

APPENDIX 9. SERVICE INFRASTRUCTURE INVESTIGATIONS

TMK CONSULTING ENGINEERS

2512153_DBXX

20 February 2026



COMMERCIAL PROJECTS DESIGN BRIEF

PORT MALL DEVELOPMENT PLANNING
ST VINCENT & MARYATTE STREET PORT ADELAIDE

prepared for

ANTUNE'S GROUP
C/O – BELL ARCHITECTURE



DISTRIBUTION

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1 INTRODUCTION

The objective of this report is to:

- Identify the existing infrastructure assessment for the proposed development.
- Provide new infrastructure to assist with planning for the proposed development.

The various steps undertaken in the investigation were:

1. Site survey walk through by an TMK Engineers to examine the condition of all visible and accessible equipment and systems.
2. Examination of all available documents held on-site.
3. Discussions with maintenance personnel.

The following items are excluded from the Report

- Detailed design of the proposed internal building work
- Liaising with relevant authorities including services connection.

2 ELECTRICAL SERVICES

2.1 Site Conditions

The existing site (Romeo) is serviced by a SAPN 500kVA padmount transformer (TC57466). We understand from SAPN that the transformer also has a low voltage outside feed. The existing padmount transformer feeds an external Demand Limiter Enclosure 2 and then feeds the Romeo's Foodland Main Switchboard located on the upper mezzanine plantroom of Romeo's Foodland. The full load current capacity of a 500kVA padmount transformer is 3 phase 667A.



FIGURE 1: SAPN PADMOUNT TRANSFORMER

Name plate on the existing Demand Limiter Enclosure 2 mounted externally close to the existing padmount transformer (TC57466) indicates the following:

- Switchboard Manufacturer: BE Switchcraft
- Drawing No: 18-0500-1
- Date of Manufacture: 2018
- Current Rating: 1250A
- Fault Rating: 25kA
- Form: 3Bi&h



FIGURE 2: DEMAND LIMITER ENCLOSURE 2

The single line diagram of the Demand Limiter Enclosure 2 from BE Switchcraft indicates that the incoming and outgoing consumer main cables are 3 x 1 core 150 sqmm XLPE/PVC copper cables which can accommodate approximately 3 phase 796.8A with a derating factor of 0.83.

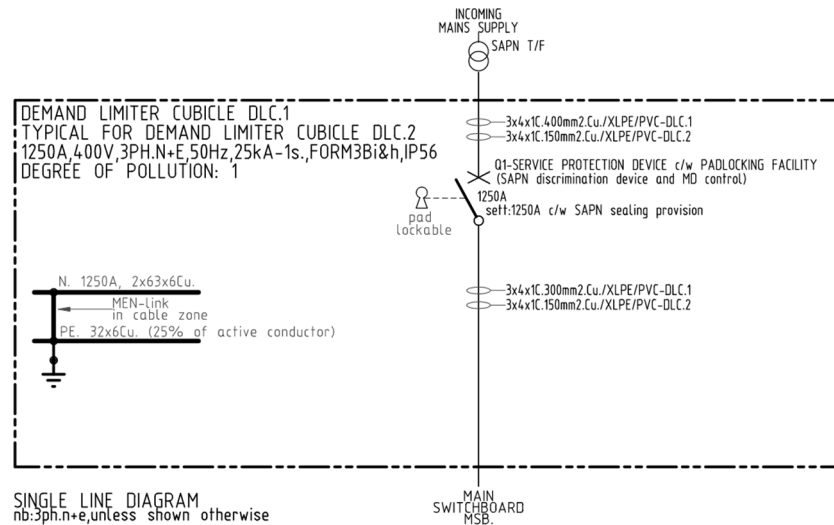


FIGURE 3: DEMAND LIMITER ENCLOSURE 2 – SINGLE LINE DIAGRAM

2.2 Communication Infrastructure

The Dial Before You Dig information indicates that the incoming NBN service to the site is from an existing Telstra pit located at the south west corner of the building. The existing Telstra pit and associated cables will need to be relocated.



FIGURE 4: EXISTING TELSTRA PIT

2.3 Recommendations

2.3.1 Site Works

The new Coles Supermarket with an approximate floor area of 3800 sqm will require a three phase 800A service and the anticipated total electrical demand on the new building is 3 phase 1100A.

Area	Demand
Coles	3 phase 800A
Common Power and Lighting	3 phase 220A
EV chargers (2 x EV Chargers)	3 phase 80A
Total	3 phase 1100A

We note that this will require the existing padmount transformer to be replaced with a new 1000kVA padmount transformer and installed in a new location. The full load current of the new 1000kVA padmount transformer is 3 phase 1333A.

The new development will be provided with a new site Main Switchboard (MSB) which will come complete with two retailer kWh meters (1 x Land Lord and 1 x Coles) and landlord switchboard. Coles will be provided with new a Coles Main Switchboard, Power factor correction unit, diesel generator and switchboards to Coles requirements.

New 2 x 100mm NBN conduits and cable pathway will be installed to service Coles.

3 HYDRAULIC SERVICES

3.1 Site Conditions

3.1.1 Site Sewer Infrastructure

The site is currently serviced by

- 3 x 100mm & 1x 150 mm SA Water sewer connection off DN150mm SA Water main on Marryatt St
- 1x 100 mm SA Water sewer connection off 150 DN SA Water main off easement coming off Robe St
- 1x 100 mm SA Water sewer connection off 150 DN SA Water main off easement coming off Marryatt St
- and 1 x 150mm SA Water sewer connection on at the Southern boundary connected to DN150mm main toward Church Street.

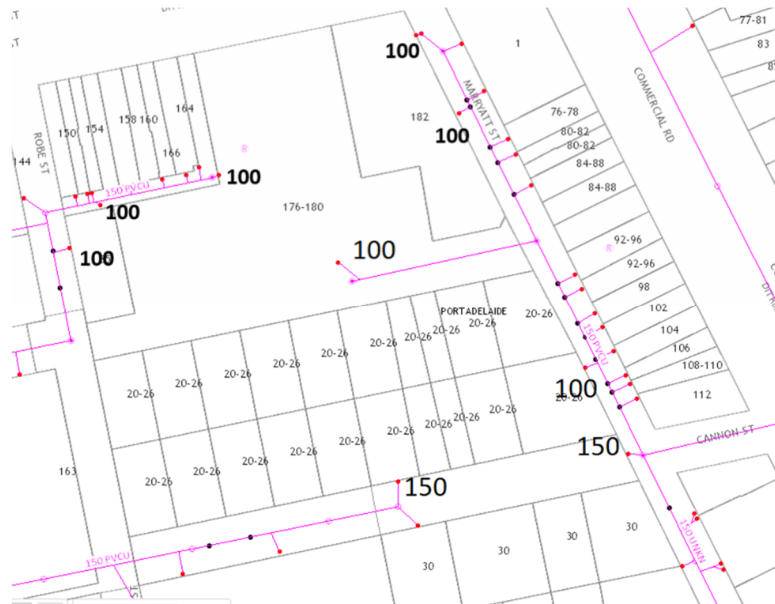


Figure 5: Sewer Reticulation (Source: SA Water Aquamap)

3.1.2 Site Water Infrastructure

The site is currently serviced by

- 1 x 32 mm & 1x 20 mm SA Water meter off DN150mm SA Water main on Marryatt St
- 1x 20 mm SA Water meter off DN150mm SA Water main on St Vincent St
- 1 x 50 mm & 1x 20 mm mm SA Water meter off 150 DN SA Water main off easement coming off Marryatt St

All the SA Water meters are located in underground valve box. The water meters could be upgraded if required to suite the proposed development.

There is 1 x DN150mm SA Water main running along Marryatt Street with a DN100mm fire service connection.

an DN150mm Water main located north of subject site running east-west within the outdoor mall with multiple fire connections provided to both northern and southern buildings.



Figure 6: Water Reticulation (Source: SA Water Aquamap)

3.1.3 Site Gas Infrastructure

The Foodland tenancy is provided with an existing gas meter located on South East corner of site facing Marryatt St. both the gas meter and supply appears to be recently upgraded.

Gas supply from the street is medium pressure and reduced to usable pressure with the gas meter rated for approx. 650mj/hr @ 2.75kPa supply.



Figure 7: Gas Meter

The main shopping centre building has an authority gas main supply entering the building off easement connecting to Robe St. The tenancies inside the building currently appears to be serviced by APA authority gas connection/meters.

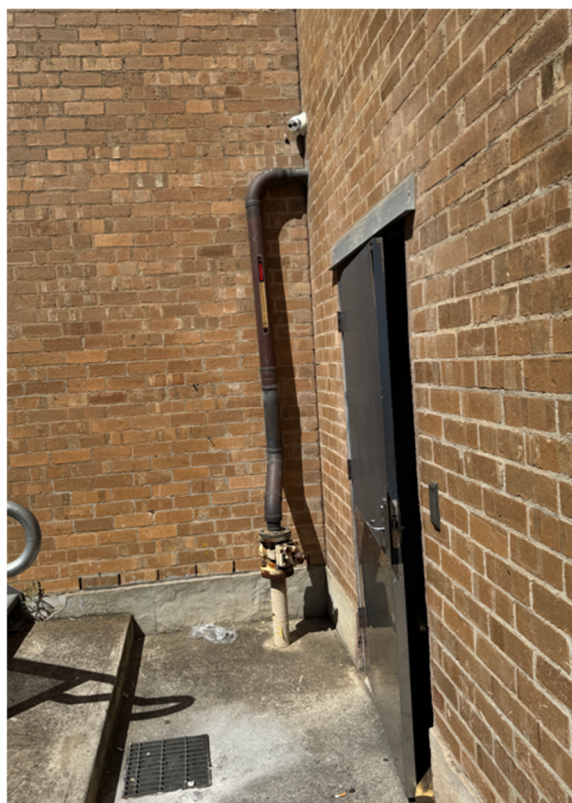


FIGURE 8 APA GAS SUPPLY PIPE TO SHOPPING CENTRE BUILDING

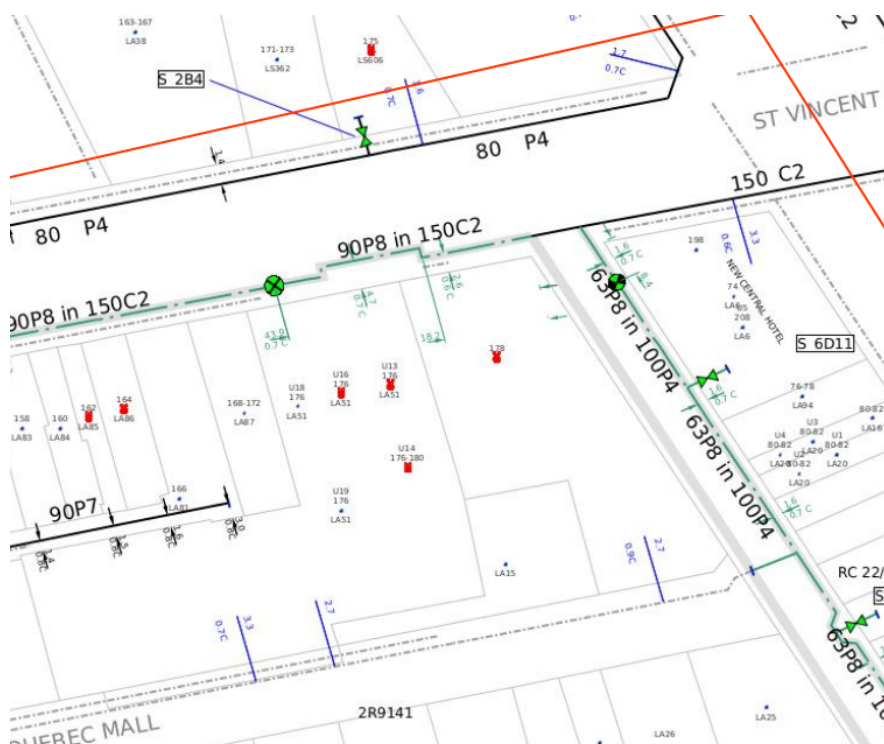


Figure 9: Gas Reticulation (Source: DBYD)

3.1.4 Site Trade Waste Infrastructure

The Foodland tenancy appears to be serviced by a 2,400 L grease arrestor located in the carpark area. (sizing based on visual inspection & measurement of concrete cover.)



FIGURE 10 EXISTING GREASE ARRESTOR SERVICING FOODLAND.

The shopping centre building is being serviced by a shared 5.000 L grease arrestor located in the services/bin storage area zone at the back of the building. (sizing based on visual inspection & measurement of concrete cover.)



FIGURE 11 EXISTING GREASE ARRESTOR SERVICING MAIN SHOPPING CENTRE BUILDING.

3.2 Recommendations

3.2.1 Site Sewer Infrastructure

SA Water requires all commercial lots to be serviced by a 150mm sewer connection from a 225mm SA Water sewer main inline with WSA (Water Supply Australia) Code. SA Water may require all existing sewer connections to be upgraded to 150mm and sewer mains upgraded to 225mm. This will be an extensive mains extension of approximately 190m along the southern boundary of the site to Church Street and approximately 110m along Marryatt St to Dale Street.

WSA-02 provides a minimum pipe size for maintenance purposes and Table 5.5 notes that reticulation sewers servicing residential lots or property connection sewer servicing commercial and industrial lots <300m² is 150mm minimum and reticulation sewers servicing commercial and industrial lots and other lots where large flows may be expected is 225mm minimum. To meet these requirements, an upgrade of the existing DN100 sewer connection would be required.

Figure 12: WSA-02 Code (Source: SA Water)

A dispensation request for the sewer connection and main upgrades can be lodged for SA Water's consideration; approval is subjected to proposed new sewer loading & existing SA Water infrastructure capacity. This process generally take around 6-12months to approved and would recommend early submission to SA Water for approval. Alternatively mains upgrade as per WSA-02 code as per above.

Making any alterations to the existing sewer connection, water meter or a land division may trigger the above upgrades.



The existing DN150mm sewer main within the outdoor mall appears to be SA Water owned infrastructure and within easement. Land title certificates to be provided for confirmation of registered easement.

An abolishment of easement application have been lodged with SA Water and water main could be retained as private infrastructure pending on the land title certificate-information and discussion with SA Water.

To replace existing sewer connection/main in the outdoor mall area being abolished; a new 150 mm SA Water sewer connection off Marryatt St is being proposed to service the shopping centre building.

3.2.2 Site Water Infrastructure

An existing DN150mm water main along Marryatt St and within the Mall complies with SA Water minimum water mains sizes for commercial property should new connection(s) be required.

- The minimum required water main size abutting a property for a fire service is DN100.
- The applicant is referred to SA Water TS 0522 and Table 3.1 WSA 03-2011 for minimum water main sizes, as per the land use zoning below:
 - High density residential (≥ 8 storeys) requires a minimum DN200.
 - **High density residential (≥ 4 storeys and < 8 storeys) requires a minimum DN150.**
 - Low and Medium density (< 4 storeys) requires a minimum DN100.
 - **Commercial/Industrial requires a minimum DN150.**
- The fire service connection cannot be larger than the water main. For example, a DN150 fire service connection will not be approved from an Ex.100 water main.

Figure 13: Minimum Water Main Sizing (Source: SA Water Policy)

The existing DN150mm water main within the outdoor mall appears to be SA Water owned infrastructure and within easement. Land title certificates to be provided for confirmation of registered easement.

An abolishment of easement application have been lodged with SA Water and water main could be retained as private infrastructure pending on the land title certificate-information and discussion with SA Water.

To replace existing water meters/main in the outdoor mall area being abolished; a new 50 mm SA Water meter off Marryatt St is being proposed to service the shopping centre building.

3.2.3 Site Gas Infrastructure

New gas meter to service the proposed Coles tenancy is being proposed.
Gas meter and incoming supply to be upgraded as applicable to suite site specific needs.

While the the main shopping centre building has an authority gas main supply inside the building; this does not comply with current APA standard & guidelines.

An upgrade of the main may trigger requirements for new gas connections & meters outside the building; subject to APA assessment outcome.

3.2.4 Site Trade Waste Infrastructure

A Coles tenancy typically requires a 5,000 L grease arrestor. Hence the existing 2,400 L grease arrestor will likely require upgrade to suit Coles requirements.

The shared 5.000 L grease arrestor for the shopping centre can be retained & re-used.
However additional grease arrestor capacity may be required based on final tenancy (number, size & type of food & beverage tenancies) with the shopping centre upgrade.

4 FIRE SERVICES

4.1 Site Conditions

4.1.1 Hydrant System

Existing fire service connections to the site is serviced from existing DN150mm SA Water main between the shopping centre and existing Foodland.

The easement to be abolished and SA Water mains to be removed to accommodate new building work. Refer to initial correspondence from SA Water regarding easement abolishment.

The site is currently provided with the followings:

- Building with floor area exceeding 2,000m² will requiring hydrant booster assembly and compliant hydrant coverage.
- Fire hydrant booster currently not provided to the site with hydrant coverage appears to be protected via street plugs which does not provide adequate coverage to the building.
- Compliant hydrant system to be provided to AS2419.1:2021 for the proposed development.
- The following is the minimum flow requirements for the hydrants:
 - ⇒ Two (2) hydrant heads flowing at 10l/s@200kPa/each
- Subject to fit-out requirement for a combined hydrant/sprinkler system. Pumps and tanks may be required.



Figure 14: External Fire Plug



Figure 15: Onsite Fire Hydrant

4.1.2 Sprinkler System

- The site is provided with two(2) independent fire sprinklers system with separate fire connection connected to SA Water supply within easement.
 - Sprinkler control valve located eastern end of Romeo's building servicing this building only.
 - Sprinkler control valve located on eastern side of the main shopping centre building access from Marryatt st carpark serving the shopping centre only

Subject to the proposed development and storage height, in rack sprinklers may be required.



Figure 16: Sprinkler Valve Room

New building work will require the sprinkler system to comply with AS2118.1:2017 requirements. Subject to flow test result but expect to comply

4.1.3 Hose Reel

Existing building provided to the existing Foodland and will be decommissioned and new to be provided to suit new building work.

4.1.4 Fire Extinguishers

Existing building provided to the existing buildings and will be relocated including new to suit new developments.

4.2 Recommendations

4.2.1 Fire Hydrants

- Existing fire connections within easement to be disconnect and removed.
- New DN150mm fire connection with combined booster assembly to Marryatt St.
- New combined hydrant/sprinkler ring main provided to new and existing hydrant and reticulated inside the building to comply with Large Isolated building criteria.
- New dedicated sprinkler alarm valve to new Supermarket.
- Subject to the proposed development and storage height, in rack sprinklers may be required. Fire tanks and pumps may be required to accommodate in rack sprinklers due to higher demand.

4.2.2 Smoke Hazard Management

Further detail to be review

4.2.3 Fire Sprinkler System

- New building work will require the sprinkler system to comply with AS2118.1:2017 requirements.
- Reconnect existing shopping centre sprinkler alarm valve to new hydrant supply.



-
- New dedicated sprinkler alarm valve to new Supermarket.
 - Subject to the proposed development and storage height, in rack sprinklers may be required. Fire tanks and pumps may be required to accommodate in rack sprinklers due to higher demand.

4.2.4 Fire Hose Reels

New and relocated hose reels to AS2441 requirement.
Final location to be confirm during design documentation.

4.2.5 Fire Extinguishers

New fire extinguishers including relocation of existing to suit the proposed building work to AS2444 requirements.
Final location to be confirm during design documentation.



5 CIVIL

5.1 Stormwater

Stormwater provisions in accordance with AS/NZS 3500.3 *Plumbing and drainage - Stormwater drainage*.

The proposed development is a commercial site located with the City of PAE covering an area of approx.. 9000m² in its predevelopment state. Post development conditions shall consist of upgraded retail/commercial space and upgraded carparking and loading dock by existing common driveway and access points to local council roads. The development will also introduce upgraded landscape and pedestrian areas.

Post development conditions of the site shall see an increase in the sealed area as opposed to the predevelopment conditions leading to increased stormwater surfaces flows. A proposed stormwater management plan will show design for managing these flows by implementing WSUD principles.

Stormwater provisions in accordance with AS/NZS 3500.3 *Plumbing and drainage - Stormwater drainage*.

5.2 Pavements

Driveways will be designed with a asphalt pavement to withstand high volume of traffic and heavy duty loading in accordance with AS/NZS 2890 'Parking Facilities'. The design surface levels will match in as closely possible to existing surface levels to minimize earthworks.

Pedestrians' access paths will be designed in accordance with AS/NZS 1428.1:2009 'Design for Access and mobility'. Non-vehicular concrete pavement or block pavers to be provided in non-trafficable areas unless requested otherwise.

5.3 Levels

A level survey has been completed by others and provided for our reference.

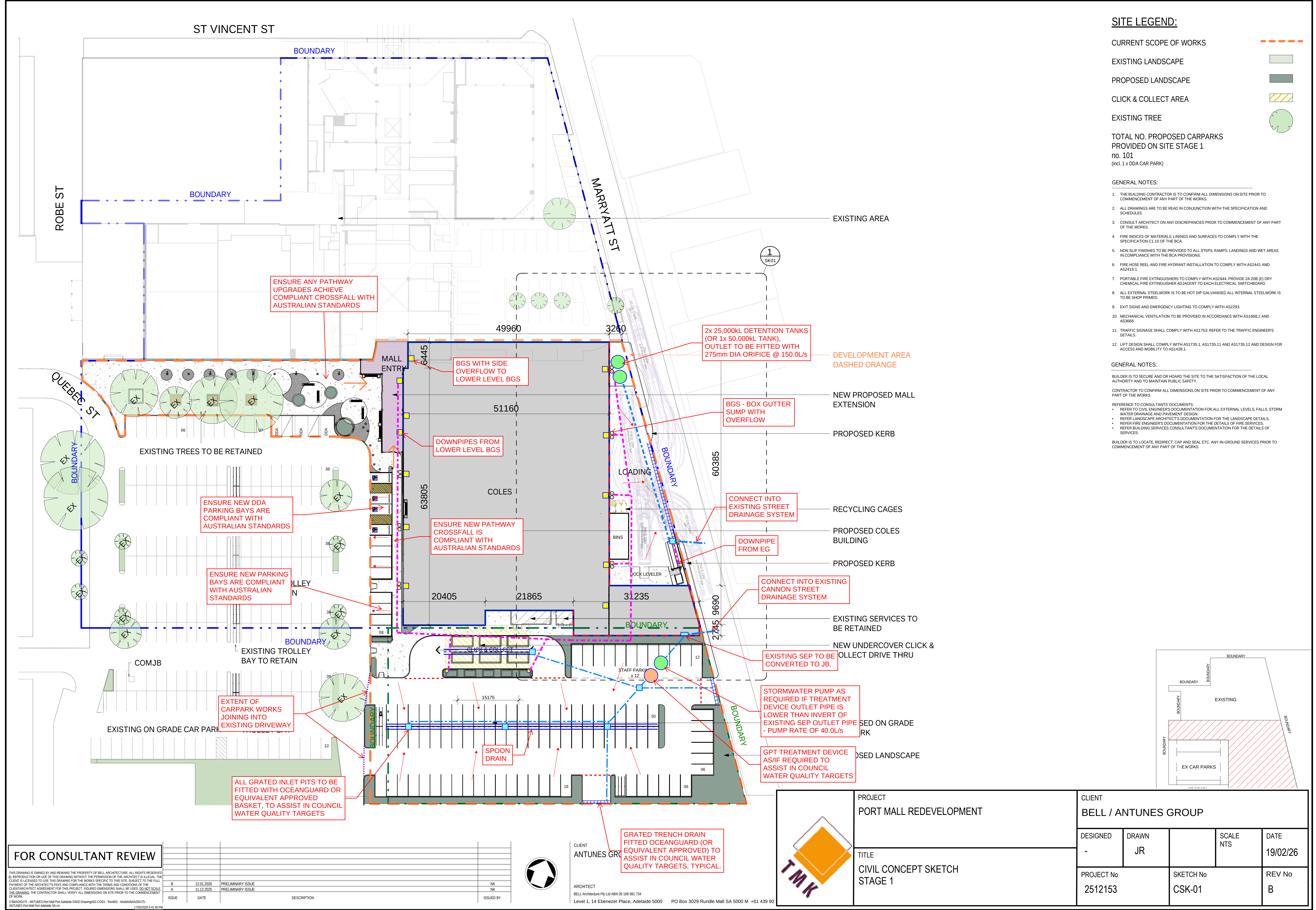
Finished levels are to be designed in accordance with AS/NZS 2890.1 *Parking facilities - Off-street car parking* and AS 1428 *Design for access and mobility - General requirements for access – New building work*.

For and on behalf of
TMK Consulting Engineers



APPENDIX A

- **Concept Drawings**
- **SA Water correspondence for easement abolishment.**



SITE LEGEND:

- CURRENT SCOPE OF WORKS
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- CLICK & COLLECT AREA
- EXISTING TREE

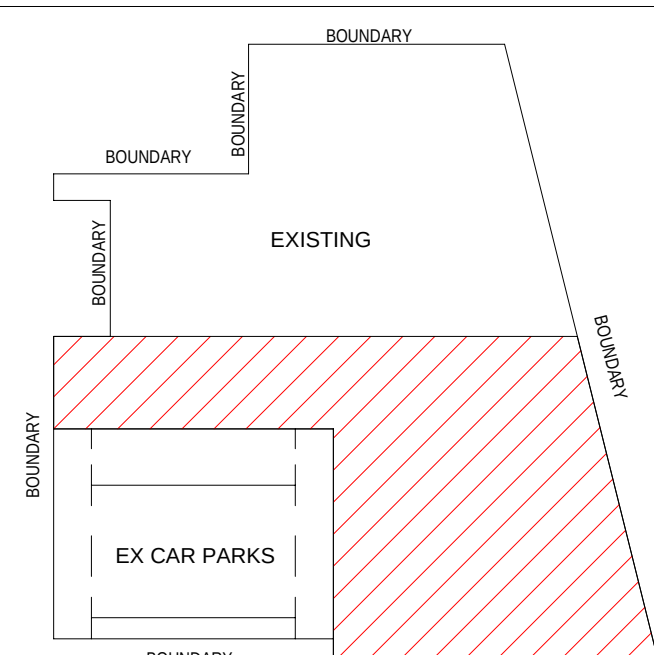
TOTAL NO. PROPOSED CARPARKS PROVIDED ON SITE STAGE 1
no. 101
(incl. 1 x DDA CAR PARK)

GENERAL NOTES:

- THE BUILDING CONTRACTOR IS TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY PART OF THE WORKS.
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND SCHEDULES.
- CONSULT ARCHITECT ON ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF ANY PART OF THE WORKS.
- FIRE INDICES OF MATERIALS, LININGS AND SURFACES TO COMPLY WITH THE SPECIFICATION C1.10 OF THE BCA.
- NON SLIP FINISHES TO BE PROVIDED TO ALL STEPS, RAMPS, LANDINGS AND WET AREAS IN COMPLIANCE WITH THE BCA PROVISIONS.
- FIRE HOSE REEL AND FIRE HYDRANT INSTALLATION TO COMPLY WITH AS2441 AND AS2419.1.
- PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444. PROVIDE 2A 20B (E) DRY CHEMICAL FIRE EXTINGUISHER ADJACENT TO EACH ELECTRICAL SWITCHBOARD.
- ALL EXTERNAL STEELWORK IS TO BE HOT DIP GALVANISED ALL INTERNAL STEELWORK IS TO BE SHOP PRIMED.
- EXIT SIGNS AND EMERGENCY LIGHTING TO COMPLY WITH AS2293.
- MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH AS1668.2 AND AS3666.
- TRAFFIC SIGNAGE SHALL COMPLY WITH AS1753, REFER TO THE TRAFFIC ENGINEER'S DETAILS.
- LIFT DESIGN SHALL COMPLY WITH AS1735.1, AS1735.11 AND AS1735.12 AND DESIGN FOR ACCESS AND MOBILITY TO AS1428.1.

GENERAL NOTES:

- BUILDER IS TO SECURE AND OR HOARD THE SITE TO THE SATISFACTION OF THE LOCAL AUTHORITY AND TO MAINTAIN PUBLIC SAFETY.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY PART OF THE WORKS.
- REFERENCE TO CONSULTANTS' DOCUMENTS:
- REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR ALL EXTERNAL LEVELS, FALLS, STORM WATER DRAINAGE AND PAVEMENT DESIGN.
 - REFER LANDSCAPE ARCHITECT'S DOCUMENTATION FOR THE LANDSCAPE DETAILS.
 - REFER FIRE ENGINEER'S DOCUMENTATION FOR THE DETAILS OF FIRE SERVICES.
 - REFER BUILDING SERVICES CONSULTANT'S DOCUMENTATION FOR THE DETAILS OF SERVICES.
- BUILDER IS TO LOCATE, REDIRECT, CAP AND SEAL ETC. ANY IN-GROUND SERVICES PRIOR TO COMMENCEMENT OF ANY PART OF THE WORKS.



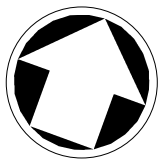
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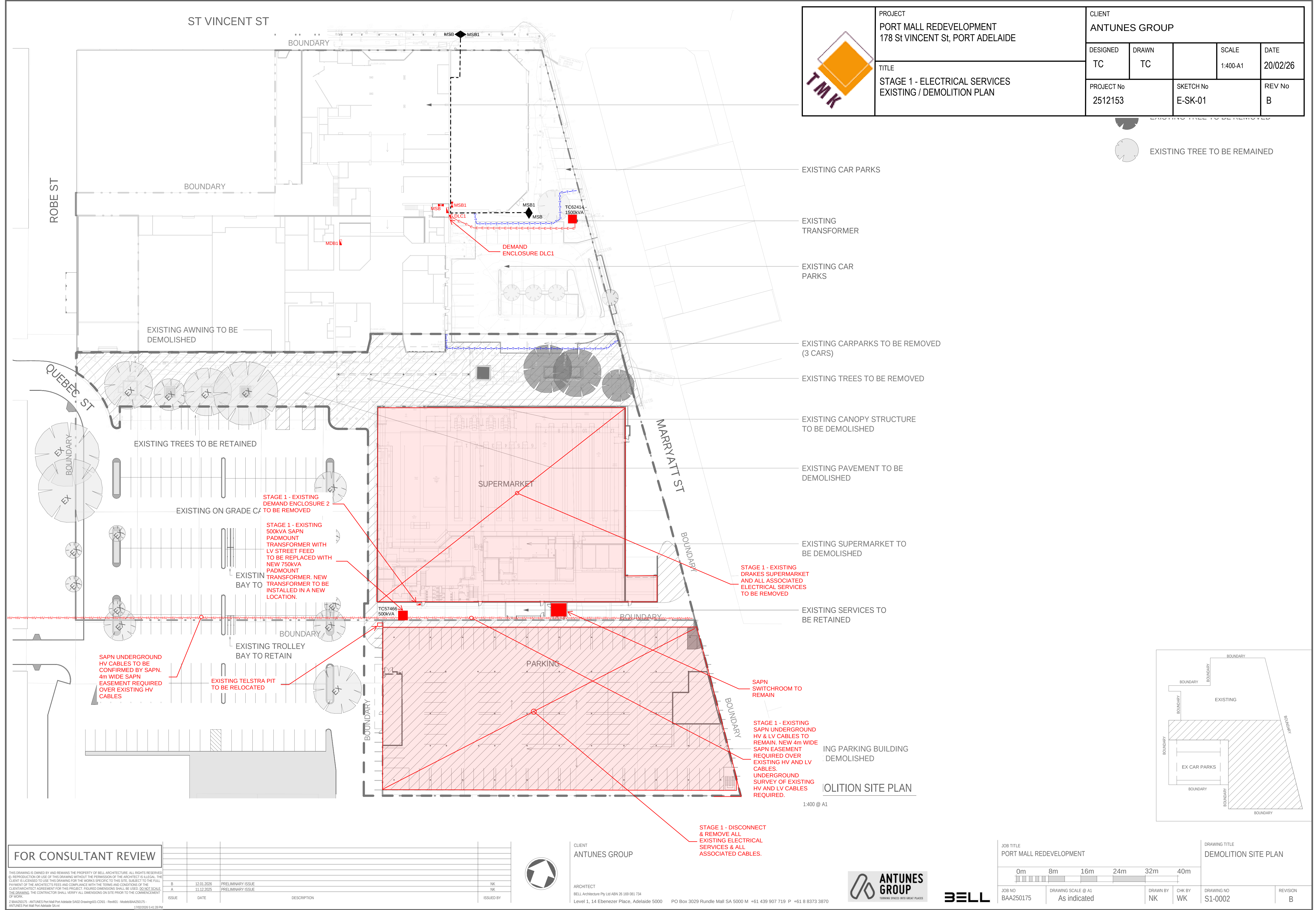


PROJECT
PORT MALL REDEVELOPMENT

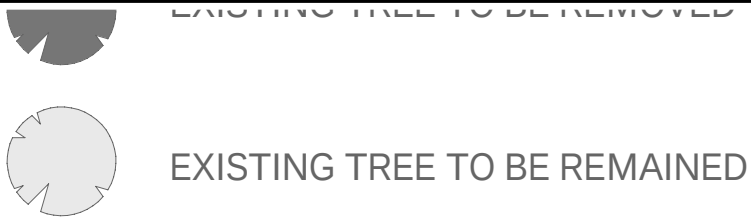
TITLE
CIVIL CONCEPT SKETCH
STAGE 1

CLIENT
BELL / ANTUNES GROUP

DESIGNED	DRAWN	SCALE	DATE
-	JR	NTS	19/02/26
PROJECT No 2512153	SKETCH No CSK-01	REV No B	



	PROJECT PORT MALL REDEVELOPMENT 178 St VINCENT St, PORT ADELAIDE				CLIENT ANTUNES GROUP	
	TITLE STAGE 1 - ELECTRICAL SERVICES EXISTING / DEMOLITION PLAN		DESIGNED TC	DRAWN TC	SCALE 1:400-A1	DATE 20/02/26
			PROJECT No 2512153		SKETCH No E-SK-01	REV No B



- EXISTING CAR PARKS
- EXISTING TRANSFORMER
- EXISTING CAR PARKS
- EXISTING CARPARKS TO BE REMOVED (3 CARS)
- EXISTING TREES TO BE REMOVED
- EXISTING CANOPY STRUCTURE TO BE DEMOLISHED
- EXISTING PAVEMENT TO BE DEMOLISHED
- EXISTING SUPERMARKET TO BE DEMOLISHED
- EXISTING SERVICES TO BE RETAINED



DEMOLITION SITE PLAN

1:400 @ A1

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A	11.12.2025	PRELIMINARY ISSUE	NK

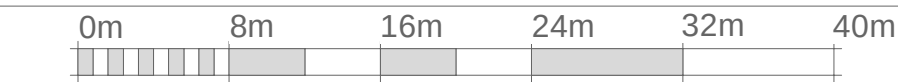


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JOB TITLE
PORT MALL REDEVELOPMENT



JOB NO
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DRAWING SCALE @ A1
As indicated

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WK

DRAWING TITLE
DEMOLITION SITE PLAN

DRAWING NO
S1-0002

REVISION
B

	PROJECT PORT MALL REDEVELOPMENT 178 St VINCENT St, PORT ADELAIDE		CLIENT ANTUNES GROUP		
	TITLE STAGE 1 - ELECTRICAL SERVICES PROPOSED PLAN	DESIGNED TC	DRAWN TC	SCALE 1:400-A1	DATE 20/02/26
		PROJECT No 2512153		SKETCH No E-SK-02	REV No B

Table 1
Mk7 Padmount Transformer (11kV/400V) - General Details

Pad - T/F Nominal Rating (kVA)	Nominal Dimensions (Width x Depth x Height) (mm)	Weight (Tones)	Maximum SA Power Networks' LV 'NH' Fuse Link and/or Circuit Breaker Ratings (A)	Nominal Impedance (%)	Prospective Fault Current (kA) #
315	1950 x 1662 x 1627	2.6	400A (NH3 Type)	3.6	13.5
500	1950 x 1662 x 1627	3.0	400A (NH3 Type)	4.0	19.3
750	1950 x 2042 x 1677	4.1	400A (NH3 Type) and 2000A CB*	4.4	26.3
1000	1950 x 2042 x 1677	4.5	400A (NH3 Type) and 2000A CB*	4.4	35.1
1500	2200 x 2117 x 1797	6.1	2500A CB*	6.3	36.8
2000	2200 x 2117 x 1797	6.6	N/A	6.5	47.6

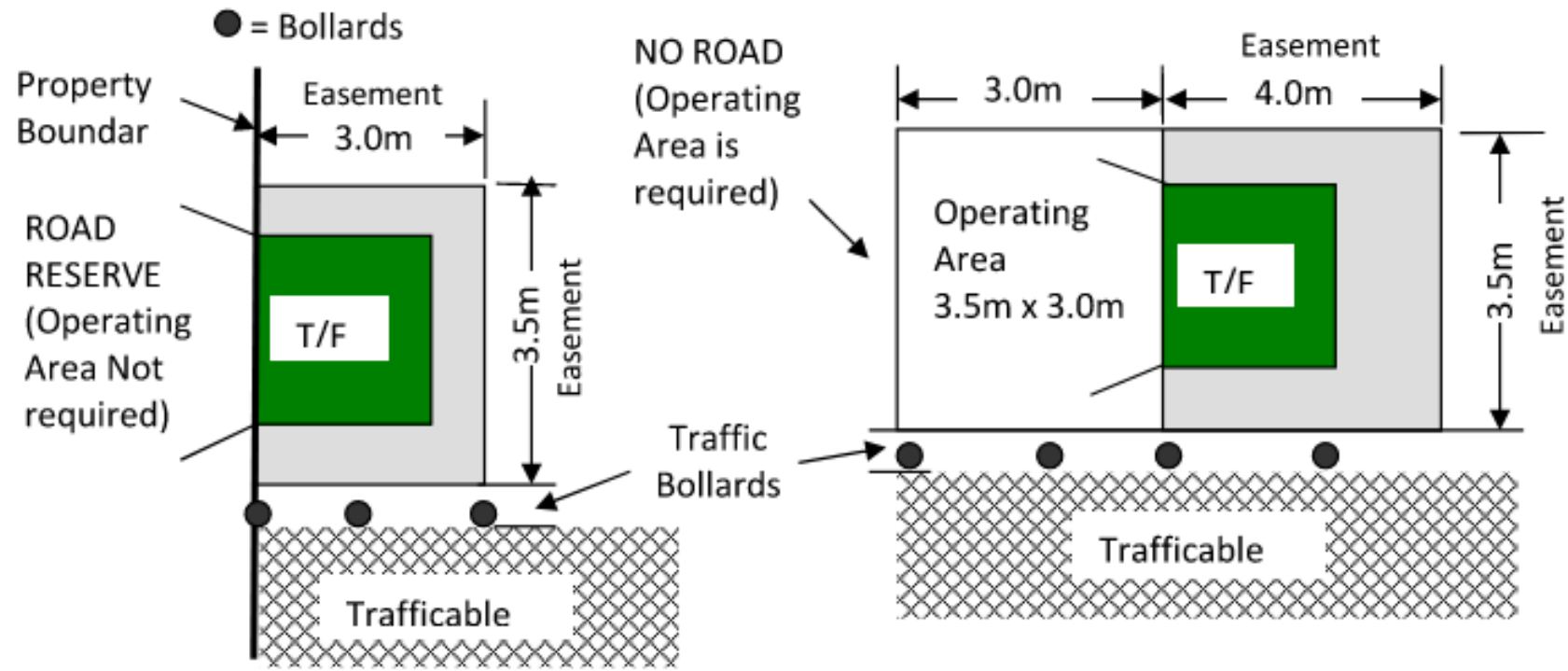
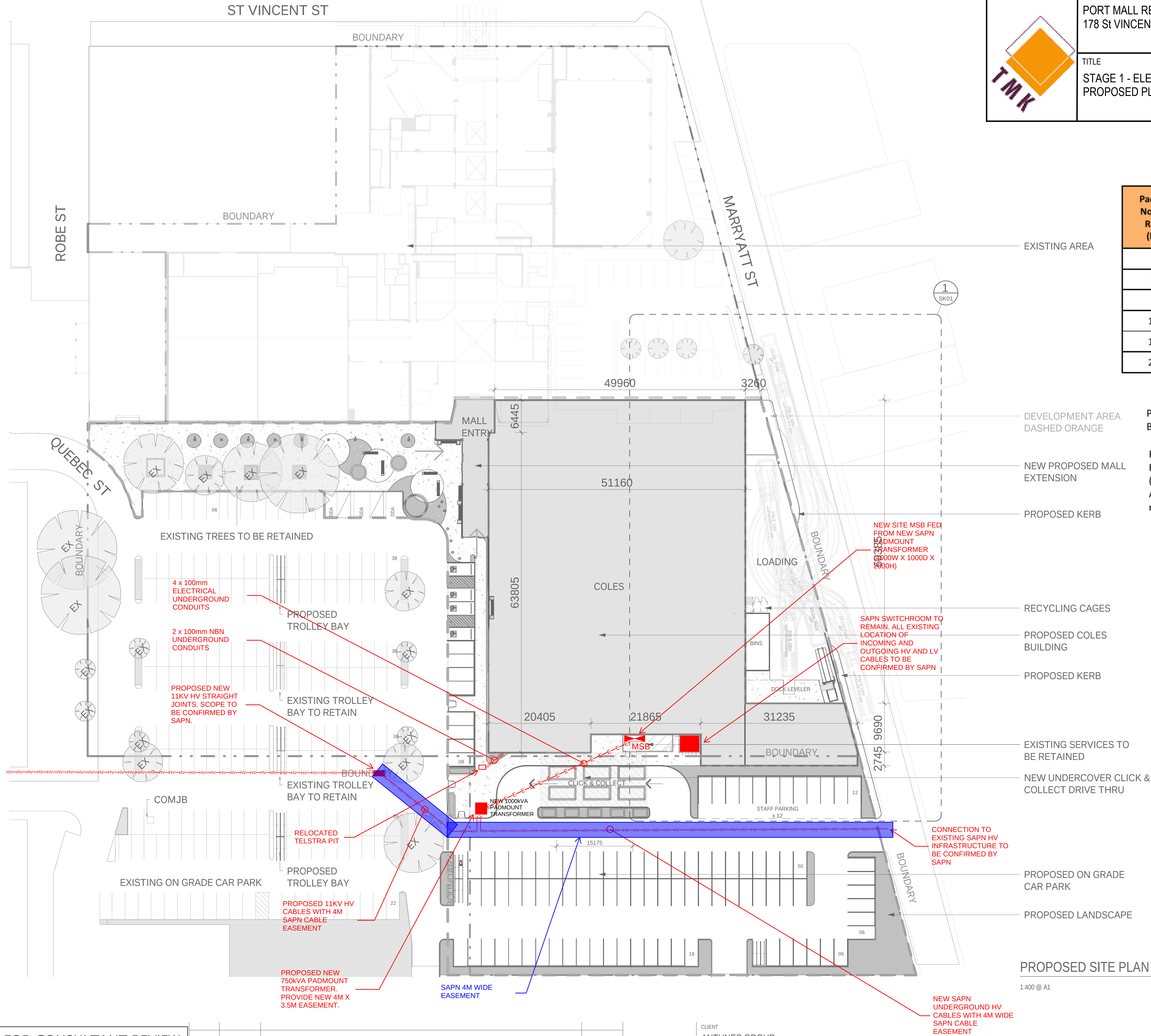


Figure 2:
Typical Layout of Site Plan
Easement Dimensions
(Up to and including 750kVA Transformer)

Figure 3:
Typical Layout of Site Plan
Easement Dimensions
(Greater than 750kVA Transformer)



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A	11/12/2025	PRELIMINARY ISSUE	NK
ISSUE	DATE	DESCRIPTION	ISSUED BY

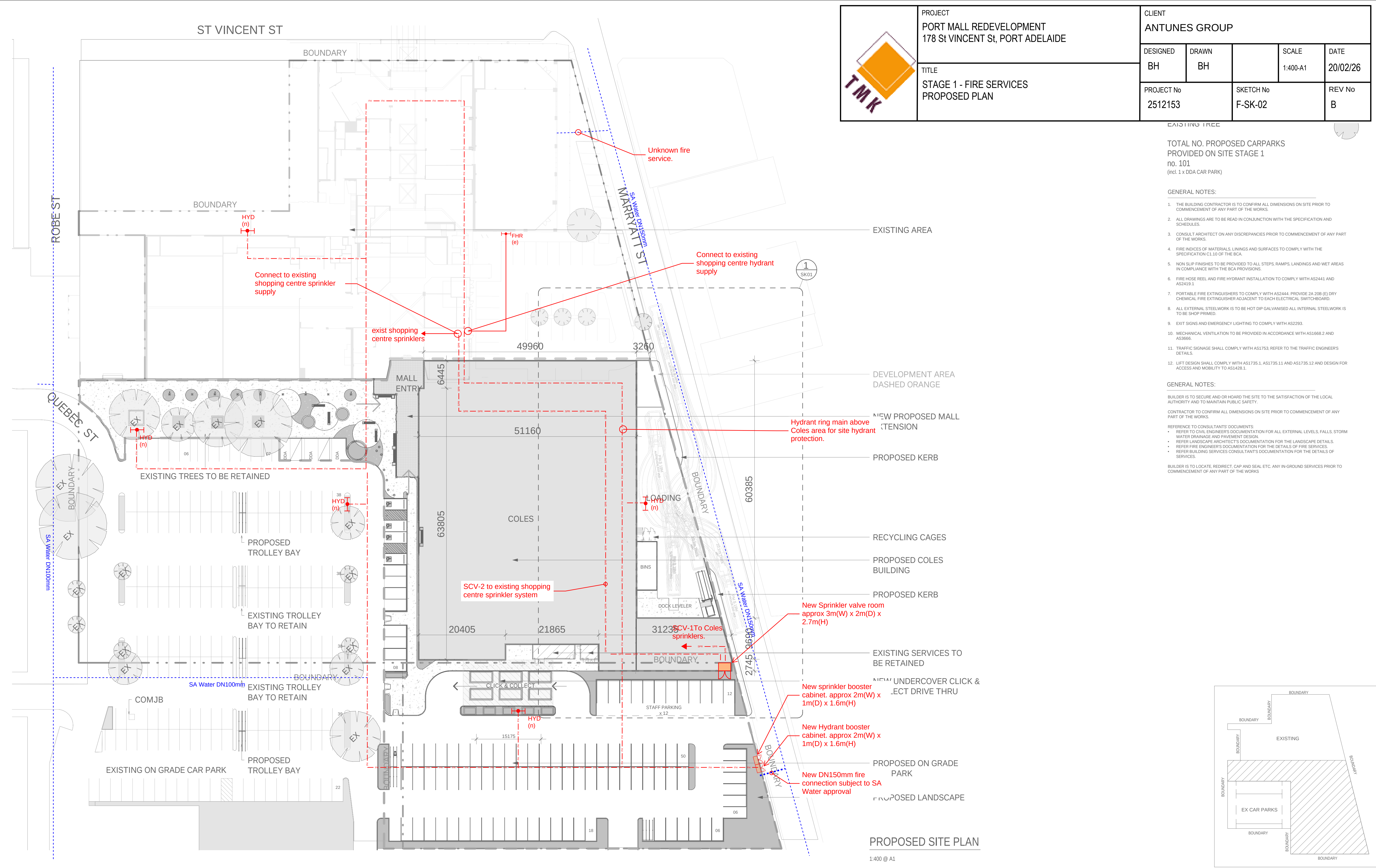


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ANTUNES GROUP

ARCHITECT
BELL Architecture Pty Ltd ABN 26 169 081 734
Level 1, 14 Ebenezer Place, Adelaide 5000 PO Box 3029 Rundle Mall SA 5000 M +61 439 907 719 P +61 8 8373 3870



JOB TITLE PORT MALL REDEVELOPMENT		DRAWING TITLE PROPOSED SITE PLAN	
0m 8m 16m 24m 32m 40m	DRAWING SCALE @ A1 As indicated	DRAWN BY NK	CHK BY WK
JOB NO BAA250175	DRAWING NO S1-0004	REVISION B	



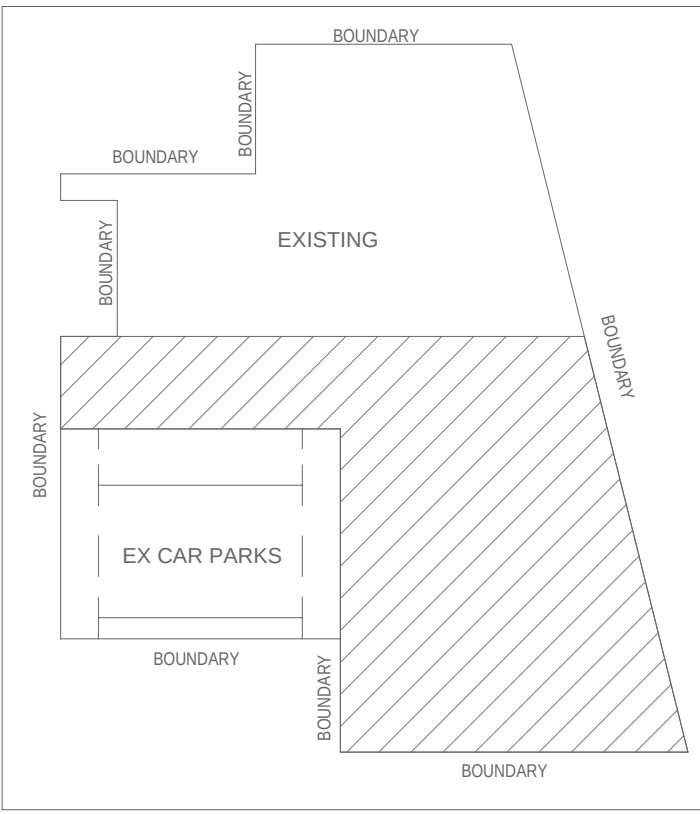
	PROJECT PORT MALL REDEVELOPMENT 178 St VINCENT St, PORT ADELAIDE				CLIENT ANTUNES GROUP		
	TITLE STAGE 1 - FIRE SERVICES PROPOSED PLAN				DESIGNED BH	DRAWN BH	SCALE 1:400-A1
					PROJECT No 2512153	SKETCH No F-SK-02	DATE 20/02/26



TOTAL NO. PROPOSED CARPARKS
PROVIDED ON SITE STAGE 1
no. 101
(incl. 1 x DDA CAR PARK)

- GENERAL NOTES:
1. THE BUILDING CONTRACTOR IS TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY PART OF THE WORKS.
 2. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND SCHEDULES.
 3. CONSULT ARCHITECT ON ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF ANY PART OF THE WORKS.
 4. FIRE INDICES OF MATERIALS, LININGS AND SURFACES TO COMPLY WITH THE SPECIFICATION C1.10 OF THE BCA.
 5. NON SLIP FINISHES TO BE PROVIDED TO ALL STEPS, RAMPS, LANDINGS AND WET AREAS IN COMPLIANCE WITH THE BCA PROVISIONS.
 6. FIRE HOSE REEL AND FIRE HYDRANT INSTALLATION TO COMPLY WITH AS2441 AND AS2419.1
 7. PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444. PROVIDE 2A 20B (E) DRY CHEMICAL FIRE EXTINGUISHER ADJACENT TO EACH ELECTRICAL SWITCHBOARD.
 8. ALL EXTERNAL STEELWORK IS TO BE HOT DIP GALVANISED ALL INTERNAL STEELWORK IS TO BE SHOP PRIMED.
 9. EXIT SIGNS AND EMERGENCY LIGHTING TO COMPLY WITH AS2293.
 10. MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH AS1668.2 AND AS3666.
 11. TRAFFIC SIGNAGE SHALL COMPLY WITH AS1753. REFER TO THE TRAFFIC ENGINEER'S DETAILS.
 12. LIFT DESIGN SHALL COMPLY WITH AS1735.1, AS1735.11 AND AS1735.12 AND DESIGN FOR ACCESS AND MOBILITY TO AS1428.1.

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- CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY PART OF THE WORKS.
- REFERENCE TO CONSULTANTS' DOCUMENTS:
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 - REFER LANDSCAPE ARCHITECT'S DOCUMENTATION FOR THE LANDSCAPE DETAILS.
 - REFER FIRE ENGINEER'S DOCUMENTATION FOR THE DETAILS OF FIRE SERVICES.
 - REFER BUILDING SERVICES CONSULTANT'S DOCUMENTATION FOR THE DETAILS OF SERVICES.
- BUILDER IS TO LOCATE, REDIRECT, CAP AND SEAL ETC. ANY IN-GROUND SERVICES PRIOR TO COMMENCEMENT OF ANY PART OF THE WORKS.



FOR CONSULTANT REVIEW

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ISSUE	DATE	DESCRIPTION	ISSUED BY
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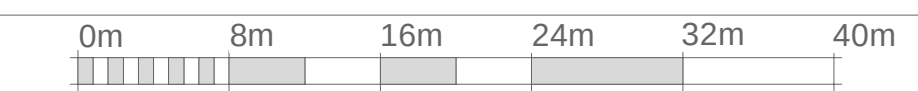
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PROPOSED SITE PLAN

1:400 @ A1

JOB TITLE
PORT MALL REDEVELOPMENT



DRAWING SCALE @ A1
As indicated

DRAWN BY
NK

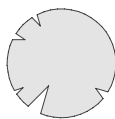
CHK BY
WK

DRAWING TITLE
PROPOSED SITE PLAN

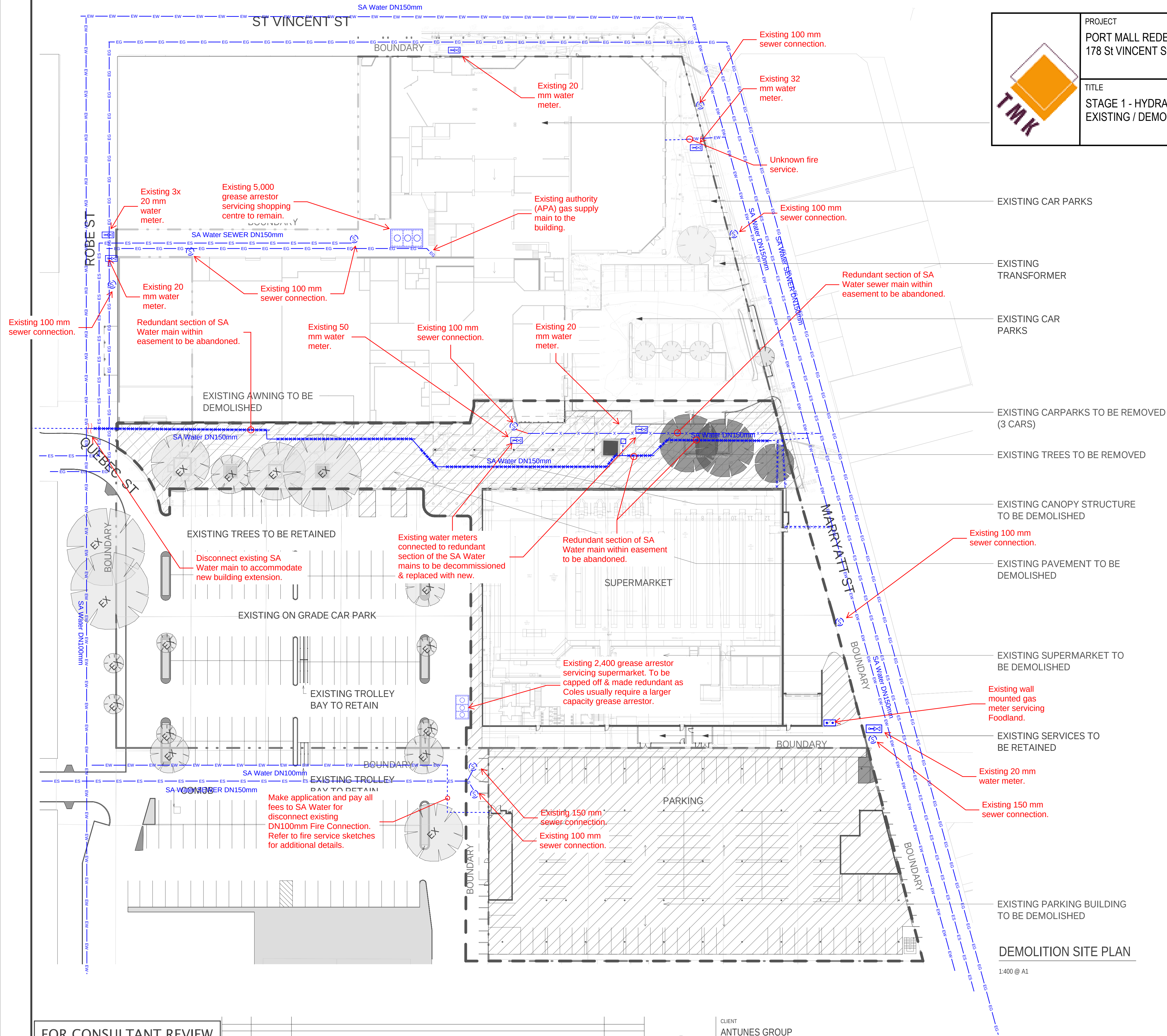
DRAWING NO
S1-0004

REVISION
B

	PROJECT PORT MALL REDEVELOPMENT 178 St VINCENT St, PORT ADELAIDE				CLIENT ANTUNES GROUP	
	TITLE STAGE 1 - HYDRAULIC SERVICES EXISTING / DEMOLITION PLAN	DESIGNED smo	DRAWN smo	SCALE 1:400-A1	DATE 20/02/26	
		PROJECT No 2512153		SKETCH No H-SK-01	REV No B	



EXISTING TREE TO BE REMAINED



— Existing
— New



DEMOLITION SITE PLAN

1:400 @ A1

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ISSUE	DATE	DESCRIPTION	ISSUED BY
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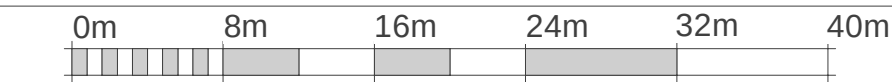


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JOB TITLE
PORT MALL REDEVELOPMENT



DRAWING SCALE @ A1
As indicated

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NK

CHK BY
WK

DRAWING TITLE
DEMOLITION SITE PLAN

DRAWING NO
S1-0002

REVISION
B

	PROJECT PORT MALL REDEVELOPMENT 178 St VINCENT St, PORT ADELAIDE				CLIENT ANTUNES GROUP	
	TITLE STAGE 1 - HYDRAULIC SERVICES PROPOSED PLAN	DESIGNED smo	DRAWN smo	SCALE 1:400-A1	DATE 20/02/26	
		PROJECT No 2512153		SKETCH No H-SK-02		REV No B

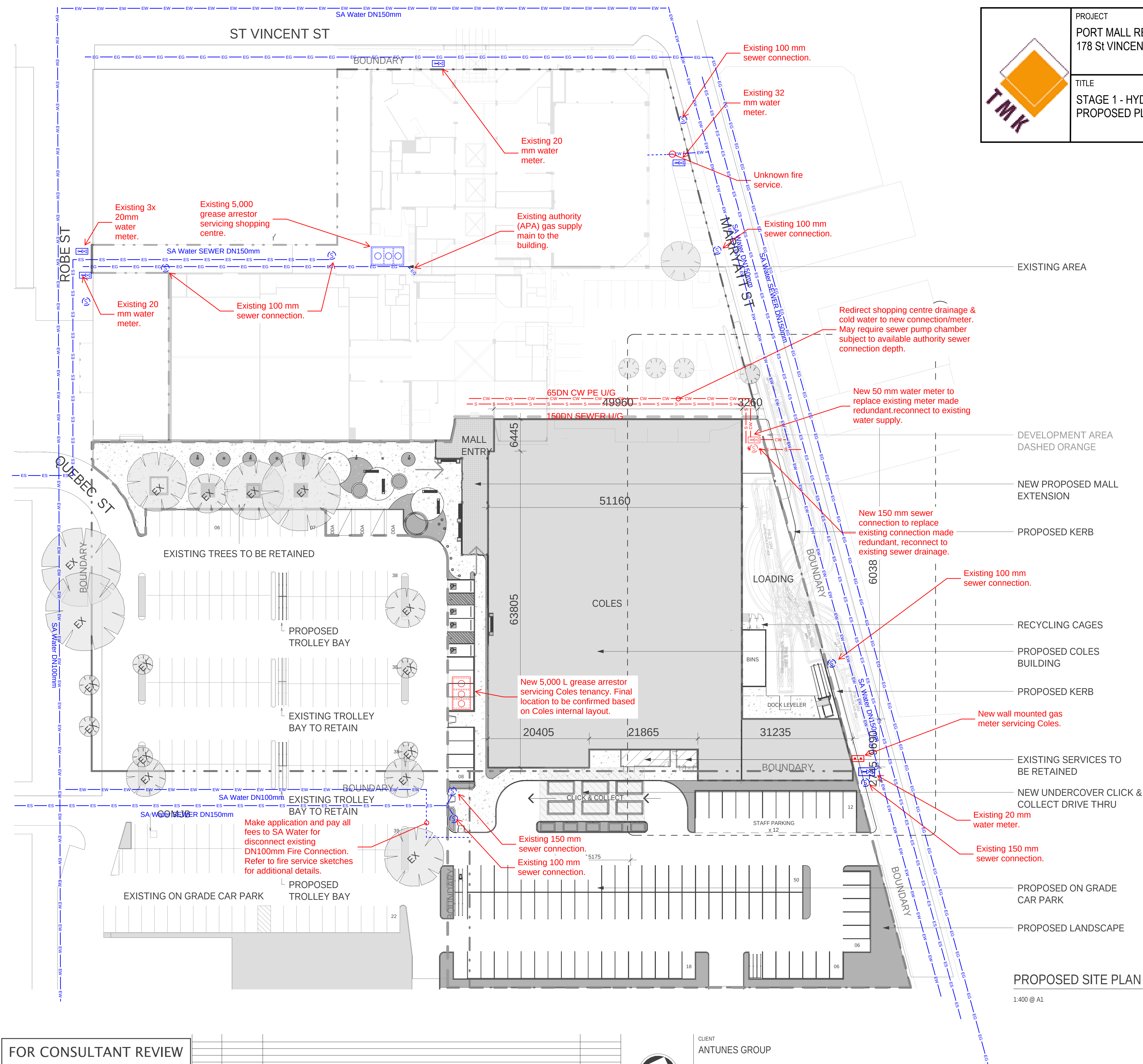
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(incl. 1 x DDA CAR PARK)

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Existing
New



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JOB TITLE
PORT MALL REDEVELOPMENT

DRAWING SCALE @ A1
As indicated

DRAWN BY
NK

CHK BY
WK

DRAWINGS NO
S1-0004

REVISION
B

DRAWING TITLE
PROPOSED SITE PLAN

Bao Hoang

From: Connections Services <Connections.Services@sawater.com.au>
Sent: Monday, 15 December 2025 9:20 AM
To: Bao Hoang
Subject: FW: Port Mall Shopping Centre
Attachments: 2412008 -Site Water.pdf; Concept Site Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

Hi Bao

Thank you for your enquiry.

To provide accurate advice, we'll need to complete a full assessment. Please submit an application via the online Connection Application form - [SAWater - Apply for and track connections](#) and include the relevant attachments along with this email trail.

If your proposal is approved and construction completed, the easement extinguishment will then be reviewed by our Property Services Team. The process is as follows:

1. A fee of \$655.00 applies. Property Services will review your request.
2. You will need to engage a licensed conveyancer (at your own cost) to prepare documentation for registration with Land Services SA to remove the easement from the Certificate of Title.

If you have any further questions about the extinguishment process, please don't hesitate to contact the Property Services Team via email PropertyServices@sawater.com.au.

Thank you,

Kind regards,

Georgina Rohacek

Senior Development Services Officer

Available 9.00am – 3.00pm

cc@sawater.com.au • T: 1300 650 951 •

250 Victoria Square/Tarntanyangga ADELAIDE SA 5000

sawater.com.au

Planned SA Water Construction will be placed on hold starting Friday 19 December 2025, resuming Monday 5 January 2026

Development Services teams will be out of office from COB Wednesday 24 December 2025, returning Monday 5 January 2026

Connecting to our services

Apply for new services, alter existing services, live track application progress and quickly view existing infrastructure and services [here](#)



SA Water



Government of
South Australia

sawater.com.au



SA Water respects and acknowledges the deep spiritual connection, knowledge and relationship Aboriginal and Torres Strait Islander people have to land and water.

Please consider the environment before printing this email.

This email contains information that is intended for official use only. It is not to be shared with unauthorised individuals or external parties.

From: Bao Hoang <bhoang@tmkeng.com.au>

Sent: Friday, 12 December 2025 3:25 PM

To: Connections Services <Connections.Services@sawater.com.au>

Subject: Port Mall Shopping Centre



External sender

Think before you click, open with caution

Port Mall Shopping Centre 178 St Vincent St, Port Adelaide

Dear Sir / Madam,

Our client is looking at redeveloping the existing site which include abolishing of existing Water Easement.

Can you please advise on the possibility of converting the existing main to private network with meters on both sides. Refer to attached sketches for your info.

Please contact me should you have any further queries. We are available for meeting to discuss the above project if required.

Kind Regards

Bao Hoang

DipEng (Mech)

Discipline Leader / Senior Fire Protection Engineer

D (08) 8238 4197 **M** 0403 485 181

E bhoang@tmkeng.com.au

Level 6, 100 Pirie St, Adelaide, SA 5000

www.tmkeng.com.au



TMK Consulting Engineers



Parking for Visitors to TMK Head Office

TMK Consulting Engineers have made car parking available for visitors to its Level 6, 100 Pirie Street office. To access this you should park in the UPark on Wyatt Street, located at 18 - 34 Wyatt Street, between Grenfell & Pirie Streets. Enter from either Wyatt St or Hyde St and obtain the normal parking ticket on entry. Prior to leaving our office, please ask one of our Reception staff for a UPark on Wyatt Street voucher to use when exiting the car park.

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Be green - read on the screen

South Australian Water Corporation disclaimer

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