFF DRAWINGS. MODIFICATIONS TO ELECTRONIC COPIES OF DOCUMENTATION CANNOT BE MADE WITHOUT THE WRITTEN APPROVAL OF TMK CONSULTING ENGINEERS.
13. COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.

SEWER LEGEND

SYMBOL	DESCRIPTION
X	REDUNDANT PIPEWORK.
ES	EXISTING SERVICES PIPEWORK TO REMAIN.
S	NEW SEWER PIPEWORK. SIZE AS STATED.
TW	NEW TRADE WASTE PIPEWORK. SIZE AS STATED.
V	NEW VENT PIPEWORK. SIZE AS STATED.
P	NEW PUMPED SEWER MAIN.
S	EXISTING SEWER CONNECTION.
S	NEW SEWER CONNECTION.
	REFLUX VALVE.
	FLEXIBLE CONNECTION.
I.O	INSPECTION OPENING: INTERNAL: CHROME PLATED COVER EXTERNAL: CONCRETE OR CAST IRON COVER
GT	GULLY TRAP.
SGT	SEALED GULLY TRAP.
ST	SILT TRAP.
BT	BUCKET TRAP.
	FIXTURE OUTLET.
TD	TRAPPED TUNDISH.
W	IN-WALL TUNDISH.
TD	S/S TRAPPED BOX TUNDISH (100x50).
	80/65mm FLOOR TRAP WASTE.
	SEALED FLOOR TRAP WASTE.
S/TW	SHOP RISER. 'S' DENOTES SEWER, 'TW' DENOTES TRADE WASTE. ALL SHOP RISERS TO BE INSTALLED WITH AN INVERT OF MINIMUM 600mm.
	ROLL OVER BELOW SLAB.
	AIR ADMITTANCE VALVE
	RISER/DROPPER.

STACK DIAMETER
STACK TYPE
STACK LOCATION
STACK NUMBER
STACK DIRECTION

STACK TYPE:
RV - RELIEF VENT
S - SEWER
TW - TRADE WASTE
V - VENT

STACK LOCATION:
A - AGAINST WALL
B - BUILT/CHASED IN WALL
C - BUILT IN CAVITY
D - IN DUCT
E - BOXED IN BY BUILDER

STACK DIRECTION:
CT - CONTINUES THROUGH
TA - TO / FROM FLOOR ABOVE
TB - TO / FROM FLOOR BELOW

IL 107.980 — INVERT LEVEL
GL 108.910 — APPROX NATURAL GROUND LEVEL

U/G	UNDER GROUND
U/S	UNDER SLAB
SERVICE MATERIAL	
PVC	PVC PRESSURE PIPE
PE	POLYETHELENE
HDPE	HIGH DENSITY POLYETHELENE

GENERAL NOTE:

1. ALL PIPE SIZES ARE SHOWN AS NOMINAL DIA (DN).
2. ALL ACCESS TOILET BASIN WASTES TO HAVE A P-TRAP (ROLL-OVER AND DOWN THE WALL) FOR WHEEL CHAIR CLEARANCE AS PER AS1428.1.

No	REVISION	DRAWN	CHE'KD	DATE
PA	PLANNING APPROVAL ISSUE	LDL	SMO	26.09.24

PROJECT
AMPM PORT AUGUSTA
TRUCK STOP
AT: AUGUTA HIGHWAY
PORT AUGUSTA
FOR: ROMALDI CONSTRUCTIONS

DRAWING TITLE
HYDRAULIC SERVICES - SITE PLAN

PRELIMINARY

Civil
Geotechnical
Environmental
Structural
Mechanical
Electrical
Fire
Hydraulics
Forensic
Construction Assist
Vertical Transport

Adelaide Office: 08 8238 4100
Melbourne Office: 08 8238 4115
Riverland Office: 08 8582 3970
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DATE SEP' 2024
ENGINEER SMO
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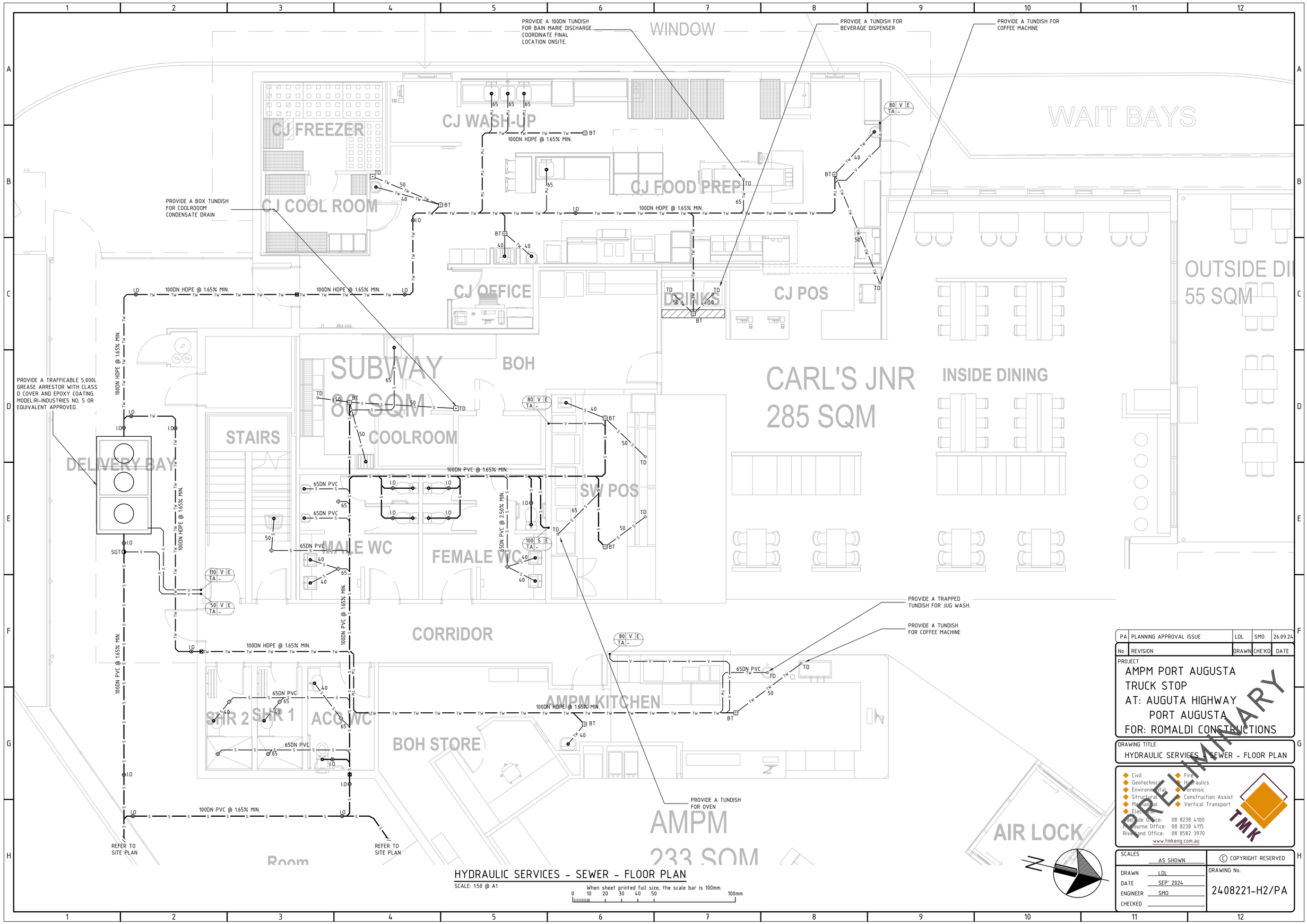
2408221-H1/PA



HYDRAULIC SERVICES - SEWER - FLOOR PLAN

SCALE: 1:50 @ A1

When sheet printed full size, the scale bar is 100mm.

0 10 20 30 40 50 100mm

No	REVISION	DRAWN	CHE'KD	DATE
PA	PLANNING APPROVAL ISSUE	LDL	SMO	26.09.24

PROJECT

AMPM PORT AUGUSTA
TRUCK STOP
AT: AUGUTA HIGHWAY
PORT AUGUSTA
FOR: ROMALDI CONSTRUCTIONS

DRAWING TITLE

HYDRAULIC SERVICES - SEWER - FLOOR PLAN

PRELIMINARY

- Civil
- Geotechnical
- Environmental
- Structural
- Mechanical
- Electrical
- Fire
- Hydraulics
- Forensic
- Construction Assist
- Vertical Transport

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DRAWN	LDL
DATE	SEP' 2024
ENGINEER	SMO
CHECKED	

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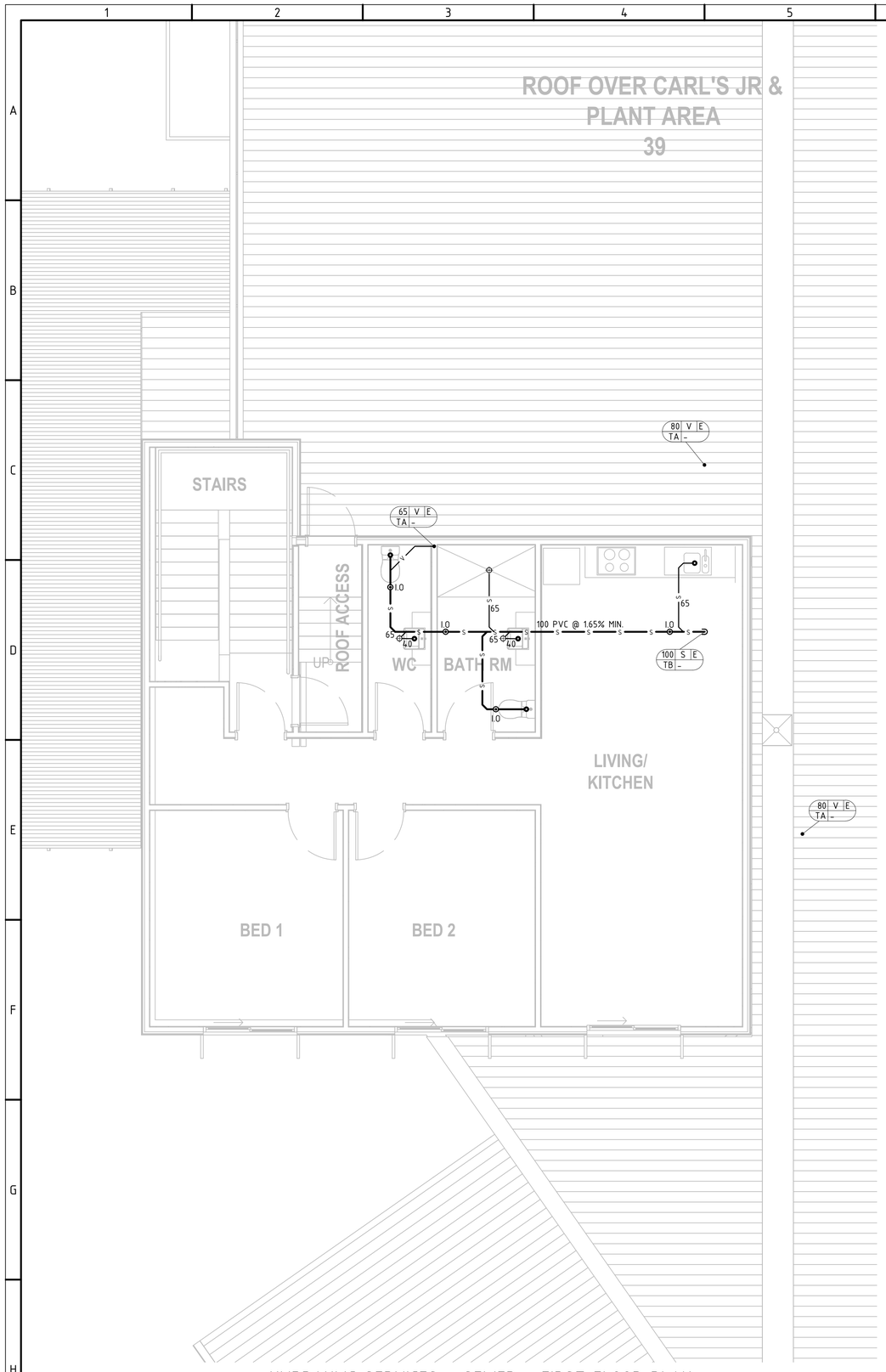

HYDRAULIC SERVICES - SEWER - FIRST FLOOR PLAN

SCALE: 1:50 @ A1

When sheet printed full size, the scale bar is 100mm.
0 10 20 30 40 50 100mm

GENERAL NOTE:

1. REFER TO ALL OTHER DRAWINGS FOR COORDINATION AND ASSOCIATED WORK.
2. ALL EXISTING SERVICES/LOCATIONS ARE INDICATIVE ONLY. CONFIRM ALL LOCATIONS, DEPTHS ON SITE. MAKE ALLOWANCE, I.E. RE-DIVERT/EXTEND/TERMINATE AS REQUIRED TO COMPLETE THE INSTALLATION.
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13. COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.

SEWER LEGEND

SYMBOL	DESCRIPTION
X	REDUNDANT PIPEWORK.
ES	EXISTING SERVICES PIPEWORK TO REMAIN.
S	NEW SEWER PIPEWORK. SIZE AS STATED.
TW	NEW TRADE WASTE PIPEWORK. SIZE AS STATED.
V	NEW VENT PIPEWORK. SIZE AS STATED.
P	NEW PUMPED SEWER MAIN.
S	EXISTING SEWER CONNECTION.
S	NEW SEWER CONNECTION.
	REFLUX VALVE.
	FLEXIBLE CONNECTION.
I.O	INSPECTION OPENING: INTERNAL: CHROME PLATED COVER EXTERNAL: CONCRETE OR CAST IRON COVER
GT	GULLY TRAP.
SGT	SEALED GULLY TRAP.
ST	SILT TRAP.
BT	BUCKET TRAP.
	FIXTURE OUTLET.
TD	TRAPPED TUNDISH.
W	IN-WALL TUNDISH.
TD	S/S TRAPPED BOX TUNDISH (100x50).
	80/65mm FLOOR TRAP WASTE.
	SEALED FLOOR TRAP WASTE.
S/TW	SHOP RISER. 'S' DENOTES SEWER, 'TW' DENOTES TRADE WASTE. ALL SHOP RISERS TO BE INSTALLED WITH AN INVERT OF MINIMUM 600mm.
	ROLL OVER BELOW SLAB.
	AIR ADMITTANCE VALVE
	RISER/DROPPER.

STACK DIAMETER
STACK TYPE
STACK LOCATION
STACK NUMBER
STACK DIRECTION

STACK LOCATION:
A - AGAINST WALL
B - BUILT/CHASED IN WALL
C - BUILT IN CAVITY
D - IN DUCT
E - BOXED IN BY BUILDER

STACK TYPE:
RV - RELIEF VENT
S - SEWER
TW - TRADE WASTE
V - VENT

STACK DIRECTION:
CT - CONTINUES THROUGH
TA - TO / FROM FLOOR ABOVE
TB - TO / FROM FLOOR BELOW

IL 107.980 — INVERT LEVEL
GL 108.910 — APPROX NATURAL GROUND LEVEL

U/G	UNDER GROUND
U/S	UNDER SLAB
SERVICE MATERIAL	
PVC	PVC PRESSURE PIPE
PE	POLYETHELENE
HDPE	HIGH DENSITY POLYETHELENE

GENERAL NOTE:

1. ALL PIPE SIZES ARE SHOWN AS NOMINAL DIA (DN).
2. ALL ACCESS TOILET BASIN WASTES TO HAVE A P-TRAP (ROLL-OVER AND DOWN THE WALL) FOR WHEEL CHAIR CLEARANCE AS PER AS1428.1.

No	REVISION	DRAWN	CHE'KD	DATE
PA	PLANNING APPROVAL ISSUE	LDL	SMO	26.09.24

PROJECT
AMPM PORT AUGUSTA
TRUCK STOP
AT: AUGUTA HIGHWAY
PORT AUGUSTA
FOR: ROMALDI CONSTRUCTIONS

DRAWING TITLE
HYDRAULIC SERVICES - FIRST FLOOR PLAN

PRELIMINARY

Civil
Geotechnical
Environmental
Structural
Mechanical
Electrical
Fire
Hydraulics
Forensic
Construction Assist
Vertical Transport

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DATE SEP' 2024
ENGINEER SMO
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2408221-H3/PA

APPENDIX 4. TRAFFIC AND PARKING ASSESSMENT

Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063

T: +61 8 8338 8888
F: +61 8 8338 8880
E: mfya@mfy.com.au
W: mfy.com.au

MFY Pty Ltd
ABN 79 102 630 759

JML/24-0109

15 October 2024

Michael Osborn
Future Urban
Level 1, 74 Pirie Street
ADELAIDE SA 5000

Dear Michael,

RETAIL FUEL OUTLET, 2 AUGUSTA HIGHWAY, PORT AUGUSTA

We refer to the proposed development of a retail fuel outlet at 2 Augusta Highway, Port Augusta. As requested, we have assessed the proposal with respect to traffic and parking matters. The assessment has been based on Cheesman Architects Site Plan 24109_SD02 Rev 1, dated 11 September 2024.

1 EXISTING SITUATION

The subject site is bounded by Augusta Highway, Edinburgh Terrace and Russell Avenue. The site was previously occupied by a quick service restaurant, with access via Edinburgh Terrace and Russell Avenue, as shown in Figure 1.

Figure 1: Subject site

Augusta Highway is an arterial road within the care and control of the Commissioner of Highways and is subject to controlled access. Adjacent the subject site, it has a posted speed limit of 60 km/h and an Annual Average Daily Traffic (AADT) volume in the order of 11,000 vehicles. The road is gazetted for use by road trains (A-Double/PBS Level 3B).

To the southeast of its intersection with Edinburgh Terrace, it is a four-lane divided carriageway. The northwest-bound lanes merge within the section of road in front of the subject site.

Edinburgh Terrace is a local two-lane undivided road within the care and control of the Port Augusta City Council. Edinburgh Terrace forms an intersection with Augusta Highway which is treated with channelised turning lanes.

2 PREVIOUS DEVELOPMENT PROPOSAL

An earlier application has previously been lodged for development of a retail fuel outlet and quick service restaurant on the site, as shown in Figure 2.

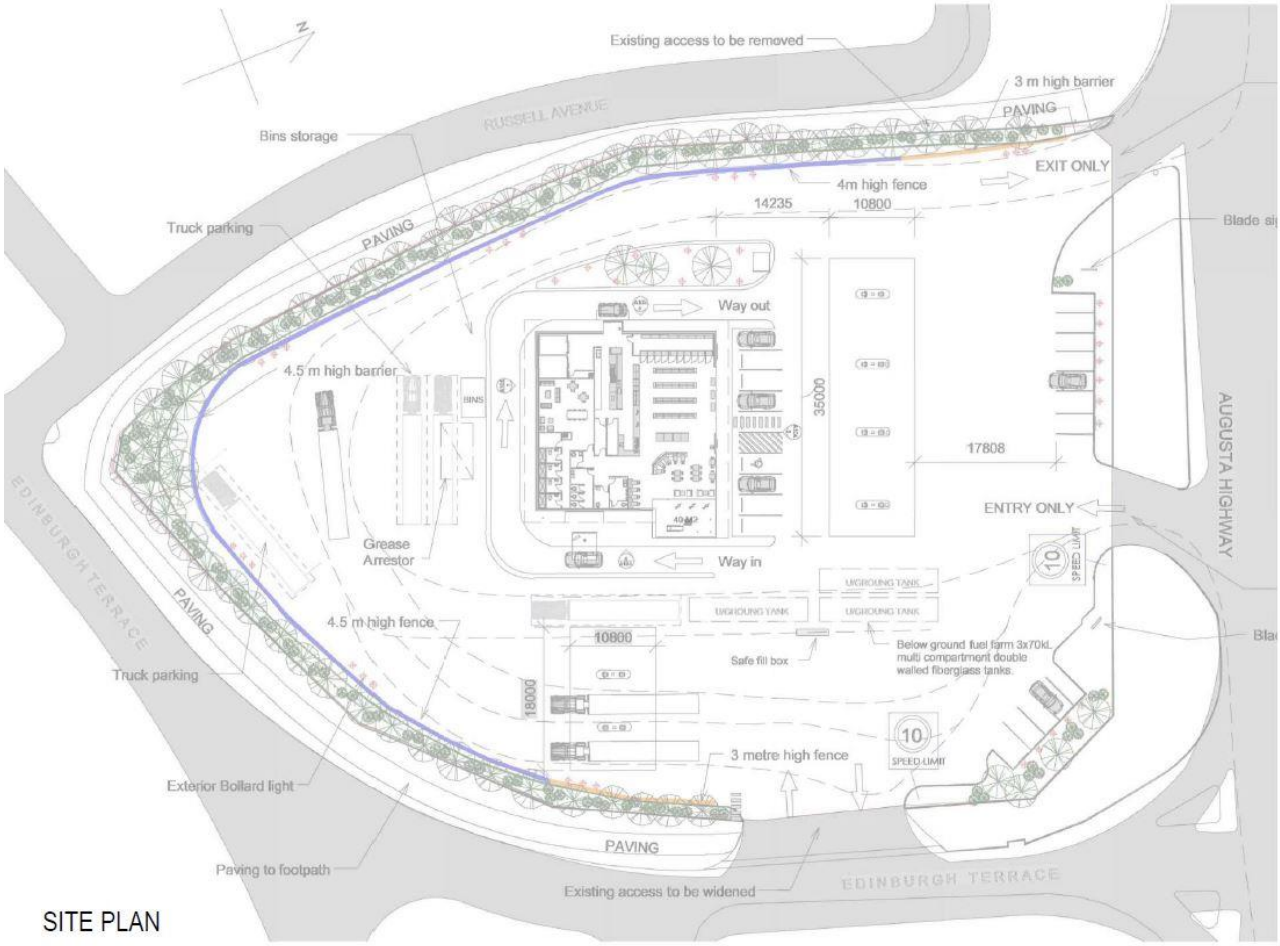

Figure 2: Current approval for subject site (Source: Cheesman Architects)

The proposed development included the following components:

- a domestic vehicle fuel outlet with four double sided bowsers;
- a commercial vehicle outlet with two double sided bowsers;
- parking spaces for domestic and commercial vehicles; and
- a shop and quick service restaurant with a floor area of approximately 520 m^2, including a drive-through facility.

With respect to the access arrangements, the proposal included the provision of an additional ingress and egress to Augusta Highway. To accommodate this, the plan appears to show a proposed redesign of the triangular islands at the Edinburgh Terrace intersection, which would be in accordance with current design standards and, importantly, would improve the angle of approach for drivers turning left out of the site.

In addition to the provision of new primary driveways on Augusta Highway, the existing access on Edinburgh Terrace was to be widened and the existing access on Russell Avenue was to be closed.

The Department for Infrastructure and Transport (DIT) provided its in-principle support for the proposed access arrangements, land use and site layout in its referral response for this earlier application.

3 PROPOSAL

The proposed development is similar in scale to the previous application, albeit with an increase in floor area associated with the retail and quick service restaurant components (from 520 m^2 to 790 m^2). The proposed building will also be two storeys and will include a caretaker's unit with two-bedroom above the retail facilities. The site will be serviced by a dedicated loading area.

The proposed access arrangements will be consistent with those previously endorsed by DIT, with an ingress from and egress to Augusta Highway and a two-way access on Edinburgh Terrace. The existing access on Russell Avenue will be closed.

Similar to the previous proposal, the works will include modifications to the size and alignment of the triangular island between drivers turning left and right from Edinburgh Terrace to Augusta Highway as shown in Figure 3.

Figure 3: Proposed modification to Augusta Highway/Edinburgh Terrace intersection

The proposed parking areas will comply with the requirements of Australian/New Zealand Standard *Parking facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004),* in that:

- 90° parking spaces will be 2.6 m wide and either 5.4 m long, or 4.8 m long overhanging paved areas or low-lying landscaping; and
- parking aisles will have a minimum width of 6.2 m.

Parallel parking spaces will be provided adjacent the air and water outlet facilities will be in excess of 6.6 m long and 2.1 m wide.

One parking space will be provided for people with disabilities and will be designed in accordance with the Australian/New Zealand Standard *Parking facilities Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6:2022),* in that the space will be 2.4 m wide and 5.4 m long adjacent a similarly sized shared area.

A total of 36 parking spaces will be provided on the site, which will exceed the requirements of the PlanSA *Planning and Design Code (P&DC)*. The P&DC recommends a parking provision of three spaces per 100 m^2 floor area for a retail fuel outlet which would equate to 24 spaces. In addition, the proposed caretaker's unit will be provided a dedicated parking space.

4 SWEPTH PATHS

A detailed review of accessibility to/from the site has been undertaken, to ensure drivers will be able to independently access the various components and manoeuvre on site to enter and exit in a forward direction.

4.1 COMMERCIAL FUEL OUTLET

The design vehicle adopted for the commercial fuel facility is a 26.0 m B-Double. Figure 4 illustrates that B-Doubles will be able to enter the site via the eastern access point on Augusta Highway and access the bowsers independently.

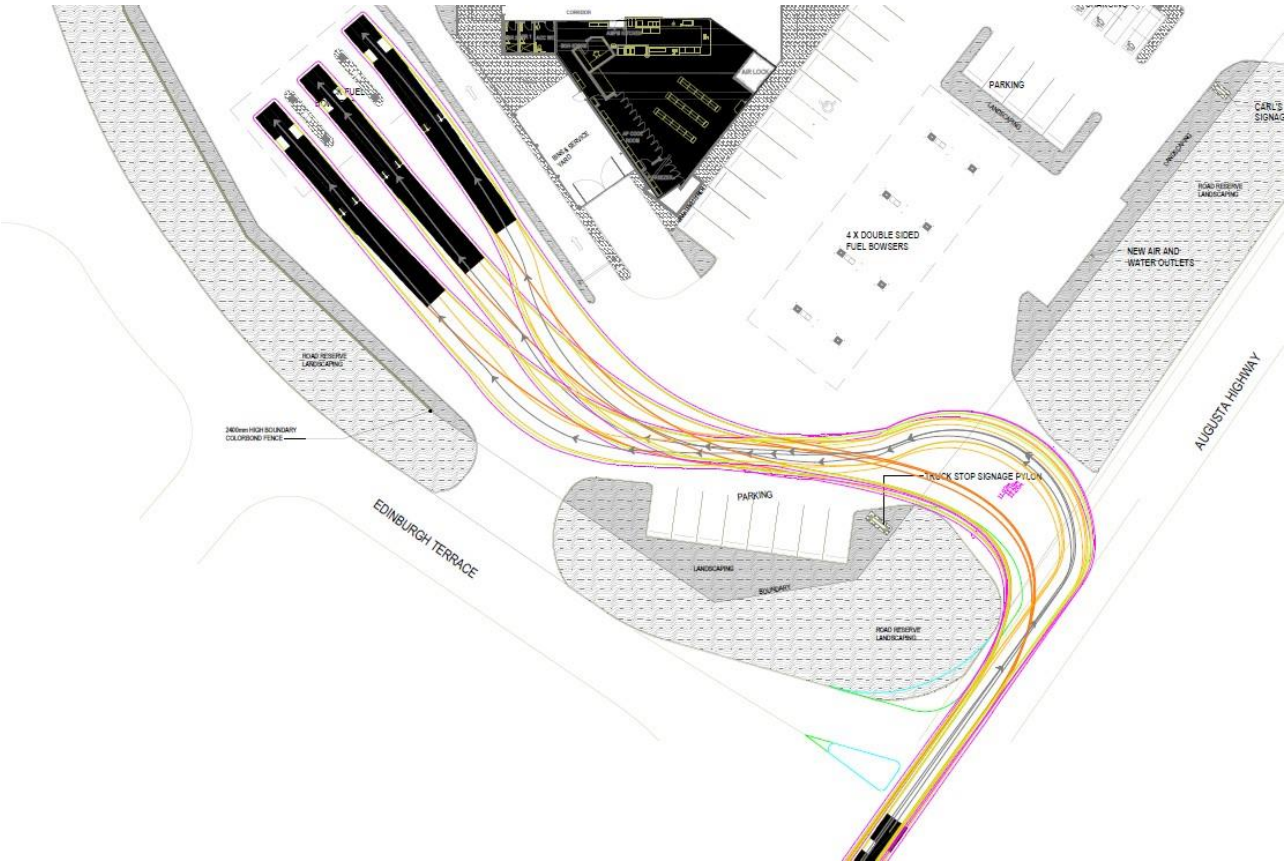

Figure 4: Swept path of B-Double accessing fuel bowsers

The vehicles will be able to circulate around the site in a clockwise direction to exit via the proposed egress on Augusta Highway, as illustrated in Figure 5.

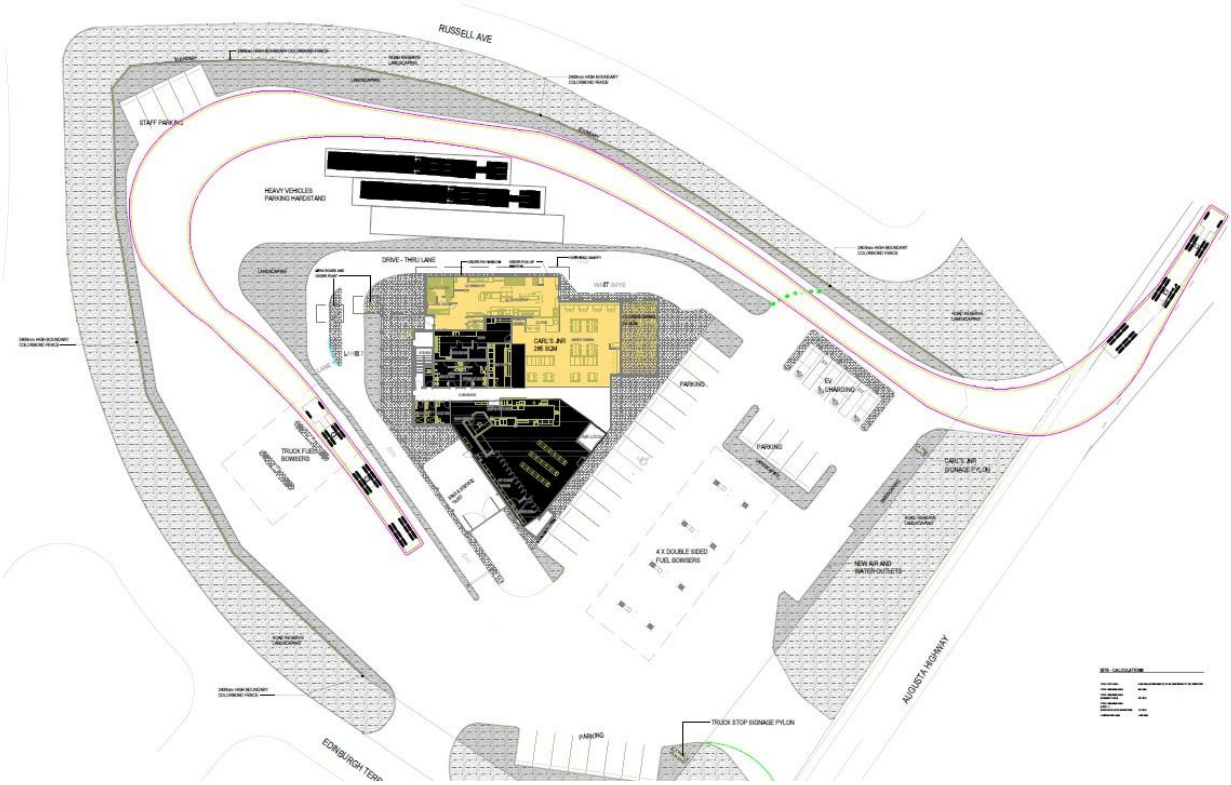

Figure 5: Swept path of B-Double exiting the site

The bowsers will be located so as to allow a bypass lane for drivers, as illustrated in Figure 6.

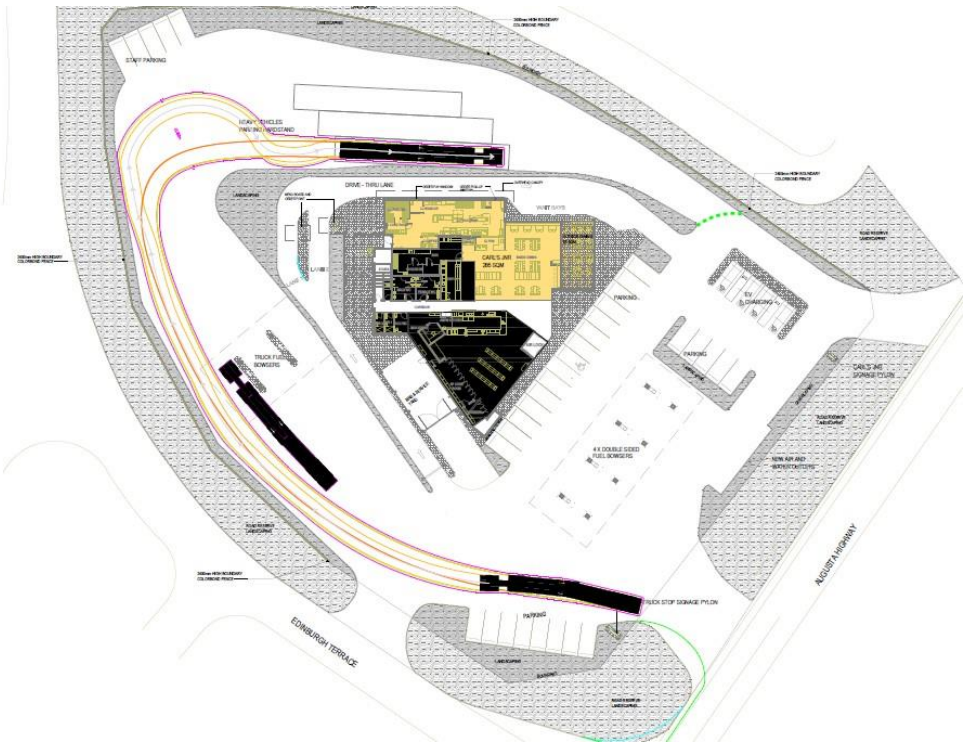

Figure 6: Swept path of B-Double bypassing fuel outlets

A check vehicle assessment has also been undertaken for an A-Double vehicle, as illustrated in Figure 7.

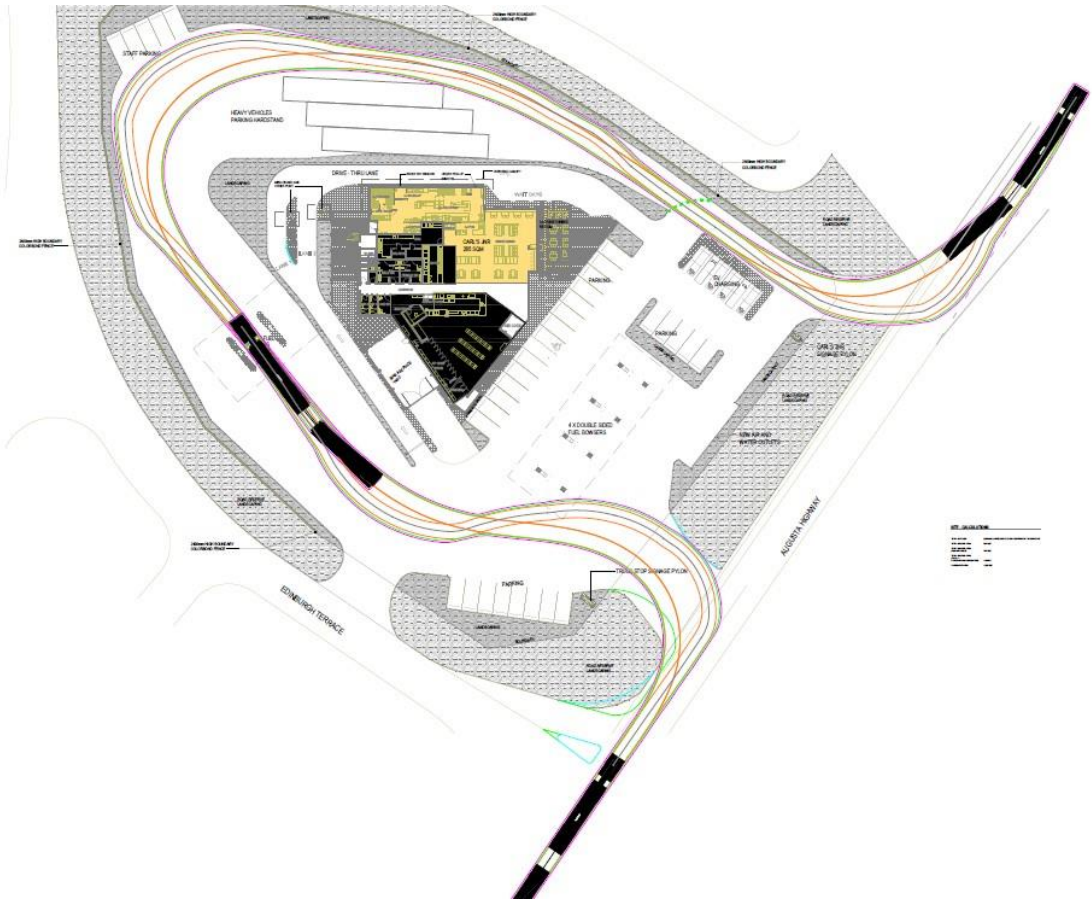

Figure 7: Swept path of A-Double accessing the site

4.2 COMMERCAL VEHICLE PARKING

The proposal will include a parking area for commercial vehicles at the rear of the site with three parking bays. The bays will be designed in accordance with the Australian Standard *Parking facilities Part 2: Off-street commercial vehicle facilities (AS 2890.2:2018)* in that they will exceed the minimum width of 3.5 m and will be independently accessible as shown in Figure 8.

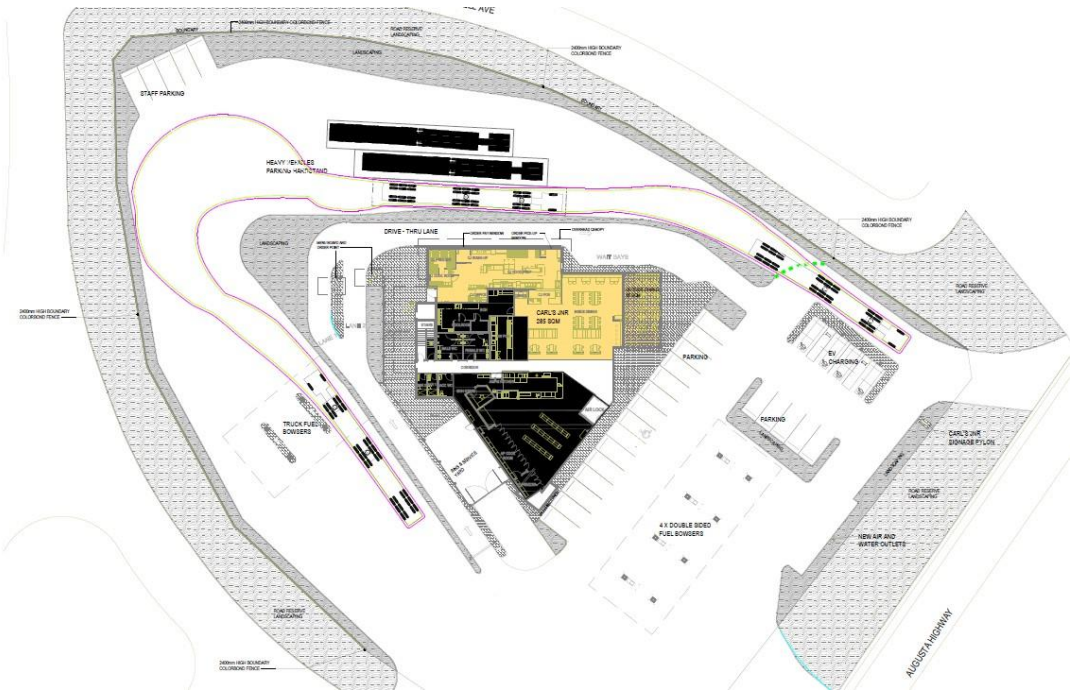

Figure 8: Swept path of B-Double accessing a truck parking bay

4.3 DOMESTIC FUEL OUTLET

In accordance with DIT requirements, the domestic bowsers will be able to accommodate a queue of two vehicles to be queued behind one at the filling point. Figure 9 illustrates that these queues can be accommodated on the site and maintain a bypass lane for access to the parking spaces.

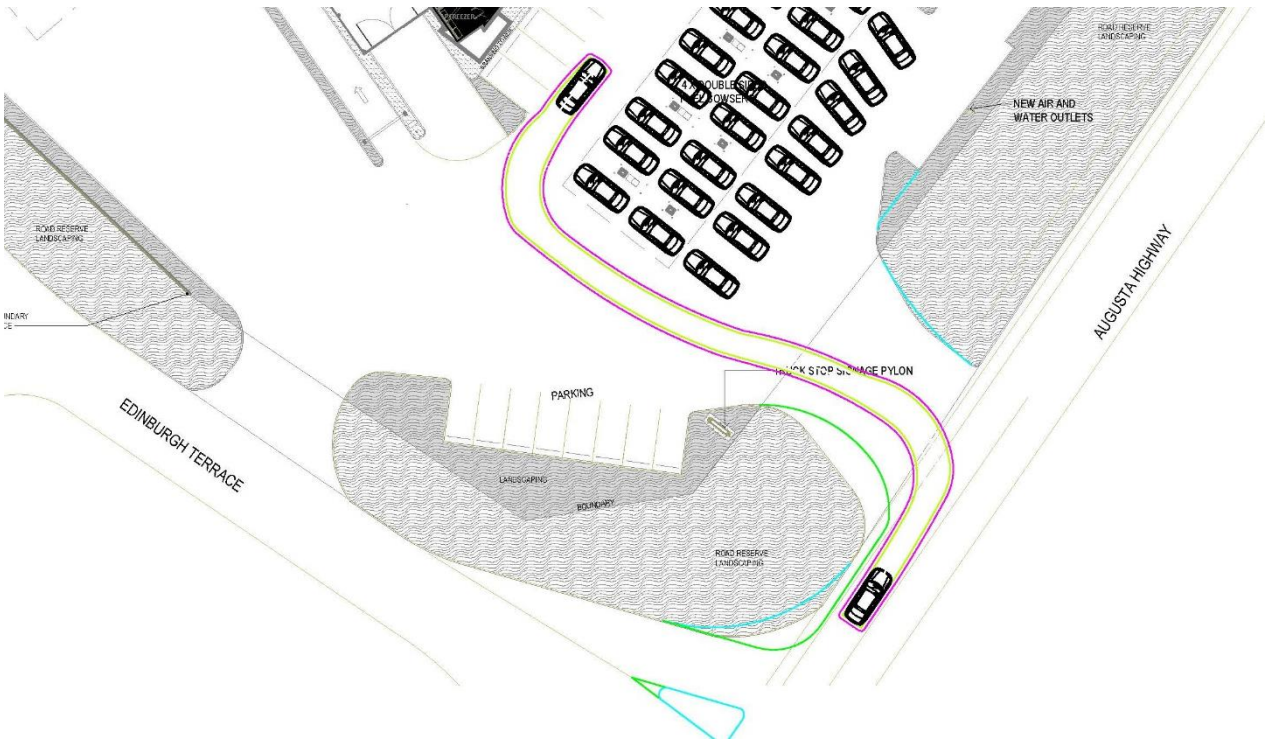

Figure 9: Queuing capacity behind fuelling points

4.4 DRIVE TRHOUGH FACILITY

The development will include a drive through facility with two ordering points. It will be designed for vehicles to circulate in a clockwise direction, as illustrated in Figure 10.

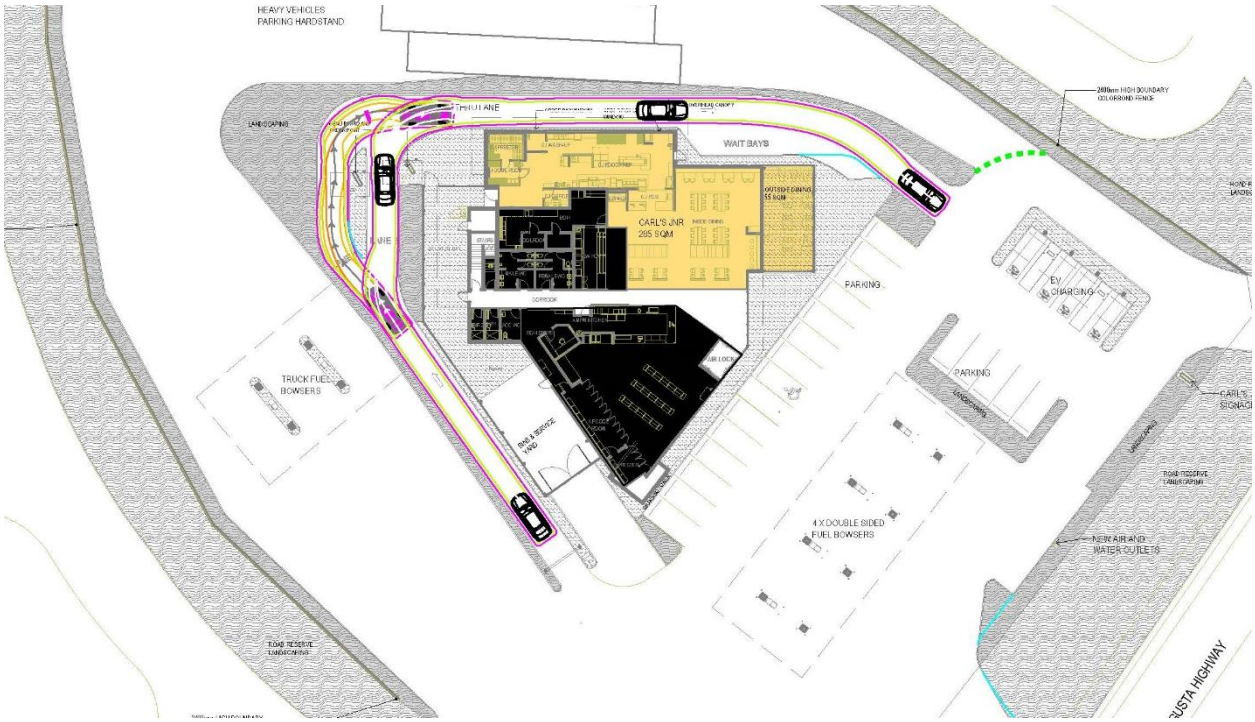

Figure 10: Swept path of B99 car circulating through the drive-through facility

The P&DC identifies a requirement for drive-through facilities to accommodate a queue of ten vehicles measured from the pick-up point. This requirement will be met as shown in Figure 11, along with a minimum of four cars queued at the order point without impacting traffic flow through the site.

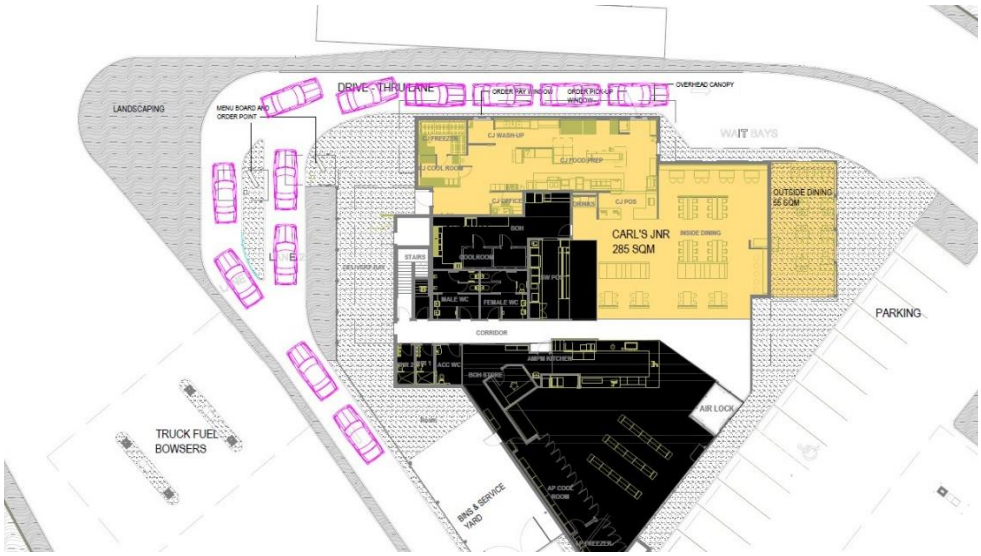

Figure 11: Vehicles queued within drive through facility

The drive-through facility will include a waiting bay which will provide parking for up to two vehicles. The parking bay will exceed the minimum width of 2.1 m identified in the AS/NZS 2890.1:2004.

4.5 SERVICE VEHICLES

The proposed development will require access by service vehicles for refuse collection and loading, and deliveries. The largest vehicle anticipated to access the site for these purposes is a 12.5 m Heavy Rigid Vehicle (HRV), which will service the development within a service yard adjacent the proposed building. Figure 12 illustrates that a HRV will be able to access the site via Edinburgh Terrace and reverse into the service yard to enter and exit the site in a forward direction.

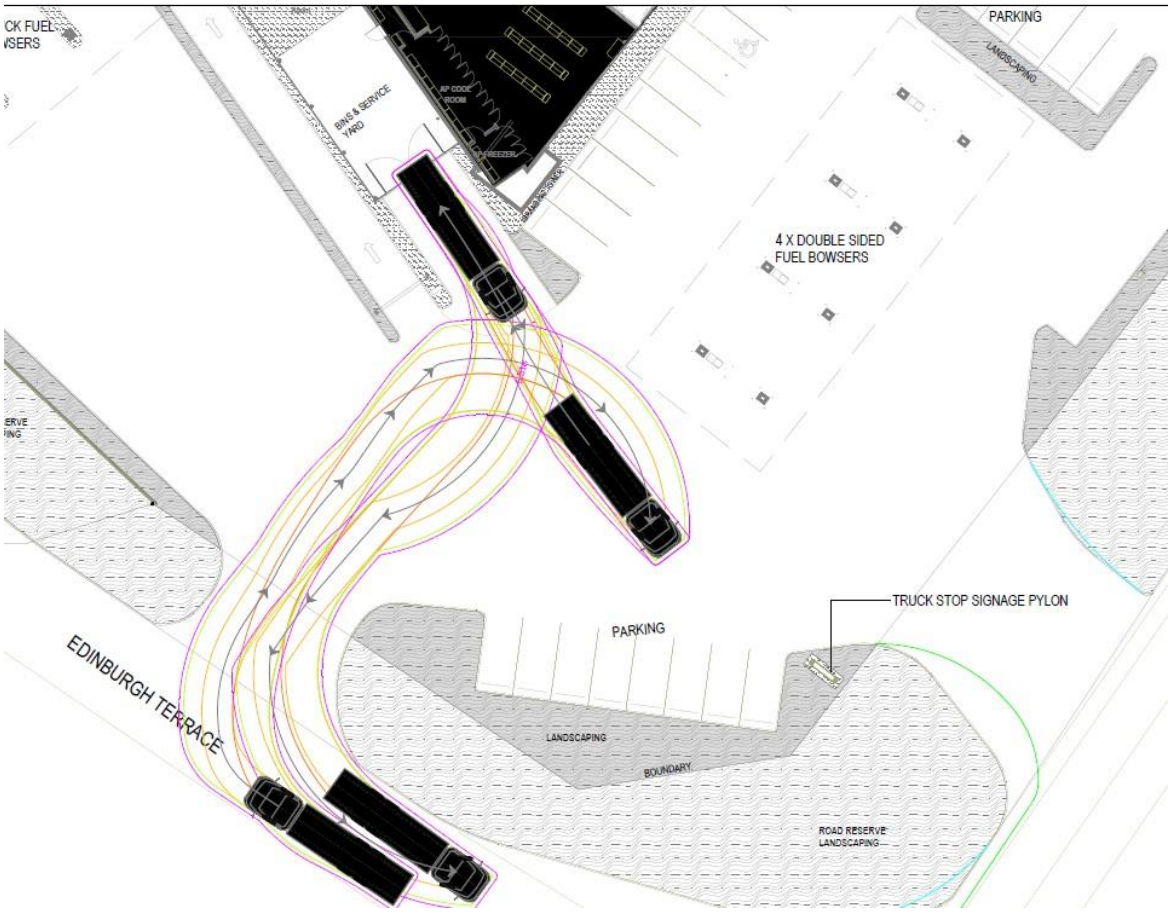

Figure 12: Swept path of HRV accessing the site

5 TRAFFIC ASSESSMENT

The subject site was previously the site of a quick service restaurant, and accordingly, the traffic generation associated with this aspect of the proposal will be of a similar magnitude with respect to generation and distribution. The Transport for New South Wales' *Guide to Traffic Generating Developments* identifies an evening peak hour traffic generation of 100 trips per average development akin to a KFC development with a passing trade proportion of 50%. On this basis, the proposed quick service restaurant would have generated in the order of 50 additional trips on the road network during the evening peak hour.

The proposed development will also generate traffic related to the retail fuel outlet, albeit some of these trips would be shared with the customers of the quick service restaurant. Expert evidence presented in a matter considered by the Environmental, Resources and Development Court identified a trip generation rate of 0.6 trips per m^2 in the peak hour for retail fuel outlets. Adopting this rate, the proposed retail fuel outlet will generate approximately 140 trips in the peak hour. Of these trips, approximately 70% would be related to passing trade and therefore the proposed retail fuel outlet will generate approximately 40 trips.

The passing trade components of retail fuel outlets are primarily in the direction of travel of the passing trade (i.e. left-in/left-out), particularly for commercial vehicle traffic. Notwithstanding this, the location of the site to the south of Port Augusta will likely result in a proportion of traffic approaching the site from the north and turning right into Edinburgh Terrace. On the basis of 20% of the passing trade and 80% of the non-passing trade traffic arrive from this direction, this would result in approximately:

- 25 additional right-turn movements from Augusta Highway to Edinburgh Terrace during the peak hour; and
- 15 additional right-turn movements from Edinburgh Terrace to Augusta Highway during the peak hour.

There would also be 45 left-turn movements into Edinburgh Terrace or the site during the peak hour and 55 left-turn movements out of the site during the peak hour. There would be negligible additional movements as a result of the caretaker's accommodation on the site.

The above additional traffic volumes are low and will not change the nature or function of the adjacent road network.

6 SUMMARY

The proposed retail fuel outlet and quick service restaurant development will provide safe and convenient access via Augusta Highway and Edinburgh Terrace consistent with access arrangements which have been previously endorsed by DIT for a similar development on the site. This includes the proposed redesign of the existing splitter island for traffic turning from Edinburgh Terrace to Augusta Highway, which will improve drivers' sightlines and increase separation to the proposed ingress to the site from the highway.

The access locations and internal layout will be designed to allow for all vehicles to enter and exit the site in a forward direction.

The proposed parking spaces will comply with the relevant Australian Standards and will accommodate the forecast parking demand, exceeding the requirements of the P&DC. The proposal will result in additional traffic associated with the retail fuel outlet, with the restaurant components

generating a similar volume of traffic as the previous operating development on the site. The additional traffic will primarily be associated with passing trade and will therefore not add substantially to the existing volumes on the road network. The proposed development will therefore not change the nature or function of the adjacent roads.

Yours sincerely,
MFY PTY LTD

JAYNE LOVELL
Senior Associate

APPENDIX 5. ENVIRONMENTAL NOISE ASSESSMENT

AM/PM Port Augusta

2 Augusta Highway, Port Augusta

Environmental Noise Assessment

S6292C3

September 2024

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Document Title	: AM/PM Port Augusta - 2 Augusta Highway, Port Augusta Environmental Noise Assessment
Client	: Romaldi/Agostino Group
Document Reference	: S6292C3
Date	: September 2024
Author	: Byron Holmes, MAAS
Reviewer	: Chris Turnbull, MAAS

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1 INTRODUCTION

An environmental noise assessment has been made for the proposed AM/PM integrated service station development at 2 Augusta Highway, Port Augusta, SA (the **Development**).

The Development comprises refuelling and parking facilities for passenger vehicles and trucks, electric vehicle (**EV**) charging facilities, and an associated integrated building to be located near the centre of the site incorporating indoor and outdoor dining areas and drive-thru facilities.

The Subject Site is located well located in the vicinity of a number of similar complementary land uses, including a motor vehicle dealership, an auto parts retailer and motor trade premises. Nearby noise sensitive receivers comprise residences fronting Russell Avenue and Edinburgh Terrace to the west and south of the Subject Site respectively. An overview of the Subject Site and surrounding locality is provided in

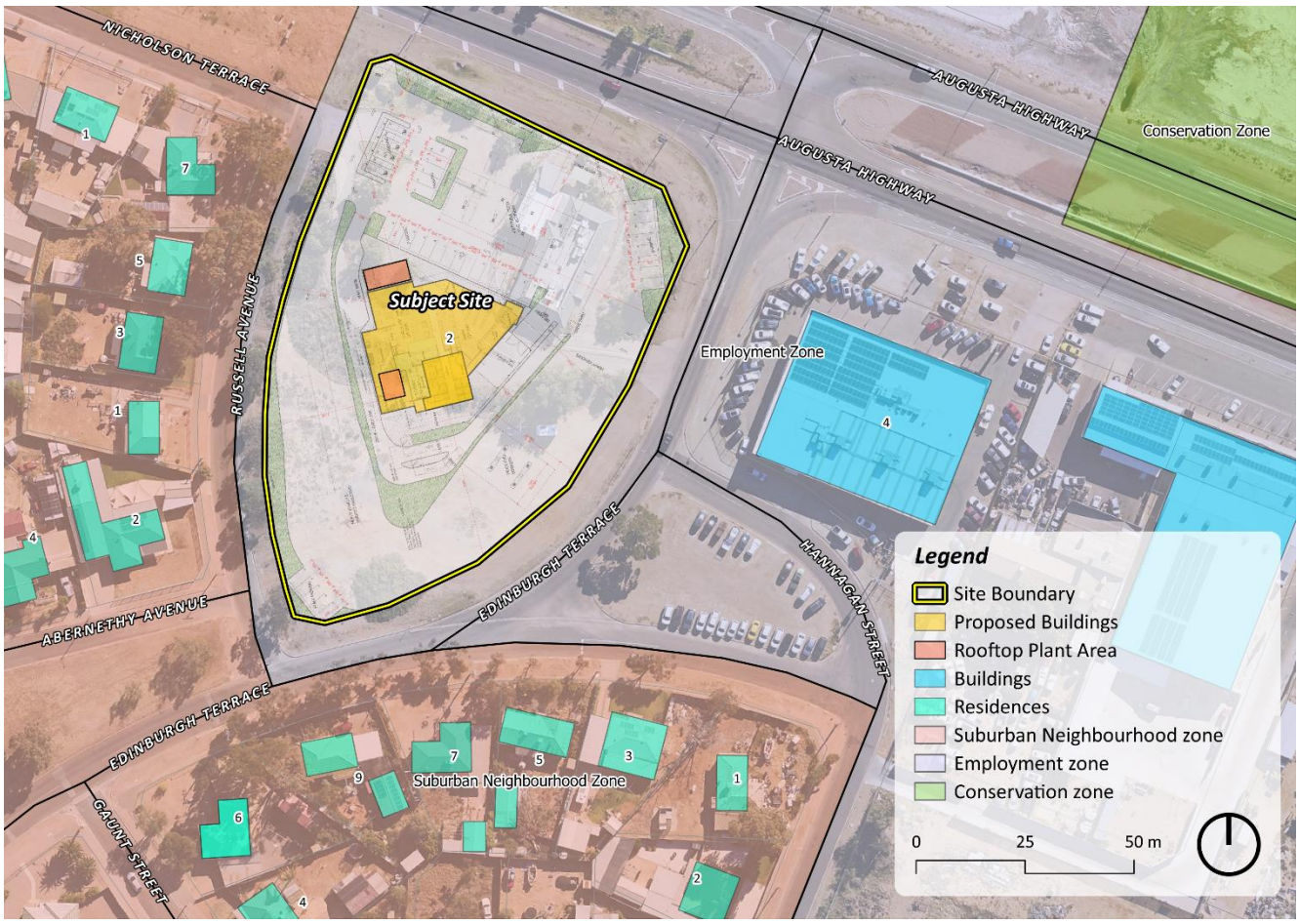


Figure 1 below.

This assessment considers noise levels at nearby noise sensitive receivers from the proposed Development including vehicle movements and activity, fuel deliveries, rubbish collection, drive-thru activity, and operation of mechanical plant, and compares the predicted noise levels against noise criteria determined in accordance with the South Australian *Planning and Design Code* (the **Code**) and the *Environment Protection (Commercial and Industrial) Noise Policy 2023* (the **Policy**).

The assessment has been based on:

- "*AMPM Truck Stop Retail & Amenities -Augusta Highway. Port Augusta"* Planning Set, drawings "24109_SD01" to "24109_SD16", prepared by Cheesman Architects, dated 11 September 2024.
- Site inspection and noise measurements taken at the site on 22 October 2019
- Operating hours of the facility being 24 hours per day, 7 days per week
- The assumption that the continuous idling of refrigerated vehicles during the night period in the designated truck parking areas is not a regular feature of the development
- The site having no LPG facilities
- Previous noise measurements and data from similar sites for plant and equipment, car and truck parking activity, drive through activity, and fuel delivery related activities.

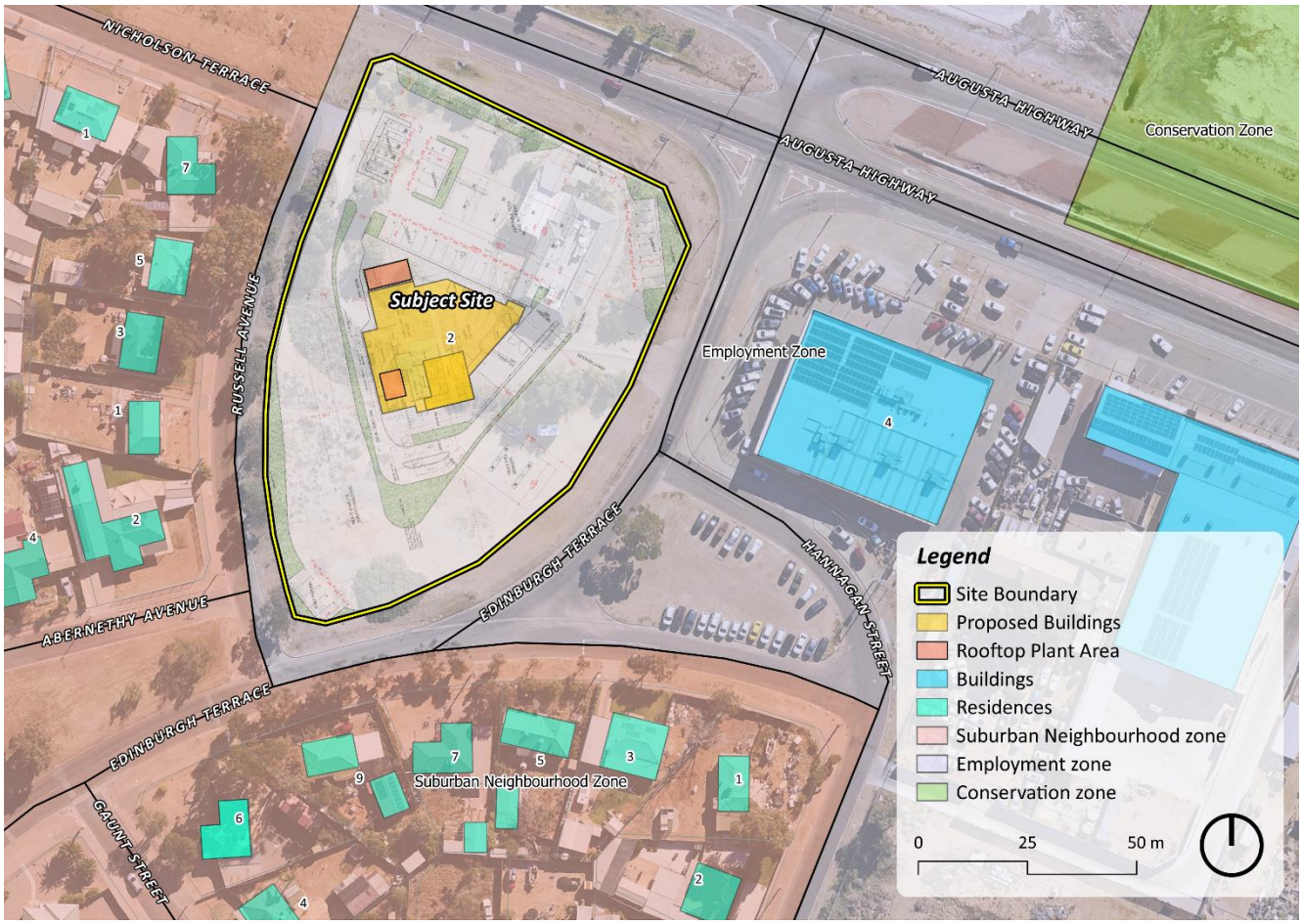


Figure 1: Subject site and surrounding locality

2 THE PLANNING AND DESIGN CODE

In accordance with South Australian Planning and Design Code (the **Code**), the Subject Site is located within the *Employment Zone*. Nearby noise sensitive receivers (residences) to the west and south of the Subject Site are located within the *Suburban Neighbourhood Zone* of the Code. The Code has been reviewed and the provisions considered relevant to the assessment are included in **Error! Reference source not found.**.

3 CRITERIA

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

The Policy provides objective noise criteria ("noise goals") to assess the environmental noise emissions from a proposed development. The noise goals provided by the Policy are based on the *World Health Organisation Guidelines for Community Noise (1999)*[1] (the **WHO Guidelines**) to prevent community annoyance, sleep disturbance and adverse impacts on the amenity of a locality. Therefore, compliance with the Policy will satisfy the WHO Guidelines and the subjective requirements of the Code relating to environmental noise.

The Policy establishes *Noise Goals* to be achieved at noise sensitive receivers based on the zones in which the noise source (the development) and sensitive receivers (the residences) are located. For new developments, Part 5 of the Policy provides goal noise levels which are 5 dB(A) more onerous than those which would otherwise apply when assessing an existing noise source.

Based on the above, the following *Noise Goals* apply to noise from the proposed development at noise sensitive receivers within the *Suburban Neighbourhood Zone*:

- An average (L_{eq}) noise level of 51 dB(A) during the Policy "day" period (7:00 am to 10:00 pm)
- An average (L_{eq}) noise level of 44 dB(A) during the Policy "night" period (10:00 pm to 7:00 am)
- A maximum (L_{max}) noise level of 60 dB(A) during the Policy "night" period (10:00 pm to 7:00 am)

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

[1] Berglund B, Lindvall T & Schwela DH 1999, *Guidelines for Community Noise,* World Health Organisation (WHO), Geneva, Switzerland.

4 ASSESSMENT

The noise levels resulting at nearby sensitive receivers from activity at the site have been predicted based on a range of previous noise measurements and observations at similar facilities, including:

- Car park activity, including people talking as they vacate or approach their vehicles, the opening and closing of vehicle doors, vehicles starting and idling, and moving into or out of their parked position.
- Truck parking activity, such as the opening and closing of vehicle doors, vehicles idling, release of compressed air from the braking system, and vehicles moving into and accelerating away from their park position.
- Drive through order units and pickup activities.
- General vehicle movements on site.
- Operation of mechanical plant.
- Deliveries.

At the development application stage of a project, the mechanical plant has generally not been designed or selected. The assessment of mechanical plant has therefore been based on manufacturer's data and previous measurements of the following indicative air conditioning, refrigeration and ventilation equipment (to be located within the designated rooftop plant area as shown in Appendix B):

- 2x display fridges
- 1x freezer
- 3x air conditioning condenser units
- 2x kitchen exhaust fans
- 2x amenity exhaust fans

The sound power levels for these noise sources and activities are provided in **Error! Reference source not found.**.

The predictions of noise from use of the facility have been based on the following operational assumptions for the level of activity in any 15-minute[2] period:

[2] Default assessment period of the Policy.

Day Time (7am to 10pm)

- continuous operation of all mechanical plant within the rooftop plant area
- 30 passenger vehicle movements through the site using the petrol filling stations or parking bays
- A stationary passenger vehicle idling continuously while waiting to use each filling station throughout the assessment period
- 20 passenger vehicle movements through the site using the drive through
- 16 passenger vehicles parking within the designated parking area
- Continuous operation of the 2 drive through ordering speakers with a vehicle idling at each speaker (while ordering or waiting to order) throughout the assessment period
- Continuous use of the drive through pickup window with 2 vehicles continuously idling in the vicinity of the window (while paying, collecting an order or waiting)
- 3 truck movements through the site using the truck filling stations or parking areas
- A stationary truck idling while waiting to use each truck filling station for half the assessment period
- 3 trucks parking within the designated parking area
- A single fuel delivery.

Night Time (before 7am or after 10pm)

- continuous operation of all mechanical plant within the rooftop plant area
- 20 passenger vehicle movements through the site using the petrol filling stations or parking bays
- 10 passenger vehicle movements through the site using the drive through
- Continuous operation of one drive through ordering speaker with a vehicle continuously idling at the speaker (while ordering or waiting to order)
- 1 vehicle idling continuously at the drive through pickup window (while paying, collecting an order or waiting)
- 1 truck movement through the site using the truck filling stations or parking areas
- 2 light vehicles and one heavy vehicle refuelling at any one time
- 8 light vehicles parking within the designated parking area
- 1 heavy vehicle parking within the designated parking area

Based on the above, noise from the site at nearby residences has been predicted using the SoundPLAN computer noise modelling software package. The predictions consider the above level of activity, the sound power level of each noise source, the distance between each noise source and each residence, and the effects of barriers such as fences and buildings.

Based on the predictions, to achieve the Policy noise goals, the following acoustic treatment is required:

General

- Construct a solid fence along the site boundary to a minimum height of 4.0 metres above ground level for the extent shown in **BLUE**, and to a minimum height of 2.7 metres above ground level for the extend shown in **ORANGE** in Appendix B. The fence should be constructed from 6mm thick compressed fibre cement sheeting (or equivalent material having a minimum surface density of 9kg/m^2) and should achieve an airtight seal at all junctions as far as practicable, including at the ground.
- Ensure there are no irregularities on the site and all inspection points, grated trenches etc. are correctly fixed to remove the potential for impact noise being generated when driven over
- Amplified music or voice played in any external location should be set at a level which is inaudible at the sensitive receivers
- Reduce noise from any alarms produced by site equipment (such as compressed air, for example) as far as practicable and such that they are inaudible at sensitive receivers
- Install acoustic absorption such as 50mm thick polyester insulation with a minimum density of 32kg/m3 or a proprietary weather proof product with an "NRC" rating of 0.8 or greater ("Stratocell Whisper" or similar) to the full practicable extent of the underside of refuelling and drive through canopies.

Deliveries and Refuse Collection

- Restrict fuel and other deliveries to the Policy "Day" period only. That is, between 7:00 am and 10:00 pm.
- Restrict the hours of rubbish collection and deliveries to the hours declared not to constitute local nuisance under the *Local Nuisance and Litter Control Act 2016*. That is, only between the hours of 9:00 am and 7:00 pm on a Sunday or public holiday, and 7:00 am and 7:00 pm on any other day.

Mechanical Plant

- Locate all rooftop mechanical plant within the designated area (as shown in Appendix B).
- Incorporate an in-line attenuator to the discharge side of any kitchen exhaust fans installed.

The noise level and any acoustic treatment associated with mechanical plant should be reviewed during the detailed design phase, should a different location be required, or the final equipment selections have different sound power levels or require a different number of units to those specified within this report.

With the above recommended noise treatments in place, the highest predicted noise levels at a nearby noise sensitive receiver (residence) are 49 dB(A) during the Policy "day" period and 44 dB(A) during the Policy "Night" period respectively. Lower noise levels are predicted at other noise sensitive receivers, and for lower levels of activity.

Noise from the Development is therefore predicted to achieve the requirements of the Policy at all nearby noise sensitive receivers.

4.1 Penalties for Character

For a penalty for noise character to apply under the Policy, the characteristic must be fundamental to the nature and impact of the noise when considered in the context of the ambient noise environment. The characteristic should dominate the overall noise impact, rather than simply be part of it.

A site inspection was conducted on 22 October 2019 to gain an understanding of the locality and existing ambient noise environment. Based on the on-site observations, road traffic noise on the Augusta Highway is significant within existing ambient noise environment, and comprises a significant proportion of heavy (21% as of 2023[3]) vehicles. During the site inspection, a maximum noise level (L_{max}) from a truck pass-by of 67 dB(A) was measured at the nearest house to the Augusta Highway, with a level of 56 dB(A) estimated at the rear of the site for the same truck pass-by.

While many of the noise sources from the Development will inherently fluctuate when considered in isolation (and may possess a low frequency character), these sources (such as truck movements) are similar in character to those which already occur more frequently and result in higher noise levels within the existing ambient noise environment.

In this context, a penalty for an intermittent, modulating or low frequency noise character is not considered to be applicable in this circumstance.

[3] Based on Department for Infrastructure and Transport (DIT) Average Annual Daily Traffic (AADT) volumes

While the Development will include impulsive noise sources (such as compressed air releases and vehicle doors slamming), these sources are not dominant within the noise emissions from the site and a penalty for an impulsive noise character is not warranted.

4.2 Maximum Noise Levels

The maximum noise levels at all nearby noise sensitive receivers within the *Suburban Neighbourhood zone* have been predicted during the Policy "night" period. The predictions consider general activity (such as a car door slam and people talking) within the vehicle refuelling and car area, and a compressed air release within the truck refuelling and parking area occurring prior to 7:00 am or after 10:00 pm.

Based on the predictions, the highest predicted maximum noise level at a nearby noise sensitive receiver is 58 dB(A) at the noise sensitive receivers closest to Augusta Highway. Maximum noise levels of 56 dB(A) or less are predicted at other noise sensitive receivers further from the Augusta Highway.

As such, the predicted maximum noise levels both achieve the Policy 60 dB(A) L_{max} criterion, and are lower than the maximum noise levels already present in the existing ambient noise environment at all nearby noise sensitive receivers.

5 CONCLUSION

An environmental noise assessment has been made for the proposed AM/PM integrated service station development at 2 Augusta Highway, Port Augusta, SA (the **Development**).

The assessment considers noise levels at surrounding residences from vehicle movements, car and truck parking activity, fuel deliveries, drive through activity, rubbish collection, and mechanical plant serving the Development.

The predicted noise levels from the Development will achieve the relevant requirements of the *Environment Protection (Commercial and Industrial) Noise Policy 2023*, provided that:

- Fences are constructed to the heights recommended within this assessment
- Noise from any alarms is reduced as far as practicable
- All inspection points, grated trenches, etc. are correctly fixed to remove the potential for impact noise being generated when driven over
- The times for rubbish collection and deliveries are restricted as recommended within this assessment
- The mechanical plant is sited and screened as recommended within this assessment.

Based on the assessment, the development is predicted to *not unreasonably impact the amenity of sensitive receivers*, thereby achieving the relevant provisions of the South Australian *Planning and Design Code* related to environmental noise.

APPENDIX A: PLANNING AND DESIGN CODE

PART 4 – GENERAL DEVELOPMENT POLICIES

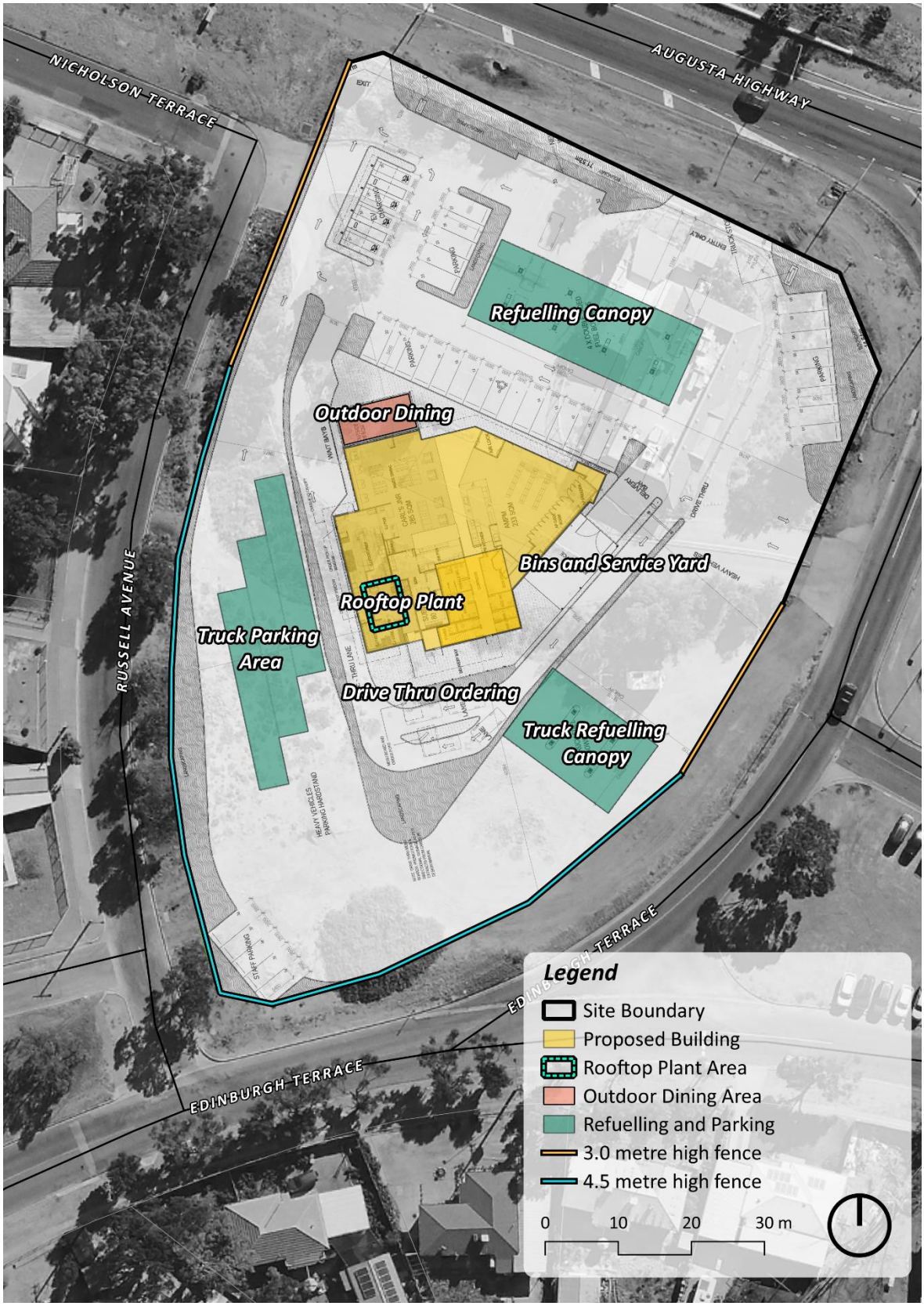
Interface between Land Uses

Desired Outcome (DO)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.

APPENDIX B: SITE PLAN



APPENDIX C: SOUND POWER DATA

Equipment/Activity		Sound Power Level
General activity	General activity	83 dB(A)
	Idling car	75 dB(A)
	Moving car	82 dB(A)
	Car door slam	94 dB(A) (L_{max})
	Idling truck	95 dB(A)
	Moving truck	101 dB(A)
	Compressed air brake release	115 dB(A) (L_{Amax})
	Truck startup and acceleration	108 dB(A)
Drive Through	Drive through speaker	78 dB(A)
	Drive through collect window	75 dB(A)
Mechanical Plant	AC condenser unit	75 dB(A)
	Kitchen exhaust fan	80 dB(A)
	Freezer	75 dB(A)
	Display fridge	81 dB(A)
	Amenity exhaust fan	67 dB(A)
	Dairy fridge	81 dB(A)

APPENDIX 6. LIGHT MODELLING

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Email: tmksa@tmkeng.com.au
Civil • Geotechnical • Environmental
Structural • Mechanical • Electrical • Fire
Hydraulics • Forensic • Construction Assist
Riverland Office: 25 Vaughan Terrace, Berri SA 5343

PROJECT MEMORANDUM
Number: 001

			Date:	25.09.2024	**Job Number:** 2408221
To:	Romaldi Constructions	**Attention:**	Mario Romaldi	**Email**:	mario@romaldi.com.au
From:	Daniel Tieu				
Project:	AMPM Port Augusta CNR August Highway & Edinburg Terrace, Port Augusta				
Subject:	Outdoor Lighting Assessment				

Dear Mario,

1.0 INTRODUCTION

TMK Consulting Engineers were engaged to provide an outdoor lighting assessment report to address the following:

An Obtrusive Light – Compliance Report prepared by a qualified and experienced Electrical Engineer in accordance with Australian Standard 4282 – 2023 'Control of the obtrusive effects of outdoor lighting' shall be provided to Council for Approval.

External lighting requirements for the proposed development, including light spill across to adjacent properties must be compliant to the current Australian Standards

Figure 1: Aerial view and Obtrusive Lighting Calculation Boundary of proposed development

The objective of this report is to:

a) Provide certification/commentary on the light spill across the boundary lines to adjoining residential properties boundaries during both curfew & non-curfew hours when the site is in operation, compliant to AS4282-2023 Table 3.1 and Table 3.2 criteria (extract copied below) for Environmental Zone A4 – High District Brightness.

Table 3.1 — Environmental zones

Environmental zones	Ambient light conditions	Descriptions/ Examples
A0	Intrinsically dark	UNESCO Starlight Reserve. IDA: Dark Sky Parks, Reserves or Sanctuaries Major optical observatories Other accreditations for dark sky places for example astrotourism, heritage value, astronomical importance, wildlife/ecosystem protection Lighting for safe access may be required
A1	Dark	Relatively uninhabited rural areas (including terrestrial, marine, aquatic and coastal areas) Generally roadways without streetlighting through rural areas
A2	Low district brightness	Sparsely inhabited rural and semi-rural areas Generally roadways without streetlighting through suburban, rural or semi-rural areas other than intersections
A3	Medium district brightness	Suburban areas in towns and cities Generally roadways with streetlighting through suburban, rural or semi-rural areas
A4	High district brightness	Town and city centres and other commercial areas Residential areas abutting commercial areas Industrial and Port areas Transport Interchanges
TV	High district brightness	Vicinity of major sport and event stadiums during TV broadcasts
NOTE Zones A0 and A1 would normally have a minimum area of 50 ha.(0.5 km²). There may be smaller environmentally sensitive areas.		

Figure 2 – Table 3.1 of AS4282

Table 3.2 — Light technical parameter limits

Zones	Maximum vertical illuminance ($E_{v)}$ lux		Threshold increment (TI)		Upward Light Ratio
	Non-curfew	Curfew	Maximum TI %	Default Adaptation level (L_{ad}) cd/m²	Maximum ULR_S or ULR_L
A0	0[a]	0.0	N/A	N/A	0.00
A1	2	0.1	20	0.1	0.00
A2	5	1	20	0.2[b]	0.01
A3	10	2	20	1	0.02
A4	25	5	20	5	0.03
TV	N/A	N/A	20	10	0.08

a For A0, E_v shall be as close to zero as practicable without impacting safety considerations.

b For an internally illuminated sign in a A2 zone, $L_{ad} \leq 0.25$ cd/m²

Figure 3 Table 3.2 AS4282

b) Targeted illumination level on the car park areas and driveways, compliant to AS1158.3.1 -2020 for below usage areas indicated below and shown in Figure 4;

- Lighting calculations are according to AS1158.3.1, sub-category:
- PC1 for carpark areas
- PCD for disabled car park space
- Average horizontal illuminance of 14 lux for general circulation space

Obtrusive lighting calculations are within the limit permitted within AS4282:2023

The various steps undertaken in the investigation were:

a) Computer modeling using readily available software & luminaire photometric (.IES) files received from lighting supplier.
b) Cross-reference & examination of all relevant standards to assess whether all the requirements are achieved.

The following was excluded from the assessment:

- Site survey visual walk through to examine the condition around the site;

Figure 4: Site Plan, drawing 24109_SD02, dated 09.09.2024

2.0 PROPOSED LIGHTING LAYOUT

The lighting layout proposed is based on the use of:

- 6x 128W LED luminaires, Pole Light (ADLT, XSP – TYPE III MEDIUM (3ME))
- 2x 70W LED luminaires, Pole Light (ADLT, XSP – TYPE III MEDIUM (3ME))
- 4x 20W LED luminaires, Batten light (HANECO, TRIPROOF)
- 9x 60W LED luminaires, Floodlights (ELWA ENERGY SAVERS – EL-F60W-SP-B)
- 22x 150W, LED luminaires, Fuel Canopy Lights (GAMMA ILLUMINATION, KASAR)
- 10x 30W, LED luminaires, Wall Light (ELWA ENERGY SAVERS – BR-WP30W-01-G4)

Figure 5 provides an indication of the proposed lighting layout.
Figure 6 shows an example 3D perspective of the proposed building.
Figure 7 shows the lighting schedule & symbols, and installation arrangement:

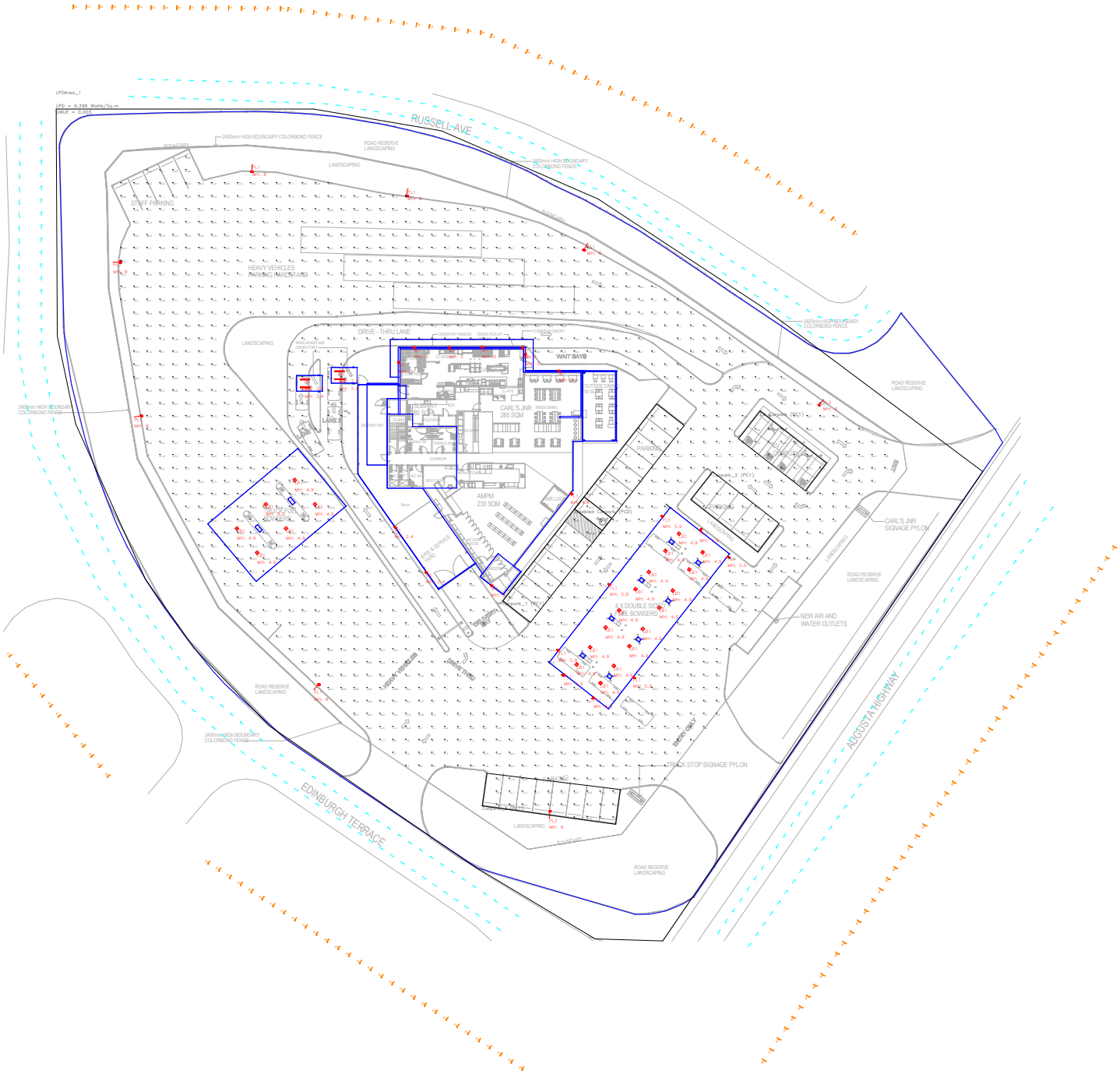
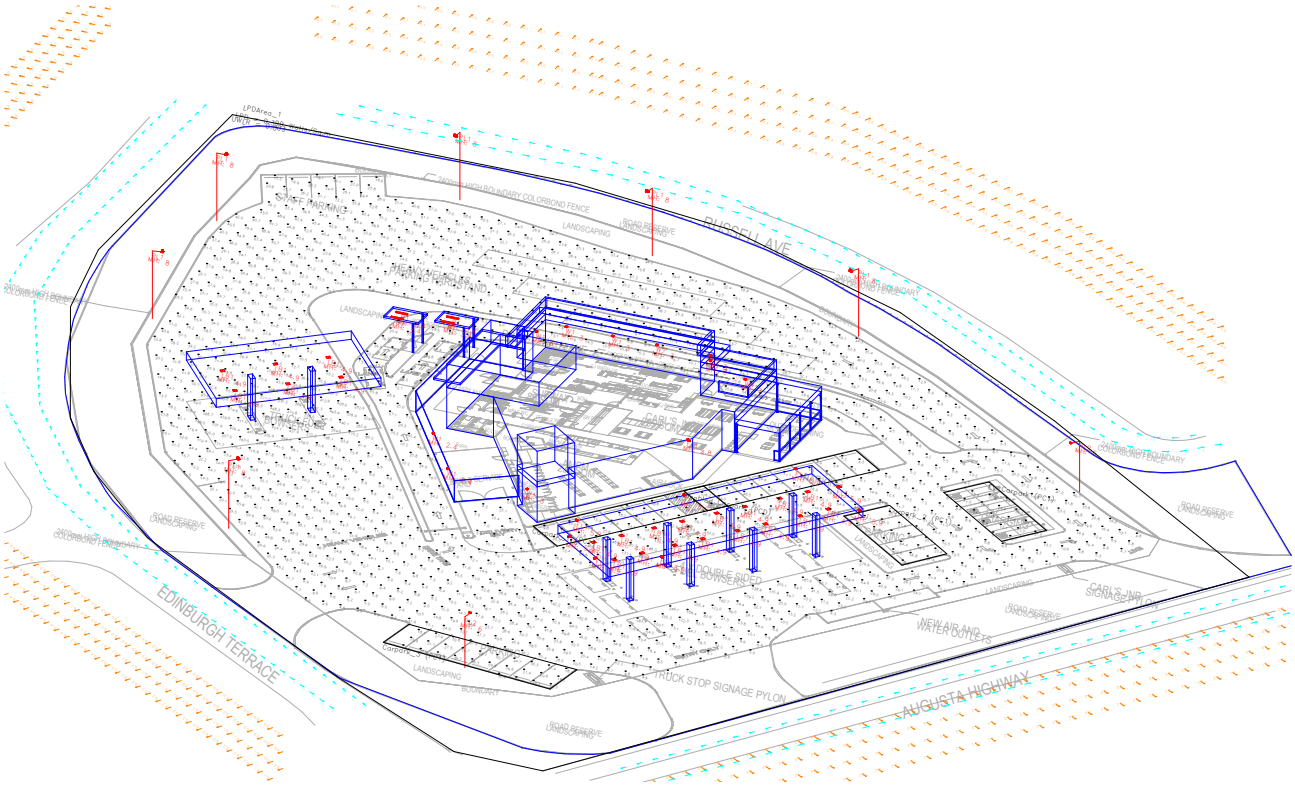


Figure 5 – Proposed Lighting Layout



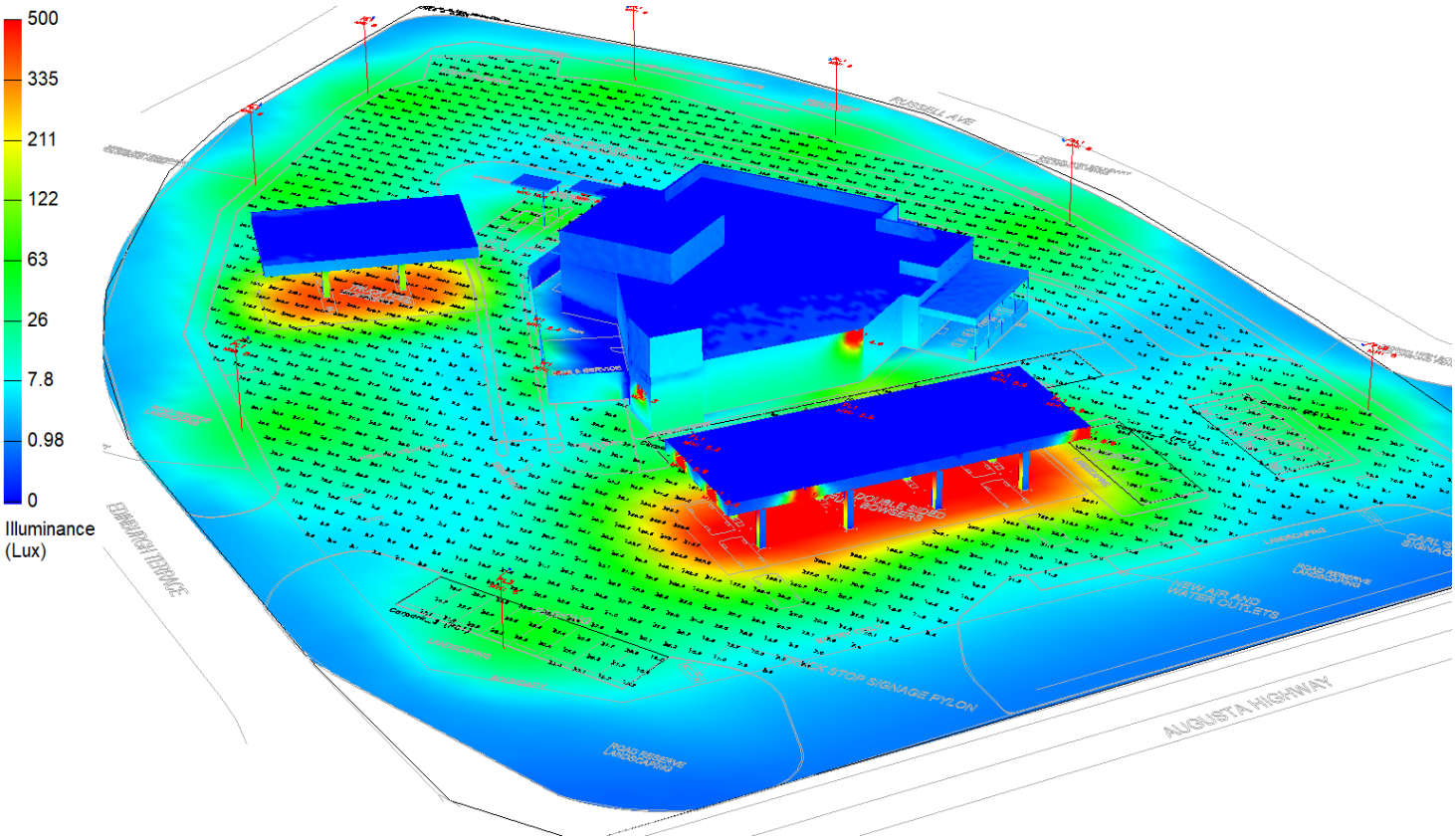


Figure 6 – Proposed 3D Perspective Model

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Mounting Height
	2	PL2	70W LED Pole Light, 4000K – Type III Medium (3ME) (ADLT, XSP)	1.000	9938	6
	4	B1	20W LED Batten IP65, 4000K (Haneco, Triproof)	1.000	1856	3.4
	10	W1	30W LED Wall light, 3000K (ELWA ENERGY SAVERS, BR–WP30W–01–G4)	1.000	4122	2.4, 3
	9	FL1	60W LED Flood Light, 4000K, Black (ELWA ENERGY SAVERS, EL–F60W–SP–B)	1.000	12580	4.8, 5.9
	6	PL1	128W LED Pole Light, 4000K – Type III Medium (3ME) (ADLT, XSP)	1.000	16636	8
	22	LB1	150W LED Canopy Light Recessed, 5000K (Gamma Illumination, KASAR)	1.000	14903	4.9

Luminaire Location Summary				
LumNo	Label	Orient	Tilt	Mounting Height
1	LB1	142	0	4.9
2	LB1	142	0	4.9
3	LB1	322	0	4.9
4	LB1	322	0	4.9
5	LB1	322	0	4.9
6	LB1	142	0	4.9
7	LB1	142	0	4.9
8	LB1	322	0	4.9
9	LB1	322	0	4.9
10	LB1	142	0	4.9
11	LB1	142	0	4.9
12	LB1	322	0	4.9
13	LB1	142	0	4.9
14	LB1	322	0	4.9
15	LB1	142	0	4.9
16	LB1	322	0	4.9
17	LB1	309.959	0	4.9
18	LB1	129.959	0	4.9
19	LB1	309.959	0	4.9
20	LB1	129.959	0	4.9
21	LB1	129.959	0	4.9
22	LB1	309.959	0	4.9
23	FL1	232	0	5.9
24	FL1	232	0	5.9
25	FL1	142	0	5.9
26	FL1	145.399	0	5.9
27	FL1	142	0	5.9

Luminaire Location Summary				
LumNo	Label	Orient	Tilt	Mounting Height
28	FL1	52	0	5.9
29	FL1	322	0	5.9
30	FL1	322	0	4.8
31	FL1	322	0	5.9
32	W1	180	0	3
33	W1	90	0	3
34	W1	90	0	3
35	W1	90	0	3
36	W1	90	0	3
37	W1	0	0	3
38	W1	90	0	3
39	W1	232.623	0	3
40	W1	215	0	2.4
41	W1	215	0	2.4
42	B1	0	0	3.4
43	B1	0	0	3.4
44	B1	0	0	3.4
45	B1	0	0	3.4
46	PL1	46.75	0	8
47	PL1	9.617	0	8
48	PL1	1.054	0	8
49	PL1	267.85	0	8
50	PL1	262.102	0	8
51	PL1	240.849	0	8
52	PL2	83.03	0	6
53	PL2	232	0	6

Figure 7 – Proposed Lighting Schedule

3.0 LIGHT SPILL ASSESSMENT

The criteria for vertical light spills outline in AS 4282-2023 - Control of the obtrusive effects of outdoor lighting, Table 3.2 are the following:

- Threshold Increment on Edinburgh Terrace, Augusta Highway & Russell Avenue, to be less than 20% based on adaptation luminance of 5 cd/m^2, with cut-off angle of 20º above horizontal.
- Non-Curfew hour (between 6am– 11pm) – maximum of 25 lux across the 'residential buildings boundary line A4 – High District Brightness under AS4282:2023 Tables 3.1 and 3.2, and.
- Curfew hour (between 11pm– 6am) – maximum of 5 lux across the 'residential buildings boundary line A4 – High District Brightness under AS4282:2023 Tables 3.1 and 3.2, and.
- Non-Curfew hour (between 6am– 11pm) – maximum of 25 lux across the 'adjacent commercial building line A4 – High District Brightness under AS4282:2023 Tables 3.1 and 3.2, and.
- Curfew hour (between 11pm– 6am) – maximum of 5 lux across the 'adjacent commercial building line A4 – High District Brightness under AS4282:2023 Tables 3.1 and 3.2, and.

Assessment had been conducted based on 10-metre-high working planes on all boundaries, measuring from the highest point of impacted observation points on adjoining properties in the direct sight of line with height point of luminaries.

Boundary vertical spill had been measured at 1.5m off ground level, and at the face of the adjoining property or at 10m into the adjoining property, whichever is closer.

Potential light spill across neighbouring property from headlights of vehicles are not considered during the computer modelling, as this is not a requirement for assessment under AS4282.

Figure 8 shows the calculated Threshold Increment on Police Road, and upwards light waste ratio for the proposed development.
Figure 9 shows the calculated Non-Curfew Hours light spill across the adjoining boundary.
Figure 10 shows the calculated Curfew Hours light spill across the adjoining boundary.

Threshold Increment (TI)
Maximum Allowable Value: 20 %

Calculations Tested (6):

Calculation Label	Adaptation Luminance	Test Results
Edinburgh Terrace_TI_1	5	PASS
Edinburgh Terrace_TI_2	5	PASS
Augusta Highway_TI_1	5	PASS
Augusta Highway_TI_2	5	PASS
Russell Avenue_TI_1	5	PASS
Russell Avenue_TI_2	5	PASS

Upward Waste Light Ratio (UWLR)
Maximum Allowable Value: 3.0 %

Calculated UWLR: 0.3 %
Test Results: PASS

Figure 8 – Threshold Increment and Upward Waste Light Ratio for A4 zones

Obtrusive Light - Compliance Report
AS/NZS 4282:2019, A4 - High District Brightness, Non-Curfew L1
Filename: 2408221 - Lightspill Assessment - Rev A
25/09/2024 5:40:27 PM

Illuminance
Maximum Allowable Value: 25 Lux

Calculations Tested (9):

Calculation Label	Test Results	Max. Illum.
Russell Avenue_1_Ill_Seg1	PASS	0.8
Russell Avenue_1_Ill_Seg2	PASS	1.0
Russell Avenue_1_Ill_Seg3	PASS	1.2
Russell Avenue_1_Ill_Seg4	PASS	1.1
Edinburgh Terrace_1_Ill_Seg1	PASS	0.5
Edinburgh Terrace_2_Ill_Seg1	PASS	0.5
Edinburgh Terrace_3_Ill_Seg1	PASS	0.7
Edinburgh Terrace_3_Ill_Seg2	PASS	0.7
Augusta Highway_Ill_Seg1	PASS	0.2

Luminous Intensity (Cd) At Vertical Planes
Maximum Allowable Value: 25000 Cd

Calculations Tested (9):

Calculation Label	Test Results
Russell Avenue_1_Cd_Seg1	PASS
Russell Avenue_1_Cd_Seg2	PASS
Russell Avenue_1_Cd_Seg3	PASS
Russell Avenue_1_Cd_Seg4	PASS
Edinburgh Terrace_1_Cd_Seg1	PASS
Edinburgh Terrace_2_Cd_Seg1	PASS
Edinburgh Terrace_3_Cd_Seg1	PASS
Edinburgh Terrace_3_Cd_Seg2	PASS
Augusta Highway_Cd_Seg1	PASS

Figure 9 – Non-Curfew Obtrusive Light Compliance Report for A4 zones

Obtrusive Light - Compliance Report
AS/NZS 4282:2019, A4 - High District Brightness, Curfew
Filename: 2408221 - Lightspill Assessment - Rev A
25/09/2024 5:40:54 PM

Illuminance
Maximum Allowable Value: 5 Lux

Calculations Tested (9):

Calculation Label	Test Results	Max. Illum.
Russell Avenue_1_Ill_Seg1	PASS	0.8
Russell Avenue_1_Ill_Seg2	PASS	1.0
Russell Avenue_1_Ill_Seg3	PASS	1.2
Russell Avenue_1_Ill_Seg4	PASS	1.1
Edinburgh Terrace_1_Ill_Seg1	PASS	0.5
Edinburgh Terrace_2_Ill_Seg1	PASS	0.5
Edinburgh Terrace_3_Ill_Seg1	PASS	0.7
Edinburgh Terrace_3_Ill_Seg2	PASS	0.7
Augusta Highway_Ill_Seg1	PASS	0.2

Luminous Intensity (Cd) At Vertical Planes
Maximum Allowable Value: 2500 Cd

Calculations Tested (9):

Calculation Label	Test Results
Russell Avenue_1_Cd_Seg1	PASS
Russell Avenue_1_Cd_Seg2	PASS
Russell Avenue_1_Cd_Seg3	PASS
Russell Avenue_1_Cd_Seg4	PASS
Edinburgh Terrace_1_Cd_Seg1	PASS
Edinburgh Terrace_2_Cd_Seg1	PASS
Edinburgh Terrace_3_Cd_Seg1	PASS
Edinburgh Terrace_3_Cd_Seg2	PASS
Augusta Highway_Cd_Seg1	PASS

Figure 10 – Curfew Obtrusive Light Compliance Report for A4 zones

4.0 SITE LIGHTING ASSESSMENT

The criteria for site lighting are based on AS1158.3.1 - 2020, Table 3.7:

- PC1 for carpark areas
- PCD for disabled car park area
- PCX for pedestrian crossings
- Average horizontal illuminance of 14 lux for general circulation space

TABLE 3.7

VALUES OF LIGHT TECHNICAL PARAMETERS FOR OUTDOOR CAR PARKS (INCLUDING ROOF-TOP CAR PARKS)

1	2	3	4	5
	Light technical parameters (LTP)			
Lighting subcategory	Average horizontal illuminance[a,b] ($\bar{E}_h$) lx	Point horizontal illuminance[a,b] (E_{Ph}) lx	Illuminance (horizontal) uniformity[c] Cat. P (U_{E2})	Point vertical illuminance[a,b] (E_{Pv}) lx
PC1	14	3	8	3
PC2	7	1.5	8	1
PC3	3.5	0.7	8	—
PCD[d]	—	≥14 and ≥ ($\bar{E}_h$) [d]	—	—
PCX[e]	21	5	8	—

Figure 11 Table 3.7 of AS1158.3.1

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Avg
General Circulation	Illuminance	Lux	45.6	478.2	3.5	10.48
Carpark_1 (PC1)	Illuminance	Lux	31.4	116.2	4.2	3.70
Carpark_2 (PC1)	Illuminance	Lux	54.5	122.1	20.4	2.24
Carpark_3 (PC1)	Illuminance	Lux	31.7	68.7	12.5	2.16
Disabled Carpark (PCD)	Illuminance	Lux	85.6	116.2	54.9	1.36
EV Carpark (PC1)	Illuminance	Lux	19.1	36.3	8.5	1.91

Figure 12 Calculation Summary

Results Achieved – Pass (as indicated in Figure 12 – Calculation Summary).

- For PC1 carpark:
  - The average horizontal illuminance level calculated is greater than the 14 lux, which is required under AS1158.3.1 Table 3.7 column 2. Therefore, satisfy the standard;
  - The minimum illuminance level calculated is greater than 3 lux, which is required under AS1158.3.1 Table 3.7 column 3. Therefore, satisfy the standard.
  - The illuminance uniformity UE2 (ratio of Max to Avg illuminance) calculated is less than 8 required under AS1158.3.1 Table 3.7 column 4, therefore satisfy the standard.
  - The minimum point vertical illuminance level is not required to be calculated for the car park spaces in this instance, due to the size of the car parking area.

- For PCD disabled car park:
  - The minimum point illuminance level calculated at the PCD disabled carpark is higher than 14 lux and higher than the average illuminance level calculated at the PC1 carpark spaces, which is required under AS1158.3.1 Table 3.7 column 3. Therefore, satisfy the standard.

5.0 SIGNAGE ILLUMINANCE LEVEL ASSESSMENT

The criteria for signage lighting are based on AS4282 - 2023, Table 3.2 (indicated in Figure 3) and Table 3.5 (Figure 13):

Table 3.4 — Maximum average luminance of surfaces (cd/m²)

Application conditions	Environmental zones				
	A0	A1	A2	A3	A4
See Clause 3.3.3	0.1	50	150	250	350

Figure 13 Table 3.5 of AS4282

We note that the signage contractor is unable to provide the photometric data for the advertising signs at this stage.

The brand light box and signage shall be completed with a dimmable driver (Mean Well HLG -150H or similar approved), to ensure the *veiling luminance from the advertising signs not exceeding 350 cd/m²*.

Signages shall also be dimmed on site to limit light spill across neighbouring property during pre-curfew hours the curfew hour limited to Table 3.2 requirement, based on readings measured on site.

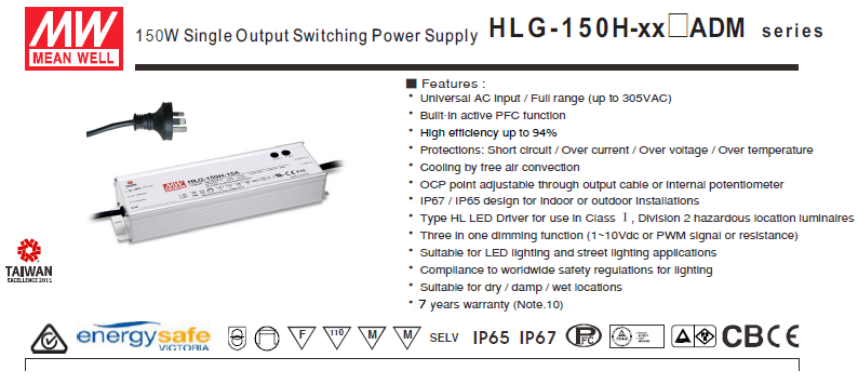


Figure 14 Typical Mean Well HLG dimmable driver

Figure 15 shows the elevations, which includes illuminated signage.
Figure 16 shows the signage details.

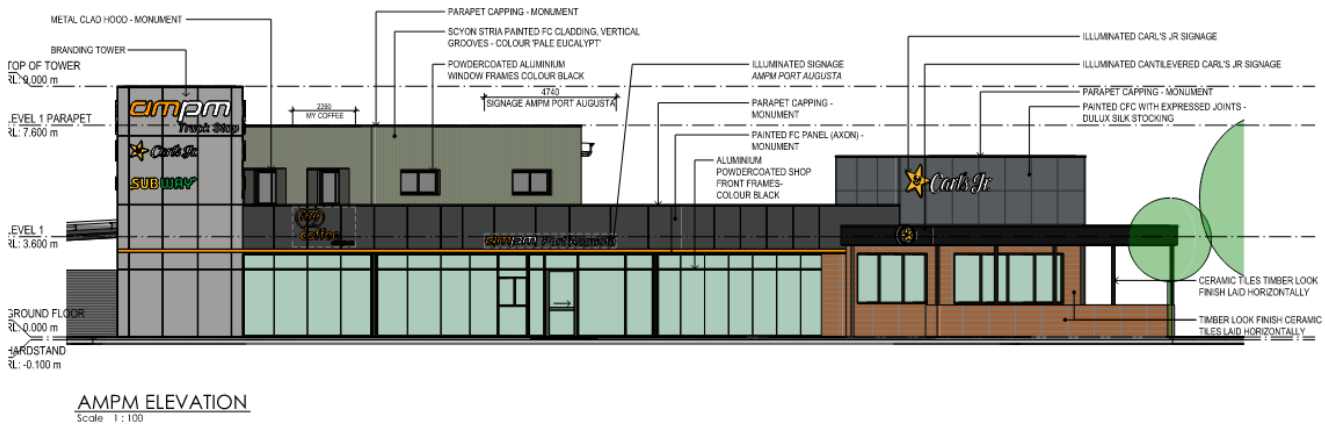
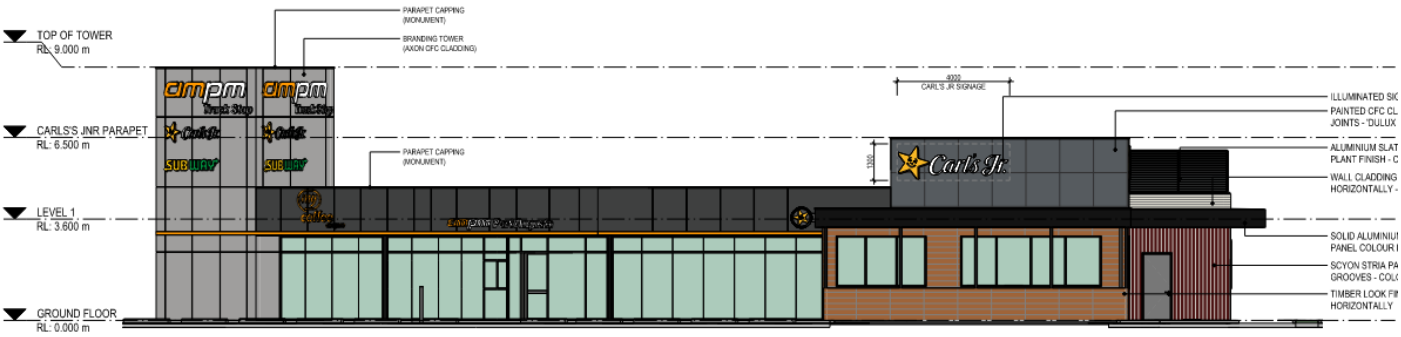
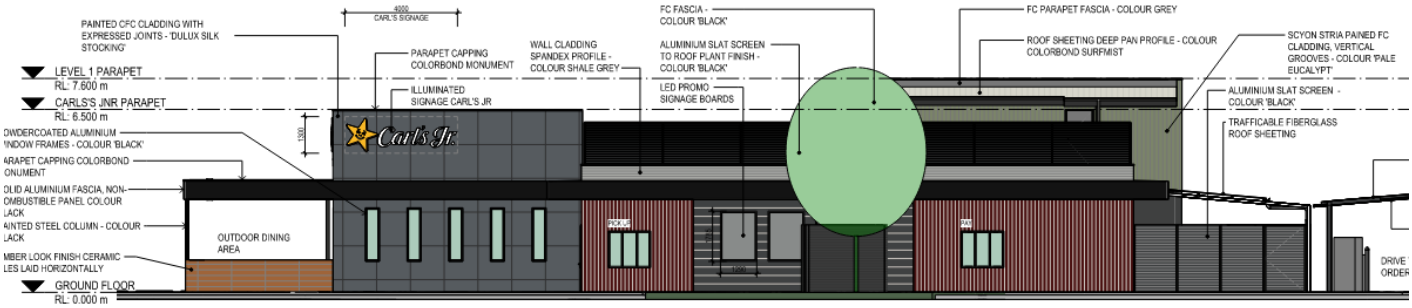


Figure 15 – AMPM Elevation, drawings 24109_SD08, dated 09.09.24.



CARL'S JNR - NORTH ELEVATION
Scale 1 : 100



CARL'S JNR - WEST ELEVATION
Scale 1 : 100

Figure 16 – Carl's JNR North & West, drawings 24109_SD08, dated 09.09.24.

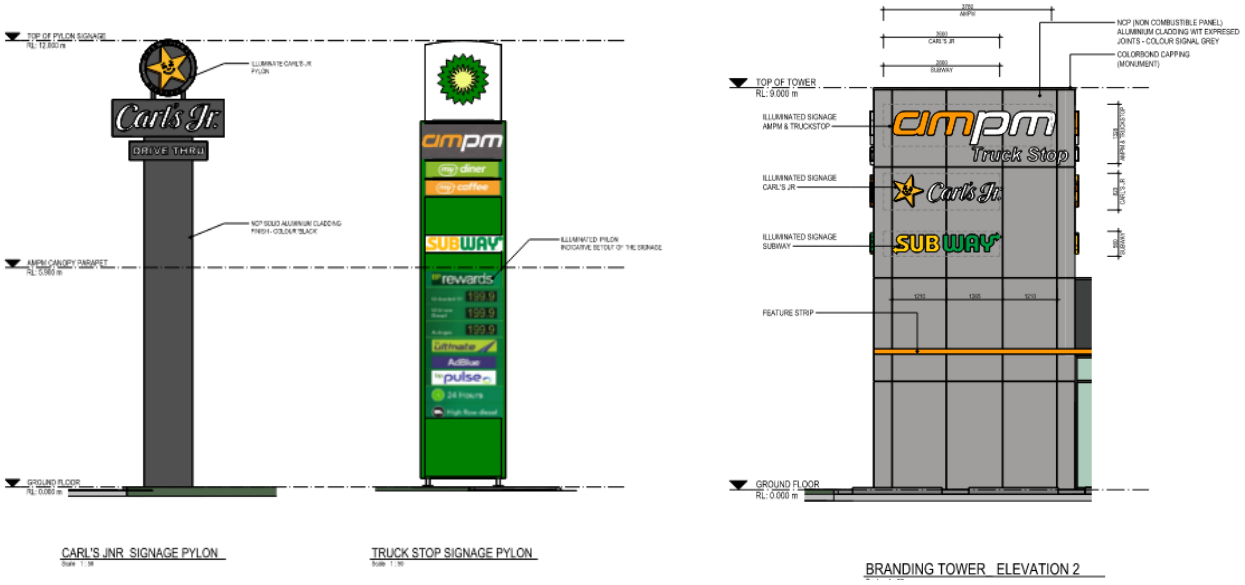


Figure 17 – Signage Elevations, drawing 24109_SD12, dated 09.09.24.

6.0 CONCLUSION

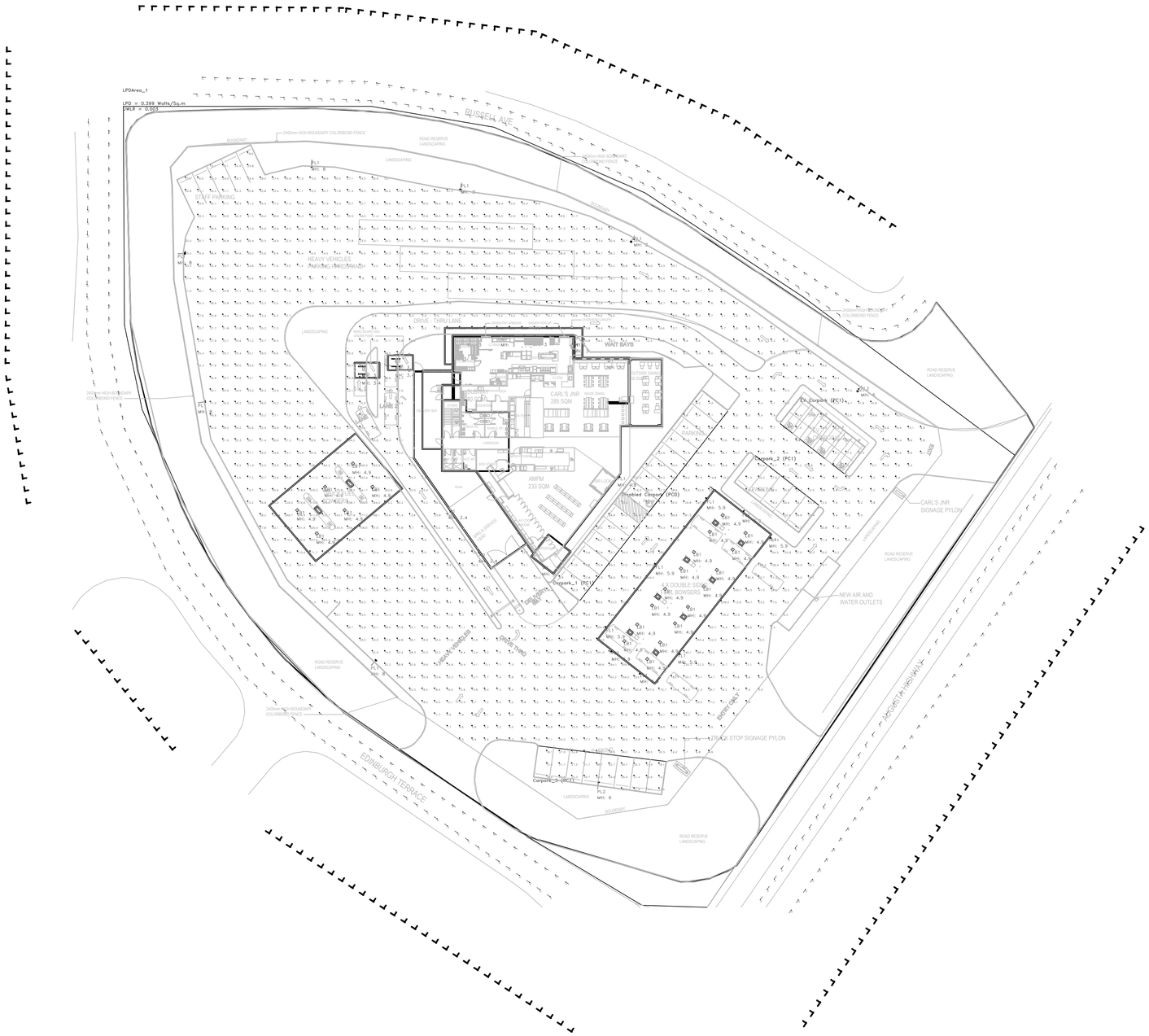
The modelled maximum spill on all boundaries for external lighting based on the above lighting layout and type complies with the criteria outlined in AS4282:2023.

The modelled illumination level on ground plane on the proposed carpark and circulating space based on the above lighting layout and type complies with the criteria outlined in AS1158.3.1.

We trust the above is satisfactory. However, should there be any further clarifications/assistance please do not hesitate to contact the undersigned.

For and on behalf of
TMK Consulting Engineers

Daniel Tieu
Electrical Engineer



ELECTRICAL SERVICES - LIGHTING CALCULATION PLOT

SCALE: 1:400 @ A1

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Mounting Height
	2	PL2	70W LED Pole Light, 4000K - Type III Medium (3ME) (ADLT, XSP)	1.000	9938	6
	4	B1	20W LED Batten IP65, 4000K (Haneco, Triproof)	1.000	1856	3.4
	10	W1	30W LED Wall light, 3000K (ELWA ENERGY SAVERS, BR-WP30W-01-G4)	1.000	4122	2.4, 3
	9	FL1	60W LED Flood Light, 4000K, Black (ELWA ENERGY SAVERS, EL-F60W-SP-B)	1.000	12580	4.8, 5.9
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EV Carpark (PC1)	Illuminance	Lux	19.1	36.3	8.5	1.91

Luminaire Location Summary					Luminaire Location Summary				
LumNo	Label	Orient	Tilt	Mounting Height	LumNo	Label	Orient	Tilt	Mounting Height
1	LB1	142	0	4.9	28	FL1	52	0	5.9
2	LB1	142	0	4.9	29	FL1	322	0	5.9
3	LB1	322	0	4.9	30	FL1	322	0	4.8
4	LB1	322	0	4.9	31	FL1	322	0	5.9
5	LB1	322	0	4.9	32	W1	180	0	3
6	LB1	142	0	4.9	33	W1	90	0	3
7	LB1	142	0	4.9	34	W1	90	0	3
8	LB1	322	0	4.9	35	W1	90	0	3
9	LB1	322	0	4.9	36	W1	90	0	3
10	LB1	142	0	4.9	37	W1	0	0	3
11	LB1	142	0	4.9	38	W1	90	0	3
12	LB1	322	0	4.9	39	W1	232.623	0	3
13	LB1	142	0	4.9	40	W1	215	0	2.4
14	LB1	322	0	4.9	41	W1	215	0	2.4
15	LB1	142	0	4.9	42	B1	0	0	3.4
16	LB1	322	0	4.9	43	B1	0	0	3.4
17	LB1	309.959	0	4.9	44	B1	0	0	3.4
18	LB1	129.959	0	4.9	45	B1	0	0	3.4
19	LB1	309.959	0	4.9	46	PL1	46.75	0	8
20	LB1	129.959	0	4.9	47	PL1	9.617	0	8
21	LB1	129.959	0	4.9	48	PL1	1.054	0	8
22	LB1	309.959	0	4.9	49	PL1	267.85	0	8
23	FL1	232	0	5.9	50	PL1	262.102	0	8
24	FL1	232	0	5.9	51	PL1	240.849	0	8
25	FL1	142	0	5.9	52	PL2	83.03	0	6
26	FL1	145.399	0	5.9	53	PL2	232	0	6
27	FL1	142	0	5.9					

No	REVISION	DRAWN	CHE'KD	DATE

PROJECT
AMPM PORT AUGUSTA
LIGHTING ASSESSMENT PLOT
AT: AUGUSTA HIGHWAY
PORT AUGUSTA
FOR: ROMALDI CONSTRUCTIONS

DRAWING TITLE
ELECTRICAL SERVICES - LUX PLOT

PRELIMINARY

- Civil
- Geotechnical
- Environmental
- Structural
- Mechanical
- Electrical
- Fire
- Hydraulics
- Forensic
- Construction Assist
- Vertical Transport

Adelaide Office: 08 8238 4100
Melbourne Office: 08 8238 4115
Riverland Office: 08 8582 3970
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DATE SEP'2024
ENGINEER TC
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DRAWING No.
2408282-E1

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Structural • Mechanical • Electrical • Fire
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Riverland Office: 25 Vaughan Terrace, Berri SA 5343

PROJECT MEMORANDUM
Number: 001

			Date:	3.10.2024	**Job Number:** 2408221
To:	Romaldi Constructions	**Attention:**	Mario Romaldi	**Email**:	mario@romaldi.com.au
From:	Daniel Tieu				
Project:	AMPM Port Augusta CNR August Highway & Edinburg Terrace, Port Augusta				
Subject:	Outdoor Lighting Assessment				

Dear Mario,

1.0 INTRODUCTION

TMK Consulting Engineers were engaged to provide an outdoor lighting assessment report to address the following:

An Obtrusive Light – Compliance Report prepared by a qualified and experienced Electrical Engineer in accordance with Australian Standard 4282 – 2023 'Control of the obtrusive effects of outdoor lighting' shall be provided to Council for Approval.

External lighting requirements for the proposed development, including light spill across to adjacent properties must be compliant to the current Australian Standards

Figure 1: Aerial view and Obtrusive Lighting Calculation Boundary of proposed development

The objective of this report is to:

a) Provide certification/commentary on the light spill across the boundary lines to adjoining residential properties boundaries during both curfew & non-curfew hours when the site is in operation, compliant to AS4282-2023 Table 3.1 and Table 3.2 criteria (extract copied below) for Environmental Zone A4 – High District Brightness.

Table 3.1 — Environmental zones

Environmental zones	Ambient light conditions	Descriptions/ Examples
A0	Intrinsically dark	UNESCO Starlight Reserve. IDA: Dark Sky Parks, Reserves or Sanctuaries Major optical observatories Other accreditations for dark sky places for example astrotourism, heritage value, astronomical importance, wildlife/ecosystem protection Lighting for safe access may be required
A1	Dark	Relatively uninhabited rural areas (including terrestrial, marine, aquatic and coastal areas) Generally roadways without streetlighting through rural areas
A2	Low district brightness	Sparsely inhabited rural and semi-rural areas Generally roadways without streetlighting through suburban, rural or semi-rural areas other than intersections
A3	Medium district brightness	Suburban areas in towns and cities Generally roadways with streetlighting through suburban, rural or semi-rural areas
A4	High district brightness	Town and city centres and other commercial areas Residential areas abutting commercial areas Industrial and Port areas Transport Interchanges
TV	High district brightness	Vicinity of major sport and event stadiums during TV broadcasts
NOTE Zones A0 and A1 would normally have a minimum area of 50 ha.(0.5 km²). There may be smaller environmentally sensitive areas.		

Figure 2 – Table 3.1 of AS4282

Table 3.2 — Light technical parameter limits

Zones	Maximum vertical illuminance ($E_{v)}$ lux		Threshold increment (TI)		Upward Light Ratio
	Non-curfew	Curfew	Maximum TI %	Default Adaptation level (L_{ad}) cd/m²	Maximum ULR_S or ULR_L
A0	0[a]	0.0	N/A	N/A	0.00
A1	2	0.1	20	0.1	0.00
A2	5	1	20	0.2[b]	0.01
A3	10	2	20	1	0.02
A4	25	5	20	5	0.03
TV	N/A	N/A	20	10	0.08

[a] For A0, E_v shall be as close to zero as practicable without impacting safety considerations.

[b] For an internally illuminated sign in a A2 zone, $L_{ad} \leq 0.25$ cd/m²

Figure 3 Table 3.2 AS4282

b) Targeted illumination level on the car park areas and driveways, compliant to AS1158.3.1 -2020 for below usage areas indicated below and shown in Figure 4;

- Lighting calculations are according to AS1158.3.1, sub-category:
- PC1 for carpark areas
- PCD for disabled car park space
- Average horizontal illuminance of 14 lux for general circulation space

Obtrusive lighting calculations are within the limit permitted within AS4282:2023

The various steps undertaken in the investigation were:

a) Computer modeling using readily available software & luminaire photometric (.IES) files received from lighting supplier.
b) Cross-reference & examination of all relevant standards to assess whether all the requirements are achieved.

The following was excluded from the assessment:

- Site survey visual walk through to examine the condition around the site;

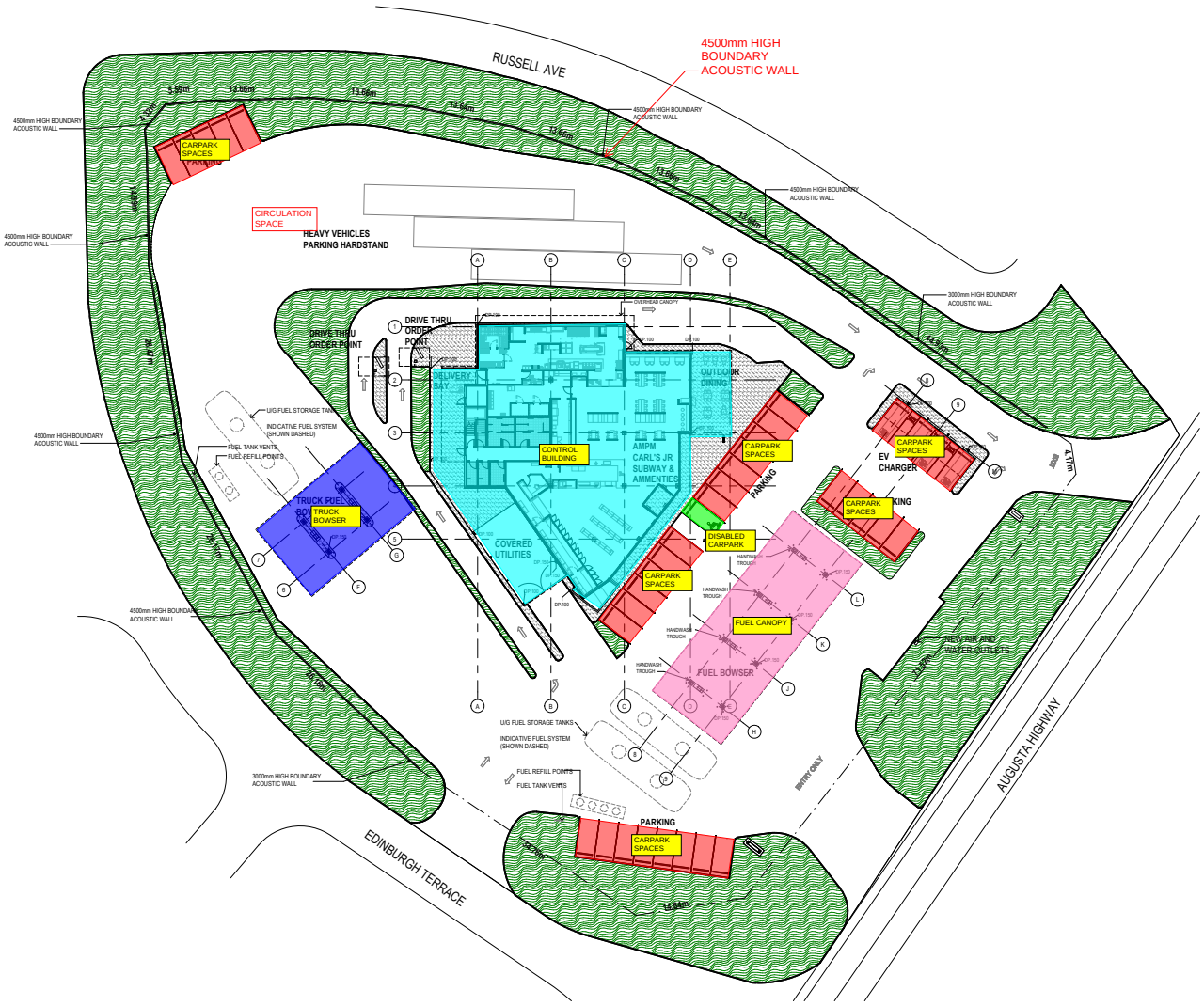


Figure 4: Site Plan, drawing 12345_0101, dated 02.10.2024

2.0 PROPOSED LIGHTING LAYOUT

The lighting layout proposed is based on the use of:

- 6x 128W LED luminaires, Pole Light (ADLT, XSP – TYPE III MEDIUM (3ME))
- 2x 70W LED luminaires, Pole Light (ADLT, XSP – TYPE III MEDIUM (3ME))
- 4x 20W LED luminaires, Batten light (HANECO, TRIPROOF)
- 9x 60W LED luminaires, Floodlights (ELWA ENERGY SAVERS – EL-F60W-SP-B)
- 22x 150W, LED luminaires, Fuel Canopy Lights (GAMMA ILLUMINATION, KASAR)
- 10x 30W, LED luminaires, Wall Light (ELWA ENERGY SAVERS – BR-WP30W-01-G4)

Figure 5 provides an indication of the proposed lighting layout.
Figure 6 shows an example 3D perspective of the proposed building.
Figure 7 shows the lighting schedule & symbols, and installation arrangement:

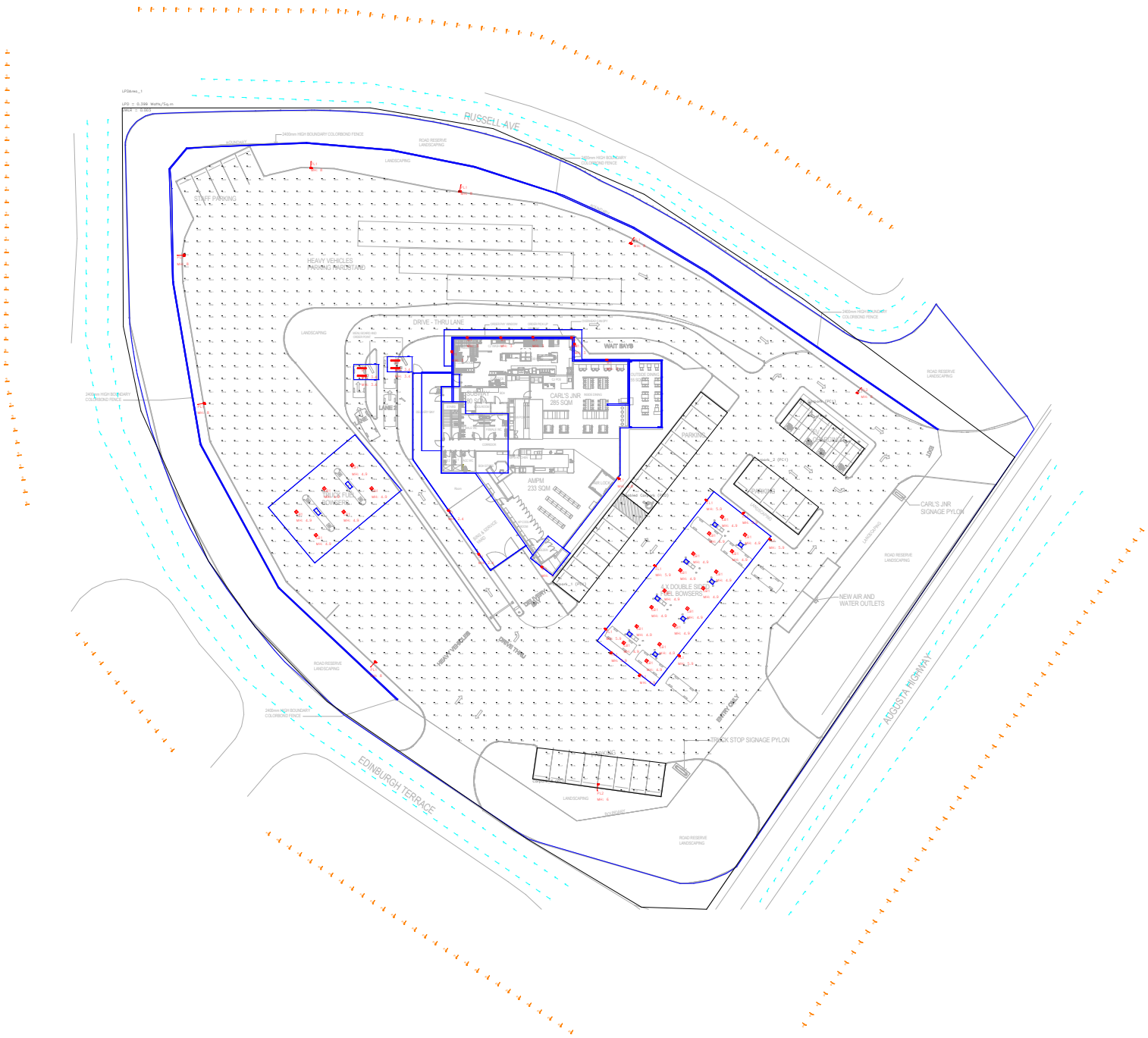
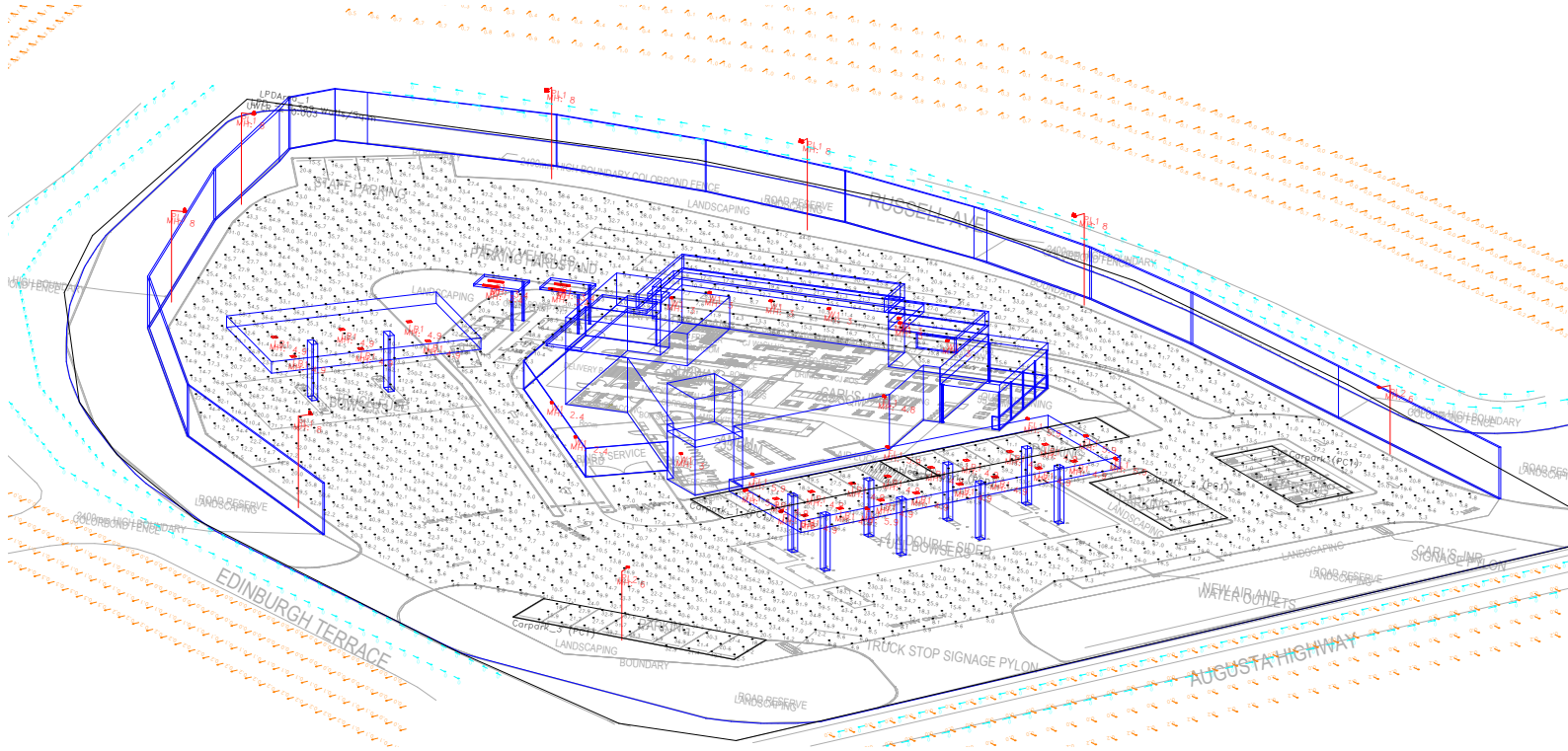


Figure 5 – Proposed Lighting Layout



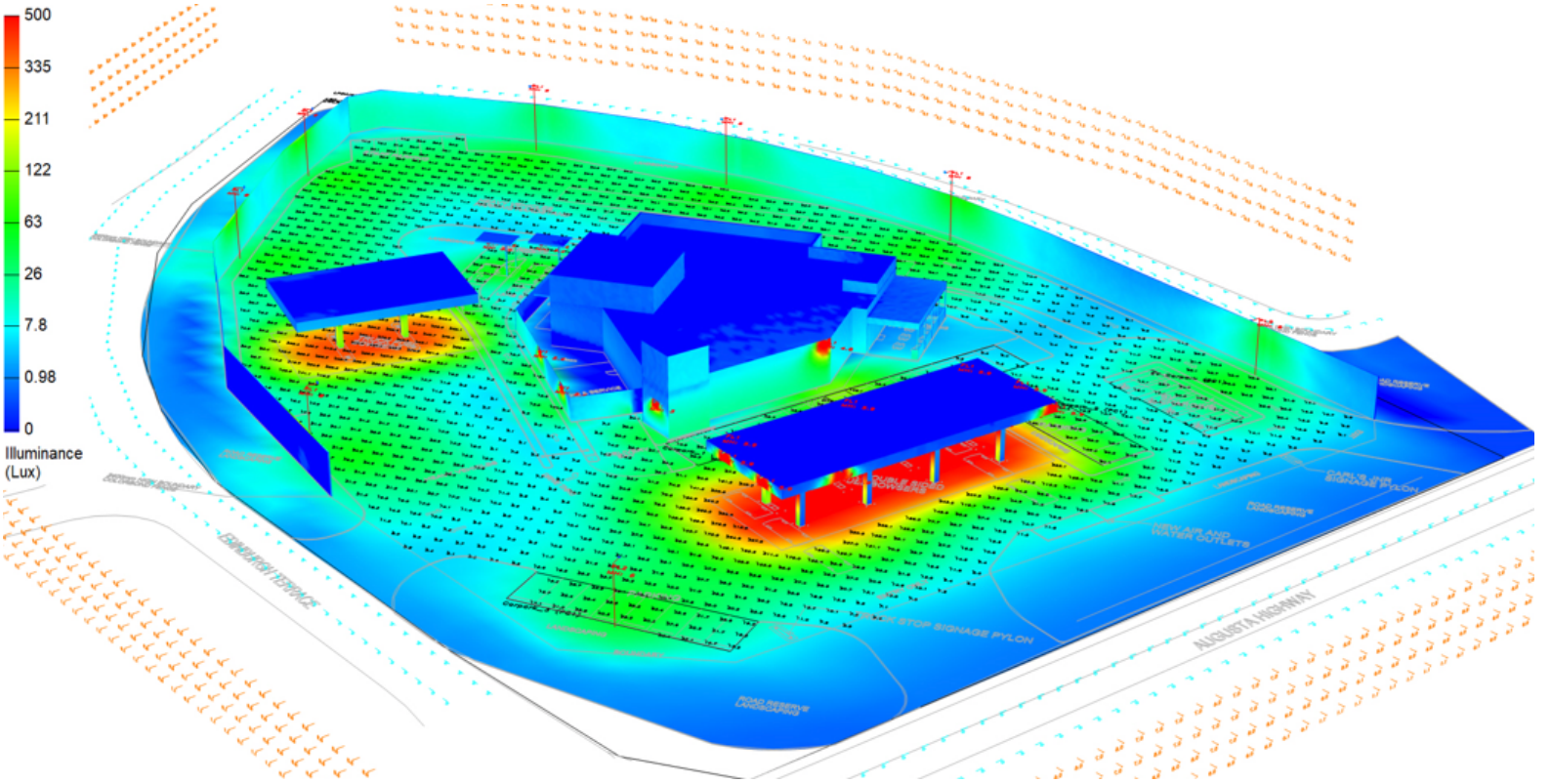


Figure 6 – Proposed 3D Perspective Model

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Mounting Height
	2	PL2	70W LED Pole Light, 4000K – Type III Medium (3ME) (ADLT, XSP)	1.000	9938	6
	4	B1	20W LED Batten IP65, 4000K (Haneco, Triproof)	1.000	1856	3.4
	10	W1	30W LED Wall light, 3000K (ELWA ENERGY SAVERS, BR–WP30W–01–G4)	1.000	4122	2.4, 3
	9	FL1	60W LED Flood Light, 4000K, Black (ELWA ENERGY SAVERS, EL–F60W–SP–B)	1.000	12580	4.8, 5.9
	6	PL1	128W LED Pole Light, 4000K – Type III Medium (3ME) (ADLT, XSP)	1.000	16636	8
	22	LB1	150W LED Canopy Light Recessed, 5000K (Gamma Illumination, KASAR)	1.000	14903	4.9

Luminaire Location Summary				
LumNo	Label	Orient	Tilt	Mounting Height
1	LB1	142	0	4.9
2	LB1	142	0	4.9
3	LB1	322	0	4.9
4	LB1	322	0	4.9
5	LB1	322	0	4.9
6	LB1	142	0	4.9
7	LB1	142	0	4.9
8	LB1	322	0	4.9
9	LB1	322	0	4.9
10	LB1	142	0	4.9
11	LB1	142	0	4.9
12	LB1	322	0	4.9
13	LB1	142	0	4.9
14	LB1	322	0	4.9
15	LB1	142	0	4.9
16	LB1	322	0	4.9
17	LB1	309.959	0	4.9
18	LB1	129.959	0	4.9
19	LB1	309.959	0	4.9
20	LB1	129.959	0	4.9
21	LB1	129.959	0	4.9
22	LB1	309.959	0	4.9
23	FL1	232	0	5.9
24	FL1	232	0	5.9
25	FL1	142	0	5.9
26	FL1	145.399	0	5.9
27	FL1	142	0	5.9

Luminaire Location Summary				
LumNo	Label	Orient	Tilt	Mounting Height
28	FL1	52	0	5.9
29	FL1	322	0	5.9
30	FL1	322	0	4.8
31	FL1	322	0	5.9
32	W1	180	0	3
33	W1	90	0	3
34	W1	90	0	3
35	W1	90	0	3
36	W1	90	0	3
37	W1	0	0	3
38	W1	90	0	3
39	W1	232.623	0	3
40	W1	215	0	2.4
41	W1	215	0	2.4
42	B1	0	0	3.4
43	B1	0	0	3.4
44	B1	0	0	3.4
45	B1	0	0	3.4
46	PL1	46.75	0	8
47	PL1	9.617	0	8
48	PL1	1.054	0	8
49	PL1	267.85	0	8
50	PL1	262.102	0	8
51	PL1	240.849	0	8
52	PL2	83.03	0	6
53	PL2	232	0	6

Figure 7 – Proposed Lighting Schedule

3.0 LIGHT SPILL ASSESSMENT

The criteria for vertical light spills outline in AS 4282-2023 - Control of the obtrusive effects of outdoor lighting, Table 3.2 are the following:

- Threshold Increment on Edinburgh Terrace, Augusta Highway & Russell Avenue, to be less than 20% based on adaptation luminance of 5 cd/m^2, with cut-off angle of 20º above horizontal.
- Non-Curfew hour (between 6am– 11pm) – maximum of 25 lux across the 'residential buildings boundary line A4 – High District Brightness under AS4282:2023 Tables 3.1 and 3.2, and.
- Curfew hour (between 11pm– 6am) – maximum of 5 lux across the 'residential buildings boundary line A4 – High District Brightness under AS4282:2023 Tables 3.1 and 3.2, and.
- Non-Curfew hour (between 6am– 11pm) – maximum of 25 lux across the 'adjacent commercial building line A4 – High District Brightness under AS4282:2023 Tables 3.1 and 3.2, and.
- Curfew hour (between 11pm– 6am) – maximum of 5 lux across the 'adjacent commercial building line A4 – High District Brightness under AS4282:2023 Tables 3.1 and 3.2, and.

Assessment had been conducted based on 10-metre-high working planes on all boundaries, measuring from the highest point of impacted observation points on adjoining properties in the direct sight of line with height point of luminaries.

Boundary vertical spill had been measured at 1.5m off ground level, and at the face of the adjoining property or at 10m into the adjoining property, whichever is closer.

Potential light spill across neighbouring property from headlights of vehicles are not considered during the computer modelling, as this is not a requirement for assessment under AS4282.

Figure 8 shows the calculated Threshold Increment on Police Road, and upwards light waste ratio for the proposed development.
Figure 9 shows the calculated Non-Curfew Hours light spill across the adjoining boundary.
Figure 10 shows the calculated Curfew Hours light spill across the adjoining boundary.

Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (6):

Calculation Label	Adaptation Luminance	Test Results
Edinburgh Terrace_TI_1	5	PASS
Edinburgh Terrace_TI_2	5	PASS
Augusta Highway_TI_1	5	PASS
Augusta Highway_TI_2	5	PASS
Russell Avenue_TI_1	5	PASS
Russell Avenue_TI_2	5	PASS

Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 3.0 %

Calculated UWLR: 0.3 %
Test Results: PASS

Figure 8 – Threshold Increment and Upward Waste Light Ratio for A4 zones

Obtrusive Light - Compliance Report

AS/NZS 4282:2019, A4 - High District Brightness, Non-Curfew L1
Filename: 2408221 - Lightspill Assessment - Rev A
3/10/2024 9:17:32 AM

Illuminance

Maximum Allowable Value: 25 Lux

Calculations Tested (9):

Calculation Label	Test Results	Max. Illum.
Russell Avenue_1_Ill_Seg1	PASS	0.7
Russell Avenue_1_Ill_Seg2	PASS	0.8
Russell Avenue_1_Ill_Seg3	PASS	1.0
Russell Avenue_1_Ill_Seg4	PASS	1.0
Edinburgh Terrace_1_Ill_Seg1	PASS	0.4
Edinburgh Terrace_2_Ill_Seg1	PASS	0.3
Edinburgh Terrace_3_Ill_Seg1	PASS	0.7
Edinburgh Terrace_3_Ill_Seg2	PASS	0.6
Augusta Highway_Ill_Seg1	PASS	0.2

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 25000 Cd

Calculations Tested (9):

Calculation Label	Test Results
Russell Avenue_1_Cd_Seg1	PASS
Russell Avenue_1_Cd_Seg2	PASS
Russell Avenue_1_Cd_Seg3	PASS
Russell Avenue_1_Cd_Seg4	PASS
Edinburgh Terrace_1_Cd_Seg1	PASS
Edinburgh Terrace_2_Cd_Seg1	PASS
Edinburgh Terrace_3_Cd_Seg1	PASS
Edinburgh Terrace_3_Cd_Seg2	PASS
Augusta Highway_Cd_Seg1	PASS

Figure 9 – Non-Curfew Obtrusive Light Compliance Report for A4 zones

Obtrusive Light - Compliance Report

AS/NZS 4282:2019, A4 - High District Brightness, Curfew
Filename: 2408221 - Lightspill Assessment - Rev A
3/10/2024 9:17:54 AM

Illuminance

Maximum Allowable Value: 5 Lux

Calculations Tested (9):

Calculation Label	Test Results	Max. Illum.
Russell Avenue_1_Ill_Seg1	PASS	0.7
Russell Avenue_1_Ill_Seg2	PASS	0.8
Russell Avenue_1_Ill_Seg3	PASS	1.0
Russell Avenue_1_Ill_Seg4	PASS	1.0
Edinburgh Terrace_1_Ill_Seg1	PASS	0.4
Edinburgh Terrace_2_Ill_Seg1	PASS	0.3
Edinburgh Terrace_3_Ill_Seg1	PASS	0.7
Edinburgh Terrace_3_Ill_Seg2	PASS	0.6
Augusta Highway_Ill_Seg1	PASS	0.2

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 2500 Cd

Calculations Tested (9):

Calculation Label	Test Results
Russell Avenue_1_Cd_Seg1	PASS
Russell Avenue_1_Cd_Seg2	PASS
Russell Avenue_1_Cd_Seg3	PASS
Russell Avenue_1_Cd_Seg4	PASS
Edinburgh Terrace_1_Cd_Seg1	PASS
Edinburgh Terrace_2_Cd_Seg1	PASS
Edinburgh Terrace_3_Cd_Seg1	PASS
Edinburgh Terrace_3_Cd_Seg2	PASS
Augusta Highway_Cd_Seg1	PASS

Figure 10 – Curfew Obtrusive Light Compliance Report for A4 zones

4.0 SITE LIGHTING ASSESSMENT

The criteria for site lighting are based on AS1158.3.1 - 2020, Table 3.7:

- PC1 for carpark areas
- PCD for disabled car park area
- Average horizontal illuminance of 14 lux for general circulation space

TABLE 3.7

VALUES OF LIGHT TECHNICAL PARAMETERS FOR OUTDOOR CAR PARKS (INCLUDING ROOF-TOP CAR PARKS)

1	2	3	4	5
	Light technical parameters (LTP)			
Lighting subcategory	Average horizontal illuminance[a,b] $(\bar{E}_h)$ lx	Point horizontal illuminance[a,b] (E_{Ph}) lx	Illuminance (horizontal) uniformity[c] Cat. P (U_{E2})	Point vertical illuminance[a,b] (E_{Pv}) lx
PC1	14	3	8	3
PC2	7	1.5	8	1
PC3	3.5	0.7	8	—
PCD[d]	—	≥14 and ≥ $(\bar{E}_h)$ [d]	—	—
PCX[e]	21	5	8	—

Figure 11 Table 3.7 of AS1158.3.1

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Avg
General Circulation	Illuminance	Lux	45.6	478.2	3.5	10.48
Carpark_1 (PC1)	Illuminance	Lux	31.4	116.2	4.2	3.70
Carpark_2 (PC1)	Illuminance	Lux	54.5	122.1	20.4	2.24
Carpark_3 (PC1)	Illuminance	Lux	31.7	68.7	12.5	2.16
Disabled Carpark (PCD)	Illuminance	Lux	85.6	116.2	54.9	1.36
EV Carpark (PC1)	Illuminance	Lux	19.1	36.3	8.5	1.91

Figure 12 Calculation Summary

Results Achieved – Pass (as indicated in Figure 12 – Calculation Summary).

- For PC1 carpark:
  - The average horizontal illuminance level calculated is greater than the 14 lux, which is required under AS1158.3.1 Table 3.7 column 2. Therefore, satisfy the standard;
  - The minimum illuminance level calculated is greater than 3 lux, which is required under AS1158.3.1 Table 3.7 column 3. Therefore, satisfy the standard.
  - The illuminance uniformity UE2 (ratio of Max to Avg illuminance) calculated is less than 8 required under AS1158.3.1 Table 3.7 column 4, therefore satisfy the standard.
  - The minimum point vertical illuminance level is not required to be calculated for the car park spaces in this instance, due to the size of the car parking area.

- For PCD disabled car park:
  - The minimum point illuminance level calculated at the PCD disabled carpark is higher than 14 lux and higher than the average illuminance level calculated at the PC1 carpark spaces, which is required under AS1158.3.1 Table 3.7 column 3. Therefore, satisfy the standard.

5.0 SIGNAGE ILLUMINANCE LEVEL ASSESSMENT

The criteria for signage lighting are based on AS4282 - 2023, Table 3.2 (indicated in Figure 3) and Table 3.5 (Figure 13):

Table 3.4 — Maximum average luminance of surfaces (cd/m²)

Application conditions	Environmental zones				
	A0	A1	A2	A3	A4
See Clause 3.3.3	0.1	50	150	250	350

Figure 13 Table 3.5 of AS4282

We note that the signage contractor is unable to provide the photometric data for the advertising signs at this stage.

The brand light box and signage shall be completed with a dimmable driver (Mean Well HLG -150H or similar approved), to ensure the *veiling luminance from the advertising signs not exceeding 350 cd/m²*.

Signages shall also be dimmed on site to limit light spill across neighbouring property during pre-curfew hours the curfew hour limited to Table 3.2 requirement, based on readings measured on site.

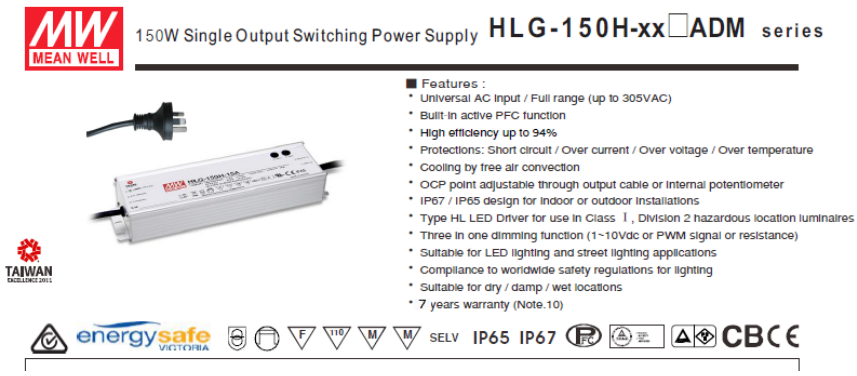


Figure 14 Typical Mean Well HLG dimmable driver

Figure 15 shows the elevations, which includes illuminated signage.
Figure 16 shows the signage details.

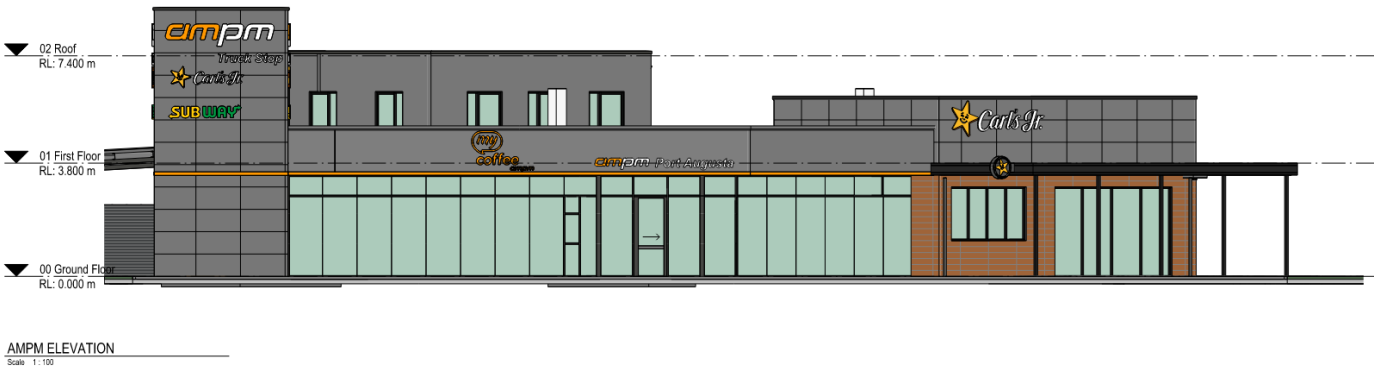


Figure 15 – AMPM Elevation, drawings 24109_SD08, dated 09.09.24.

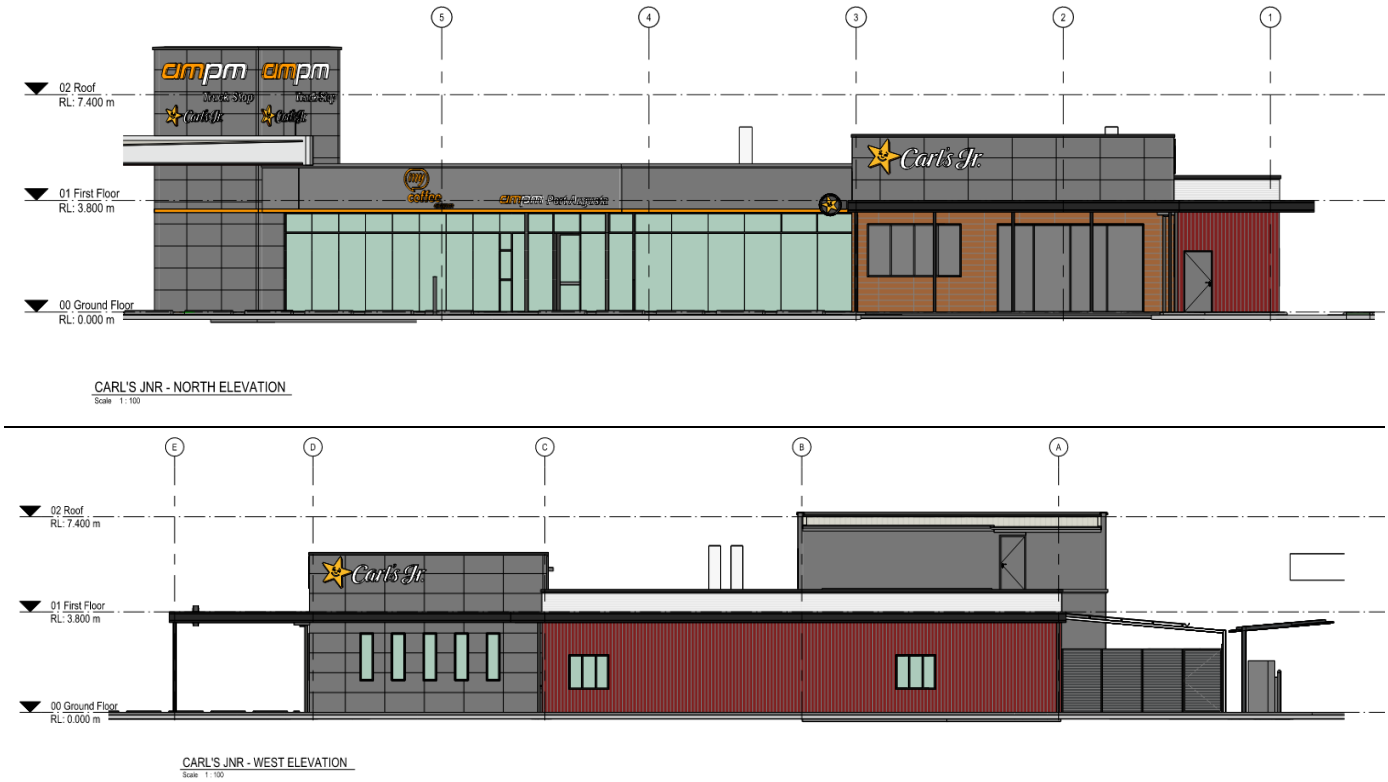


Figure 16 – Carl's JNR North & West, drawings 24109_SD08, dated 09.09.24.

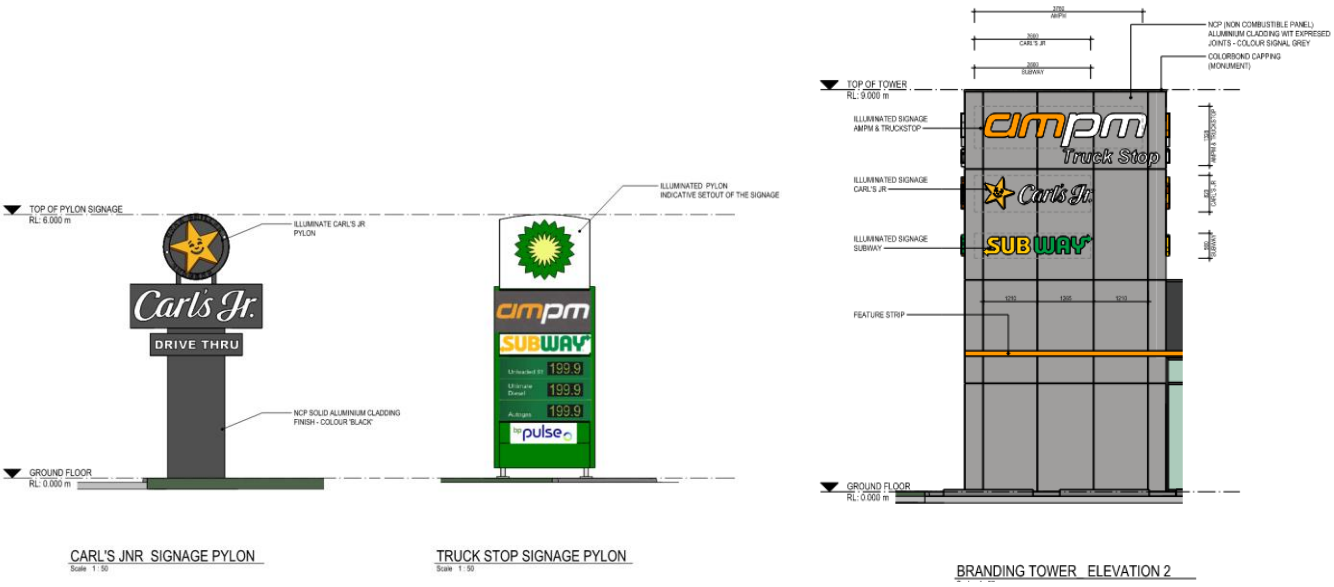


Figure 17 – Signage Elevations, drawing 24109_SD12, dated 16.09.24.

6.0 CONCLUSION

The modelled maximum spill on all boundaries for external lighting based on the above lighting layout and type complies with the criteria outlined in AS4282:2023.

The modelled illumination level on ground plane on the proposed carpark and circulating space based on the above lighting layout and type complies with the criteria outlined in AS1158.3.1.

We trust the above is satisfactory. However, should there be any further clarifications/assistance please do not hesitate to contact the undersigned.

For and on behalf of
TMK Consulting Engineers

Daniel Tieu
Electrical Engineer

APPENDIX 7. LANDSCAPE PLAN

LEGEND

NEW

- EXTENT OF WORKS
- NEW TREE — REFER TO DETAIL 01/201
- PLANTING — REFER TO DETAIL 02/202
- 2400mm HIGH BOUNDARY COLORBOND FENCE

TREE SCHEDULE

Key	Botanic Name	Pot	Qty.
AV	Allocasuarina verticillata	45 Litre	13
BM	Banksia marginata	45 Litre	25
BR	Brachychiton 'Rosa Bella'	45 Litre	14

PLANT SCHEDULE

Key	Botanic Name	Spacing	Pot	Qty.
AA	Acacia acinacea	1 / m²	140mm	137
CB	Callistemon 'Better John'	2 / m²	140mm	59
CR	Callistemon rugulosus	1 / m²	140mm	140
CS	Callistemon 'Sugar Candy'	1 / m²	140mm	55
ED	Eremophila drummondii 'Low Form'	2 / m²	140mm	290
EG	Eremophila glabra 'Kalbarri Carpet'	2 / m²	140mm	140
EA	Eremophila 'Amber Green'	2 / m²	140mm	180
EM	Eutaxia microphylla	2 / m²	140mm	253
GL	Grevillea lavandulacea var. lavandulacea	1 / m²	140mm	109
TS	Thryptomene saxicola 'FC Payne'	1 / m²	140mm	134

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxigen Pty Ltd.

Plot File Created: Sep 18, 2024

Scale

1:200 (A1), 1:400 (A3)

0 2 4 6 8 10m

N

NOTES

EXISTING SERVICES
THE CONTRACTOR MUST LOCATE AND MARK ALL UNDERGROUND SERVICES BEFORE COMMENCING WORK ON SITE.

TREE PLANTING
PREPARE TREE HOLES TO A MINIMUM SIZE OF THE DEPTH OF THE ROOTBALL x 1m WIDE AND BREAK THE SUBGRADE TO A MINIMUM DEPTH OF 200MM BELOW.

TAKE PARTICULAR CARE TO BREAK UP ANY GLAZING TO SIDES OF TREE HOLE.

FINISH THE ROOTBALL LEVEL WITH THE FINAL SURROUNDING SOIL LEVEL AND BACKFILL THE PLANTING HOLE WITH IMPORTED SANDY-LOAM TOPSOIL (80%-20% SANDY-LOAM) MIXED THOROUGHLY PRIOR TO PLACING WITH 20% ORGANIC COMPOST).

PROVIDE A 1m DIAMETER MULCHED WATERING BOWL TO THE BASE OF THE TREE.

STAKE TREES WITH 2No. 2500x50x50 HARDWOOD STAKES AND TIE WITH 50mm HESSIAN TIES SECURELY STAPLED TO THE STAKES. ENSURE STAKES AND TIES REMAIN CLEAR OF BRANCHES, FOLIAGE AND ROOTBALL.

PLANTING BEDS
CULTIVATE EXISTING GROUND TO A MINIMUM DEPTH OF 300 MM AND PLACE 200MM IMPORTED SANDY-LOAM TOPSOIL (80%-20% SANDY-LOAM) MIXED THOROUGHLY PRIOR TO PLACING WITH 20% ORGANIC COMPOST).

PLACE PLANTS IN THE CENTRE OF THE PLANTING HOLE AND FINISH THE TOP OF THE ROOT BALL LEVEL WITH THE FINISHED SURFACE OF THE SURROUNDING SOIL.

APPLY TERRACOTTEM FERTILISER TO MANUFACTURERS RATES AT TIME OF PLANTING AND AFTER PLANTING.

PLACE A 75MM MINIMUM DEPTH OF FINE PEATS COTTAGE MULCH. THOROUGHLY WATER PLANTS BEFORE AND IMMEDIATELY AFTER PLANTING, AND AS REQUIRED TO MAINTAIN HEALTH AND VIGOUR.

IRRIGATION
PROVIDE AN AUTOMATIC IN-LINE DRIP IRRIGATION SYSTEM TO ALL PLANTING BEDS AND TREES.

DRIP IRRIGATION SPECIFIED AS NETAFIM TECHLINE 16 POLY TUBE 1.6Lph @ 0.5M SPACINGS.

FOR ALL TREE PLANTING INSTALL AT BASE OF TREE 4No 4Lph PC DRIP EMITTERS ON 13MM POLY LOOP (OR INLINE EQUIVALENT).

ALL POLY TUBING TO BE LAID ON SURFACE AND COVERED WITH MULCH.

PROVIDE BACKFLOW PREVENTION, AUTOMATIC CONTROLLER AND OTHER DEVICES AS REQUIRED.

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Project
AMPM Port Augusta

Landscape Architecture
Oxigen

Architecture
Cheesman

Client
Mario Romaldi

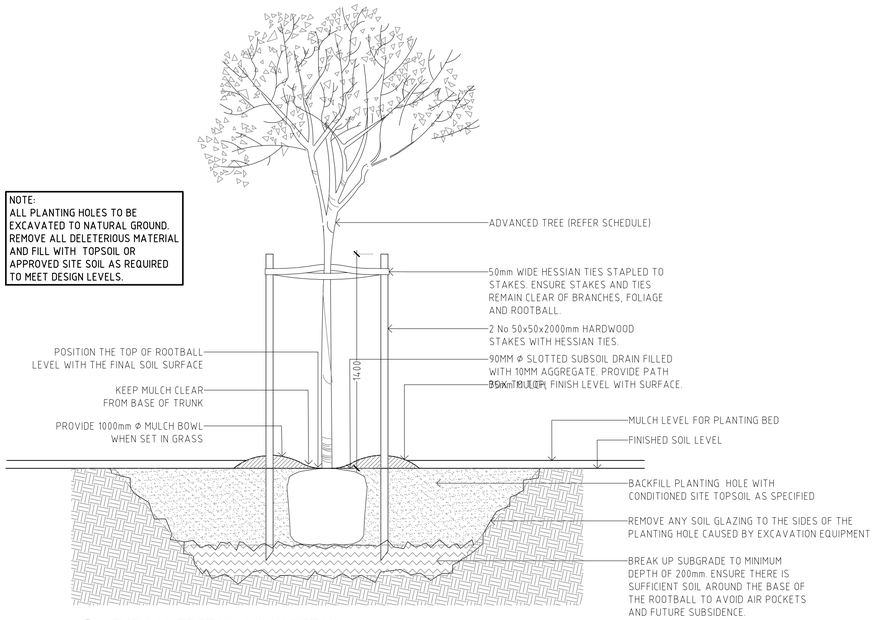
Drawing Title
Planting Plan

Project number	Drawing number	Revision
24.032	101	A

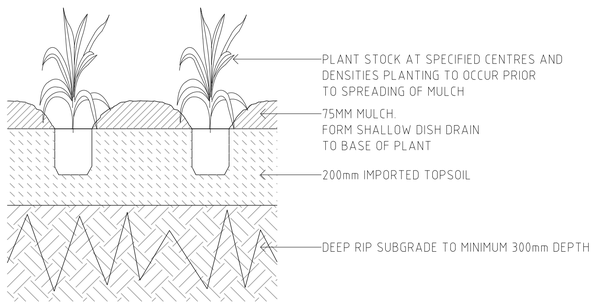
Rev	Date	Issue	DWN	CHK	APP
A	18.09.24	DRAFT	EH	OS	TW

DRAFT

NOTE:
ALL PLANTING HOLES TO BE EXCAVATED TO NATURAL GROUND. REMOVE ALL DELETERIOUS MATERIAL AND FILL WITH TOPSOIL OR APPROVED SITE SOIL AS REQUIRED TO MEET DESIGN LEVELS.



01 TYPICAL TREE IN MULCH DETAIL
SCALE 1:20 @ A1



NOTE:
ALL GARDEN BEDS TO BE EXCAVATED TO NATURAL GROUND. REMOVE ALL DELETERIOUS MATERIAL AND FILL WITH TOPSOIL OR APPROVED SITE SOIL AS REQUIRED TO MEET DESIGN LEVELS.

02 TYPICAL SHRUB PLANTING DETAIL
SCALE 1:10 @ A1

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxigen Pty Ltd.

Plot File Created: Sep 18, 2024

Scale

AS SHOWN

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Landscape Architecture
Oxigen

Architecture
Cheesman

Client
Mario Romaldi

Drawing Title
Planting Plan

Project number	Drawing number	Revision
24.032	201	A

Rev	Date	Issue	DWN	CHK	APP
A	18.09.24	DRAFT	EH	OS	JH

DRAFT

APPENDIX 8. CEMP

TMK Consulting Engineers

Adelaide | Melbourne | Riverland

2408239CEMP
30th August 2024

Construction Environmental Management Plan (CEMP) –

CEMP –
2 Augusta Highway, Port Augusta, SA
AMPM Port Augusta

Prepared for

Romaldi Group

www.tmkeng.com.au
Civil – Geotechnical – Environmental – Structural – Mechanical – Electrical – Fire – Hydraulics – Forensic – Construction Assist - Vertical Transport

Our Ref: 2408239CEMP
30th August 2024

Romadi Group

ATTENTION: Mario Romaldi Email: mario@romaldi.com.au

Dear Mario,

RE: Construction Environmental Management Plan (CEMP)
2 Augusta Highway, Port Augusta, South Australia

TMK Consulting Engineers is pleased to present our Construction Environmental Management Plan (CEMP). This report is generated to be in compliant with SA EPA guidelines, Construction Environmental Management Plan (CEMP) (issued July 2018), updated April 2024.

In accordance with the SA EPA: EPA 1095/24: This guideline describes the impacts of construction activities and the information that should be included in a construction environmental management plan (CEMP) to ensure activities will be managed to avoid or mitigate environmental or nuisance impacts.

If you require further information or clarification regarding this report, please do not hesitate to contact the undersigned.

For and on behalf of
TMK Consulting Engineers

John Weber

JOHN WEBER
Senior Scientist / Senior Associate

Some or all of these Abbreviations may be found within this report:

Abbreviations Term	Definition
ACLCA	Australia Contaminated Land Consultants Association
ACM	Asbestos Containing Material
AS	Australian Standards
ASC	Assessment of Site Contamination (NEPM)
ASRIS	Australian Soil Resource Information System (CSIRO mapping)
ASTM	American Society for Testing and Materials
ATSDR	Agency for Toxic Substances and Disease Registry (US- United States of America)
B(a)P	Benzo(a)pyrene
BTEX	Benzene, Toluene, Ethylbenzene and Xylene
CBD	Central Business District
CEMP	Construction Environmental Management Plan
CRC-CARE	Cooperative Research Centres – Contamination Assessment and Remediation of the Environment
CoPC	Contaminants of Potential Concern
CoC	Chain of Custody
CSIRO	Commonwealth Scientific and Industrial Research Organisation
CSM	Conceptual Site Model
(SA) DEW	(South Australia) Department of Environment and Water
DSI	Detailed Site Investigation
E.C.	Electrical Conductivity
EIL	Ecological Investigation Levels
EPA or SA EPA	South Australian - Environment Protection Authority
EPP	Environment Protection Policy (South Australia)
ESA	Environmental Site Assessment
ESL	Ecological Screening Level
HIL	Health (based) Investigation Level
HSL	Health (based) Screening Level
IWRG	Industrial Waste Resource Guidelines – VIC EPA
Km	kilometre
LOR	Level of Reporting
m	Metres
mbgl	Meters below ground Level

mg/kg	**Milligrams per kilogram**
mg/l	**Milligrams per litre**
ml	**Millilitres**
NATA	**National Association of Testing Authorities**
NEPC	**National Environment Protection Council**
NEPM	**National Environment Protection Measure**
PAH	**Polycyclic Aromatic Hydrocarbons – (Benzo(a)Pyrene – B(a)P is a specific PAH compound)**
Pb	**Lead**
PCE	**Tetrachloroethene (aka - Polychloroethene)**
PFAS	**Per- and polyfluoroalkyl substances**
PID	**Photoionization detector**
PPE	**Personal Protective Equipment**
PSI	**Primary Site Investigation**
QA/QC	**Quality Assurance / Quality Control**
RPD	**Relative Percent Difference**
SA	**South Australia**
SMP	**Site Management Plan**
SVOCs	**Semi Volatile Organic Compounds**
SVRA	**Soil Vapour Risk Assessment**
TCE	**Trichloroethene**
TPH	**Total Petroleum Hydrocarbons**
TRH	**Total Recoverable Hydrocarbons**
US EPA or USEPA	**United States Environmental Protection Agency**
VIRA	**Vapour Intrusion Risk Assessment**
VOCs	**Volatile Organic Compounds**
WHO	**World Health Organisation**
µs/cm	**Microsiemens per centimetre**

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Figure 1 Image of cleared site

Figure 2 Site Plan – proposed final site layout – Truck Stop

APPENDICES

Appendix A Examples of CEMP forms (Generic TMK forms)

Appendix B Proposed Development Plans

Appendix C Images of the site post demolition of the Hungry Jack's

Appendix D BYDA information for the site

1 INTRODUCTION

1.1 Background

TMK Consulting Engineers (TMK) were requested to complete a Construction Environmental Management Plan (CEMP) for the site at 2 Augusta Highway, Port Augusta, SA, referred to as 'the site'. The request was made due to the proposed development of the site as a Service Station / Truck Stop (i.e. AMPM Port Augusta). This CEMP has been assembled and contains information based on the SA EPA's guidelines on the Construction Environmental Management Plan (CEMP) updated by the SA EPA in April 2024.

TMK holds no site environmental reports for this site and therefore the CEMP is being generated prior to possible contamination knowledge of the site, yet the CEMP will be generated to address 'future finds' in accordance with CEMP guidelines.

This CEMP is being generated knowing that previously, a Hungry Jacks restaurant and associated car park was occupying the northern portion of this site since the late 1990's until it was recently demolished in 2024.

With the site said to be cleared of all previous site improvements the proposed plan is to construct a Service Station / Truck Stop across the allotment (CT 6138 /246). As with any Service station, excavations are expected but the supplied plans do not show these details, yet details will be generated during the planning process prior to the start of site works. See Figure 1 for an image of current conditions and Figure 2 for the proposed general layout of the Truck Stop. (Additional information pertaining to proposed use can be found in Appendix B while images of the site following the demolition of Hungry Jack's can be found in Appendix C).

With the lack of site-specific details for this site. this CEMP will not detail specific handling of materials within specific locations but will be general in nature due to the lack of specific site data.

While listed within this CEMP, TMK acknowledge that the future design, installation and management of the Service Station / Truck Stop is to be in accordance with Australian Standard 1940-2017: The storage and handling of flammable and combustible liquids and Australian Standard 4897 – 2008: The design, installation and operation of underground petroleum storage systems.

The mentioned Australian Standards do not override this CEMP but become part of the CEMP for this site.

1.2 Purpose and Scope

Construction management requirements stipulate, within this CEMP, that at the completion of the development, all work is carried out in such a manner as to not breach the conditions of this CEMP.

As a condition of the CEMP, if any construction / earthworks associated with site development breaches conditions of the CEMP, then work on site would need to be overseen by a suitably qualified contaminated land consultant, who will ultimately produce a report which would be forwarded to the SA EPA.

The CEMP provides information and guidance including:

- Advising the Principal Site Manager / (Owner of site has ultimate responsibility) (including their representative e.g., Site Managers, contractors and any third party involved with the site) of the environmental issues and potential hazards associated with developing this site.
- Identifying measures and procedures required to minimise environmental impacts during construction works, with particular reference to:
  - Control of environmental risks associated with the construction process;
  - Proactive management to prevent adverse environmental impacts; and
  - Best practice environmental management of construction activities and compliance during the construction process (legal and other environmental guidelines applicable).

This CEMP lists aspects, objectives as well as legislation, licensing, guidelines and standards (e.g., Sections 6.1, 6.3, 6.4 and 6.5, as well as Tables 2, 3, 4), which are required to manage the tasks to be undertaken as well as to manage the site during development. To address the requirements of a CEMP this document includes, but is not limited to, the following aspects:

- Identification of sensitive receptors (e.g., surface waters and groundwater);

- Noise and vibration abatement;
- Erosion control;
- Storage of stockpiles of excavated soils and management;
- Dust suppression;
- Management of contaminated soils on site (if generated);
- Storm water management;
- Waste management and disposal;
- Unexpected finds protocol;
- Monitoring of management processes;
- Community Consultation including the monitoring and management of complaints received during construction phase;
- Inspection, monitoring and audit of the CEMP; and
- Closure reporting requirements.

As with all CEMPs, if significant changes occur to either the site (or surrounding area) prior to the proposed development and / or the land usage is altered to a more sensitive land use then the proposed service station would require changes to specific parts of this CEMP. Based on current held information it is clear the usage for this site is moving to a higher commercial usage than previously, so the site is not moving to a more sensitive land use.

1.3 Limitations

While risks at this site are assumed to be low, due the site being utilised for a Hungry Jack's restaurant and associated car park which was established in the late 1990s and remained on site until the recent demolition in 2024, the nature and extent of any Compounds of Potential Concern (CoPC) material has not been identified since no environmental work has been carried out at this site. Therefore, it is important to take notice of sections (i.e., 6.6.11) within this CEMP which discusses the procedures required if unknown finds are discovered.

TMK has no responsibility for future conditions found on site, since TMK have no environmental information for the site at this current time.

This CEMP is generated based on the information available for the site as well as knowing that the proposed development is a service station / Truck Stop. TMK are of the understanding that the land usage will be commercial, and the development will be built in accordance to engineered plans specific to this site and proposed land use, noting that the engineering plans have not been fully generated prior to this CEMP being generated.

1.4 CEMP Aims and Objectives

A CEMP needs to contain sufficient information to demonstrate that the potential impacts on the environment, and public health and amenity have been identified, and suitable measures to mitigate those impacts will be applied prior to and during construction.

TMK generated this CEMP with the understanding that the site will be developed into a Service Station / Truck Stop noting that the site is currently vacant following the recent demolition of a Hungry Jacks restaurant.

The prescribed land use and their corresponding sensitivity are the drivers for this Construction Environmental Management Plan (CEMP), if land use changes, this CEMP may not be appropriate, but it is assumed that the site will be utilised as a Service Station / Truck Stop.

All future site construction activities are to be managed in accordance with this document, relevant legislation, and any associated environmental management systems. Any site activities which involve contaminated material needs to be done under the supervision of a qualified Site Contamination Consultant (refer to list of potential consultants through ACLCA (www.aclca.org.au/sa-our-members)) and or follow the CEMP to ensure appropriate actions are carried out to eliminate risks.

Specific aims of this CEMP include:

- Identification of potential environmental impacts related to future construction activities;

- Provision of strategies and contingencies for managing environmental risks;
- Provision of effective management and monitoring systems to ensure compliance with statutory requirements and the CEMPs objectives;
- Provision of management systems to address possible environmental issues arising during general Site usage;
- Effective information to the Client, construction personnel and subcontractors which clearly sets out their responsibilities; and
- Ensuring that the site owner / Principal Manager, site contractors and subcontractors associated with construction are aware of and accountable with respect to compliance with this CEMP.

The purpose of this CEMP is to ensure that all works associated with the site development are managed appropriately to avoid, minimise and effectively mitigate potential environmental impacts to human health and the environment.

The objectives of this CEMP are as follows:

- To document issue-specific environmental management measures (controls) sufficient to meet the requirements of the environmental assessment process;
- To identify the relevant legislative requirements applicable to the development works;
- To provide clear guidance so that development works minimise any potential environmental impacts;
- To present a clear framework for effective management of protection measures during future construction activities for the site;
- To assign clear and appropriate responsibilities for the implementing of specific environmental measures;
- To develop site-specific criteria and monitoring requirements for the measurement and on-going assessment of performance;
- To identify and record ongoing environmental commitments.

The CEMP is to be used by the Principal / Site Manager, Contractors and any third party involved with the site during construction / development works.

Note: TMK note that this CEMP is general in nature, therefore as details of specific site construction activities are known (including duration of specific site works, number and type of personnel on site), as well as site soil conditions (e.g. identification of CoPC), this document will be reviewed and amended as necessary during development of the site to ensue personnel on site are actively part of this CEMP. This relates to who is to carry out specific site works and who has the responsibility to ensure aspects of this CEMP are adhered to during the site construction phase.

Specific environmental objectives, relevant regulatory guidance, various control measures relevant to identified environmental issues and processes and responsibilities for implementation of the CEMP are presented within this CEMP.

The current Industry Guidelines, from the SA EPA, for Construction Environmental Management Plan (CEMP) (updated April 2024) can be viewed with the following link - http://www.epa.sa.gov.au/files/12330_guide_cemp.pdf. The CEMP guideline is generated to describe the impacts of construction activities and the information that should be included in a construction environmental management plan (CEMP) to ensure activities will be managed to avoid or mitigate environmental or nuisance impacts.

While some of this CEMP is generic, this CEMP has been prepared to include all information within the industry guidelines which were readily available at the time of generating this document.

1.5 Regulatory Requirements

Please refer to Table 3 for the listing of Regulatory requirements for specific site aspects associated with this CEMP.

2 SITE INFORMATION

2.1 Site Identification

The current address and legal property description details are presented in Table 1 below.

TABLE 1 Site Details

ADDRESS	2 Augusta Highway, Port Augusta, South Australia
CURRENT CT REFERENCE	Volume 6138 Folio 246
Client	Mario Romaldi, Romaldi Group
Council	PORT AUGUSTA CITY COUNCIL
CURRENT ZONING	Employment (E)
CURRENT LAND USE	Cleared / Vacant Site
APPROXIMATE SITE AREA	8,246 m^2

PlanSA – SA Property and Planning Atlas image to the site

2.2 Site description

The site is generally triangular in shape, with the narrow end of the site being to the southern portion of the site, the northern end is runs along Augusta highway. Russell Avenue runs along the western portion of the site and Edinburgh Terrace runs along the eastern boundary of the site.

The site is approximately 8,246 m^2. The site is currently vacant and cleared, following the recent (2024) demolition of a Hungry Jack's restaurant, see Figure 1 for image of site following demolition.

2.3 Current Land use

The site is currently vacant and cleared following the recent (2024) demolition of a Hungry Jack's restaurant (see Figure 1).

2.3.1 Proposed Land Use

The site is proposed to be developed into a Service Station / Truck Stop, containing fuel and retail services, including a Subway and Carl's Jnr restaurants (see Figure 2).

2.4 Surrounding Land Use

The following surrounding land use is assumed to be unchanging – information for the site assumes the following:

- To the north: Augusta Highway then Commercial;
- To the south: Edinburgh Terrace then Residential;
- To the east: Edinburgh Terrace then Retail Commercial;
- To the west: Russell Avenue the Residential.

Surrounding site activities are at a very low risk of adding additional site risks to this site, yet activities carried out at this site during the construction process need to ensure that they follow the site's CEMP to ensure that site activities during the development of the site do not environmentally detrimentally impact surrounding sites which include residential settings beyond the site. i.e. residences bordering Edinburgh Terrace and Russell Avenue.

2.5 Environmental Setting

2.5.1 Geology and Area Soils

TMK hold no information pertaining to environmental conditions of the site.

2.5.2 Soils

No information pertaining to this site is held.

2.5.3 Hydrogeology Description

No information pertaining to this site is held.

2.5.4 Hydrology Description

No information pertaining to this site is held.

3 PREVIOUS INVESTIGATIONS

TMK have been informed that no information pertaining to site investigations / activities / demolition plans are available for this report.

4 NATURE AND EXTENT OF CONTAMINATION – HAZARD IDENTIFICATION

4.1 Nature and Extent of Contamination

While it is TMK opinion that the likelihood of contamination to exist at this site, which is proposed to be commercial land use is low, the Nature and extent of contamination or compounds of potential concern (CoPC) at this site is currently unknown with TMK holding no environmental information for the site.

Based upon a review of available historic imagery, the former onsite Hungry Jack's and associated carpark was constructed in the late 1990s, and the attached play area was built in the early 2000s, knowing this, it is TMKs opinion, that there is limited concern of contamination relating to items such as bitumen or asbestos being present on site due to the site use as Hungry Jack's.

TMK are unaware of any known uses of the site prior to Hungry Jack's being on the site, so possible historical land uses may involve a higher risk activity, yet this possibility is listed as low based on held information.

While risk is listed as low, ensure users of this CEMP understand the section within this CEMP discussing unexpected finds.

4.2 Proposed Development

Currently the site is proposed to be converted into a Service Station / Truck Stop following the clearing of a Hungry Jack's restaurant (see Figures 1 (image of current conditions) and 2 (proposed development)).

The proposed development will consist of building all the infrastructure required to have the proposed operating Service Station / Truck Stop (see Appendix B for currently held plans).

4.3 Contamination Sources and Chemicals of Concern

As previously stated, TMK holds no information pertaining to Compounds of Potential Concern (CoPC) but assume that those possible finds of CoPC will be related to compounds / chemicals associated with historic activities within the site.

This may include off-site activities which are also unknown to TMK.

It should be clear that the site will be utilised for commercial use therefore minimal sensitivity issues.

4.4 Characteristics of Potential Contaminants

Currently there are no known potential contaminants.

4.5 Potential Exposure Pathways and Receptors

Since higher risk activities are not known to have occurred at this site there is limited risk that this site has potential concerns in the area of CoPC from contaminated materials which may have occurred due to results related on-site or off-site activities.

While specific CoPC have not yet been identified, this CEMP can be updated as additional information is brought forward during the development / construction program.

It is assumed, in terms of site risks for human health; dermal, ingestion and inhalation are the main avenues of risk for to be determined soil parameters, therefore if required, worker PPE should target these potential pathways and eliminate these pathways. Elimination of these pathways will need to extend to people off site as well if risks are identified.

5 COMMUNITY CONSULTATION

Community Consultation has not been carried out for this site and assume due to nature of the activities that currently occur on the site, community consultation will not be carried out.

If community consultation is considered required prior to site works, community consultation will consist of a minimum of completing a letter drop. The letter drop would happen within a very local area around the site prior to site works being carried out at this site, since work on site would be within normal construction guidelines for a Service Station / truck Stop development. The locations and the timing of the letter drop would be required to be documented for future reporting, if activated.

If a letter drop is required, the consultation letter would include the following information:

- List of CoPC that are on site as well as what types of process are in place to ensure those CoPC do not leave the site, unintentionally.
- listed site contact person;
- expected period of work;
- possible issues relating to caring out the development (e.g., dust and control, Traffic control);
- whom to direct complaints to; and
- how that complaint will be addressed (e.g., resident will be contacted once their complaint is remedied).

6 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

6.1 Overview – Aims and Objectives

TMK have generated this CEMP with the understanding that the site will be utilised as a Service Station / Truck Stop which is being proposed to be built at this location. The generation of the Service Station / Truck Stop as proposed is shown within Appendix B. All details pertaining to construction of the facility are yet to be completed yet TMK assumes there will be minimal changes in the overall development with changes limited to detailed items yet to be addressed during the proposed planning procedures.

Images of the current state of the site and overall proposed development plan can be seen in Figures 1 and 2.

This CEMP presents associated actions to ensure that all works associated with the site's development are managed appropriately to avoid, minimise and effectively mitigate potential environmental impacts to human health and the environment. This CEMP describes the potential environmental impacts from likely construction works and outlines management measures for appropriate actions on site.

The overall aim and objectives of this CEMP have been previously listed within section 1.4.

Copies of generic CEMP forms can be found within Appendix A of this report.

6.2 Structure and Operation of the CEMP

The main body of this CEMP is dedicated to relevant generic environmental aspects and management measures.

- Environmental controls which list aspects and objectives are summarised in Table 2, while
- Table 3 lists those aspects and illustrates the associated legislation and guidelines involved;
- Table 4 relates those aspects to specific management measures / actions; where as
- Table 11 rates those aspects in terms of risk (see tables 4 through 11) followed by specific management actions required to reduce the site's inherent risks.

Management measures for unforeseen issues identified during works that are not adequately detailed in this CEMP are required to be developed as necessary and are to be amended to this document for completion. This will include items identified by the Principal / Site Manager and / or Contractors throughout the duration of site works.

As stated in section 1.4 - TMK note that this CEMP is general in nature, therefore as details of specific construction activities are known (including duration of specific site works, number and type of personnel on site), possible identification of the nature and extent of site contamination, this document will be reviewed and amended as necessary during the development of the site to ensue personnel on site are actively part of this CEMP.

This relates to who is to carry out specific site works and who has the responsibility to ensure aspects of this CEMP are adhered to. (It should be made clear that updates can be carried out internally by the contractor of the site and therefore not involving the environmental consultant (e.g. TMK), if appropriate.

6.3 Environmental Objectives

Table 2 (see below) summarises the environmental objectives that are to be achieved via the implementation of this CEMP.

Relevant guidelines and standards are presented in Table 3 while further assessment of risks and mitigation measures recommended to reduce any identified inherent risks are listed within Table 11.

TABLE 2 Environmental Objectives

Environmental Aspects	Environmental Objectives
Air Quality (dust)	Prevent dust generation and migration off site.
Air Quality (odour)	Prevent odour generation and migration off site.
Cultural and Heritage	Prevent impacts to cultural and heritage sites.
Dangerous Goods	Prevent adverse environmental impacts associated with dangerous goods (e.g., fuels) storage and handling by avoiding impacts to land, surface water and groundwater.

Environmental Aspects	Environmental Objectives
	Avoid spills and prevent impacts to soil, surface water or groundwater.
Flora and Fauna	Prevent adverse impacts to native vegetation, native fauna and habitats.
Groundwater	Prevent impacts to groundwater resources.
Noise and Vibration	Comply with legislative and regulated noise management guidelines.
Public Health and Safety	Prevent impact / harm to public health and safety. Prevent impact / harm to visitors and workers.
Soils (erosion)	Avoid or prevent adverse impacts to soil: • Adequately maintain surface water drainage patterns. • Prevent soil erosion and sediment loss. • Prevent the uncontrolled migration of soils to the stormwater system and surrounding areas.
Soils (in-situ, imported, stockpiled and impacted)	Adequately manage in-situ, imported, stockpiled and impacted soils. Ensure suitable quality of imported material (i.e., follow engineering documentation).
Traffic	Prevent traffic congestion on adjacent roads. Prevent risks to worker health and safety and the environment.
Waste	Prevent adverse environmental impacts associated with soils or wastes encountered during development works. Prevent adverse environmental impacts associated with construction waste.
Water (surface water / stormwater)	Prevent adverse environmental impacts to surface water resources. Prevent direct discharge of impacted water / sediments to stormwater.
Weeds and Feral Animals	Prevent the spread of weeds. Avoid creating an environment that may attract pest / feral animals.
Work Health & Safety (Site Security)	Prevent impact / harm to visitors and workers. Erect adequate fencing to ensure site is safe and secure.

6.4 Applicable Environmental Legislation, Licensing, Guidelines and Standards

Key legislation, regulations, guidelines, and standards relating to the identified environmental aspects and proposed redevelopment works are detailed in the table below.

TABLE 3 Key Legislation and Guidance

Aspect	Commonwealth Legislation and Regulation	SA Legislation and Regulation	Guideline / Standards / information
Air Quality (Dust) and odour)		*Environment Protection Act 1993* *Environment Protection (Air Quality) Policy 2016* *Climate Change and Greenhouse Emissions Reduction Act 2007*	-NEPC National Environment Protection (Ambient Air Quality) Measure (2021) -NEPC National Environment Protection (Diesel Vehicle Emissions) Measure 2001 -SA EPA Guidelines for Environmental Management of On-site Remediation 2006 -SA EPA Handbook for Pollution Avoidance on Commercial and Residential Building sites Second Edition 2004 -SA EPA (2016) Ambient air Quality assessment.

Aspect	Commonwealth Legislation and Regulation	SA Legislation and Regulation	Guideline / Standards / information
Cultural and Heritage	*Native Title Act 1993*	*Aboriginal Heritage Act 1988* *Heritage Places Act 1993* *Heritage Places (Protection of State Heritage Places) Amendment Bill 2023*	-Commonwealth Heritage List -National Heritage List -SA EPA Guidelines for Environmental Management of On-site Remediation 2006
Dangerous Goods	*Road Transport Reform (Dangerous Goods) Act 1995* *(Repealed, by Road Transport Reform (Dangerous Goods) Repeal Act 2009 (Cwlth) (Act No. 104 of 2009) on 5 April 2010)*	*Dangerous Substances Act 1979* *Dangerous Substances (General) Regulations 2017* *Dangerous Substances (Dangerous Goods Transport) Regulations 2023*	-Code of Practice for stormwater pollution prevention (1999) -IATA Dangerous Goods Regulations 2024 -SA EPA Liquid storage Guidelines – Bunding and spill management 2016 -Safe Work Australia Code of Practice – Labelling of Workplace Hazardous Chemicals 2018 -Safe Work Australia Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace 2021
Flora & Fauna	*Environment Protection and Biodiversity Conservation (EPBC) Act 1999* *Threatened Species Conservation Act 1995*	*Planning, Development and Infrastructure (General) Regulations 2017* *Environment Protection Act 1993* *National Parks and Wildlife Act 1972* *Native Vegetation Act 1991* *Native Vegetation Regulations 2017*	-SA EPA Guidelines for Environmental Management of On-site Remediation 2006
Groundwater	*NEPM 1999 (as amended May 2013)*	*SA Environment Protection Act 1993* *Environment Protection Regulations 2023* SA Environmental protection policy (Water Quality) 2015	-ANZECC Australian and New Zealand Guidelines for the Assessment and Management of Contaminated sites 1992 -SA EPA Guidelines for site Contamination – Notification of site contamination that affects or threatens underground water pursuant to section 83A of the Environment Protection Act 1993 (EPA 837/08) 2008 -SA EPA Guidelines for the assessment and remediation of site contamination 2019 -SA EPA Guidelines for Environmental Management of On-site Remediation 2006
Noise & Vibration		*Environment Protection Act 1993* *Environment Protection (Commercial and Industrial Noise) Policy 2023*	-SA EPA Information Sheet for Noise (Construction noise) 2023 -Australian Standards AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites (2010) -Australian Standard AS 1055-2018 Acoustics – Description and measurement of environmental noise -SA EPA Guidelines for Environmental Management of On-site Remediation 2006 -Safe Work Australia Code of Practice – Managing Noise and Preventing Hearing Loss at Work 2020
Soil (erosion)	*NEPM 1999 (as amended May 2013)*	*Environment Protection Act 1993*	-Code of Practice for stormwater pollution prevention (1999)

Aspect	Commonwealth Legislation and Regulation	SA Legislation and Regulation	Guideline / Standards / information
		Environment Protection Regulations 2009	
Soil (in-situ, imported, stockpiled and impacted)	*NEPM 1999 (as amended May 2013)*	*Environment Protection Act 1993* *Environment Protection Regulations 2009*	-SA EPA Guideline for stockpile management 2020 -ANZECC Australian and New Zealand Guidelines for the Assessment and Management of Contaminated sites 1992 -SA EPA Guidelines for Environmental Management of On-site Remediation 2006
Public Health & Safety		*- Public Health Act 2011*	
Traffic		*- Road Traffic Act 1961*	
Waste	*National Environment Protection (Movement of Controlled Waste Between States and Territories) Measure (NEPM) 1998* *Waste Avoidance and Resource Recovery Act 2001*	*Environment Protection Act 1993* *Environment Protection Regulations 2009* *Environment Protection (Waste to Resources Policy) 2010*	-Code of Practice for stormwater pollution prevention (1999) -SA EPA Guideline: Waste containing asbestos – removal, transport and disposal 2023 -SA EPA Guidelines – Waste transport certificate 2010 -SA EPA Guidelines for stockpile management 2020 -SA EPA Handbook for Pollution Avoidance on Commercial and Residential Building sites 2004 -SA EPA Liquid storage Guidelines – Bunding and spill management 2016 -SA EPA Current criteria for the classification of waste – including Industrial and Commercial Waste (listed) and Waste Soil (2010)
Water (surface water & stormwater)		*Environment Protection Act 1993* *Environment Protection (Water Quality) Policy 2015* *Water Industry Act 2012*	-Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000 -Code of Practice for wastewater overflow management (2017) -Code of Practice for stormwater pollution prevention (1999) -SA EPA Guidelines for Environmental Management of On-site Remediation 2006 -SA Environmental Protection Policy (Water Quality) 2015
Weeds and Feral Animals		*Environment Protection Act 1993* *National Parks and Wildlife Act 1972*	
Work Health and Safety (Site Security)	*Work Health and Safety Act 2011* *Work Health and Safety Regulations 2011*	*Work Health and Safety Act 2012* *Work Health and Safety Regulations 2012*	-Safe Work Australia Code of Practice – Hazardous Manual Tasks 2018 -If asbestos containing material (ACM) is unearthed refer to - www.asbestos.sa.gov.au for specific site details.
Service station specific guidelines.	*SafeWork*	*Environment Protection Act 1993* *Environment Protection (Water Quality) Policy 2015*	-Australian Standards 1940-2017: The storage and handling of flammable and combustible liquids.

Aspect	Commonwealth Legislation and Regulation	SA Legislation and Regulation	Guideline / Standards / information
			-Australian Standard 4897 -2008: The design, installation and operation of underground petroleum storage systems.

6.5 Site Environmental Aspects

Table 4 lists key environmental aspects applicable to the redevelopment of the site:

TABLE 4 Environmental Site Aspects

Environmental aspect	Proposed management measures/actions	Further information
Air Quality – Odour & gaseous emissions	If odour or gaseous emissions are identified and / or encountered during site work activities, they must be managed in accordance with the protocol stipulated for "unexpected (finds) items".	Section 6.6.11 Table 2 Table 3
Air Quality – Dust (particulate) emissions	Creation of dust during construction activities can have an impact on the health and amenity of those living or working near a construction site. Scientific research has drawn strong links between air pollution and adverse health, particularly in susceptible parts of the community, which includes children, the elderly and the sick. Fine particles, known as PM2.5 and PM10, can be carried by wind and have been found to be associated with respiratory and heart disease. While larger dust particles are not normally associated with direct health effects, they can cause irritation or nuisance to people by soiling washing or collecting on surfaces such as roofs and cars, as well as being a respiratory irritant. This CEMP describes the measures to be taken to minimise air quality impacts from construction activities. The measures should include: • clearing in stages, stabilisation of cleared areas by regular light watering or use of matting or coarse material to minimise soil transport by wind • restriction of soil movement activities to days when prevailing wind conditions are unlikely to generate dust and/or transport it towards possible receptors of concern • managing soil stockpiles through stabilisation, light watering, or the use of covers (including coarse material and paper mulch) • appropriate stockpile management, including site selection, control of stockpile dimensions and covering of soils • limiting the movement of soil and earth and use of high-speed abrasive disc saws and sanders during windy periods • minimising the lifting height of the loader bucket when transferring soil or rubble from front-end loaders to trucks, and controlling its unloading speed to reduce wind-borne dust • using a water spray when transferring soil or rubble from earthmoving equipment to trucks • use of water carts to wet soils prior to and/or during soil movement/stockpiling activities • controlling the speed of dumping from tip trucks	Table 2 Table 3 Table 11

Environmental aspect	Proposed management measures/actions	Further information
	• covering or stabilising materials during transport into and within the construction site • covering of loads during off-site soil transport • preventing soil from leaving the site via traffic movement to prevent the creation of dust in dry conditions. • Prevention of off-site tracking of dirt onto roadways through the use of limiting site access. • restriction of vehicular traffic within the site and/or specific work area(s) • minimising wheel-generated dust by watering roadways or preparing roadways with coarse gravel or other road coverings such as bitumen or concrete. • prompt response to any receipt of dust emission complaints and rectification of identified cause(s)	
Noise (and Vibration)	Noise is an inherent part of construction activities as a result of site preparation, construction of buildings, and the operation of vehicles within, entering or leaving a construction site. This noise may disturb a person's everyday life or working environment and cause adverse health effects when sleep is disturbed. The SA EPA Information Sheet for Noise (Construction noise) (2023) deals with noise arising from construction activities on a site that requires development approval, and it aims to achieve a balance between allowing that work to proceed while minimising its impact on neighbouring properties. Construction noise also constitutes local nuisance under the LNLC Act if the noise has travelled from the location of the construction activity to neighbouring premises on any Sunday or public holiday, or between 7 pm and 7 am on any other day. Noise could become a nuisance if work is undertaken outside appropriate working hours and/or noisy machinery is employed. Measures to be adopted to minimise the potential for noise include the following: • restriction of working hours to 7 am-7 pm Monday to Saturday (i.e., without specific written permission to the contrary from a relevant authority) – outside standard hours construction noise is considered to have an adverse impact on amenity if measurements taken at a noise affected premises show the source noise level (continuous) exceeds 45dB(A), or the source noise level (maximum) exceeds 60dB(A). • commencing any particularly noisy part of the activity (such as masonry sawing or jack hammering) after 9 am • adherence to the requirements of the Environment Protection (Commercial and Industrial Noise) Policy 2023 and SA EPA Information Sheet for Noise (Construction noise) (2023) (where applicable) • use of well-maintained machinery and appropriate noise suppression equipment - ensuring that noise reduction devices such as mufflers are fitted and operating effectively. • ensuring that equipment is not operated if maintenance or repairs would eliminate or significantly reduce a characteristic of noise resulting from its operation that is audible at noise-affected premises.	Table 2 Table 3 Table 11

Environmental aspect	Proposed management measures/actions	Further information
	• avoidance of periods of idling machinery (i.e., when not in use) - shutting or throttling equipment down such as generators, bobcats, cranes and the like whenever not in actual use • locating noisy equipment (such as masonry saws or cement mixers) or processes so that their impact on neighbouring premises is minimised (whether by maximising the distance to the premises, using structures or elevations to create barriers or otherwise) provision of hearing protection to site workers (if warranted).	
Surface Water (including Stormwater)	It is known that the quality of surface water (i.e., stormwater) drainage can be impacted by run-off from soil stockpiles or other areas of exposed (contaminated) soil. Measures to be adopted to minimise the potential for impacting the quality of surface water run-off include the following: • adherence to the requirements of the Environment Protection (Water Quality) Policy 2015 and SA EPA (1999) Stormwater pollution prevention- Code of Practice for the Building and Construction Industry (where applicable); • siting of stockpiles away from identified stormwater drainage areas. • covering of soil stockpiles • use of silt barriers (such as hay bales) around stockpiles and other areas of exposed surface soil	Table 2 Table 3 Table 11
Soil Quality	No information is held for soil chemistry, therefore identified CoPC material is not available. If site works requires handling of CoPC material, management measures are required to be implemented, which include the following: • minimising the amount of CoPC material that is exposed / excavated. • keeping contaminated soils separate from uncontaminated soils (thereby enabling the disposal and/or re-use of soils in accordance with their contamination status) • ensuring appropriate procedures are in place to prevent cross-contamination of "clean" soils from contaminated soils (refer to stockpile and surface water management measures) • establishing a material tracking system for all excavated soils to be managed on, and/or removed from, the site; and • undertaking appropriate sampling and classification of soils to be removed from, and/or imported to, the site.	Section 6.6.8 Section 6.6.12 Table 3 Table 5 Table 11
Groundwater management	Measures required to be adopted to protect the quality of groundwater within the uppermost aquifer beneath the site; include the following: • ensuring that all subsurface infrastructure and / or bunds and diversion drains are constructed so as to not adversely affect groundwater; and • adhering to the requirements of the *Environment Protection (Water Quality) Policy 2015.*	Table 3
Flora and Fauna	Given the site was previously a Hungry Jack's restaurant with associated carpark, the presence (and protection) of endemic flora and fauna is not considered to be	Table 3

Environmental aspect	Proposed management measures/actions	Further information
	a relevant issue. Furthermore, the site is planned to be developed as a service station, minimising future Flora and Fauna options.	
Heritage	No heritage issues have been identified for the site.	Table 2 Table 3 Table 11
Social consultation and involvement	The following measures need to be undertaken to ensure that future works programs on the site do not unnecessarily impact, users of surrounding properties and / or the general public: • determine whether the proposed work program is likely to affect the amenity of surrounding properties and, if so, identify who the likely stakeholders are; • if required (i.e., on the basis of the above), develop an appropriate community consultation plan, with reference to Schedule B8 (*Community Engagement and Risk Communication*) of the NEPM (2013) National Environment Protection (Assessment of Site Contamination) Measure and SA EPA (2018) G*uideline for Communication and Engagement.*	Section 5
Structural (Vibration – see Noise above as well)	Where relevant and depending on the location and magnitude of the site works program, it may be necessary to adopt specific measures to ensure that no damage occurs to off-site surface and subsurface infrastructure (e.g., as a result of excavation and / or machinery vibration). Such measures remain the responsibility of the contractors employed to undertake the work.	Table 2 Table 3
Safety and Site Security	Measures must be undertaken during any future site works to minimise the exposure of site workers, as well as the public, to future identified CoPC soils. In addition to the specific measures discussed in this CEMP, all contractors employed at the site must prepare relevant health and safety plans and induct their workers into these plans (as well as the CEMP) before works commence, so they understand where yet to be identified CoPC materials are as well as are made aware to not disturb those identified areas without appropriate PPE. Site fencing is required for worker and public safety as well as security -	Section 6.6.10 Section 6.6.12 Table 2 Table 3 Table 6 Table 11

6.6 Implementation and Management of the CEMP

6.6.1 CEMP Requirements

Anyone undertaking development site works at this site, which includes supplying services to the site, shall carry out activities in accordance with this CEMP.

The application of this CEMP should promote and achieve safe working conditions that protects workers / people on and off site as well as the environment.

This CEMP is generated to address work relating to the construction of the proposed Service Station / Truck Stop. With the removal of all previous site improvements, it is assumed this CEMP's focus will be on the construction of the proposed Service Station. Please See Figures 1 and 2 for current state of the site and proposed development, respectively.

Any details pertaining to areas, types and amounts of possible CoPC have yet to be generated since no site information is held for this site.

While yet to be determined, if importation of soil, (e.g., quarry derived backfill or fill material appropriate for excavated areas, engineer listed, etc.) appropriate material would be required to backfill various areas (if required). Depending on soil results, service trenches (or other excavations) may require a permeable geotextile fabric liner (i.e., industry appropriate indicator liner) between site soils and buried services (e.g., trench filled with off-site sourced material suitable for service items). Service trenches and other excavations are to be constructed as designed in accordance to engineering plans.

All construction activities (e.g., trenching) do not need to be supervised by a qualified contaminated land environmental consultant yet an understanding of, yet to be identified, CoPC is needed.

It should be noted that the poor management of soil on site may detrimentally impact upon:

- Surface water quality,
- Human health; (dermal - site workers); and
- Airborne dust,
- Processes need to be in place to avoid detrimental impacts.

Project construction works are to be undertaken during normal working hours presented below.

The project development and construction timeframes have not been passed forward to TMK, the duration of site works can be updated once works have commenced on this site.

6.6.2 Site Operations

The working hours for the development site (including preliminary site works and construction activities) and deliveries including transport of materials, plant and equipment to the development site shall only take place during the following hours e.g., installation of utility services, delivery of large/bulky plant and equipment, concrete pouring, etc.

- 007:00 to 19:00 on Monday to Saturday
- No working on Sundays or Public Holidays
- No Piling operations or soil compaction should commence prior to 09:00 hrs.

These working hours cover operations and work which are audible at the site boundary. Noisy operations outside these hours shall not be undertaken without prior approval from the Local Council and adjacent residents.

Any deliveries outside the above hours cannot be undertaken without prior approval from the Local Council and adjacent residents.

If a school is in the vicinity of the development site or the proposed access and/or egress routes, deliveries shall be restricted between 9:30 and 15:00 on Monday to Friday during term time.

If work is required outside of the listed times the applications should be made and this section of the CEMP can be updated.

6.6.2.1 Planned Delivery Outside Above Hours

Example: The arrival of concrete trucks maybe required prior to 7:00am on Monday to Friday to ensure completion of pour prior to school access hours during school terms, generally 8:30 to 9:00am.

6.6.2.2 Proposed Procedures and Location(s) for Loading and Unloading of Plant and Materials at the Development Site

Wherever possible loading and unloading should take place within the development site, this activity should be limited to occurring within the roadways immediately adjacent to the site.

6.6.3 Site Communications Plan

The site's communications plan should ensure that all site contractors, site delivery contractors, managers and off site personal are aware of the requirements of the site prior to undertaking work in relation to the site. Further to the requirement(s) identified in Sections 6.6.10.1, 6.6.10.2, 6.6.10.3 and 6.6.10.4, notification of relevant authorities and neighbours should be included where appropriate (such as deliveries of plant and equipment for the development).

- A display board shall be prominent and shall detail the nature of the works being undertaken, a contact name and telephone number (including a telephone number to be used outside normal working hours)
- A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

- A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

6.6.4 Noise and Vibration

Further to the requirement(s) identified in Section 6.5, Table 4 the following requirements should be adopted:

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible beyond the site boundary.

6.6.5 Dust

Further to the requirement(s) identified in Section 6.5, Table 4, the following requirements should be adopted:

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Any equipment used to cut paving blocks, kerbs, concrete, tiles etc. shall be operated with a water suppression attachment or a dust filter.
- Engines of plant, machinery, and trucks shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Drop heights from loading buckets, hoppers, and other loading or handling equipment shall be minimised, and fine water sprays should be used on equipment where necessary.
- All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions (e.g., mobile bowsers or fixed sprayers as appropriate). A water suppression contingency plan should be included detailing water supply to site and what equipment will be kept available (e.g., number and size of bowsers, sprinklers, mist canons etc.)

6.6.6 Mud

Further to the requirement(s) identified in Section 6.5, Table 4 the following requirements should be adopted:

- The public roadways must be kept in a condition whereby it is mud free. This is applicable to both roads and pavements.

- The use of road sweepers to remove mud and dust from roadways and pavement should be only operated during the hours of construction (if available it may be convenient to utilise Council Road sweeping services, then these will be operated during Council specific times and should be communicated to adjacent landholders).

6.6.7 Waste Management

Further to the requirement(s) identified in Section 6.5, Table 4 the following requirements should be adopted:

- There shall be no burning of waste at any time.
- The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be included in site management documentation.
- The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundary.

6.6.8 Soil Management – In-situ, imported, stockpiled and impacted soils management

If site conditions change significantly through major excavation issues and / or significant importation of soil, assessment of these actions would need to be made to determine how the changes affect the proposed development of the site. This makes the management of soil movements at the site a major component of site works. Additional soil management strategies are presented in Table 5 while also referring to Table 11 for an outline of potential risks and / or impacts to the environment.

TABLE 5 Soil Management

Item	Description
Objectives	• To acknowledge that CoPC material is yet to be identified but may be on site due to historic activities which may have occurred on or off the site. • To ensure appropriate measures have been implemented to ensure future identified CoPC material is managed appropriately by limiting / managing materials during development works to prevent potential (future) risks, therefore ensuring safety of site workers / ongoing site users. • To ensure any materials imported to the site are site appropriate, for the proposed site usage and meets usage criteria established by the SA EPA and or is site appropriate (e.g., service pit backfilled material may be prescriptive, and quarry sourced material may not be appropriate).
Performance Criteria	Identified CoPC material has yet to be determined. If (when) CoPC material is handled, multiple management activities need to be carried out including PPE for those on-site and controls for off-site protection concerns. The site needs to be designed to address proposed usage and include drainage issues.
Management Actions	**In-situ Soil Management** Management of soils will be determined by current use, nature and extent of possible impacted soils as well as the proposed development plans. As a common practice, in-situ soils should be minimally handled. Excavations outside those areas required to be excavated for the development of the site would be discouraged, but management practices are listed to ensure future site works and off-site neighbouring properties and occupants, can be completed with minimal risk, when this CEMP is followed. When possible / practicable, site generated material should be reused on site. If additional soil is brought to site, it needs to appropriate for site use, in accordance with the SA EPA and / or meets engineering documentation. **Excavated Soils** While information pertaining to the amounts of soil which will be excavated for this site is yet to be established, excavated soil, if practicable / appropriate should be reused on site. Excavated soils (if appropriate) can be used for items such as levelling or backfilling. Service trenches may need to be lined with an indicator barrier if soils are reused and contain compounds of potential concern (CoPC)

within specific locations, and ultimately areas need to adhere to developed engineering plans which may require off-site sourced appropriate material.

With no information being held for this site. TMK list the following:

- If any contaminated materials (i.e., stained/odorous soils) are encountered across the site, the Contractor should engage a qualified contaminated land environmental consultant. The Environmental Consultant will assist in determining the nature and extent of the suspect materials and then provide advice on appropriate management measures.
- All soils that will not be re-use on site, must be fully covered and sampled in accordance with SA EPA disposal guidelines. Once all information is received, material should be removed from the site and disposed of appropriately follow SA EPA's Waste Derived Fill guidelines (updated October 2013).

Stockpiling of Excavated Soils

Generating of stockpiles is assumed and therefore all stockpiles must be constructed and maintained in a manner that will prevent potential harm to human health (i.e., contractors on site), the environment, underlying soils, groundwater, and the stormwater system.

When soils must be stockpiled, these need to be in appropriate locations. Stockpiles will be covered to prevent losses from wind or water erosion independent of weather conditions.

Stockpiles need to be less than a maximum height of 2 metres and / or equal to or lower than the average height of surrounding structures (e.g., fences). Stockpile heights are to be reduced as they approach the site boundary. Stockpile heights are to be below fence lines when within 5 metres of the boundary. It is again noted that any stockpile will be required to be covered as soon as practicable for the protection of on and off-site receptors.

Impacted Soil Management

As always, care is required during the handling of soil, with additional care being required if working with soil which has reported CoPC. Workers on site are required to wear appropriate PPE when working within the site.

As noted within the Table 4, within this CEMP, handlining of soil on site must be handled appropriately to eliminate human health concerns for those on-site as well as off-site.

Imported Soil Management

Imported soils must be suitable (from an environmental perspective) for use in the relevant land use scenario. All imported material is to be appropriate for site use.

Materials utilised within the excavated areas can be fit for purpose and may not be virgin material and could be site sourced (if appropriate / applicable). If testing of off-site soils is required, in order to meet on site restrictions, testing of material would be in accordance with IWRG* guidelines (IWRG – Soil Sampling (2009)). Refer to guidelines for detail of sampling density – initial information is one sample for each 25m^3 of material with a minimum of three (3) primary samples.

As with materials leaving site- all movement of soils needs to be tracked and documented, this includes ensuring that receipt dockets from the receiving of imported material, which shows type of material; when transported; to what address; and quantity. All movement of soils needs to be documented in case future environmental involvement is required by either an environmental consultant or government agency.

*IWRG – Sampling and analysis of Waters, Wastewaters, soils and waste (2009) & - Soil Sampling (2009).

Off-site Disposal of Soil

Once again, soil conditions of the site are not known, if any unforeseen impacted materials identified (i.e. visually contaminated or odorous) contains CoPC it is prudent to have the location assessed to determine the suitability of the material to remain on the site (and / or classified for disposal to landfill) by a qualified contaminated land environmental consultant.

TMK strongly suggest that appropriate plans are in place to reuse as much soil on site, if deemed appropriate. Should off-site disposal be required, material needs to be covered and tested as relevant (see stockpile section above). All soil to be disposed of off-site must be removed from the site as soon as possible in accordance with relevant SA EPA guidelines. As discussed above, soil sampling must be undertaken in accordance with the ASC NEPM (2013) and waste classification must be undertaken in accordance with SA EPA (2010) (i.e., Current criteria for the classification of waste – including Industrial and Commercial waste (Listed) and Waste Soil)

If off-site disposal is carried out, the following items must be retained by the contractor relating to any off-site soil disposal:

- Environmental classification documentation, including contamination status, volume of soil, and type of soil disposed;

	• Material Tracking Documentation, including volume of soil disposed, disposal dates and location; • Copies of the above-mentioned documentation must be able to be provided to the site owner on request. **Material Tracking** If material (soil) is taken off site and / or if material is imported to back fill excavated areas etc. then the ultimate fate of relocated soil materials is required. Soils entering and leaving the site needs to be tracked and recorded appropriately. While TMK suggest keeping material on site, the movement of any soils off-site must be tracked, through the utilisation of appropriate materials tracking forms (e.g., SA EPA) that contain details, including volumes of material handled, this / these documents are required to be saved for further reference, if required / requested (by consultant and /or SA EPA).

6.6.9 Roles and Responsibility

The following is an overview of the key roles and responsibilities during the site development work. With no known contractor for the development, the roles and responsibilities are generic in nature.

Principal / Site Manager – (e.g. Mario Romaldi) - (overall responsibility for the CEMP to be carried out as supplied is the site's owner –

Responsible for ensuring that construction works comply with this CEMP, including the following tasks:

- Be familiar with the relevant regulatory and site requirements and their effects on all work in progress;
- Implementation of this CEMP, including ensuring compliance of all relevant site activities with this CEMP;
- Aim to achieve an outstanding outcome of CEMP implementation;
- Ensure site inductions and training requirements are completed as required;
- Ensure compliance with a Work, Health, Safety and Environment Plan (WH&S Plan, to be developed by the construction contractor prior to works), including appropriate fencing for safety;
- Obtain and ensure compliance with all environmental approvals, standards, licenses and permits applicable to operations;
- Provide direction and guidance to staff, visitors and contractors to implement this CEMP;
- Ensure all subcontractors are informed of CEMP requirements prior to being engaged and are required to comply with them;
- Ensure all environmental incidents are reported and investigated in accordance with this CEMP;
- Monitor and take-action to ensure environmental management requirements are implemented;
- Liaise with the other responsible parties and statutory authorities as required; and
- Encourage environmental innovation and ensure that environmental initiatives are incorporated in the approach to site management and performance.
- Must ensure construction activity resulting in noise with an adverse impact on amenity does not occur or commence except as permitted by the Noise EPP. The responsible person may be the owner, occupier, contractor or head contractor for the site.
- Should have authority to call for immediate cessation of works if an issue arises.
- Should have authority to undertake investigations into the issue that has arisen.
- Should have authority to call for a recommencement of works after investigation and mitigation of impacts.
- Should have responsibility for managing communications and complaints.
- Should have responsibility for notifying the EPA if serious or material environmental harm from pollution is caused or threatened in the course of an activity undertaken by that person, as soon as reasonably practicable after becoming aware of the harm or threatened harm.

Contractor (To be determined – TMK have not been supplied this information)

Responsible for undertaking the construction works under the direction of the Principal / Site Manager and in accordance with the risk management measures and strategies in Section 6.6.12. It is the responsibility of the Contractor to identify and report any issues of concern with regard to the site to the Principal / Site Manager.

The Contractor is responsible for ensuring that construction works comply with this CEMP, including the following tasks:

- Implementation of this CEMP.
- Ensure compliance of all relevant site activities with this CEMP.
- Monitoring compliance with licenses / standards applicable to operations.
- Provide direction and guidance to staff, visitors and contractors to implement this CEMP.
- Ensure all subcontractors are informed of CEMP requirements prior to being engaged and are required to comply with them.
- Ensure all environmental incidents are reported and investigated in accordance with this CEMP.
- Monitor and take action to ensure environmental management requirements are implemented.

All Employees – (yet to be Determined) - (including subcontractors) have an obligation to protect people and the environment through carrying out their own work with due diligence. In particular, they must:

- Comply with statutory and site requirements, as identified at the time of induction, as they apply to the type of work the employee is involved in.
- Be aware of the requirements of this CEMP, including environmental responsibilities and measures to minimise impacts.
- Report any incident that may result in environmental harm that arises in the course of, or in connection with, their work.
- Implement practical ways to control environmental risks.

Qualified contaminated land environmental consultant (To Be Determined) **–** The qualified contaminated land environmental consultant(s) is required to address environmental aspects of the site works and is responsible for the following tasks:

- Review and update the environment objectives and targets and develop and support strategies to meet these objectives as required;
- Provide regular updates of the CEMP, as required;
- Undertake waste classifications and / or verification of suitability for placement of imported soils on-site for conformance with the requirements of the CEMP;
- Complete environmental reporting requirements; e.g. records of all imported material shall be maintained on site and made available to the qualified contaminated land environmental consultant for review prior to delivery of the material to site;
- Provide advice and direction on environmental matters, incident response and corrective actions;
- Undertake additional environmental sampling and classification testing of any generated surplus soils, in accordance with SA EPA guidelines (SA EPA Updated 2020);
- Undertake additional environmental inspections, as required;
- General monitoring of the CEMP operation and implementation; and
- Advise the Principal / Site Manager / Contractor on environmental issues relating to the works as required.

6.6.10 Induction, Training and Incidents and Emergency Response

6.6.10.1 Inductions

Inductions will be required for all contractors attending the site. As a minimum it is suggested that in addition to Work, Health and Safety (WH&S) requirements the following is included:

- Brief overview of the background of the site assessments (refer Sections 2 and 3).
- Brief description of current site condition and risks (refer Section 4).

- Introduction to the objective of this CEMP (refer Section 6.1).
- Roles and responsibilities (refer Section 6.6.9).
- Direction regarding specific training requirements which is likely to differ depending on the role of the inductee, i.e., visitor, site workers etc.
- Overview of inspection, audit and incident response process.
- Overview of communication and reporting requirements.

6.6.10.2 Training

Appropriate training specific to the site and requirements of the CEMP will greatly assist in the management and implementation of this CEMP and will further re-enforce its effectiveness. Scheduling and responsibilities for completing inductions are presented in Table 6.

All training is to include the following aspects (at a minimum):

- Understanding of site conditions (refer Section 4).
- Any additional WH&S requirements not covered in the induction.

Training is to include the following aspects where relevant depending on the role of the worker:

- Remediation Management (e.g., Tables 2, 3, 4, 5 and 11);
- Work, Health and Safety Management (including Site Security) (additionally refer Section 6.6.10, Section 6.6.12, Tables 3, 4 and 11);
- Soil Management (in-situ, imported, stockpiled and impacted soils) (refer Sections 6.6.8 and 6.6.12, Tables 3, 5 and 11);
- Noise management (all site personnel), (refer Sections 6.3, 6.4, 6.5 and 6.6.4, Tables 2, 3 and 4).
- Dust management (all site personal), (refer Section 6.3, 6.4, 6.5 and 6.6.5, Table 2, 3 and 4).
- Inspection, audit and incident response process;
- Communication and reporting requirements (See below); and
- Scheduling and responsibilities for undertaking training.

6.6.10.3 Meetings

Health, safety and environmental meetings shall be conducted:

- At a minimum of at least a weekly occurrence;
- Following any site risk or hazard identification / change;
- Following any site environmental incident; and
- Where site works / developments warrant further information or training to on-site personnel (e.g., following changing conditions on-site or following a site meeting).

Meetings shall be conducted by the Site Manager and minutes taken of the meeting. The following agenda shall be addressed during the meetings as a minimum:

- Review of planned activities;
- Hazards identified;
- Compliance with licence and regulatory requirements;
- Management measures required;
- Communications; and
- Site personnel responsibilities.

Scheduling and responsibilities for undertaking meetings are presented in Table 6.

6.6.10.4 Inspections and incident responses

To assess the implementation of this CEMP, an inspection and auditing schedule and incident response mechanism must be implemented during the construction works.

6.6.10.5 Inspections

The Contractor will conduct daily visual observations and weekly environmental compliance inspections of all construction areas. Daily observations will occur prior to the commencement of work activities, this includes equipment pre-use checks.

Any incidents identified should be reported and appropriate corrective actions taken. Timing and responsibilities are summarised in Section 6.6.9 and listed in Table 6.

6.6.10.6 Incident Response

In the event of an environmental incident that may cause environmental nuisance or harm, the Principal / Site Manager shall be notified immediately. An investigation of the incident is to be undertaken to determine the cause and corrective actions required (if relevant).

Incidents are to be assessed on a case-by-case basis. Response actions, timing and communications are illustrated in Tables 6.

6.6.10.7 Corrective Actions

This section relates to the end column within Table 11 which outlines specific activities required to reduce risks on site to Human Health and the Environment during the Construction phase. Corrective actions are monitored (as outlined within Table 11) from the audits, and/or incident investigations are generated during the actions of this CEMP. Details of the nominated corrective action, the deadline and responsibility for the actions are to be recorded as listed within Table 11.

6.6.10.8 Inspection and Reporting Schedule

The inspection, reporting and incident response schedule to be implemented for the site is outlined below in Table 6.

TABLE 6 Inspection and Report Schedule

TIMING OF INDUCTIONS, TRAINING AND SITE CHECKS

Audit / Inspection Type / Item	Frequency / Timing	Responsibility / Comments
Observation	Daily	Contractor
Safety Inspections and Meetings	Weekly	Principal / Site Manger / Contractor / all personnel (as required)
Incident Response	Immediate	Principal / Site Manger / Contractor
Induction	Commencement of employment / first site visit	All personnel (including contractors and site visitors) Primarily administered by the Principal / Site Manger
Training	As required, prior to commencement of tasks	All personnel (including contractors and site visitors) Primarily administered by the Principal / Site Manger

Audit / Inspection Type / Item	Frequency / Timing	Responsibility / Comments
Equipment Pre-use Checks	Daily	All operators (checklist to be completed)
Environmental Checks	Continuously / as required	Principal / Site Manger / Contractor
Corrective Actions (if required) (See Table 11 for required actions)	If corrective actions are required, they must be implemented immediately	Principal / Site Manger / Contractor

6.6.10.9 Reporting

The reporting and risk registers are to hold records of any documents of this CEMP or incident inspection; or as required by and / or for any approvals, licences or conditions. Records must be:

- In a legible form; and
- Available upon request to any authorised person.

The following minimum records will be kept in regard to any inspection or audit activity:

- The nature of the inspection / record and how it relates to this CEMP,
- The date(s) on which the inspection was taken,
- The time(s) at which the inspection was collected,
- The point at which the inspection was taken,
- The name of the person who conducted the inspection,
- The findings of the inspection (including proposed corrective actions); and
- Details of actions and results following the implementation of proposed corrective actions.

Copies of various CEMP forms can be found within Appendix A of this document.

6.6.10.10 Communications and Incident Communication

The primary point of contact for all issues / incidents / reporting in relation to this CEMP is the Principal / Site Manger.

In the event of an environmental incident that may have (or has) caused environmental nuisance or harm, the Principal / Site Manger shall notify the appropriate Government Department and the EPA (as necessary) as soon as possible and within 24 hours of the incident.

Reporting of any incidents are to follow the process as outlined (also see Table 6 and further review this section):

6.6.10.11 Complaints Procedures

The Principal / Site Manger will keep a legible record of any complaints received in relation to works conducted as part of the site development. The generation of a ‘complaint register’ will be maintained, and the register will include details of the following:

- the name and address of any complainant,
- the time and date the complaint was received,
- a description of the complaint,
- the activity or activities and any associated equipment that gave rise to the complaint,
- the action that was taken to resolve the issues that led to the complaint,
- the date the complaint was resolved and documentation of complainant’s level of satisfaction with the actions to resolve the issue.

A responsible person (principal / site manager) shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

6.6.10.12 Emergency Response

The Principal / Site Manger must have an Emergency Response Plan for the accounting and management of personnel during emergencies and managing the emergency to minimise risk to personnel, equipment, the public and the environment.

The Emergency Response Plan should be maintained onsite by the Site Manager and should record all items required by the Emergency Response Plan.

The Emergency Response Plan shall contain:

- Emergency procedures for fire, gas, electrical, spill and bomb threats,
- Emergency contact names (including the Chief Warden) and phone numbers, both internal and external,
- Emergency preparedness checklist,
- Emergency assembly areas (To be determined),
- Emergency site plan,
- Training (fire, spills, etc.) and drills (fire, spills, etc),
- Responsibilities before / after an emergency, and
- Immediate actions in response to specific threats (fire, spill, bomb threat, power failure etc.).

6.6.11 Unexpected finds protocol

Prior to works commencing, the Contractor should develop an Unexpected Finds Protocol (UFP) to provide a consistent approach on how to proceed in the event of uncovering something unexpected. The UFP should address the most common types of unexpected finds made during similar works, which will require additional works to be undertaken for practical purposes, and / or as necessary to manage risks. It is assumed the procedures will, as a minimum, cover these Management Measures which would be overseen by the Site Manger:

- Stop / prevent any activity in the area.
- Place sign and barricade area – make area safe. Do not touch or disturb the item / material.
- Report the Unexpected Occurrence/Finding to the Principal / Site Manager or Nominated Representative.
- Record the location, visual appearance, odour, and extent, type of accident or material and mode of discovering the material to the Principal / Site Manager or Nominated Representative.
- Obtain assistance from a suitably qualified contaminated Land practitioner in identifying the potential hazard to human health or the environment in accordance with regulatory requirements.
- Establish management actions in compliance with regulatory requirements.
- Obtain the Principal / Site Manager or Nominated Representative's and regulator's approvals for the proposed management actions.
- Do not commence work until the appropriate approvals have been received.
- Implement the approval management action plan and seek on-going advice as necessary.
- Document the findings and compliance with the approved action plan and provide documentation to the Principal / Site Manager or Nominated Representative.
- Update the CEMP procedures and controls as required.

6.6.12 Risk mitigation – General

Risk assessment identifies potential risks and associated risk ratings for the environmental aspects identified for this site, using the methodology described below.

Risk assessment is a qualitative risk-based approach designed to rate each environmental impact identified.

The first step in conducting a risk assessment is to determine and rate the:

- Likelihood (refer Table 7) – defined as the likelihood of an environmental impact or event occurring, measured on a scale of 1 to 5; and
- Consequence (refer Table 8) – defined as the consequence of an environmental impact or event occurring, measured on a scale of 1 to 5.

TABLE 7 Likelihood Scale

Rating	Descriptor	Likelihood of the Hazard
5	**Almost Certain**	The event is **expected** to occur in most circumstances
4	**Likely**	The event will **probably** occur in most circumstances
3	**Possible**	The event **might** occur at sometime
2	**Unlikely**	The event **could** occur at sometime
1	**Rare**	The event **may** only occur in exceptional circumstances

TABLE 8 Consequence to Operation of the Site for Identified Use

Rating	Description	Definition
5	**Catastrophic**	High degree of environmental and/ or human health harm
4	**Major**	Substantial environmental and/ or human health harm
3	**Moderate**	Moderate environmental and/ or human health harm
2	**Minor**	Insignificant environmental and/ or human health harm
1	**Insignificant**	No environmental and/ or human health harm

The consequence and likelihood ratings are then plotted on the Risk Assessment Matrix (see Table 9 below). The higher the risk score, the higher the priority the identified issue is; the lower the risk score the lower the priority for management.

TABLE 9 Risk Rating Matrix

	Consequence				
likelihood	**Catastrophic (5)**	**Major (4)**	**Moderate (3)**	**Minor (2)**	**Insignificant (1)**
Almost Certain (5)	**Extreme (25)**	**Extreme (20)**	**High (15)**	**High (10)**	**Medium (5)**
Likely (4)	**Extreme (20)**	**Extreme (16)**	**High (12)**	**Medium (8)**	**Low (4)**
Possible (3)	**High (15)**	**High (12)**	**Medium (9)**	**Medium (6)**	**Low (3)**
Unlikely (2)	**High (10)**	**Medium (8)**	**Medium (6)**	**Low (4)**	**Low (2)**
Rare (1)	**Medium (5)**	**Low (4)**	**Low (3)**	**Low (2)**	**Low (1)**

Table 10 describes the level of management and possible actions required for each risk assessment rating.

TABLE 10 Management Level

Risk Rating Description	Risk Rating Number	Indicative Management Action
Extreme	**16 – 25**	Immediate action required, Principal / Site Manger / contractor should be involved
High	**10 – 15**	Principal / Site Manger / Contractor's attention needed and management responsibilities specified for future action
Medium	**5 – 9**	Contractor(s) to ensure issue is managed via specific monitoring or response procedures, and more detailed actions are developed as resources allow
Low	**1 – 4**	Contractor(s) and / or staff to manage via routine procedures; unlikely to need specific application or resources

Introduction to Table 11

Table 11 (See below) is built on information presented within this CEMP, which identifies the potential risks and/or impacts to human health and the environment as a whole from activities associated with the proposed development site works.

The following table is established to identify an initial risk rating (i.e. the inferred risk if management / mitigation measures are not in place), then generates a residual risk rating which has been assigned by re-assessing the likelihood and consequence of each aspect / impact subject to the implementation of the management actions and / or mitigation measures identified.

Implementation requirements (responsibility and timing) of the recommended management measures and corrective actions are also presented.

Corrective measures are based on inspections of the initial management measures and ensuring outcomes are as required. If initial management measures are not addressing the aspect as desired, corrective actions are listed to alter failing management measures.

The responsible person of ensuring management measures address listed risks are also include within this table. The frequency of ensuring those management measures is adequate are also listed. It should be clear that if proper procedures are in place and are adequately monitored and measured (with constant feedback and improvement), than potential risk for the site during the construction phase would be low for the site aspects identified within this CEMP.

TMK conclude that by referring to supportive information and tables within this CEMP, appropriate information is available to understand / ensure that site risks are minimised.

Table 11 below addresses the potential Risks and or impacts to Human health and the Environment at this site. Known management actions are required to be activated and monitored to ensure all described risks at this site are minimised.

For refence, the specific Aspects listed within Table 11 are carried from listed aspects from within this CEMP, which are previously listed and / or discussed within Tables 2 and 3, Risks for the site are presented and summarised in Tables 4 and 5.

While responsibilities have been assigned to different titles of workers on site, the owner(s) of the site have ultimate responsibility to ensure this CEMP is followed so no further action is required by a third party.

TABLE 11 Potential risks and/or Impacts to Human Health and Environment

Impact and Inherent Risk			Type of Management	Actions and Residual Risk post mgmt. Strategy			
Environmental/ Human health Aspects	Potential Environmental impacts / Comments	Initial Risk Rating	Management action(s)	Responsibility	Timing / Frequency	Residual Risk Rating	Corrective Action(s) if initial management actions are ineffective
Air Quality (dust & odour)	Nuisance and health impacts on nearby, residences and site workers. Inhalation of dust generated by excavating Dust deposition on surrounding vegetation, smothering and impeding growth.	High (12)	Dust control measures will be adopted by the earthworks contractor (e.g. Handbook for pollution avoidance on commercial and residential building sites – Second Ed. SA EPA (June 2004); Appropriate PPE to be worn by all site workers when soil work is being carried out. unless advised otherwise, no specific odour control measures will be required by the contractor at this stage but can be altered if odours are encountered (see Table 4). Also review Section 6.6.5 as well as Tables 2 and 3.	Contractor	Duration Of Works	Low (3)	Works to cease immediately and Principal / Site Manager is to be notified if: - A complaint is received relating to excessive dust or noticeable odours; -Dust is observed to be migrating beyond the site boundaries; -Any unusual odours are noted. Appropriate corrective actions will be discussed by the Contractor and the Principal / Site Manager prior to recommencement of works. These will include use of dust / odour suppressants, immediate excavation and separate stockpiling and covering of materials. If a complaint is received but no dust is being observed by the Contractor, or dust management measures do not appear to be effective, dust monitoring will be carried out.
Cultural And Heritage (C & H)	No cultural or heritage sites have been identified on this site	Low (3)	If (C & H) is discovered all site works would need to cease in that area.	Contractor	As Required	Low (3)	If any suspicious items of significance are identified, all work that might affect the items should be ceased –

Environmental/ Human health Aspects	Potential Environmental impacts / Comments	Initial Risk Rating	Management action(s)	Responsibility	Timing / Frequency	Residual Risk Rating	Corrective Action(s) if initial management actions are ineffective
			The noted area would need to be protected and relevant authorities would need to be contacted. Please review Tables 2 & 3				items protected from damage.
Dangerous Goods	Localised pollution of soils, surface and groundwater	Low (4)	-in the event of a spill every effort will be made to ensure that any chemical spills will be contained, and any contaminated soil generated will be removed from site (soil may need to be assessed and then remain on site); -all machinery and vehicles are to be in good condition; - Daily site inspections would record any spills or non- compliance and corrective action taken. (see Table 6) Also review Tables 2 and 3 as well as Section 6.5	Principle and / or contractor	Duration of Works	Low (3)	- Any spills need to be reported to Principal / Site Manager immediately; Significant spills may be required to be reported to the appropriate regulatory authority; -investigate incidents and implement preventative actions
Noise and vibration	Disturbance to neighbouring occupants	Medium (8)	-Compliance with SA EPA Information Sheet for Noise (Construction noise) 2023: -plan site activities to minimise noise and vibration; -machinery to be in good working order to minimise noise; -complaints register to be maintained, monitor if complaints received. Review Tables 2 and 3 as well as Section 6.6.4	Contractor	Duration of Works	Low (3)	Works to cease immediately and Principal / Site Manager to be notified if a noise or vibration complaint is received; appropriate corrective action(s) will be implemented by the Principal / Site Manager prior to re-commencing work.

Environmental/ Human health Aspects	Potential Environmental impacts / Comments	Initial Risk Rating	Management action(s)	Responsibility	Timing / Frequency	Residual Risk Rating	Corrective Action(s) if initial management actions are ineffective
Public health and Safety	-Public health and nuisance issues may result from earthworks activities (i.e. air quality, noise, odour etc.). - The general public may enter the construction site if not secured.	Medium (8)	Implement relevant management measures as required (refer to air quality, noise and vibration, site security, traffic and WH&S sections). Please review Sections 6.6.13 and 6.6.9 as well as Tables 2 and 3	Contractor	Duration of works	Low (3)	Principal / Site Manager to be notified of any potential Public Health & Safety issues identified. Appropriate corrective actions to be implemented by the Principal / Site Manager as soon as possible. Exclude public access to the site using fencing and appropriate signage.
Site security and visitors	-Risk of injury / illness to unauthorised persons entering the site. - Risk of injury / illness to visitors at the site.	High (10)	Ensure the site is adequately fenced and secure. Ensure visitors to the site are signed in and inducted. Collect contractor's information and record duration of site works. Implement relevant management measures as required (refer to air quality, noise and vibration, public health and safety, traffic and WH&S sections). See Tables 2 and 6 along with Section 6.6.9.	Principal, Contractor, Subcontractors	Duration of works	Low (3)	Any unauthorised access will be reported to the Contractor and the Principal / Site Manager. Any issues with the integrity of the perimeter fence (or fencing around excavations) to be repaired immediately.
Soils (erosion – including sedimentation and drainage control)	Excavation works may lead to increased levels of erosion and dust dispersion.	Medium (6)	Adequate erosion and sedimentation control measures will be implemented to minimise potential impacts as detailed in the Code of Practice for stormwater pollution prevention (1999).	Contractor	Duration of works	Low (3)	If sediment loss is identified or sediment laden run-off is observed, erosion and drainage protection measures are to be implemented.

Environmental/ Human health Aspects	Potential Environmental impacts / Comments	Initial Risk Rating	Management action(s)	Responsibility	Timing / Frequency	Residual Risk Rating	Corrective Action(s) if initial management actions are ineffective
			In the event of a significant rain event (i.e. storm) postpone earthmoving work and/or install additional control measures down slope of construction activities. Visually inspect work site and any stockpiles daily to identify any areas of soil erosion and/or sedimentation. Please review Tables 2, 3, 4 and 5.				Soil Drainage and Erosion Management Plan to be developed if not in place and required.
Soils (in-situ, imported, stockpiled and impacted soils management) (See Section 6.6.8 and Table 5 for more detail)	management of future confirmed impacted soils on-site are managed through a remediation program. Uncontrolled imported soils may introduce impacted material to site. Impacted materials may not be suitable for the proposed use and/or may cause environmental harm. Soil contamination from fuel spills, etc. Identification of unforeseen impacted (i.e. discoloured / odorous) material(s).	Medium (9)	Material movements to be monitored and recorded. (See Table 5 and Section 6.6.8 for additional info) Adequate erosion and sedimentation control measures will be implemented to minimise potential impacts (refer to soils – erosion – including sedimentation and drainage control Section 6.6.8 and Table 5) Imported soils must be suitable (from an environmental perspective) for use in the relevant land use scenario. All imported material is to be site appropriate. Testing of material would be in accordance with IWRG guidelines (IWRG – Soil Sampling (2009)). Refer to guidelines for detail of sampling density - base info is one sample for each 25m^3 of material with a minimum of 3 samples. Any materials to be removed from the site are to be tested and classified in	Contractor	Duration of works	Low (4)	Any uncontrolled imported material should be reported to the Principal / Site Manager for corrective measures to be adopted. Any incidents or identification of unforeseen contamination should be reported to the Principal / Site Manager immediately for corrective measures to be adopted.

Environmental/ Human health Aspects	Potential Environmental impacts / Comments	Initial Risk Rating	Management action(s)	Responsibility	Timing / Frequency	Residual Risk Rating	Corrective Action(s) if initial management actions are ineffective
	Identification of unforeseen in-ground infrastructure. Generation of dust and potential migration offsite. Increased soil erosion and soil loss across the site. Adverse effects on stormwater.		accordance with the SA EPA's Standard for the Production and Use of Waste Derived Fill 2013. The works will be planned to minimise the need for any temporary stockpiles of soils during the works. If soils must be stockpiled, this will be in appropriate predetermined locations selected to prevent infiltration of contaminants into underlying soils, and located away from site boundaries or areas vulnerable to adverse effects from runoff. Any soil stockpiles would not exceed a height of 2 metres or the height of the perimeter fence (when within 5 metres of the fence). Ensure stockpiles of soil, are regularly dampened down or covered to reduce dust, with frequency determined by site conditions (e.g. prevailing winds, evaporation rates, dust generation).				
Traffic	Disturbance to local residences, and traffic flow along adjacent roads. Accidents resulting in injury to workers and/or damage to equipment. Increase in soil erosion from	Medium (8)	Traffic management plan to be implemented during activities which may impact on site traffic and adjacent traffic flows (i.e. Horrocks Highway and Queen street). Traffic management measures to be implemented including use of designated access point and speed limits.	Principal, Contractor	Duration of Works	Low (4)	Excessive speed or lack of signage to be reported to Principal / Site Manager and the Contractor for corrective measures to be adopted.

Environmental/ Human health Aspects	Potential Environmental impacts / Comments	Initial Risk Rating	Management action(s)	Responsibility	Timing / Frequency	Residual Risk Rating	Corrective Action(s) if initial management actions are ineffective
	excessive tracking across site		Ensure that roads/walkways that deteriorate as a result of activities are rapidly remediated. Please review Sections 5 as well as Tables 2 and 3.				
Waste	Exposure of workers to potentially hazardous substances. Littering of environment around the site. Attraction of animals. Odours.	Low (4)	A procedure addressing the discovery of unexpected buried wastes will be developed and implemented on the site during the construction works (refer Section 6.6.11). Any wastes generated by the contractor during the development works (including wastes from toilet facilities, etc.) will be collected and disposed of off-site. In the event of the discovery of any unidentified wastes, these will be treated as hazardous waste and addressed accordingly (see Section 6.6.11) Where available, waste suitable for re-use or recycling will be re-used or recycled. The waste management system will follow the waste hierarchy (Reduce; Re-use; Recycle; Responsible Disposal). Please review Tables 2 and 3.	Contractor	Duration of works	Low (2)	If any unsuitable practices are identified the Contractor will ensure requirements of the Principal / Site Manager are met. Any complaints to be reported to Principal / Site Manager and the Contractor project manager for corrective measures to be adopted. Any waste that has been disposed of inappropriately should be removed and disposed of correctly.
Water (Stormwater)	Impacted stormwater entering stormwater drainage system	Medium (6)	Surface water runoff within the site should be managed to prevent impacted stormwater entering drains or culverts as detailed in the State Code of Practice **(CoP)** for stormwater pollution prevention (1998).	Contractor	Duration of works	Low (3)	Any excessive sediment or dust, build-up to be reported to Principal / Site Manager. Appropriate mitigation measures are to be

Environmental/ Human health Aspects	Potential Environmental impacts / Comments	Initial Risk Rating	Management action(s)	Responsibility	Timing / Frequency	Residual Risk Rating	Corrective Action(s) if initial management actions are ineffective
			Clean Surface water should be diverted to avoid it entering the construction site as detailed in the **CoP**. The source of potential wind and water borne material that may be generated during site works should be managed / minimised to prevent these materials from entering the stormwater system as detailed in the **CoP**. Please review Tables 2 & 3.				developed in accordance with the **CoP**.
Work health and Safety (WH&S)	Risk of injury / illness to unauthorised persons entering the site. Risk of injury / illness to visitors at the site.	High (10)	Ensure WH&S Plan is developed and implemented prior to commencement of site works. The WH&S Plan is to include regular inspections and needs to ensure the Environment is also considered a protected Aspect. Please review Section 6.6.9 as well as Tables 2 and 3.	Principal, contractor and subcontractors	Duration of works	Low (3)	Works to cease if any non-conformance of any items in this section are noted. Non-conformance will be reported to the contractor / project manager to be corrected before works can recommence.

6.6.13 Summary of Management Measures

Table 11 has identified the potential risks and / or impacts from activities associated with the development of a service station \ Truck Stop. Within Table 11, initial risk ratings are installed (i.e., the inferred risk if management/mitigation measures are not in place). Within this table a residual risk rating has been assigned by re-assessing the likelihood and consequence of each aspect / impact subject to the implementation of the management actions and / or mitigation measures identified.

This table also illustrates the Implementation requirements (responsibility and timing) of the recommended management measures while corrective actions are also presented.

It should be clear that if proper procedures are in place, then potential risk for the site during the assumed development phase would be **low** for the site aspects identified within this CEMP.

Of the Environmental and human health aspects listed within Table 11, three (3) of these aspects returned a High initial risk rating those aspects were reported as being: Air Quality; Site Security and Visitors; and Work Health and Safety. It was concluded that once the appropriate management action(s) were activated / carried out, these three potentially high-risk aspects were found to be of **low residual risk**. No identified site Environmental / Human Health Aspect was reported to be an elevated Residual Risk once the listed management actions were followed. Low residual risk values rely on the appropriate person(s) having responsibility to activate the management activity as well as carry out the actions on the prescribed frequency, while understanding that there are corrective actions if the management action requires additional action.

In the event that any unplanned or non-conforming environmental issues (i.e., management measures are not followed) occur during the construction works, details should be noted on an inspection sheet as well as completion of an environmental incident form. The following points should be recorded in an environmental incident form:

1. Time and date of incident.
2. Location and description of event.
3. Incident category, (High, Medium or Low).
4. Weather conditions.
5. Involved parties.
6. Person recording complaint and witness (if applicable).
7. Steps to make area safe.
8. Steps to rectify problem.
9. Steps to ensure incident will not occur again (e.g.: process review of management plans).
10. Notification to relevant authority.
11. Deadline to rectify incident.
12. Sign off once item has been rectified.

6.6.14 Future reporting – Required for Closure of the CEMP

Documentation is required throughout the complete timeline of carrying out this CEMP on site and that information needs to be generated for the site's owner(s). All site documentation / information is to be held for this site in case future formal documentation is to be completed by a qualified contaminated land environmental consultant.

Examples of CEMP forms can be found within Appendix A of this document.

7 REFERENCES

Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2018

Australian Soil Resource Information System (CSIRO mapping) http://www.asris.csiro.au/mapping (2017)

Australian Standard AS 1055 - 1997 (published date 2018) Acoustics – Description and measurement of environmental noise

Australian Standards AS 1940 - 2017 (published date 2017) The storage and handling of flammable and combustible liquids

Australian Standards AS 4482.1 (2005) Guide to the investigation and sampling of sites with potentially contaminated soil

Australian Standard AS 4897 - 2008 (published dated 2008) The design, installation and operation of underground petroleum storage systems

Australian Standard AS 4976 - 2008 (published date 2008) The removal and disposal of underground petroleum storage tanks

Code of Practice for stormwater pollution prevention (1999)

Code of Practice for wastewater overflow management (2017)

Commonwealth Heritage List: http://www.environment.gov.au/heritage/places/commonwealth-heritage-list

e Green Industries SA Act 2004

Best Practice Erosion and Sediment Control, International Erosion Control Association (Australasia), 2008

IATA Dangerous Goods Regulations: http://www.iata.org/publications/dgr/Pages/index.aspx

IWRG – Sampling and analysis of Water, Wastewater, soils and waste (2009)

IWRT- Soil Sampling (2009).

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NEPM National Environment Protection (Ambient Air Quality) Measure (2019).

NEPM National Environment Protection (Diesel Vehicle Emissions) Measure 2001.

NEPM - National Environment Protection (Assessment of Site Contamination) Measure 1999

NEPM - National Environment Protection (Assessment of Site Contamination) Measure - Schedule B1 (2013) Guideline on Investigation Levels for Soil and Groundwater

NEPM - National Environment Protection (Assessment of Site Contamination) Measure - Schedule B7 – (2013) Appendix A1 The Derivation of HILs for Metals and Inorganics

SA Environment Protection Act 1993 (EP Act)

SA Environment Protection Regulations 2009

SA Environment Protection (Noise) Policy 2007 (Noise EPP),

SA EPA Construction noise (2017)

SA Environment Protection (Air Quality) Policy 2016 (AQ EPP)

SA Environmental Protection Policy (Water Quality) 2015

SA EPA Current criteria for the classification of waste – including Industrial and Commercial Waste (listed) and Waste Soil (2010)

SA EPA Standard for the production and use of waste derived fill (2013).

SA Environment Protection (Waste to Resources) Policy 2010 (Waste to Resources EPP)

SA EPA (Safework) How to safely remove asbestos (2020)

SA EPA Guidelines for site Contamination – Notification of site contamination that affects or threatens underground water pursuant to section 83A of the Environment Protection Act 1993 (EPA 837/08) 2008

SA EPA Guidelines for the assessment and remediation of site contamination (2018) Rev. 2019

SA EPA Guidelines for stockpile management (2010, updated October 2020)

SA EPA Guideline: Waste containing asbestos – removal, transport and disposal 2017

SA EPA Guidelines – Waste transport certificate 2010

SA EPA Handbook for Pollution Avoidance on Commercial and Residential Building sites Second Edition 2004.

Regulatory monitoring and testing – monitoring plan requirements (2016)

SA EPA Industrial Guideline CEMP, 1095/24 (2024)

SA EPA Liquid storage Guidelines – Bunding and spill management 2016

SA EPA Assessment of background concentrations (2018)

SA Gov. Water Connect (a) Report DWLBC 2005/32, https://www.waterconnect.sa.gov.au and Department of Environment, Water and Natural Resources.

SA Gov. Water Connect (b) Web page, https://www.waterconnect.sa.gov.au/GD/Pages/default.asp

SA Planning Development and Infrastructure Act 2016

Safe Work Australia Code of Practice – Labelling of Workplace Hazardous Chemicals 2015

Safe Work Australia Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace 2020

Safe Work Australia Code of Practice – Hazardous Manual Tasks 2018 - If asbestos containing material (ACM) is unearthed then refer to - www.asbestos.sa.gov.au

Safe Work Australia Code of Practice – Managing Noise and Preventing Hearing Loss at Work 2018

Site contamination – Acid Sulfate Soil Materials (2007)

Stormwater pollution prevention code of practice for the building and construction industry (1999)

8 REPORTING

8.1 Electronic and Hard Copy Reporting

	No. Copies	Issued To	Date Issued
Signed Hard Copy of Reports			
Appendices in Electronic Format			
Searchable Adobe©PDF file of Report			
Electronic Files Unlocked			
Supporting Document Electronic Appendix			
Where available, laboratory analytical data to be provided in an electronic format acceptable by the SA EPA			

9 LIMITATIONS

The findings contained within this report are the result of discrete investigations used in accordance with normal practices and standards, and should be read in conjunction with other corresponding documentation for this site, including but not limited to, current Australian Standards and SA EPA guidelines specific to the development of a service station. This CEMP is for refence and therefore if guidelines are updated after the release of this document, it is important for those carrying out the CEMP are acting in accordance with all current legislation pertaining to the activities being carried out at this site. TMK are not responsible if guidelines are altered, and this CEMP does not reflect those changes.

This document does not replace a company's construction guidelines but is generated to assist in minimal conditions required during the construction phase of this site.

For and on behalf of
TMK Consulting Engineers

John Weber

JOHN WEBER
Senior Scientist / Senior Associate

FIGURES

Figure 1 Current image of site

Figure 2 Site Plan – proposed Truck Stop

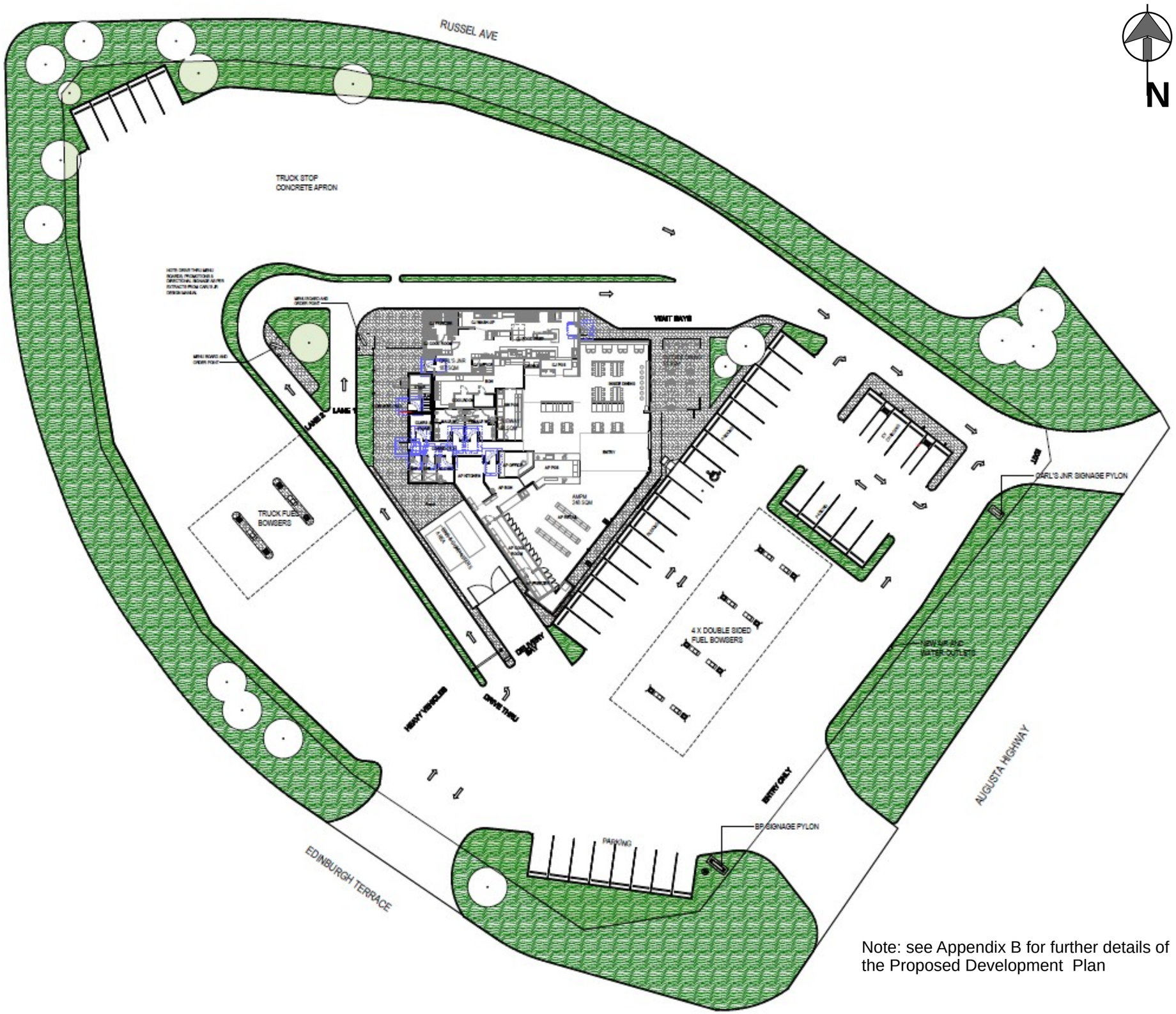
FIGURE 1

Current view of site

ADDRESS: 2 Augusta Highway, Port Augusta, SA, 5700
View: North

FIGURE 2

Proposed Site Plan – Service Station / Truck Stop



Note: see Appendix B for further details of the Proposed Development Plan

N

LEGEND

BOUNDARY OF INTEREST

NOTE:
NOT ALL LEGEND ITEMS MAYBE INCLUDED INTO THE FIGURE

REV	DATE	DESCRIPTION
A	28/08/24	Image from Planning Documents

SITE

AT: 2 Augusta Highway, Port Augusta, South Australia

FOR: Romaldi Constructions

TITLE SITE PLAN

- Civil
- Geotechnical
- Environmental
- Structural
- Mechanical
- Electrical
- Fire
- Hydraulics
- Forensic
- Construction Assist
- Vertical Transport

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TMK

SCALES	NTS	JOB No.	2408239
DRAWN	JS		
DATE	AUG 2024	DWG No.	FIG 2
ENGINEER			

Project: AMPM PORTA AUGUSTA TRUCK STOP

Cheesman Architects

Drawing: PROPOSED SITE PLAN

Scale: 1 : 200

Date: –

APPENDICES

Appendix A Examples of CEMP forms (Generic TMK forms)

Appendix B Proposed Development Plans

Appendix C Current site photos following demolition of Hungry Jack's

Appendix D BYDA information for the site

APPENDIX A

Examples of CEMP forms
(Generic TMK forms)

Construction Environmental Management Plan Induction Log

Document Title:	Construction Environmental Management Plan
Doc Ref:	2408239_CEMP
Revision:	
Site:	

The following table lists the employees and contractors who have read and accepted this Construction Environmental Management Plan.

Name	Contact no.	Company	Position / Role	Date	Signed	Inducted by

Construction Environmental Management Plan – Work Log Register

Document Title:	Construction Environmental Management Plan
Doc Ref:	2408239_CEMP
Revision:	
Site:	

The following table lists any work(s) which exposed, excavated or removed contaminated soil/surface water/drained water from the site and acknowledges that the works have been completed in accordance with this Construction Environmental Management Plan.

Description of work performed (include reference to work location)	**Name of person responsible for task**	**Company**	**Date**	**Signed**	**Project Manager Initials**

Environmental Inspection Checklist – Weekly Summary

Document Title:	Construction Environmental Management Plan
Doc Ref:	2408239_CEMP
Revision:	
Site:	

Week Commencing: / /

Item	**Checked (Initial)**							**Comments** (attach any additional notes and relevant documentation / photos / correspondence)
	Mon	Tue	Wed	Thu	Fri	Sat	Sun	
General Site Amenities								
Site Security / Lock-up								
Traffic Controls / Site Access								
Construction worker vehicle parking								
Work Hours								
Exclusion Zones: Fencing, Barricade, Signage								
Other								

EIC – Cont.	Mon	Tue	Wed	Thu	Fri	Sat	Sun	**Comments** (attach any additional notes and relevant documentation / photos / correspondence)
Construction Activities								
Construction workers appropriately trained / qualified / inducted as per site specific requirements								
Adequate PPE available and implemented								
On site construction vehicle and machinery laydown								
Construction material laydown								
Excavated Material Management								
Designated temporary stockpile areas								
Non-impacted material stockpiled separately to impacted material (in accordance with soil classifications provided in Section 6.6.3 of the CEMP								
Off Site Disposal								
Any soil removed off-site is disposed of according to the specifications outlined in Section 7.6.2 of CEMP								
CEMP Waste Tracking Log completion								

EIC – Cont.	Mon	Tue	Wed	Thu	Fri	Sat	Sun	**Comments** (attach any additional notes and relevant documentation / photos / correspondence)
Waste Management								
Inert surface rubbish (general and mixed recycling Management								
Liquid Waste Management / Port-a-Loo maintenance								
Hazardous Waste Management								
Designated chemical storage / bund areas								
Air Quality Management								
Dust generation management								
Exhaust emission management								
Comments								

Final check (Site Manager) : _____ Signed: _____ Date _____

Environmental Incident Form – Parts 1 and 2

Document Title:	Construction Environmental Management Plan
Doc Ref:	2408239_CEMP
Revision:	1
Site:	

Part 1 – Incident Details

Date	
Time	
Location	
Incident Description	
Work activity at the time of incident	
Environmental segment Impacted *(circle one)*	• Surface water • Land • Sediment • Other (describe) • Air • Aesthetics • Groundwater
Weather Conditions *(add details)*	Temperature: _____ Wind direction: _____ Rainfall: _____ Wind strength: _____ Other:
Person reporting the incident – Name / Role / Contact details / Company	
Name of Witness *(if applicable)*	
Immediate action taken to mitigate incident	
Additional Notes / Comments	

Part 2 – Incident Investigation (To be completed by Site Manager)

Analysis Results (why did incident occur)		
Corrective actions		
Corrective actions Implementation by whom and when		
Preventive actions		
Reported to regulatory authority (*circle one or more*)	Regulatory Authority:	Date Reported
	• • • •	
Follow up notices / compliance from Regulatory Authority		
Issued closed (By whom and date)		

Final Check (Site Manager):_____Signed:_____ Date: ___/___/___

Environmental Complaint Register

Document Title:	Construction Environmental Management Plan
Doc Ref:	2408239_CEMP
Revision:	1
Site:	

Date/Time	Person Making the Complainant & Contact Details	Issue	Follow-up required	Environmental Incident No.	Regulatory Parties Notified	Person Recording the Complaint	Issued Closed / Date
			Yes / No				
			Yes / No				
			Yes / No				
			Yes / No				
			Yes / No				
			Yes / No				
			Yes / No				
			Yes / No				

Construction Environmental Management Plan – Waste Tracking Log

Document Title:	Construction Environmental Management Plan
Doc Ref:	2408239_CEMP
Revision:	1
Site:	

The following table records any work(s) which exposed, excavated or removed contaminated soil/surface water/drained water from the Site. Any documentation (e.g.: waste transport certificate, laboratory results) to be attached.

Source of Waste	Waste characteristics	Waste Classification	Off-site Disposal - Date	Destination	Signed / Date

Construction Environmental Management Plan – Soil Import Log

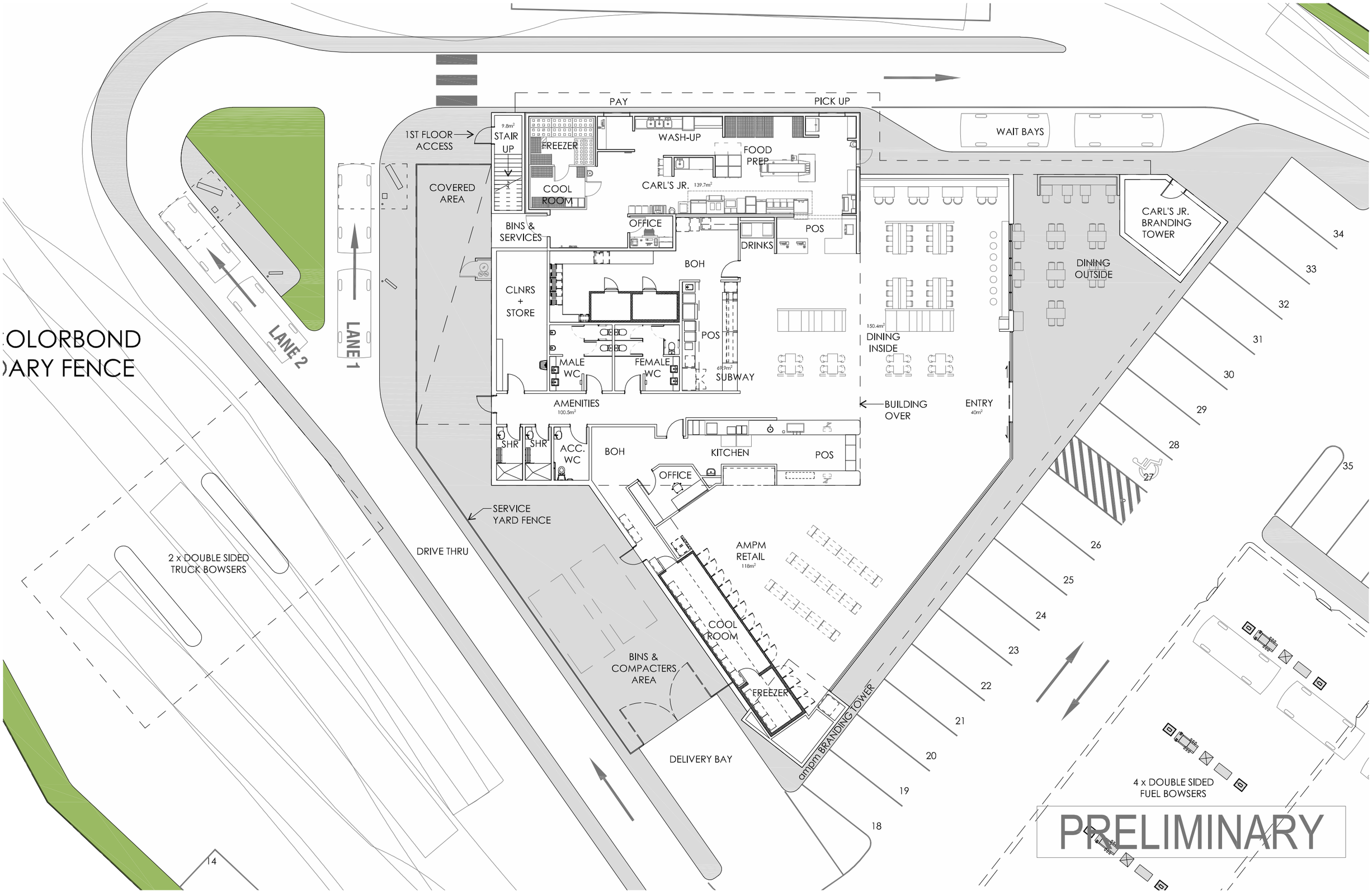
Document Title:	Construction Environmental Management Plan
Doc Ref:	2408239_CEMP
Revision:	1
Site:	

The following table records any soil which is imported into the Site whether for temporary or permanent placement. Any documentation (e.g.: laboratory results, source of soil - certificate) to be attached.

Source of Soil	Soil characteristics	Soil Classification	On-site placement - Date	Permanent / Temporary	Signed / Date

APPENDIX B

Proposed Development Plans
Preliminary images



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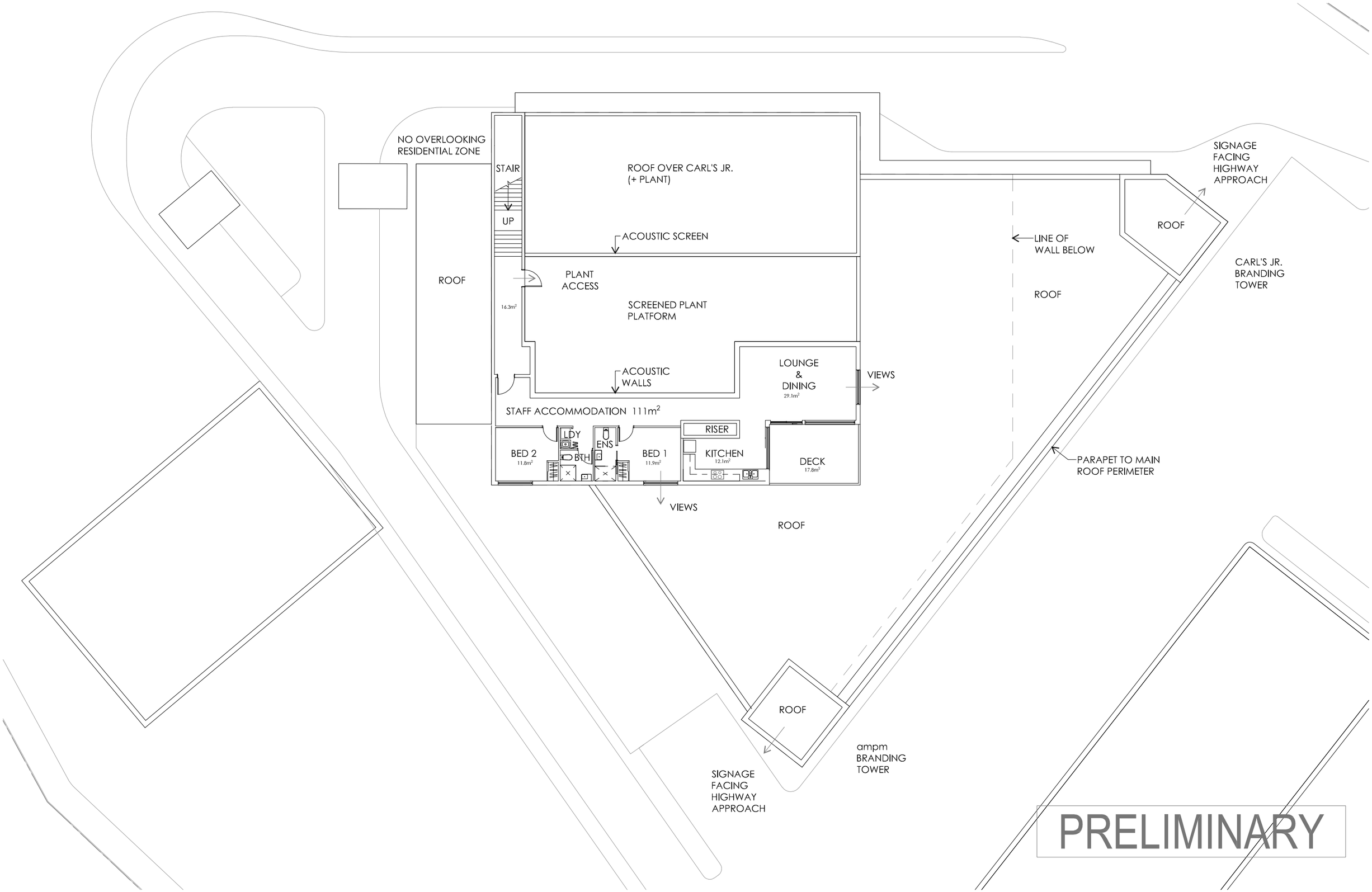
fax: 61 8 8331 9442

AMPM PETROL - PORT AUGUSTA

Retail Concept Plan 08 | 1:200 @ A3 | 21/08/2024 | 24109_SK35 -



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AMPM PETROL - PORT AUGUSTA

Level 1 Concept Plan 08 | 1:200 @ A3 | 21/08/2024 | 24109_SK36 -

AMPM TRUCK STOP
PORT AUGUSTA

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project	Drawing	Scale	Date	Drawing no.	Revision
AMPM PORTA AUGUSTA TRUCK STOP	COVER SHEET		--	12345_ SD01	

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Drawing
PROPOSED SITE PLAN

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Scale
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Drawing no.
12345_ SD02

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Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

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Drawing
GROUND FLOOR PLAN

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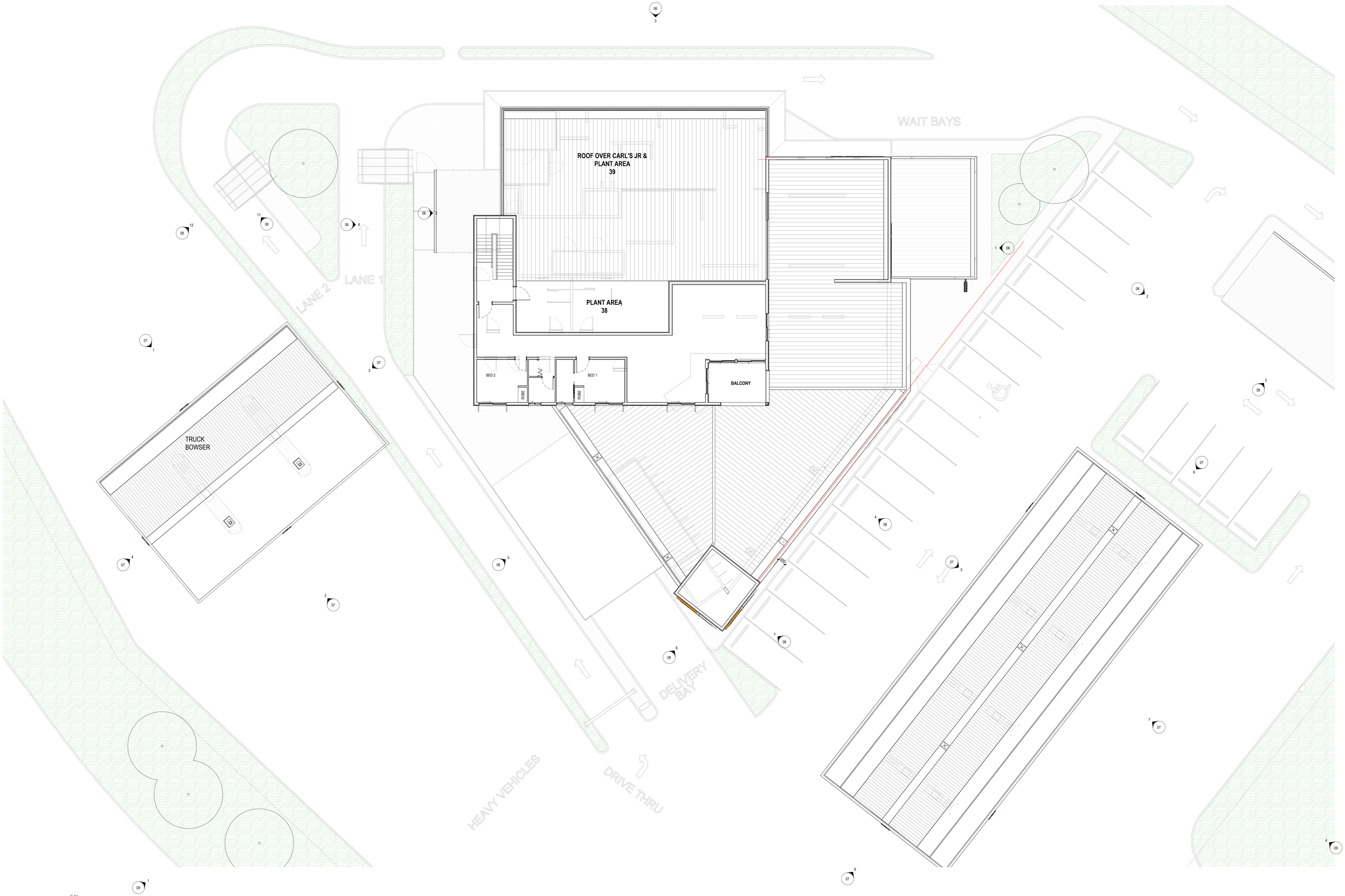

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Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

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Drawing
LEVEL 1 FLOOR PLAN

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Scale
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Drawing no.
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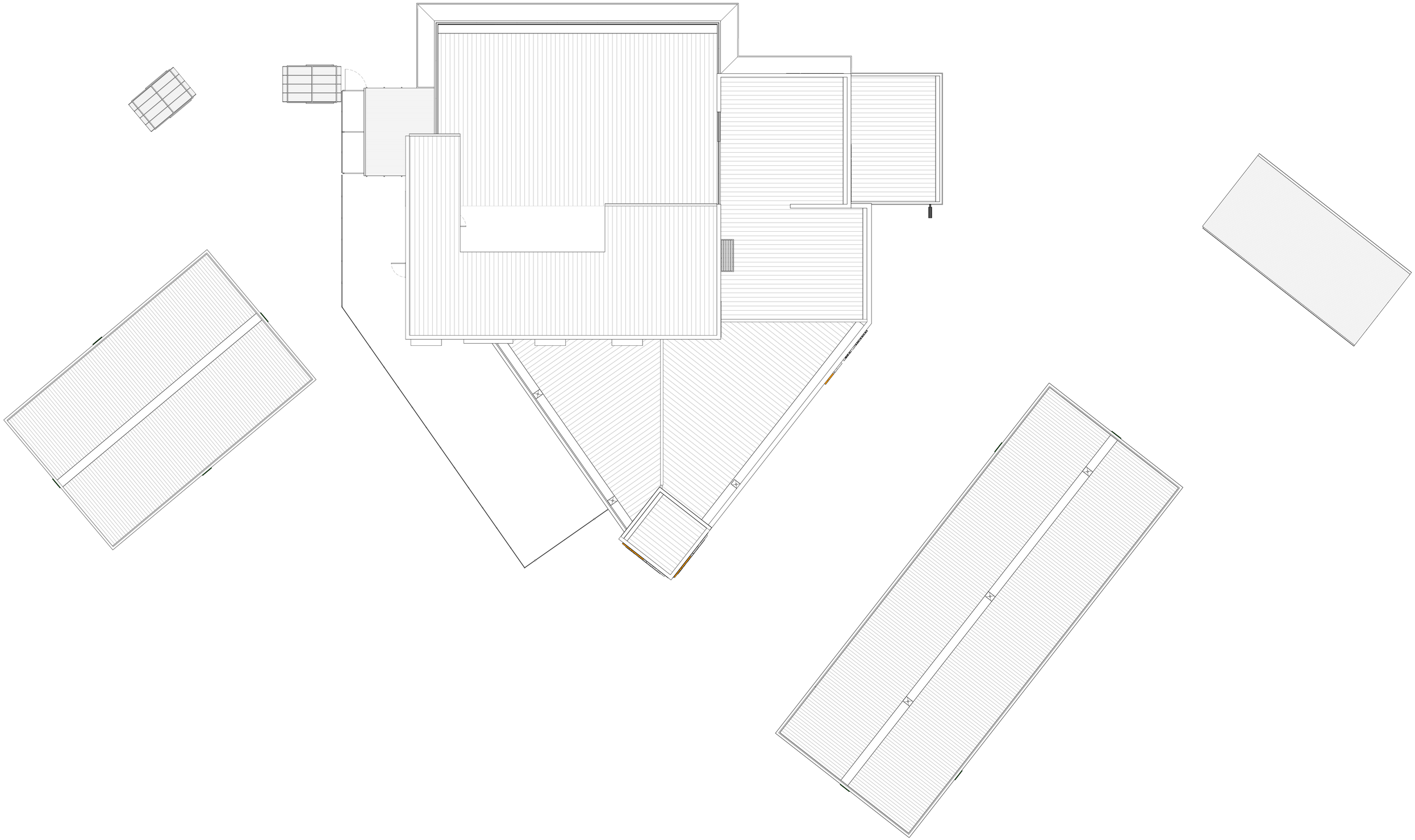

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Drawing
ROOF PLAN

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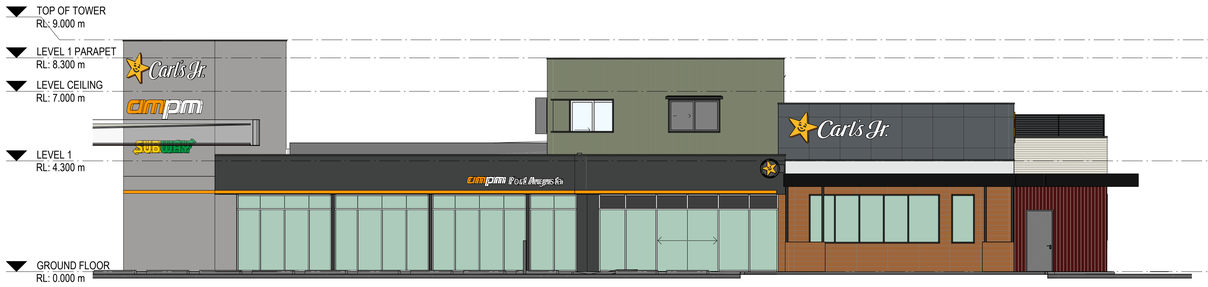

CARL'S JNR - NORTH ELEVATION

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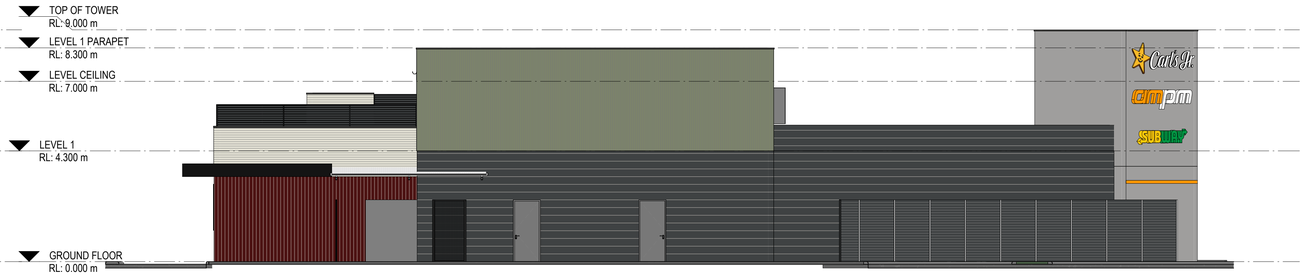

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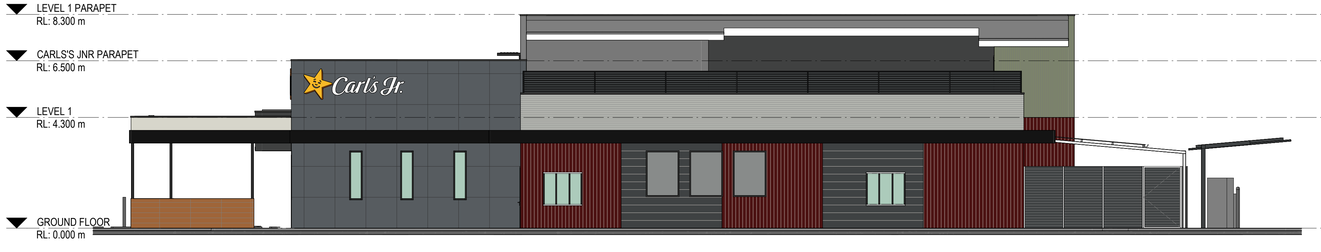

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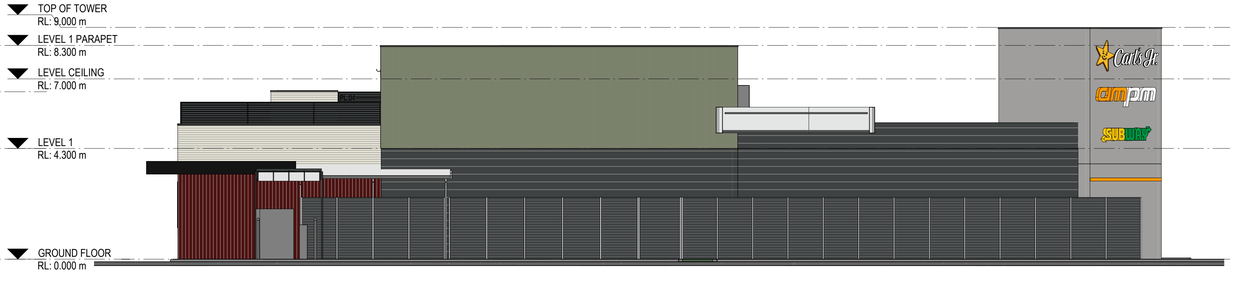

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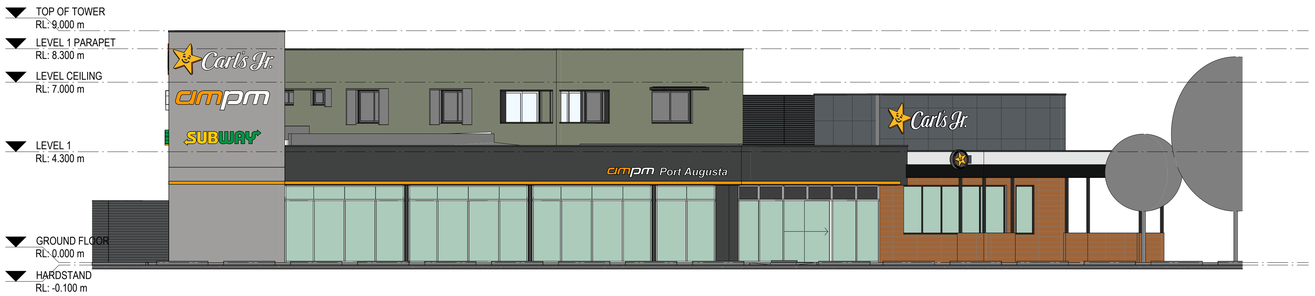

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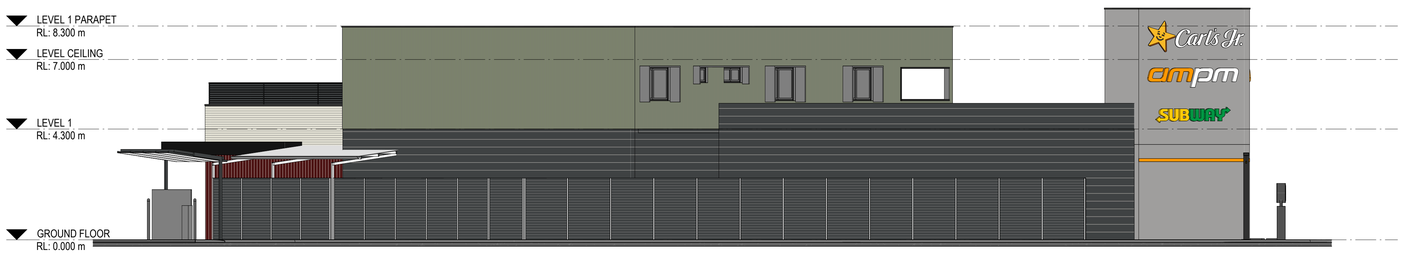

DRIVE THRU ELEVATION

Scale 1 : 100

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Drawing
BUILDING ELEVATIONS

Scale
1 : 100

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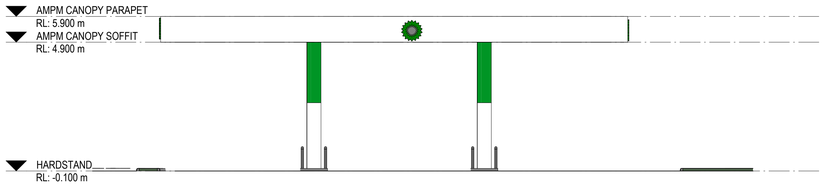

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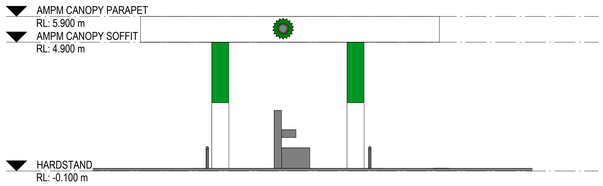

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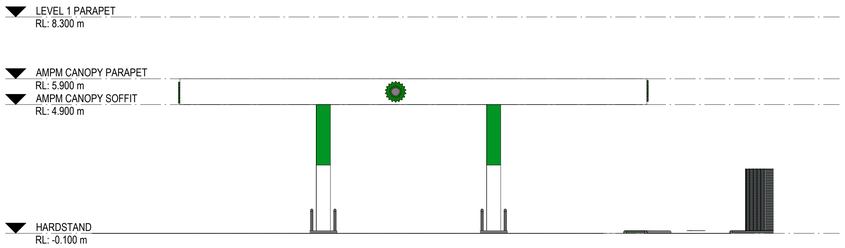

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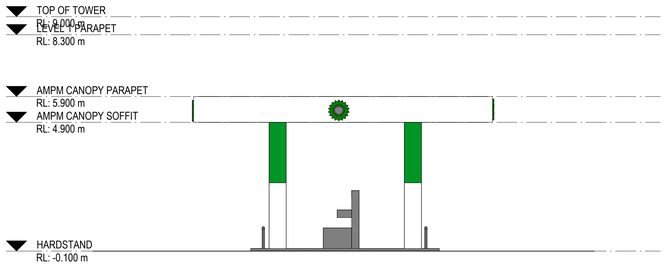

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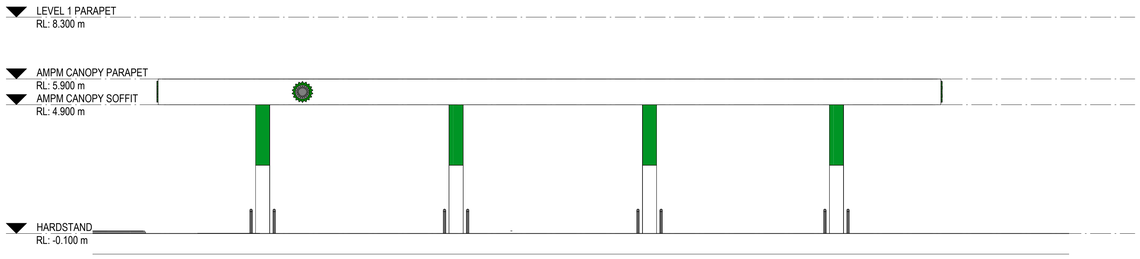

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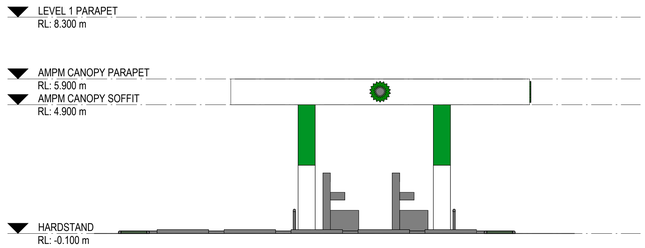

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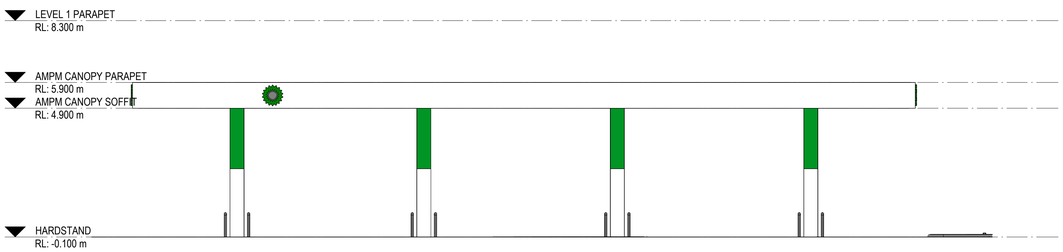

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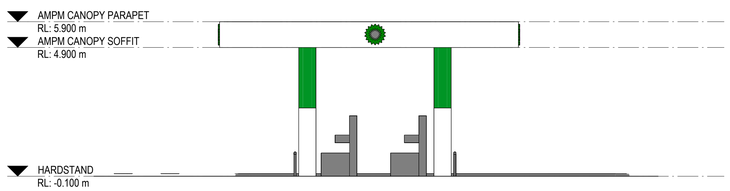

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BOWSER ELEVATIONS

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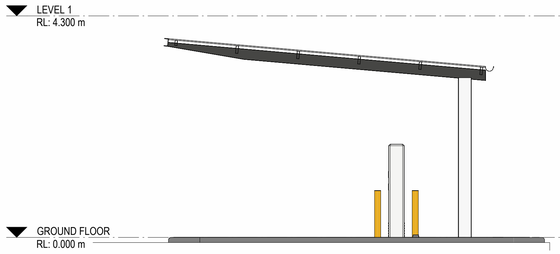

EV CHARGING BAYS- ELEV 1
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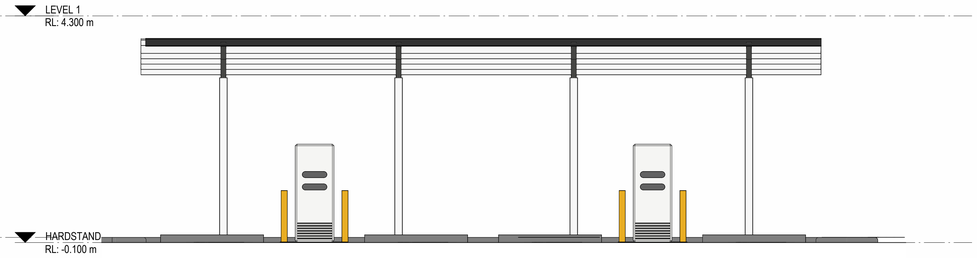

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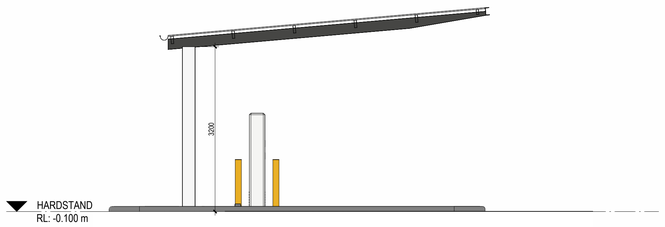

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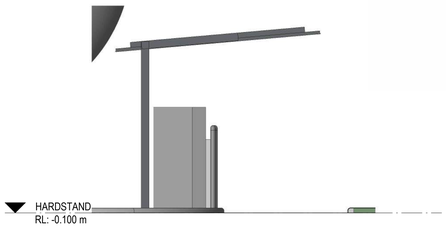

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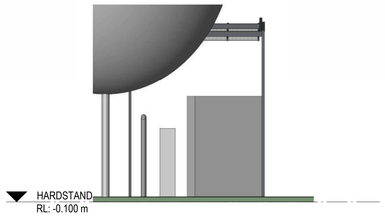

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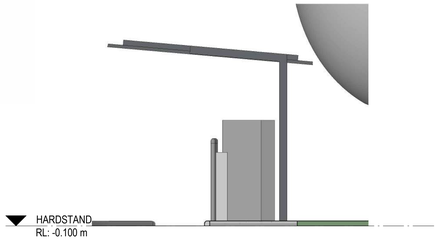

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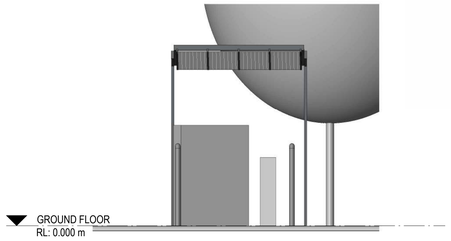
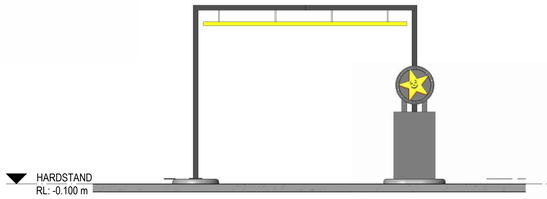
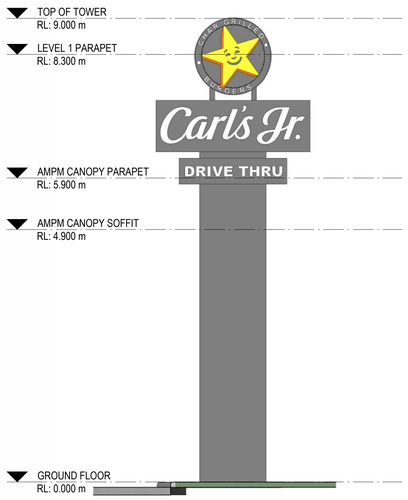


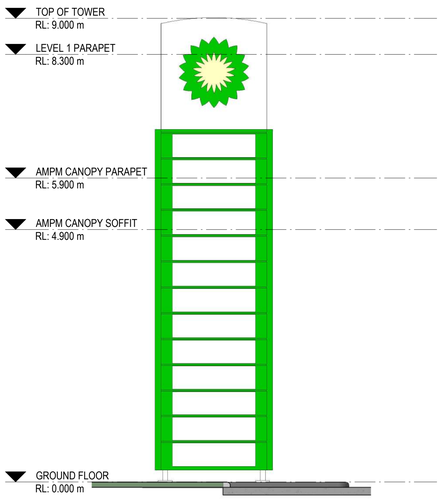
DRIVE THRU CANOPY - ELEVATION 4
Scale 1 : 50



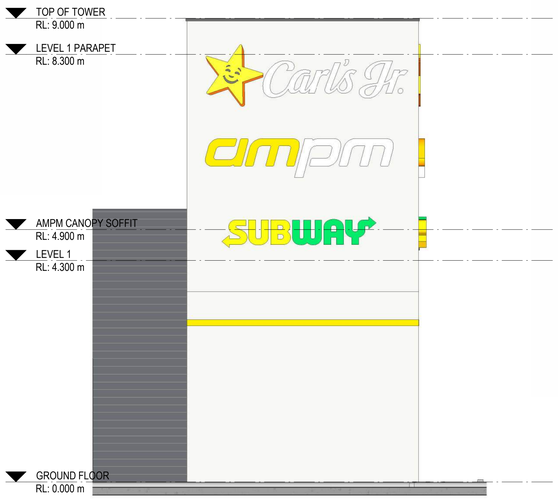
DRIVE THRU HEIGHT RESTRICTION BAR
Scale 1 : 50



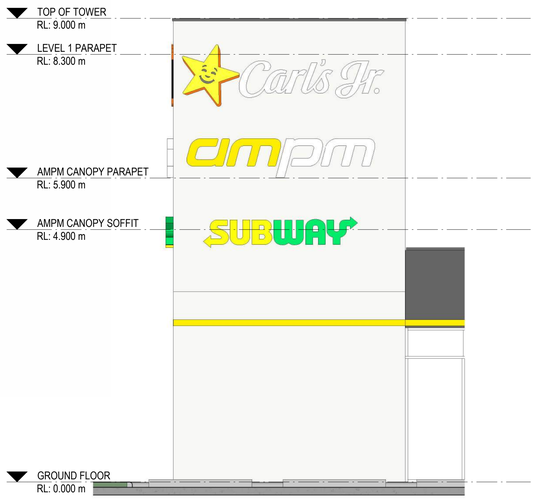
CARL'S JNR SIGNAGE PYLON
Scale 1 : 50



BP SIGNAGE PYLON
Scale 1 : 50



BRANDING TOWER_ ELEVATION 1
Scale 1 : 50



BRANDING TOWER_ ELEVATION 2
Scale 1 : 50

@ B1

Project
AMPM PORTA AUGUSTA TRUCK STOP

Cheesman Architects

Cheesman Architects Pty Ltd
304 The Parade, Kensington S.A. 5068
tel: +61 8 8431 1144
fax: +61 8 8331 9442

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Drawing
EV CHARGER AND PYLON SIGNAGE

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Scale
1 : 50

Date
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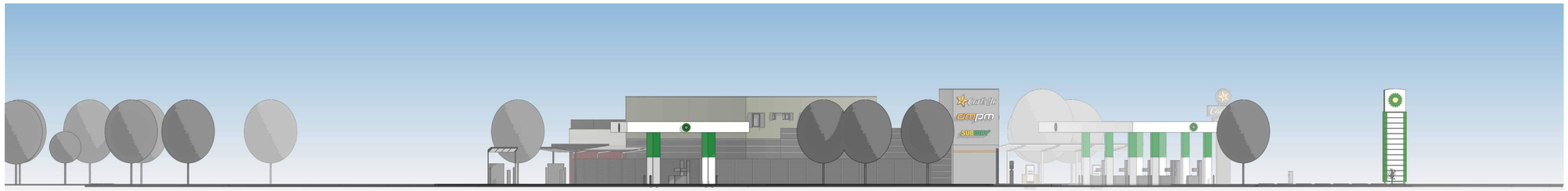
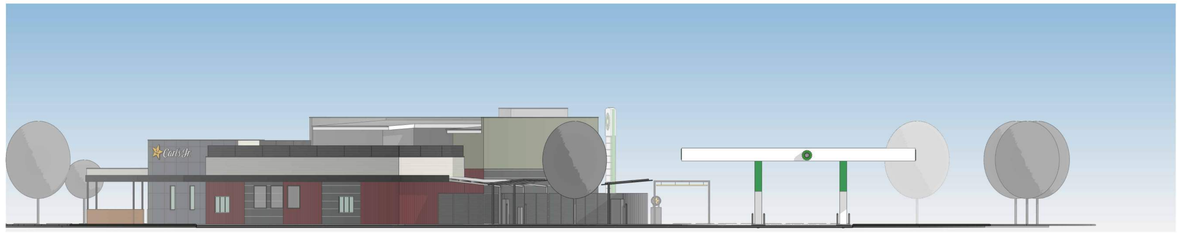
Drawing no.
12345_ SD08

Revision

Plotted: 21/08/2024 4:58:36 PM



SITE ELEVATION - EDINBURGH TERRACE
Scale 1 : 200



SITE ELEVATION - SOUTH
Scale 1 : 200

SITE ELEVATION - RUSSEL AVE
Scale 1 : 200

SITE ELEVATION - AUGUSTA HIGHWAY
Scale 1 : 200

@ B1

Project
AMPM PORTA AUGUSTA TRUCK STOP

Cheesman Architects

Cheesman Architects Pty Ltd
304 The Parade, Kensington S.A. 5068
tel: +61 8 8431 1144
fax: +61 8 8331 9442

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Drawing
SITE ELEVATIONS

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Scale
1 : 200

Date
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Drawing no.
12345_ SD09

Plotted: 21/08/2024 4:58:45 PM

Revision

@ B1

Project
AMPM PORTA AUGUSTA TRUCK STOP

Cheesman Architects

Cheesman Architects Pty Ltd
304 The Parade, Kensington S.A. 5068
tel: +61 8 8431 1144
fax: +61 8 8331 9442

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Drawing
3D VIEWS

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Scale

Date
--

Drawing no.
12345_ SD10

Plotted: 21/08/2024 4:58:45 PM

Revision

@ B1

Project
AMPM PORTA AUGUSTA TRUCK STOP

Cheesman Architects

Cheesman Architects Pty Ltd
304 The Parade, Kensington S.A. 5068
tel: +61 8 8431 1144
fax: +61 8 8331 9442

Drawing
3D VIEWS

Scale

Date
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Drawing no.
12345_ SD11

Revision

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File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Plotted: 21/08/2024 4:58:46 PM

APPENDIX C

Current Site Photos- Following Demolition of Hungry Jack's

2408239 Port Augusta Photographs August 2024	
	Photo 1: 1.jpg **Date:** 28/08/2024 **Description:** View north towards Augusta Highway.
	Photo 2: 2.jpg **Date:** 29/08/2024 **Description:** View north towards Augusta Highway.
	Photo 3: 4.jpg **Date:** 29/08/2024 **Description:** View northeast towards Augusta Highway and Edinburgh Terrace.

	Photo 4: 5.jpg **Date:** 29/08/2024 **Description:** View northwest towards Augusta Highway.
	Photo 5: 6.jpg **Date:** 29/08/2024 **Description:** View north towards Augusta Highway.

APPENDIX D

BYDA

Information for the site

Job ID 37428270

Q2408XXX

Review responses online ↗

Received 7 of 7 responses

All responses received

2 Augusta Hwy, Port Augusta SA 5700

Job dates
27/08/2024 → 28/08/2024

These plans expire on
20 Sep 2024

Lodged by
John Weber

Authority	Status	Page
BYDA Confirmation		2
NBN Co SANT	Received	4
Optus and or Uecomm Sa	Received	15
Port Augusta City Council	Received	45
SA Power Networks	Received	72
SA Water	Received	79
Telstra SANT	Received	84
TPG Telecom (SA NT)	Received	92

Contact Details

Contact	Contact number	Company	Enquirer ID
John Weber	0414 917 156	TMK	3117344

Email
jweber@tmkeng.com.au

Address
100 Pirie Street
Adelaide SA 5000

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
23/08/2024	27/08/2024	28/08/2024	Private	Excavation	Private	Vertical Boring

Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
Q2408XXX	2 Augusta Hwy Port Augusta SA 5700	CEMP information

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the Privacy Policy and Term of Use.
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
243690234	NBN Co SANT	1800 687 626	NOTIFIED
243690235	Optus and or Uecomm Sa	1800 505 777	NOTIFIED
243690233	Port Augusta City Council	(08) 8641 9100	NOTIFIED
243690236	SA Power Networks	(08) 8292 0218	NOTIFIED
243690237	SA Water	(08) 7424 1117	NOTIFIED
243690239	Telstra SANT	1800 653 935	NOTIFIED
243690238	TPG Telecom (SA NT)	1800 786 306	NOTIFIED

END OF UTILITIES LIST

Lodge your FREE enquiry online any time at byda.com.au

The 5Ps of Safe Excavation

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

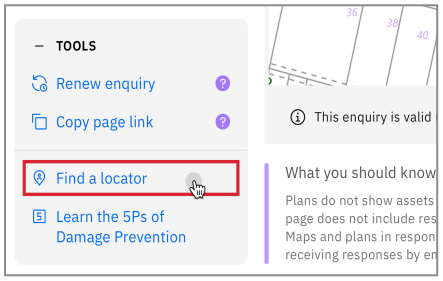
Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

dbydlocator.com/certified-locating-organisation

Book a FREE BYDA Session

BYDA offers two different sessions to suit you and your organisation's needs. The free sessions are offered in two different formats - online and face-to-face:

1. **Awareness Session:** Understand the role of BYDA, safe excavation practices, complying with asset-owner instructions, and the consequences of damages. Learn how to mitigate and avoid potential damage and harm and ensure a safe work environment.
2. **Plan Reading Session:** Develop the skills to interpret asset owners' plans, legends, and symbols effectively. Understand the complexities of plan interpretation to ensure smooth project execution.

To book a session, visit:
byda.com.au/contact/education-awareness-enquiry-form/

BOOK NOW

Lodge your FREE enquiry online any time at byda.com.au

Referral
243690234

Member Phone
1800 687 626

Responses from this member

Response received Fri 23 Aug 2024 11.56am

File name	Page
Response Body	5
Disclaimer_243690234_20240823_022536800855.pdf	6
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	10
243690234_20240823_022536800855_1.pdf	12

Hi John Weber,

Please find attached the response to your DBYD referral for the address mentioned in the subject line.
The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.
Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.
If you have any further enquiries, please do not hesitate to contact us.

Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice
This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited

Please Do Not Reply To This Mail

To:	John Weber
Phone:	Not Supplied
Fax:	Not Supplied
Email:	jweber@tmkeng.com.au

Dial before you dig Job #:	37428270	DIAL BEFORE YOU DIG www.1100.com.au
Sequence #	243690234	
Issue Date:	23/08/2024	
Location:	2 Augusta Hwy , Port Augusta , SA , 5700	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by **nbn™***

Location of **nbn™** Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE** **nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above.You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** Commercial Works website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans,you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniformed depths

along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.

4. In carrying out any works in the vicinity of **nbn™** Facilities, you must maintain the following minimum clearances:
   - 300mm when laying assets inline, horizontally or vertically.
   - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
   - 1000mm when operating mechanical excavators.
   - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn™** fibre optic,copper and coaxial cables,and power cable feed to **nbn™** assets).Damage to underground electric cables may result in:
   - Injury from electric shock or severe burns, with the possibility of death.
   - Interruption of the electricity supply to wide areas of the city.
   - Damage to your excavating plant.
   - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn™** Facilities. These precautions may include but not limited to the following:
   - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
   - If any undisclosed underground cables are located, notify **nbn** immediately.
   - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
   - The safety of the public and other workers must be ensured.
   - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn™** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)

	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn DBYD

Date: 23/08/2024

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Working near nbn™ cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.

Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.

Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.

Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

Working near **nbn**™ cables

Identify all electrical hazards, assess the risks and establish control measures.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All nbn™ network facility damages must be reported online here.
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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DIAL BEFORE YOU DIG
www.1100.com.au

To:	John Weber
Phone:	Not Supplied
Fax:	Not Supplied
Email:	jweber@tmkeng.com.au

Dial before you dig Job #:	37428270
Sequence #	243690234
Issue Date:	23/08/2024
Location:	2 Augusta Hwy , Port Augusta , SA , 5700

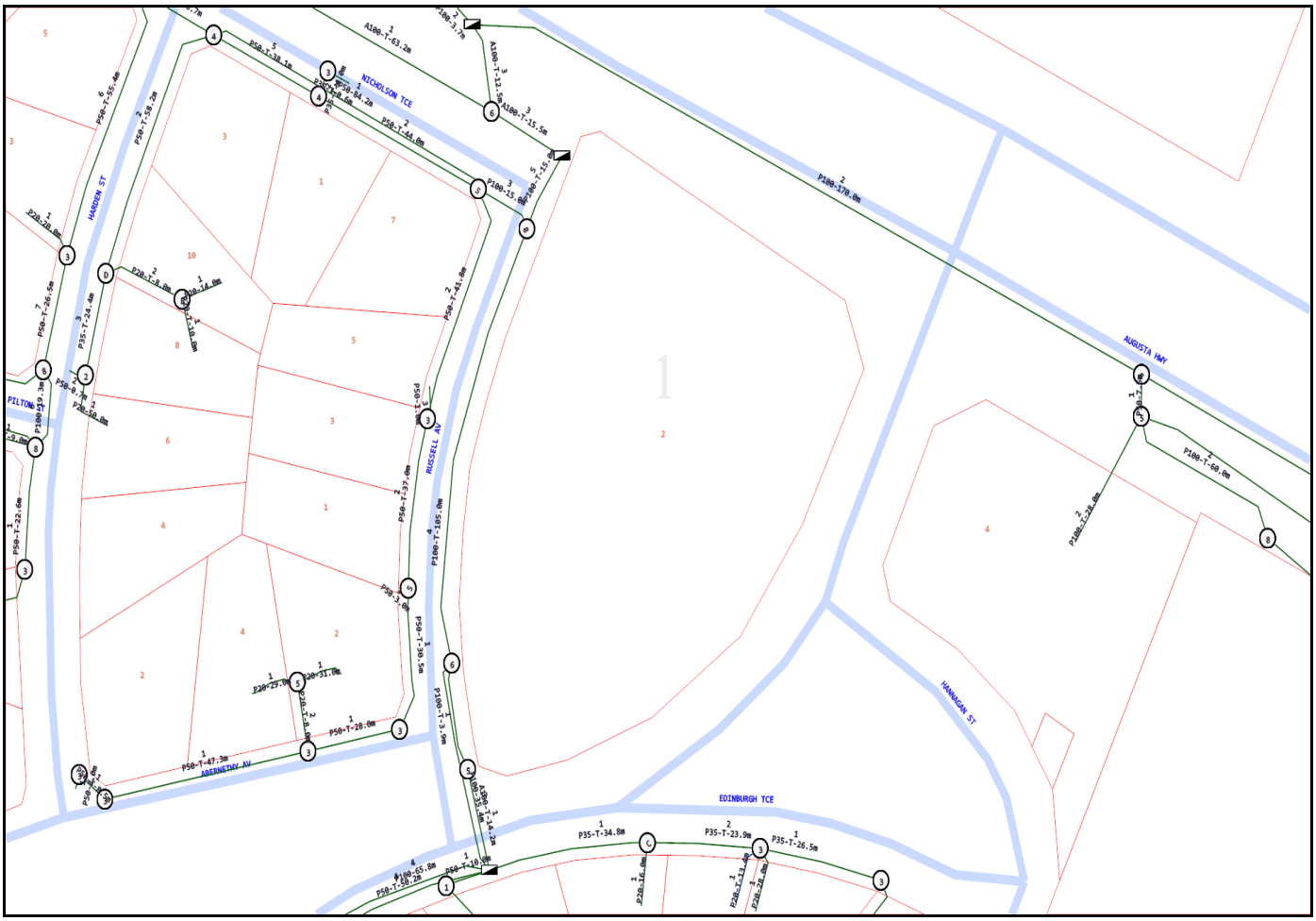
BEFORE YOU DIG
www.byda.com.au
Zero Damage - Zero Harm

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

1

LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 — 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 — 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 — 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 — 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 — 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Optus and or Uecomm Sa

Referral
243690235

Member Phone
1800 505 777

Responses from this member

Response received Fri 23 Aug 2024 10.44am

File name	Page
Response Body	16
243690235 - Optus Plan.pdf	17
243690235 - Optus Response Letter.pdf	18

Response received Fri 23 Aug 2024 10.44am

File name	Page
Response Body	30
243690235 - Optus Plan.pdf	31
243690235 - Optus Response Letter (IOF).pdf	32

Optus - Before You Dig Australia - REFERRAL NOTIFICATION

This referral has been successfully processed by Optus and the results are contained in the attached files.

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored.

If you have any queries or attachments missing please contact:
Network Operations Centre
1 Lyonpark Road,
Macquarie Park, NSW 2113
Ph: 1800 505 777
Fax: 1300 307 035

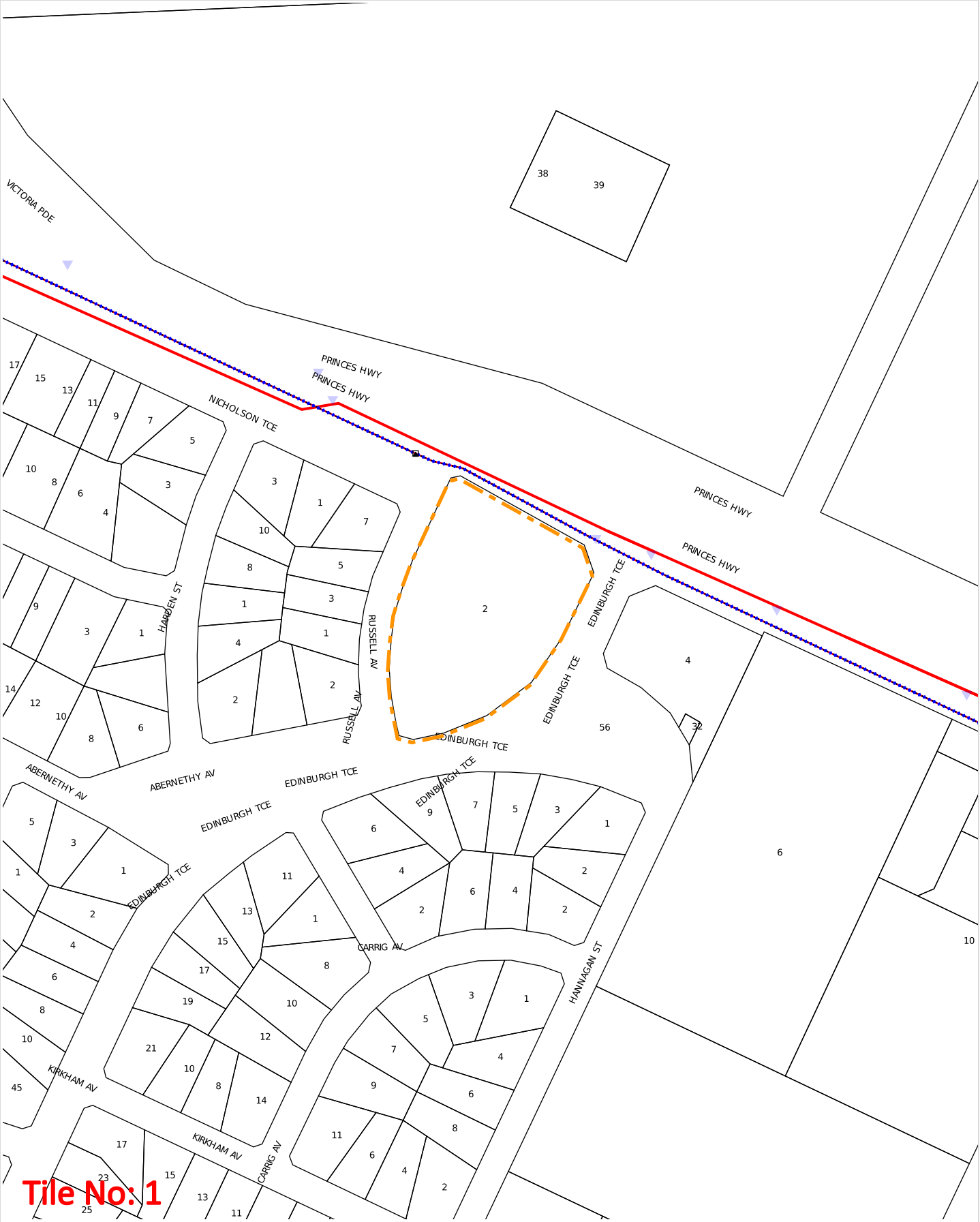
You will require Adobe Reader to view attachments.
http://www.adobe.com/downloads/

We thank you for your enquiry and appreciate your continued use of the “Before You Dig Australia Service” Asset Analysis Service. If you require further information in relation to Optus and/or Uemcomm cables please contact Optus on above.

This reply relates only to the location indicated above and is valid for 30 days from the sent date. Where additional works are planned that have not been specified within this reply, Optus require that an additional enquiry be submitted to Before You Dig Australia enquiry Service: http://www.byda.com.au

In the case of no additional location request being submitted, Optus will hold the relevant party responsible for any damage to Optus and/or Uecomm plant and all expenses incurred by Optus as a result of asset damage.

This e-mail may contain confidential information. If you are not the intended recipient, please notify Network Operations Centre immediately and delete this e-mail from your system. You must not disclose this e-mail to anyone without express permission from the sender. The contents of all e-mails sent to and received from Optus may be scanned, stored, or disclosed to others at Optus’ discretion.



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Sequence Number: 243690235

Date Generated: 23 Aug 2024

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

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OPTUS

BEFORE YOU DIG www.byda.com.au

Optus Contract Management Team
Unit 9, 677 Springvale Road
Mulgrave, Victoria, 3178

Date: 23 Aug 2024
To: John Weber
Company: TMK
Address: 100 Pirie Street
Adelaide, SA 5000

ENQUIRY DETAILS
Location: 2 Augusta Hwy, Port Augusta, SA 5700
Sequence No.: 243690235
BYDA Reference: 37428270

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION
Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE
When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

a) Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;

b) Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and

c) Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 505 777 IMMEDIATELY

You, your head contractor, and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.

b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.

c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus conduits with less than 600mm of cover. Not to be driven across Optus direct buried cable with less than 1.2 meters of cover. Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

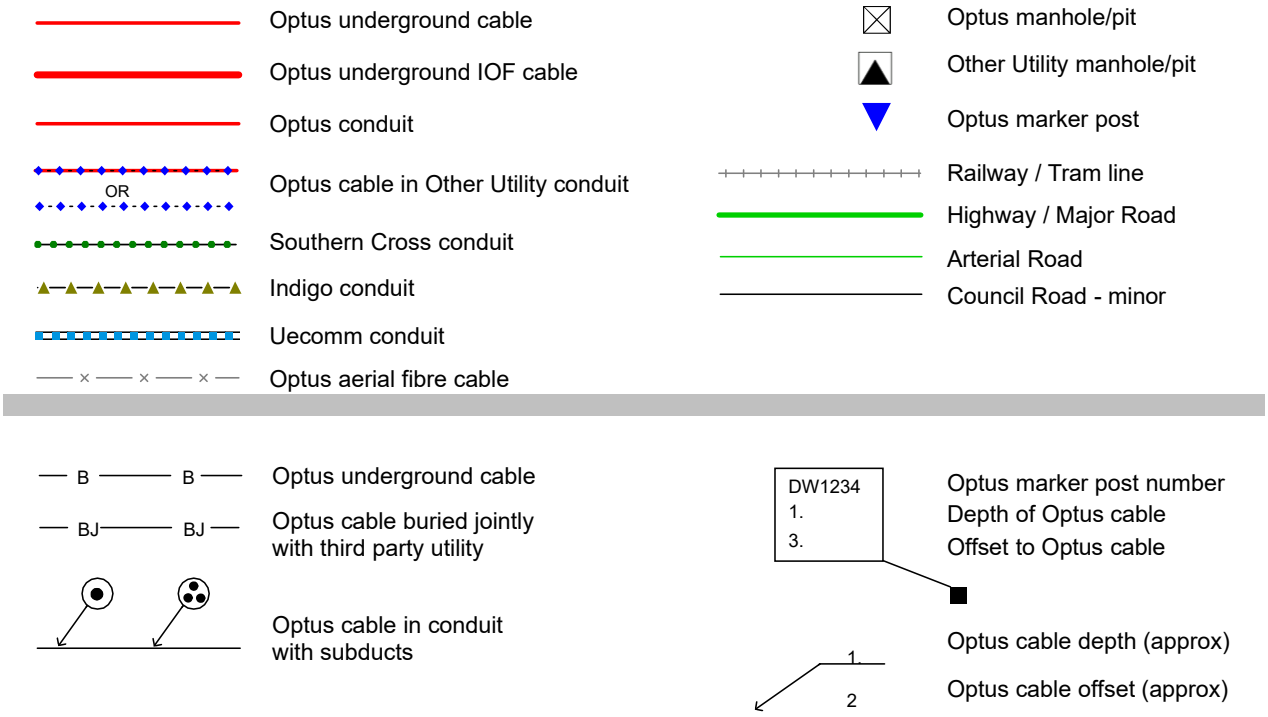
In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:
NFODamages&RelocationsDropbox@optus.com.au
Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS



OPTUS

Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	ALL	ALL
Andrew Watson	Subsurface Mapping Solutions Pty Ltd	0408 839 723	admin@subsurfacems.com.au	ALL (Not TAS)	South East QLD + Aus wide
Chris Gordon	Heavy Construction Solutions	1300 859 027	chris.gordon@heavycs.com.au	VIC,NSW,QLD,SA TAS	All
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW	Sydney, NSW
Brad McCorkindale	Bradmac Locating Services	0434 157 409	info@bradmaclocating.com.au	NSW	NSW
Shane Buckley	Cable & Pipe Locations Pty Ltd	0408730430	shane@cableandpipelocations.com.au	NSW	North Coast , Mid North Coast, Central West, Northern Rivers
Annabelle Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
Bruce Whittaker	Optical Fibre Technologies	0402 354 322	opticaltek1@aol.com	NSW	Sydney/Wollongong
George Koenig	Downunder Locations	0438243856	downunderlocations@gmail.com	NSW	Tweed Heads/Gold Coast
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Australia Pty Ltd	0417 147 945	antony@geotrace.com.au	NSW	All Areas, Sydney, Wollongong, Newcastle, ACT
Sarah Martin	Hydro Digga	0447 774 000	admin@hydrodigga.com	NSW	Mid North Coast
Nathan Ellis	Utility Locating Services	0404 087 555	nathan@uls.com.au	NSW	Sydney
Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	skomalley@bigpond.com	NSW	South Coast- Snowy Mountains- Southern Highlands
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Laura Elvery	Durkin Construction Pty Ltd	02 9712 0308	info@durkin.au	NSW	NSW

Shireen Sidhu	Locate & Map	(02) 8753 0049	admin@locateandmap.com.au	NSW	Sydney & Regional NSW only
Ken Browne	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Hunter
Jean-Max Monty	Civilscan	1300 575 488	john@civilscan.com.au	NSW	Sydney, Central Coast, Newcastle, Wollongong, Hunter Valley, Blue Mountains
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Damien Black	Mid North Coast Hydro Digging & Service Locating P/L	0418 409 465	djblack1@bigpond.com	NSW	Mid North Coast
Michael Nicholls	Utility Mapping NSW	1300 627 746	sydney@utilitymapping.com.au	NSW	All NSW
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Barry Maloney	Online Pipe & Cable Locating	1300 665 384	Office@onlinepipe.com.au	NSW	Sydney, Central Coast, Canberra, Wollongong, Newcastle
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	Crux Surveying Australia	02 9540 9940	sydneyoffice@cruxsurveying.com.au	NSW	Sydney Metro & Surrounding Areas
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869	admin@commencecomms.com.au	NSW	Canberra/ Yass / Bungendore/ Goulburn and surrounding regional areas
Grant Pearson	Warrabinya Services	0423 651 615	sales@warrabinya.com.au	NSW	Sydney Metro & Surrounding Areas
Stephen Fraser	Advanced Ground Locations	(02) 4930 3195	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Andrew Findlay/ Anthony Hart	LiveLocates	0429 899 777	info@livelocates.com.au	NSW	South Coast/ACT, Snowy Mountains
Graeme Teege	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	Armidale
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Clay Laneyrie	Laneyrie Electrical	0411142627	bindy@laneyrieelectrical.com.au	NSW	Illawarra, South Coast, Shoalhaven, Southern Highlands

Reece Gainsford	East Coast Locating Services	0431 193 111	eastcoastlocating@hotmail.com	NSW	Sydney, Maitland, Newcastle, Hunter, Port Stephens, Central Coast
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Jason Vane	Smartscan Locators PTY Ltd	1300 778 923	Admin@sslocators.com.au	NSW	Sydney
Alex Farcash	Newcastle Locating Services Pty Ltd	0410698599	Admin@newcastlelocatingservices.com.au	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
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Samantha Cupiado	Geoscope Utility Detection Services Pty Ltd	1300 750 350	info@geoscopelocating.com.au	NSW	All regions
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Braydon Greenwood	City Coast Services	0422432813	braydon.greenwood@live.com.au	NSW	NSW
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Declan Dowd	Dowds Pipe And Cable Locating	0434 635 134	accounts@pipeandcable.com.au	NSW	Sydney/Wollongong/South Coast / Highlands/Soth west Sydney
Nicholas Schneider	Subsurface Utility Solutions	0421157372	nick@subsurf.com.au	NSW	Sydney only
Ricky Evans	Riverina Cable Locating	0411444980	ricky@riverinacablelocating.com.au	NSW	Riverina, Murray
Adrian Ruane	Road and Rail Excavations Pty Ltd	0414 594 063	cody@roadandrailexcavations.com.au	NSW	Sydney only
Billy Cameron	Locate Down Under Pty Ltd	0431275034	info@locatedownunder.com.au	NSW	Central Coast/ Sydney
Daniel Hudson	Geosurv Locating Pty Ltd	1300 554 675	dan@geosurv.com.au	NSW	Sydney only
Roneel Chand	JDG Civil	0416506891	sadhunaam@gmail.com	NSW	Sydney only

Tim Briggs	Deetect Locating Services	0414630852	deetect.locating@outlook.com	NSW	ACT / NSW
Sean Ferriter	Utech Solutions Pty Ltd	1300 427 614	seanf@vaughancivil.com.au	NSW	Sydney only
Mark Restuccia	Direct Connect Locating PTY LTD	0400507690	info@dclocating.com.au	NSW	NSW only
Ali Chahine	Underground Industries	0406906787	info@undergroundindustries.com.au	NSW	Sydney only
Scott Copetti	Metiri	0435 710 399	scott@metiri.com.au	NSW	Newcastle & Hunter Region
Blake Richardson	VFT	0409 210 502	b.richardson@vftes.com	NSW	NSW
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Euan Gow	Jurovich Surveying	1300 750 000	egow@jurovichsurveying.com.au	WA/NSW/SA	All state
Jason Steger	Steger & Associates Registered Land Surveyors	0400 008 641	jason.steger@steger.com.au	ACT/NSW	ACT & Surrounds
Samuel Hathaway	Landmark Surveys	02 6280 9608	admin@landmarksurveys.com.au	NSW/ACT	ACT & Sourthen NSW
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Michael Prentice	Onsite Utility Locations	0437 172 601	admin@onsiteutilityloca-tions.com.au	QLD	SEQ
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Josh Taylor	Advanced Locations Vic-toria Pty Ltd	0427846716	josh@advancedloca-tionsvic.com.au	VIC	All Victoria
Ben Minutoli	Geelong Cable Locations	1800 449 543	ben@geelongcableloca-tions.com.au	VIC	Melbourne, Geelong, Country Victo-ria
Mick McGoldrick	Locate Cables	0404 241 679	mick@locatecables.com	VIC	Western Victoria
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Maurice Tobin	Drain Solutions	0412 111600	info@drainsolutions.com.au	VIC	Melbourne Metro
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Chris Sandlant	Access Utility Engineering P/L	03 9799 8788	Chris.sandlant@accessue.com.au	VIC	Victoria & Regional
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Damien Nielsen	ELS Environmental Location Systems Pty Ltd	0499 499 137	bookings@elsvic.com.au	VIC	Victoria only
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Eddie Santos	Taylors Development Strategists	0488 700 155	m.tasker@taylorsds.com.au	VIC/SA/TAS	Victoria
Taryn van Dyk	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	tpc@trenchlesspipelaying.com.au	SA	All
Marc Rose	SADB	0488190699	marc@sadb.com.au	SA	Adelaide only
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Jason Revill	MME/Platinum Locating Services	08 94080625	jason.revill@platinumlocating.com.au	WA	Perth
Henry Westbrook	Cable Locates & Consulting	08 9524 6600	admin@cablelocates.com.au	WA	All WA

Cameron Swift	Mikcomm Communication	08 9337 1125	cswift@mikcomm.com.au	WA	All
Tobi Lawrence-Ward	Abaxa	08 9256 0100	enquiries@abaxa.com.au	WA	Perth, Southwest, Western Australia
Ben Upton	TerraVac Vacuum Excavation	0433 374 802	locations@terravac.com.au	WA	Perth
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Cheron Ingram	Bunbury Telecom Service Pty Ltd	08 9726 0088	cheron@btswa.com.au	WA	WA
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James Horton	Westscan Pty Ltd	1300 858 404	westscan1@gmail.com	WA	All
Ashleigh Austin	Veris WA	0419 024 696	perth@veris.com.au	WA	Perth Metro & Regional
Suhairee Suhaimi	BCE Spatial	08 9791 7411	harry@bcespatial.com.au	WA	WA
Tim Daws	Award Contracting Pty Ltd	0411 878 895	info@awardcontracting.com.au	WA	Metro & Country Regions
Stephen Steart	Cabling WA Pty Ltd	0422 845 586	ssteart@cablingwa.com.au	WA	Perth Metro
Devvyn Barto	Pulse Locating	0431402738	devvyn.barto@pulselocating.com.au	WA	Western Australia
Josh Pool	Utility Mapping NT	1300 627 746	darwin@utilitymapping.com.au	NT	All NT
Stuart Speckman	FYFE	08 8944 7888	Stuart.Speckman@fyfe.com.au	NT/SA/NSW	NT/SA/NSW

Wayne Parslow	Danisam	0417 089 865	danisam@westnet.com.au	NT	Darwin NT and Surrounds
Scott Crerar	Paneltec Group	0400 895 637	scott@paneltec.com.au	TAS	All

Optus - Before You Dig Australia - REFERRAL NOTIFICATION

This referral has been successfully processed by Optus and the results are contained in the attached files.

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored.

If you have any queries or attachments missing please contact:
Network Operations Centre
1 Lyonpark Road,
Macquarie Park, NSW 2113
Ph: 1800 505 777
Fax: 1300 307 035

You will require Adobe Reader to view attachments.
http://www.adobe.com/downloads/

We thank you for your enquiry and appreciate your continued use of the “Before You Dig Australia Service” Asset Analysis Service. If you require further information in relation to Optus and/or Uemcomm cables please contact Optus on above.

This reply relates only to the location indicated above and is valid for 30 days from the sent date. Where additional works are planned that have not been specified within this reply, Optus require that an additional enquiry be submitted to Before You Dig Australia enquiry Service: http://www.byda.com.au

In the case of no additional location request being submitted, Optus will hold the relevant party responsible for any damage to Optus and/or Uecomm plant and all expenses incurred by Optus as a result of asset damage.

This e-mail may contain confidential information. If you are not the intended recipient, please notify Network Operations Centre immediately and delete this e-mail from your system. You must not disclose this e-mail to anyone without express permission from the sender. The contents of all e-mails sent to and received from Optus may be scanned, stored, or disclosed to others at Optus’ discretion.

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 243690235

Date Generated: 23 Aug 2024

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

Plans generated 23 Aug 2024 by Pelicancorp TicketAccess Software | www.pelicancorp.com

OPTUS

BEFORE YOU DIG www.byda.com.au

Optus Contract Management Team
Unit 9, 677 Springvale Road
Mulgrave, Victoria, 3178

Date: 23 Aug 2024
To: John Weber
Company: TMK
Address: 100 Pirie Street
Adelaide, SA 5000

ENQUIRY DETAILS

Location: 2 Augusta Hwy, Port Augusta, SA 5700
Sequence No.: 243690235
BYDA Reference: 37428270

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE THAT THE ASSETS IN THIS AREA ARE OF NATIONAL SIGNIFICANCE. Any interference with these assets has the potential to significantly disrupt communications in Australia and may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

a) Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;

b) Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and

c) Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 505 777 IMMEDIATELY
You, your head contractor, and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS
You are not permitted by law to relocate, alter, or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES
On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.

b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.

c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

	Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.
Type of Works	**Clearance to Physical Location of Optus Asset**
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus conduits with less than 600mm of cover. Not to be driven across Optus direct buried cable with less than 1.2 meters of cover. Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:
NFODamages&RelocationsDropbox@optus.com.au
Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS

Optus underground cable

Optus underground IOF cable

Optus conduit

OR

Optus cable in Other Utility conduit

Southern Cross conduit

Indigo conduit

Uecomm conduit

Optus aerial fibre cable

Optus manhole/pit

Other Utility manhole/pit

Optus marker post

Railway / Tram line

Highway / Major Road

Arterial Road

Council Road - minor

B B

Optus underground cable

BJ BJ

Optus cable buried jointly with third party utility

Optus cable in conduit with subducts

DW1234
1.
3.

Optus marker post number
Depth of Optus cable
Offset to Optus cable

1

2

Optus cable depth (approx)

Optus cable offset (approx)

OPTUS

Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	ALL	ALL
Andrew Watson	Subsurface Mapping Solutions Pty Ltd	0408 839 723	admin@subsurfacems.com.au	ALL (Not TAS)	South East QLD + Aus wide
Chris Gordon	Heavy Construction Solutions	1300 859 027	chris.gordon@heavycs.com.au	VIC,NSW,QLD,SA TAS	All
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW	Sydney, NSW
Brad McCorkindale	Bradmac Locating Services	0434 157 409	info@bradmaclocating.com.au	NSW	NSW
Shane Buckley	Cable & Pipe Locations Pty Ltd	0408730430	shane@cableandpipelocations.com.au	NSW	North Coast , Mid North Coast, Central West, Northern Rivers
Annabelle Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
Bruce Whittaker	Optical Fibre Technologies	0402 354 322	opticaltek1@aol.com	NSW	Sydney/Wollongong
George Koenig	Downunder Locations	0438243856	downunderlocations@gmail.com	NSW	Tweed Heads/Gold Coast
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Australia Pty Ltd	0417 147 945	antony@geotrace.com.au	NSW	All Areas, Sydney, Wollongong, Newcastle, ACT
Sarah Martin	Hydro Digga	0447 774 000	admin@hydrodigga.com	NSW	Mid North Coast
Nathan Ellis	Utility Locating Services	0404 087 555	nathan@uls.com.au	NSW	Sydney
Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	skomalley@bigpond.com	NSW	South Coast- Snowy Mountains- Southern Highlands
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Laura Elvery	Durkin Construction Pty Ltd	02 9712 0308	info@durkin.au	NSW	NSW

Shireen Sidhu	Locate & Map	(02) 8753 0049	admin@locateandmap.com.au	NSW	Sydney & Regional NSW only
Ken Browne	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Hunter
Jean-Max Monty	Civilscan	1300 575 488	john@civilscan.com.au	NSW	Sydney, Central Coast, Newcastle, Wollongong, Hunter Valley, Blue Mountains
Scott Hunter	Hunter Ground Search	0409327345	admin@hunter-groundsearch.net.au	NSW	Hunter, Upper Hunter, Central Coast, Newcastle
Damien Black	Mid North Coast Hydro Digging & Service Locating P/L	0418 409 465	djblack1@bigpond.com	NSW	Mid North Coast
Michael Nicholls	Utility Mapping NSW	1300 627 746	sydney@utilitymapping.com.au	NSW	All NSW
Joseph Restuccia	ProLocate	0415 633 393	joe.restuccia@prolocate.com.au	NSW	NSW Wide
Barry Maloney	Online Pipe & Cable Locating	1300 665 384	Office@onlinepipe.com.au	NSW	Sydney, Central Coast, Canberra, Wollongong, Newcastle
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	Crux Surveying Australia	02 9540 9940	sydneyoffice@cruxsurveying.com.au	NSW	Sydney Metro & Surrounding Areas
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869	admin@commencecomms.com.au	NSW	Canberra/ Yass / Bungendore/ Goulburn and surrounding regional areas
Grant Pearson	Warrabinya Services	0423 651 615	sales@warrabinya.com.au	NSW	Sydney Metro & Surrounding Areas
Stephen Fraser	Advanced Ground Locations	(02) 4930 3195	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Andrew Findlay/ Anthony Hart	LiveLocates	0429 899 777	info@livelocates.com.au	NSW	South Coast/ACT, Snowy Mountains
Graeme Teege	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	Armidale
Samantha Guptill	Australian Locating Services	1300 761 545	admin@locating.com.au	NSW	Sydney / Central Coast
Clay Laneyrie	Laneyrie Electrical	0411142627	bindy@laneyrieelectrical.com.au	NSW	Illawarra, South Coast, Shoalhaven, Southern Highlands

Reece Gainsford	East Coast Locating Services	0431 193 111	eastcoastlocating@hotmail.com	NSW	Sydney, Maitland, Newcastle, Hunter, Port Stephens, Central Coast
Craig Vallely	Aqua Freeze & Locate Pty Ltd	0458 774 440	service@aquafreeze.com.au	NSW	Sydney only
Jason Vane	Smartscan Locators PTY Ltd	1300 778 923	Admin@sslocators.com.au	NSW	Sydney
Alex Farcash	Newcastle Locating Services Pty Ltd	0410698599	Admin@newcastlelocatingservices.com.au	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Amer El Chami	Site Scan Pty Ltd	0449 992 520	office@sitescan.net.au	NSW	All NSW
Ian Brown	A1 Locate Services	0400 484 828	Ian.brown@a1locate.com.au	NSW	All NSW
Paul Wallis	Beveridge Williams	0431 458 878	wallisp@bevwill.com.au	NSW	Newcastle Sydney Wollongong
Cameron Handley	Wombat Underground Services	0407477038	accounts@wombatundergroundservices.com.au	NSW	ALL
Samantha Cupiado	Geoscope Utility Detection Services Pty Ltd	1300 750 350	info@geoscopelocating.com.au	NSW	All regions
Laurence Mead	Astrea Pty Ltd	1300 009 346	admin@astrea.com.au	NSW	Sydney Only
Braydon Greenwood	City Coast Services	0422432813	braydon.greenwood@live.com.au	NSW	NSW
Jim Morrison	Absolute Utilities Pty Ltd	0429 496 375	jim@absoluteutilities.com.au	NSW	Mid North Coast
Declan Dowd	Dowds Pipe And Cable Locating	0434 635 134	accounts@pipeandcable.com.au	NSW	Sydney/Wollongong/South Coast / Highlands/Soth west Sydney
Nicholas Schneider	Subsurface Utility Solutions	0421157372	nick@subsurf.com.au	NSW	Sydney only
Ricky Evans	Riverina Cable Locating	0411444980	ricky@riverinacablelocating.com.au	NSW	Riverina, Murray
Adrian Ruane	Road and Rail Excavations Pty Ltd	0414 594 063	cody@roadandrailexcavations.com.au	NSW	Sydney only
Billy Cameron	Locate Down Under Pty Ltd	0431275034	info@locatedownunder.com.au	NSW	Central Coast/ Sydney
Daniel Hudson	Geosurv Locating Pty Ltd	1300 554 675	dan@geosurv.com.au	NSW	Sydney only
Roneel Chand	JDG Civil	0416506891	sadhunaam@gmail.com	NSW	Sydney only

Tim Briggs	Deetect Locating Services	0414630852	deetect.locating@outlook.com	NSW	ACT / NSW
Sean Ferriter	Utech Solutions Pty Ltd	1300 427 614	seanf@vaughancivil.com.au	NSW	Sydney only
Mark Restuccia	Direct Connect Locating PTY LTD	0400507690	info@dclocating.com.au	NSW	NSW only
Ali Chahine	Underground Industries	0406906787	info@undergroundindustries.com.au	NSW	Sydney only
Scott Copetti	Metiri	0435 710 399	scott@metiri.com.au	NSW	Newcastle & Hunter Region
Blake Richardson	VFT	0409 210 502	b.richardson@vftes.com	NSW	NSW
Brett Pickup	BAP Services Pty Ltd	0434006009	Brett@bapservices.com.au	NSW	All Areas, Sydney, Illawarra, Newcastle, ACT
Patrick Billingham	OzDetect Pty Ltd	0497700667	patrick@ozdetect.com.au	NSW	NSW
Euan Gow	Jurovich Surveying	1300 750 000	egow@jurovichsurveying.com.au	WA/NSW/SA	All state
Jason Steger	Steger & Associates Registered Land Surveyors	0400 008 641	jason.steger@steger.com.au	ACT/NSW	ACT & Surrounds
Samuel Hathaway	Landmark Surveys	02 6280 9608	admin@landmarksurveys.com.au	NSW/ACT	ACT & Sourthen NSW
Kaisar sefian	Australian Utility Search Pty Ltd	0424 841 888	kaisar@aususearch.com.au	NSW/ACT	All NSW, ACT
Daniel Fox	Epoca Environmental Pty Ltd	1300 376 220	daniel@epocaenvironmental.com.au	NSW & ACT	All NSW & ACT
Scott Tancred	SureSearch Underground Services	1300 884 520	Scott.Tancred@suresearch.com.au	NSW/ACT QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.
Justin Martinez	LCG GLOBAL PTY LTD	0401749007	J.martinez@lcgsolutions.com.au	NSW, ACT, QLD, VIC	All regions
Troy Redden	On Point Utility Locating	1300 66 76 46	Troy@onpointlocating.com.au	NSW/QLD	Throughout both states
Geoff Campbell	CLS Locating	0450759497	geoffrey@campbellslocating.com.au	NSW/QLD	All QLD, Northern Rivers, NSW
Alexander Bogdanoff	Expert Service Locating	0420346477	info@expertservicelocating.com.au	NSW/QLD	Brisbane, Gold Coast, Sunshine Coast Northern Rivers NSW
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Michael Jackman	Utility Mapping QLD	1300 627 746	brisbane@utilitymapping.com.au	QLD	All QLD
Jenny Dziduch	1300 Locate Pty Ltd	1300 562 283	admin@1300locate.com.au	QLD	All Queensland, Northern NSW
Brendon Smith	Advanced Locating PTY LTD	0424678823	admin@advancedlocating.com.au	QLD	Gold Coast
Samuel Hazel	Utility ID Underground Service Locators	0401 202 515	sam@utilityid.com.au	QLD	Darling Downs, South West QLD and South East QLD
Bruce Normyle	Dynamic Hydro Excavations	0434 731 933	admin@dynamicexcavation.com.au	QLD	QLD
Michael Koschel	Precision Service Locating	07 46462845	paul@pslocating.com.au	QLD	All QLD / North West NSW/South East QLD
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Ben Stephens	DTS Group TA Electros-can	0434 140 556	ben.s@electroscanqld.com.au	QLD	Queensland
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Michael Prentice	Onsite Utility Locations	0437 172 601	admin@onsiteutilityloca-tions.com.au	QLD	SEQ
Roland Mollison	LandPartners Pty Ltd	0439 488 545	roland.mollison@landpart-ners.com.au	QLD	South East Queensland
Duncan McGrath	Abletech Underground Group	0418 511 767	duncan@abletechunder-ground.com.au	QLD	QLD Wide
Daniel Poppi	Ace Cable Locations	0431517837	acecablelocations@bigpond.com	QLD	Wide Bay Burnett
Carl Molloy	Provac Melbourne	0451 104 611	melbourne@provac.net.au	VIC	Melbourne Region
Olivier Davies	Central Locating PTY LTD	0439 995 894	ollie@centrallocating.com.au	VIC	Melbourne & Western Victoria
Tina Brereton	D-Tech Ground & Over-head	03 9544 8933	tina@d-tech.net.au	VIC	ALL
Josh Taylor	Advanced Locations Vic-toria Pty Ltd	0427846716	josh@advancedloca-tionsvic.com.au	VIC	All Victoria
Ben Minutoli	Geelong Cable Locations	1800 449 543	ben@geelongcableloca-tions.com.au	VIC	Melbourne, Geelong, Country Victo-ria
Mick McGoldrick	Locate Cables	0404 241 679	mick@locatecables.com	VIC	Western Victoria
Alex Jones	Utility Mapping VIC	1300 627 746	melbourne@utilitymap-ping.com.au	VIC	All VIC
Phi Nguyen	Asset Detection Services Pty Ltd	1300 300 100	Phi.nguyen@assetdetec-tion.com.au	VIC	Melbourne/VIC
Maurice Tobin	Drain Solutions	0412 111600	info@drainsolutions.com.au	VIC	Melbourne Metro
Kate Ficker	Seeker Utility Engineer-ing	1300 733 583	admin@seekerutilityengineer-ing.com.au	VIC	All Victoria
Leigh French	Veris Australia VIC	(03) 7019 8400	melbourne@veris.com.au	VIC	Melbourne
Ben Wooldridge	Controltech Solutions	0447 760 759	ben.wooldridge@controltechsolu-tions.com.au	VIC	Melbourne

Chris Sandlant	Access Utility Engineering P/L	03 9799 8788	Chris.sandlant@accessue.com.au	VIC	Victoria & Regional
Shaun Stephen	STS Locating Services	0405 181 734	stslocatingservices@gmail.com	VIC	All VIC
Glen Foreman	Underground Services Detection Pty Ltd	0402 748 889	undergroundservices@bigpond.com	VIC	Victoria
Clinton Carver	Insight Underground Pty Ltd	0468 900 273	clinton@insightunderground.com.au	VIC	Victoria
Lindsay Botha	L B Underground Service Locations & Engineering	0499 658 677	lb.locations.engineering@gmail.com	VIC	Metro and Regional Victoria
Damien Nielsen	ELS Environmental Location Systems Pty Ltd	0499 499 137	bookings@elsvic.com.au	VIC	Victoria only
Tyler Blake	CHS Group	0409 437 750	tyler.blake@chsgroup.com.au	VIC	Horsham VIC
Craig Jackson	Survey Management Solutions	0400647299	craigj@surveyms.com.au	VIC	All Regions
Ashley Stevens	ABS HYDRO Pty Ltd	0422 798 476	ashley.stevens@abshydro.com.au	NSW/VIC	All of VIC, Regional NSW
Eddie Santos	Taylors Development Strategists	0488 700 155	m.tasker@taylorsds.com.au	VIC/SA/TAS	Victoria
Taryn van Dyk	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	tpc@trenchlesspipelaying.com.au	SA	All
Marc Rose	SADB	0488190699	marc@sadb.com.au	SA	Adelaide only
Matthew Lewis	Adelaide Pipeline Maintenance services	0431 870 471	matt.apms@gmail.com	SA	South Australia
Deninis Stray	Pinpoint Services Mapping	(08) 8130 1600	hello@pinpointsm.com.au	SA	SA and western VIC
Liam Gill	Michael Grear Surveys	08 82788732	ugsl@mgsurveys.com.au	SA	SA
Mattew Cooper	Fulton Hogan	0447 320 581	Matthew.Cooper@fultonhogan.com.au	SA	South Australia
Liam Catchpole	APEX SERVICE LOCATING PTY LTD	0458 924 471	liam@apexvacsolutions.com.au	SA	Adelaide
Bradley Gosling	Engineering Surveys	0433506880	bgosling@engsurveys.com.au	SA	Adelaide
Jason Revill	MME/Platinum Locating Services	08 94080625	jason.revill@platinumlocating.com.au	WA	Perth
Henry Westbrook	Cable Locates & Consulting	08 9524 6600	admin@cablelocates.com.au	WA	All WA

Cameron Swift	Mikcomm Communication	08 9337 1125	cswift@mikcomm.com.au	WA	All
Tobi Lawrence-Ward	Abaxa	08 9256 0100	enquiries@abaxa.com.au	WA	Perth, Southwest, Western Australia
Ben Upton	TerraVac Vacuum Excavation	0433 374 802	locations@terravac.com.au	WA	Perth
Dale Shearsmith	Subtera	1300 046 636	dale@subtera.com.au	WA	WA
Cheron Ingram	Bunbury Telecom Service Pty Ltd	08 9726 0088	cheron@btswa.com.au	WA	WA
Drew Monkhouse	Utility Mapping WA	1300 627 746	perth@utilitymapping.com.au	WA	All WA
Edel O'Connor	Kier Contracting	0456 190 910	edel@kier.com.au	WA	Perth Metro & greater region; Regional WA
Nigel Nunn	CCS Group / Utility Locating Solutions	08 9385 5000	enquiry@ccswa.com.au	WA	Perth
Jeremy Brown	Spotters Asset Locations Pty Ltd	0459 130 677	jeremy@spottersassetlocations.com.au	WA	All
Reece Topham	Prime Locate	0400 888 406	reece@primelocate.com.au	WA	All
Rhyce Murphy	RM Surveys	08 9457 7900	rhyce.murphy@rmsurveys.com.au	WA	All
James Horton	Westscan Pty Ltd	1300 858 404	westscan1@gmail.com	WA	All
Ashleigh Austin	Veris WA	0419 024 696	perth@veris.com.au	WA	Perth Metro & Regional
Suhairee Suhaimi	BCE Spatial	08 9791 7411	harry@bcespatial.com.au	WA	WA
Tim Daws	Award Contracting Pty Ltd	0411 878 895	info@awardcontracting.com.au	WA	Metro & Country Regions
Stephen Steart	Cabling WA Pty Ltd	0422 845 586	ssteart@cablingwa.com.au	WA	Perth Metro
Devvyn Barto	Pulse Locating	0431402738	devvyn.barto@pulselocating.com.au	WA	Western Australia
Josh Pool	Utility Mapping NT	1300 627 746	darwin@utilitymapping.com.au	NT	All NT
Stuart Speckman	FYFE	08 8944 7888	Stuart.Speckman@fyfe.com.au	NT/SA/NSW	NT/SA/NSW

Wayne Parslow	Danisam	0417 089 865	danisam@westnet.com.au	NT	Darwin NT and Surrounds
Scott Crerar	Paneltec Group	0400 895 637	scott@paneltec.com.au	TAS	All

Port Augusta City Council

Referral
243690233

Member Phone
(08) 8641 9100

Responses from this member

Response received Tue 27 Aug 2024 8.56am

File name	Page
Response Body	46
2.13.02 Excavation and Reinstatement of Council Roads, Footpaths or Properties.pdf	52
Port Augusta City Council Section 221 Form - Application to Undertake Works on Council Land.pdf	67

John Weber
TMK
100 Pirie Street
Adelaide SA 5000

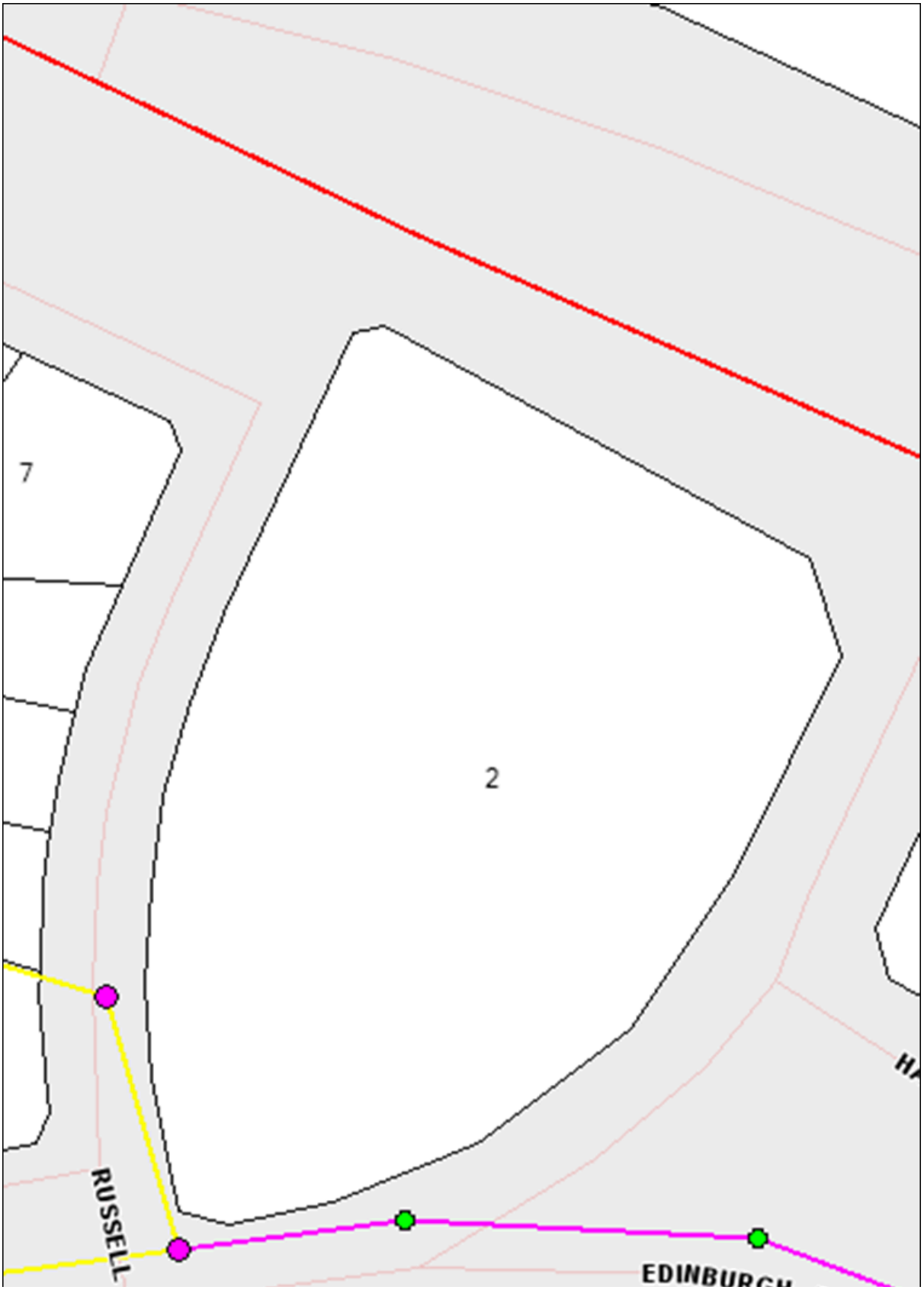
DBYD JOB:37428270 SEQ:243690233
User Reference: Q2408XXX

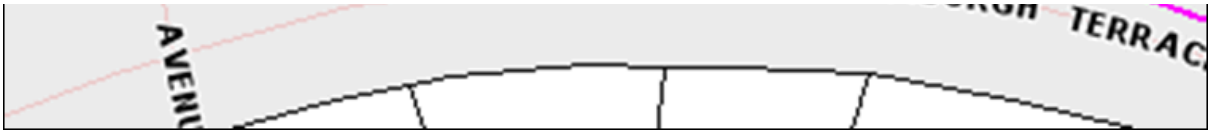
Thank you for your enquiry regarding: **Vertical Boring**
at 2 Augusta Hwy
Port Augusta SA 5700

Response: **AFFECTED**

I hereby advise that the work site specified in your DBYD request is within the vicinity of Council's Community Wastewater Management Network (CWMS), Wastewater Treatment Plant (WWTP) and/or Stormwater Infrastructure as shown on the plan extract(s) below.

COMMUNITY WASTEWATER MANAGEMENT SYSTEM

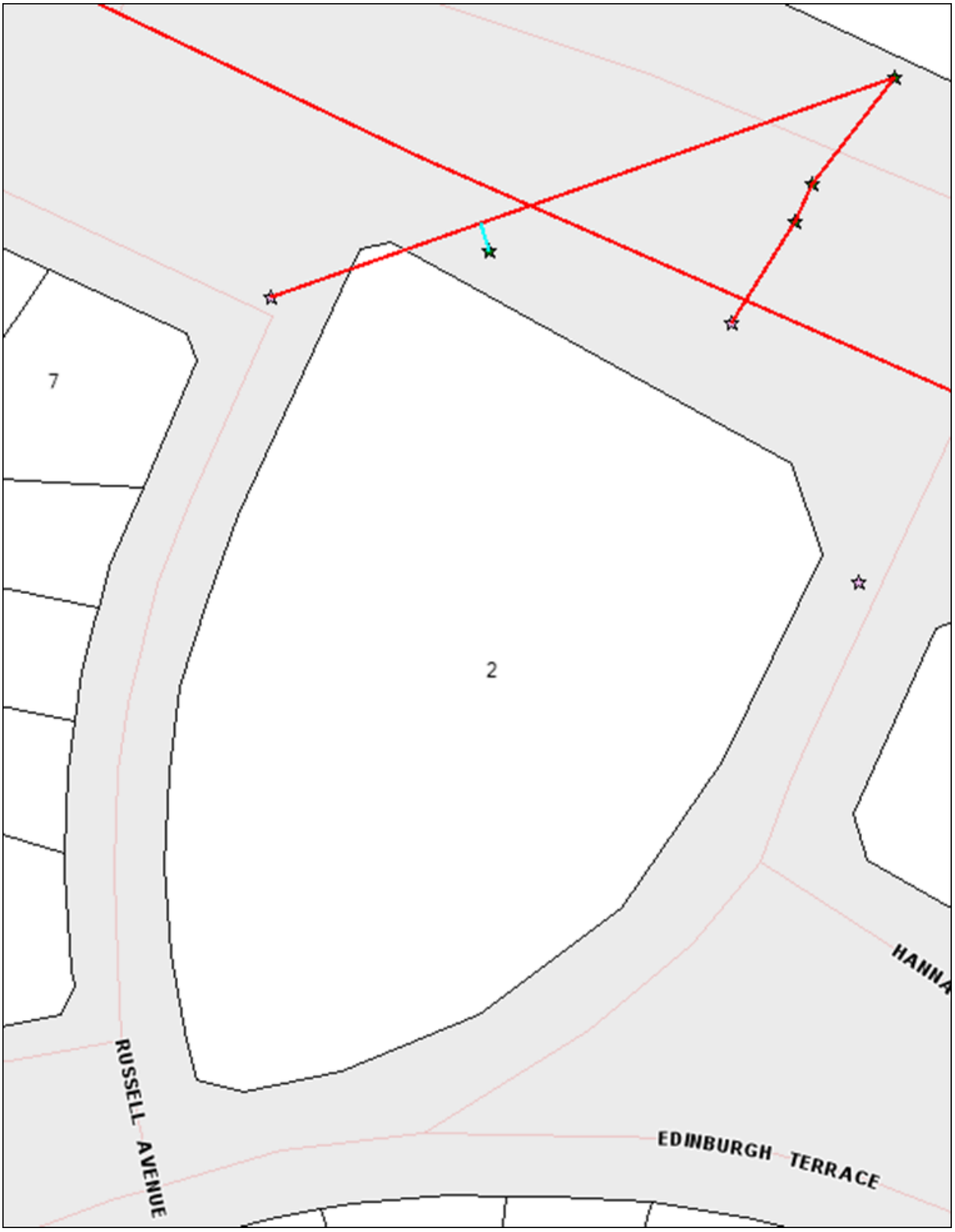

7
2
RUSSELL
EDINBURGH



WASTEWATER TREATMENT PLANT AND IRRIGATION

NIL

STORMWATER INFRASTRUCTURE



Disclaimer Note:

The information provided is supplied at your request and is to be considered indicative only. Council provides no guarantee as to the accuracy and location of services and accepts no responsibility for inaccuracy shown on any plans provided. Persons conducting the works are to verify all levels and location on site by manual pot holing (hand digging) prior to commencing works.

Section 221 of the Local Government Act 199 ('the Act') provides that a person, unless acting under statutory authority, must not make an alteration to a public road unless authorized to do so by the Council. **The supply of location plan(s) associated with this request does not constitute Council approval.**

Included with this response is a Section 221 – Application to Undertake Works on Council Land; and, Council's Excavation and Reinstatement of Council Roads, Footpaths and Properties Policy**. The Section 221 Application must be submitted to Council prior to the commencement of works on Council roads or footpaths along with the return signed Policy Agreement if works include excavation and reinstatement of roads, footpath or other Council property.**

Authorisation Note (Section 221, Local Government Act 1999):

Section 221 – Alteration of road *"(1) A person (other than the Council or a person acting under some other statutory authority) must not make an alteration to a public road unless authorised to do so by the Council."* This includes works on footpaths, nature strips and associated road infrastructure.

Under Section 221, sub-section (2) of the Act, *"A person makes an alteration to a public road if the person –*

a. *alters the construction or arrangement of the road to permit or facilitate access from an adjacent property; or*
b. *erects or installs a structure (including pipes, wires, cables, fixtures, fittings and other objects) in, on, across, under or over the road; or*
c. *changes or interferes with the construction, arrangement or materials of the road; or*
d. *changes, interferes with or removes a structure (including pipes, wires, cables, fixtures, fittings or other objects) associated with the road; or*
e. *plants a tree or other vegetation on the road, interferes with vegetation on the road, or removes vegetation from the road."*

General enquiries regarding works on public roads and Section 221 Permit applications can be made by contacting Council's Technical Services on (08) 8641 9100.

Jake Nickolai
Technical Assistant
Infrastructure

Port Augusta
CITY COUNCIL

E: Jake.Nickolai@portaugusta.sa.gov.au | **P:** (08) 8641 9023
A: 4 Mackay Street (PO Box 1704), PORT AUGUSTA SA 5700
W: www.portaugusta.sa.gov.au
facebook
Subscribe to our monthly Community E-Newsletter

We acknowledge and respect the Barngala and Nukunu people as the Traditional Custodians of the ancestral lands.
We pay respect to all Aboriginal cultural groups and individuals. As it has been in the past, Port Augusta continues to be a meeting place, with members of many different language groups living here.

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2.13.02: EXCAVATION & REINSTATEMENT OF COUNCIL ROADS, FOOTPATHS OR PROPERTIES	
Administration Policy	
TRIM Reference	AR19/51649
First Issued	16 October 2000
Last Reviewed	26 November 2019
Next Review	November 2023

1. POLICY STATEMENT

Notwithstanding any variation to the requirements which any Government Authority may consider it can exercise by virtue of enabling legislation with respect to underground installations, the technical and quality standards of roadwork and materials specified in this document are the minimum acceptable meaning of "make good" or "reinstate" used in such legislation.

2. PURPOSE

2.1 Purpose

To ensure a high standard of maintenance is maintained to roads, footpaths, property etc where excavation works for underground services is required.

2.2 Scope

2.2.1 The excavation and reinstatement requirements contained in this Policy apply to roads, footpaths and properties that are maintained by the Council. All work will conform with the attached Specification unless otherwise approved by Council.

2.2.2 The Policy will be adhered to when excavation, along or across any pavement or shoulders on these roads, footpaths, properties is required for service installations or relocations, drainage or any other reasons.

2.3 Definitions

Service Authority means the person, Statutory Authority, Government Department, Corporate body or any other organisation (private, State or Federal) responsible for the excavation and reinstatement of Local Government Land.

Minor Programmed Works means works confined to two days or less.

Major Programmed Works means works exceeding two days duration.

Emergency Works means works requiring immediate action to remedy an unforseen or sudden occurrence which is a danger.

DPTI means Department for Planning, Transport & Infrastructure

2.4 Strategic Reference

6 We Achieve

6.3 We aim to provide good governance practices and compliance with all legislative requirements in delivery of services.

3. PRINCIPLES

3.1 Council Notification

The Service Authority shall notify the Council in writing when it carries out excavation on, along or across any pavement or shoulders on roads, footpaths, properties which are maintained by the Council. These procedures apply where enabling legislation (Water

Industry Act 2012) provides for, or where the Senior Technical Officer approves otherwise, the quality, supply and placing of surfacing by the Service Authority.

3.1.1 Minor Programmed Works

At least 48 hours written notice shall be given to the Technical Officer, before work is commenced.

3.1.2 Major Programmed Works

Work will be in accordance with drawings, specifications and work methods submitted at least four weeks prior to the intended work and approved by the Senior Technical Officer, before any work is commenced. Furthermore, the Service Authority will be responsible for advising the Technical Officer at least 24 hours before commencement of excavation in order that regular inspections and arrangements for final reinstatement can be made.

3.1.3 Emergency Works

Where either the road pavement or shoulder is damaged, or excavation of same is necessary in emergency circumstances, then the Service Authority will provide verbal notification to the Technical Officer, as soon as practicable after the emergency becomes, known, in order that regular inspections and arrangements for final reinstatement and maintenance period commencement can be made.

3.1.4 Attachment of Services to Bridge and Culvert Structures

Drawings, including fixture details, are to be submitted to the Senior Technical Officer, at least six weeks prior to the intended work and approved by the Senior Technical Officer before any work is commenced.

3.2 Identification of Completed Works Within the Maintenance Period

After completion of the work, and at any time upon request with the maintenance period, the Service Authority will supply in writing the Senior Technical Officer with details, including sketches, size, location and date constructed, of their reinstatement.

3.2.1 Safety

The Service Authority will be responsible for the safety of vehicle, bicycle and pedestrian traffic for the duration of the work and all due precautions will be taken and adequate warning given to traffic to ensure safety around the worksite in accordance with the AS 1742 “Manual of Uniform Traffic Control Devices”. All signage will be erected, monitored and removed by a responsible person accredited in workzone traffic management. Before commencement of works a signage layout plan must be provided to Council’s Technical Officer.

3.2.2 Trenchless Methods

This Agreement does not apply to the installation of services where alternatives to open trenching such as thrust boring and tunnelling are used. The Senior Technical Officer will specify the appropriate reinstatement procedures and shall be given prior notice if it is intended to use trenchless methods.

3.3 **EXCAVATION**

3.3.1 Trenching Times

Trenching which is likely to reduce traffic volumes should not be carried out between 7am and 9am or between 4pm and 6pm on peak flow traffic lanes, unless unavoidable due to emergency circumstances, or otherwise approved by the Senior Technical Officer. Works will be organised so as to cause minimal

disruption to traffic, pedestrians and access to properties at all times. Approximately one half of the carriageway is to remain open to traffic at all times, unless otherwise approved by the Senior Technical Officer.

3.3.2 Sawcut

The trench shall be saw cut to the full depth of the existing bitumen, asphalt and concrete surfaces.

3.3.3 Excavated Material

Unless otherwise approved by the Senior Technical Officer, excavated material will not be reused in the reinstatement of trenches and will be removed from the site and appropriately disposed.

3.3.4 Street Trees

The protection of Street Trees is vital for retaining the Council's character and natural environment. Any changes to a trees environment must be minimised for its health and longevity since it is difficult to repair stressed and injured trees. When undertaking works in the vicinity of all trees owned or managed by the Council, a clear tree protection program is to be implemented during all stages of development and constructions, with reference to 'Protection of trees on development sites AS4970'. Protective measures must ensure the avoidance of root, trunk or crown damage, and minimisation of soil compaction.

No tree may be pruned or branches or roots (>30mm) removed by anyone other than those authorised by Council. Pruning of roots and branches will be in accordance with AS 4373, Pruning of Amenity Trees or any more recent relevant standard. Removal of trees will not occur unless approved by Council and in the event of substantial tree damage or loss during construction works, compensation will be sought by Council.

3.3.5 Weeds

To protect Council's natural arid ecosystems from the environmental impacts of weeds responsible corporate citizenship needs to be demonstrated. Where sites are to be excavated, all weeds should be removed by hand prior to any soil disturbance or work commencing and disposed of appropriately, or controlled with the appropriate use of herbicide.

Weeds declared under the South Australian *Natural Resources Management Act 2004* such as Buffel Grass (Cenchrus ciliaris) require implementation of hygiene protocols to minimise risk of spread. Avoid working in weed infested areas, and implement procedures for machinery and equipment wash down or physical cleaning to remove soil and reduce the potential for weed spread.

3.4 BACKFILL

Prior to backfill operations, all loose rubbish and foreign material will be removed from the excavation. All spaces excavated and not occupied by permanent work will be backfilled.

3.5 PAVEMENT REINSTATEMENT

3.5.1 Temporary Pavement Surface

On completion of backfill and pavement reinstatement, the Service Authority must maintain the open surface of the reinstated excavation until final asphalt, concrete, paved or other bituminous surfacing has commenced. The Service Authority will provide and maintain a temporary pavement surface and ensure it is safe and trafficable for all traffic including bicycles, until final surfacing.

3.5.2 Pavement Markings

The Service Authority shall reinstate any painted pavement markings, raised pavement markings or safety bars, which are removed or damaged during trenching works.

3.5.3 Road Furniture

The Service Authority will replace all road signs, guide posts, guard fence or other road furniture which are temporarily removed or damaged during trenching work, ensuring that all road furniture is made good (including sign mounting heights) and cleaned. This work is to be completed prior to traffic use.

3.5.4 Concrete Kerbing

The Service Authority will reinstate (in concrete) any concrete kerb and water table, island type kerb or spoon drain which is removed or damaged during trenching/construction work, ensuring that the kerb profile, conforms with existing. Kerb reinstatement will be completed by the Service Authority, within three days of leaving the worksite. Concrete used in the work will be in accordance with AS 1379, "The Specification and Manufacture of Concrete".

3.5.5 Concrete or Paved Footpaths and Driveways

The Service authority will reinstate in concrete any concrete footpath or driveway and in pavers if footpath or driveway has been previously paved, which is removed or damaged during trenching/construction etc.

Concrete to be a minimum of N20 (20Mpa Compressive Strength), being 100mm (min) in thickness using SL72 mesh top face, 30mm clear cover and doweled to the existing concrete paths. Pavers to conform with existing, but must be a minimum of 50mm for footpath and 60mm for driveways. The Service Authority will reinstate using pavers the same as existing or another approved by Council's Technical Officer.

3.5.6 Sealed Footpaths

All bituminous reinstatements must be constructed using AC10 C320 Standard Mix, AC10 C320 Warm Mix or a Cold Mix Asphalt (approved by Council) to a minimum depth of 50mm regardless of existing seal type.

3.5.7 Sealed Roads

All bituminous reinstatements must be constructed using AC10 C320 Standard Mix, AC10 C320 Warm Mix or a Cold Mix Asphalt (approved by Council) to a minimum depth of 50mm regardless of existing seal type.

3.5.8 Road Drainage Systems

The Service Authority will immediately report all instances of damage caused to the road drainage systems, including culverts, sumps, subsoil drainage, roadside drainage systems, incurred during trenching works, to the Technical Officer. All costs for the repairs shall be borne by the Service Authority.

3.5.9 Unsealed Footpaths/Medians/Traffic Islands

The Service Authority will reinstate unsealed footpaths, medians and traffic islands, with a minimum of 25mm of compacted crusherdust. The area must include the footpath/verge total width and not just the affected area. The Service Authority will lodge an order, as soon as practicable, with the Parks Manager to cover the replacement of any vegetation (shrubs, median grasses) which are removed or damaged during trenching/construction works.

3.6 MAINTENANCE PERIOD

For all work, the Service Authority will be responsible for the cost of making good any settlement or other deterioration in the reinstated excavation for a maintenance period of one year after reinstatement. All contractors will notify Council's Technical Officer in writing upon completion of works, identifying all reinstatements as per the policy.

Where it is agreed by the Senior Technical Officer that the reinstatement of the asphalt, paved, concrete or other bituminous surface of the excavation for a service installation or repair service is to be carried out by the Service Authority, or where enabling legislation exists the same, then the responsibility to maintain the completed surface in a safe and trafficable condition for all traffic including bicycles, shall remain with the Service Authority until the end of the maintenance period unless an order covering the full cost of the maintenance is lodged with the Senior Technical Officer for the Council to take over this maintenance responsibility.

The Service Authority will indemnify and keep indemnified the Council against all claims which may arise due to excavations or settlement or excavations until the maintenance responsibility has transferred to the Council.

All costs and charges incurred by the Council for any works necessitated by the Council due to non-compliance with the requirements of this Agreement and Specification for all installations by the Service Authority are to be borne by the Service Authority until the end of the maintenance period.

4. RESPONSIBILITY & REVIEW

4.1 Responsible Officer

Director Infrastructure

4.2 Availability

This policy will be available on Council's website.

4.3 Review

This policy will be reviewed within 12 months of a General Election for Local Government, or as required to meet other obligations.

5. REFERENCES

5.1 Legislation

Water Industry Act 2012

5.2 Other References

Specification – Excavation & Reinstatement of Council Roads, Footpaths or Properties *(AR11/15839)*
Excavation & Reinstatement of Council Roads, Footpaths or Properties – Policy Agreement (AR11/15841)

Port Augusta
CITY COUNCIL

SPECIFICATION

1. DEFINITIONS

1.1 General

The definitions given in AS 1348 "Road and Traffic Engineering - Glossary of Terms" will apply to all appropriate wording in this Specification.

1.1.1 Senior Technical Officer

"Senior Technical Officer" means the Council, Senior Technical Officer of the Infrastructure Department for the City Council affected by works of the Service Authority, and is directly responsible to the Director – Infrastructure.

1.1.2 Technical Officer

"Technical Officer" means the Council, Technical Officer of the Infrastructure Department for the City Council affected by works of the Service Authority, and is directly responsible to the Senior Technical Officer.

. 1.1.3 Service Authority

Service Authority means the person, Statutory Authority, Government Department, Corporate body or any other organisation (private, State or Federal) responsible for the excavation and reinstatement referred to in this Specification.

2. BACKFILL

2.1 Sand Fill

Excavations will be backfilled with Sand Type C to DPTI Standard Specification PM63 or alternatively, approved (by the Senior Technical Officer) clean quarry, pit or dune sand or rubble of plasticity index not exceeding 8. The backfilling will be uniformly compacted in horizontal layers nominally not exceeding 200 mm thickness to the dry density determined using AS 1289, test method 5.2.1 (modified compaction) for:

(a) not less than 90% up to a level 625 mm below finished level, and/or
(b) not less than 95% at all levels above 625 mm below finished level,

For pavement reinstatement other than unsealed shoulders the compacted backfill shall be brought to a level 350 mm below the finished road level for asphalt and sprayed bituminous roads. For unsealed shoulders the compacted backfill will be brought to a level 300 mm below the finished level.

3. PAVEMENT REINSTATEMENT

3.1 Asphaltic Concrete Surfaced Roads

After completion of the backfill, 20 mm crushed rock will be used to reinstate the excavation to a level not more than 50 mm nor less than 25 mm below the existing surface adjoining the excavation (refer to Figure 1). The crushed rock will comply with DPTI Standard Specification PM32.

3.2 Sprayed Bituminous Surfaced Roads

After completion of the backfill, 20 mm crushed rock to DPTI Standard Specification PM32 will be used to reinstate the excavation to a level approximately 50mm below the existing surface adjoining the excavation (refer to Figure 1). The reinstatement depth may vary slightly with the Average Least Dimension of the final aggregate size selected. The crushed rock will be uniformly compacted in horizontal layers 150 mm thickness to not less than 98% of the dry density determined using AS 1289, test method 5.2.1 (modified compaction).

3.3 Unsealed Shoulders

After completion of the backfill, a compacted 300 mm depth of 20 mm screened quarry waste complying with DPTI Standard Specification PM11, or an equivalent material approved by the Senior Technical Officer or Council Technical Officer, shall be placed and compacted in two horizontal layers to reinstate the road shoulder to the finished shoulder level and matching crossfall. Compaction will be to 95% of the dry density determined using AS 1289, test method 5.2.1 (modified compaction).

3.4 Existing Asphalt and Sprayed Bituminous Surfacing

Wherever standard asphalt or other bituminous surfacing exists, the following surface reinstatement requirements will apply as appropriate :-

(a) comply with quality requirements and the finished acceptance criteria of DPTI Standard Specification for Asphalt (Bituminous Surfacing of Roads) A.7.

(b) comprise a sprayed prime or tackcoat and DPTI asphaltic concrete AC 14 surface course mix to the requirements of A.7 (unless otherwise directed by the Senior Technical Officer) placed in layers not less than 25 mm or greater than 50 mm compacted thickness, finished off evenly and flush with the adjoining pavement surface.

3.5 Concrete and Paving

(a) Concrete – Minimum of 100mm compacted 20mm crushed rock to DPTI Standard Specification PM32 will be used to reinstate the excavation to a level approximately 100mm below the existing surface adjoining the excavation (refer to Figure 3).

(b) Pavers – Minimum of 50mm compacted crusher dust will be used to reinstate the excavation to a level approximately 50mm below the existing surface adjoining the excavation (refer to Figure 4).

3.6 Natural Surface (footpath)

Minimum of 25mm compacted crusher dust will be used to reinstate the excavation on footpaths that do not have an existing treatment (natural surface). Whilst the excavation would not extend to the total footpath width, the total footpath width requires this treatment (refer to Figure 5).

4. CONFORMITY TESTING

If requested, the Service Authority will submit to the Senior Technical Officer copies of laboratory test results to confirm compliance with materials and compaction requirements as specified herein for any reinstatement works carried out, within fourteen days of testing. Testing is not required for emergency work.

Testing will be undertaken by a laboratory registered by the National Association of Testing Authorities (NATA). The arrangement and cost of such testing will be borne by the Service Authority. It will be the responsibility of the Service Authority to remove and replace any material used by the Service Authority, which does not comply with this Specification.

4.1 Material

All pavement material will comply with DPTI Standard Specification PM32 and conformance documentation may be required.

4.2 Compaction

If requested the following minimum frequencies of testing will apply :-

(a) Pavement
0 - 50 m², - minimum 1 test.
50 - 200 m², - minimum 2 tests.
over 200 m², - 2 tests and an additional test for every 200 m² over 200 m².

(b) Backfill
No testing required unless otherwise directed by the Senior Technical Officer.

5. MATERIALS SPECIFICATIONS

These materials will be clean, sound, hard and durable. Mica, shale and similar laminated materials, adherent coatings or any foreign material will not be present in form or sufficient quantity to produce adverse effect upon the usage and performance of the material. Sand, Type C will be a product from the crushing of approved stone normally acceptable for road making purposes or for use as concrete aggregate.

(a) PM11 QUARRY WASTE, 20 mm Quality Control Tests

TEST PROCEDURE	TEST		PERMITTED TEST VALUES
	Grading Sieve Sizes	**mm**	% Passing
134	AS 1152	26.5	100
		19.0	90-100
		4.75	25-65
139	Liquid Limit		Maximum 32
141	Plasticity Index		Maximum 12
142	Linear Shrinkage		Maximum 6

(b) PM21 QUARRY RUBBLE, 20 mm Quality Control Tests

TEST PROCEDURE	TEST		PERMITTED TEST VALUES
	Grading Sieve Sizes	**mm**	% Passing
134	AS 1152	26.5	100
		19.0	90-100
		13.2	74-96
		9.5	61-85
		4.75	42-66
		2.36	28-50
		0.425	11-27
		0.075	4-14
139	Liquid Limit		Maximum 28
141	Plasticity Index		Maximum 1/Maximum 8
142	Linear Shrinkage		Maximum 4

PM21 QUARRY RUBBLE, 20 mm Quality Performance Tests

253	Los Angeles Value Grading B	Maximum 45%

(c) PM 32 CRUSHED ROCK, 20 mm Quality Control Tests

TEST PROCEDURE	TEST		PERMITTED TEST VALUES	
	Grading Sieve Sizes	**mm**	**Target % Passing**	**Range % Passing**
134	AS 1152	26.5	100	100
		19.0	100	95-100
		13.2	85	77-93
		9.5	73	63-83
		4.75	54	44-64
		2.36	39	29-49
		0.425	18	13-23
		0.075	8	5-11
139	Liquid Limit		Maximum 25	
141	Plasticity Index		Maximum 1/Maximum 6	
142	Linear Shrinkage		Maximum 3	

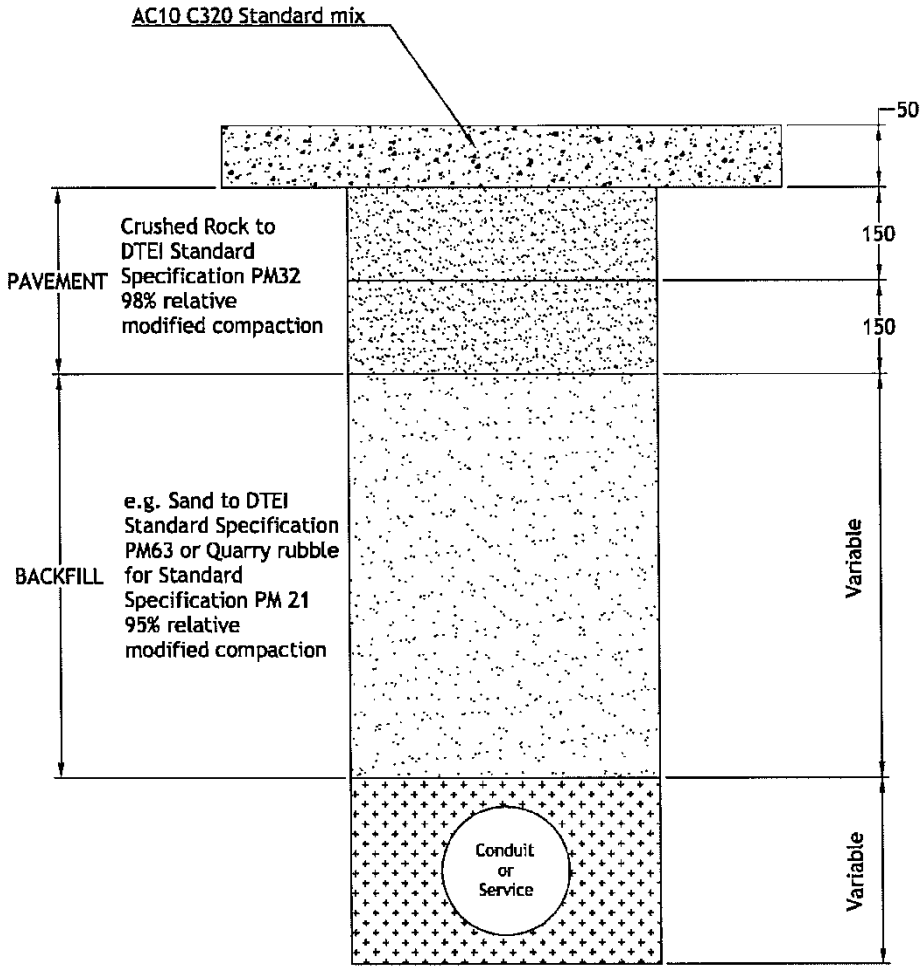
PM 32 CRUSHED ROCK, 20 mm Quality Performance Tests

253	Los Angeles Value Grading B	Maximum 30%

NOTE: The crushed rock will have a uniform grading and will not be graded from the coarse limit of the grading envelope to the fine limit of the grading envelope, or vice versa.

(d) PM63 SAND, TYPE C

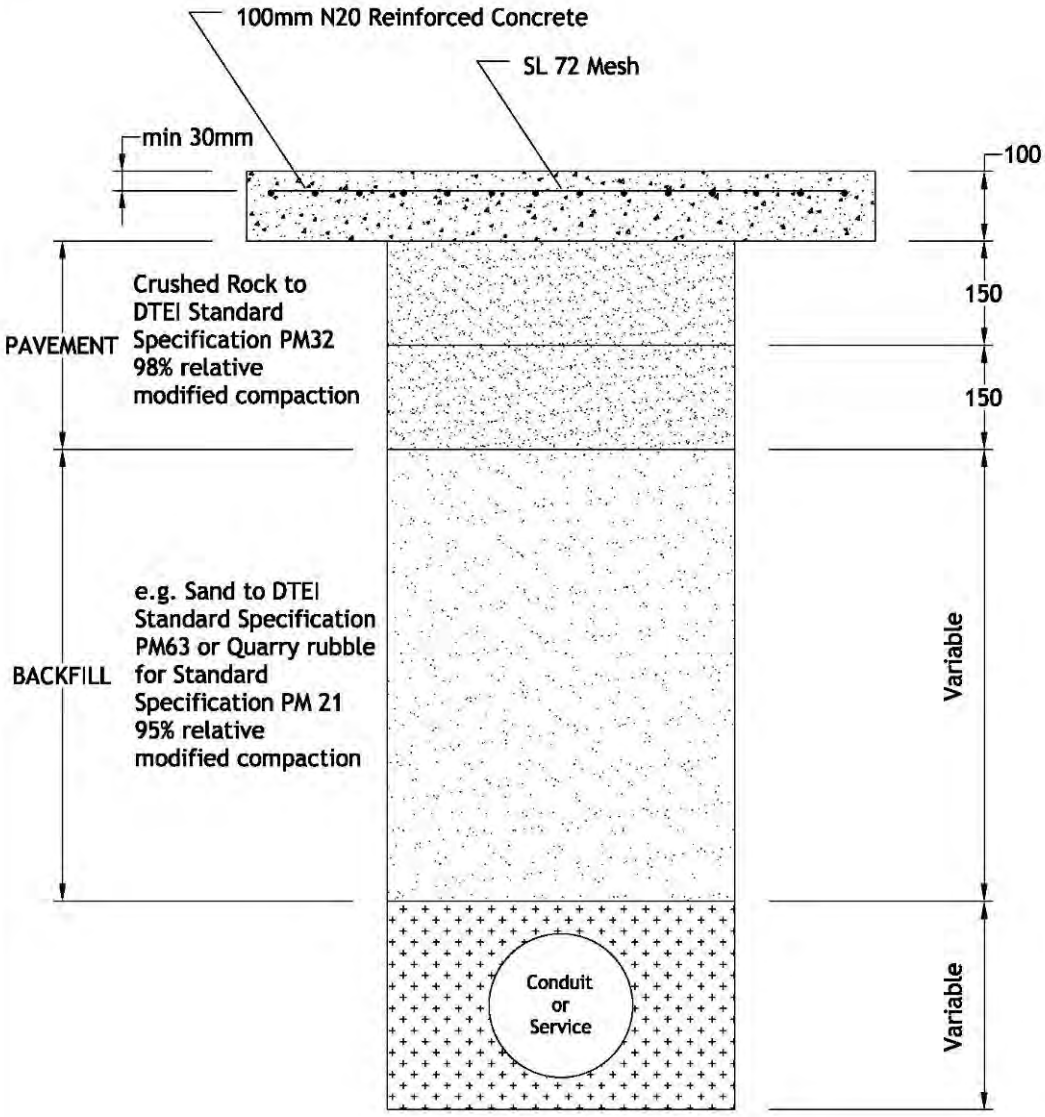
TEST PROCEDURE	TEST		PERMITTED TEST VALUES
	Grading Sieve Sizes	**mm**	% Passing
134	AS 1152	6.7	100
		4.75	70-100
		2.36	35-100
		0.425	25-70
		0.075	8-20
139	Liquid Limit		Maximum 25
141	Plasticity Index		Maximum 6
142	Linear Shrinkage		Maximum 3



NOTE;
1. Not to Scale.
2. All Dimensions in millimetres

FIGURE 1

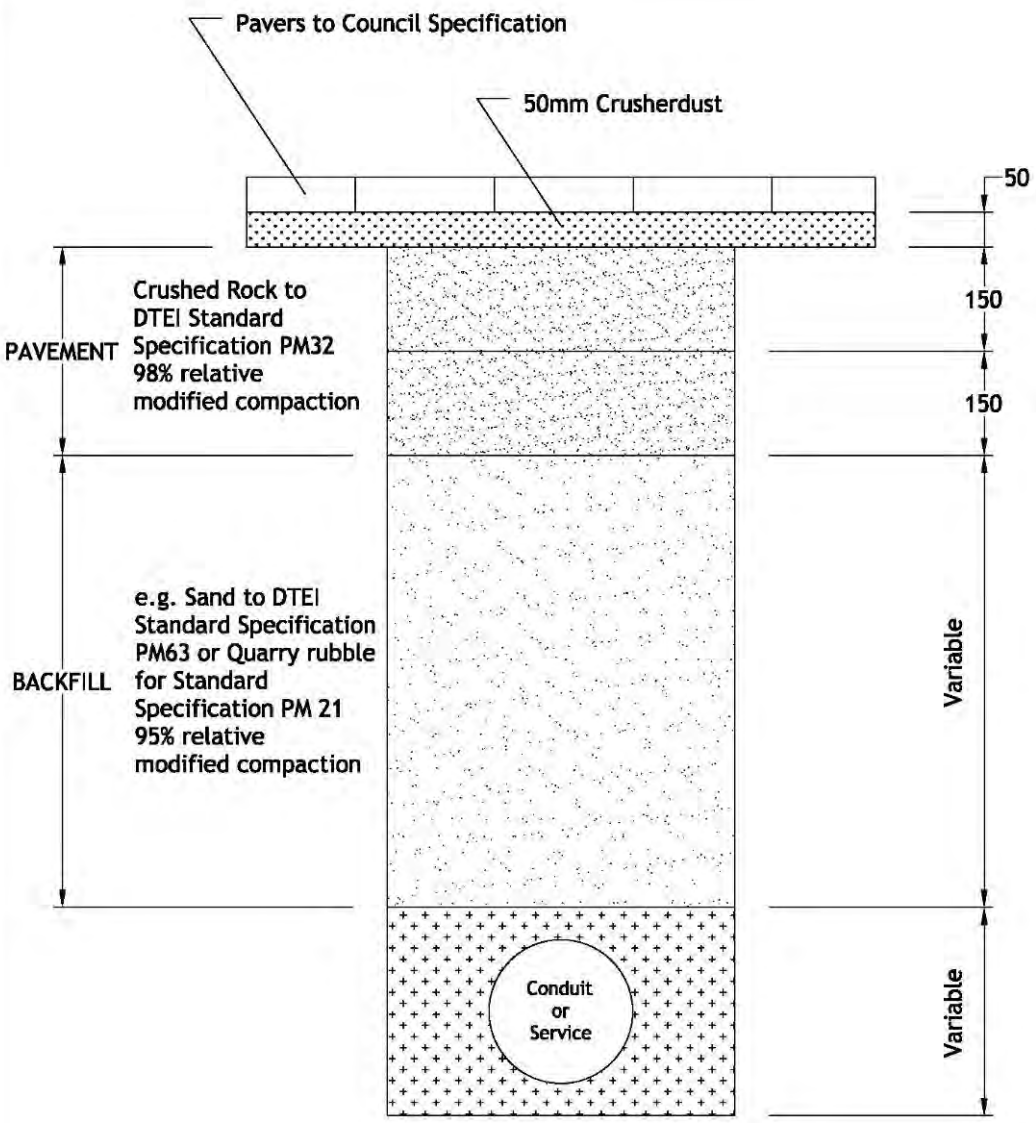
REQUIREMENTS FOR SEALED ROADS



NOTE;
1. Not to Scale.
2. All Dimensions in millimetres

FIGURE 3

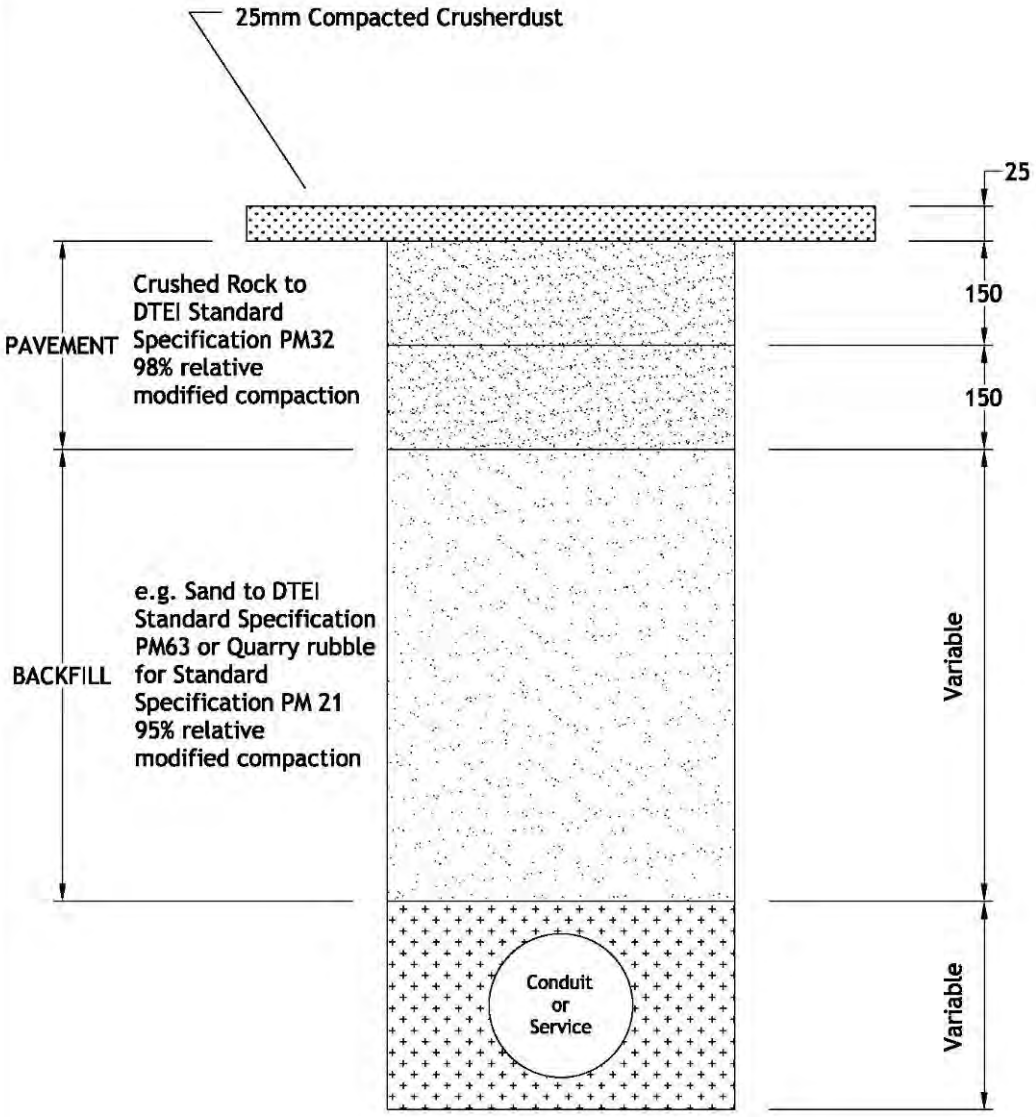
REQUIREMENTS FOR CONCRETE



NOTE;
1. Not to Scale.
2. All Dimensions in millimetres

FIGURE 4

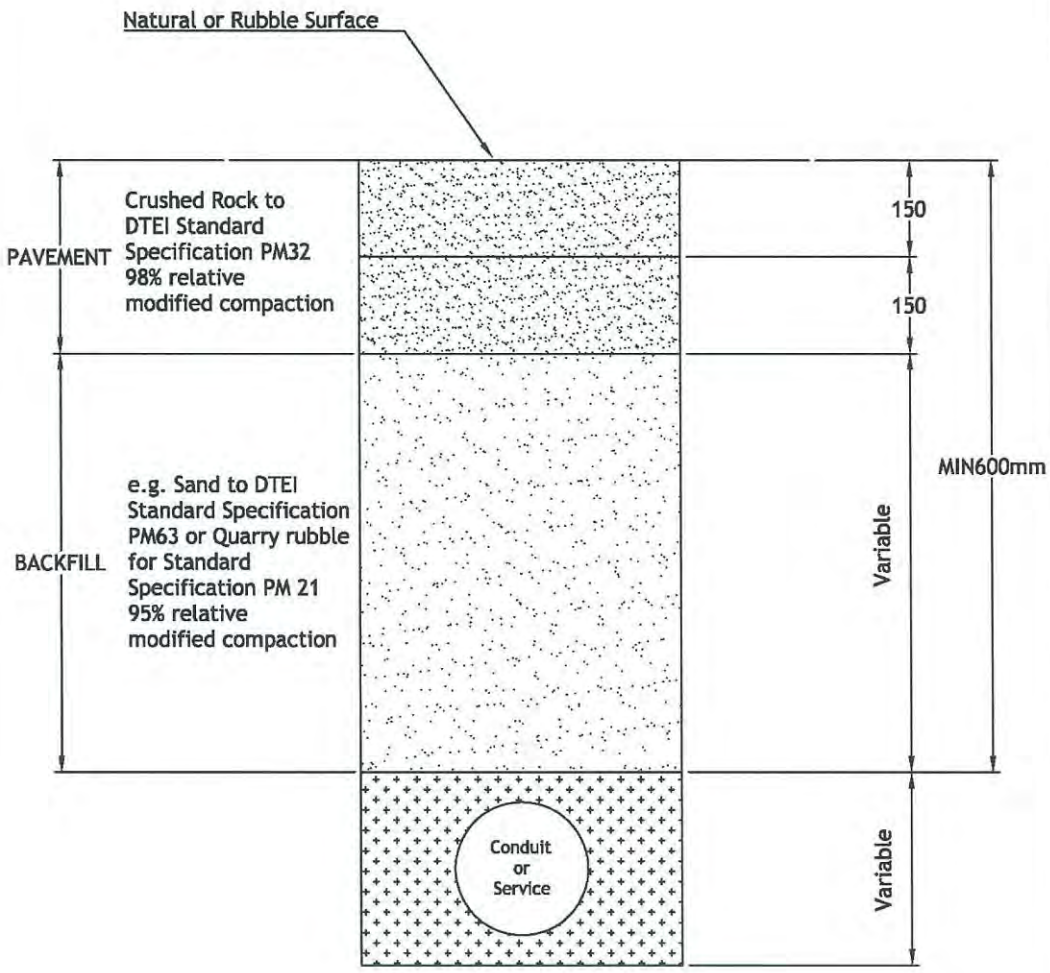
REQUIREMENTS FOR PAVERS



NOTE;
1. Not to Scale.
2. All Dimensions in millimetres

FIGURE 5

REQUIREMENTS FOR FOOTPATH (Natural Surface)



NOTE;
1. Not to Scale.
2. All Dimensions in millimetres

FIGURE 6

REQUIREMENTS FOR UNSEALED ROADS

ATTACHMENT B

Port Augusta
CITY COUNCIL

EXCAVATION AND REINSTATEMENT OF COUNCIL ROADS, FOOTPATHS AND PROPERTIES

POLICY AGREEMENT

Port Augusta City Council
4 Mackay Street (PO Box 1704)
PORT AUGUSTA SA 5700
Email admin@portaugusta.sa.gov.au

Phone (08) 86419100
Fax (08) 86410357

PLEASE RETURN COPY TO COUNCIL

I _____ of _____

agree to undertake reinstatement works as per Council Policy - "Excavation and Reinstatement of Council Roads, Footpaths and Properties".

Provide a written statement on completion that the works have been completed to the requirements of the Port Augusta City Council's Policy.

Also, before commencement, a signage layout plan shall be provided to Council's Technical Officer including evidence that the work site will be managed by an Accredited "Work Zone Traffic Management" Officer.

_____ _____
Print Name Signed

Office use only:

Sited Signage Plan:_____ Date ...../...../.....
Works Inspected:_____ Date ...../...../.....
Works Completed:_____ Date ...../...../.....

Port Augusta CITY COUNCIL

SECTION 221 PERMIT
APPLICATION TO UNDERTAKE WORKS ON COUNCIL PROPERTY

Application for PERMIT to undertake works that impact on Council Infrastructure, Council Streets or Roads or Council controlled land under the Local Government Act, 1999

Applicant Details

I, We: .....

Of: .....

Phone Home: ..... Mobile: .....

Email Address: .....

Location of Works

☐ As stated above; or ☐ As detailed below

Street No: ..... Lot No: ..... Street Name: .....

Proposed Works Category

(please indicate which category of works you will be undertaking by ticking the correct box below)

☐ **A*** Construction of concrete INVERT (vehicle crossing at the kerb)

☐ **B*** Construction of concrete or paved CROSSOVER (kerb to property)

☐ **C*** Construction of concrete or paved FOOTPATH

☐ **D** Installation of UNDERGROUND SERVICES (including electrical)

☐ **E*** Installation of STORMWATER PIPE to kerb *(Council will supply Kerb Adaptor at no charge)*

☐ **F*** LANDSCAPING Verge *(tree planting/ grass/garden beds/other)*

☐ **G*** Crusher dust *(request to place on verge only)* **Council does not supply**

☐ **H** Temporary hoarding, fencing, scaffolding or skip bins etc

☐ **I** Encroachment including Verandah, Awning, Pergola, Sign, Footing, Balcony **(ALL REQUIRE DEVELOPMENT APPLICATIONS)** **

☐ **J** Other: *Please provide details below*

.....

.....

☐ **K** TREE REMOVAL on Council Land **FEE MUST BE PAID PRIOR TO COUNCIL REMOVING THE TREE**

* *indicates application fees have been waived for these Category as long as all conditions are met. Type J fees are to be advised. Otherwise $50 processing fee applies (GST exempt). All fees and charges are subject to Councils Fees and Charges Policy and reviewed annually.*

** *If this request is concerning the use of a public road for business purposes as Section 222 Permit will also be required and fees charged will be in accordance to the Fees and Charges Register. The approval of Section 222 Permits is not considered as part of this Permit.*

Details and Specifications for the proposed Works

(General outline of proposed works, materials proposed, equipment used, extent of alteration etc)

.....

.....

Proposed Works Category

(please indicate which if the works are Permanent or Temporary by ticking the correct box below)

☐ Permanent

☐ Temporary *(indicate period)* From: ……/……../20…….. To: ……../……../20……..

An Application Form must be submitted, and the fee paid, within a minimum of 5 WORKING DAYS notice prior to the works commencing. The completed form can be returned to the Council office, emailed to admin@portaugusta.sa.gov.au or posted to: PO Box 1704, Port Augusta SA 5700

This application is for undertaking works on Council Land. Any works that is required to be carried out on Councils land requires separate approval before any work can commence. The Port Augusta City Council's Infrastructure Department manages all City Works approvals to ensure that work is carried out in a safe manner and that hazards/risks are minimised.

Careful consideration needs to be taken into account when planning the location of your proposed works. As the applicant it is your responsibility to ensure that there are no public infrastructures such as underground cables, pipes etc. in the vicinity of the works. This can be obtained by calling DBYD (Dial Before You Dig) on 1100 or by making an online enquiry at www.1100.com.au .

Approval needs to be obtained for any work that is on Council property i.e. verge/footpath which may include driveway construction, concrete/paved footpaths, private stormwater outlet to kerb, underground electrical services, landscaping, temporary occupation of Council land, traffic management and other miscellaneous work.

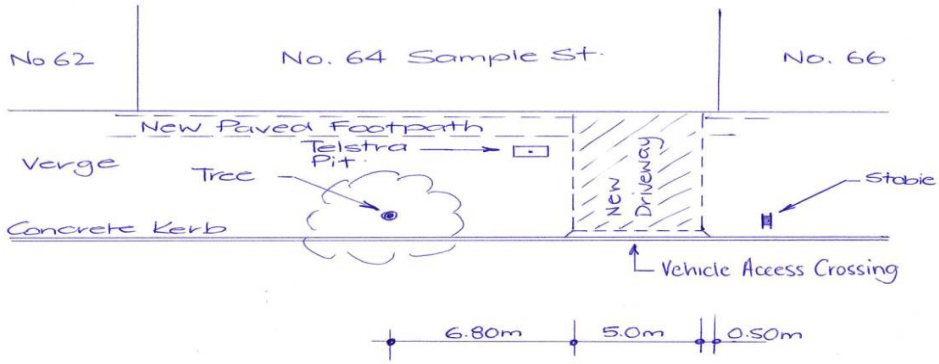
As the applicant/contractor you are required to provide a current Public Risk Insurance Policy (minimum cover $20,000,000) and understand that you are responsible for any damage caused to Council land and Public Utilities that may occur from your proposed work. Please ensure you read and understand all conditions attached to your permit prior to commencing works.

Upon completion of your work you are required to return the COMPLETION slip to the Port Augusta City Council. Permits will be void after 6 months.

Should you have any questions in regards to your Section 221 application, please call Council's Technical Officers on (08)86419100 or email admin@portaugusta.sa.gov.au

Location of Proposed Works

As part of your application you are required to provide plans (to scale) and any other documents which may be of relevance. Please use the space below to draw a detailed plan of your proposed work. (if you need a larger area, please provide a separate location plan and attach it to this application). Please provide measurements and accurate distances and clearly label your drawing - see example below



Plan of proposed works

Scale 1:_____

These works will be undertaken by

(please indicate who will be undertaking the works by ticking the correct box below)

☐ Property Owner ☐ Contractor

(please complete the section below)

Contractor Details & Declaration (if applicable)

Name: .....

Address: .....

Phone: ..... Mobile: .....

Email: .....

Licence Number: ..... ABN: .....

I have read the conditions of this Permit and agree to the application being subject thereto:

Contractor Signature: ..... Date: .....

Property Owner Declaration

I, the Property Owner, acknowledge that I have read and understood the Permit conditions and as the Permit Holder agree to abide by the Works on Council Property Permit and General Conditions and any Special Conditions of this Permit and shall ensure that all works will be undertaken in accordance with this Permit.

Property Owners Signature: ..... Date .....

HAVE YOU INCLUDED

- ☐ Nature and description of works
- ☐ Location of Works
- ☐ Proposed start and completion date of works
- ☐ Site Plan (including proposed works)
- ☐ Proof of Public Liability and Indemnity
- ☐ Your name and contact details
- ☐ Your contractors name and contact details
- ☐ Signed and dated Declarations

OFFICE USE ONLY

Permit Type (A, B, C, D, E, F, G, H, I, J or KJ) *(T99 – W5890.180.200)* | *PERMIT NUMBER* | *Application Records No.*

Fee Applied (Please circle) D, H, I & J *$50* *N/A* | *Tree/Veg Removal Approved* | *Date*

Tree Removal, K *$* *(Min $450)*

Development Approval Required? *Y* *N* | *Proposed Start Date*

Section 222 Approval R? *Y* *N*

Proposed Completion Date

Have all documents been lodged?

- ☐ *Nature and description of works*
- ☐ *Location of Works*
- ☐ *Proposed start and completion date of works*
- ☐ *Site Plan (including proposed works)*
- ☐ *Proof of Public Liability and Indemnity*
- ☐ *Applicant name and contact details*
- ☐ *Contractors name and contact details*
- ☐ *Signed and dated Declarations*

Permit Expiry Date

PERMIT APPROVED *Y* *N*

Officer Name | *Signature* | *Permit Approval Date* | *Permit Records No.*

Completion of Works (COW)

Has the Works been Satisfactorily Completed?

Complying | *Non Complying*

Inspection Date	*Inspected By*	*Approved Works*
		Y / N
		Y / N
		Y / N
		Y / N

Officer Name | *Signature* | *Permit COW Date* | *COW Records No.*

The issuing of this Permit is subject to:

- The Applicant agreeing to the General Conditions, Provisions and Terms as attached to "Fact Sheets"
- The Applicant agreeing to any/all Special Conditions that the Council may determine and attach to the Permit.

The Applicant further agrees:

- Stormwater to be disposed to the street kerb and watertable where appropriate.
- Any vehicle access crossings, driveways, concrete or paving works which become redundant due to the new work are to be reinstated to Council's satisfaction at the Permit Holders expense, if required by Heavy duty crossovers are required to all properties other than residential driveways.
- A **plan must be submitted** with this application at a scale of 1:500 (Electrical services) or 1:200 (other works). This plan must show:
    - Location of the property in relation to the street alignment
    - Position of SA Power Network pole and precise locations of cables showing measurements
    - Location of driveway, vehicle access crossings, landscaping, drains, electrical, water connections, structures etc with locations of any poles, trees or other infrastructure (please show measurements to these items on your plan)
    - It must also show locations of any relevant parts of buildings on the land.
    - Location of any current or proposed paved or concrete footpaths
- The ongoing maintenance (including general wear and tear) of all items covered by this Permit is the responsibility of the Permit Holder.
- Any clearance of trees and/or vegetation on Council land MUST NOT be removed by the applicant to enable proposed works to proceed.
- An Application to have a tree/vegetation removed from within the road reserve is included within this DOCUMENT, and will require **all associated fees to be PAID prior to Council removing the tree/vegetation**. This does not guarantee approval, and each application will be assessed on an individual basis.
- Tree stumps are ground as a precaution against damaging buried services rather than removed with the tree. The stump may need to remain until Councils next "Mass Stump Removal". Fast tracking stump removal incurs an additional cost].
- Tree Removal will only be considered in one of the following cases:
    - Driveway access or extension is to be installed (a 1.5m clearance must be maintained between tree and driveway access);
    - The arrival of a transportable building.
- The minimum surcharge for a Council tree removal is listed in the Fees and Charges Register.
- The tree removal fee will vary depending on the size of the tree. The minimum tree removal fee is $450 (GST inc.) per tree. The surcharge may be greater depending on the resources required.
  The tree removal surcharge that can be expected for an average Council tree of height 6 metres with a diameter of 200mm at 1.4 metres above ground level will incur a fee of $790 (GST inc.).
- The surcharge covers costs associated with labour, vehicles/machinery, mass stump grinding, reinstatement works of footpath, kerb and other infrastructure, and two replacement tree plantings. Stump grinding may take up to three months, fast-tracking of the process will incur an additional fee.
- All infrastructure must be reinstated to Council's satisfaction.
- This permit must be approved in writing by Council, prior to any work proceeding. All work is to be approved by Council and notice must be given to the appropriate Council Technical Officer, before the commencement of the approved work.
- An area (nominal width of 1.5 metres from the property boundary) is to serve as a pedestrian refuge and is to be kept clear for general pedestrian access. This area can be levelled grass or lawn, compacted

rubble surface, compacted crusherdust, asphalt or bitumen seal, block paved or concrete. Any development of a verge without existing concrete of block paving must allow for the possibility of future construction by Council.

- To ensure the verge development does not cause interference to or cause loss of view to pedestrian movement across the verge area and for motorists entering streets from private property or adjoining streets and intersections.
- To ensure the verge development works within the verge result in an even surface.
- If the condition of the verge development is altered in any other way than the approved development, Council must be notified immediately.
- For a verge development, the property owner must accept full responsibility for the maintenance of the verge. In the event the verge is not maintained to the satisfaction of the Council, the property owner may be required to pay for all costs associated with the verge removal.

SA Power Networks

Referral
243690236

Member Phone
(08) 8292 0218

Responses from this member

Response received Fri 23 Aug 2024 2.38pm

File name	Page
Response Body	73
243690236.pdf	74

To: John Weber

RE: Before You Dig (BYDA) REFERRAL NOTIFICATION FROM SA POWER NETWORKS

Thank you for your enquiry. Please find attached the "243690236.pdf" which provides an overview of your proposed work area in association with SAPN's assets.

DO NOT REPLY to this email. Contact DBYDAssetLocatorGroup@sapowernetworks.com.au for any further enquiries.

Please note that this communication, including any attachments, is confidential. If you are not the intended recipient, you should not read it please contact us immediately, destroy it, and do not copy or use any part of this communication.

Sequence No: 243690236
Job No: 37428270
Enquiry Date: 23/08/2024 10:20
Commencement Date: 27/08/2024
Completion Date: 28/08/2024
Activity: Vertical Boring
Address: 2 Augusta Hwy Port Augusta
Postcode: 5700

****
This email and any file attachments are highly confidential. If you have received this email in error please notify the sender and delete the email. You should note the contents of the email do not necessarily represent the views of SA Power Networks, nor can we guarantee that the email is free of any malicious code. If you have any doubts about the source or authenticity of the email, please contact us on 13 12 61.
****

Before You Dig (BYDA) Location Information

To:
TMK - John Weber
100 Pirie Street
Adelaide SA 5000

Enquiry Details	
Utility ID	50800
Sequence Number	243690236
Enquiry Date	23/08/2024 10:20
Response	**HIGH RISK – DO NOT CONTINUE WORK**
Address	2 Augusta Hwy Port Augusta
Location in Road	
Activity	Vertical Boring

Enquirer Details	
Customer ID	3117344
Contact	John Weber
Company	TMK
Email	jweber@tmkeng.com.au
Phone	+61414917156

Underground cable locations
ASSETS FOUND

The process:

1. You made an enquiry with Before You Dig (1100).
2. Before You Dig referred your enquiry to SA Power Networks (South Australia's Distribution Network).
3. SA Power Networks has checked their records and have found underground assets in your request area.
4. **DO NOT CONTINUE WORK UNTIL YOU RECEIVE FURTHER NOTIFICATION FROM SA POWER NETWORKS.**
5. Your BYDA request is in the vicinity of critical SA Power Networks infrastructure. To help you excavate safely SA Power Networks will send further information to assist you to define and locate these critical assets.

   Expect to receive a further response within 2 working days.

   If your excavation needs to be undertaken in emergency conditions, please call SA Power Networks cable locations on (08) 8292 0218 (7am – 4pm) or Emergency Dispatch on (08) 8404 4499 out of business hours.

Please note: Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of works. Persons conducting works will be held responsible for any resulting loss or damage to the services associated with infrastructure

Important information and conditions of use for users of underground services information supplied by SA Power Networks

Indicative information only

The accompanying information is intended only to indicate the presence of SA Power Networks' underground services and/or to convey general indicative information in respect of the location marked on the plans. **The information does not necessarily provide current, comprehensive or accurate description or location of the underground services or associated infrastructure.**

The information may also describe or indicate the presence of underground services or infrastructure not owned by SA Power Networks, for example, electrical services connected to an SA Power Networks' service point. SA Power Networks takes no responsibility for services or infrastructure that is not owned or operated by SA Power Networks or the accuracy or completeness of their description or location in the accompanying information.

Additional technical information may be requested from SA Power Networks for planning or engineering design (non-digging) purposes. Such requests are to be directed to SA Power Networks Builders and Contractors Electrical Service Line (1300 650 014).

Identifying the location of underground services
Working near or around live electrical cables can be hazardous. **An on-site assessment is strongly recommended prior to undertaking ANY works and is necessary to determine the location of the underground services.** This can be undertaken by SA Power Networks or an alternative professional locating service provider. Enquiries can be made about SA Power Networks' cable location service by telephoning (08) 8292 0218.

Restrictions may apply in regard to your excavation particularly if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks asset. Further explanation regarding restricted exclusion zones can be found at *http://www.sapowernetworks.com.au/public/download.jsp?id=1775* OR search sapowernetworks.com.au for NICC 404 and by referring to the figures on pages 5, 6, 7, 8 or 9.

Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of the works. Persons conducting works will be held responsible for any resulting loss or damage to the services or associated infrastructure.

Working near high voltage 66kV underground cables
Persons intending to conduct earthworks in the vicinity of an SA Power Networks high voltage 66kV underground cable MUST first obtain a site-specific clearance by contacting the SA Power Networks Connections Central Team on 8404 5409.

Basis of information supply
The accompanying information is supplied at the request of, and is only provided for use by, the requestor. The information is valid for 30 days from the date of issue.

SA Power Networks, its employees, agents and contractors shall accept no responsibility for any inaccuracy or incompleteness in the information provided or liability in respect of any personal injury, death, loss or damage to any real or personal property or otherwise that arises out of or in connection with, directly or indirectly, the provision of or reliance upon the information.

It is the requestor's responsibility to ensure that the information provided accords with the area depicted on the requestor's Before You Dig request. The information provided should not be used in respect of any area outside of the area depicted on the Before You Dig request. SA Power Networks does not warrant that the information is suitable for the requestor’s intended purposes.

Any use of the accompanying information is subject to the requestor's agreement to the conditions contained in this document. Upon acceptance of these conditions, SA Power Networks grants the requestor permission to use the information. The information must be returned to SA Power Networks if the conditions are not accepted.

Important note: It is an offence under the Electricity Act 1996 (SA) to cause damage to or interfere with electrical infrastructure

SA Power Networks

Overview Map

Sequence No: 243690236

2 Augusta Hwy Port Augusta

Disclaimer: The Plan/Sketch is supplied at your request and is subject to your agreement that SA Power Networks shall not be liable or responsible for the correctness or otherwise of any such information supplied pursuant to this request. Upon acceptance of this condition SA Power Networks grants you permission to use the Plan/Sketch as a guide to the location of SA Power Networks assets. The Plan/Sketch must be returned to SA Power Networks if you fail to accept the conditions of use.

N

0 0.06km

LEGEND:

1 Detail Map

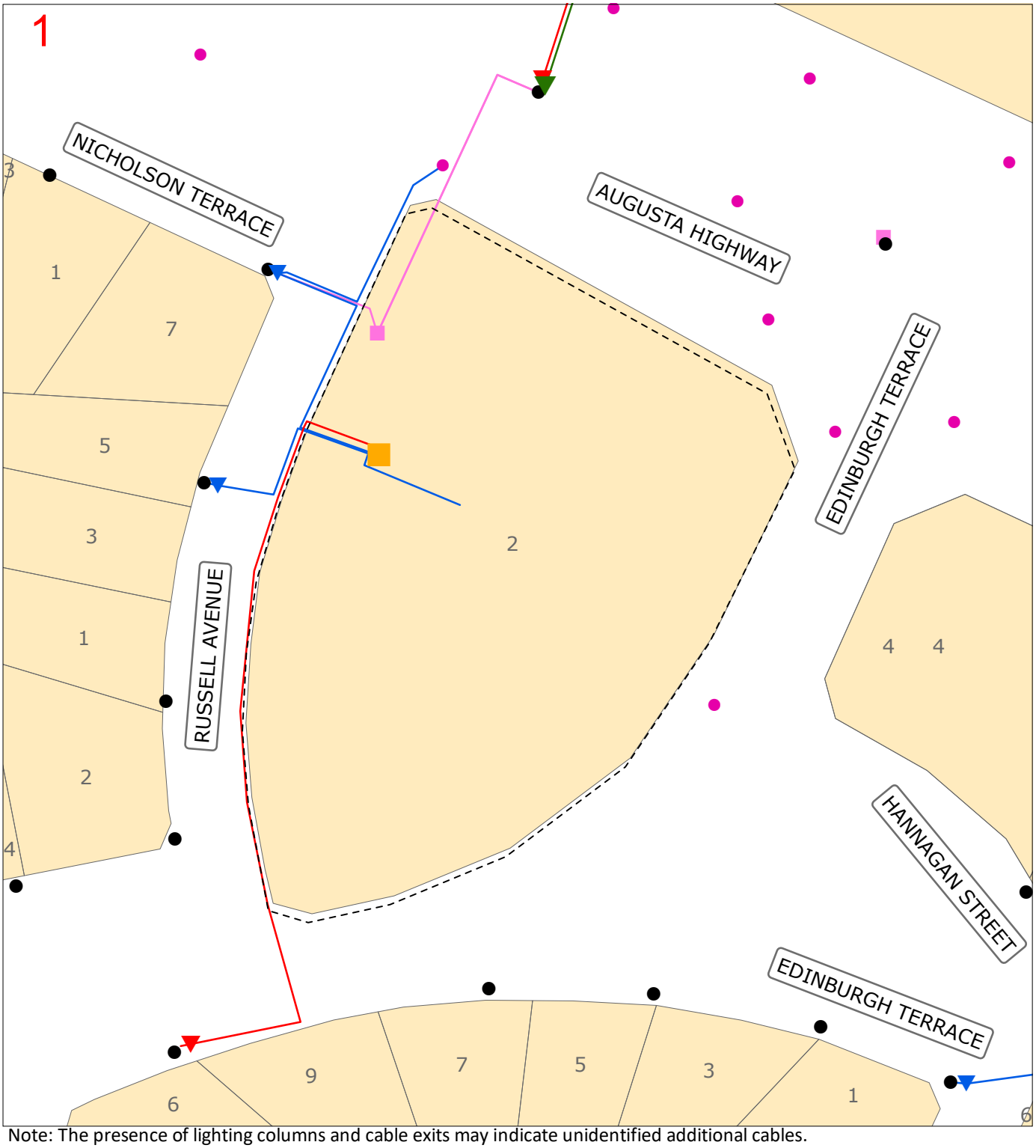
BYD Requested Area

SA Power Networks

Map 1

Sequence No: 243690236

2 Augusta Hwy Port Augusta



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits	Cables		
66kV/132kV	66kV/132kV	BYD Requested Area	Fibre Cable/Duct
33kV	33kV	HV Switch Unit	Fibre Pit
19kV	19kV	Transformer Unit	Pilot Cable
11kV	11kV	HV Joint Bay	Pilot Manhole/Pit
Other HV	Other HV	LV Unit	Substation
Not In Service	Not In Service	Pit	Electricity Pole
Low Voltage	Low Voltage	Electrical Earthing Area	Light Column

N

0 0.009km

SA Water

Referral
243690237

Member Phone
(08) 7424 1117

Responses from this member

Response received Fri 23 Aug 2024 10.24am

File name	Page
Response Body	80
ASSET Water Asset Water District 243690237.pdf	81
Response letter (Assets found) 243690237.pdf	82
ASSET WasteWater Asset Water District 243690237.pdf	83

Attention: **John Weber**

Thank you for your Before You Dig Australia (BYDA) enquiry.

Job Number: **37428270**

Sequence Number: **243690237**

Dig Site Location: **2 Augusta Hwy Port Augusta SA 5700**

According to our records, your enquiry with the following details **impacts our infrastructure**. Please ensure that you read the attached documents, it contains important information including essential steps that must be undertaken prior to commencing construction activities.

This enquiry is valid for **30 days** from the enquiry date.

If you require further information or assistance with interpretation of plans, please contact **SA Water** on **1300 883 121 dialbefore.youdig@sawater.com.au**

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.

You may also view the response with an interactive web map below:

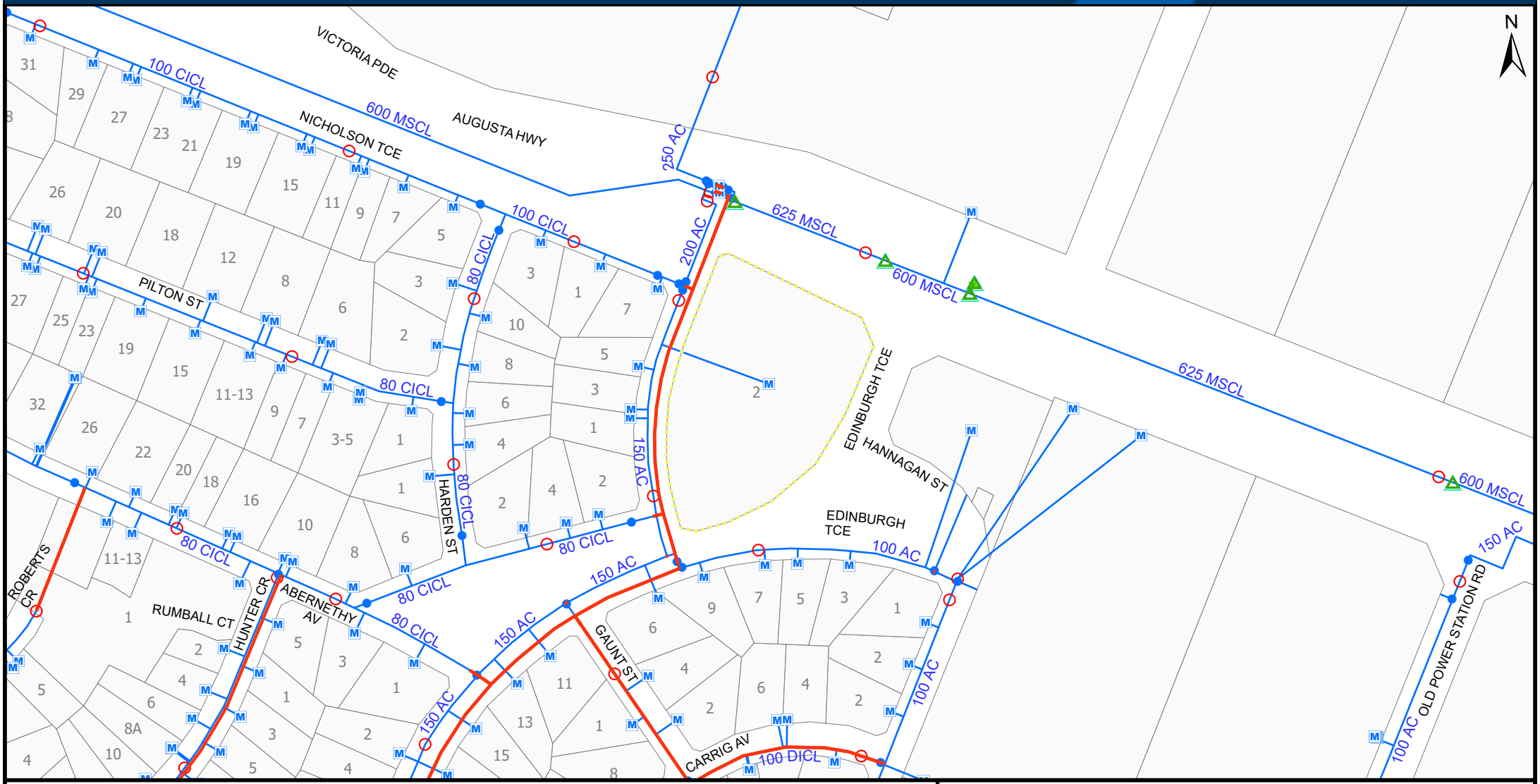
View web map

Download spatial data

WATER RETICULATION

Seq # 243690237

Job # 37428270



BYDA Enquiry
Water Valves
Water Main
Water Main (Decommissioned)
Decommissioned Asbestos Mains
Water Pillar Hydrant
Water Hydrant
CP Facility
CP Electricity Supply Cables
CP Anode Cathode Cables
CP Anode Bed Outlines
Land Parcels
Shifted Water Meter*
Water Meter
Suburbs and Towns
ASSETGROUP
Cathodic Protection
ASSETGROUP
Cathodic Protection

Connection between water meter and pipe not shown

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

Scale @ A4: 1:2,500

Plans Generated [8/23/2024 10:52 AM] by SmarterWX™ Automate (valid for 30 days)

SA Water

Notification number:	37428270
Sequence number:	243690237
Enquiry date:	23 August 2024
Enquiry location:	2 Augusta Hwy Port Augusta SA 5700

Dear John Weber

Thank you for contacting Before You Dig **(BYDA)** before starting any work or activities which may affect the water and sewerage infrastructure of SA Water.

Our records indicate there has been SA Water infrastructure identified within your nominated search area and has been shown on the attached plan.

The requirements for works undertaken near SA Water infrastructure are contained in SA Water Technical Standard TS 0136 (Pipework Access and Protection), which is available on the SA Water website.

Disclaimer

The information has been generated by an automated system based on the area highlighted. It is your responsibility to ensure that the dig site is properly defined when submitting your Before You Dig enquiry. If the information does not match the dig site or you have received this message in error, please resubmit your enquiry.

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

The information contained in this message may be confidential and may also be subject of legal, professional or public interest immunity. If you are not the intended recipient any use, disclosure or copying of this document is unauthorised. If you have received this message in error, please contact Dial Before You Dig.

For further enquiries or assistance with interpretation of plans and search content, or to report any obvious errors with the data provided, please contact our Alterations Team via email sawateralterations@sawater.com.au

Thank you for contacting the SA Water Alterations Team.

Kind regards,

SA Water Alterations Team.

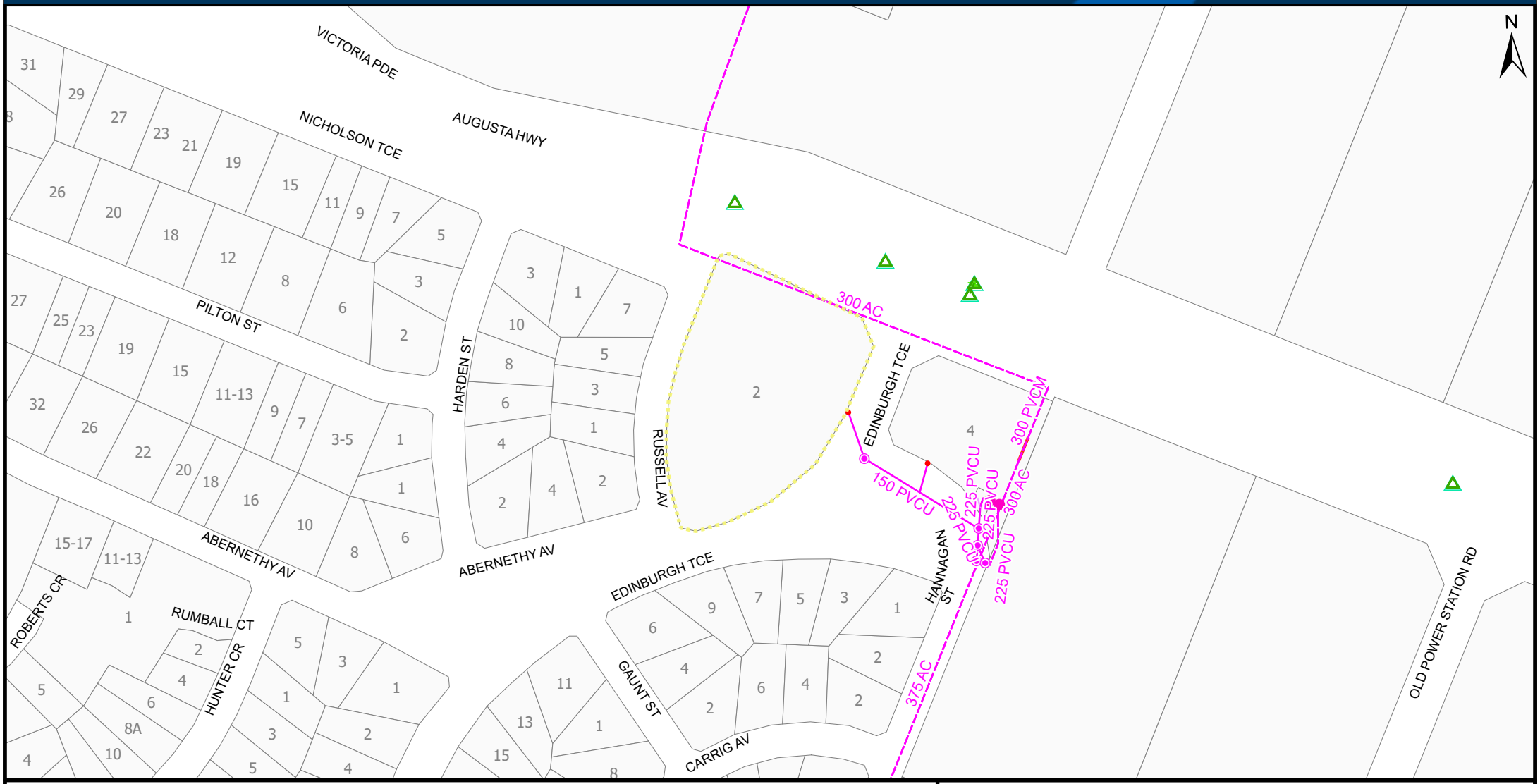
SA Water Alterations

Please note: Any damage to SA Water infrastructure must be reported immediately to our Faults Team (24 hours, 7 days) on 1300 SA WATER (1300 729 283)

WASTEWATER RETICULATION

Seq # 243690237

Job # 37428270



BYDA Enquiry	Connections	CP Anode Bed Outlines	TelemetryCables	Unknown	Unknown
GIP	Gravity Mains	CP Anode Cathode Cables	Unknown	Power	Power
Valve	Low Pressure	CP Facility	Power	Communication	Communication
Inspection Opening	Pumping Mains	CP Electricity Supply Cables	Communication	Cathodic Protection	Cathodic Protection
Maintenance Hole	Vacuum		Cathodic Protection	Decommissioned Electric Device	Land Parcels
Maintenance Shaft					Suburbs and Towns

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

Scale @ A4: 1:2,500

Plans Generated [8/23/2024 10:53 AM] by SmarterWX™ Automate (valid for 30 days)

Telstra SANT

Referral
243690239

Member Phone
1800 653 935

Responses from this member

Response received Fri 23 Aug 2024 10.29am

File name	Page
Response Body	85
243690239.pdf	86
Telstra Duty of Care v32.0a.pdf	88
AccreditedPlantLocators 2024-06-21a.pdf	90
Telstra Map Legend 4.0a.pdf	91

Attention: John Weber

Site Location: 2 Augusta Hwy, Port Augusta, SA 5700

Your Job Reference: Q2408XXX

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Information for opening Telstra Asset Plans as well as some other useful contact information is listed in the attached **Telstra Map Legend attached**.

Please refer to all enclosed attachments for more information.
Please Report Damage to Telstra Equipment: Report damages to Telstra equipment - Telstra

Please note:
When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.
Please ensure you read the 'Telstra Duty of Care' document (attached) - it contains important information including essential steps that must be undertaken prior to commencing construction activities.

WARNING - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.
Phone 1800 653 935 for further assistance.

Note: In some areas Telstra fibre routes may be marked as "Amcom", as Telstra has purchased much of this infrastructure. If in doubt, please contact Telstra Plan services on the number above. Telstra plans and information are only valid for 60 days from the date of issue.

WARNING:
Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the Steps - Working Near Telecommunications Assets (attached Telstra Duty of Care).
Please note that:
- it is a criminal offence under the *Criminal Code Act* 1995 (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

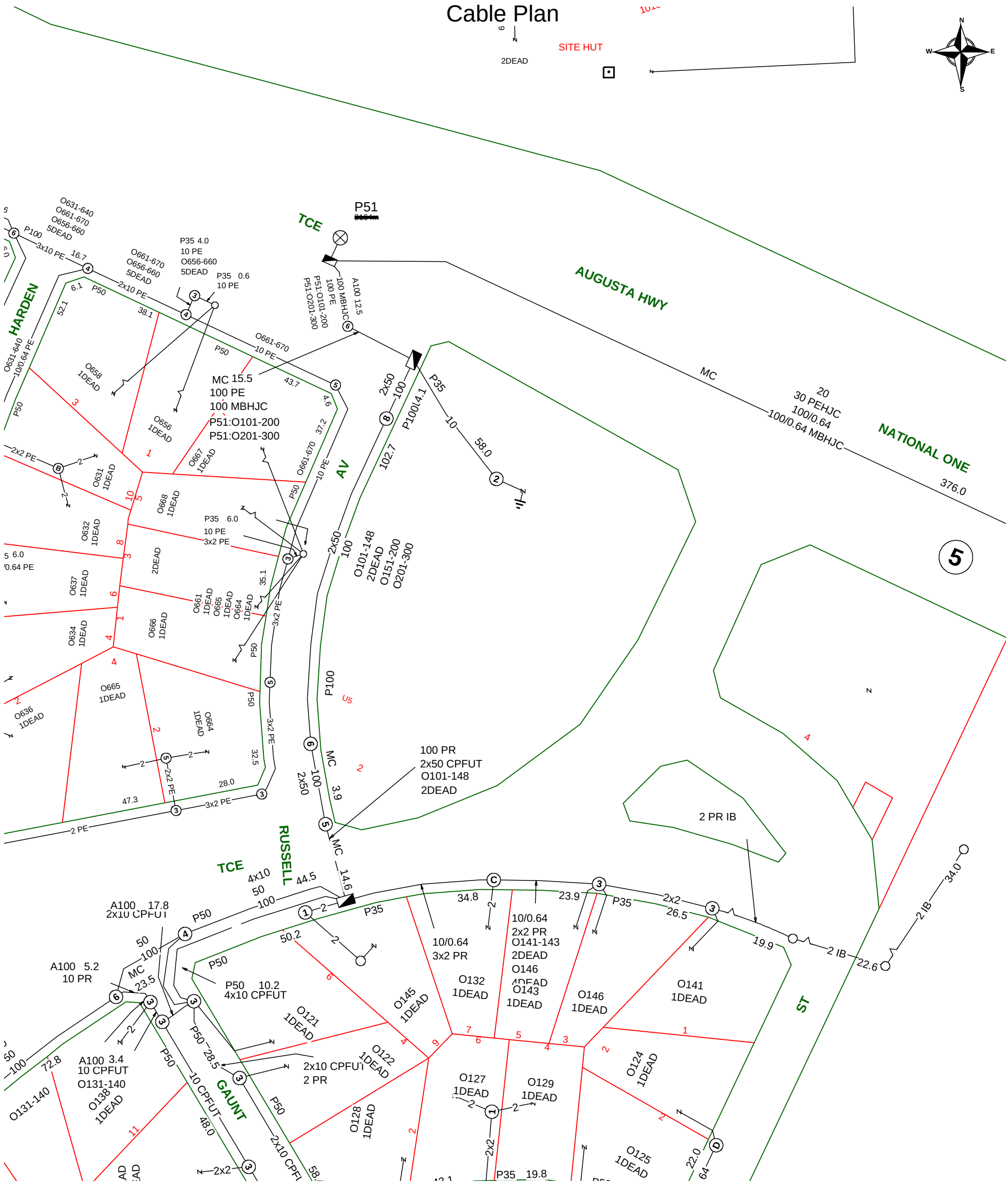
(See attached file: Telstra Duty of Care v32.0a.pdf)

(See attached file: Telstra Map Legend 4.0a.pdf)

(See attached file: AccreditedPlantLocators 2024-06-21a.pdf)

(See attached file: 243690239.pdf)

Cable Plan



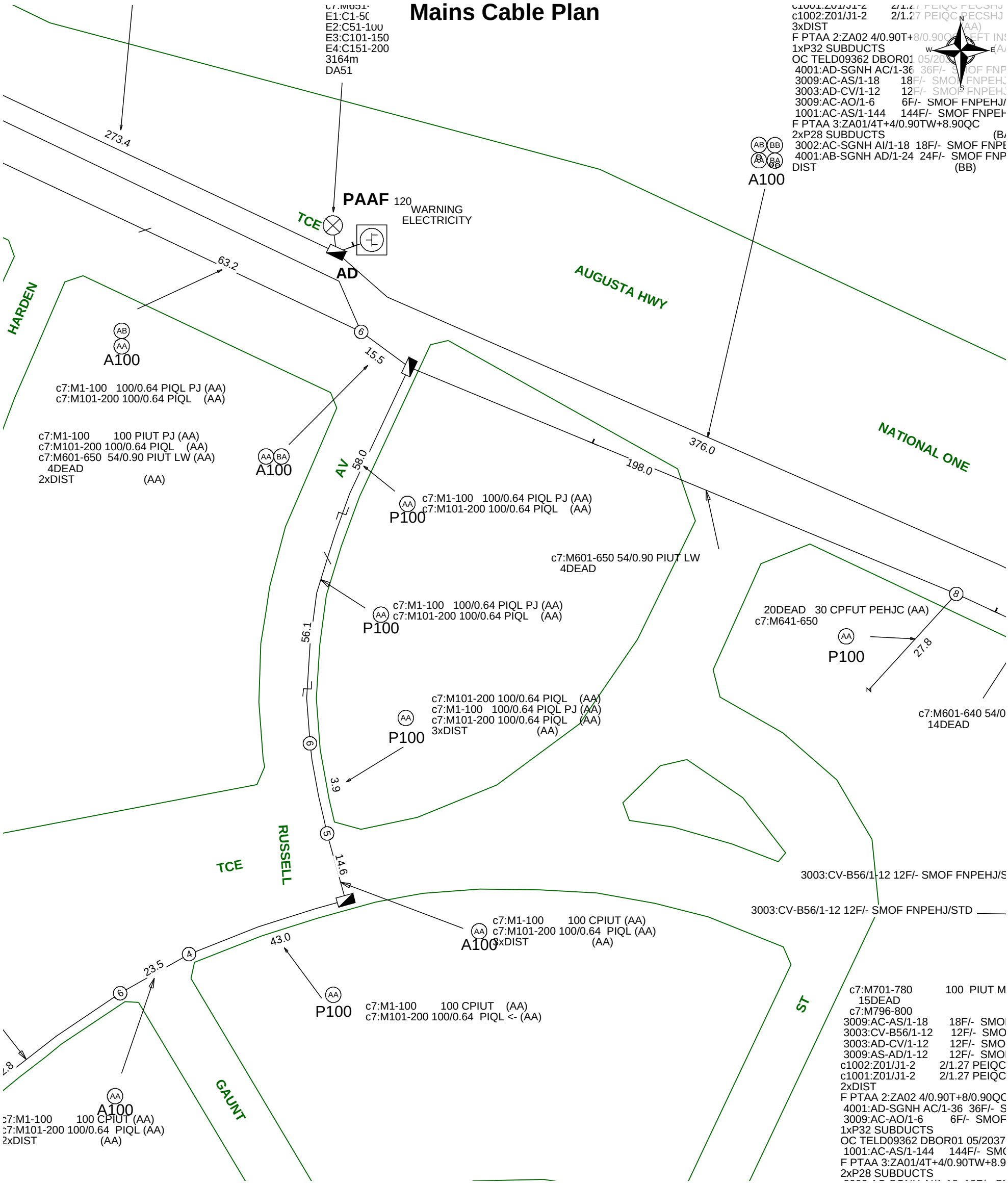
Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 243690239
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
Generated On 23/08/2024 10:56:23	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps Telstra Duty of Care that was provided in the email response

Mains Cable Plan



Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 23/08/2024 10:56:25

Sequence Number: 243690239

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps Telstra Duty of Care that was provided in the email response

Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the steps below can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.

Disclaimer and legal details

*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all of the information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect Telstra's network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or Certified Locating Organisation. The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Planned Services.

Telstra does not accept any liability or responsibility for the performance of or advice given by a Certified Locating Organisation. Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

General Information

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.

DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) https://viewer.autodesk.com/ or
Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files. (Windows PC)

PDF Map Files (max size A3)
Adobe Acrobat Reader http://get.adobe.com/reader/

Telstra BYDA map related enquiries email
Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)

REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY
Report online - https://www.telstra.com.au/forms/report-damage-to-telstra-equipment
Ph: 13 22 03
If you receive a message asking for a phone or account number say: "I don't have one" then say "Report Damage" then press 1 to speak to an operator.

Telstra New Connections / Disconnections
13 22 00

Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).
NetworkIntegrity@team.telstra.com
https://www.telstra.com.au/consumer-advice/digging-construction

Telstra Aerial Assets Group (overhead network)
1800 047 909

Certified Locating Organisation (CLO)
https://dbydlocator.com/certified-locating-organisation/

LEGEND

Exchange
(Major Cable Present)

Footway Access Chamber
(can vary from 1-lid to 12-lid)

or

Pillar / Cabinet
(above ground / free standing)

Above ground complex equipment housing (eg RIM)
Please Note: This equipment is powered by 240V Electricity

OC — Other Carrier Telecommunications Cable/Asset

Dist — Distribution cables in Main Cable ducts

MC — Main Cable ducts on a Distribution plan

Blocked or damaged duct.

5
P20
2

Roadside / Front Boundary
2 pair lead-in to property from pit in street 1

O59 — pair working (pair ID 059)
1DEAD — 1 pair dead (i.e. spare, not connected)
Side / Rear Property Boundary
107 — Property Number

or or or
P100

Single to multiple round conduit
Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)

or or
E85

Multiple square conduit
Configurations 2, 4, 6 respectively
(attached text denotes conduit type and size)

6 — D
Cable Jointing Pit
(number / Letter indicating Pit Type)

EJ
Elevated Joint
(above ground joint on buried cable)

Telstra Plant in shared Utility trench

Aerial Cable

Aerial Cable
(attached to joint Use Pole eg. Power)

Direct Buried Cable

M
Marker Post Installed

T or TR
Buried Transponder

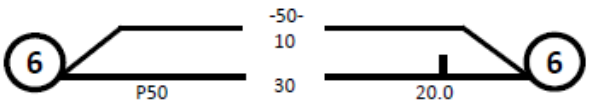
MT
Marker Post, Transponder

SMOF
Optical Fibre cable direct buried

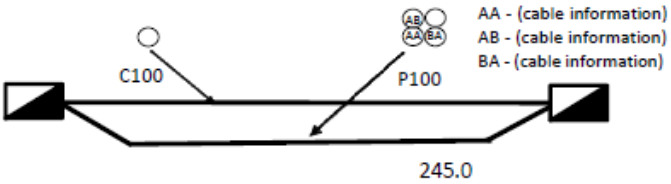
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mmVibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0mJackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a Certified Locating Organisation or Telstra Plan Services 1800 653 935

TPG Telecom (SA NT)

Referral
243690238

Member Phone
1800 786 306

Responses from this member

Response received Fri 23 Aug 2024 10.20am

File name	Page
Response Body	93
243690238.pdf	94

Request: 243690238 Enquirer: TMK - 3117344 Contact: John Weber Email: jweber@tmkeng.com.au Phone: +61414917156 Address: 100 Pirie Street Adelaide SA 5000 Site Address: 2 Augusta Hwy Port Augusta SA 5700 Activity: Vertical Boring Job Number: 37428270

TPG Telecom Limited
ABN 76 096 304 620
Level 1, 177 Pacific Hwy
North Sydney NSW 2060
Phone: 1800 786 306 (24hrs)

Date: 23/08/2024

Enquirer Name:John Weber
Enquirer Address:100 Pirie Street
Email: jweber@tmkeng.com.au
Phone: +61414917156

Dear John Weber

The following is our response on behalf of each of the TPG carriers (listed below) to your Before You Dig Australia enquiry – Sequence 243690238

It is provided to you on a confidential basis under the following conditions and must be shredded or securely disposed of after use.

Assets Affected: 2 Augusta Hwy Port Augusta

Carriers (each a "TPG carrier") and assets affected:

AAPT/PowerTel

Location:

According to our records, the underground assets in the vicinity of the location stated in your enquiry are **AFFECTED**. Please read the below information and disclaimers in addition to the any attached plans provided prior to any construction activities.

IMPORTANT INFORMATION

- The information provided is valid for 30 days from the date of this response. If your work site area changes or your construction activity is beyond 30 days please contact Before You Dig Australia on 1100 or www.1100.com.au to re-submit a new enquiry.
- Due to the nature of underground assets and the age of some assets and records, our plans are indicative of the general location only and may not show all assets in the location. You should not solely rely on these plans when undertaking construction works. It is also inaccurate to assume depth or that underground network conduit and cables follow straight lines, and careful on-site investigations are essential to locate an asset's exact position prior to excavation. It is your responsibility to locate and confirm the exact location of our infrastructure using non-destructive techniques. We make no warranty or guarantee that our plans are complete, current or error free, and to the maximum extent permitted by law we exclude all liability to you, your employees, agents and contractors for any loss, damage or claim arising out of or in connection with using our plans.
- Please note that some of our conduits carry electrical cables and gas pipes. Please exercise extreme care when working within the vicinity of these conduit and take into account the minimum clearance distances under Duty Of Care below.
- You (and your employee and contractors) must not open, move, interfere, alter or relocate any of our assets without our prior approval.
- **Note** It is a criminal offence under the *Criminal Code Act 1995 (Cth)* to tamper or interfere with communication facilities owned by a carrier. Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred by us as a result of such unauthorised works may be claimed against you.

DAMAGE

- You must report immediately any damage to our network on **1800 786 306** (24hrs). We will hold you liable and seek compensation for any loss or damage to our network, our property and our customers that is caused by or arises out of your activities.

DUTY OF CARE

You have a duty of care to carefully locate, validate and protect our assets when carrying out works near our infrastructure. For construction activities that may impact on or interfere with our network, you will need to call us on **1800 786 306** to discuss a suitable engineering solution, lead time and cost involved. The below precautions must be taken when working in the vicinity of our network:

- Contact us on **1800 786 306** to discuss and obtain relevant information and plans on our infrastructure in a particular location if the information provided in this response is insufficient.
- Physically locate and mark on-site our network infrastructure using non-destructive techniques i.e. pot holing or hand digging every 5 metres prior to commencing any construction activities. Assets located must be marked to AS5488 standard. **NO CONSTRUCTION WORK IS ALLOWED UNTIL THIS STEP IS COMPLETED**. You must use an approved telecommunications accredited locator, or we can provide a locator for you at your expense. If we provide you with a locator, and this locator attended the site and is proven to be grossly negligent in physically locating and marking our infrastructure, then to the extent any TPG carrier is liable for this locator's negligence, acts and omissions, the total liability aggregated for all TPG carriers is limited, at our option, to attend the site and re-mark the infrastructure or to pay for a third party to re-mark the infrastructure.
- If you require us to locate or monitor our infrastructure, please allow five business days' notice for us to respond.
- Ensure all information, including our network requirements and any associated plans provided by us are kept confidential and remain on-site throughout your construction works.

- Use suitably qualified and supervised professionals, particularly if you are working near assets that contain electricity cables or gas pipes.

- Ensure the below minimum clearance distances between the construction activities and the actual location of our assets are met. If you need clearance distances for our above ground assets, or if the below distances cannot be met, call **1800 786 306** to discuss.

  Minimum assets clearance distances.

  - 300mm when laying asset inline, horizontal or vertical.
  - 1000mm when operating vibrating equipment. Eg: vibrating plates. No vibrating equipment on top of asset.
  - 1000mm when operating mechanical excavators or jackhammers/pneumatic breakers.
  - 2000mm when performing directional bore in-line, horizontal and vertical.
  - No heavy vehicle over 3 tonnes to be driven over asset with less than 600mm of cover.

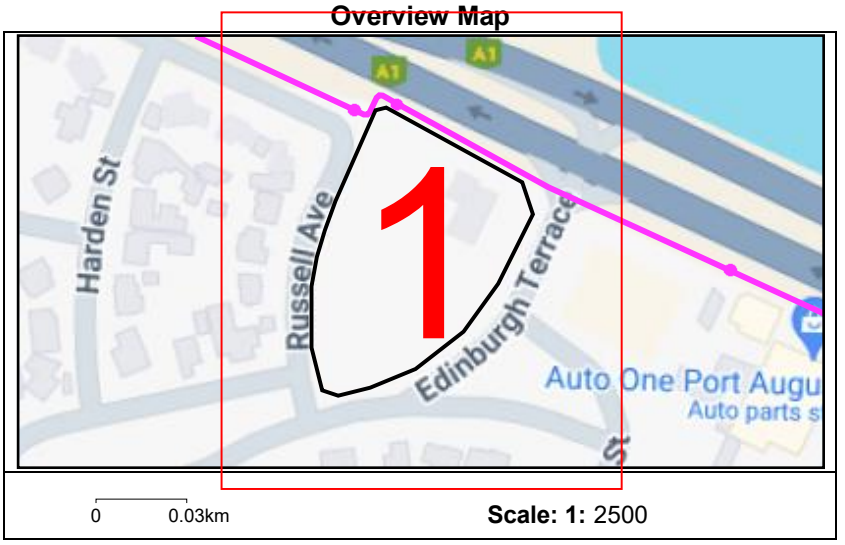
- Reinstate exposed TPG network infrastructure back to original state.

PRIVACY & CONFIDENTIALITY

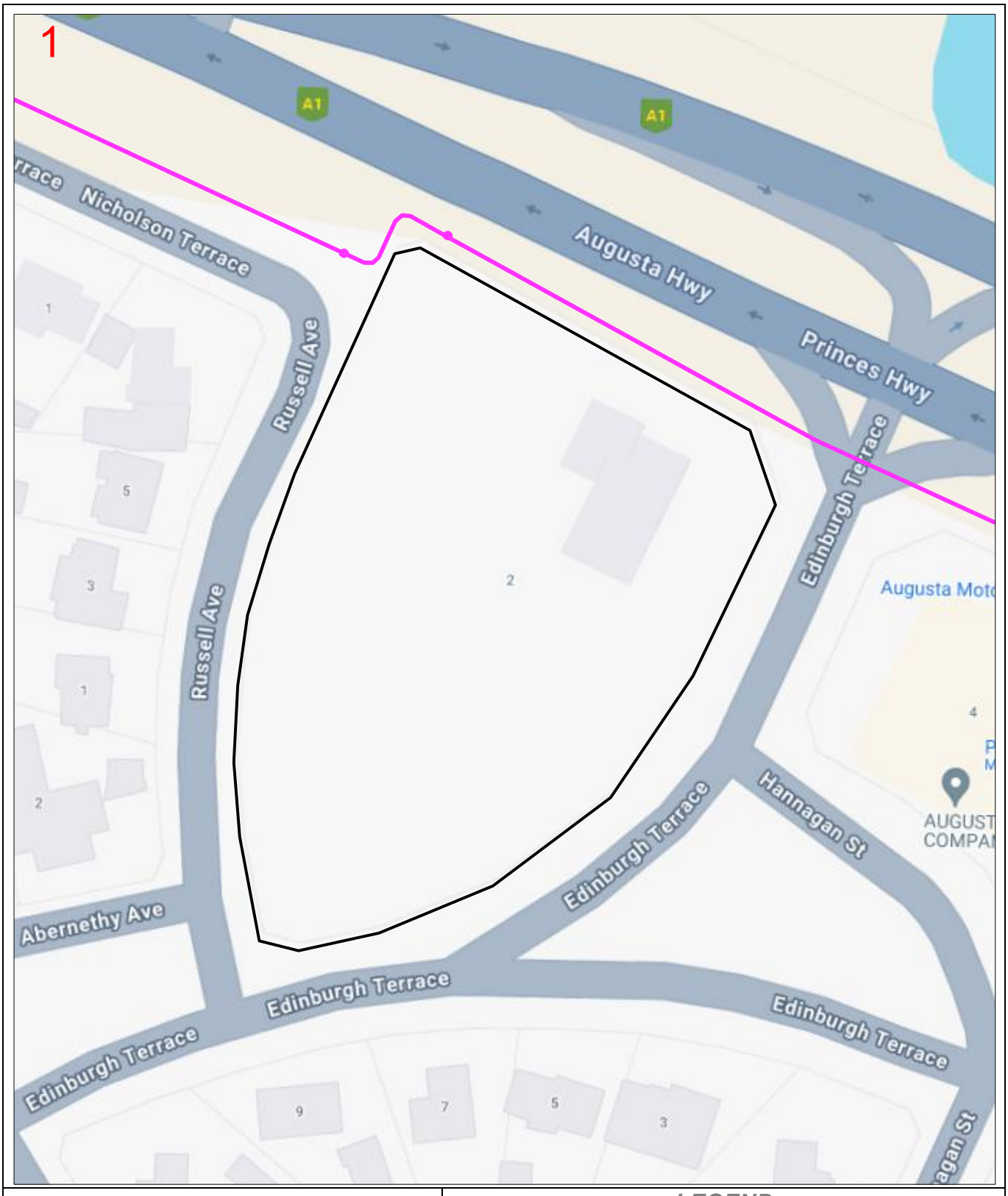
- Privacy Notice – Your information has been provided to us by Before You Dig Australia to respond to your Before You Dig Australia enquiry. We will keep your personal information in accordance with TPG's privacy policy, see www.tpg.com.au/about/privacy.

- Confidentiality – The information we have provided to you is confidential and is to be used only for planning and designing purposes in connection with your Before You Dig Australia enquiry. Please dispose of the information by shredding or other secure disposal method after use. We retain all intellectual property rights (including copyrights) in all our documents and plans.

Overview Map



TPG Telecom Limited



Enquiry Number: 243690238

Map Sheet: 1

Scale: 1: 750

0 0.008km

N

LEGEND

BYDA Work Area

AAPT/PowerTel Pit	TransACT Pit
AAPT/PowerTel Duct	TransACT Duct
DDA Pit	SOUL Pattinson Telecoms Pit
DDA Duct	SOUL Pattinson Telecoms Duct
Agile/Adam Pit	PIPE Networks Pit
Agile/Adam Duct	PIPE Networks Duct

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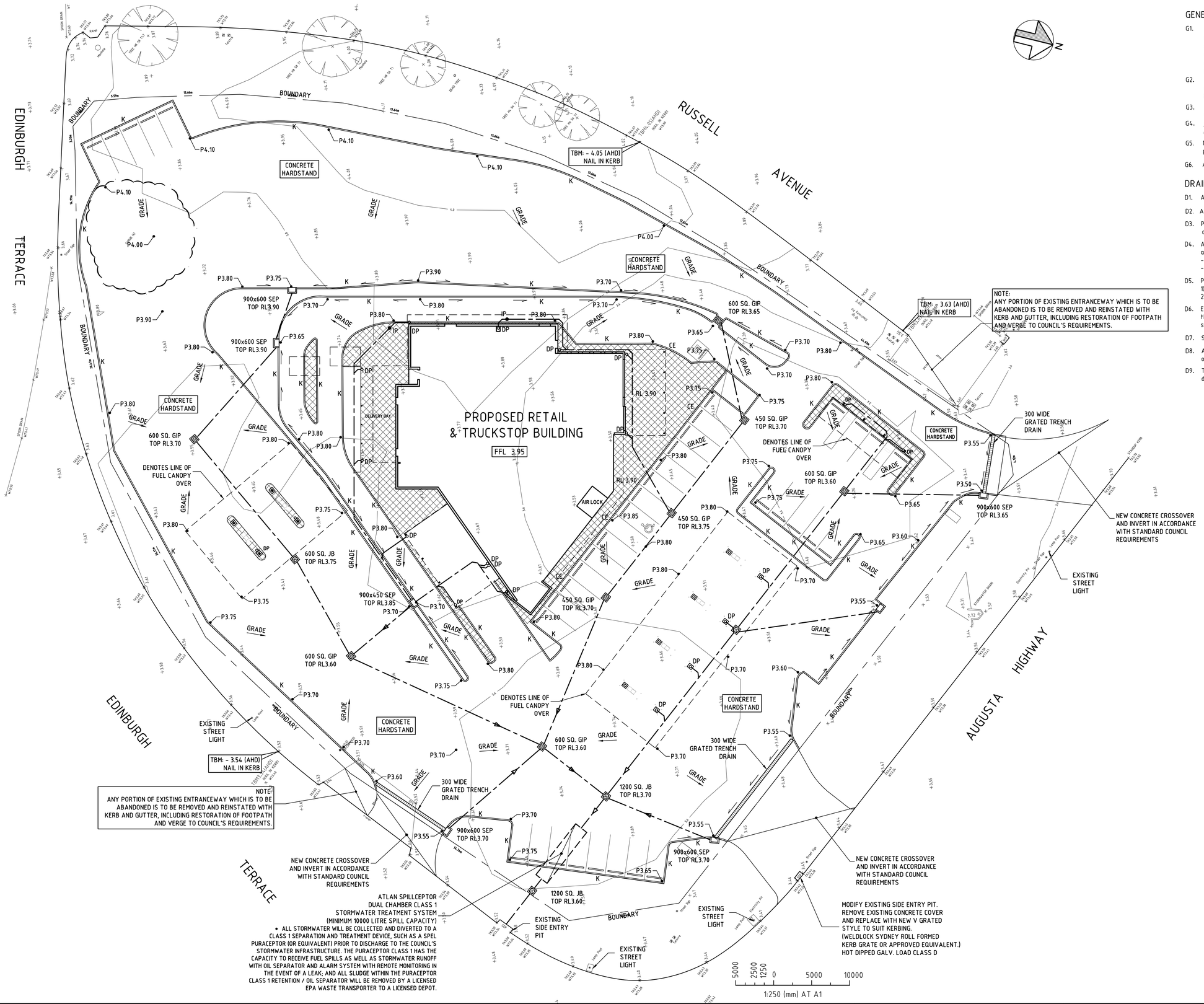
End of document

This document may exclude some files (eg. DWF or ZIP files)

This document was automatically generated at a point-in-time. Be aware that the source information from which this document was created may have changed since it was produced. This document may contain incomplete or out-of-date information. Always check your enquiry details in the BYDA Referral Service for the most recent information. For copyright information refer to individual responses.

APPENDIX 9. SMP



GENERAL NOTES:

G1. These drawings shall be read in conjunction with the Architect's drawings and specification. Any discrepancies between drawings, specification or site condition shall be reported to the Engineer and resolved before proceeding. Refer to Architectural drawings for setout dimensions of roadway and buildings.
Do not scale drawing.

G2. The Contractor shall be responsible for the location of all existing services on site prior to excavation. All trenching to be reinstated to the satisfaction of the relevant authorities.

G3. The Contractor shall locate and verify the value of the TBM before the start of construction.

G4. All services, or conduits for servicing shall be installed prior to commencement of pavement construction.

G5. No work is permitted within adjoining properties without written permission from the owners or responsible authority.

G6. All existing site survey levels supplied by others.

DRAINAGE NOTES:

D1. All drainage outlet levels shall be confirmed on site, prior to construction

D2. All PVC pipes to be sewer grade. (SH).

D3. Provide 300mm min. cover to top of stormwater pipes unless below concrete paving.

D4. All pits within the property are to fitted with 'Gatic' or approved equivalent grates
- Light duty for landscaped areas
- Heavy duty where subjected to vehicular traffic.

D5. Pits within the property may be contructed as:
1) Precast stormwater pits
2) Cast insitu reinforced concrete

D6. Ensure all grates to pits are set below finished surface level within the property. Top of pit RL's are approximate only and may be varied subject to approval of the Engineer. All invert levels are to be achieved.

D7. Stormwater must not be concentrated on to adjacent property.

D8. At no time during or after construction is stormwater to be ponded on adjoining properties.

D9. The site shall be graded and drained so that stormwater will be directed away from the building platform.

LEGEND

x 3.50	- EXISTING SPOT LEVEL
— - —	- STORMWATER PIPE
FFL 3.95	- INDICATIVE FINISHED FLOOR LEVEL
GIP	- STORMWATER PIT - GRATED
SEP	- STORMWATER PIT - SIDE ENTRY
JB	- STORMWATER PIT - JUNCTION
● IP	- INSPECTION POINT
P 3.80	- PRELIM. PAVEMENT DESIGN LEVEL
○ DP	- DOWN PIPE
K	- CONCRETE KERB
CE	- CONCRETE EDGE

NOTE: ALL PVC PIPES TO BE SEWER GRADE (SH).

NO	AMENDMENT	DATE	INITIAL
A	Issued for planning approval only.	14.10.24	NP

SHEET TITLE
STORMWATER MANAGEMENT PLAN

CLIENT Romaldi Constructions

SITE 2 Augusta Highway PORT AUGUSTA

LELIO BIBBO
CONSULTING ENGINEERS PTY LTD
ABN 80 752 110 403
Civil - Structural - Soil Testing
Tenancy 4, Ground Floor, 345 King William Street
Phone 8212 7966
Email engineering@leliobibbo.com.au

DESIGN	NP	DATE	23.09.24
DRAWN	NP	SCALE	1:250@A1
REF. NO	240736	SHEET NO	A C1

APPENDIX 10. NATIVE VEGETATION DECLARATION

DEVELOPMENT APPLICATION – NATIVE VEGETATION DECLARATION

Date of application: 13.09.2024

Location of proposed development:

House no.: 2 Lot no.: 58 Street: Augusta Highway

Town/Suburb:

Section no.: Hundred:

Volume: 6138 Folio: 246

Nature of proposed development:

Construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping .

I: MARIO ROMACOE declare that:

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

[ ] The application is supported by a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes clearance is categorised as 'Level 1 clearance' (for more information, please use the link below*). Please upload the report in relation to native vegetation on the next page.

[ ] No report or declaration supplied with this application.

*Regulation 18(2)(a) of the Native Vegetation Regulations 2017

Signed: Date: 13/9/2024.

[ ] *If being lodged electronically please tick to indicate agreement to this declaration.*

Published by the Chief Executive of the Department of Planning, Transport and Infrastructure on 31 July 2019

Government of South Australia
Department for Trade and Investment

ATTACHMENT 1

AMPM TRUCK STOP RETAIL & AMENITIES - AUGUSTA HIGHWAY. PORT AUGUSTA

ARCHITECTURAL DRAWINGS SD

Sheet No.	Sheet Name	Revision
SD01	COVER SHEET	2
SD02	PROPOSED SITE PLAN	4
SD03	GROUND FLOOR PLAN	1
SD04	LEVEL 1 FLOOR PLAN	1
SD05	REFLECTED CEILING PLANS - BUILDING	
SD07	ROOF PLAN	1
SD08	BUILDING ELEVATIONS	2
SD09	BUILDING SECTIONS	2
SD10	BOWSER ELEVATIONS	1
SD11	FUEL BOWSER CANOPIES SECTIONS	1
SD12	EV CHARGER AND PYLON SIGNAGE	1
SD13	SITE ELEVATIONS	3
SD14	3D VIEWS	2
SD15	3D VIEWS	2
SD16	MATERIAL BOARD	
SD17	ACOUSTIC BOUNDARY WALL ELEVATIONS	1
SD18	LOCALITY PLAN	

@ B1

Project
AMPM PORTA AUGUSTA TRUCK STOP

Cheesman Architects Pty Ltd
304 The Parade, Kensington S.A. 5068
tel: +61 8 8431 1144
fax: +61 8 8331 9442

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Drawing
COVER SHEET

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643D.rvt

Scale

Date
13 DEC 2024

Drawing no.
24109_ SD01

Plotted: 13/12/2024 12:43:37 PM

Revision
2

SITE - CALCULATIONS

TOTAL SITE AREA	8,568 SQM (APPROXIMATE) TO BE CONFIRMED BY THE SURVEYOR
TOTAL BUILDING AREA	909 SQM
TOTAL BUILDING AREA (GROUND FLOOR)	790 SQM
TOTAL BUILDING AREA (LEVEL 1 - CARETAKER ACCOMMODATION)	119 SQM
LANDSCAPED AREA	1,089 SQM
TOTAL CARSPACES	38

SITE PLAN
Scale 1 : 200

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project
AMPM PORTA AUGUSTA TRUCK STOP

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Drawing
PROPOSED SITE PLAN

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Scale	Date	Drawing no.	Revision
As indicated	13 DEC 2024	24109_ SD02	4

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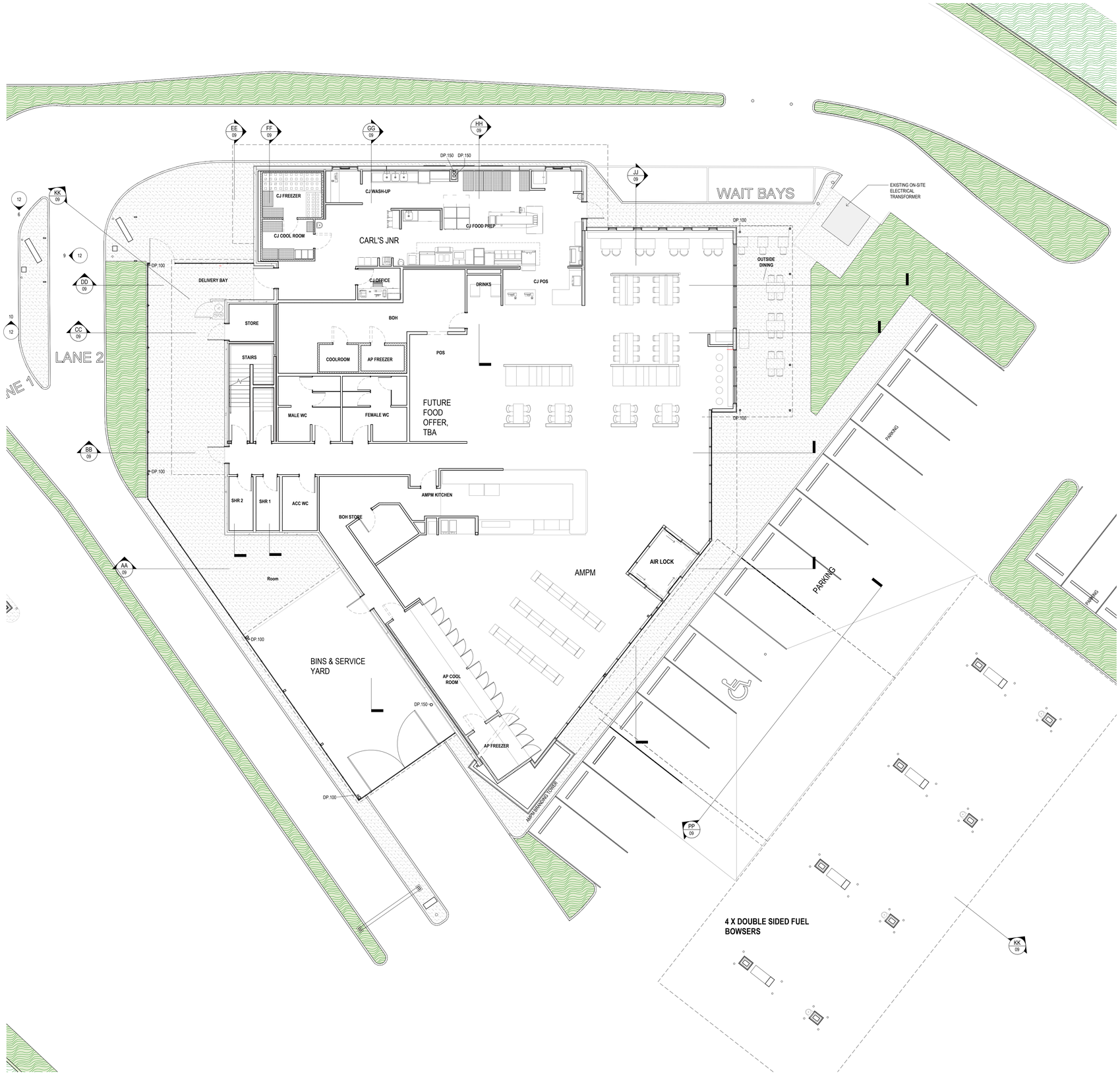

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project
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Drawing
GROUND FLOOR PLAN

Scale
1 : 100

Date
13 DEC 2024

Drawing no.
24109_ SD03

Revision
1

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

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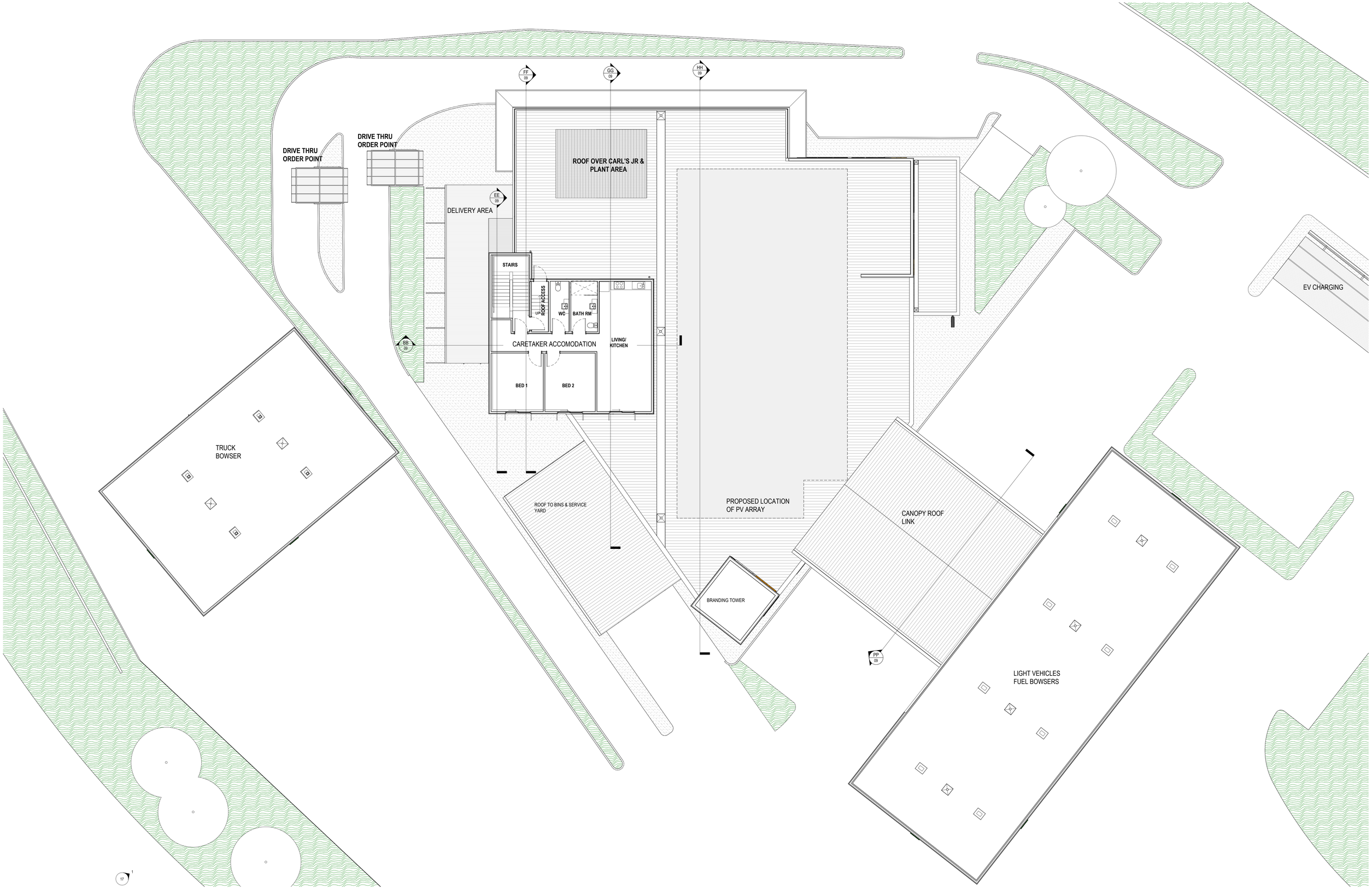

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

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Drawing
LEVEL 1 FLOOR PLAN

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Scale
1 : 100

Date
13 DEC 2024

Drawing no.
24109_ SD04

Plotted: 13/12/2024 12:43:44 PM

Revision
1

GROUND FLOOR
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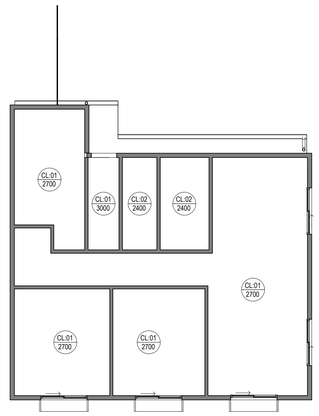

LEVEL 1
Scale 1 : 100

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

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Drawing
REFLECTED CEILING PLANS - BUILDING

Scale
1 : 100

Date
13 DEC 2024

Drawing no.
24109_ SD05

Revision

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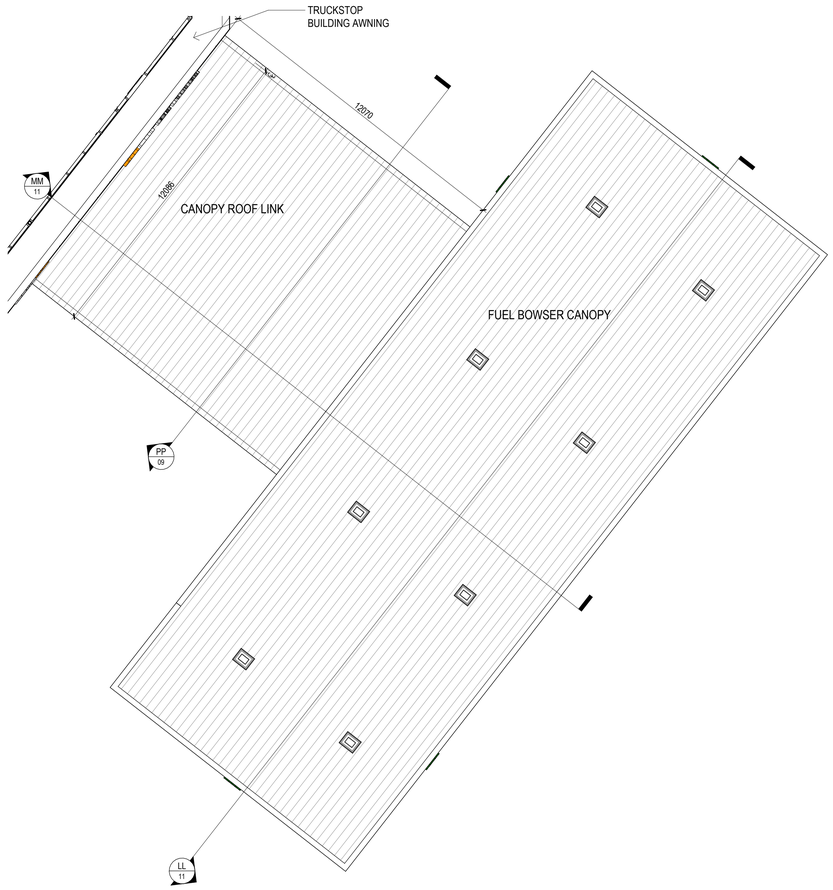
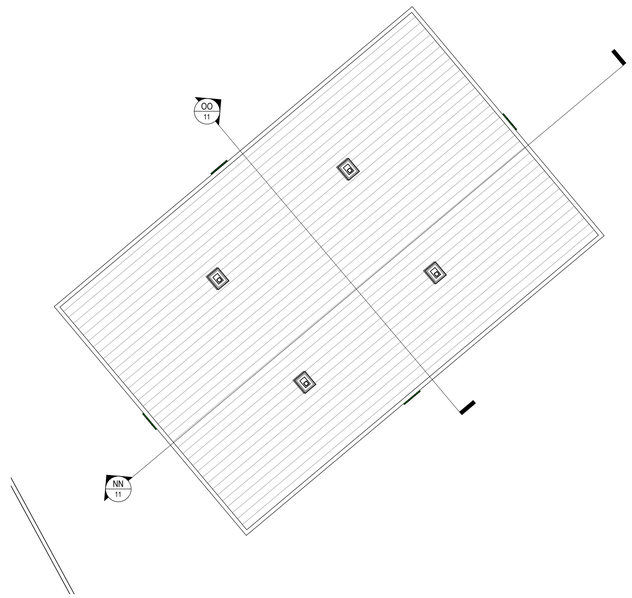
360



FUEL BOWSER CANOPY
Scale 1 : 100



TRUCK FUEL BOWSER CANOPY
Scale 1 : 100

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project
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Drawing
REFLECTED CEILING PLAN FUEL BOWSERS

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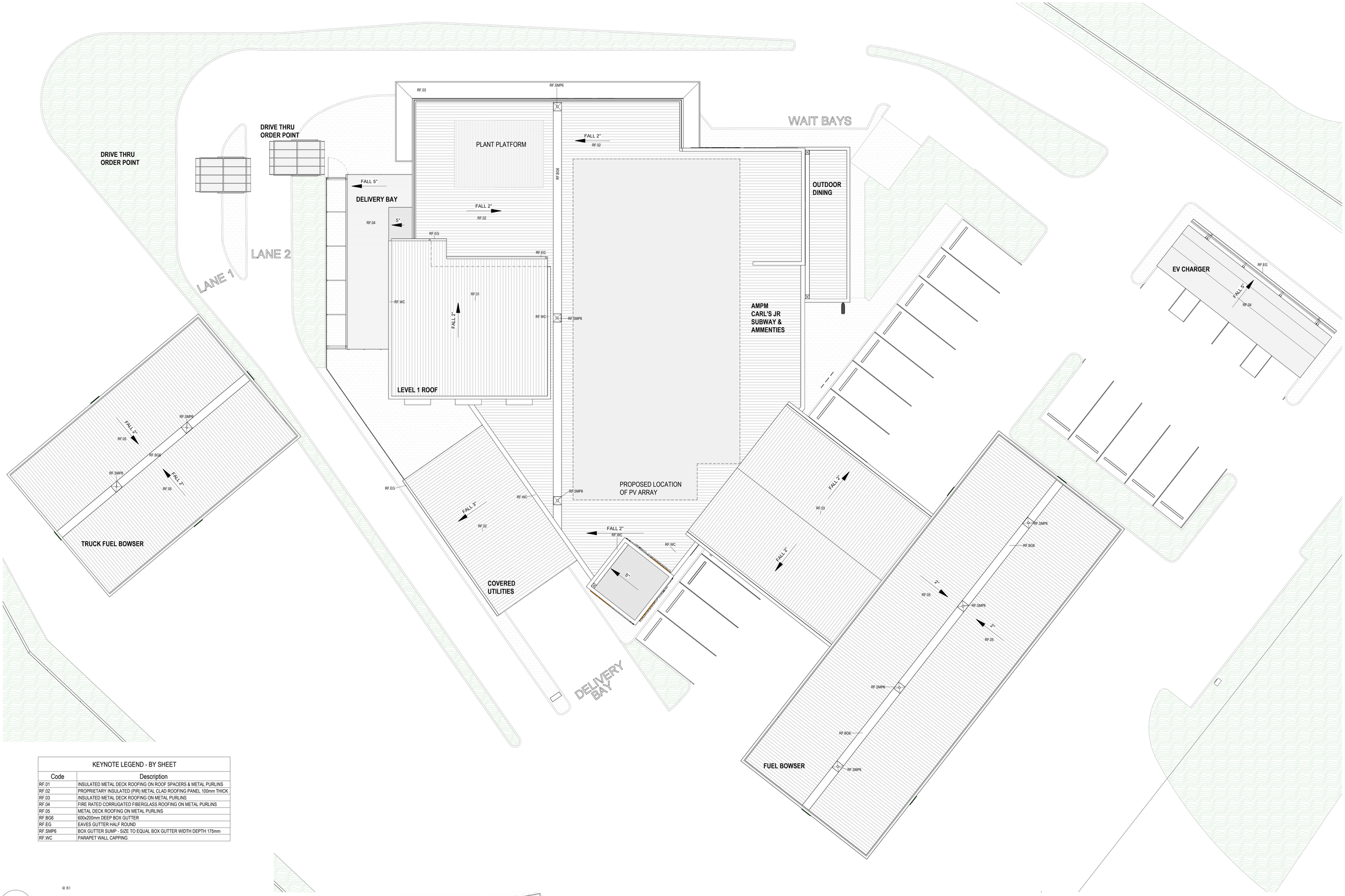
Scale
1 : 100

Date
13 DEC 2024

Drawing no.
24109_ SD06

Plotted: 13/12/2024 12:43:45 PM

Revision
1



KEYNOTE LEGEND - BY SHEET	
Code	Description
RF.01	INSULATED METAL DECK ROOFING ON ROOF SPACERS & METAL PURLINS
RF.02	PROPRIETARY INSULATED (PIR) METAL CLAD ROOFING PANEL 100mm THICK
RF.03	INSULATED METAL DECK ROOFING ON METAL PURLINS
RF.04	FIRE RATED CORRUGATED FIBERGLASS ROOFING ON METAL PURLINS
RF.05	METAL DECK ROOFING ON METAL PURLINS
RF.BG6	600x200mm DEEP BOX GUTTER
RF.EG	EAVES GUTTER HALF ROUND
RF.SMP6	BOX GUTTER SUMP - SIZE TO EQUAL BOX GUTTER WIDTH DEPTH 175mm
RF.WC	PARAPET WALL CAPPING

@ B1

Project
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Drawing
ROOF PLAN

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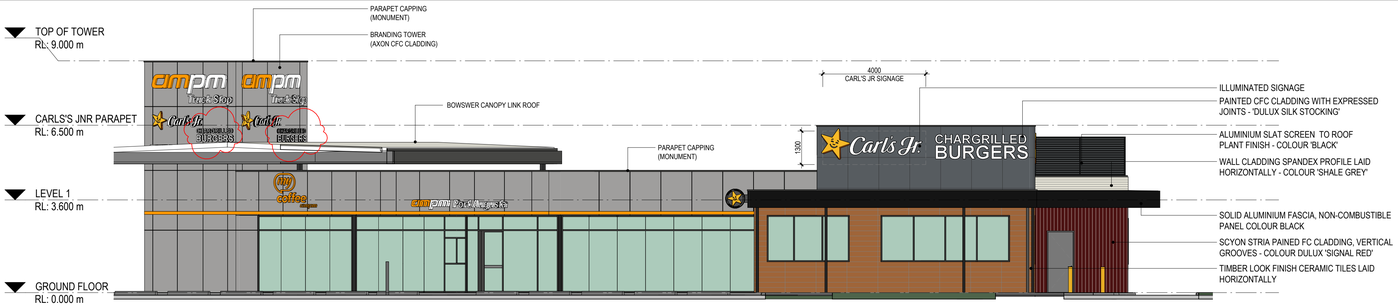
Scale
1 : 100

Date
13 DEC 2024

Drawing no.
24109_ SD07

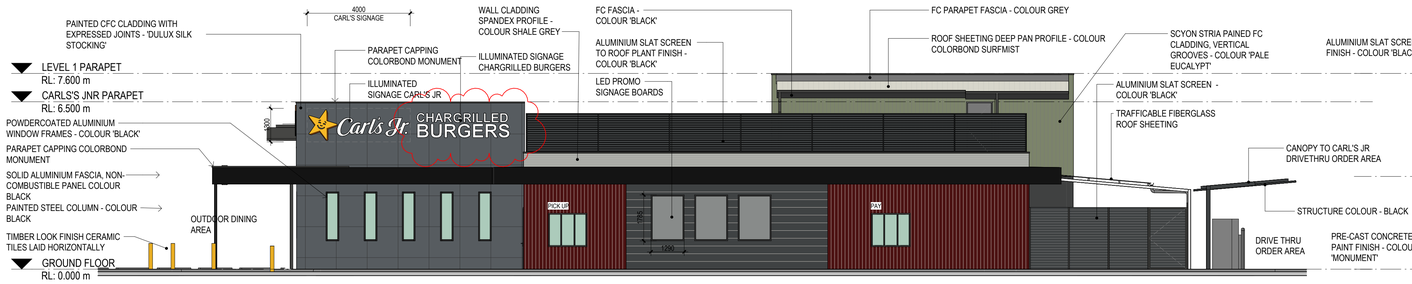
Revision
1

Plotted: 13/12/2024 12:43:47 PM



CARL'S JNR - NORTH ELEVATION
Scale 1 : 100

CARL'S JNR - SOUTH ELEVATION
Scale 1 : 100



CARL'S JNR - WEST ELEVATION
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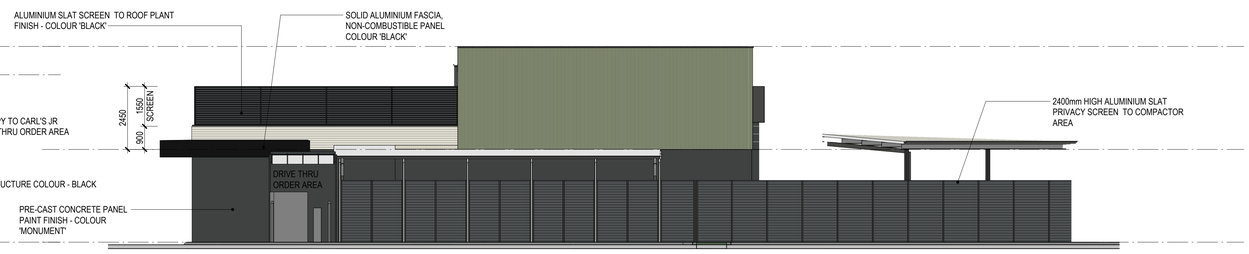

SOUTH ELEVATION
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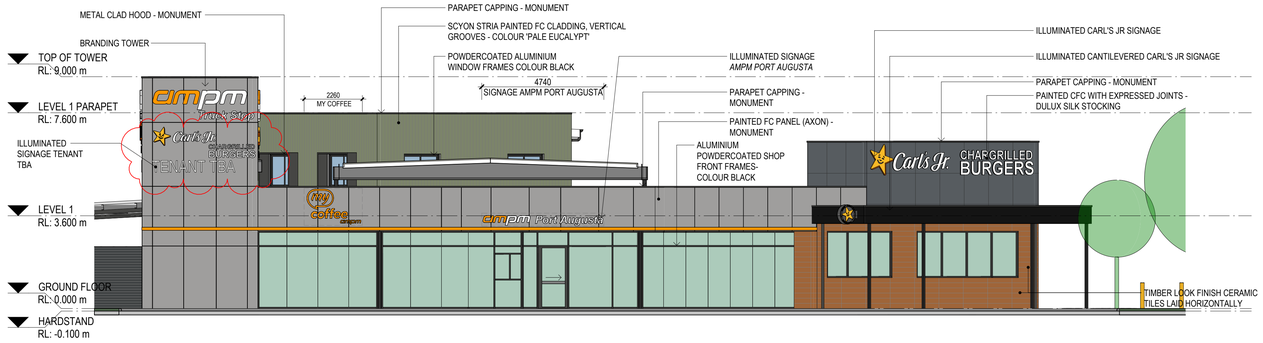

AMPM ELEVATION
Scale 1 : 100

DRIVE THRU ELEVATION
Scale 1 : 100

@ B1

Project	Drawing	Scale	Date	Drawing no.	Revision
AMPM PORTA AUGUSTA TRUCK STOP	BUILDING ELEVATIONS	1 : 100	13 DEC 2024	24109_ SD08	2

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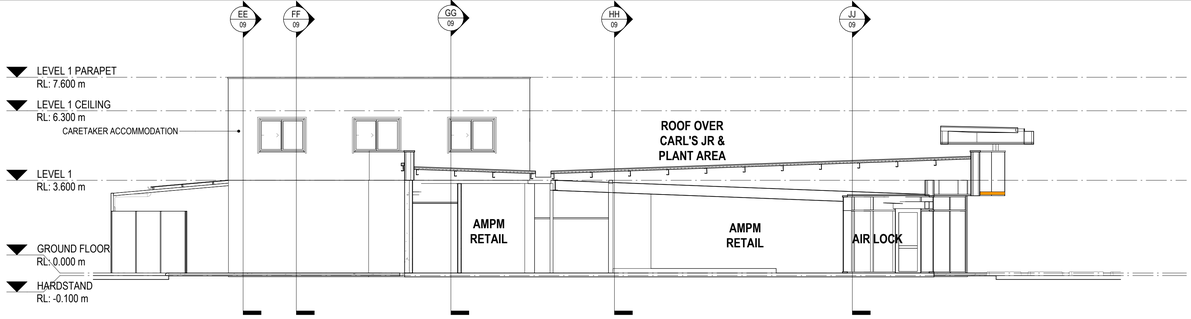

AA 03 SECTION AA
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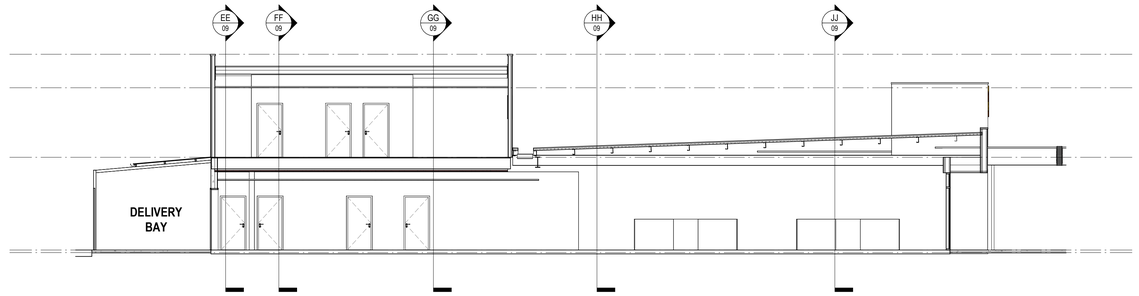

BB 03 SECTION BB
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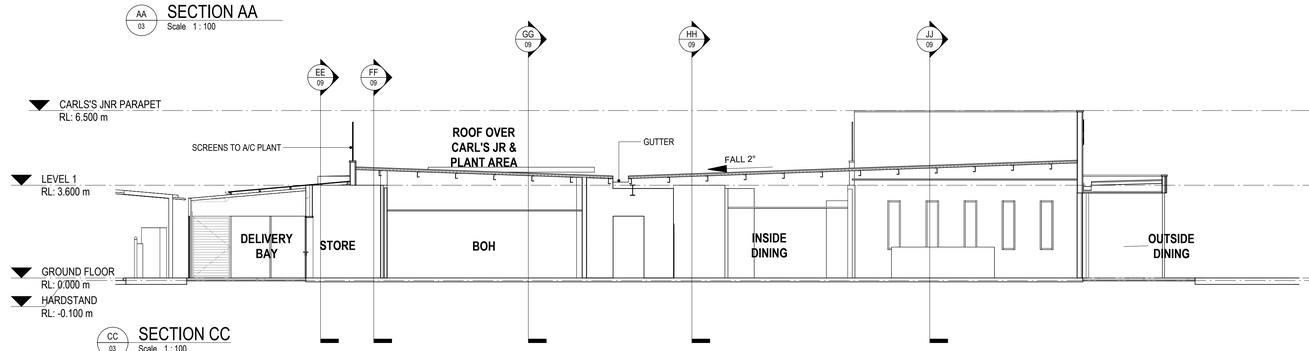

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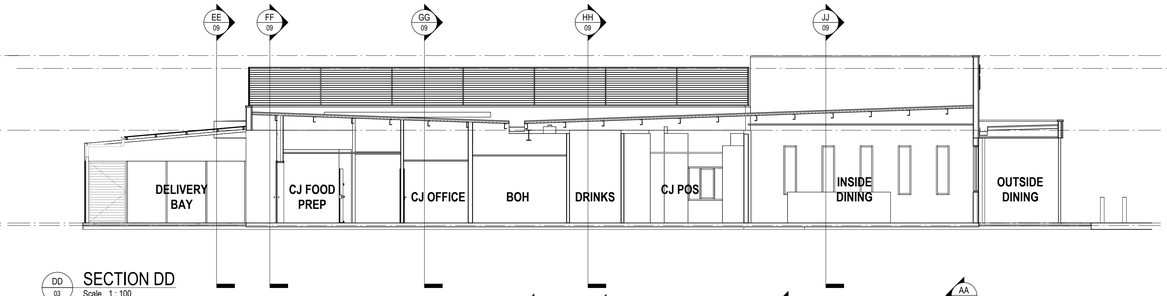

DD 03 SECTION DD
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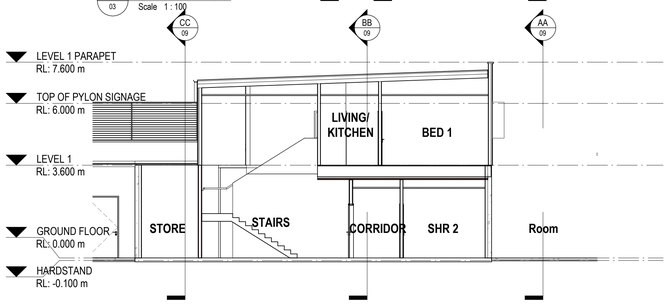

EE 03 SECTION EE
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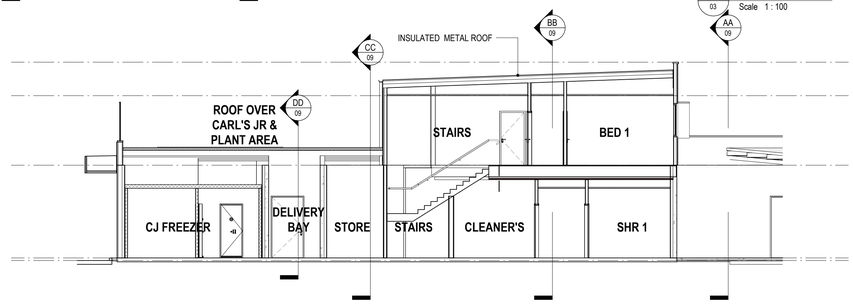

FF 03 SECTION FF
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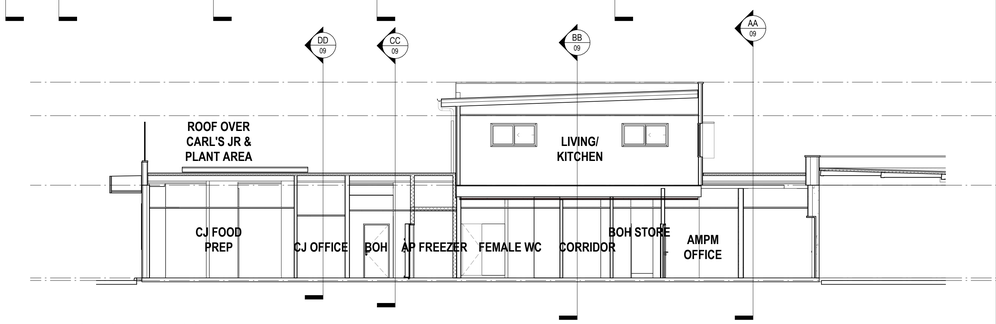

GG 03 SECTION GG
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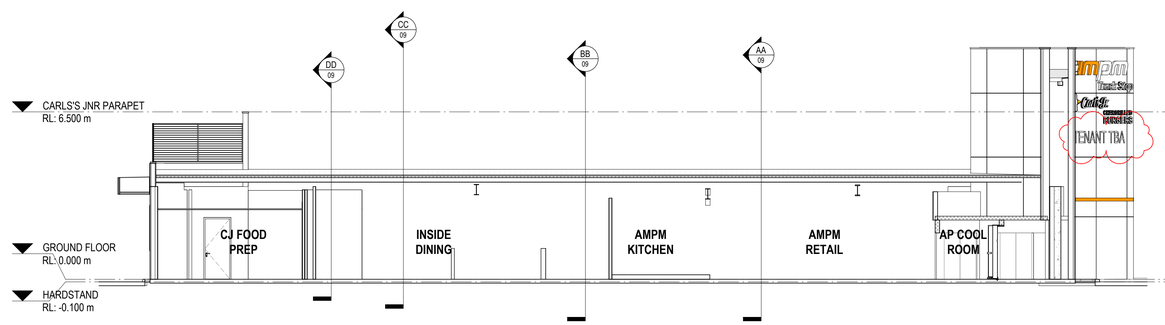

HH 03 SECTION HH
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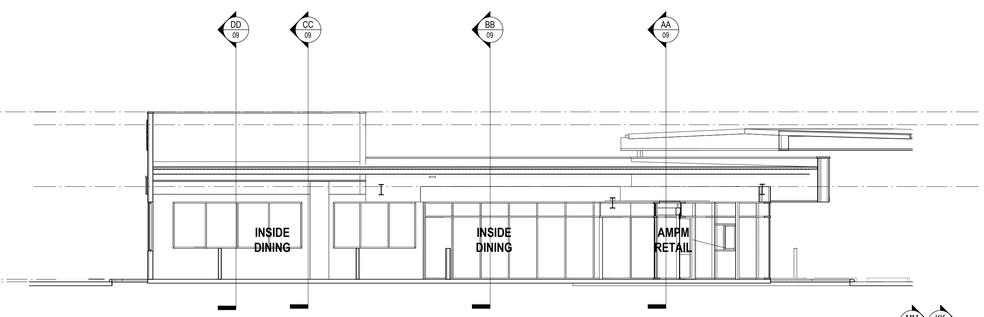

JJ 03 SECTION JJ
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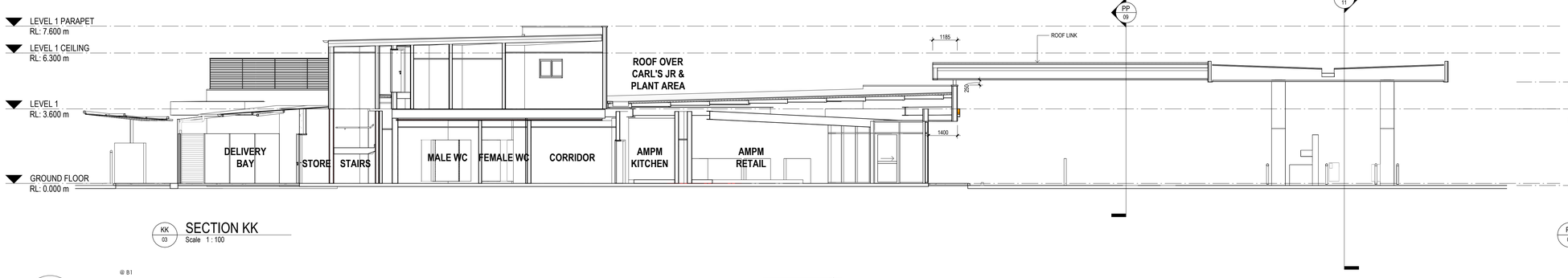

KK 03 SECTION KK
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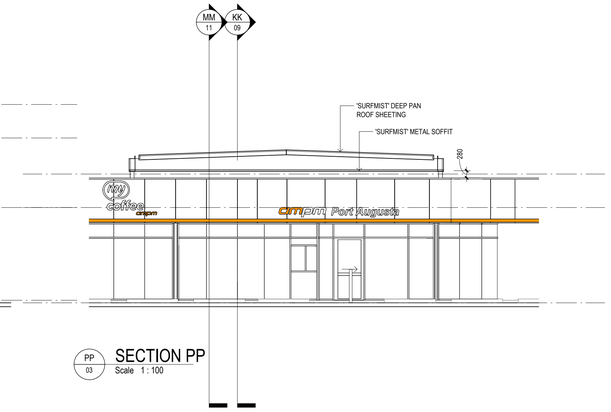

PP 03 SECTION PP
Scale 1 : 100

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Drawing
BUILDING SECTIONS

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643D.rvt

Scale	Date	Drawing no.	Revision
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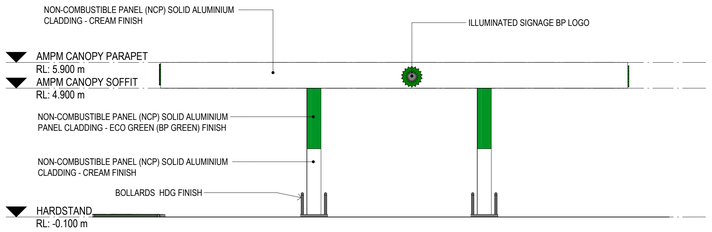
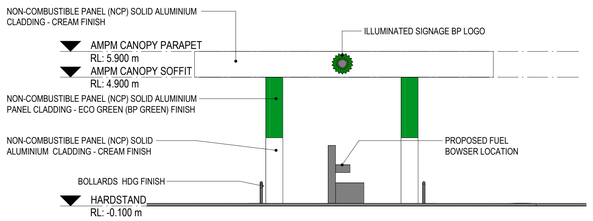


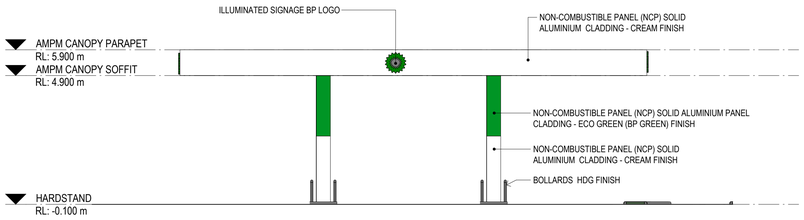
TRUCK BOWSERS_ ELEVATION 1

Scale 1 : 100



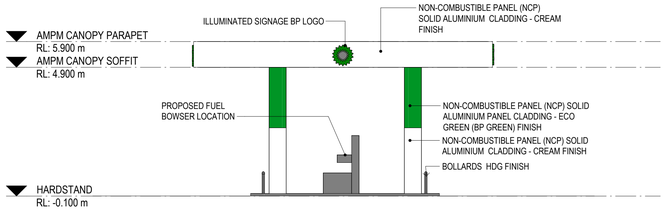
TRUCK BOWSERS_ ELEVATION 2

Scale 1 : 100



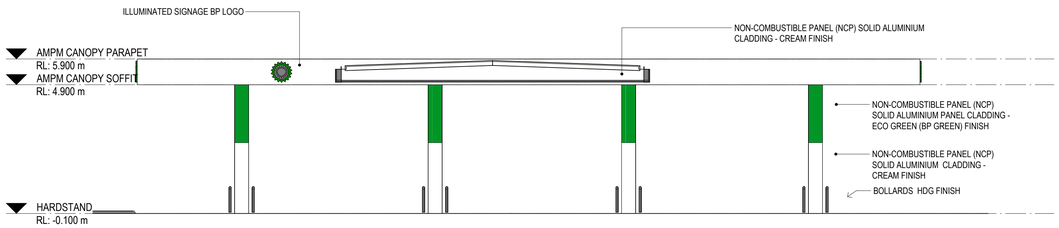
TRUCK BOWSERS_ ELEVATION 3

Scale 1 : 100



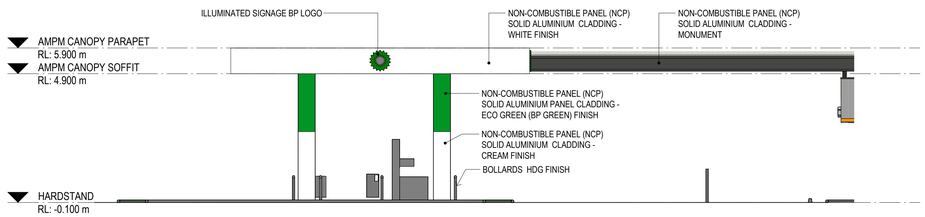
TRUCK BOWSERS_ ELEVATION 4

Scale 1 : 100



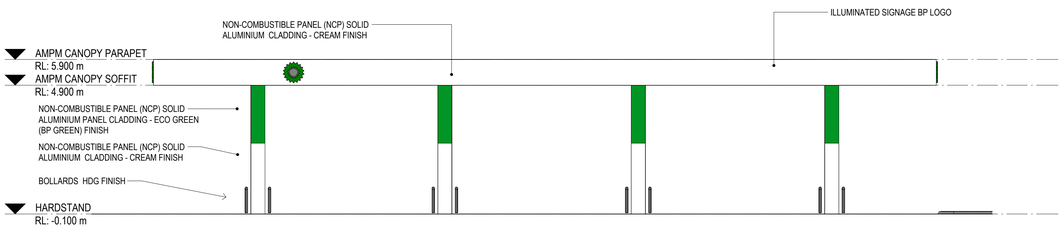
FUEL BOWSER & CANOPY LINK ROOF_ ELEVATION 1

Scale 1 : 100



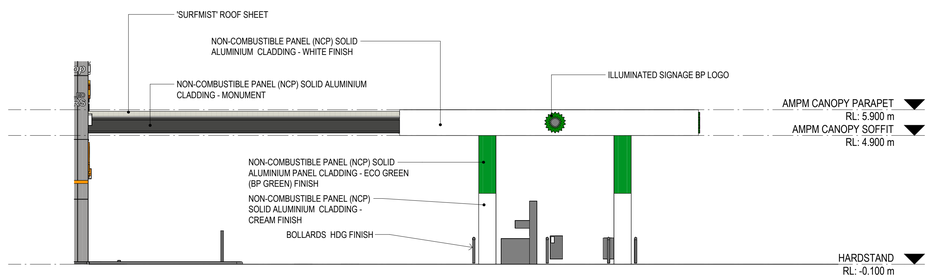
FUEL BOWSER & CANOPY LINK ROOF_ ELEVATION 2

Scale 1 : 100



FUEL BOWSER CANOPY_ ELEVATION 3

Scale 1 : 100



FUEL BOWSER & CANOPY LINK ROOF_ ELEVATION 4

Scale 1 : 100

@ B1

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Drawing	Scale	Date	Drawing no.	Revision
BOWSER ELEVATIONS	1 : 100	13 DEC 2024	24109_ SD10	1

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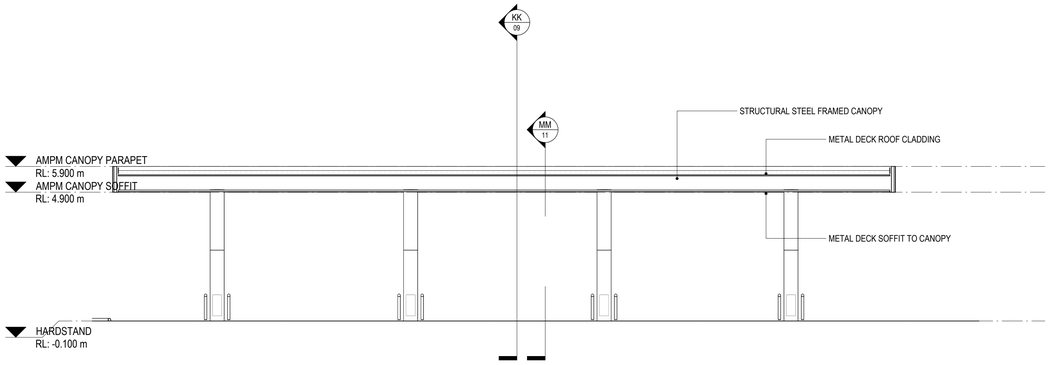

LL 06 SECTION - FUEL BOWSER CANOPY 1
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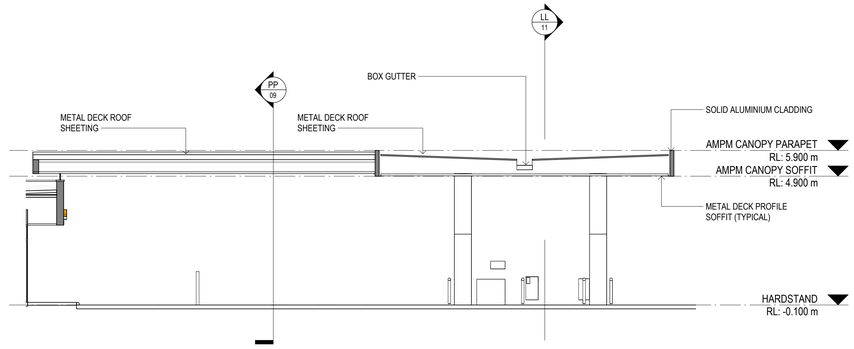

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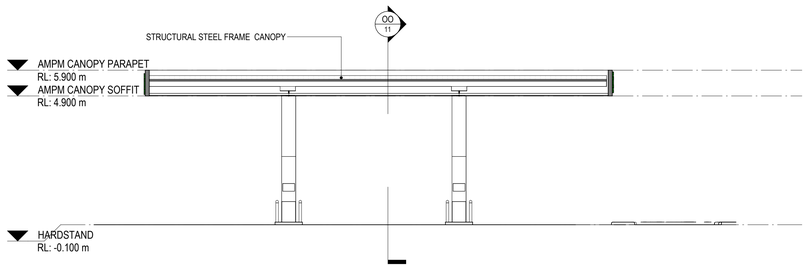

NN 06 SECTION - TRUCK BOWSER CANOPY 1
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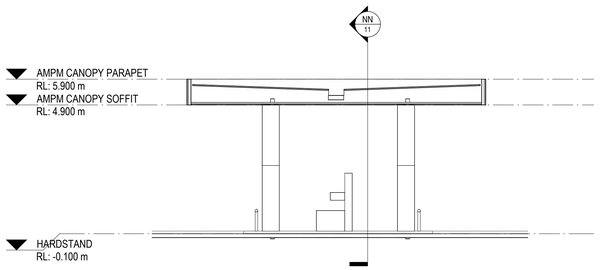

OO 06 SECTION - TRUCK BOWSER CANOPY 2
Scale 1 : 100

@ B1

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Drawing
FUEL BOWSER CANOPIES SECTIONS

Scale
1 : 100

Date
13 DEC 2024

Drawing no.
24109_ SD11

Revision
1

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

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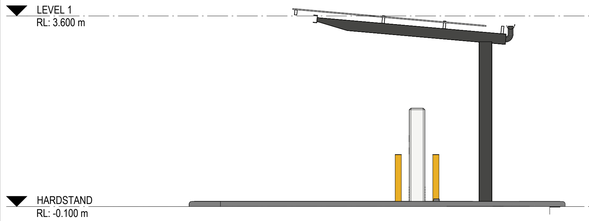
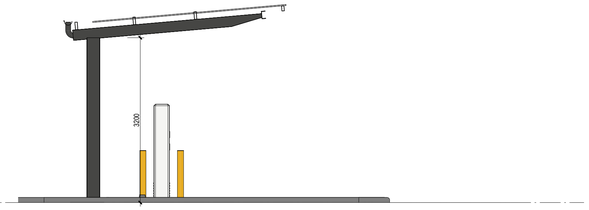
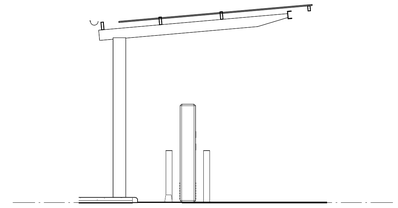


EV CHARGING BAYS- ELEV 1
Scale 1 : 50

EV CHARGING BAYS- ELEV 2
Scale 1 : 50



EV CHARGING BAYS- ELEV 3
Scale 1 : 50



SECTION - EV CANOPY
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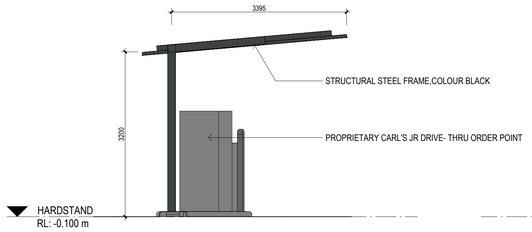

DRIVE THRU CANOPY - ELEVATION 1
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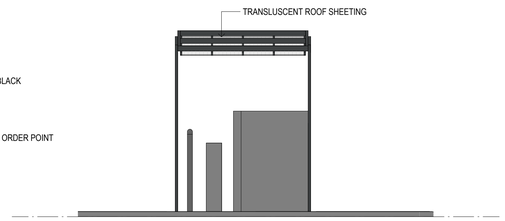
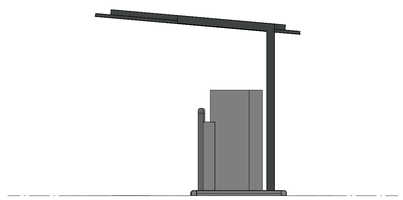
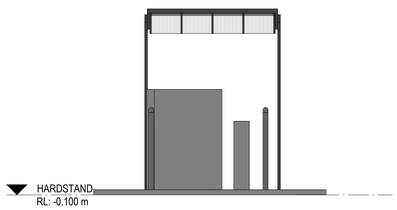


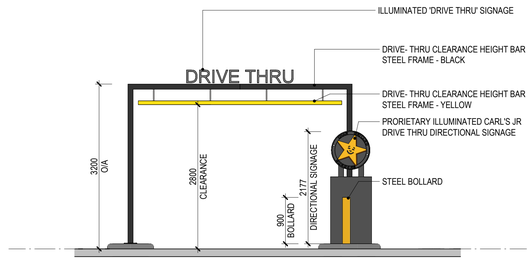
DRIVE THRU CANOPY - ELEVATION 2
Scale 1 : 50



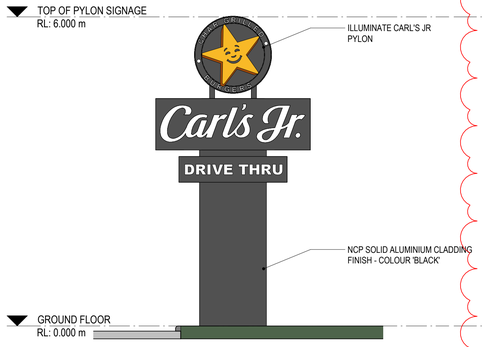
DRIVE THRU CANOPY - ELEVATION 3
Scale 1 : 50



DRIVE THRU CANOPY - ELEVATION 4
Scale 1 : 50

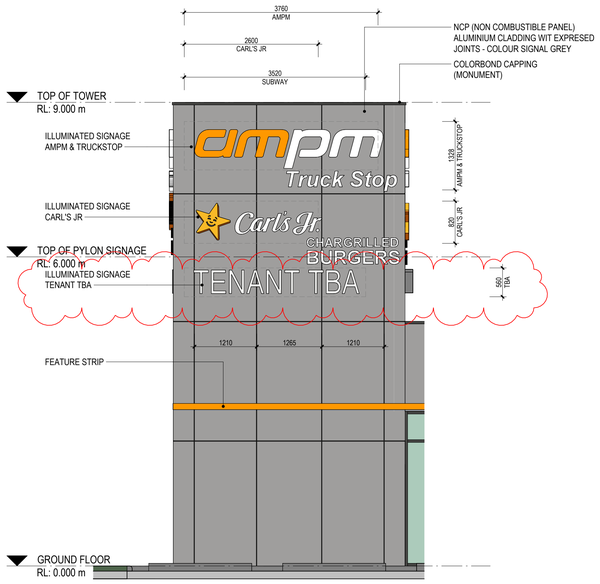


DRIVE THRU HEIGHT RESTRICTION BAR
Scale 1 : 50



CARL'S JNR SIGNAGE PYLON
Scale 1 : 50

TRUCK STOP SIGNAGE PYLON
Scale 1 : 50



BRANDING TOWER_ ELEVATION 2
Scale 1 : 50

@ B1

Project
AMPM PORTA AUGUSTA TRUCK STOP

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304 The Parade, Kensington S.A. 5068
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fax: +61 8 8331 9442

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Drawing
EV CHARGER AND PYLON SIGNAGE

Scale
1 : 50

Date
13 DEC 2024

Drawing no.
24109_ SD12

Revision
1

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

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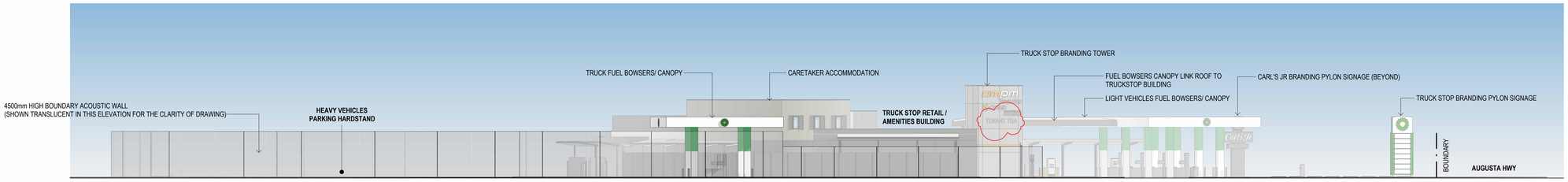
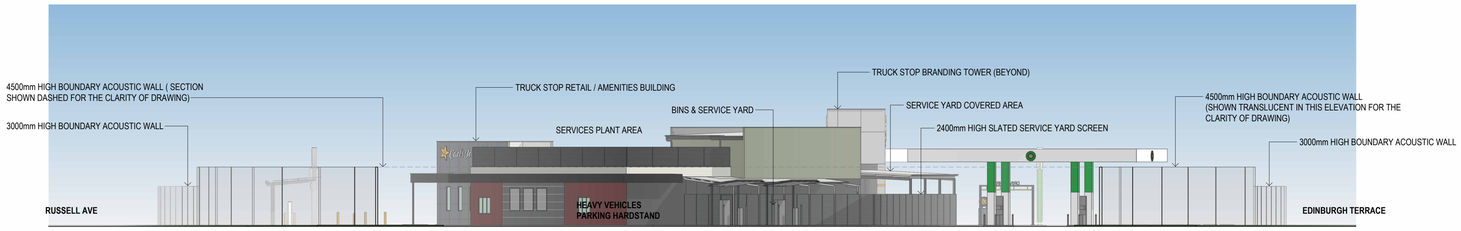


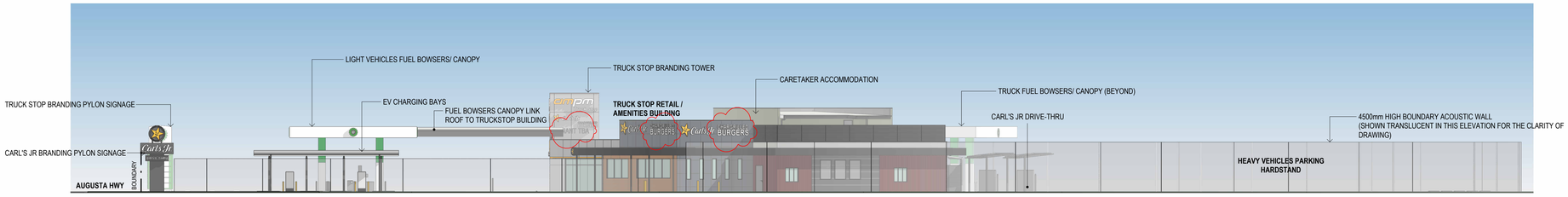
SITE ELEVATION - EDINBURGH TERRACE

Scale 1 : 200



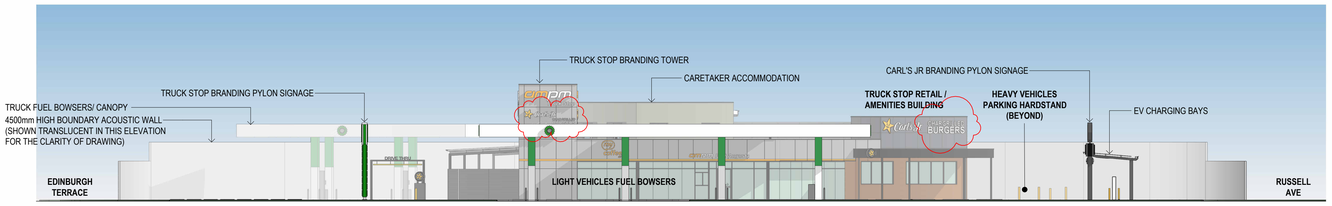
SITE ELEVATION - SOUTH

Scale 1 : 200



SITE ELEVATION - RUSSELL AVE

Scale 1 : 200



SITE ELEVATION - AUGUSTA HIGHWAY

Scale 1 : 200

@ B1

Project
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Drawing
SITE ELEVATIONS

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Scale	Date	Drawing no.	Revision
1 : 200	13 DEC 2024	24109_ SD13	3

Plotted: 13/12/2024 12:44:05 PM

Augusta Hwy1
Scale

Bowser view
Scale

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project
AMPM PORTA AUGUSTA TRUCK STOP

ampm

ROMALDI

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Drawing
3D VIEWS

Scale

Date
13 DEC 2024

Drawing no.
24109_ SD14

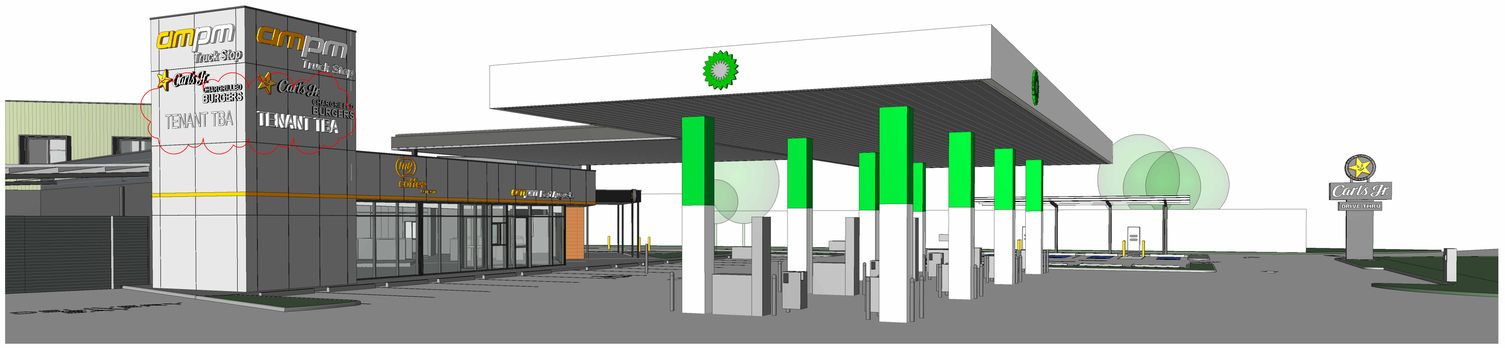
Revision
2

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643D.rvt

Plotted: 13/12/2024 12:44:14 PM

Carl's pick up
Scale

outdoor dining
Scale



Edingburh TCE
Scale

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project
AMPM PORTA AUGUSTA TRUCK STOP

ampm

ROMALDI

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Drawing
3D VIEWS

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Scale

Date
13 DEC 2024

Drawing no.
24109_ SD15

Revision
2

Plotted: 13/12/2024 12:44:22 PM

ROOF SHEETING, CORRUGATED FIBERGLASS TRAFFICABLE FIRE- RESISTANT

COLOUR: COOL-LITE

STRUCTURAL STEEL COLUMNS, RAFTERS PAINTED STEEL

COLOUR: MONUMENT

EV CANOPY FINISHES

FENCING AND ENCLOSURES

STEEL FRAMED COLORBOND SLAT WALLS AND GATES
COLOUR: MONUMENT

MATERIAL BOARD SCREENS

MAJORITY EXTERNAL WALLS

PRECAST CONCRETE WALLS AS PER STRUCTURAL ENGINEER
COLOUR: PAINT FINISH - DULUX MONUMENT

ENTRY AND RETURN ABOVE SHOPFRONT

CFC CLAD
COLOUR: PAINT FINISH - DULUX BLUEGUM FLAT

LEVEL 1 STAFF ACCOMODATION WALLS

CFC CLAD
COLOUR: PAINT FINISH - DULUX/ COLORBOND PALE EUCALYPT

AMPM SIGNAGE AND BRANDING - ORANGE

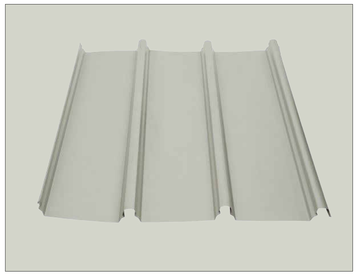
MATCH PMS 2013c

BP SIGNAGE AND BRANDING - GREEN

TO BP'S STANDARDS NCP (NON COMBUSTIBLE PANEL) ALUMINIUM CLADDING - 'ECO-GREEN' (BP GREEN) FINISH

SIGNAGE AND BRANDING - CREAM

NCP (NON COMBUSTIBLE PANEL) ALUMINIUM CLADDING - 'CREAM' FINISH



ROOF SHEETING

FIELDERS KINGKLIP
COLOUR: SURFMIST

FLASHING AND TRIMS TO SHOP, PAINTED STEEL

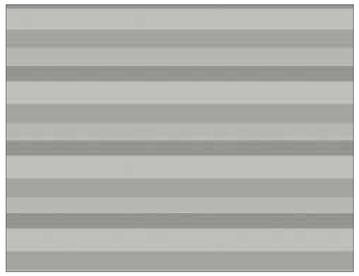
COLOUR: MONUMENT

FLASHING AND TRIMS TO CANOPIES. RAINHEADS AND DOWNPIPES

COLOUR: SURFMIST

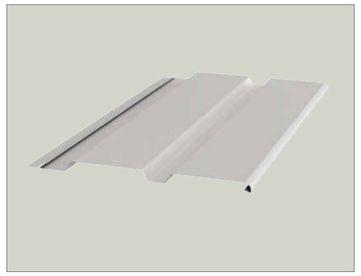
GLAZING AND ALUMNIUM FRAMING

TYPE: GLAZING TYPE TO BE DEFINED
COLOUR: (MONUMENT)



WALL CLADDING PARAPET -CARL'S JR

COLORBOND SPANDEK PROFILE
COLOUR: SHALE GREY



EXTERNAL SOFFITS

STRAMIT MONOPANEL PROFILED PRE-FINISHED COLORBOND SOFFIT. CONCEALED FIXINGS
COLOUR: SURFMIST

MATERIAL BOARD BUILDING AND CANOPIES

TOP OF DIRECTIONAL SIGNAGE

METAL COLOUR BLACK

BASE OF DIRECTION SIGNAGE

CHECKER PLATE - COLOUR ANTRACITE GREY
RAL 7016

CARL'S JR DRIVE-THRU DIRECTIONAL SIGNAGE

@ B1

Project: AMPM PORTA AUGUSTA TRUCK STOP

ampm ROMALDI Cheesman Architects

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tel: +61 8 8431 1144
fax: +61 8 8331 9442

Drawing: MATERIAL BOARD

Scale: As indicated

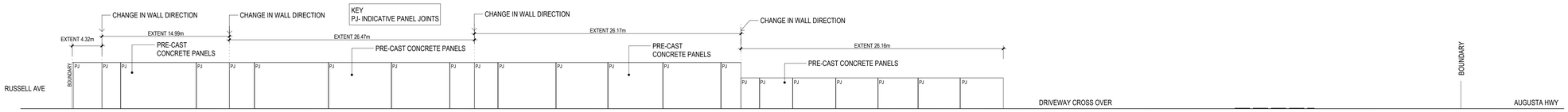
Date: 13 DEC 2024

Drawing no.: 24109_ SD16

Revision:

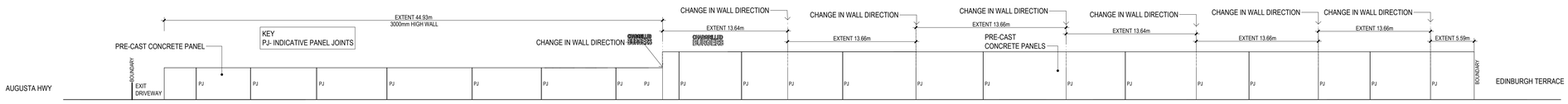
File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Plotted: 13/12/2024 12:44:22 PM



ACOUSTIC WALL ELEVATION - EDINBURGH TERRACE

Scale 1 : 200



ACOUSTIC WALL ELEVATION - RUSSELL AVE

Scale 1 : 200

Project
AMPM PORTA AUGUSTA TRUCK STOP

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Drawing
ACOUSTIC BOUNDARY WALL ELEVATIONS

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

Scale
1 : 200

Date
13 DEC 2024

Drawing no.
24109_ SD17

Plotted: 13/12/2024 12:44:23 PM

Revision
1

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project
AMPM PORTA AUGUSTA TRUCK STOP

ampm

ROMALDI

Cheesman Architects

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Drawing
LOCALITY PLAN

Scale
1 : 500

Date
13 DEC 2024

Drawing no.
24109_ SD18

Revision

File: D:\Revit Local Files\24109_AMPM Pt Augusta_ Planning SD_R23_efarinha643DJ.rvt

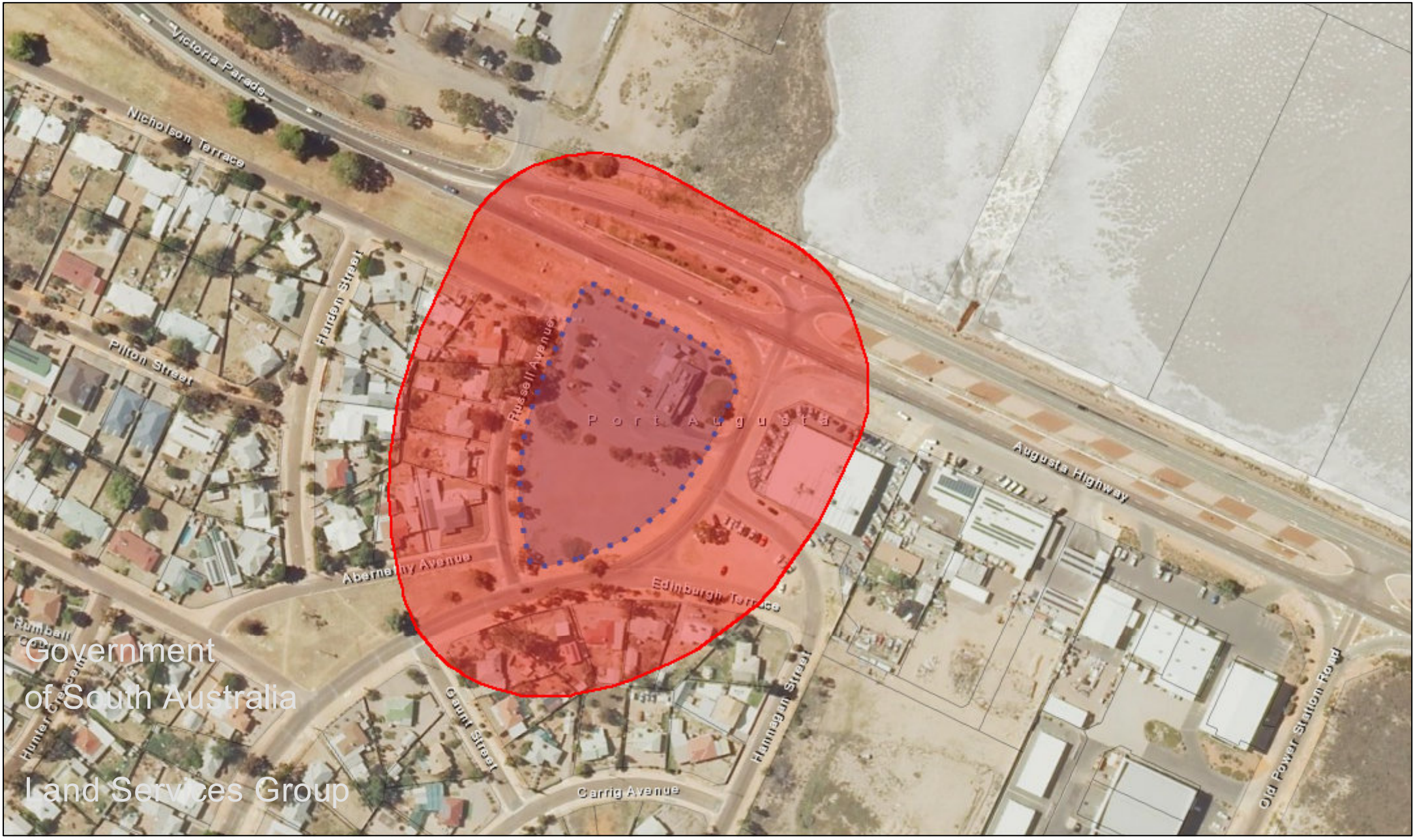
Plotted: 13/12/2024 12:44:25 PM

SAPPA Report

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

Date created:
May 28, 2025

2 Augusta Hwy



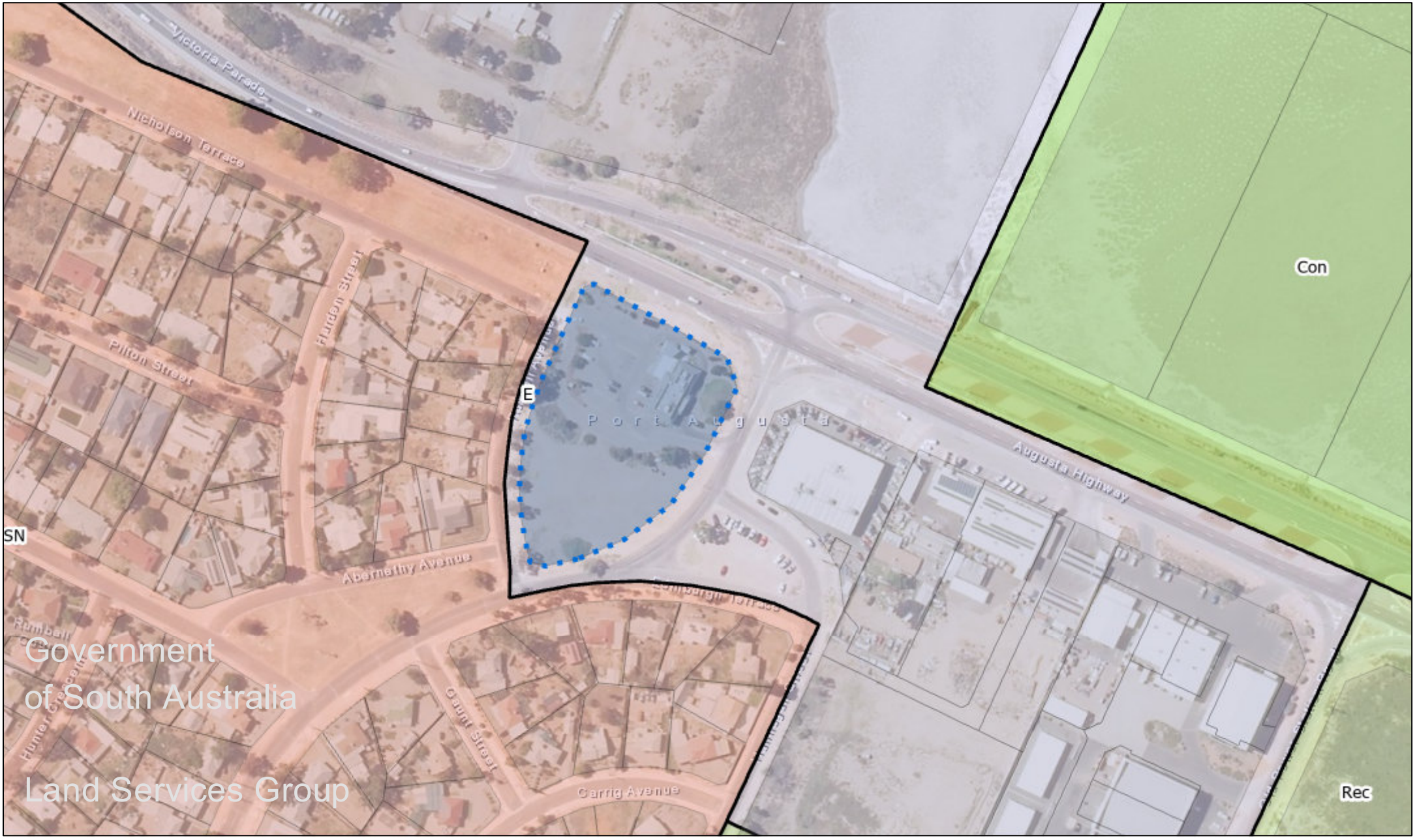
Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

SAPPA Report

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

Date created:
May 28, 2025

2 Augusta Hwy - Zone



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Details of Representations

Application Summary

Application ID	24035468
Proposal	Construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping
Location	2 AUGUSTA HWY PORT AUGUSTA SA 5700

Representations

Representor 1 - david versteeg

Name	david versteeg
Address	po box 511 PORT AUGUSTA SA, 5700 Australia
Submission Date	13/12/2024 07:01 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
This site for the proposed development has been used as a 24 hour fast food outlet for many years. The site in it's current state is little more than an eye sore and would benefit from a development which has been proposed.

Attached Documents

Representations

Representor 2 - Wayne Strawbridge

Name	Wayne Strawbridge
Address	11 Mcleay Street PORT AUGUSTA SA, 5700 Australia
Submission Date	16/12/2024 03:25 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons
Congested road traffic exiting from Edinburgh terrace to highway and the overpass insufficient road surface for heavy vehicles and cars to merge onto overpass. Government could consider increasing the overpass to 4 lanes to accommodate for increase in traffic.

Attached Documents

FUTURE URBAN

Level 1, 74 Pirie Street
Adelaide SA 5000
PH: 08 8221 5511
W: www.futureurban.com.au
E: info@futureurban.com.au
ABN: 76 651 171 630

January 6, 2025

Sampurna Sikdar
City of Port Augusta
Via: PlanSA Portal

Dear Sampurna,

RE: DA 24035468 – RESPONSE TO REPRESENTATIONS

We write on behalf of the Applicant, in response to the representations received during the public consultation period for Application ID 24035468.

Two representations were received, both in support with one expressing concern in relation to traffic impacts to the surrounding road network. Specifically, Edinburgh Terrace and Augusta Highway.

Both representors do not wish to be heard.

In response to the traffic concerns raised, the development application is accompanied by a Traffic and Parking report prepared by MFY, which provides a detailed assessment of the traffic and parking matters of the proposed development.

It is clear from MFY's assessment that:

- the additional forecast traffic volumes generated by the proposal are low and can be readily accommodated on Augusta Highway and the surrounding road network; and
- the proposed redesign of the existing splitter island for traffic turning from Edinburgh Terrace to Augusta Highway will provide an improved intersection outcome in terms of sightlines and site access separation.

In addition, the application was referred to the Commissioner of Highways, who has subsequently responded and expressed support for the proposed development.

To this end, we submit that the proposed development does not offend the relevant traffic and parking outcomes sought by the Code.

If you have any queries in relation to the above, please do not hesitate to contact the undersigned.

Yours sincerely,

Christopher Webber
Associate Director

Government of South Australia
Department for Infrastructure and Transport

TRANSPORT STRATEGY AND PLANNING DIVISION
GPO Box 1533
Adelaide SA 5001
DX 171
T 1300 872 677
W dit.sa.gov.au
ABN 92 366 288 135

Build. Move. Connect.

In reply please quote #2024/00430, ID: 2547
Enquiries to Reece Loughron – dit.landusecoordination@sa.gov.au

21 November 2024

Mr Sampurna Sikdar
City of Port Augusta
PO Box 1704
PORT AUGUSTA SA 5700
Sampurna.sikdar@portaugusta.sa.gov.au

Dear Mr Sikdar,

SCHEDULE 9 - REFERRAL RESPONSE

Development No.	24035468
Applicant	Romaldi Group C/Future Urban
Location	2 Augusta Highway (cnr Edinburgh Terrace), Port Augusta (CT 6138/246)
Proposal	Construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping

The above application has been referred to the Commissioner of Highways (CoH) in accordance with Section 122 of the *Planning, Development and Infrastructure Act 2016*, as the prescribed body listed in Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

CONSIDERATION

The subject site abuts Augusta Highway, Edinburgh Terrace and Russell Avenue. Augusta Highway is an arterial road under the management of the CoH. Augusta Highway is identified as a Major Traffic Route, Primary Fright Route and a Tourist Route under the Department for Infrastructure and Transport's (DIT) *'A Functional Hierarchy for South Australia's Land Transport Network'* and is a gazetted route for PBS Level 3A Vehicles (up to 36.5 metres in length). At this location, Augusta Highway carries approximately 11,000 vehicles per day (21% commercial vehicles) and the posted speed limit transitions from 80/km/h to 60km/h adjacent to the subject land. Edinburgh Terrace and Russell Avenue are local roads under the care and control of council and have a default speed limit of 50km/h.

This property abuts a section of Augusta Highway that was proclaimed as controlled access road on 13 December 1979 pursuant to Part 2A of the Highways Act 1926. Departmental records show that there are no proclaimed means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site.

Access and Road Safety

The subject application is for the construction of a retail fuel outlet and restaurant. The development proposes two, one-way access points to Augusta Highway and a two-way access to Edinburgh Terrace. The development has been supported by a Future Urban Planning Report (Version 3 dated 16/10/24), MFY Traffic Report (refer JML/24-0109 dated 15 October 2024) and Chessman Architects Plan Set (refer Project: AMPM Port Augusta Truck Stop, Drawings 24019, dated 11/9/24).

The MFY Report has reviewed the likely traffic generation and has shown turn paths of 26m B-Double entering and exiting via the separate ingress and egress locations. As part of the ingress design, it is proposed to modify the existing Augusta Highway/Edinburgh Terrace intersection so that the ingress provides adequate separation (refer MFY Figure 3). The proposed ingress requires the existing raised median island and kerb line to be modified as well as an existing side entry pit to be relocated. The existing street lights at this intersection will also have to be reviewed and relocated to the satisfaction of DIT.

It is noted that MFY has also shown an A-Double entering and exiting the site as a check vehicle (refer Figure 7) which is supported. In terms of delivery/service vehicles, the MFY report shows that a 12.5m Heavy Rigid Vehicle will enter and exit the site via the modified Edinburgh Terrace (Figure 12) and this is also supported.

Overall, DIT supports the proposed access arrangements and all road works on Augusta Highway and Edinburgh Terrace required to facilitate safe access to/from the development must be designed and constructed in accordance with Austroads Guides, Australian Standards and DIT Master Specifications. All costs associated with the design and construction of the road and access upgrades required to facilitate the development (including, but not limited to, project management and any necessary road drainage, lighting upgrades) shall be borne by the applicant.

The applicant and Council are also advised that DIT has a funded project to address localised drainage issues at the Augusta Highway/Edinburgh Terrace intersection. While the DIT design is well advanced, the applicant has been engaged to discuss alterations to the design so that it matches in with the proposed access arrangements. These discussions are ongoing.

Stormwater Management Plan

The applicant has provided a stormwater layout plan but there are no calculations provided with the referral that illustrate that post development flows have been reduced to pre-development flows. In addition, the stormwater system that the applicant is connecting to has limited flow capacity and detention will be required for the proposed development to reduce post development flow rates to pre-development flow rates for the 1% AEP and 0.2EY storm events.

In association with this and as mentioned above, DIT will be undertaking road works at the Augusta Highway/Edinburgh Terrace intersection to address localised drainage issues. Given the development is modifying the existing SEP and needs to cater for on-site drainage, DIT requires the applicant to update the SMP (including undertaking DRAINS modelling) to ensure the onsite/road works matches in with the DIT design for this intersection.

Illuminated Signage

Illuminated signage is proposed on the site, including a pylon sign that appears to incorporate LED technology for the fuel price board (refer Cheesman Architects Drawing No. 24109_SD12). DIT has assessed the signage against the 'Advertising Signs Assessment Guidelines for Road Safety' publication. While there are no signalised intersections near the subject site, DIT recommends that appropriate conditions be applied by Council in the interests of road safety. The following conditions are provided for Council's consideration:

- Signage shall not contain any element of LED or LCD display, except for the fuel prices on the pylon sign. The fuel prices shall be white characters on a black background.

- Signage shall not flash, scroll, move or change, with the exception of the LED fuel price signs, which may change on an as-needs basis. The signs shall not include or imitate a traffic control device in any way.

- Signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Accordingly, illuminated signage visible from the arterial road network shall be limited to a low level of illumination (i.e., < 150Cd/m^2), except in the case of electronic signage, which shall be limited to the following stepped luminance levels:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m^2) Max
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	200
Night	<4	150

ADVICE

The Department for Infrastructure and Transport supports the development and directs the following conditions be applied:

1. The access points to Augusta Highway and Edinburgh Terrace shall be constructed as shown on Cheesman Architects, Proposed Site Plan, Drawing No. 24109_SD02, Revision 1 dated 11/9/24 with all vehicle movements consistent with the MFY Traffic Report, reference JML/24-0109 dated 15 October 2024.

2. All modifications to the Augusta Highway (including the modifications to the Augusta Highway and Edinburgh Terrace intersection conceptually shown on MFY Figure 3) to facilitate access to the development shall be designed and constructed in accordance with DIT Master Specifications, Austroads Guides/Australian Standards and be to the satisfaction of the Department for Infrastructure and Transport (DIT). All costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant. All works shall be completed prior to operation of the development.

   NOTE: The applicant shall contact DIT's Asset & Maintenance Manager, Zone 3, Mr Bona Tan on (08) 8648 5243, mobile 0417 767 452 or via email bonaventure.tan@sa.gov.au to obtain approval and discuss any technical issues regarding the required works prior to any detailed design. The developer shall enter a 'Developer Agreement' to undertake the above works.

3. The access points shall be suitably signed, and line marked to reinforce the desired traffic flow through the site.

4. Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

5. All advertising signs shall be located fully on private property with all illuminated signage being installed as shown on Cheesman Architects Drawing No. 24109_SD12 and SD_13 (Revision 1).

6. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022 with all commercial vehicle areas being designed and constructed in accordance with AS 2890.2:2018.

7. A final stormwater management plan (including DRAINS modelling) shall be developed in conjunction with DIT. All drainage infrastructure is to be to the satisfaction of Council and DIT.

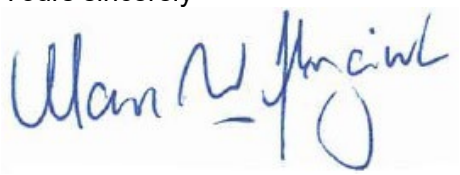
8. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of Augusta Highway and Edinburgh Terrace. All costs associated with any upgrade/alterations shall be borne by the developer.

The following note provides important information for the benefit of the applicant and is required to be included in any approval:

- This property abuts a section of Augusta Highway that was proclaimed as controlled access road on 13 December 1979 pursuant to Part 2A of the Highways Act 1926. Departmental records show that there are no proclaimed means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site.

The application for a permit can be applied for by email to the Commissioner of Highways (via dit.landusecoordination@sa.gov.au) and must include a dimensioned plan showing the new access points, a summary of likely vehicular use and times of day of operation.

Yours sincerely



MANAGER, TRANSPORT ASSESSMENT
for COMMISSIONER OF HIGHWAYS

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

EPA Reference: PDI 1070

14 January 2025

City of Port Augusta
PO Box 1704
Port Augusta
Att: Sampurna Sikdar

sampurna.sikdar@portaugusta.sa.gov.au

Dear Sampurna Sikdar

EPA Development Application Referral Response

Development Application Number	**24035468**
Applicant	**Romaldi Group C/Future Urban**
Location	**2 Augusta Highway, Port Augusta SA 5700**
Proposal	**Construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping.**

This application was referred to the Environment Protection Authority (EPA) by the Upper Spencer Gulf Regional Assessment Panel in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*. The following response is provided in accordance with section 122(5)(b)(ii) of the Planning, Development and Infrastructure Act.

PROPOSAL

This proposal is for construction of a new AM/PM-branded retail fuel outlet and restaurant which will operate 24 hours per day, 7 days a week and would comprise of the following:

- A control building (two-storey) with a retail sales area and convenience store.
- Restaurant facilities with associated drive-through.
- Caretakers' suite.
- Onsite parking spaces for 36 vehicles including truck parking (3), electric vehicle charging bays (4) and disability parking (1).

- Three underground fuel storage tanks (unleaded fuel, diesel and Adblue)

SITE

The site of the proposed development is located within the Employment Zone of the *Planning and Design Code* at 2 Augusta Highway, Port Augusta, which is more particularly described as Allotment 58 of Filed Plan 10104, Certificate of Title 6138/Folio 246, Hundred of Davenport.

The subject land is approximately 8,500m^2 in size and is an irregular shaped allotment with 3 street frontages. The land was formerly the site of a fast-food outlet with associated carparking (Hungry Jacks) since the 1990s, which the EPA understands has now been demolished.

The wider locality consists of commercial uses, and residential development adjacent to the site.

The site has not been inspected during the EPA's consideration of this development application but has been viewed using mapping information available to the EPA, including recent aerial imagery, and considered according to existing knowledge of the site and the locality

CONSIDERATION

The EPA assessment criteria are outlined in section 57 of the *Environment Protection Act 1993* and include the objects of the Environment Protection Act, the general environmental duty, relevant environment protection policies and the waste strategy for the State.

The EPA's assessment includes consideration of the location with respect to existing land uses and is aimed at protecting the environment and avoiding potential adverse impacts upon the locality.

It should be noted that the referral trigger to the EPA for assessment is for "Petrol Stations" being a facility for the storage and retail sale of petroleum products or other liquid organic chemical substances. The EPA has therefore assessed the potential environmental impacts associated with the proposed petroleum storage and dispensing activity only.

The EPA has not undertaken an environmental assessment of those parts of the application outside the scope of the activity of environmental significance that triggered the referral to the EPA. Given this, the EPA has not assessed any potential noise impacts and the planning authority should be satisfied that the proposed development would comply with the *Environment Protection (Commercial & Industrial Noise) Policy 2023*.

ENVIRONMENTAL ASSESSMENT

Interface Between Land Uses

The EPA publication *Evaluation distances for effective air quality and noise management* (updated January 2023) recommends an evaluation distance of 50 metres between a service station/retail fuel outlet and a sensitive receiver (i.e. a dwelling, residential zone, business, public open space etc) from an air quality perspective (human health and amenity). An evaluation distance of 100 metres is recommended from a noise perspective.

In the response letter dated 6 December 2024 (prepared by Future Urban), the distance between the fuel bowsers and the boundary of the nearest sensitive receiver has been confirmed as 50 metres.

Air quality impacts are considered below.

Air Quality

Petrol vapour emissions at retail petrol stations are a significant and growing source of air pollution in South Australia. Emissions of volatile organic compounds contribute to air pollution and are emitted from storage systems holding hydrocarbons (other than diesel and LPG), as well as from fuel bowsers and tanker deliveries.

Vapour recovery systems are designed to reduce petrol emissions into the atmosphere from underground fuel storage systems. Vapour recovery systems are designed in two stages. A Stage 1 vapour recovery system (VR1) captures displaced vapours from storage tanks when a tanker delivers petrol to a petrol station, whereas a Stage 2 vapour recovery system (VR2) captures displaced vapours at the bowser while a motorist refuels their vehicle and directs vapours back into the tank or other appropriate vessel. The installation of a VR1 is an industry standard requirement for all fuel storage tanks (other than tanks storing diesel and LPG) and includes underground storage tank vent pipes being fitted with a pressure vacuum relief valve, to minimise loss during unloading and storage of fuel.

In the response letter prepared by Future Urban and dated 6 December 2024, the applicant has confirmed that VR1 will be installed for the unleaded fuel storage tanks and VR2 will be installed for all bowsers dispensing unleaded fuel. This is satisfactory to the EPA.

Water Quality

Clause 21(a) of the *Environment Protection (Water Quality) Policy 2015* (Water EPP) requires the EPA to consider whether an activity or development may result in the pollution of any waters through the discharge of a waste or pollutant into waters or onto land where it is reasonably likely to enter waters.

When assessing development applications for petroleum storage activities, the EPA must ensure that the objectives of the Water EPP are met including that all reasonable and practicable measures are being taken to prevent or minimise environmental harm resulting from undertaking an activity that pollutes or might pollute waters, as per the General Environmental Duty outlined at clause 9 of the Water EPP.

Potentially contaminated stormwater runoff can be generated at retail petrol stations from the hard surfaced forecourt area including refueling areas, parking areas, footpaths, loading areas and other trafficable areas. Pursuant to the Water EPP, occupiers of land must take all reasonable and practicable measures to avoid the discharge or deposit of pollutants (including petroleum products) into any waters or onto land in a place from which it is reasonably likely to enter any waters.

The proposed stormwater management measures for the petrol station are detailed in the following:

- *Stormwater Management Plan*, prepared by Lelio Bibbo Consulting Engineers and dated 23/09/2024.
- *Stormwater Management Report*, prepared by Herriot Consulting and dated 28/11/2024.

The documentation confirms that all stormwater runoff will be collected via grated inlets and grade changes and diverted to an Atlan Spillceptor Class 1 oil/water separation device prior to being discharged to Council's stormwater infrastructure. The oil/water separation device will also have the capacity to receive spills (minimum spill capacity of 10,000 litres), will have high level and maintenance alarms, and the applicant has confirmed that all sludge and oily waste collected within the treatment system will be removed as necessary by an EPA-licensed waste transporter.

This is considered satisfactory to the EPA and a condition is directed below in this regard.

Potential Site Contamination

Leak Detection

Leakage from underground petroleum systems is a significant issue that can have impacts on soils and groundwater and cause site contamination. This can be managed through containment and leak monitoring alarm systems that alert maintenance personnel.

The EPA recommends that to demonstrate the general environmental duty (as required under section 25 of the Environment Protection Act) has been met, the leak monitoring systems should be designed and installed in accordance with the *Australian Standard 4897 - 2008 The design, installation, and operation of underground petroleum storage systems* (AS 4897-2008).

In relation to the above, the applicant has confirmed that all underground fuel storage tanks and fuel lines between the underground storage tanks and fuel dispensers will be double-walled, fitted with a leak detection system, and designed and installed in accordance with clause 4.5 of AS 4897-2008.

This is satisfactory to the EPA and conditions are directed below.

Environmental Authorisation

The operation of a petrol station requires an Environmental Authoristation (EPA Licence) pursuant to the Environmental Protection Act. A note is included below to remind the applicant of the need to obtain a licence.

CONCLUSION

Based on the information provided with the application and provided the conditions are implemented below, the EPA is satisfied that the proposed petroleum storage and dispensing activity would not cause unacceptable environmental impacts.

DIRECTION

The relevant authority is directed to attach the following conditions to any approval:

1. Prior to operation, all fuel storage tanks (apart from diesel and LPG) must be fitted with a Stage 1 vapour recovery system (which includes underground storage tank vent pipes being

fitted with a pressure vacuum relief valve) that directs the displaced vapours back into the tank during filling.

2. Prior to operation, all fuel dispensers (apart from diesel and LPG) must be fitted with a Stage 2 vapour recovery system that directs vapours back into the tank during vehicle refueling.

3. Stormwater runoff from all hardstand areas of the petrol station (including the refueling and fuel delivery areas) must be managed in accordance with the *Stormwater Management Plan*, prepared by Lelio Bibbo Consulting Engineers, dated 23/09/2024, and the *Stormwater Management Report*, prepared by Herriot Consulting, dated 28/11/2024, and must be directed via grates and grade changes to the Atlan Spillceptor Class 1 full retention oil/water separator that:
   a. has a no-bypass function
   b. has capacity to contain the spill of least one compartment of the largest fuel tanker to service the site, plus stormwater runoff in the event of rainfall occurring
   c. reduces oil content in the outlet to less than 5 milligrams per litre (mg/L) of water at all times (as confirmed by independent third-party scientific testing)
   d. will operate effectively in the event of a power failure
   e. has high level and maintenance alarms.

4. Prior to operation, all underground fuel storage tanks must be double-walled and fitted with a leak detection system which is designed and installed in accordance with clause 4.5 of Australian Standard 4897-2008 *The design, installation and operation of underground petroleum storage systems*.

5. Prior to operation, all fuel lines between the underground storage tanks and fuel dispensers must be double contained and fitted with a leak detection system which is designed and installed in accordance with clause 4.5 of Australian Standard 4897-2008 *The design, installation and operation of underground petroleum storage systems*.

The following notes provide important information in relation to the development and are requested to be included in any approval:

- The applicant/owner/operator are 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 activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- An environmental authorisation (licence) is required for this development. Before commencing operation, the applicant/operator should contact the Environment Protection Authority on (08) 8204 2058 or email EPALicensing@sa.gov.au for information about the licensing application process and requirements.
- The applicant/owner/operator are reminded that any sludge or oily residue collected within the forecourt full retention oil/water separator is required to be removed by an EPA licensed waste transporter to a licensed waste depot.
- A licence application may be refused where conditions of Development Approval directed by the Environment Protection Authority have not been complied with.

- More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au.

If you have any questions about this response, please contact Alexandra Winston on 8204 2129 or email alexandra.winston@sa.gov.au.

Yours faithfully

Courtney Stollznow
Delegate
ENVIRONMENT PROTECTION AUTHORITY

Port Augusta CITY COUNCIL	**INFRASTRUCTURE** **File Note - Internal Referrals from Planning**

File No:	*AR25/7820*	**Date:**	7/2/2025 – Amended 1
File No:	F21/310		
Application ID:	ID 24035468		
Assessment Status:	Planning Consent		
Planning Officer	Henry Mueller		
Nature of Development	Construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping		
Elements	Workers accom, retail fuel outlet, shop, advertisement, fence		
Referral Type	Landscaping and Natural Resources		
Development Location Address:	2 Augusta Highway, Port Augusta SA 5700		
Infrastructure Forms and Guides	*Please refer to relevant Infrastructure Forms and Guides in links at end of document below.*		

RESPONSE NOTES

Francene O'Connor (Parks Manager):
Request: ***"Comments on landscaping of mound and general landscaping requirements.***

Item 1: Native Vegetation
Native Vegetation clearance - Developer will need to apply through the NVC for approval. There presents to be a large section of remnant native vegetation dominated by Nitre Bush (Nitraria billarderei) located primarily on the southern end of the property.

Photo 1 – Area of existing native vegetation within the private property at 2 Augusta Highway.

RESPONSE NOTES

Photo 2a– Native vegetation beneath the Coral Gum street trees along the side of Russell Avenue.

Native vegetation removals on Council land also require a S221 application permit from Council.

Item 2: *Street trees along Russell Avenue (protection or removal arrangements/replacement)?*

RFI: Will construction of the acoustic wall impact tree structural stability?

- *Developer to ensure protection of Council trees during works in accordance with arboriculture industry standards including:*
  AS 4970 - 2009 – Protection of trees on development sites;
  Works to ensure protection of street tree trunk, branches and roots. Street tree pruning

- *AS 4373 – 2007 – Pruning of amenity trees*
- *How will the tree roots, overhanging branches and trunk be managed during construction of the acoustic wall?*

The 4500mm acoustic wall encroach within the tree protection zone and my affect the structural stability and/or health of the six existing street trees or impact on native vegetation in this area.

Street tree removals will require Council approval through lodgement of a S221 application.

RESPONSE NOTES

Photo 2b: street tree at corner of Russell Avenue and Edinburgh Terrace.

Item 3:
Landscaping Plan (including ongoing Maintenance Schedule)

- *Details on garden bed edging treatment?*
- *Irrigation layout plan?*
- *Plant Schedule to be amended to provide mature growth dimensions of plant species, including Height (H) and Width (W) in metres (m). In some garden beds, the allocated quantities does not seem to correspond to available space possibly resulting in overcrowding?*
- *Root barrier may be required for application to protect surrounding concrete infrastructure where Brachychiton tree planting species, due to root habit.*
- *Consider landscape design with placement of some large boulder rocks, placed in garden beds for landscape effect.*
- *Good to see there is additional amenity tree to soften the effect of the 4500mm acoustic walls.*
- *Landscape plan should include the existing six Coral Gum street trees within the Russell Street road reserve;*
- *Maintenance Schedule for 24 months to establishment; then maintenance ongoing – weeding, mowing, rubbish/litter, replacement planting and upkeep of irrigation lines etc.*
- *Indication on landscape plan location of rubbish bin enclosure/s - facilities outside entrance to building to cater for responsible rubbish/litter disposal by customers;*
- *Consider a bike stand for use by cyclists for security;*

Item 4:
RFI Other considerations:

- *Protection of road reserve area – no parking or storage of machinery or equipment within the road reserve verge areas;*
- *Landscape works would require S221 permit approval for verge landscape treatment;*
- *Pedestrian access points – footpath placement and surface treatment and connectivity with neighbourhood for public safety.*

References:
Port Augusta City Council
Section 221 form:
https://www.portaugusta.sa.gov.au/__data/assets/pdf_file/0019/223561/Port-Augusta-City-

RESPONSE NOTES
Council-Section-221-Form-Application-to-Undertake-Works-on-Council-Land.pdf Driveway Guide: Concrete Driveway & Paving Fact Sheet https://www.portaugusta.sa.gov.au/__data/assets/pdf_file/0027/223983/AR21-13812-Port-Augusta-City-Council-Section-221-Driveway-Fact-Sheet.pdf Port Augusta City Council Style Guide (pg. 34 plant list) portaugusta-cms.org/documents/council/PA_Style_Guide-May12.pdf **Port Augusta City Council Street Tree Policy** Street-Tree-Policy.pdf **SA Arid Lands Board - Landscape South Australia website** Landscape South Australia - SA Arid Lands | Native plants **Booklet:** Plant local – Native Species for gardens in the SA Arid Lands compiled by Nadine Brown.

Government of South Australia
Department for Infrastructure and Transport

TRANSPORT STRATEGY AND PLANNING DIVISION

GPO Box 1533
Adelaide SA 5001
DX 171

T 1300 872 677
W dit.sa.gov.au

ABN 92 366 288 135

Build. Move. Connect.

In reply please quote #2024/00430, ID: 2547
Enquiries to Reece Loughron – dit.landusecoordination@sa.gov.au

21 November 2024

Mr Sampurna Sikdar
City of Port Augusta
PO Box 1704
PORT AUGUSTA SA 5700
Sampurna.sikdar@portaugusta.sa.gov.au

Dear Mr Sikdar,

SCHEDULE 9 - REFERRAL RESPONSE

Development No.	24035468
Applicant	Romaldi Group C/Future Urban
Location	2 Augusta Highway (cnr Edinburgh Terrace), Port Augusta (CT 6138/246)
Proposal	Construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping

The above application has been referred to the Commissioner of Highways (CoH) in accordance with Section 122 of the *Planning, Development and Infrastructure Act 2016*, as the prescribed body listed in Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

CONSIDERATION

The subject site abuts Augusta Highway, Edinburgh Terrace and Russell Avenue. Augusta Highway is an arterial road under the management of the CoH. Augusta Highway is identified as a Major Traffic Route, Primary Fright Route and a Tourist Route under the Department for Infrastructure and Transport's (DIT) *'A Functional Hierarchy for South Australia's Land Transport Network'* and is a gazetted route for PBS Level 3A Vehicles (up to 36.5 metres in length). At this location, Augusta Highway carries approximately 11,000 vehicles per day (21% commercial vehicles) and the posted speed limit transitions from 80/km/h to 60km/h adjacent to the subject land. Edinburgh Terrace and Russell Avenue are local roads under the care and control of council and have a default speed limit of 50km/h.

This property abuts a section of Augusta Highway that was proclaimed as controlled access road on 13 December 1979 pursuant to Part 2A of the Highways Act 1926. Departmental records show that there are no proclaimed means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site.

Access and Road Safety

The subject application is for the construction of a retail fuel outlet and restaurant. The development proposes two, one-way access points to Augusta Highway and a two-way access to Edinburgh Terrace. The development has been supported by a Future Urban Planning Report (Version 3 dated 16/10/24), MFY Traffic Report (refer JML/24-0109 dated 15 October 2024) and Chessman Architects Plan Set (refer Project: AMPM Port Augusta Truck Stop, Drawings 24019, dated 11/9/24).

The MFY Report has reviewed the likely traffic generation and has shown turn paths of 26m B-Double entering and exiting via the separate ingress and egress locations. As part of the ingress design, it is proposed to modify the existing Augusta Highway/Edinburgh Terrace intersection so that the ingress provides adequate separation (refer MFY Figure 3). The proposed ingress requires the existing raised median island and kerb line to be modified as well as an existing side entry pit to be relocated. The existing street lights at this intersection will also have to be reviewed and relocated to the satisfaction of DIT.

It is noted that MFY has also shown an A-Double entering and exiting the site as a check vehicle (refer Figure 7) which is supported. In terms of delivery/service vehicles, the MFY report shows that a 12.5m Heavy Rigid Vehicle will enter and exit the site via the modified Edinburgh Terrace (Figure 12) and this is also supported.

Overall, DIT supports the proposed access arrangements and all road works on Augusta Highway and Edinburgh Terrace required to facilitate safe access to/from the development must be designed and constructed in accordance with Austroads Guides, Australian Standards and DIT Master Specifications. All costs associated with the design and construction of the road and access upgrades required to facilitate the development (including, but not limited to, project management and any necessary road drainage, lighting upgrades) shall be borne by the applicant.

The applicant and Council are also advised that DIT has a funded project to address localised drainage issues at the Augusta Highway/Edinburgh Terrace intersection. While the DIT design is well advanced, the applicant has been engaged to discuss alterations to the design so that it matches in with the proposed access arrangements. These discussions are ongoing.

Stormwater Management Plan

The applicant has provided a stormwater layout plan but there are no calculations provided with the referral that illustrate that post development flows have been reduced to pre-development flows. In addition, the stormwater system that the applicant is connecting to has limited flow capacity and detention will be required for the proposed development to reduce post development flow rates to pre-development flow rates for the 1% AEP and 0.2EY storm events.

In association with this and as mentioned above, DIT will be undertaking road works at the Augusta Highway/Edinburgh Terrace intersection to address localised drainage issues. Given the development is modifying the existing SEP and needs to cater for on-site drainage, DIT requires the applicant to update the SMP (including undertaking DRAINS modelling) to ensure the onsite/road works matches in with the DIT design for this intersection.

Illuminated Signage

Illuminated signage is proposed on the site, including a pylon sign that appears to incorporate LED technology for the fuel price board (refer Cheesman Architects Drawing No. 24109_SD12). DIT has assessed the signage against the 'Advertising Signs Assessment Guidelines for Road Safety' publication. While there are no signalised intersections near the subject site, DIT recommends that appropriate conditions be applied by Council in the interests of road safety. The following conditions are provided for Council's consideration:

- Signage shall not contain any element of LED or LCD display, except for the fuel prices on the pylon sign. The fuel prices shall be white characters on a black background.

- Signage shall not flash, scroll, move or change, with the exception of the LED fuel price signs, which may change on an as-needs basis. The signs shall not include or imitate a traffic control device in any way.

- Signage shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Accordingly, illuminated signage visible from the arterial road network shall be limited to a low level of illumination (i.e., < 150Cd/m^2), except in the case of electronic signage, which shall be limited to the following stepped luminance levels:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m^2) Max
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	200
Night	<4	150

ADVICE

The Department for Infrastructure and Transport supports the development and directs the following conditions be applied:

1. The access points to Augusta Highway and Edinburgh Terrace shall be constructed as shown on Cheesman Architects, Proposed Site Plan, Drawing No. 24109_SD02, Revision 1 dated 11/9/24 with all vehicle movements consistent with the MFY Traffic Report, reference JML/24-0109 dated 15 October 2024.

2. All modifications to the Augusta Highway (including the modifications to the Augusta Highway and Edinburgh Terrace intersection conceptually shown on MFY Figure 3) to facilitate access to the development shall be designed and constructed in accordance with DIT Master Specifications, Austroads Guides/Australian Standards and be to the satisfaction of the Department for Infrastructure and Transport (DIT). All costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant. All works shall be completed prior to operation of the development.

   NOTE: The applicant shall contact DIT's Asset & Maintenance Manager, Zone 3, Mr Bona Tan on (08) 8648 5243, mobile 0417 767 452 or via email bonaventure.tan@sa.gov.au to obtain approval and discuss any technical issues regarding the required works prior to any detailed design. The developer shall enter a 'Developer Agreement' to undertake the above works.

3. The access points shall be suitably signed, and line marked to reinforce the desired traffic flow through the site.

4. Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

5. All advertising signs shall be located fully on private property with all illuminated signage being installed as shown on Cheesman Architects Drawing No. 24109_SD12 and SD_13 (Revision 1).

6. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022 with all commercial vehicle areas being designed and constructed in accordance with AS 2890.2:2018.

7. A final stormwater management plan (including DRAINS modelling) shall be developed in conjunction with DIT. All drainage infrastructure is to be to the satisfaction of Council and DIT.

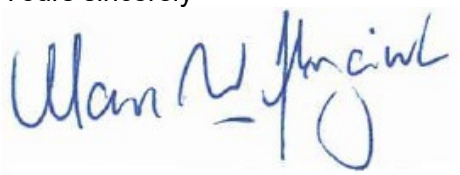
8. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of Augusta Highway and Edinburgh Terrace. All costs associated with any upgrade/alterations shall be borne by the developer.

The following note provides important information for the benefit of the applicant and is required to be included in any approval:

- This property abuts a section of Augusta Highway that was proclaimed as controlled access road on 13 December 1979 pursuant to Part 2A of the Highways Act 1926. Departmental records show that there are no proclaimed means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site.

The application for a permit can be applied for by email to the Commissioner of Highways (via dit.landusecoordination@sa.gov.au) and must include a dimensioned plan showing the new access points, a summary of likely vehicular use and times of day of operation.

Yours sincerely



MANAGER, TRANSPORT ASSESSMENT
for COMMISSIONER OF HIGHWAYS

From: Francene O"Connor
To: Development Services Admin
Cc: Estelle Sharpe; Henri Mueller
Subject: FW: 2 Augusta Highway Development
Date: Tuesday, 13 May 2025 3:50:55 PM
Attachments: image005.png

Hi Estelle,

Can you place this email to Henri in the Planning Portal (internal use).

Thanks

Kind Regards

Francene O'Connor
Parks Manager

PortAugusta
CITY COUNCIL

E: francene.oconnor@portaugusta.sa.gov.au | **P:** (08) 8641 9187 **M:** 0418 285 448
A: 4 Mackay Street (PO Box 1704), PORT AUGUSTA SA 5700
W: www.portaugusta.sa.gov.au
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We acknowledge and respect the Barngarla and Nukunu people as the Traditional Custodians of the ancestral lands. We pay respect to all Aboriginal cultural groups and individuals. As it has been in the past, Port Augusta continues to be a meeting place, with members of many different language groups living here.

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From: Francene O'Connor
Sent: Friday, 9 May 2025 3:40 PM
To: Henri Mueller <Henri.Mueller@portaugusta.sa.gov.au>
Subject: 2 Augusta Highway Development

Hi Henri,

In regards to the 2 Augusta Highway service station/food outlet development - Have you received any update on the landscaping plan proposed along the Russell Street along the western side of 4m perimeter fence?

Developer to ensure protection of Council trees during works in accordance with arboriculture industry standards including: Works to ensure protection of street tree trunk, branches and roots. Street tree pruning

- There is concern with that the proposed pruning mentioned to address branch and root pruning clearance for installation of the 4m high fence , if too excessive may impact the ongoing health and integrity the mature Coral Gum street trees.
- What will be the arrangements for this pruning work, and will it be supervised by a minimum level 5 qualified arborist to ensure roots are protected and branch removal is in keeping with Australian Standards – AS 4373 Pruning of Amenity Trees?

- AS 4970 - 2009 – Protection of trees on development sites.

As previously mentioned in feedback to their landscape consultants, for works within the road reserve Council works permit is required, with a section 221 application form to be submitted for approval.

Kind Regards

Francene O'Connor
Parks Manager

Port Augusta
CITY COUNCIL

E: francene.oconnor@portaugusta.sa.gov.au | **P:** (08) 8641 9187 **M:** 0418 285 448
A: 4 Mackay Street (PO Box 1704), PORT AUGUSTA SA 5700
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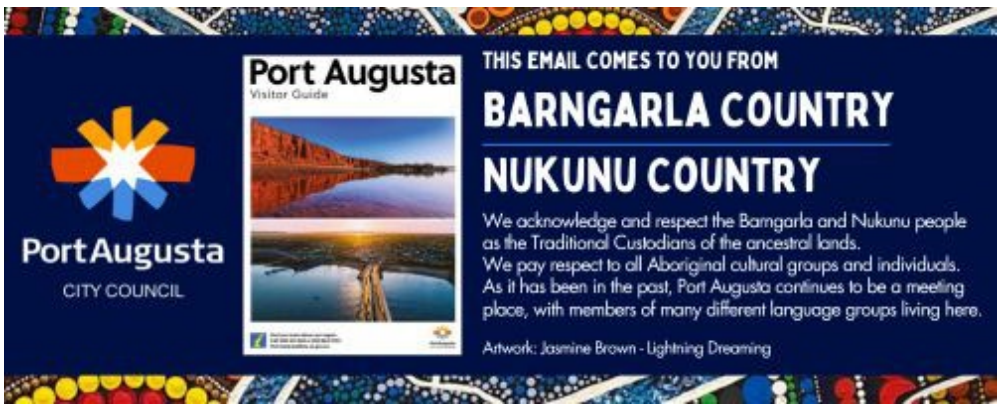

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Port Augusta
CITY COUNCIL

Food Business/Stall Notification Form

This Food Business/Stall Notification form is designed for a single business location. Where a food business/Stall sells food from multiple locations a separate form must be completed for each location. On page 2, if you are having a food stall then you must provide these details as well incl. date, time and location.

Information to assist you to complete the food business/stall ownership and business/Stall location details can be found on page 2.

PART 1 - FOOD BUSINESS/STALL OWNERSHIP DETAILS

Name of the Proprietor (must be a persons name who is responsible)	
ACN Number	
Mailing Address Street /Postal address Line 1	
Line 2	
Suburb/Town:	Post code
Contact Business Telephone:	
Mobile Phone:	
Fax number	
Email	

PART 2 – BUSINESS/STALL LOCATION INFORMATION

ABN Number	
Registered Business Name	
Trading name of business	
Street address Line 1 (Not a PO box)	
Line 2	
Suburb/Town:	Post code
Address type **Tick one box only**	☐ Street address for the business premise location ☐ Where a mobile food vending business is permanently stationed for business ☐ Where the mobile food vending/ transport vehicle is normally garaged)
Number of Employees **handling food**	
Number of full time equivalent employees **handling food** (example: Two fulltime employees plus three employees working half time would equal 3.5 full time equivalent employees)	
Date business commenced	

Please provide a short description of the business and its operation _____

_____

_____

_____

FOOD STALL additional information required:

For food stalls please provide the date, time and where the food stall will be located (form must be returned to the Council at least 48 hours prior to the event).

_____
_____
_____
_____
_____

Notes on completing the Food Business/Stall Ownership Details (Page 1)

Proprietor name: Mandatory entry
ACN: The Australian Company Number (ACN) applies to Companies registered with the Australian Securities and Investments Commission (ASIC). The ACN is mandatory if your business is a company. A company can be a Proprietary Limited (Pty Ltd) Unlimited Proprietary (Pty) Limited (Ltd) or No Liability (NL)

Mailing address: Mandatory entry. All written communications with the proprietor of a food business will be sent to this address.
Business telephone: Mandatory entry. All phone communications with the proprietor of a food business will be to this number. A mobile, fax or email contact is optional.

Notes on completing Business/Stall location information (Page 1)

The address information in this section relates to information about the business location. This may be different to the business owner address information.

ABN: Optional entry if the business is not required to have an ABN. All businesses with an annual turnover of $50 000 or non-profit organisations with an annual turnover of $100 000 require an ABN. Organisations with a lower annual turnover may choose to register for an ABN. Contact the Australian Taxation office for information on applying for an ABN. Phone 13 28 61.

Registered business name: Mandatory entry if you trade other than under your own personal name. If the food business has been registered under the National Corporations Act 2001 administered by the Australian Securities & Investments Commission (ASIC), then the registered company name should be entered here. If the food business has been registered under state or territory legislation and not under the National Corporations Act 2001, then that registered business name should be entered here. If you are unsure if you are legally required to have a registered business name contact the Office of Consumer and Business Affairs on (08) 8204 9779

Common trading name: Required if the business does not have a registered business name. If a business name is not registered, indicate the name under which the business is known or operates.
Business location address: Mandatory entry. The business location address must be a street address not a post office box or similar postal address

Address type: Mandatory entry. A business will select one of the 3 options. A street address indicates a business such as a retail shop, factory, food transport depot or similar permanent premises. Two options are provided for mobile food vending / transport vehicles. For mobile vehicles stationed at a permanent location such as a pie cart operating from a leased site select the second option. A business operating a mobile vehicle such as an ice-cream van or a food transport vehicle delivering food would tick the third option to show the address where the vehicle is normally garaged.

Numbers of employees and number of full time equivalent (FTE) employees: Mandatory entries. Include only those employees handling food.

Date commenced: Mandatory entry. The date when the business began at this location. If an exact date is not known provide the year.

PART 3 - FOOD BUSINESS SECTOR INFORMATION

The following food business sector questions are mandatory. Businesses will be categorised under three sectors - manufacturing, retail & food service and distribution. It is possible for a business to

select more than one sector. For example a large bakery manufacturing products primarily for wholesale may also have a retail outlet on the same site. In this case both the manufacturing sector and retail and food service sector would be selected. Alternatively a bakery predominately operating as a retailer should tick the retail and food service sector not the manufacturing sector.

Please tick **one or more** of the appropriate box(s) below to indicate the sector or sectors in which your business operates. **Then go to the page indicated to complete questions for each sector ticked.**

☐ Manufacturing Sector **This page below**	☐ Retail and Food Service Sector **Page 4**	☐ Distribution Sector **Page 5**

MANUFACTURING SECTOR (See notes below)

a) Please tick the types of food manufactured by your business (MAYBE MORE THAN ONE)

- ☐ Dairy products
- ☐ Raw meat and poultry
- ☐ Processed meat and poultry
- ☐ Cooked & uncooked fermented meat products
- ☐ Edible oils and oil products
- ☐ Raw fruit and/or vegetables
- ☐ Processed fruit and/or vegetables
- ☐ Cereal and flour products
- ☐ Bakery goods, bread, pastries, cakes
- ☐ Raw fish, shellfish and seafood
- ☐ Processed fish, shellfish and seafood
- ☐ Soft drinks /non alcoholic drinks /juices
- ☐ Egg or egg products
- ☐ Sugar products, confectionery including chocolate products or honey
- ☐ Infant or baby foods
- ☐ Alcoholic drinks
- ☐ Ice and water including spring water
- ☐ OTHER including mixed foods (specify below)

If OTHER please specify business type _____

_____

(b) Does your business only manufacture low risk foods	☐ Yes	☐ No
(c) Do all foods manufactured by your business have a Pathogen Reduction step	☐ Yes	☐ No
(d) Does your business manufacture uncooked fermented comminuted meat products (salami and similar uncooked meat products)	☐ Yes	☐ No

Notes on the Manufacturing Sector

This food sector is subdivided into broad categories based on the type of food produced. There is an option for OTHER to cover a food type that does not fit into one of the defined food categories. A food business **may choose more than one** category of food.

Low risk food is a food that is unlikely to contain pathogenic (potentially harmful) micro organisms and will not normally support their growth due to food characteristics. Examples are grains and cereals, bread, carbonated beverages, sugar-based confectionery, alcohol and fats and oils.

A pathogen reduction step is a processing step that significantly reduces the microbial population present in a food material. Examples are *cooking, pasteurisation, canning or fermentation or any other processing step that is capable of significantly reducing the level of pathogenic organism present*.

Uncooked fermented comminuted meat products. These are manufactured and processed meat products such as salami and mettwurst that do not include cooking in the process of manufacture.

RETAIL AND FOOD SERVICE SECTOR

(a) What best describes your food business type? TICK ONLY ONE BOX that represents the predominant description of the business

- ☐ Bakery
- ☐ Butcher
- ☐ Chemist /Pharmacies
- ☐ Café
- ☐ Canteen
- ☐ Caterer
- ☐ Child care centre
- ☐ Delicatessen
- ☐ Farm gate sales
- ☐ Fishmonger /Seafood
- ☐ Fruiterer / Green grocer
- ☐ Function centre
- ☐ Guesthouse /Bed & Breakfast/ Motel
- ☐ Hotel /Pub/Tavern
- ☐ Liquor store
- ☐ Stall
- ☐ Mobile food vending vehicle
- ☐ Restaurant
- ☐ Service station
- ☐ Snack Bar/ Kiosk
- ☐ Club including sport club
- ☐ Supermarket
- ☐ Takeaway food business
- ☐ Temporary food business
- ☐ Charitable /fund raising /Community Organisation

Businesses serving at risk persons.

- ☐ Aged Care facility (eg hostel, nursing home)
- ☐ Hospital
- ☐ Home delivered meals to the elderly

None of the above

- ☐ OTHER including specialty shop

If OTHER or speciality food shop please specify business type below

Other business please specify _____

_____

(b) Does your business only sell low risk foods (packaged and unpackaged) or medium risk foods received and sold in the manufacturers suppliers original sealed packaging ☐ Yes ☐ No

Notes on the Retail Food Service Sector

The retail and food service sector is based on the type of business description. Within this group is a sub group defined as businesses serving at risk persons. These businesses will be classified as high priority. The category OTHER is also included for businesses not covered in the provided options.

Low risk food is a food that is unlikely to contain pathogenic (potentially harmful) micro-organisms and will not normally support their growth due to food characteristics. Examples are grains and cereals, bread, carbonated beverages, sugar-based confectionery, alcohol and fats and oils. For the retail and food service sector **low risk food** also includes **whole** fruit and vegetables.

A **medium risk food** is a food that may contain pathogenic (potentially harmful) micro-organisms but will not normally support their growth due to food characteristics; or food that is unlikely to contain pathogenic micro-organisms due to food type or processing but may support formation of toxins or growth of pathogenic micro-organisms. Examples are cut fruit and vegetables, orange juice, canned meats, pasteurised milk, dairy products, ice cream, peanut butter and milk-based confectionery.

DISTRIBUTION BUSINESSES

(a) What best describes your food distribution business type? TICK ONE BOX ONLY

- ☐ Importer
- ☐ Food transport
- ☐ Cold storage
- ☐ Wholesale Distributor / Packer
- ☐ Warehousing

None of the above

☐ OTHER

If OTHER please specify business type below

Other business please specify _____

_____

(b) Does your business only sell low risk foods or (packaged and unpackaged) medium risk foods received and sold in the manufacturers suppliers original sealed packaging ☐ Yes ☐ No

Notes on the Food Distribution Sector

Food transport includes general carriers that transport food.

Single-use Plastic Products

All persons organising or operating at events, markets and other activities on Council controlled land after 09 May 2021, are prohibited from purchasing, supplying and using certain single-use plastic products in accordance with the restrictions in Council's 'Single-use Plastics on Council Controlled Land' policy, while in the course of organising or operating at the event, market or other activity.

All persons organising or operating such events are encouraged to read Council's 'Single-use Plastics on Council Controlled Land' policy, to ensure they are aware of their obligations. This policy is available on Council's website www.portaugusta.sa.gov.au

---

Notification submitted by: _____

Signed _____

For Office Use Only

Notification received by: _____

Date Notification received: / /20

INFRASTRUCTURE
File Note - Internal Referrals from Planning

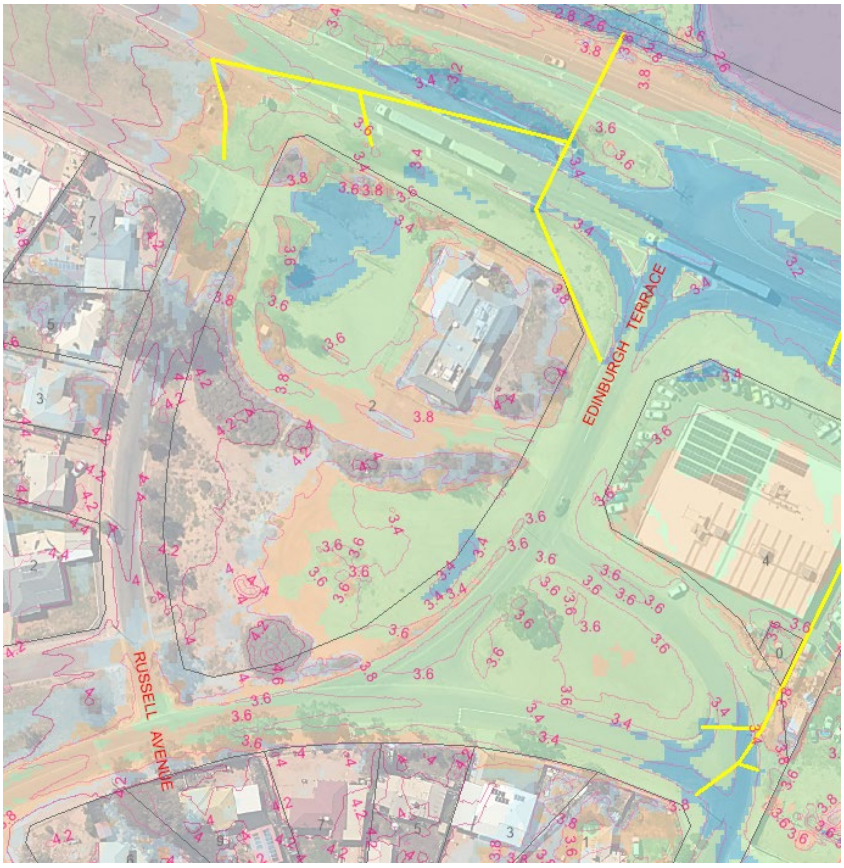
File No:	*SR24/2184*	**Date:**	3/02/2025
Application ID:	ID 24035468		
Assessment Status:	Planning Consent		
Planning Officer	Henri Mueller, Sampurna Sikdar		
Nature of Development	Construction of a retail fuel outlet and restaurant with associated car parking, truck parking, advertisements, caretakers suite, acoustic wall and landscaping		
Elements	Workers accom, retail fuel outlet, shop, advertisement, fence		
Referral Type	Engineering, Civil and Stormwater		
Development Location:	2 AUGUSTA HWY PORT AUGUSTA SA 5700		
Infrastructure Forms and Guides	Please refer to relevant Infrastructure Forms and Guides in links at end of document below.		

RESPONSE NOTES

Janine Hugo – Strategic Project Engineer

Please provide comment on traffic, access, carparking, and Stormwater Management System

Civil:



Flood Depth Contour Band

- 0.025 - 0.1 m
- 0.1 - 0.25 m
- 0.25 - 0.5 m
- 0.5 - 1.0 m
- 1.0 - 1.5 m
- 1.5 - 2.5 m
- 2.5 - 5.0 m
- >5.0 m

Adjacent plan shows the proposed development is within an area affected by the 1%AEP, with up to 1.0m flooding showing above natural ground level

Approx. RL zones
Existing RL<3.5 = 1.0m
3.5< Existing RL <3.8 = 0.5m
3.8< Existing RL <4.0 = 0.25

Draft SMP 1% Annual Exceedance Probability (AEP)

RESPONSE NOTES

a. Finished Floor Level FFL to be 300mm above for Habitable buildings and 150mm above for non-habitable:

- 1% AEP Flood Map (where flooding is shown)

RLs to be AHDm	**Building**	**Hardstand**			
Prop FFL	3.95**	-0.100*			
RL_{ns}	3.50	3.4-4.4			
Ht1%AEP	0.5				
freeboard	0.3				
Req FFL	**4.3**				

** RL provided on plans give as Relative RL, not AHD levels provided on site plan contours and 1%AEP based on.*
*** Building FFL*

non compliant initially BUT **Stormwater Management Plan uses drains to calculate 1% & 5% AEP overflows design site drainage to allow for FFL 3.95 (see Stormwater section below). NEED TO CONFIRM 1%AEP STORM SURGE for 2100 WILL NOT ADVERSELY AFFECT SW DESIGN.**

b. Coastal Flood Hazard due to:

- Storm Surge 1% AEP for 2020 and 2050 events

1% Annual Exceedance Probability (AEP) Storm Surge

- *2020*
- *2050*
- *2100*

As shown, the entire site of the proposed development is subject to 2100 1% AEP Storm Surge, with section affected in the 2050 1% AEP Storm Surge event.

Stormwater design to be assessed against impact of Storm Surge 2100

- Mean High Water Springs (MHWS) 1% AEP for 2020 and 2050 events

Mean High Water Springs (MHWS)

- 2020
- 2050
- 2100

The proposed development is not subject to Mean High Water Springs (MHWS)

RESPONSE NOTES

c. Construction Environmental Management Plan CEMP has been provided in Annexure 8 of the Future Urban – PLANNING REPORT, v3 16/10/2024, by TMK Consulting Engineers, Document 2408239CEMP dated 30th August 2024.

- Compliant with SA EPA: EPA 1095/24
- States that Soil Drainage and Erosion Management Plan is to be developed if not in place and required. SHOULD THIS BE MADE A REQUIREMENT?

d. Driveways must be clear of stobies/light poles by minimum of 1.0m

e. All new driveways and inverts across verge require Section 221 approval

Stormwater:

a. Stormwater Management Report by Herriot Consulting, Project No. 2411-039 Rev B dated 28/11/2024, which references Councils Stormwater Requirements as:

- *Finished Floor Level FFL to be 300mm above the 1% AEP Flood Map for Habitable buildings and 150mm above for non-habitable*
- *Stormwater overflow onto council property Post Development not greater than Pre-Development*
- *AEP requirements for Commercial Areas for minor and major systems;*
  Minor System: 4.9%AEP (underground)
  Major System: 1% AEP (overland flow when minor system is exceeded)
- *Maximum allowable stormwater discharge to kerb is 12L/s per outlet, with a maximum of two kerb outlets per frontage and at least 10m between outlets*
- *Detention/retention basins must capture post-development overflows, remain within the property, and are the landowner's maintenance responsibility.*
- *No Stormwater overflow onto adjoining properties*
- *A Stormwater Management Plan is required to confirm compliance with these requirements.*
- *Section 221 approval is needed for all new stormwater pipes and kerb outlets.*
- *All Stormwater discharge into Council's stormwater network (including kerb and water table) is to be treated as per EPA SA guidelines*

	Required		Design results
Total Gross Pollutants (kg/yr)	*90%*	*we actually ask for 100%*	*100*
Total Suspended Solids removed (kg/yr)	*80%*		*94.5*
Total Phosphorus removed (kg/yr)	*60%*		*71.1*
Total Nitrogen removed (kg/yr)	*45%*		*59.1*

- *No visible oil or grease for all flows up to the 3 month AEP peak flow*
- *MUSIC modelling is required to support the water quality improvement performance*

b. Stormwater Management Plan has been provided LELIO BIBBO Consulting Engineers Reference No. 240736 Sheet C1, Rev C dated 6.12.24, which includes

- Atlan Spillceptor Dual Chamber Class 1 Stormwater Treatment System near outlet which feeds into proposed Ecoceptor with 300ø inlet and outlet before entering existing stormwater system on Augusta Highway.
- Graded trench drains at all entrances and exits to property

Traffic:

a. General parking complies with AS2890.1 cat 3A with 90° bays at 2.6x5.4 and AS2890.6
Total of 36 parking bays available (excluding parallel and waiting bays)

- 31 - 90° parks
- 1 - people with disabilities (provided 2.6 with 2.6 shared area one side)
- 4 – EV charging stations
- 2– parallel
- 2 – 5.4x2.2 parallel waiting bays in drive through lane

b. Car Parking – page 8 – Future Urban – PLANNING REPORT, v3 16/10/2024, states that:
* three (3) delineated truck parking spaces – where??? – at the back where words Heavy Vehicle Parking Hardstand is shown. This area needs to be defined more to ensure truck/vehicle movements do not clash with parked heavy vehicles. Staff carpark is located in this area. Plan 24109_SD02 R4 dated 13 Dec 2024

RESPONSE NOTES

c. EV charging does not comply with AS2890.6 with 2.6m wide bays and 1.36 shared area. Code requires min 2.4 bays and 2.4 shared space (7.20m minimum) - 3 bay configuration of 2.6+1.36+2.6= 6.56m, 0.64m too short to comply.
"Minimum Operation Standards for Government-supported Public Electric Vehicle Charging Infrastructure – Guidance Document" – Department of Climate Change, Energy, the Environment and Water – implementable by 1 January 2024, page 13 – Accessibiltiy - Minimum Requirements – "charges must meet the relevant standards in association with AS/NZS 2890.6 Cl.2.2.1 or Cl 3.2 b) 11)as applicable"

d. MFY Traffic, Parking and Transport Report JML/24-0109 dated 15 October 2024 was supplied to confirm traffic movements, basedon Cheesman Architects Site Plan 24109_SD02 Rev 1, dated 11 September 2024. Latest version is Revision 4 dated 13 December 2024.
Changes to the assessed plan are as follows:

- Augusta Terrace entrance alignment different – most of required changes discussed on page 4 have been adopted in Rev 4, except turn circle turning left from Augusta Highway reduced due to location of existing SEP on Augusta Highway. NEW ALIGNMENT has been assessed for 26.0M B-Doubles and to appears to comply (as shown on revised plan on Page 6)
- Building footprint at southern end changed. Layout shown on MFY report page 6 shows revised building footprint.
- Delineated truck parking removed Revision D needs to include delineated B-Double parking bays
- Staff carparking at southern end added Swept paths shown in MFY report page 6 also shows delineated B-Double parks and customer parks.
- Movement arrows showing one way traffic need to be included along access road adjacent to Edinburgh Terrace, to ensure traffic flow is not impacted by vehicles travelling the wrong way from back.
- Aisle width between passenger carpark at front of building is defined at 6.2 m in MFY Report page 4 for 2 way traffic, however scales at 6m to area defined for bowsers. AS2890.1 category 3A requires 6.6m aisle.
- Queuing for domestic bowsers shown to allow for two vehicles as per DIT requirements. (page 8 MFY report)
- Drive through clockwise circulation has been assessed on page 9 and is acceptable
- Queuing through drive thru – up to 5 vehicles can queue behind vehicle waiting for order, after order has been given. In addition to this there are 2 additional waiting bays for longer orders. There a 2 order bays, with 1 vehicle in each able to queue and a future 2-3 queuing in entrance lane, allowing up to 15 vehicles maximum in the drive through area at any time
- Service vehicles can adequately manoeuvre in and out of Edinburgh Terrace to Bins and Service Yard.

Street Lighting: -
Future Urban – PLANNING REPORT, v3 16/10/2024, states that "Lighting does not constitute development", I disagree, however, .Annexure 6 provides TMK "Outdoor Lighting Assessment" Report dated 25.09.2024 and revised report dated 3.10.2024. This addresses:

- Obtrusive Light as per AS4282-2023 'Control of the obtrusive effects of outdoor lighting'
- Targeted illumination levels on the carpark areas and driveways to be compliant with AS/NZS1158.3.1-2020 "Public lighting"

a. All Street Lighting to comply with SA Power Networks Technical requirement

b. *Neither General Lighting* AS/NZS1680 nor *Emergency lighting* AS2293 have been addressed in this report.

Relevant PACC Forms/Guides:
Section 221 form:
https://www.portaugusta.sa.gov.au/__data/assets/pdf_file/0019/223561/Port-Augusta-City-Council-Section-221-Form-Application-to-Undertake-Works-on-Council-Land.pdf

Driveway Guide: Concrete Driveway & Paving Fact Sheet
https://www.portaugusta.sa.gov.au/__data/assets/pdf_file/0027/223983/AR21-13812-Port-Augusta-City-Council-Section-221-Driveway-Fact-Sheet.pdf

Stormwater Guide: Stormwater Fact Sheet

RESPONSE NOTES
https://www.portaugusta.sa.gov.au/__data/assets/pdf_file/0015/224025/AR21-13962-Port-Augusta-City-Council-Section-221-Stormwater-Fact-Sheet.pdf

FUTURE URBAN

Level 1, 74 Pirie Street
Adelaide SA 5000
PH: 08 8221 5511
W: www.futureurban.com.au
E: info@futureurban.com.au
ABN: 76 651 171 630

April 28, 2025

Henri Mueller
Manager Growth & Regulatory
Port Augusta City Council
Via: PlanSA Portal

Dear Henry,

RE: RESPONSE TO RFI – DA 24035468

We write in relation to your requests for information by letter dated 6 February 2025 and by email dated 10 February 2025.

Our response to your requested matters has been set out under the relevant headings below.

Civil / Stormwater

A series of points were raised in Council's letter under the heading "Civil", with the only point to address requiring confirmation that the development will not be adversely affected by the 2050 and 2100 1% AEP Storm Surge events.

Clarification was sought from Council, the Coast Protection Board and the Department of Environment and Water ('DEW') with respect to the flood inundation levels. DEW responded on the 23rd of April identifying that the site is located outside of the Coastal Hazards Storm Surge Hazard Zone based on their software, envMaps. Please refer to the correspondence from DEW enclosed.

Given the degree of uncertainty of the data, DEW mentioned they will undertake a validation check with more recent flood modelling data to advise. There has been no other confirmation regarding storm surge inundation depths relating to this site following this correspondence.

In respect to the Planning and Design Code, it is noted the site is located within Hazards (Flooding – Evidence Required) Overlay, which provides the following guidance

PO 1.1 *Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.*

DPF 1.1 *Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:*

(a) the highest point of top of kerb of the primary street; or

(b) the highest point of natural ground level at the primary street boundary where there is no kerb

The proposed finished floor level of 3.95m AHD is located 300mm above the adjacent top of kerb along Augusta Highway, satisfying DPF 1.1(a) above.

Given DEW have confirmed the site is not located within the Coastal Hazards Storm Surge inundation area and the proposed FFL is located 300mm above the top of kerb in line with DPF 1.1, the proposed development is considered to satisfy PO 1.1 of the Hazards (Flooding – Evidence Required) Overlay.

Should Council consider this matter unresolved, we recommend this is dealt with by way of condition or reserved matter.

Traffic

Please refer to the traffic engineering response enclosed from MFY, which addresses the matters raised under the heading "Traffic", including:

- parking dimensions and compliance with the relevant Australian Standards;
- EV charging bays;
- heavy vehicle parking;
- B-Double swept paths / parking spaces and bowser locations;
- parking isle width;
- bicycle parking; and
- pedestrian access.

An amended architectural site plan is enclosed to reflect MFY's advice to resolve the above matters and access arrangements in consultation with the Department for Infrastructure and Transport ('DIT').

Native Vegetation Clearance

A native vegetation clearance data report prepared by Anne Brown is enclosed, which confirms that the Nitre Bush shrubland to be cleared is categorised as 'Level 1 Clearance', meeting DPF 1.1(b) of the Native Vegetation Overlay.

A separate native vegetation clearance application has also been made to the Native Vegetation Council.

Street Trees

The construction of the acoustic wall is not intended to adversely impact or require the removal of the existing Coral Gum Street trees along Russell Avenue. Rather, these trees are sought to be retained.

Please refer to an amended Landscape Plan enclosed which nominates retention of the Coral Gum Trees and includes additional amenity tree plantings within the Council verges surrounding the site to soften the visual impact of the acoustic wall.

It is noted the additional street tree plantings and any impacts to existing Council street trees and/or shrubs will require a separate 221 permit under the Local Government Act.

Landscape Plan

An amended Landscape Plan is enclosed in response to the raised matters, which includes:

- irrigation methods as noted;
- an updated planting schedule;
- root barrier protection where requested;
- some large boulders for landscape effect; and
- location of and retention of the Coral Gum street trees.

In addition to the above, we confirm that:

- the garden beds are to be edged by hard surfaces such as paving;
- all landscaped areas will be maintained on an on-going basis that will extend beyond the suggested 24 months;
- no bins external to the site are proposed; and
- the landscape plan can be updated to include the provision of a pedestrian footpath consistent with the architectural site plan during detailed design and dealt with by way of condition.

We trust this response sufficiently addresses the matters raised in Council's additional information requests and the development application can be presented to the earliest available Upper Spencer Gulf Regional Assessment Panel.

If you have any queries in relation to this response, please do not hesitate to contact the undersigned.

Yours sincerely,

Christopher Webber
Associate Director

Enc: *DEW Correspondence*
MFY Traffic Response
Amended Site Plan
Landscape Plan
Native Vegetation

Christopher Webber

Subject: FW: seeking cross-check with recent flood modelling of Port Augusta=> FW: Initial Comments=>RE: Request for Coastal Flood Levels for 2050 and 2100 Events - 2 Augusta Highway, Port Augusta

---

From: Stefanidis, Steven (DEW) <Steven.Stefanidis@sa.gov.au>
Sent: Wednesday, 23 April 2025 5:30 PM
To: Charlie Bong <CharlieBong@herriot.com.au>; Morcom, Robyn (DEW) <Robyn.Morcom@sa.gov.au>; Detmar, Sharie (DEW) <Sharie.Detmar@sa.gov.au>
Cc: Pelton, Nicole (DEW) <Nicole.Pelton@sa.gov.au>; Stead, Brady (DEW) <Brady.Stead@sa.gov.au>
Subject: seeking cross-check with recent flood modelling of Port Augusta=> FW: Initial Comments=>RE: Request for Coastal Flood Levels for 2050 and 2100 Events - 2 Augusta Highway, Port Augusta

OFFICIAL

Hi Charlie,

My apologies for the delay of this email.

I have been away for several weeks and never had a chance to follow up whether you received the email.

See further below in email thread, **the recommended Coast Protection Board (CPB) levels for the nearby subject site at Port Augusta**.

Given there is some degree of uncertainty (data currency) with the tools (envMaps) I have access to, it may be worthwhile undertaking a validation check with more recent flood modelling data..

Robyn, are you able to share the more recent flood modelling data with Charlie?

Many Thanks

cheers

Steve Stefanidis
Coastal Engineer | Coastal Programs

Working Days: Monday, Wednesday, Friday

Climate Change, Flood Risk and Coast Branch | Environment, Heritage and Sustainability
Department for Environment and Water
P (08) 8124 4877 | M 0409 390 581
81-95 Waymouth St, Adelaide
GPO Box 1047, Adelaide, SA 5001, AUSTRALIA
environment.sa.gov.au | **naturalresources.sa.gov.au** | **envirodata.sa.gov.au** | **parks.sa.gov.au**
LinkedIn | **Twitter** | **YouTube** | **Good Living**

Government of South Australia
Department for Environment and Water

Helping South Australians conserve, sustain and prosper

The information in this e-mail may be confidential and/or legally privileged. Use or disclosure of the information to anyone other than the intended recipient is prohibited and may be unlawful. If you have received this email in error please advise by return email.

From: Stefanidis, Steven (DEW) <Steven.Stefanidis@sa.gov.au>
Sent: Wednesday, 5 March, 2025 6:07 PM
To: Detmar, Sharie (DEW) <Sharie.Detmar@sa.gov.au>
Cc: Stead, Brady (DEW) <Brady.Stead@sa.gov.au>
Subject: Initial Comments=>RE: Request for Coastal Flood Levels for 2050 and 2100 Events - 2 Augusta Highway, Port Augusta

OFFICIAL

Hi Sharie,

The CPB recommended site/floor levels for coastal inundation at Port Augusta to year 2050 are 3.70/3.95m AHD respectively.

Year 2100 CPB site/floor levels are 4.40/4.65m AHD respectively.

I checked envMaps (see screen shot below) and it appears the proposed site location is away from the inundation area – however envMaps is not quite upto date as what be shown from recent modelling – it may show something different,

Given they are referencing some modelling indicated in the screenshots below, might it be worthwhile checking/confirming this via Robyn Morcom with the latest flood mapping undertaken?

envMaps showing Coastal Inundation – Approximate location of proposed site indicated

cheers

Steve Stefanidis

From: Detmar, Sharie (DEW) <sharie.detmar@sa.gov.au>
Sent: Tuesday, 25 February, 2025 1:58 PM
To: Stefanidis, Steven (DEW) <Steven.Stefanidis@sa.gov.au>
Cc: Stead, Brady (DEW) <Brady.Stead@sa.gov.au>
Subject: FW: Request for Coastal Flood Levels for 2050 and 2100 Events - 2 Augusta Highway, Port Augusta

OFFICIAL

Hey Steve,

Would you please be able to provide the 2050 and 2100 flood levels for Port Augusta as per the request below?
Let me know if you would like to discuss or have any issues
Cheers
Sharie

From: Charlie Bong <CharlieBong@herriot.com.au>
Sent: Tuesday, 25 February 2025 1:41 PM
To: Detmar, Sharie (DEW) <sharie.detmar@sa.gov.au>; Stead, Brady (DEW) <brady.stead@sa.gov.au>
Cc: Sam Kenny <SamKenny@herriot.com.au>
Subject: Request for Coastal Flood Levels for 2050 and 2100 Events - 2 Augusta Highway, Port Augusta

> Some people who received this message don't often get email from charliebong@herriot.com.au. Learn why this is important

I hope this e-mail finds you well,

In response to the council's comment, we kindly request the coastal flood levels for the 2050 and 2100 events prior to addressing the council's RFI, as shown in the figure below.
It would be greatly appreciated if the flood level data for this specific area could be provided.

Project Location: 2 National One Hwy, Port Augusta SA 5700

RESPONSE NOTES

a. Finished Floor Level FFL to be 300mm above for Habitable buildings and 150mm above for non-habitable:

- 1% AEP Flood Map (where flooding is shown)

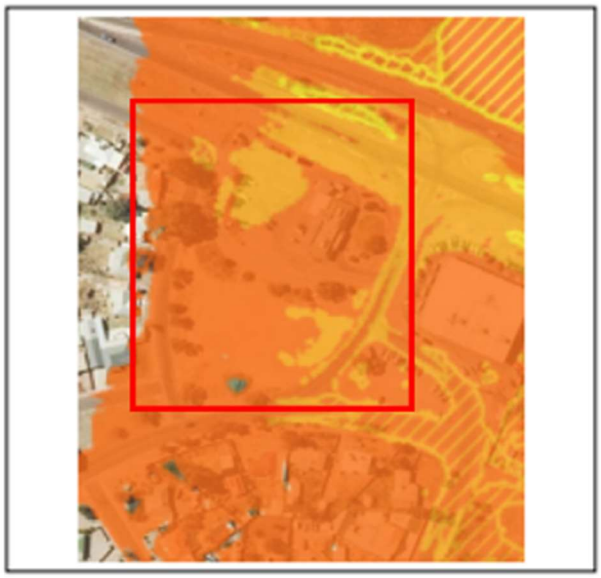
RLs to be AHDm	Building	Hardstand			
Prop FFL	3.95**	-0.100*			
RL_{ns}	3.50	3.4-4.4			
Ht1%AEP	0.5				
freeboard	0.3				
Req FFL	4.3				

** RL provided on plans give as Relative RL, not AHD levels provided on site plan contours and 1%AEP based on.*
*** Building FFL*

non compliant initially BUT Stormwater Management Plan uses drains to calculate 1% & 5% AEP overflows design site drainage to allow for FFL 3.95 (see Stormwater section below). NEED TO CONFIRM 1%AEP STORM SURGE for 2100 WILL NOT ADVERSELY AFFECT SW DESIGN.

b. Coastal Flood Hazard due to:

- Storm Surge 1% AEP for 2020 and 2050 events



1% Annual Exceedance Probability (AEP) Storm Surge

- 2020
- 2050
- 2100

As shown, the entire site of the proposed development is subject to 2100 1% AEP Storm Surge, with section affected in the 2050 1% AEP Storm Surge event.

Stormwater design to be assessed against impact of Storm Surge 2100

Regards,

Charlie Bong
Stormwater & Civil Engineer
BEng Civil and Structural (Hons)

Herriot consulting
civil & structural engineers

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MFY Pty Ltd
ABN 79 102 630 759

JML/24-0109

28 April 2025

Mr Chris Webber
Future Urban
Level 1, 74 Pirie Street
ADELAIDE SA 5000

Dear Chris,

PROPOSED RETAIL FUEL OUTLET AND RESTAURANT
2 AUGUSTA HIGHWAY, PORT AUGUSTA

We are in receipt of a Subsequent Request for Information (RFI) for the proposed development of a retail fuel outlet and restaurant at the above site (Application ID 24035468), issued by PlanSA on behalf of the City of Port Augusta.

We have reviewed the RFI as it relates to traffic and parking matters and provide the following clarification. For ease of comparison, we have adopted the headings within the RFI. We have based this assessment on Cheesman Architects Site Plan 24109_0103 Revision 6.

We have also referenced an earlier letter prepared for the development application (MFY letter dated 15 October 2024) where relevant.

1 CIVIL

(d) Driveways must be clear of stobies/light poles by a minimum of 1.0 m.

The proposed driveways will comply with this requirement.

2 TRAFFIC

(a) General parking complies with AS2890.1 cat 3A…

The parking dimensions comply with the requirements of the Australian/New Zealand Standard, *Parking Facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004)* User Class 3, which is the relevant classification for a retail fuel outlet. User Class 3A only relates to recommended parking requirements for shopping centres.

The RFI notates a comment about provision for parking with people with disabilities as being 2.6 m with a 2.6 m shared area. The space and shared area are proposed to be 2.4 m wide in accordance with the requirements of Australian/New Zealand Standard, *Parking Facilities Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6:2022).*

> *(b)This [rear hardstand] area needs to be defined more to ensure truck/vehicle movements do not clash with parked heavy vehicles.*

It is intended to linemark three heavy vehicle parking spaces within the rear hardstand area (this detail is shown within the figures of our earlier letter which has been incorporated into the updated architectural drawings).

The swept path analysis presented in our earlier letter demonstrate that vehicles will be able to access these parking spaces, and manoeuvre past parked vehicles in order to exit the site.

> *(c) EV charging does not comply with AS2890.6…*

The RFI references the Australian Government's Department of Climate Change, Energy, the Environment and Water's *"Minimum Operating Standards for Government-supported Public Electric Vehicle charging Infrastructure – Guidance Document"*. This document is not relevant to the subject site, as the site is not subject to government funding. The document itself notes in its Key Points section that:

> *There are no requirements for the industry to apply any of these requirements to non-government supported infrastructure.*

> *(d) MFY Report… based on Cheesman Architects Site Plan 24109_SD02 Rev 1… Latest version is Revision 4 dated 13 December 2024.*

This section of the RFI provides commentary with respect to changes that have been incorporated into the architectural plans through the on-going development of the site's design and infrastructure requirements.

Key to this from a traffic engineering perspective have been:

- additional clarity with respect to the boundary identification and site survey;
- minor modifications to the building location and, in particular, the drive-through alignment to allow the retention of the existing transformer on the site; and
- modifications to the location of the access from Augusta Highway to allow retention of an existing SEP.

The latter dot point has been the subject of detailed discussion with the Department of Infrastructure and Transport, to ensure that the site access was considered in the design of upgrade

and maintenance work at the intersection of Augusta Highway and Edinburgh Terrace. Figure 1 confirms the RFI's comment that the new access arrangements will comply with relevant Standards and Guidelines and allow a B-Double (design vehicle) to access the site clear of cars queued at the bowsers.

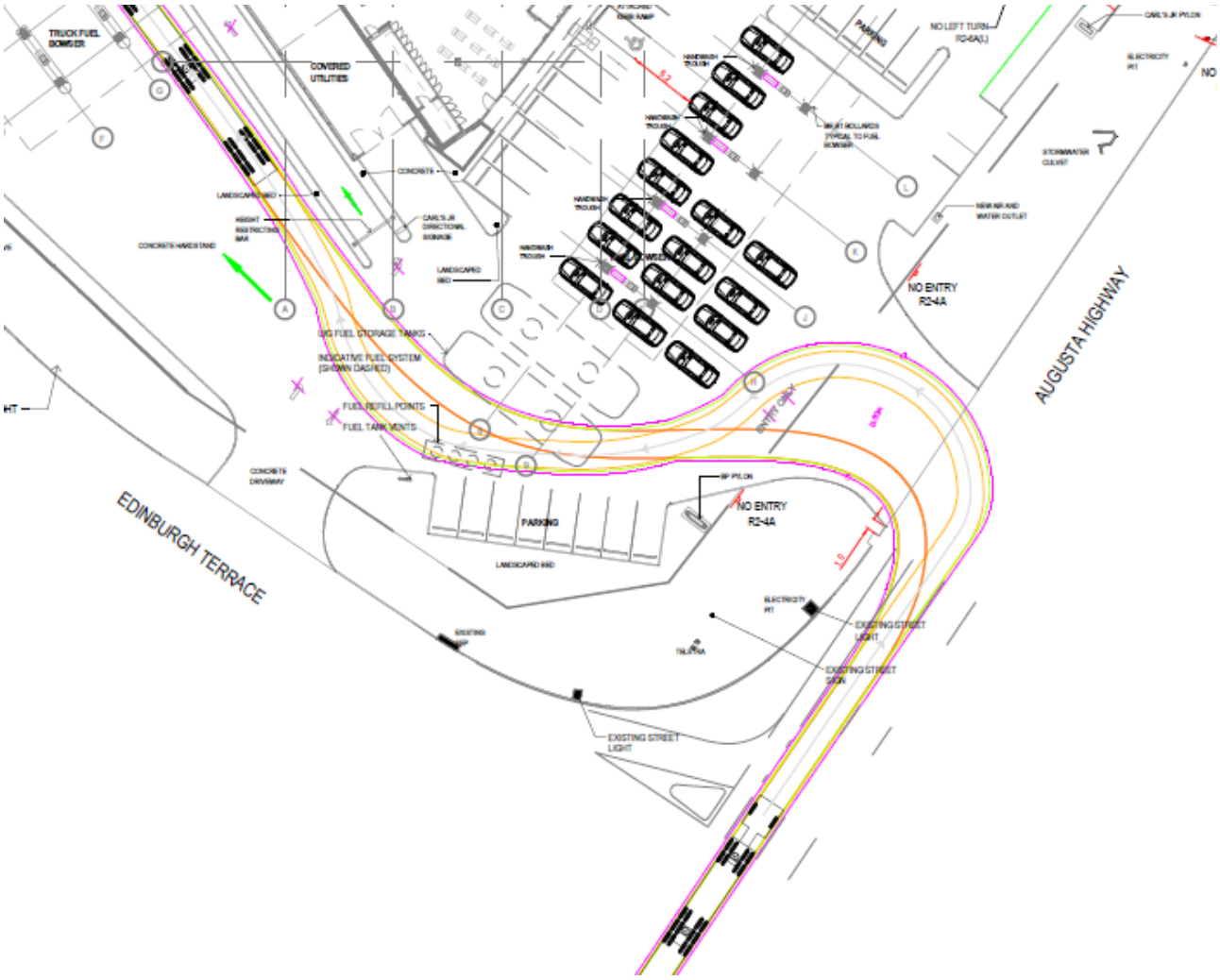


Figure 1: B-Double swept path

The RFI has questioned the separation between the parking spaces and the bowsers. As discussed above, the relevant classification for the site is User Class 3 per the Australian/New Zealand Standard, *Parking Facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004).* This User Class requires parking aisle for 2.6 m wide 90° spaces to be at least 5.8 m wide.

When measuring the clear parking aisle behind the spaces in front of the building, there is no specific delineation on the ground that separates the aisle from an area defined for drivers parking at bowsers. For example, there is no linemarking provided within the forecourt along the edge of a parking aisle. Accordingly, the width of the aisle should be measured to the anticipated location of cars parked when refuelling at the bowsers. As shown in Figure 2, this dimension is 6.2 m which exceeds the minimum requirements for a 5.8 m wide aisle.

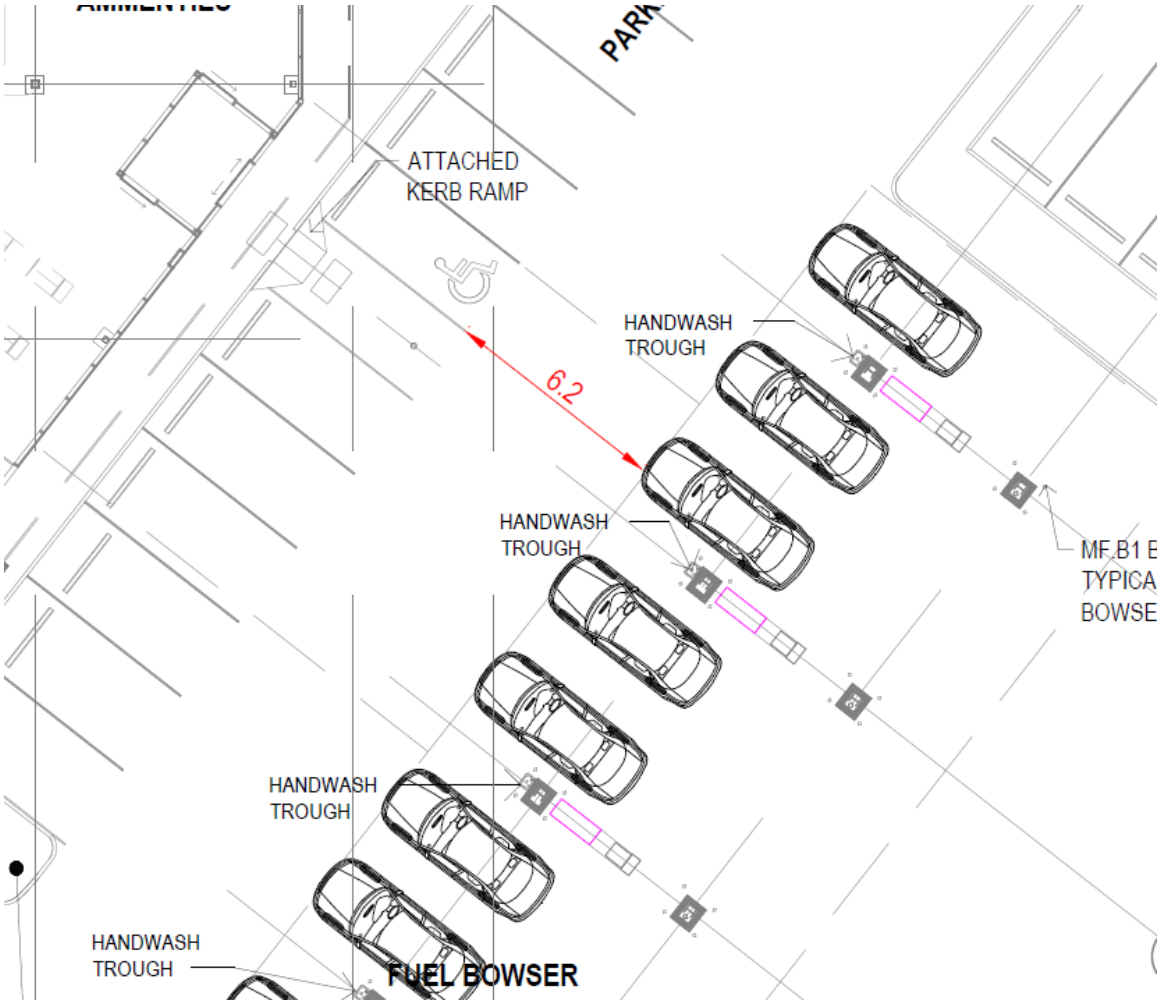


Figure 2: Parking aisle width

The RFI has requested movement arrows be included to enforce one way traffic flow along the circulation road way around the southern side of the building. The installation of traffic control devices on the site will be subject to future documentation and approval by Council, through endorsement of a Traffic Impact Statement as required under the *Road Traffic Act 1961*. Planning documents do not often show the level of detail that would be needed for this assessment, which needs to be based on construction drawings. The planning drawings identify general movement and access requirements which show the functional intent of the proposal.

Notwithstanding this, a more detailed plan showing proposed traffic control has been prepared (refer attached MFY Drawing MFY_240109_01_SH08) to identify the intended detailed traffic control, including the requested arrows along with regulatory signage to manage traffic flow through the site.

Finally, the RFI includes a couple of queries with respect to alternative transport access to the site, specifically bicycle parking and accessible access. Bicycle parking is not required by the Plan SA Planning and Design Code (P&DC) for Retail Fuel Outlets but is recommended for the restaurant

component of the development (two spaces for the 520 m tenancy). A bicycle parking rail is nominated on the plan to meet this requirement.

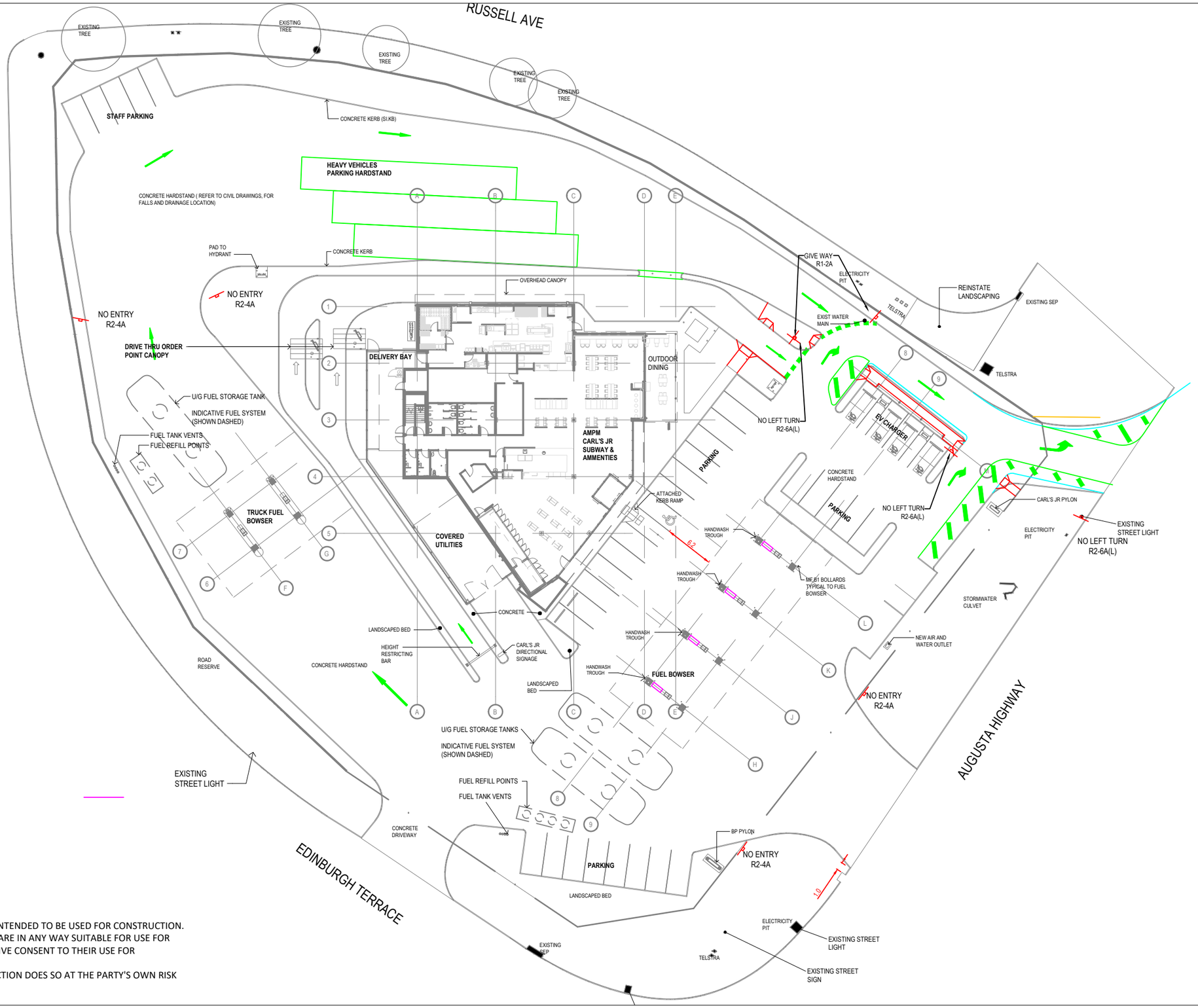
The nature strips surrounding the subject site do not currently have formed footpaths, however, in the event that such facilities are provided in the future by Council, provision has been made for a connection to the adjacent road reserve which is now reflected on the plans.

I trust the above addresses Council's queries but would be pleased to provide further information or clarification if necessary.

Yours sincerely,
MFY PTY LTD

JAYNE LOVELL
Senior Associate

Encl. MFY Drawing MFY_240109_01_SH08B



DISCLAIMER

THESE ARE CONCEPT PLANS ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION. MFY DOES NOT REPRESENT THAT THE PLANS ARE IN ANY WAY SUITABLE FOR USE FOR CONSTRUCTION PURPOSES AND DOES NOT GIVE CONSENT TO THEIR USE FOR CONSTRUCTION PURPOSES.
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LOT 1 AUGUSTA HIGHWAY PORT AUGUSTA

Retail Filling Outlet

Traffic Control (to be included in detailed design)

Drawing:	MFY_240109_01_SH08	**Revision:**	B
Drawn:	CJH	**Scale:**	1:500
Date:	28.04.2025	**Paper Size:**	A3

mfy
Traffic • Parking • Transport

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F:\2024\24-0109 Retail Fuel Outlet, 2 Augusta Highway, Port Augusta\Plans\MFY\01 Access\mfy_24-0109_01.dwg
Monday, 28 April 2025 11:06:19 AM

SITE - CALCULATIONS

TOTAL SITE AREA	8,568 SQM (APPROXIMATE) TO BE CONFIRMED BY THE SURVEYOR
TOTAL BUILDING AREA	909 SQM
TOTAL BUILDING AREA (GROUND FLOOR)	790 SQM
TOTAL BUILDING AREA (LEVEL 1 - CARETAKER ACCOMMODATION)	119 SQM
LANDSCAPED AREA	1,066 SQM
TOTAL CARSPACES	38

SITE PLAN
Scale 1 : 200

@ B1

Upper Spencer Gulf Regional Assessment Panel Agenda - 3 June 2025

Project	Drawing	Scale	Date	Drawing no.	Revision
AMPM PORTA AUGUSTA TRUCK STOP	PROPOSED SITE PLAN	As indicated	13 DEC 2024	24109_ SD02	6

Cheesman Architects Pty Ltd
304 The Parade, Kensington S.A. 5068
tel: +61 8 8431 1144
fax: +61 8 8331 9442

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File: I:\Projects\2024\24109 AMPM Port Augusta\B-Drawings\03 BIM_Model\24109_AMPM Pt Augusta_ Planning SD_R25.rvt

Plotted: 28/04/2025 10:47:59 AM

TREE SCHEDULE

Key	Botanic Name	Pot	Qty.
AV	Allocasuarina verticillata	45 Litre	13
BM	Banksia marginata	45 Litre	25
BR	Brachychiton 'Rosa Bella'	45 Litre	14
EV	Eucalyptus victrix	45 Litre	84

PLANT SCHEDULE

Key	Botanic Name	Spacing	Pot	Height	Width	Qty.
AA	Acacia acinacea	1 / m²	140mm	2m	2m	137
CB	Callistemon 'Better John'	2 / m²	140mm	1.2m	0.6m	59
CR	Callistemon rugulosus	1 / m²	140mm	3m	2m	140
CS	Callistemon 'Sugar Candy'	1 / m²	140mm	3m	2m	55
ED	Eremophila drummondii 'Low Form'	2 / m²	140mm	0.5m	1m	290
EG	Eremophila glabra 'Kalbarri Carpet'	2 / m²	140mm	0.2m	1m	140
EA	Eremophila 'Amber Green'	2 / m²	140mm	0.3m	2m	180
EM	Eutaxia microphylla	2 / m²	140mm	0.3m	1m	253
GL	Grevillea lavandulacea var. lavandulacea	1 / m²	140mm	1m	1m	109
TS	Tryptomene saxicola 'EG Rayne'	1 / m²	140mm	0.8m	1.5m	134

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxigen Pty Ltd.

Plot File Created: Mar 26, 2025

Scale

1:200 (A1), 1:400 (A3)

0 2 4 6 8 10m

N

NOTES

EXISTING SERVICES
THE CONTRACTOR MUST LOCATE AND MARK ALL UNDERGROUND SERVICES BEFORE COMMENCING WORK ON SITE.

TREE PLANTING
PREPARE TREE HOLES TO A MINIMUM SIZE OF THE DEPTH OF THE ROOTBALL x 1m WIDE AND BREAK THE SUBGRADE TO A MINIMUM DEPTH OF 200MM BELOW.

TAKE PARTICULAR CARE TO BREAK UP ANY GLAZING TO SIDES OF TREE HOLE.

FINISH THE ROOTBALL LEVEL WITH THE FINAL SURROUNDING SOIL LEVEL AND BACKFILL THE PLANTING HOLE WITH IMPORTED SANDY-LOAM TOPSOIL (80%-20% SANDY-LOAM) MIXED THOROUGHLY PRIOR TO PLACING WITH 20% ORGANIC COMPOST).

PROVIDE A 1m DIAMETER MULCHED WATERING BOWL TO THE BASE OF THE TREE.

STAKE TREES WITH 2No. 2500x50x50 HARDWOOD STAKES AND TIE WITH 50mm HESSIAN TIES SECURELY STAPLED TO THE STAKES. ENSURE STAKES AND TIES REMAIN CLEAR OF BRANCHES, FOLIAGE AND ROOTBALL.

PLANTING BEDS
CULTIVATE EXISTING GROUND TO A MINIMUM DEPTH OF 300 MM AND PLACE 200MM IMPORTED SANDY-LOAM TOPSOIL (80%-20% SANDY-LOAM) MIXED THOROUGHLY PRIOR TO PLACING WITH 20% ORGANIC COMPOST).

PLACE PLANTS IN THE CENTRE OF THE PLANTING HOLE AND FINISH THE TOP OF THE ROOT BALL LEVEL WITH THE FINISHED SURFACE OF THE SURROUNDING SOIL.

APPLY TERRACOTTEM FERTILISER TO MANUFACTURERS RATES AT TIME OF PLANTING AND AFTER PLANTING.

PLACE A 75MM MINIMUM DEPTH OF FINE PEATS COTTAGE MULCH. THOROUGHLY WATER PLANTS BEFORE AND IMMEDIATELY AFTER PLANTING, AND AS REQUIRED TO MAINTAIN HEALTH AND VIGOUR.

IRRIGATION
PROVIDE AN AUTOMATIC IN-LINE DRIP IRRIGATION SYSTEM TO ALL PLANTING BEDS AND TREES.

DRIP IRRIGATION SPECIFIED AS NETAFIM TECHLINE 16 POLY TUBE 1.6Lph @ 0.5M SPACINGS.

FOR ALL TREE PLANTING INSTALL AT BASE OF TREE 4No 4Lph PC DRIP EMITTERS ON 13MM POLY LOOP (OR INLINE EQUIVALENT).

ALL POLY TUBING TO BE LAID ON SURFACE AND COVERED WITH MULCH.

PROVIDE BACKFLOW PREVENTION, AUTOMATIC CONTROLLER AND OTHER DEVICES AS REQUIRED.

oxigen

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Adelaide SA 5000

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design@oxigen.net.au
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Project
AMPM Port Augusta

Landscape Architecture
Oxigen

Architecture
Cheesman

Client
Mario Romaldi

Drawing Title
Planting Plan

Project number
24.032

Drawing number
101

Revision
B

Rev	Date	Issue	DWN	CHK	APP
A	18.09.24	DRAFT	EH	OS	TW
B	26.05.25	DRAFT	EH	TW	TW

DRAFT

Native Vegetation Clearance

Augusta Highway Pty Ltd Development Port Augusta.

F

Level 1 - Data Report

11 March 2025

Clearance under the *Native Vegetation Regulations 2017*

Prepared by Anne Brown

Anne@annebrown.au

0409 684 312

1. Application information

Application Details

Applicant:	Romaldi Group		
Key contact:	Mario Romaldi E: Mario@romaldi.com.au M: 0418 832 189		
Landowner:	AUGUSTA HIGHWAY PTY. LTD. (ACN: 664 919 831)		
Site Address:	2 Augusta Highway, Port Augusta		
Local Government Area:	Port Augusta	Hundred:	Davenport
Title ID:	CT/6138/246	Parcel ID	FP 10104 A 58

Summary of proposed clearance

Purpose of clearance	Clearance is required to enable the Construction of a Petrol Station and associated infrastructure.
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 33, House or Buildings
Description of the vegetation under application	Size, type and general condition – There are two patches of Nitre Bush(*Nitraria billardierei)* totalling 300m^2.
Total proposed clearance - area (ha)	0.03ha
Level of clearance	Level 1
Overlay (Planning and Design ode)	Native Vegetation Overlay
Map of proposed clearance area	

Note these buildings no longer exist on the site

Mitigation hierarchy	The existing planted verge trees will be retained and if possible site 2 will be retained, but the drainage works may disturb both sites so both are included in this application.
SEB Offset proposal	Payment of $500

2. Purpose of clearance

Details of the proposal

It is proposed to build a Fuel Station and its associated infrastructure on this site. The site previously housed a Fast Food Outlet and car parks etc. This was cleared several years ago and it is unsure when these small patches of native vegetation have regrown.

The trees along Russel Ave have been planted and will be retained.

Figure 1 Construction plan

3. Vegetation

Details of the vegetation associations proposed to be impacted

Both small patches of Vegetation are comprised of the same Vegetation association.

Vegetation Association	Low Arid Nitre Bush Shrubland
Representative photo(s)	

Figure 2 Southern Vegetation Site 1. Direction of photo is South not as shown on photo

General description	The patches comprise of large Nitre Bushes with small numbers of other colonizing Chenopods such as M*aireana brevifolia.*
Flora species	List the flora species present • *Nitraria billardierei* Nitre Bush • *Maireana brevifolia* Short-leaf Bluebush • *Enneapogon avenaceus* Common Bottle washer • *Atriplex eardleyae* Eardley's Saltbush • *Sclerolaena patenticuspis* Spear-fruit Bindyi
Area ha	0.03
Fauna	Native Vegetation Branch staff advised that there was no need to assess impact on local Threatened Fauna for this site. Peter Farmer 11/3/25

4. Requirements

Address the Mitigation Hierarchy

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017*, the Native Vegetation Council (NVC) must have regard to the mitigation hierarchy. The NVC will also consider, with the aim to minimise, impacts on biological diversity, soil, water and other natural resources, threatened species or ecological communities under the* Environment Protection and Biodiversity Conservation Act 1999 *(EPBC Act) or listed species under the* National Parks and Wildlife Act 1972 *(NP&W Act).*

a) Avoidance

Both of these patches occur on areas that need to be cleared for drainage works for the future Petrol station installation, and are unable to be avoided

b) Minimization
*Patch 2 will be retained if possible and the verge trees will be retaine**d.***

c) Rehabilitation or restoration
The area around the new buildings will be landscaped but a species list has not yet been developed.

d) Offset
Level 1 applications will achieve an SEB requirements via a payment of $500 into the Native Vegetation Fund.

Risk Assessment

Determine the level of risk and provide information to support the risk assessment

Agricultural Areas (EP, GA, H&F, KI, LC, M&R and N&Y Landscape Management Regions plus Port Augusta City Council and the Flinders Ranges Council).	**Yes / No**
Is the area of proposed clearance greater than 500 m^2?	No
Does the proposed clearance involve more than five scattered trees?	No
Does the proposed clearance involve any trees with a trunk circumference measured at 1m above the ground of (for multi stemmed trees, measure the largest trunk/stem): 50cm or more?	No
Does the proposed clearance involve any listed flora species under the NP&W Act or threatened flora species or community under the EPBC Act?	No

5. Significant Environmental Benefit

A Significant Environmental Benefit (SEB) is required for approval to clear under Division 5 of the *Native Vegetation Regulations 2017*. The NVC must be satisfied that as a result of the loss of vegetation from the clearance that an SEB will result in a positive impact on the environment that is over and above the negative impact of the clearance.

The SEB is to be achieved by making a payment into the Native Vegetation Fund of **$500**.

FUTURE URBAN

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ABN: 76 651 171 630

December 6, 2024

Henri Meuller
City of Port Augusta
Via: PlanSA Portal

Dear Henri

RE: RESPONSE TO RFI – DA 24035468

We write in relation to your request for information by letter dated 31 October 2024.

Council has sought a stormwater management plan/report and calculations for the proposal.

Accordingly, please find enclosed:

- a stormwater management report and associated calculations prepared by Herriot Consulting; and
- an updated stormwater management plan from Lelio Bibbo Consulting Engineers.

We trust this response sufficiently addresses your request for the matters above mentioned. If you have any queries in relation to this response, please do not hesitate to contact the undersigned.

Yours sincerely,

Michael Osborn
Director

Enc: Stormwater Management Report
Stormwater Management Plan

Herriot consulting
civil & structural engineers

Stormwater Management Report

Proposed Service Station Development

2 Augusta Highway - Port Augusta

Project No.	:	2411-039	**Date**	:	28/11/2024
Site Address	:	2 Augusta Highway, Port Augusta SA 5700	**Dev**	:	B
Council	:	Port Augusta City Council			

1 Introduction

Herriot Consulting has been engaged to provide a Stormwater Management Report for the proposed new commercial development located at 2 Augusta Highway, Port Augusta as shown in Figure 1. The total site encompasses approximately 0.8282 hectares, designated under Certificate of Title Volume CT 6138/246. The site was previously a Hungry Jacks restaurant which has been demolished. The proposed development will feature a drive-thru facility and a service station designed as a rest stop.

2 Site Assessment

2.1 Development Description

The proposed development site faces Augusta Highway, with additional access available via smaller roads such as Russell Avenue and Edinburgh Terrace. The eastern boundary is adjacent to an existing motor company, while the western side primarily comprises residential areas. The northern end of the site borders a large saltwater lake, which serves as the main discharge point for stormwater.

Figure 1: Site Plan

2.2 Topography

The site contour information from the surveyor shows a relatively flat gradient, with levels ranging from 4m to 3.5m (AHD) over approximately 120 meters span. The natural flow of runoff will move from south to north, discharging through the existing side entry pit and ultimately flowing towards the Salt Lake.

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

3 Stormwater Requirements

Council's stormwater management requirements have been obtained through Port Augusta City Council.

Email correspondence from the Council confirms the stormwater assessment requirements as outlined within this stormwater management report.

1. The stormwater management requirements for the Port Augusta Council are provided below.
    - Finished Floor Level (FFL) must be 300mm above the 1% AEP Flood Map for habitable buildings and 150mm above for non-habitable buildings.
    - Post-development stormwater overflow onto council property must not exceed pre-development levels.
    - AEP requirements for commercial areas are 4.9% for minor systems (underground) and 1% for major systems (overland flow).
    - Maximum stormwater discharge to kerb is 12L/s per outlet, with a maximum of two outlets per frontage and at least 10m separation between outlets.
    - Detention/retention basins must capture post-development overflows, remain within the property, and are the landowner's maintenance responsibility.
    - No stormwater overflow is allowed onto adjoining properties.
    - A Stormwater Management Plan is required to confirm compliance with these requirements.
    - Section 221 approval is needed for all new stormwater pipes and kerb outlets.

2. Any stormwater discharge into Council's network is required to be treated and have the following outcomes. All Stormwater discharge into Council's stormwater network (including kerb and water table) is to be treated as per EPA SA guidelines:
    - Total suspended solids : 80% reduction
    - Total phosphorus : 60% reduction
    - Total nitrogen : 45% reduction
    - Litter/ gross pollutants : 90% reduction
    - No visible oil or grease for all flows up to the 3-month AEP peak flow
    - MUSIC modelling is required to support the water quality improvement performance.

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4 Design

4.1 Hydrology:

Design storms of 5% AEP & 1% AEP were adopted for the minor and major stormwater systems respectively. Rainfall intensities (2016) and temporal pattern data was obtained from the Bureau of Meteorology (BOM) website and the ARR Data Hub and the design and analysis were performed with 10 ensembles of rainfall patterns. These was assessed with a wide range of storm durations from 5 minutes to 6 hours to determine the critical hydraulic efficiency of the storm water system.

4.2 Modelling Assumptions & Methodology:

The DRAINS modelling analysis has been performed with the following key parameters and criteria assumed including:

- IL-CL model has been adopted as the default hydrological model with Pervious Area Initial Loss = 26mm, Pervious Area Continuing Loss = 3.1mm/hr. The rainfall data were obtained from the Bureau of Meteorology (BOM).
- Times of concentration for each sub-catchment were estimated based on previous experience and local knowledge. Traditionally times of concentration are not taken as less than 5 minutes for roof.
- Pit energy loss coefficients (k) were estimated with the DRAINS QUDM charts.
- 0.5 & 0.2 blocking factors were adopted for sag and on-grade pits respectively.
- Overland flows within the roadway to be kept to safe levels based on a depth*velocity limit of 0.4m^2/s, and a ponding height at sag points not encroaching property boundaries during the major storm.
- The runoff from the site will be fully captured and will discharge to Council`s stormwater system via Spillceptor with a treatable flow rate ranging from 2L/s to 200L/s. The post-development flow will be controlled to match the pre-development flow before entering the Spillceptor for treatment.
- Catchment Analysis (**Refer to Figure 2 and Figure 3 for** Catchment Plan):

Catchment Analysis	Runoff Coefficient			
	Pervious Area, Ha Grass	Impervious Area, Ha Roof + Road	Grass %	Paved %
Pre-development	0.3890	0.4392	53	47
Post-development	0.102	0.7262	12	88

Table 1: Pre & Post-development Catchment Analysis

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Figure 2: Pre-development Catchment Plan

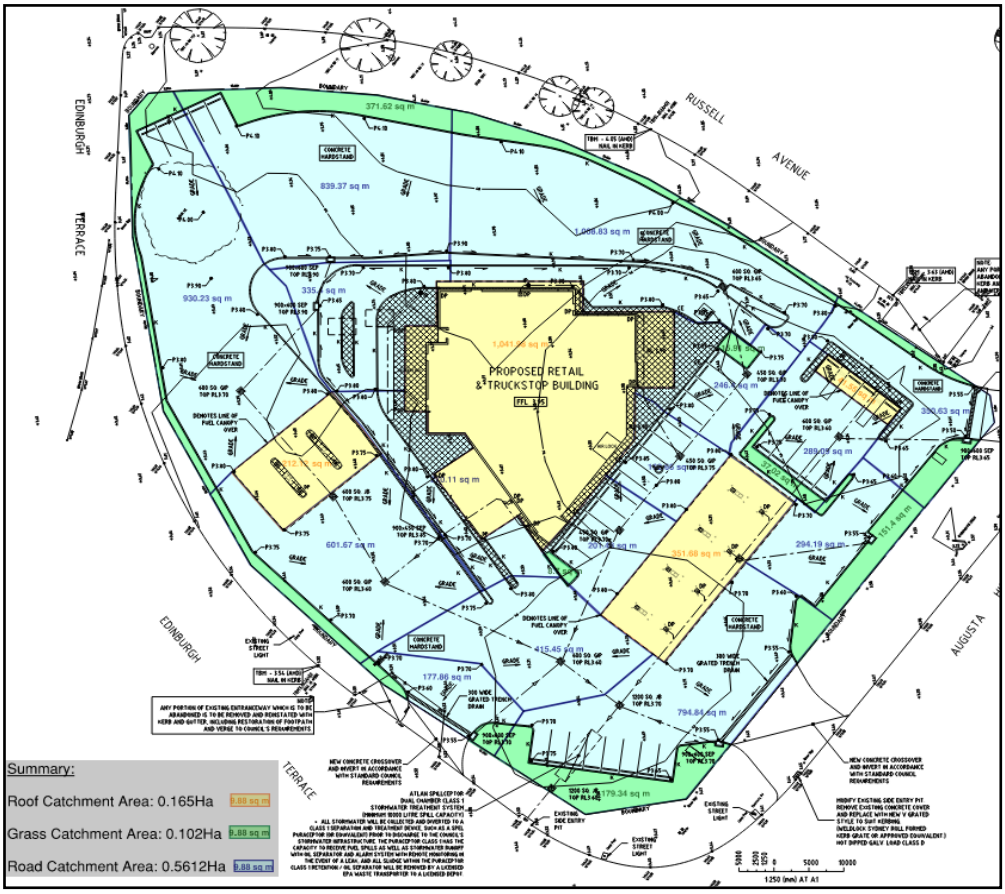

Figure 3: Post-development Catchment Plan

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

5 Results

5.1 Site Post-development Discharge:

Based upon the modelling undertaken and the methodology described above, the peak discharge rates shown in Table 2 were observed, refer to Appendix B & C for DRAINS Modelling Results:

Result Assessment	Minor (5% AEP)		Major (1% AEP)	
Storm Event	Pre-Development	Post-Development	Pre-Development	Post-Development
Discharge Rate towards Existing SEP at Edinburgh Terrace	0.113 m^3/s	0.094 m^3/s	0.176 m^3/s	0.101 m^3/s

Table 2: Pre & Post-development peak outfall discharge

The controlled post-development flow was achieved by reducing the pipe size near the downstream area and using a larger pipe size upstream, allowing for water backflow into the bigger pipes for detention purposes. The Spillceptor will discharge the controlled flow and direct it to the existing side entry pit located at Edinburgh Terrace. The inlet and outlet of the Spillceptor will be designed with a proposed 225mm orifice, refer to Appendix A for pipe sizes.

Figure 4: Stormwater Discharge Plan Overview

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6 Stormwater Quality Management Assessment

6.1 Treatment Train Approach:

The stormwater quality drainage strategy for catchment contributing to post-development node generally follows the treatment train as described below in Figure 5.

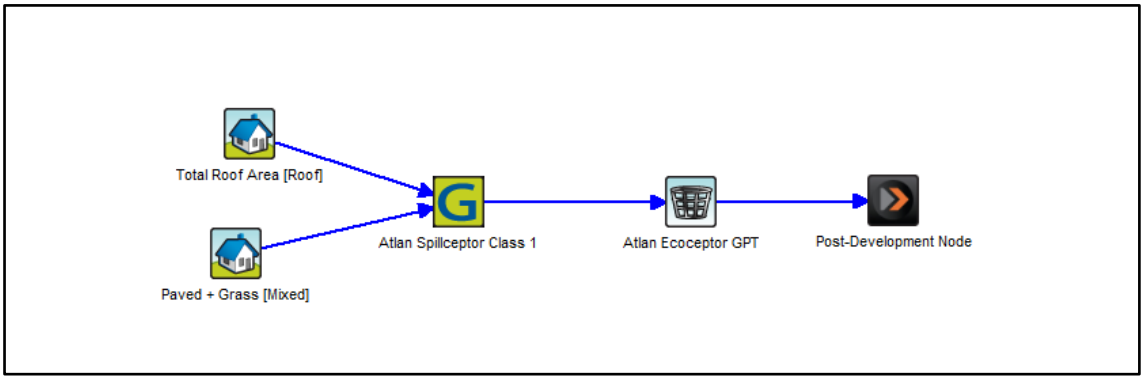

Figure 5: Stormwater Management Treatment Train

6.2 Stormwater Quality Modelling

6.2.1 Methodology

The sub-catchment plan was modified to cluster smaller sub-catchments that effectively discharge to the stormwater drainage network. Each of these combined sub-catchments was then split into 2 source nodes; Roof, Grass and pavement. The catchment parameters for the MUSIC model have been prepared from the catchment plan as depicted in Figure 3.

6.2.2 Climate Data

In accordance with MUSIC guidelines, rainfall data for the model is based on 6 mins time step data at Roseworthy (Station 23122-Region: Northen Yorke) which was acquired from Water Sensitive SA website. A 10-year period from 2001- 2010 was selected as required by the design guideline requirements. That period had a mean annual rainfall of 404mm and the evapotranspiration had a mean annual value of 1145 mm.

6.2.3 Key Parameters

For urban catchment source nodes, the default values in the MUSIC model have been adopted for stormwater quality runoff. Stochastically generated flows have been selected, with the base flow and storm flow for total suspended solids, total nitrogen and total phosphorus also taken to be the default values for an urban stormwater source.

Roof

- 100% impervious fraction directly connected discharged to pits. (approx. 0.165Ha)
- MUSIC default pollutant generation parameters.

Balance of Allotment Land (Road + Grass area)

- Catchment calculated as sub-catchment area minus roof area (approx. 0.663ha)
- Road Catchment with 85% impervious fraction; for accounting 15% verge area
- MUSIC default pollutant generation parameters.

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6.2.4 Stormwater Treatment Nodes

Primary Treatment Node - Atlan Spillceptor

All stormwater runoff will be fully retained with no bypass operation and treated using Spillceptor, specifically designed to capture high-risk oils and hydrocarbons. Refer to Figure 6 for a typical Spillceptor section.

The recommended model for this site is the **400 Series Tank – SPI.100.C1.2C.** This is a 2-chamber device which includes an auto shut off mechanism in the event of an oil or fuel spill and total storage capacity of **35.7kL**. Further specification details are included in **Appendix E.**

Additional product details, can be found via the manufacturer's website (Atlan Spillceptor).

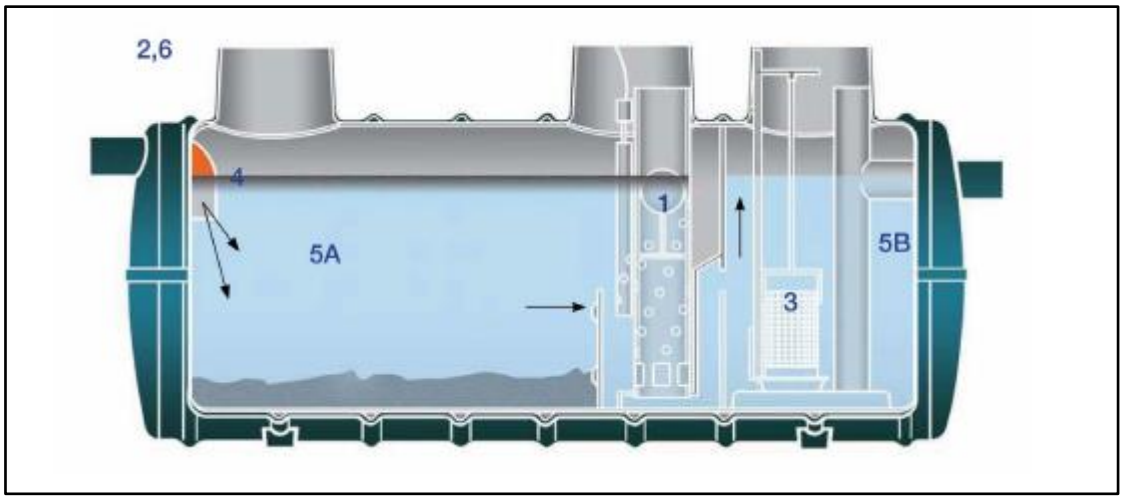

Figure 6: Typical Cross-section of Spillceptor

Secondary Treatment Node - Atlan Class 3 Ecoceptor, Refer to Appendix F:

The Ecoceptor will function as a secondary treatment point, further improving stormwater quality by separating and capturing additional sediments, silt, total suspended solids, oil, and grease. Oil and grease rise to the 'oil-capture' zone of the treatment chamber, where they are contained during all flow events. The **nominated model** would be **Series 6000**, for more information, visit Atlan Ecoceptor.

Figure 7: Cross-section and elevation view of Ecoceptor

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6.3 MUSIC Modelling Results:

The proposed drainage system incorporates stormwater pollutant treatment measures to capture hydrocarbons, oil, and grease from the site, ensuring that all runoff is treated before being discharged into the downstream council infrastructure.

The designated Spillceptor and Ecoceptor treatment units have working capacities of 35.7kL and 8kL, respectively, **providing storage capacity well in excess of the minimum 8,000L required to manage potential spills from a fuel tank as well as stormwater runoff**. This ensures the system is well-equipped to cater for handle any spill scenarios or stormwater treatment requirements. Refer **Appendix E & F** for product specification details.

Based on the results, the primary and secondary treatment processes of the Gross Pollutant Traps (GPTs) are effective in meeting the Council's reduction target for runoff treatment.

Overall, provided the drainage network configuration and stormwater quality improvement devices are constructed in accordance with the current design plans objectives for a reduction in total pollutant load are expected as follows:

Table 3: Output Result	Source	Residual Load	% Reduction	% Reduction Target
Flow (ML/yr.)	2.34	2.34	0	N/A
Total Suspended Solids (kg/yr.)	661	36.5	94.5	80
Total Phosphorous (kg/yr.)	1.14	0.331	71.1	60
Total Nitrogen (kg/yr.)	5.63	2.31	59.1	45
Gross Pollutants (kg/yr.)	99.4	0.006	100	90

Refer Appendix D for MUSIC modelling setup and table result for further information.

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7 Summary

The proposed stormwater system detailed in the design is consistent with standard practices for the size and characteristics of the catchment area. The entire drainage network adheres to Council's requirements and has been carefully planned using DRAINS and MUSIC modelling programs.

This underground stormwater system effectively conveys flows from minor storms. The underground drainage network, in conjunction with overland flow within the roadway, contains flows within the property boundary without inundating allotments or producing unsafe flows for up to the 1% AEP storm of the critical duration. The expected outflows are not expected to overload or have detrimental effects on the downstream council system.

The property owner of the commercial site is responsible for maintaining the GPTs to ensure their efficiency in preventing the spillage of hydrocarbons, oil and grease into the council system before they are trapped and treated.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully

ENGINEERS AUSTRALIA

Charlie Bong

BEng (Civil & Structural)(Hons) GradIEAust

Herriot Consulting

Attachments:

- Appendix A - DRAINS Model Set-up
- Appendix B – DRAINS Result: Minor Storm 5% AEP
- Appendix C – DRAINS Result: Major Storm 1% AEP
- Appendix D – MUSIC Modelling Results
- Appendix E – 400 Series Spillceptor Details
- Appendix F – 6000 Series Ecoceptor Details

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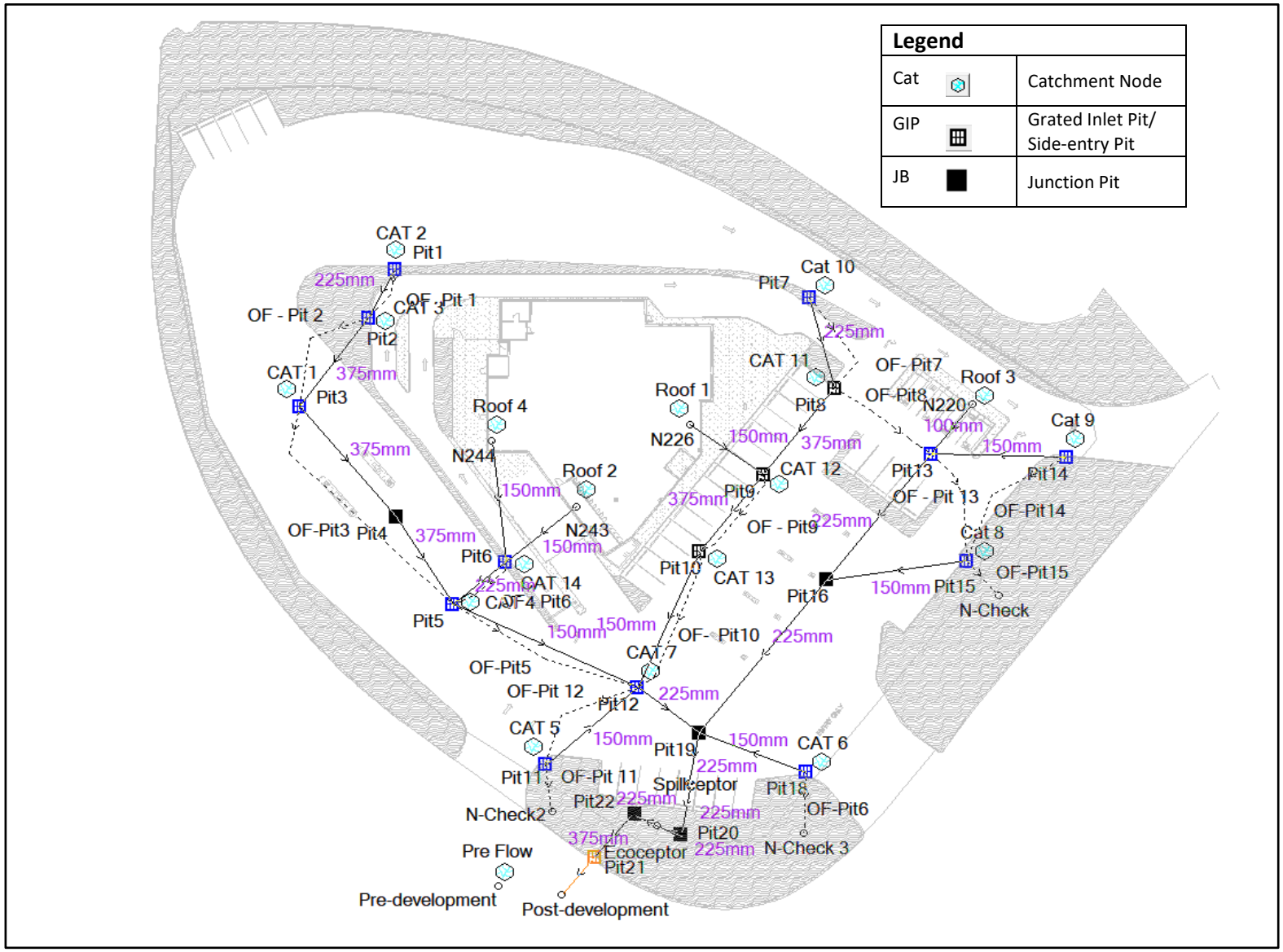
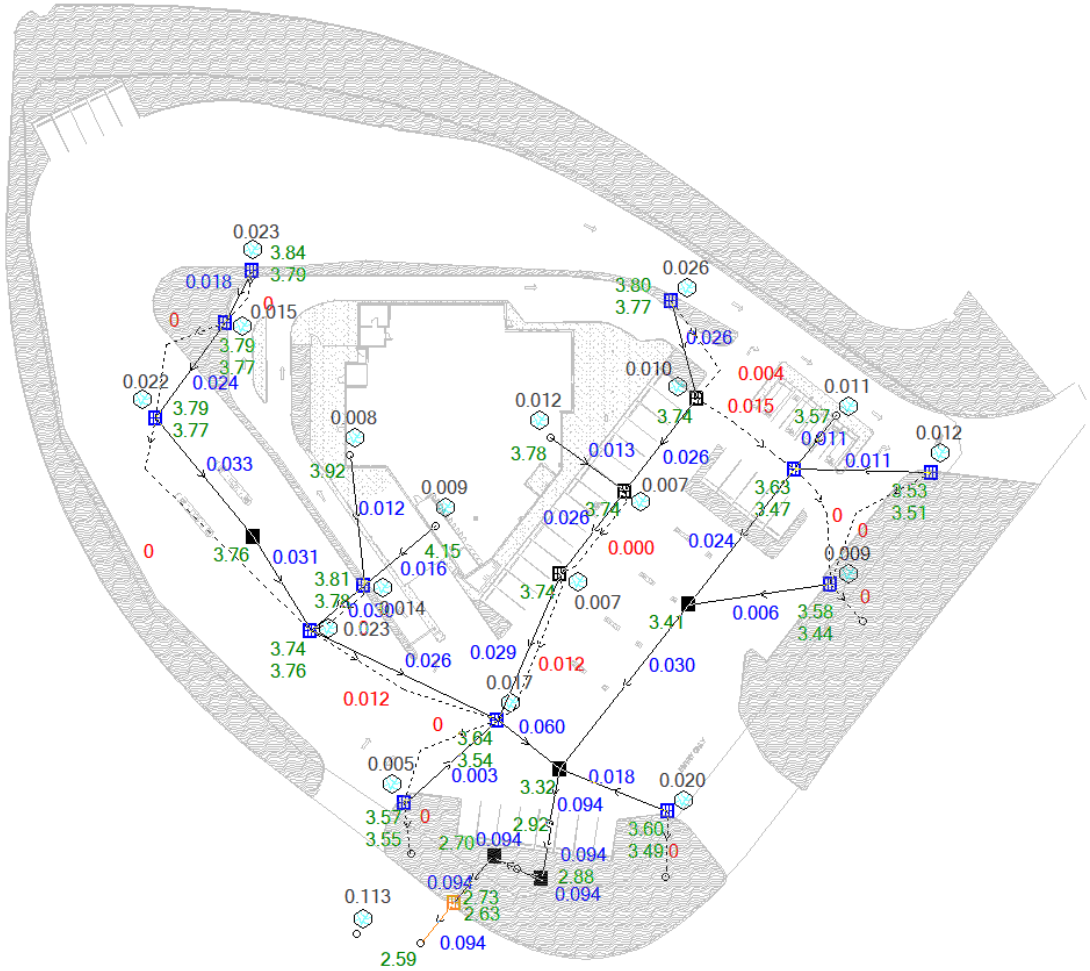
Appendix A – DRAINS Model Set-up:



Appendix B – DRAINS Result: Minor Storm 5% AEP:

Results for median storm in critical 5% AEP ensembles using Full Unsteady hydraulic model.

Legend	
Blue	Peak Discharge
Red	Peak Overflow
Green	Peak Water Level
Black	Catchment Runoff



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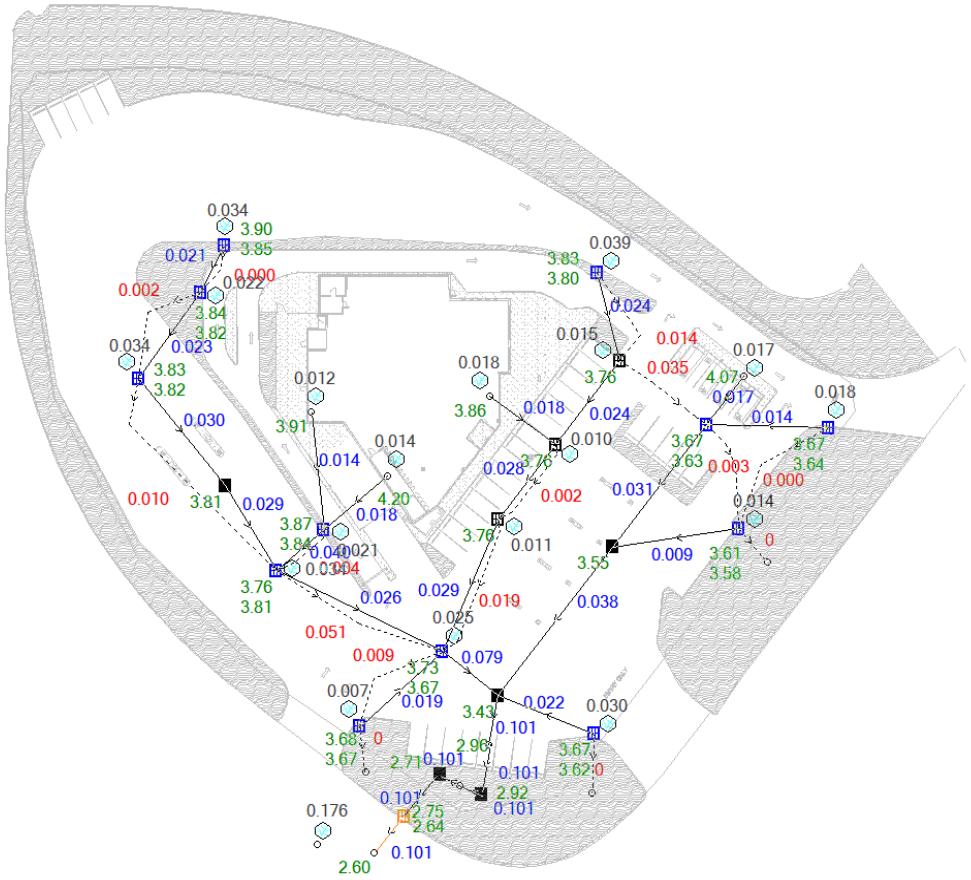
Appendix C – DRAINS Result: Major Storm 1% AEP:

Results for median storm in critical 1% AEP ensembles using Full Unsteady hydraulic model.

Legend	
Blue	Peak Discharge
Red	Peak Overflow
Green	Peak Water Level
Black	Catchment Runoff



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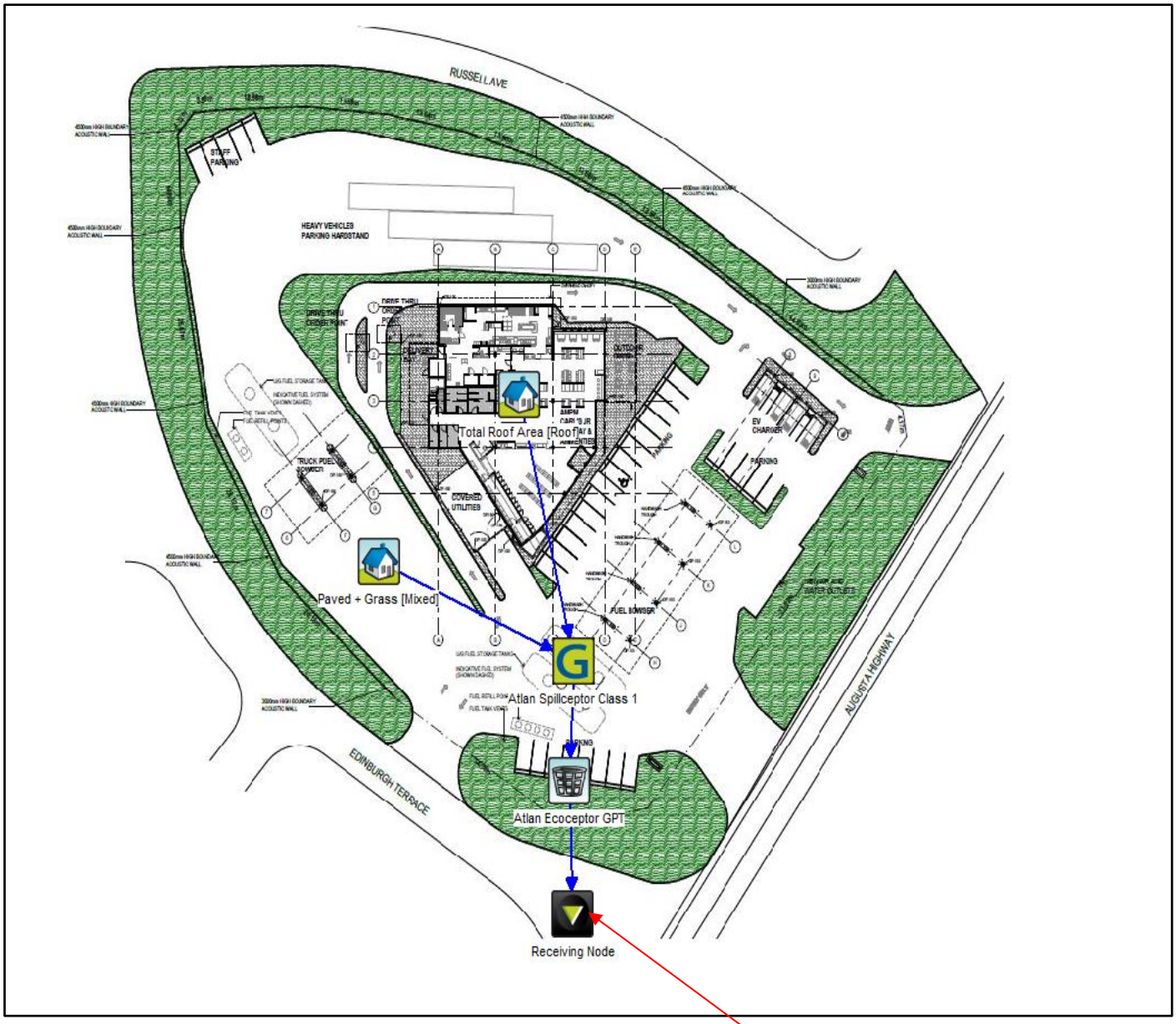
Appendix D – MUSIC Modelling Results:

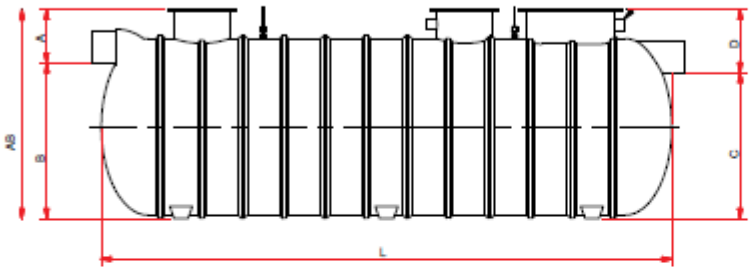


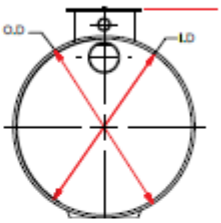
Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	2.34	2.34	0
Total Suspended Solids (kg/yr)	661	36.5	94.5
Total Phosphorus (kg/yr)	1.14	0.331	71.1
Total Nitrogen (kg/yr)	5.63	2.31	59.1
Gross Pollutants (kg/yr)	99.4	0.00622	100

Appendix E – 400 Series Spillceptor Details:

SPECIFICATIONS





Models	Treatment Flow Rate	Weight (KG)	Dimensions (mm)								Maximum Inlet & Outlet Pipe Size (mm) Configuration*	Manholes				Max. Spill at Shut Off	Max. Working Capacity
			A	B	A&B	C	D	L	OD	ID		Qty	Size	Qty	Size		
100 Series Tanks - 900 mm Internal Diameter																	
SPI.002.C1.2C	2 LPS	120	400	820	1220	800	420	1700	930	900	100	2	450 ID	-	-	250	800
200 Series Tanks - 1200 mm Internal Diameter																	
SPI.004.C1.2C	4 LPS	330	460	1100	1560	1080	480	2600	1350	1200	150	2	600 ID	-	-	1,000	2,050
SPI.006.C1.2C	6 LPS	400	425	1135	1560	1095	465	3035	1350	1200	150	2	600 ID	-	-	1,300	2,550
SPI.008.C1.2C	8 LPS	450	460	1100	1560	1060	500	3800	1350	1200	150	2	600 ID	-	-	1,900	3,200
SPI.010.C1.2C	10 LPS	500	450	1110	1560	1060	500	4600	1350	1200	150	2	600 ID	-	-	2,500	3,900
SPI.013.C1.2C	13 LPS	550	446	1114	1560	1040	520	5800	1350	1200	150	3	600 ID	-	-	3,000	4,800
SPI.015.L.C1.2C	15 LPS	600	425	1135	1560	1065	495	6500	1350	1200	150	3	600 ID	-	-	3,400	5,400
300 Series Tanks - 1850 mm Internal Diameter																	
SPI.015.S.C1.2C	15 LPS	650	620	1630	2250	1600	650	3000	1950	1850	300	1	600 ID	1	900 x 600	3,500	5,500
SPI.020.C1.2C	20 LPS	850	625	1625	2250	1585	665	4000	1950	1850	300	1	600 ID	1	900 x 600	3,900	7,300
SPI.030.C1.2C	30 LPS	1100	660	1590	2250	1575	675	4860	1950	1850	300	1	600 ID	1	900 x 600	5,500	10,800
SPI.040.8.C1.2C	40 LPS	1180	550	1600	2150	1500	650	5900	1950	1800	300	1	600 ID	1	900 x 600	8,000	13,400
SPI.040.C1.2C	40 LPS	1240	650	1600	2250	1550	700	6540	1950	1850	300	2	600 ID	1	900 x 600	9,000	14,400
SPI.050.L.C1.2C	50 LPS	1400	650	1600	2250	1520	730	8500	1950	1850	300	2	600 ID	1	900 x 600	10,000	18,000
SPI.060.L.C1.2C	60 LPS	1550	650	1600	2250	1500	750	10,000	1950	1850	300	2	600 ID	1	900 x 600	11,200	21,600
SPI.070.L.C1.2C.	70 LPS	1700	650	1600	2250	1500	750	11,600	1950	1850	300	2	600 ID	1	900 x 600	12,400	25,200
400 Series Tanks - 2480 mm Internal Diameter																	
SPI.050.S.C1.2C	50 LPS	1400	720	2230	2950	2150	800	4680	2600	2480	375	1	600 ID	1	900 x 600	9,000	18,000
SPI.060.S.C1.2C	60 LPS	1560	550	2400	2950	2220	730	5500	2600	2480	375	1	600 ID	1	900 x 600	10,700	21,600
SPI.070.S.C1.2C	70 LPS	1710	750	2200	2950	2150	800	6550	2600	2480	375	3	600 ID	1	900 x 600	12,400	25,200
SPI.080.C1.2C	080 LPS	2000	600	2350	2950	2250	700	7500	2600	2480	375	3	600 ID	1	900 x 600	14,900	29,600
SPI.090.C1.2C	090 LPS	2300	715	2235	2950	2150	800	8400	2600	2480	375	3	600 ID	1	1200 x 600	16,200	32,400
SPI.100.C1.2C	100 LPS	2550	710	2240	2950	2150	800	9000	2600	2480	375	3	600 ID	1	1200 x 600	17,700	35,700
SPI.110.C1.2C	110 LPS	2650	700	2250	2950	2150	800	9600	2600	2480	375	3	600 ID	1	1200 x 600	18,300	38,200
SPI.120.C1.2C	120 LPS	2750	570	2400	2970	2300	670	10,230	2600	2480	375	3	600 ID	1	1200 x 600	21,700	43,200
SPI.150.C1.2C	150 LPS	3360	670	2280	2950	2150	800	13,420	2600	2480	375	4	600 ID	1	1200 x 600	27,700	54,000
SPI.180.C1.2C	180 LPS	3580	650	2300	2950	2150	800	15,400	2600	2480	375	5	600 ID	1	1200 x 600	32,500	64,800
SPI.200.C1.2C	200 LPS	4150	555	2395	2950	2230	720	16,500	2600	2480	375	5	600 ID	1	1200 x 600	36,200	72,000

# Key to Main Dimensions & Notes	
A	Invert Level - Depth from top of manhole to base of inlet pipe.
B	Depth from base of inlet pipe to base of tank feet.
A&B	Overall depth of tank, from top of manhole to base of tank feet.
C	Depth from base of outlet pipe to base of tank feet.
D	Invert Level - Depth from top of manhole to base of outlet pipe.
L	Overall length tank.
OD	Overall outside diameter of tank including ribs.
ID	Internal diameter of tank.
S&L	"S" is Short Series Tank & "L" is Long Series Tank.

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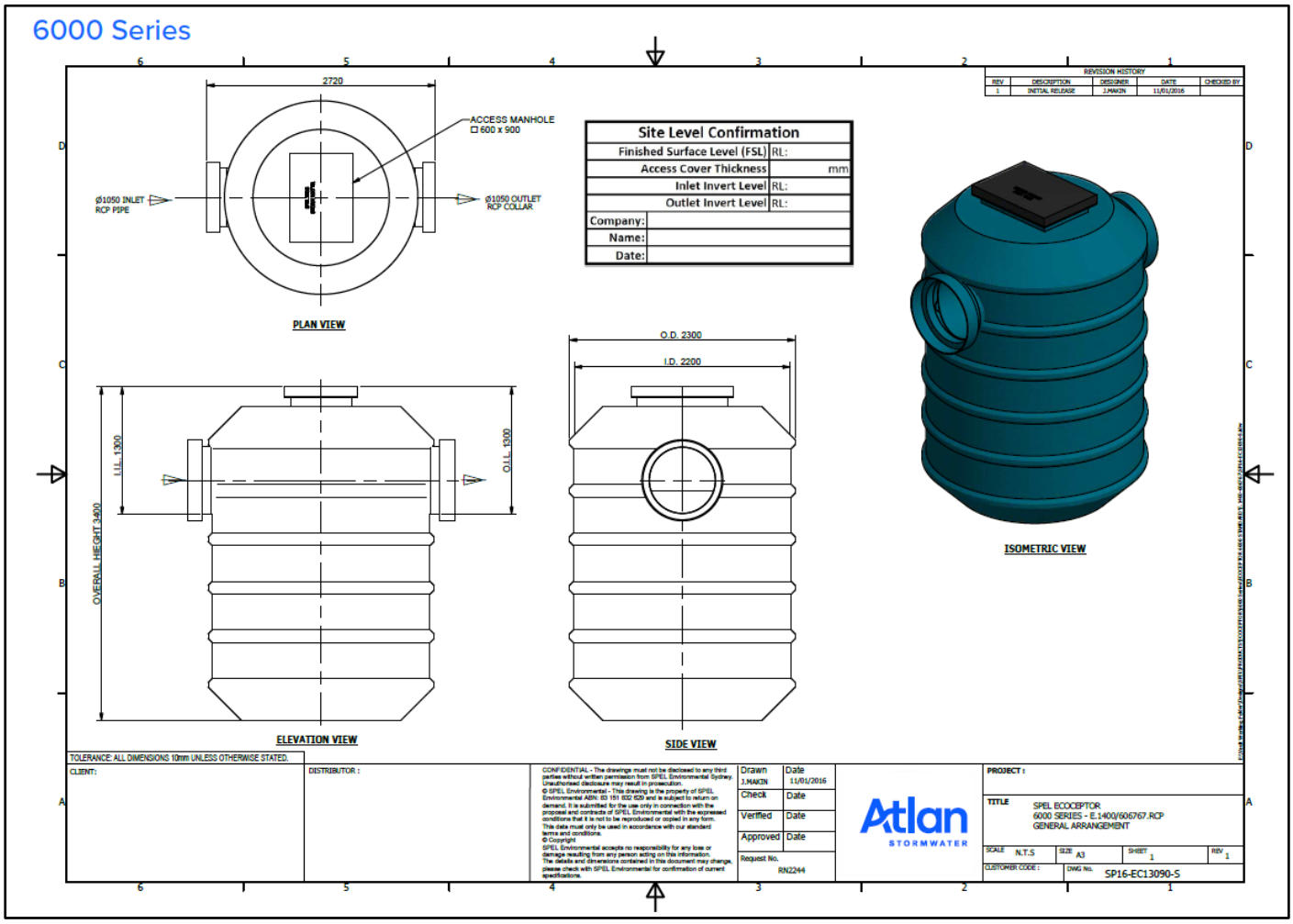
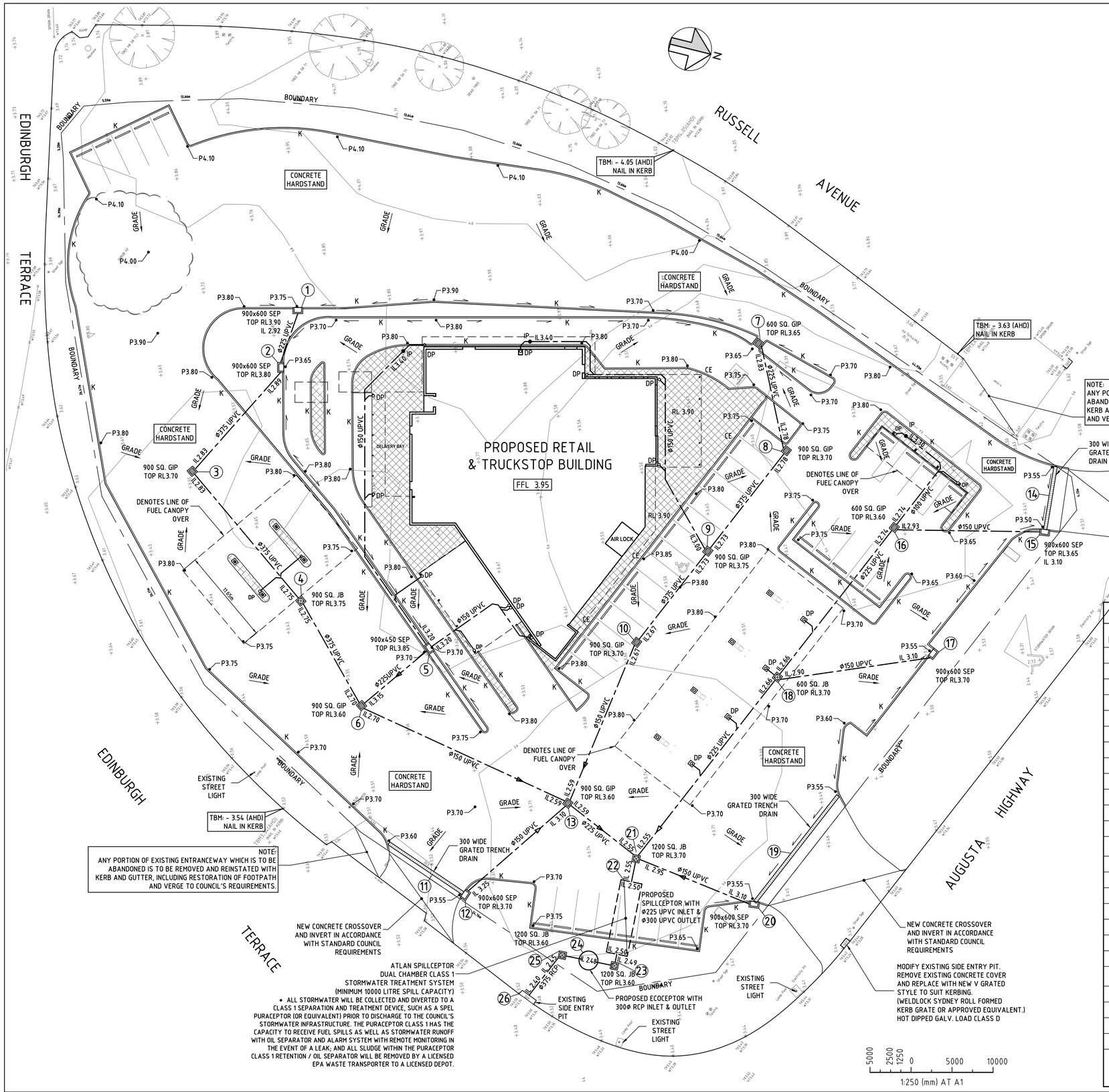
Appendix F – 6000 Series Ecoceptor Details:





LEGEND

x 3.50	- EXISTING SPOT LEVEL
	- STORMWATER PIPE
FFL 3.95	- INDICATIVE FINISHED FLOOR LEVEL
GIP	- STORMWATER PIT - GRATED
SEP	- STORMWATER PIT - SIDE ENTRY
JB	- STORMWATER PIT - JUNCTION
IP	- INSPECTION POINT
P 3.80	- PRELIM. PAVEMENT DESIGN LEVEL
DP	- DOWN PIPE
K	- CONCRETE KERB
CE	- CONCRETE EDGE

NOTE: ALL PVC PIPES TO BE SEWER GRADE (SH).

GENERAL NOTES:

G1. These drawings shall be read in conjunction with the Architect's drawings and specification. Any discrepancies between drawings, specification or site condition shall be reported to the Engineer and resolved before proceeding. Refer to Architectural drawings for setout dimensions of roadway and buildings. Do not scale drawing.

G2. The Contractor shall be responsible for the location of all existing services on site prior to excavation. All trenching to be reinstated to the satisfaction of the relevant authorities.

G3. The Contractor shall locate and verify the value of the TBM before the start of construction.

G4. All services, or conduits for servicing shall be installed prior to commencement of pavement construction.

G5. No work is permitted within adjoining properties without written permission from the owners or responsible authority.

G6. All existing site survey levels supplied by others.

DRAINAGE NOTES:

D1. All drainage outlet levels shall be confirmed on site, prior to construction

D2. All PVC pipes to be sewer grade. (SH).

D3. Provide 300mm min. cover to top of stormwater pipes unless below concrete paving.

D4. All pits within the property are to fitted with 'Gatic' or approved equivalent grates
- Light duty for landscaped areas
- Heavy duty where subjected to vehicular traffic.

D5. Pits within the property may be contructed as:
1) Precast stormwater pits
2) Cast insitu reinforced concrete

D6. Ensure all grates to pits are set below finished surface level within the property. Top of pit RL's are approximate only and may be varied subject to approval of the Engineer. All invert levels are to be achieved.

D7. Stormwater must not be concentrated on to adjacent property.

D8. At no time during or after construction is stormwater to be ponded on adjoining properties.

D9. The site shall be graded and drained so that stormwater will be directed away from the building platform.

DRAINAGE SCHEDULE

Pit No.	Description	Size	Cover	Top RL	Inlet IL	Outlet IL	Remarks
1	Side Entry Pit	900x600	Solid - Load class 'D'	3.90	-	2.92	
2	Side Entry Pit	900x600	Solid - Load class 'D'	3.80	2.89	2.89	
3	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.70	2.83	2.83	
4	Junction Box	900x900	Solid - Load class 'D'	3.75	2.75	2.75	
5	Side Entry Pit	900x600	Solid - Load class 'D'	3.85	3.20 3.20	3.20	
6	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.60	3.15 2.70	2.70	
7	Grated Inlet Pit	600x600	Grated - Load class 'D'	3.65	-	2.83	
8	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.70	2.78	2.78	
9	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.75	3.00 2.73	2.73	
10	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.70	2.67	2.67	
11	Grated Trench Drain	300 wide	Grated - Load class D	3.60 3.55	-	3.40	
12	Side Entry Pit	900x600	Solid - Load class 'D'	3.70	3.40	3.25	
13	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.60	3.10 2.59 2.59	2.59	
14	Grated Trench Drain	300 wide	Grated - Load class D	3.55 3.50	-	3.35	
15	Side Entry Pit	900x600	Solid - Load class 'D'	3.65	3.35	3.10	
16	Grated Inlet Pit	600x600	Grated - Load class 'D'	3.60	2.74 2.93	2.74	
17	Side Entry Pit	900x600	Solid - Load class 'D'	3.70	-	3.10	
18	Junction Box	600x600	Solid - Load class 'D'	3.70	2.90 2.66	2.66	
19	Grated Trench Drain	300 wide	Grated - Load class D	3.55	-	3.30	
20	Side Entry Pit	900x600	Solid - Load class 'D'	3.70	3.30	3.10	
21	Junction Box	1200x1200	Solid - Load class 'D'	3.70	2.95 2.55 2.55	2.55	
22	Stormwater Treament Device		Load class D		2.50	2.50	Atlan Spillceptor Dual Chamber Class 1 - Refer note
23	Junction Box	1200x1200	Grated - Load class 'D'	3.60	2.49	2.49	
24	Proposed Ecoceptor		Load class D		2.48	2.48	Civil contractor to confirm suitable inlet and outlet diameters with manufacturer.
25	Junction Box	1200x1200	Solid - Load class 'B'	3.60	2.45	2.45	
26	Ex. SEP			3.52	2.40	C.O.S	Connection to existing stormwater pit. Drainage contractor is to confirm the existing pit invert levels are suitable for connection prior to commencing construction.

NO	AMENDMENT	DATE	INITIAL
C	Minor revisions.	6.12.24	CH
B	Issued for approval.	5.12.24	CH
A	Issued for planning approval only.	14.10.24	NP

SHEET TITLE
STORMWATER MANAGEMENT PLAN

CLIENT Romaldi Constructions

SITE 2 Augusta Highway PORT AUGUSTA

LELIO BIBBO
CONSULTING ENGINEERS PTY LTD
ABN 80 752 110 403
Civil - Structural - Soil Testing
Tenancy 4, Ground Floor, 345 King William Street
Phone 8212 7966
Email engineering@leliobibbo.com.au

DESIGN	NP	DATE	23.09.24
DRAWN	NP	SCALE	1:250@A1
REF. NO	240736	SHEET NO	C C1

FUTURE URBAN

Level 1, 74 Pirie Street
Adelaide SA 5000
PH: 08 8221 5511
W: www.futureurban.com.au
E: info@futureurban.com.au
ABN: 76 651 171 630

December 6, 2024

Melissa Chrystal
Environment Protection Authority
Via: PlanSA Portal

Dear Melissa

RE: RESPONSE TO EPA RFI – DA 24035468

We write in relation to your request for information by letter dated 4 November 2024.

Our response to your requested matters has been set out under the relevant headings below.

General

1. We confirm the following fuel types and associated storage capacities are to be provided.

   Tank 1 – 110KL

   - 90,000 Diesel
   - 20,000 Add Blue

   Tank 2 – 90KL

   - 60,000 91 Unleaded
   - 30,000 98 Premium Unleaded

   Tank 3 – 90 KL

   - 60,000 Deisel
   - 30,000 95 Unleaded

Air Quality

2. The proposed bowsers are located approximately 50 metres to the boundary of the adjoining sensitive receiver and therefore more than 50 metres to the actual dwelling.

3. The Proponent has confirmed the installation of Stage 2 vapour recovery systems for all unleaded fuel dispensers to ensure no unacceptable risks to human health notwithstanding being located more than 50 metres from a sensitive receiver.

4. We confirm that VR1 will be installed at the fuel storage tank.

Water Quality

In response to Points 5 and 6, an updated Stormwater Management Plan by Lelio Bibbo Consulting Engineers is enclosed that details the installation of an 'Atlan Spillceptor Dual Chamber Class 1' stormwater treatment system with a minimum spill capacity of 10,000 litres.

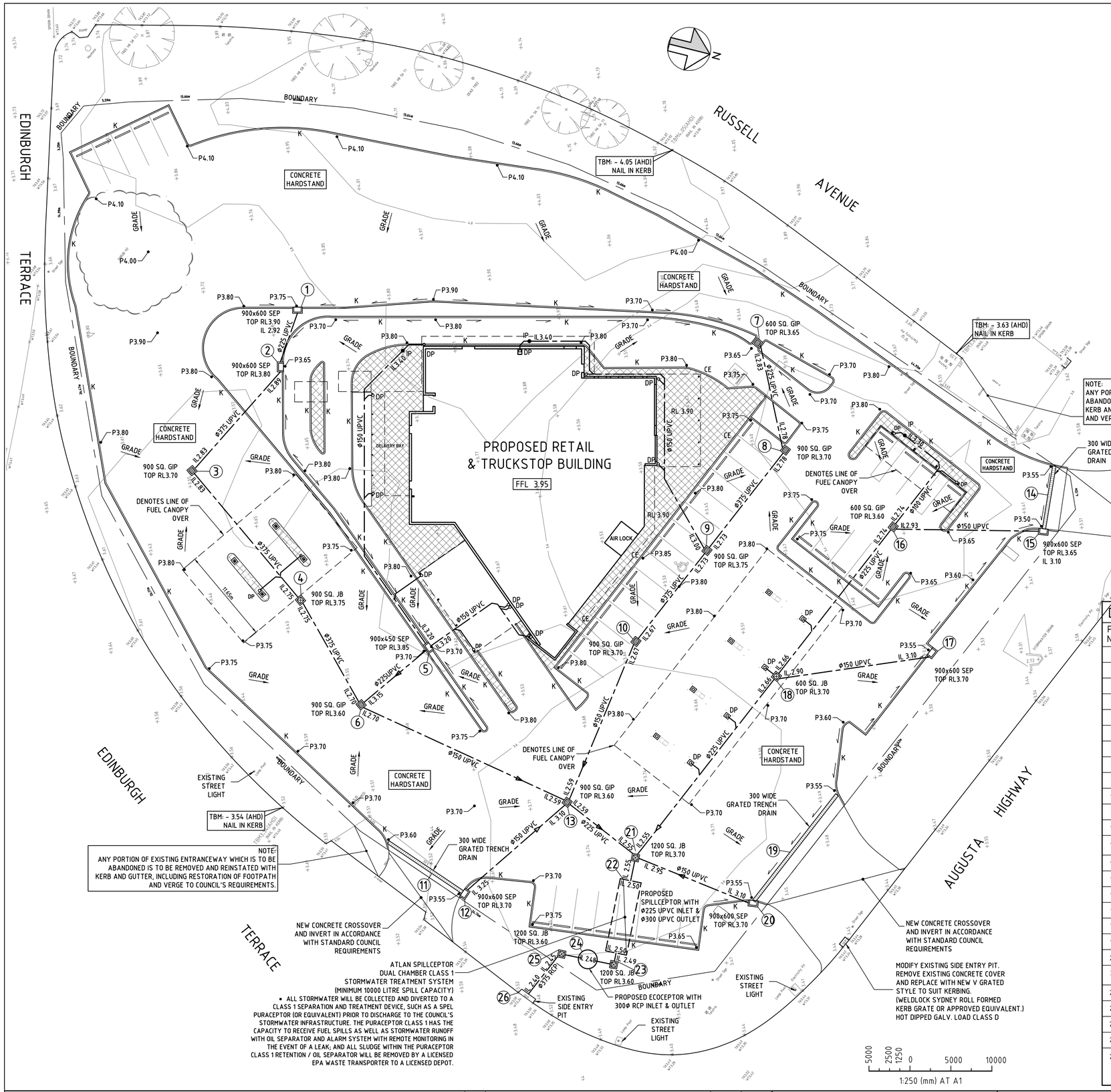
A Stormwater Management Report from Heriot Consulting is also enclosed which highlights the water quality objectives and storage capacity of the treatment devices for the proposed development.

We trust this response sufficiently addresses your request for information. If you have any queries in relation to this response, please do not hesitate to contact the undersigned.

Yours sincerely,

Michael Osborn
Director

Enc: Stormwater Management Plan
Stormwater Management Report



LEGEND

x 3.50	- EXISTING SPOT LEVEL
— — —	- STORMWATER PIPE
FFL 3.95	- INDICATIVE FINISHED FLOOR LEVEL
GIP	- STORMWATER PIT - GRATED
SEP	- STORMWATER PIT - SIDE ENTRY
JB	- STORMWATER PIT - JUNCTION
IP	- INSPECTION POINT
P 3.80	- PRELIM. PAVEMENT DESIGN LEVEL
DP	- DOWN PIPE
K	- CONCRETE KERB
CE	- CONCRETE EDGE

NOTE: ALL PVC PIPES TO BE SEWER GRADE (SH).

GENERAL NOTES:

G1. These drawings shall be read in conjunction with the Architect's drawings and specification. Any discrepancies between drawings, specification or site condition shall be reported to the Engineer and resolved before proceeding. Refer to Architectural drawings for setout dimensions of roadway and buildings. Do not scale drawing.

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G3. The Contractor shall locate and verify the value of the TBM before the start of construction.

G4. All services, or conduits for servicing shall be installed prior to commencement of pavement construction.

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G6. All existing site survey levels supplied by others.

DRAINAGE NOTES:

D1. All drainage outlet levels shall be confirmed on site, prior to construction

D2. All PVC pipes to be sewer grade. (SH).

D3. Provide 300mm min. cover to top of stormwater pipes unless below concrete paving.

D4. All pits within the property are to fitted with 'Gatic' or approved equivalent grates
- Light duty for landscaped areas
- Heavy duty where subjected to vehicular traffic.

D5. Pits within the property may be contructed as:
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2) Cast insitu reinforced concrete

D6. Ensure all grates to pits are set below finished surface level within the property. Top of pit RL's are approximate only and may be varied subject to approval of the Engineer. All invert levels are to be achieved.

D7. Stormwater must not be concentrated on to adjacent property.

D8. At no time during or after construction is stormwater to be ponded on adjoining properties.

D9. The site shall be graded and drained so that stormwater will be directed away from the building platform.

DRAINAGE SCHEDULE

Pit No.	Description	Size	Cover	Top RL	Inlet IL	Outlet IL	Remarks
1	Side Entry Pit	900x600	Solid - Load class 'D'	3.90	-	2.92	
2	Side Entry Pit	900x600	Solid - Load class 'D'	3.80	2.89	2.89	
3	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.70	2.83	2.83	
4	Junction Box	900x900	Solid - Load class 'D'	3.75	2.75	2.75	
5	Side Entry Pit	900x600	Solid - Load class 'D'	3.85	3.20 3.20	3.20	
6	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.60	3.15 2.70	2.70	
7	Grated Inlet Pit	600x600	Grated - Load class 'D'	3.65	-	2.83	
8	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.70	2.78	2.78	
9	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.75	3.00 2.73	2.73	
10	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.70	2.67	2.67	
11	Grated Trench Drain	300 wide	Grated - Load class D	3.60 3.55	-	3.40	
12	Side Entry Pit	900x600	Solid - Load class 'D'	3.70	3.40	3.25	
13	Grated Inlet Pit	900x900	Grated - Load class 'D'	3.60	3.10 2.59 2.59	2.59	
14	Grated Trench Drain	300 wide	Grated - Load class D	3.55 3.50	-	3.35	
15	Side Entry Pit	900x600	Solid - Load class 'D'	3.65	3.35	3.10	
16	Grated Inlet Pit	600x600	Grated - Load class 'D'	3.60	2.74 2.93	2.74	
17	Side Entry Pit	900x600	Solid - Load class 'D'	3.70	-	3.10	
18	Junction Box	600x600	Solid - Load class 'D'	3.70	2.90 2.66	2.66	
19	Grated Trench Drain	300 wide	Grated - Load class D	3.55	-	3.30	
20	Side Entry Pit	900x600	Solid - Load class 'D'	3.70	3.30	3.10	
21	Junction Box	1200x1200	Solid - Load class 'D'	3.70	2.95 2.55 2.55	2.55	
22	Stormwater Treament Device		Load class D		2.50	2.50	Atlan Spillceptor Dual Chamber Class 1 - Refer note
23	Junction Box	1200x1200	Grated - Load class 'D'	3.60	2.49	2.49	
24	Proposed Ecoceptor		Load class D		2.48	2.48	Civil contractor to confirm suitable inlet and outlet diameters with manufacturer.
25	Junction Box	1200x1200	Solid - Load class 'B'	3.60	2.45	2.45	
26	Ex. SEP			3.52	2.40	C.O.S	Connection to existing stormwater pit. Drainage contractor is to confirm the existing pit invert levels are suitable for connection prior to commencing construction.

NO	AMENDMENT	DATE	INITIAL
C	Minor revisions.	6.12.24	CH
B	Issued for approval.	5.12.24	CH
A	Issued for planning approval only.	14.10.24	NP

SHEET TITLE
STORMWATER MANAGEMENT PLAN

CLIENT Romaldi Constructions

SITE 2 Augusta Highway PORT AUGUSTA

LELIO BIBBO
CONSULTING ENGINEERS PTY LTD
ABN 80 752 110 403
Civil - Structural - Soil Testing
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DESIGN	NP	DATE	23.09.24
DRAWN	NP	SCALE	1:250@A1
REF. NO	240736	SHEET NO	C C1

Herriot consulting
civil & structural engineers

Stormwater Management Report

Proposed Service Station Development

2 Augusta Highway - Port Augusta

Project No.	:	2411-039	**Date**	:	28/11/2024
Site Address	:	2 Augusta Highway, Port Augusta SA 5700	**Dev**	:	B
Council	:	Port Augusta City Council			

1 Introduction

Herriot Consulting has been engaged to provide a Stormwater Management Report for the proposed new commercial development located at 2 Augusta Highway, Port Augusta as shown in Figure 1. The total site encompasses approximately 0.8282 hectares, designated under Certificate of Title Volume CT 6138/246. The site was previously a Hungry Jacks restaurant which has been demolished. The proposed development will feature a drive-thru facility and a service station designed as a rest stop.

2 Site Assessment

2.1 Development Description

The proposed development site faces Augusta Highway, with additional access available via smaller roads such as Russell Avenue and Edinburgh Terrace. The eastern boundary is adjacent to an existing motor company, while the western side primarily comprises residential areas. The northern end of the site borders a large saltwater lake, which serves as the main discharge point for stormwater.

Figure 1: Site Plan

2.2 Topography

The site contour information from the surveyor shows a relatively flat gradient, with levels ranging from 4m to 3.5m (AHD) over approximately 120 meters span. The natural flow of runoff will move from south to north, discharging through the existing side entry pit and ultimately flowing towards the Salt Lake.

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3 Stormwater Requirements

Council's stormwater management requirements have been obtained through Port Augusta City Council.

Email correspondence from the Council confirms the stormwater assessment requirements as outlined within this stormwater management report.

1. The stormwater management requirements for the Port Augusta Council are provided below.
    - Finished Floor Level (FFL) must be 300mm above the 1% AEP Flood Map for habitable buildings and 150mm above for non-habitable buildings.
    - Post-development stormwater overflow onto council property must not exceed pre-development levels.
    - AEP requirements for commercial areas are 4.9% for minor systems (underground) and 1% for major systems (overland flow).
    - Maximum stormwater discharge to kerb is 12L/s per outlet, with a maximum of two outlets per frontage and at least 10m separation between outlets.
    - Detention/retention basins must capture post-development overflows, remain within the property, and are the landowner's maintenance responsibility.
    - No stormwater overflow is allowed onto adjoining properties.
    - A Stormwater Management Plan is required to confirm compliance with these requirements.
    - Section 221 approval is needed for all new stormwater pipes and kerb outlets.

2. Any stormwater discharge into Council's network is required to be treated and have the following outcomes. All Stormwater discharge into Council's stormwater network (including kerb and water table) is to be treated as per EPA SA guidelines:
    - Total suspended solids : 80% reduction
    - Total phosphorus : 60% reduction
    - Total nitrogen : 45% reduction
    - Litter/ gross pollutants : 90% reduction
    - No visible oil or grease for all flows up to the 3-month AEP peak flow
    - MUSIC modelling is required to support the water quality improvement performance.

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4 Design

4.1 Hydrology:

Design storms of 5% AEP & 1% AEP were adopted for the minor and major stormwater systems respectively. Rainfall intensities (2016) and temporal pattern data was obtained from the Bureau of Meteorology (BOM) website and the ARR Data Hub and the design and analysis were performed with 10 ensembles of rainfall patterns. These was assessed with a wide range of storm durations from 5 minutes to 6 hours to determine the critical hydraulic efficiency of the storm water system.

4.2 Modelling Assumptions & Methodology:

The DRAINS modelling analysis has been performed with the following key parameters and criteria assumed including:

- IL-CL model has been adopted as the default hydrological model with Pervious Area Initial Loss = 26mm, Pervious Area Continuing Loss = 3.1mm/hr. The rainfall data were obtained from the Bureau of Meteorology (BOM).
- Times of concentration for each sub-catchment were estimated based on previous experience and local knowledge. Traditionally times of concentration are not taken as less than 5 minutes for roof.
- Pit energy loss coefficients (k) were estimated with the DRAINS QUDM charts.
- 0.5 & 0.2 blocking factors were adopted for sag and on-grade pits respectively.
- Overland flows within the roadway to be kept to safe levels based on a depth*velocity limit of 0.4m^2/s, and a ponding height at sag points not encroaching property boundaries during the major storm.
- The runoff from the site will be fully captured and will discharge to Council`s stormwater system via Spillceptor with a treatable flow rate ranging from 2L/s to 200L/s. The post-development flow will be controlled to match the pre-development flow before entering the Spillceptor for treatment.
- Catchment Analysis (**Refer to Figure 2 and Figure 3 for** Catchment Plan):

Catchment Analysis	Runoff Coefficient			
	Pervious Area, Ha Grass	Impervious Area, Ha Roof + Road	Grass %	Paved %
Pre-development	0.3890	0.4392	53	47
Post-development	0.102	0.7262	12	88

Table 1: Pre & Post-development Catchment Analysis

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Figure 2: Pre-development Catchment Plan

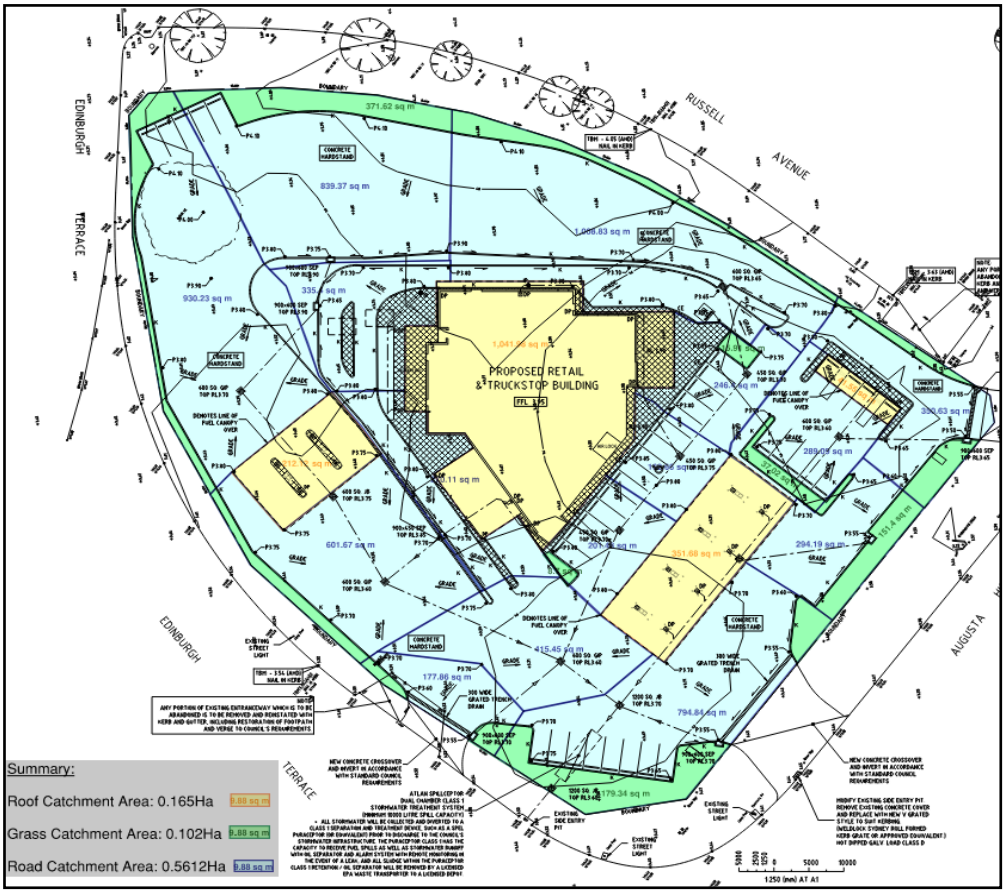

Figure 3: Post-development Catchment Plan

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5 Results

5.1 Site Post-development Discharge:

Based upon the modelling undertaken and the methodology described above, the peak discharge rates shown in Table 2 were observed, refer to Appendix B & C for DRAINS Modelling Results:

Result Assessment	Minor (5% AEP)		Major (1% AEP)	
Storm Event	Pre-Development	Post-Development	Pre-Development	Post-Development
Discharge Rate towards Existing SEP at Edinburgh Terrace	0.113 m^3/s	0.094 m^3/s	0.176 m^3/s	0.101 m^3/s

Table 2: Pre & Post-development peak outfall discharge

The controlled post-development flow was achieved by reducing the pipe size near the downstream area and using a larger pipe size upstream, allowing for water backflow into the bigger pipes for detention purposes. The Spillceptor will discharge the controlled flow and direct it to the existing side entry pit located at Edinburgh Terrace. The inlet and outlet of the Spillceptor will be designed with a proposed 225mm orifice, refer to Appendix A for pipe sizes.

Figure 4: Stormwater Discharge Plan Overview

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6 Stormwater Quality Management Assessment

6.1 Treatment Train Approach:

The stormwater quality drainage strategy for catchment contributing to post-development node generally follows the treatment train as described below in Figure 5.

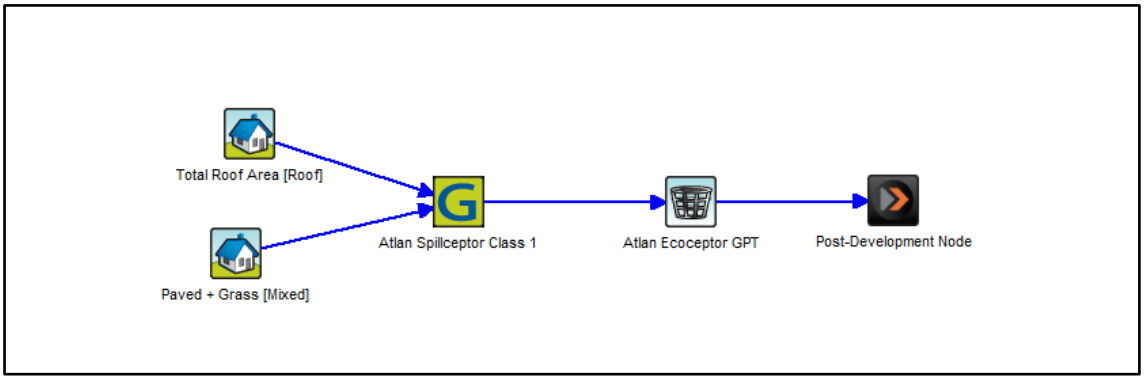

Figure 5: Stormwater Management Treatment Train

6.2 Stormwater Quality Modelling

6.2.1 Methodology

The sub-catchment plan was modified to cluster smaller sub-catchments that effectively discharge to the stormwater drainage network. Each of these combined sub-catchments was then split into 2 source nodes; Roof, Grass and pavement. The catchment parameters for the MUSIC model have been prepared from the catchment plan as depicted in Figure 3.

6.2.2 Climate Data

In accordance with MUSIC guidelines, rainfall data for the model is based on 6 mins time step data at Roseworthy (Station 23122-Region: Northen Yorke) which was acquired from Water Sensitive SA website. A 10-year period from 2001- 2010 was selected as required by the design guideline requirements. That period had a mean annual rainfall of 404mm and the evapotranspiration had a mean annual value of 1145 mm.

6.2.3 Key Parameters

For urban catchment source nodes, the default values in the MUSIC model have been adopted for stormwater quality runoff. Stochastically generated flows have been selected, with the base flow and storm flow for total suspended solids, total nitrogen and total phosphorus also taken to be the default values for an urban stormwater source.

Roof

- 100% impervious fraction directly connected discharged to pits. (approx. 0.165Ha)
- MUSIC default pollutant generation parameters.

Balance of Allotment Land (Road + Grass area)

- Catchment calculated as sub-catchment area minus roof area (approx. 0.663ha)
- Road Catchment with 85% impervious fraction; for accounting 15% verge area
- MUSIC default pollutant generation parameters.

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6.2.4 Stormwater Treatment Nodes

Primary Treatment Node - Atlan Spillceptor

All stormwater runoff will be fully retained with no bypass operation and treated using Spillceptor, specifically designed to capture high-risk oils and hydrocarbons. Refer to Figure 6 for a typical Spillceptor section.

The recommended model for this site is the **400 Series Tank – SPI.100.C1.2C.** This is a 2-chamber device which includes an auto shut off mechanism in the event of an oil or fuel spill and total storage capacity of **35.7kL**. Further specification details are included in **Appendix E.**

Additional product details, can be found via the manufacturer's website (Atlan Spillceptor).

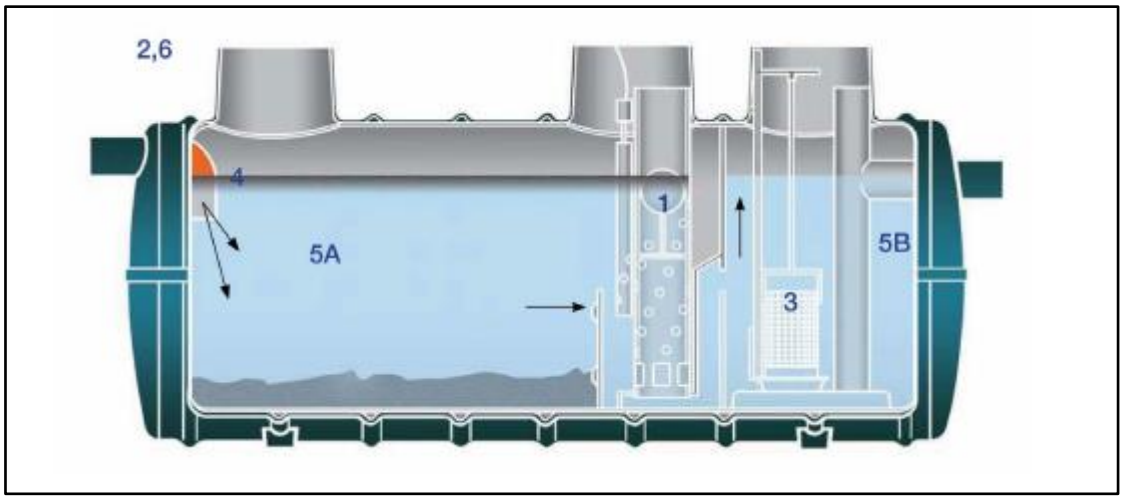

Figure 6: Typical Cross-section of Spillceptor

Secondary Treatment Node - Atlan Class 3 Ecoceptor, Refer to Appendix F:

The Ecoceptor will function as a secondary treatment point, further improving stormwater quality by separating and capturing additional sediments, silt, total suspended solids, oil, and grease. Oil and grease rise to the 'oil-capture' zone of the treatment chamber, where they are contained during all flow events. The **nominated model** would be **Series 6000**, for more information, visit Atlan Ecoceptor.

Figure 7: Cross-section and elevation view of Ecoceptor

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6.3 MUSIC Modelling Results:

The proposed drainage system incorporates stormwater pollutant treatment measures to capture hydrocarbons, oil, and grease from the site, ensuring that all runoff is treated before being discharged into the downstream council infrastructure.

The designated Spillceptor and Ecoceptor treatment units have working capacities of 35.7kL and 8kL, respectively, **providing storage capacity well in excess of the minimum 8,000L required to manage potential spills from a fuel tank as well as stormwater runoff**. This ensures the system is well-equipped to cater for handle any spill scenarios or stormwater treatment requirements. Refer **Appendix E & F** for product specification details.

Based on the results, the primary and secondary treatment processes of the Gross Pollutant Traps (GPTs) are effective in meeting the Council's reduction target for runoff treatment.

Overall, provided the drainage network configuration and stormwater quality improvement devices are constructed in accordance with the current design plans objectives for a reduction in total pollutant load are expected as follows:

Table 3: Output Result	Source	Residual Load	% Reduction	% Reduction Target
Flow (ML/yr.)	2.34	2.34	0	N/A
Total Suspended Solids (kg/yr.)	661	36.5	94.5	80
Total Phosphorous (kg/yr.)	1.14	0.331	71.1	60
Total Nitrogen (kg/yr.)	5.63	2.31	59.1	45
Gross Pollutants (kg/yr.)	99.4	0.006	100	90

Refer Appendix D for MUSIC modelling setup and table result for further information.

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7 Summary

The proposed stormwater system detailed in the design is consistent with standard practices for the size and characteristics of the catchment area. The entire drainage network adheres to Council's requirements and has been carefully planned using DRAINS and MUSIC modelling programs.

This underground stormwater system effectively conveys flows from minor storms. The underground drainage network, in conjunction with overland flow within the roadway, contains flows within the property boundary without inundating allotments or producing unsafe flows for up to the 1% AEP storm of the critical duration. The expected outflows are not expected to overload or have detrimental effects on the downstream council system.

The property owner of the commercial site is responsible for maintaining the GPTs to ensure their efficiency in preventing the spillage of hydrocarbons, oil and grease into the council system before they are trapped and treated.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully

ENGINEERS AUSTRALIA

Charlie Bong

BEng (Civil & Structural)(Hons) GradIEAust

Herriot Consulting

Attachments:

- Appendix A - DRAINS Model Set-up
- Appendix B – DRAINS Result: Minor Storm 5% AEP
- Appendix C – DRAINS Result: Major Storm 1% AEP
- Appendix D – MUSIC Modelling Results
- Appendix E – 400 Series Spillceptor Details
- Appendix F – 6000 Series Ecoceptor Details

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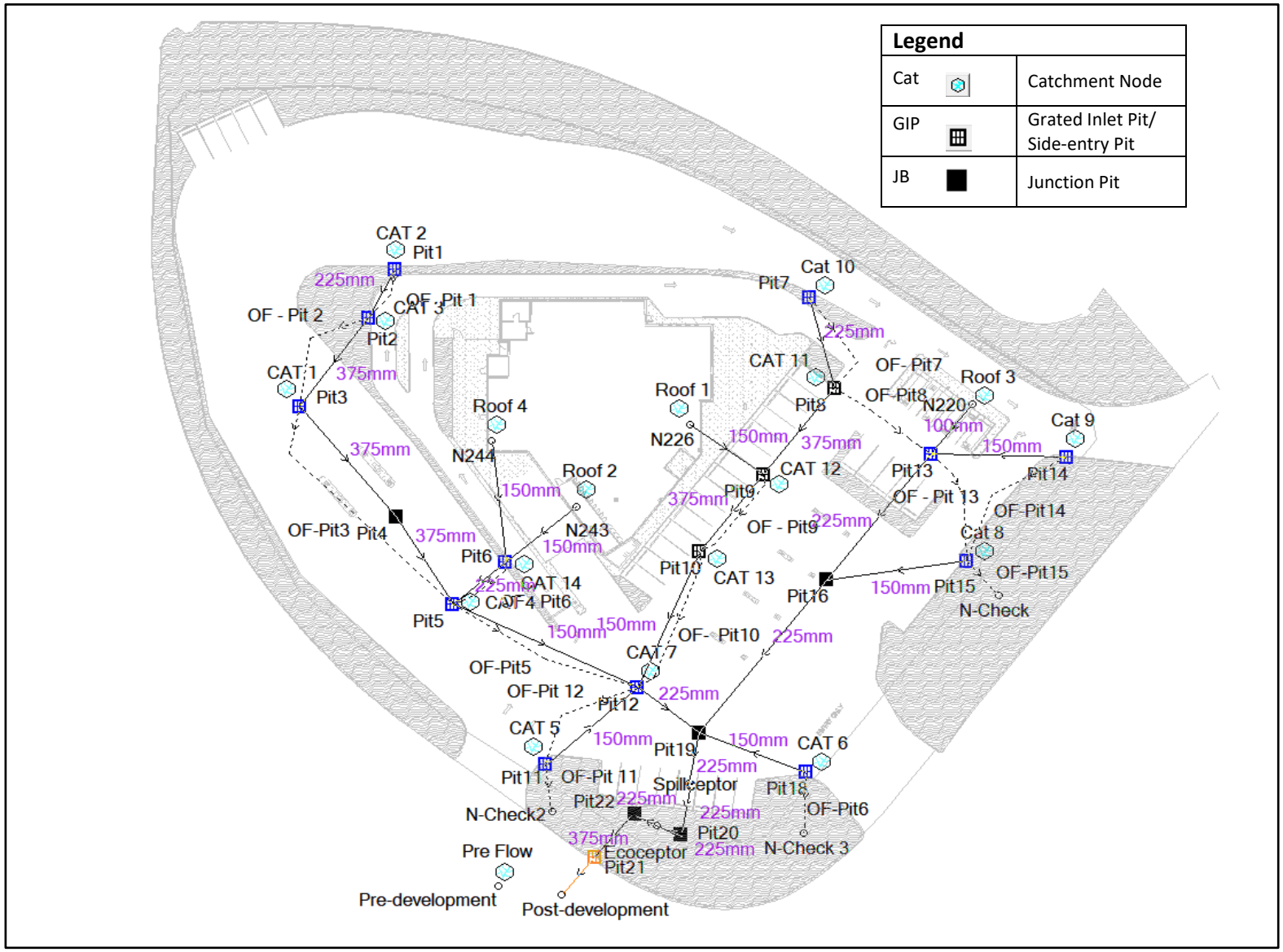
Appendix A – DRAINS Model Set-up:



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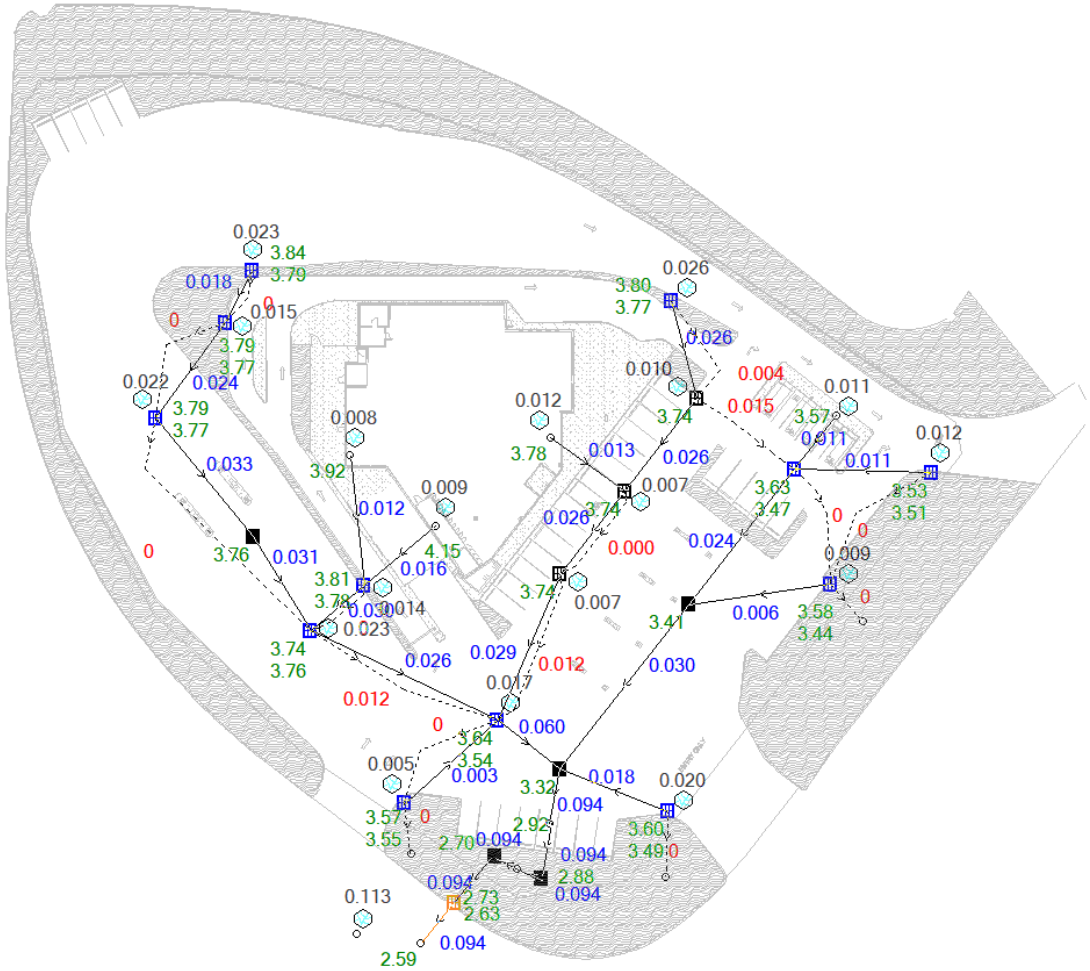
Appendix B – DRAINS Result: Minor Storm 5% AEP:

Results for median storm in critical 5% AEP ensembles using Full Unsteady hydraulic model.

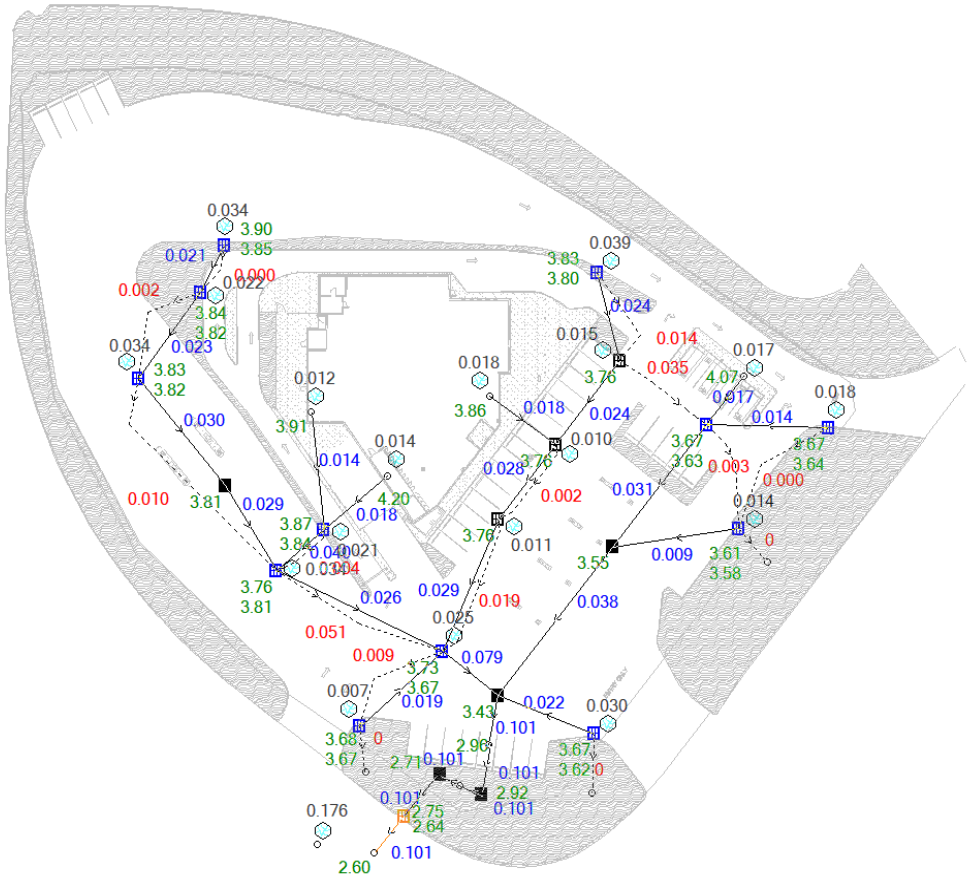
Legend	
Blue	Peak Discharge
Red	Peak Overflow
Green	Peak Water Level
Black	Catchment Runoff



Appendix C – DRAINS Result: Major Storm 1% AEP:

Results for median storm in critical 1% AEP ensembles using Full Unsteady hydraulic model.

Legend	
Blue	Peak Discharge
Red	Peak Overflow
Green	Peak Water Level
Black	Catchment Runoff



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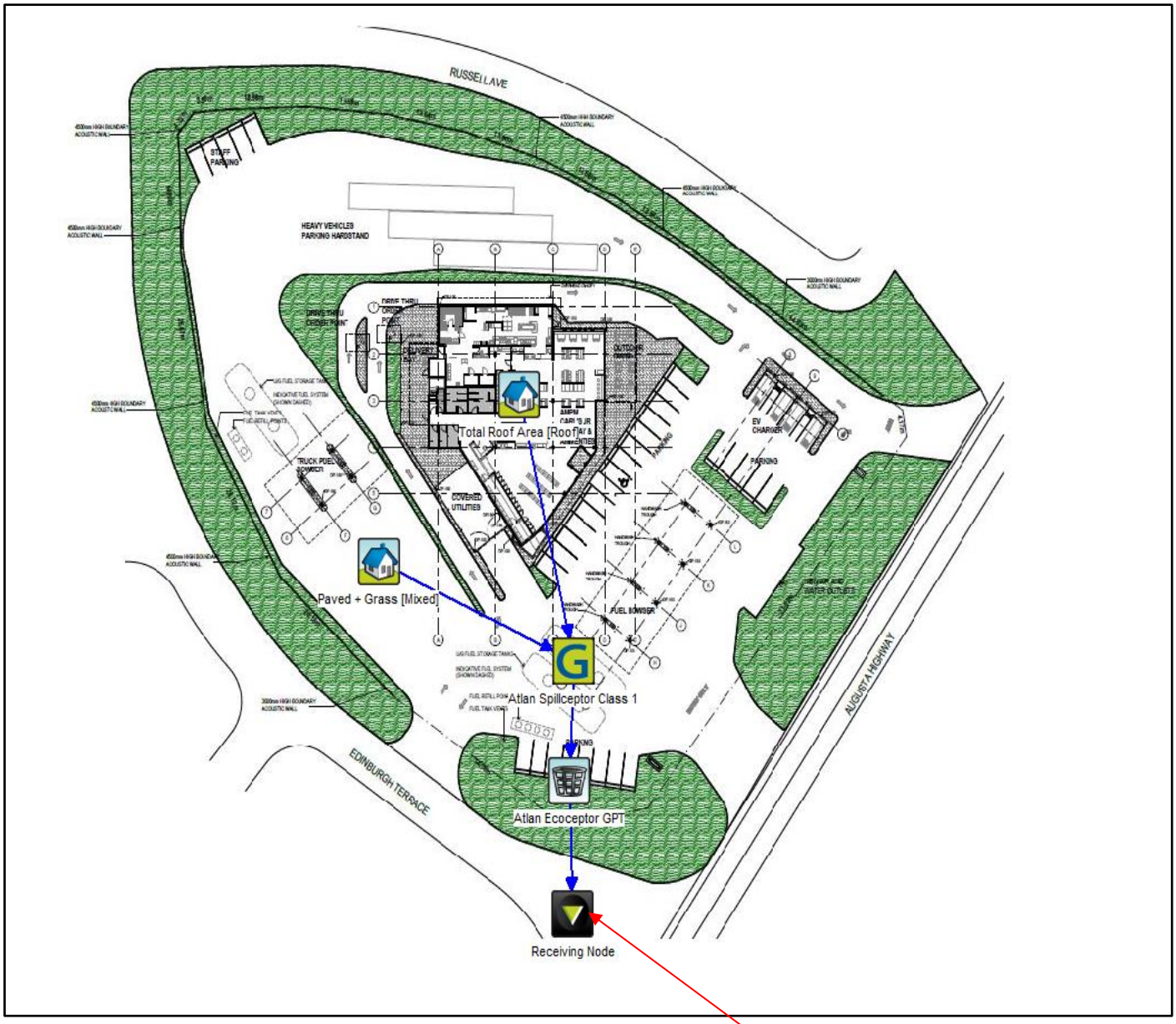
Appendix D – MUSIC Modelling Results:

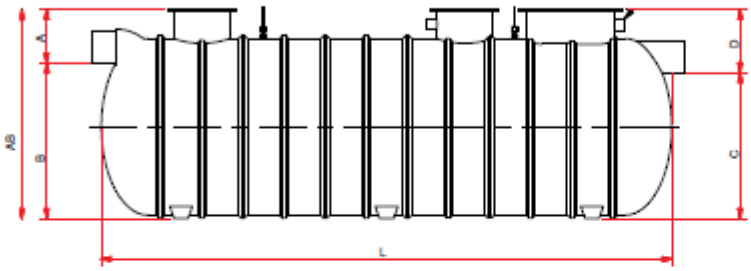


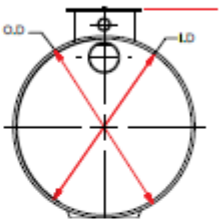
Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	2.34	2.34	0
Total Suspended Solids (kg/yr)	661	36.5	94.5
Total Phosphorus (kg/yr)	1.14	0.331	71.1
Total Nitrogen (kg/yr)	5.63	2.31	59.1
Gross Pollutants (kg/yr)	99.4	0.00622	100

Appendix E – 400 Series Spillceptor Details:

SPECIFICATIONS





Models	Treatment Flow Rate	Weight (KG)	Dimensions (mm)								Maximum Inlet & Outlet Pipe Size (mm) Configuration*	Manholes				Max. Spill at Shut Off	Max. Working Capacity
			A	B	A&B	C	D	L	OD	ID		Qty	Size	Qty	Size		
100 Series Tanks - 900 mm Internal Diameter																	
SPI.002.C1.2C	2 LPS	120	400	820	1220	800	420	1700	930	900	100	2	450 ID	-	-	250	800
200 Series Tanks - 1200 mm Internal Diameter																	
SPI.004.C1.2C	4 LPS	330	460	1100	1560	1080	480	2600	1350	1200	150	2	600 ID	-	-	1,000	2,050
SPI.006.C1.2C	6 LPS	400	425	1135	1560	1095	465	3035	1350	1200	150	2	600 ID	-	-	1,300	2,550
SPI.008.C1.2C	8 LPS	450	460	1100	1560	1060	500	3800	1350	1200	150	2	600 ID	-	-	1,900	3,200
SPI.010.C1.2C	10 LPS	500	450	1110	1560	1060	500	4600	1350	1200	150	2	600 ID	-	-	2,500	3,900
SPI.013.C1.2C	13 LPS	550	446	1114	1560	1040	520	5800	1350	1200	150	3	600 ID	-	-	3,000	4,800
SPI.015.L.C1.2C	15 LPS	600	425	1135	1560	1065	495	6500	1350	1200	150	3	600 ID	-	-	3,400	5,400
300 Series Tanks - 1850 mm Internal Diameter																	
SPI.015.S.C1.2C	15 LPS	650	620	1630	2250	1600	650	3000	1950	1850	300	1	600 ID	1	900 x 600	3,500	5,500
SPI.020.C1.2C	20 LPS	850	625	1625	2250	1585	665	4000	1950	1850	300	1	600 ID	1	900 x 600	3,900	7,300
SPI.030.C1.2C	30 LPS	1100	660	1590	2250	1575	675	4860	1950	1850	300	1	600 ID	1	900 x 600	5,500	10,800
SPI.040.8.C1.2C	40 LPS	1180	550	1600	2150	1500	650	5900	1950	1800	300	1	600 ID	1	900 x 600	8,000	13,400
SPI.040.C1.2C	40 LPS	1240	650	1600	2250	1550	700	6540	1950	1850	300	2	600 ID	1	900 x 600	9,000	14,400
SPI.050.L.C1.2C	50 LPS	1400	650	1600	2250	1520	730	8500	1950	1850	300	2	600 ID	1	900 x 600	10,000	18,000
SPI.060.L.C1.2C	60 LPS	1550	650	1600	2250	1500	750	10,000	1950	1850	300	2	600 ID	1	900 x 600	11,200	21,600
SPI.070.L.C1.2C.	70 LPS	1700	650	1600	2250	1500	750	11,600	1950	1850	300	2	600 ID	1	900 x 600	12,400	25,200
400 Series Tanks - 2480 mm Internal Diameter																	
SPI.050.S.C1.2C	50 LPS	1400	720	2230	2950	2150	800	4680	2600	2480	375	1	600 ID	1	900 x 600	9,000	18,000
SPI.060.S.C1.2C	60 LPS	1560	550	2400	2950	2220	730	5500	2600	2480	375	1	600 ID	1	900 x 600	10,700	21,600
SPI.070.S.C1.2C	70 LPS	1710	750	2200	2950	2150	800	6550	2600	2480	375	3	600 ID	1	900 x 600	12,400	25,200
SPI.080.C1.2C	080 LPS	2000	600	2350	2950	2250	700	7500	2600	2480	375	3	600 ID	1	900 x 600	14,900	29,600
SPI.090.C1.2C	090 LPS	2300	715	2235	2950	2150	800	8400	2600	2480	375	3	600 ID	1	1200 x 600	16,200	32,400
SPI.100.C1.2C	100 LPS	2550	710	2240	2950	2150	800	9000	2600	2480	375	3	600 ID	1	1200 x 600	17,700	35,700
SPI.110.C1.2C	110 LPS	2650	700	2250	2950	2150	800	9600	2600	2480	375	3	600 ID	1	1200 x 600	18,300	38,200
SPI.120.C1.2C	120 LPS	2750	570	2400	2970	2300	670	10,230	2600	2480	375	3	600 ID	1	1200 x 600	21,700	43,200
SPI.150.C1.2C	150 LPS	3360	670	2280	2950	2150	800	13,420	2600	2480	375	4	600 ID	1	1200 x 600	27,700	54,000
SPI.180.C1.2C	180 LPS	3580	650	2300	2950	2150	800	15,400	2600	2480	375	5	600 ID	1	1200 x 600	32,500	64,800
SPI.200.C1.2C	200 LPS	4150	555	2395	2950	2230	720	16,500	2600	2480	375	5	600 ID	1	1200 x 600	36,200	72,000

# Key to Main Dimensions & Notes	
A	Invert Level - Depth from top of manhole to base of inlet pipe.
B	Depth from base of inlet pipe to base of tank feet.
A&B	Overall depth of tank, from top of manhole to base of tank feet.
C	Depth from base of outlet pipe to base of tank feet.
D	Invert Level - Depth from top of manhole to base of outlet pipe.
L	Overall length tank.
OD	Overall outside diameter of tank including ribs.
ID	Internal diameter of tank.
S&L	"S" is Short Series Tank & "L" is Long Series Tank.

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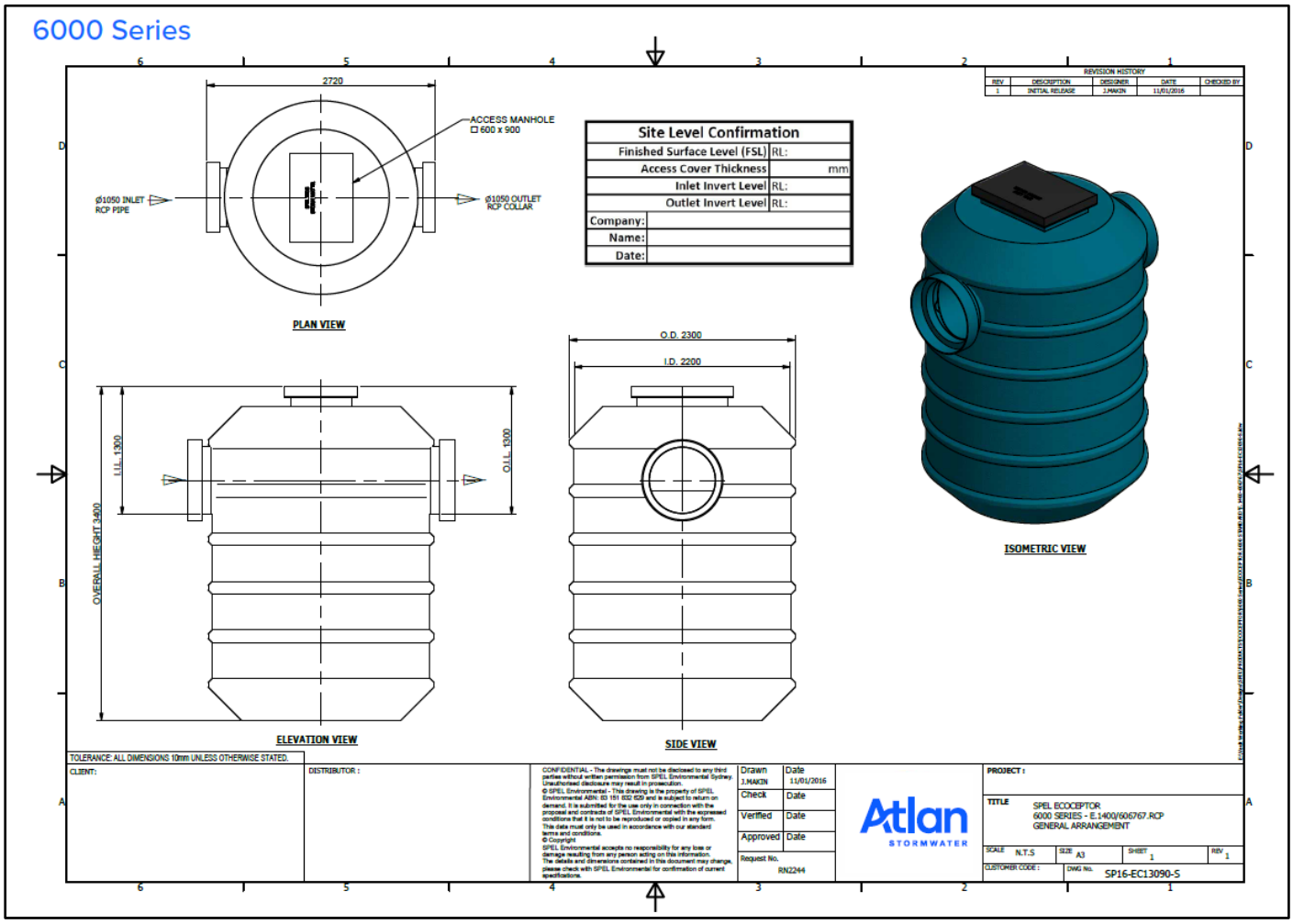
Appendix F – 6000 Series Ecoceptor Details: