



NOTICE

of

COUNCIL ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 82 of the Planning, Development and Infrastructure Act 2016

TO BE HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

MEMBERS MAY PARTICIPATE BY ELECTRONIC MEANS

ON

THURSDAY, 19 FEBRUARY 2026 AT 6:00 PM

THIS MEETING WILL ALSO BE VIEWABLE AT
<https://www.youtube.com/user/CityOfPlayford>

A handwritten signature in black ink, appearing to read "Leif Burdon".

**LEIF BURDON
ASSESSMENT MANAGER**

Issue Date: Thursday, 12 February 2026

MEMBERSHIP

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Aaron Curtis

Mr Paul Mickan

Ms Misty Norris

Ms Tanya Smiljanic (Deputy)

Mr Adam Squires

**City of Playford
Council Assessment Panel Meeting**

AGENDA

THURSDAY, 19 FEBRUARY 2026 AT 6:00 PM

ACKNOWLEDGEMENT OF COUNTRY

We would like to acknowledge that this land we meet on today is the traditional land of the Kaurna people, and that we respect their spiritual relationship with their country. The City of Playford would also like to pay respects to Elders past, present and emerging.

1 ATTENDANCE RECORD

- 1.1 Present
- 1.2 Apologies
- 1.3 Not Present

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Council Assessment Panel Meeting held 18 December 2025 be confirmed as a true and accurate record of proceedings.

3 APPLICATIONS WITHDRAWN

4 DECLARATIONS OF INTEREST

5 APPLICATIONS FOR CONSIDERATION - PERSONS WISHING TO BE HEARD

Nil

6 APPLICATIONS FOR CONSIDERATION - NO PERSONS TO BE HEARD

Nil

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

- 7.1 25038778 - Lot 1 Prince Charles Street, Elizabeth - Construction of a four-storey tourist accommodation building and associated car parking, retaining walls up to 1.2m, landscaping, advertisements and removal of four (4) regulated trees and three (3) significant trees (Attachments).....6

Representors: Nil
Applicant: Emmett JV Pty Ltd

- 7.2 DA 26002879 - Lot 144 John Rice Avenue Elizabeth South - Variation to Application 24042652 - External architecture, fencing and signage amendments to Child Care Centre (Attachments)137

Representors: Nil
Applicant: Development Holdings Pty Ltd

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Nil

9 OTHER BUSINESS

9.1 STAFF REPORTS

Matters to be considered by the Committee Only

Matters delegated to the Committee

- 9.1.1 Review of Delegations by the Council Assessment Panel (Attachment).....213

10 CONFIDENTIAL MATTERS

OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

- 10.1 Change of land use to a transport distribution facility for the purpose of supporting primary production, comprising a warehouse, heavy vehicle parking of up to 8 vehicles, car parking, detention basin, fencing and landscaping. (Attachments)227

11 POLICY DISCUSSION FORUM

Nil

12 CLOSURE

APPLICATIONS FOR CONSIDERATION

APPLICATIONS FOR CONSIDERATION - CATEGORY 1

7.1 25038778 - LOT 1 PRINCE CHARLES STREET, ELIZABETH - CONSTRUCTION OF A FOUR-STOREY TOURIST ACCOMMODATION BUILDING AND ASSOCIATED CAR PARKING, RETAINING WALLS UP TO 1.2M, LANDSCAPING, ADVERTISEMENTS AND REMOVAL OF FOUR (4) REGULATED TREES AND THREE (3) SIGNIFICANT TREES

Author:	Oliver Luke												
Proposal:	Construction of a four-storey tourist accommodation building and associated car parking, retaining walls up to 1.2m, landscaping, advertisements and removal of four (4) Regulated and three (3) Significant trees												
Development Number:	25038778												
Date of Lodgement:	5 December 2025												
Owner:	City of Playford												
Applicant:	Emmett JV Pty Ltd C/- Future Urban												
Location:	Lot 1 Prince Charles Street ELIZABETH SA 5112												
Zone:	Urban Activity Centre												
Classification:	Code Assessed – Performance Assessed												
Public Notification Category:	No												
Representation Received:	Not applicable												
Request for Additional Information Made?	Yes												
Recommendation:	To Grant Planning Consent												
Attachments:	<table> <tr> <td>1 ↓.</td> <td>Planning Statement</td> </tr> <tr> <td>2 ↓.</td> <td>Architectural Drawings</td> </tr> <tr> <td>3 ↓.</td> <td>Traffic Report</td> </tr> <tr> <td>4 ↓.</td> <td>Waste Management Plan</td> </tr> <tr> <td>5 ↓.</td> <td>Stormwater Management Report</td> </tr> <tr> <td>6 ↓.</td> <td>Arboricultural Report</td> </tr> </table>	1 ↓ .	Planning Statement	2 ↓ .	Architectural Drawings	3 ↓ .	Traffic Report	4 ↓ .	Waste Management Plan	5 ↓ .	Stormwater Management Report	6 ↓ .	Arboricultural Report
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3 ↓ .	Traffic Report												
4 ↓ .	Waste Management Plan												
5 ↓ .	Stormwater Management Report												
6 ↓ .	Arboricultural Report												

1. The Subject Land

The subject land, commonly identified as Lot 1 Prince Charles Street, Elizabeth, is a single allotment, more formally identified as Allotment 1 on Deposited Plan 135288, within Certificate of Title Volume 6306 Folio 573.

The subject land is largely rectangular shaped with primary frontage to Prince Charles Street of 84.5m to the west.

The allotment also possesses effective frontage to Main North Road to the east of 86m and Prince Charles Street to the north of 32m, despite being separated from these roads by a reserve containing a shared-use path. The subject land possesses a total site area of 2,398m² and is wholly contained within the Urban Activity Centre Zone of the Planning and Design Code (the Code).

The subject land is currently utilised as a car park, with sealed, formal, line-marked parking on the southern third of the site; and unsealed, informal parking on the northern two thirds. Vegetation, largely in the form of established native species, is interspersed throughout the site.

No Land Management Agreements or encumbrances are registered on the Certificate of Title, however, an easement in favour to the Minister for Infrastructure and Transport dissects the north-eastern corner of the allotment.



Figure 1 – Subject land identified in red



Figure 2 – North-western corner of subject land (looking approx. south-east)



Figure 3 – North-eastern corner of subject land (looking approx. south-west)

2. The Locality

The locality comprises a large range of retail, commercial, community and government uses within the Elizabeth 'central business district'. Generally, to the west of the subject land, the Elizabeth City Centre shopping complex, operated by Vicinity Centres, predominates, including the associated substantial car parking areas. In addition to this complex, the City of Playford Civic Centre, Shedley Theatre and Grenville Community Hub are located immediately adjacent Prince Charles Street. Several further community and government land uses are located to the north of the site including a healthcare facility, magistrates court and the Elizabeth Police Station. Land to the east of the subject land, separated by Main North Road, is generally occupied by Fremont Park, a regional open space asset comprising play equipment, open spaces, walking paths and established vegetation.

2.1 Locality Plan



Figure 4 – Subject land identified in red, locality indicated in yellow

2.2 Zoning

The subject land is located wholly within the Urban Activity Centre Zone as identified in the Code. In addition, the following Overlays and Technical and Numerical Variations (TNVs) apply:

Overlays

- Traffic Generating Development
- Advertising Near Signalised Intersections
- Building Near Airfields
- Defence Aviation Area (all structures over 15m)
- Future Road Widening
- Hazards (Flooding – General)
- Major Urban Transport Routes

- Prescribed Wells Area
- Regulated and Significant Tree

TNVs

- Concept Plan 81 (Edinburgh Defence Airfield Lighting Constraints)

2.3 Zone Map

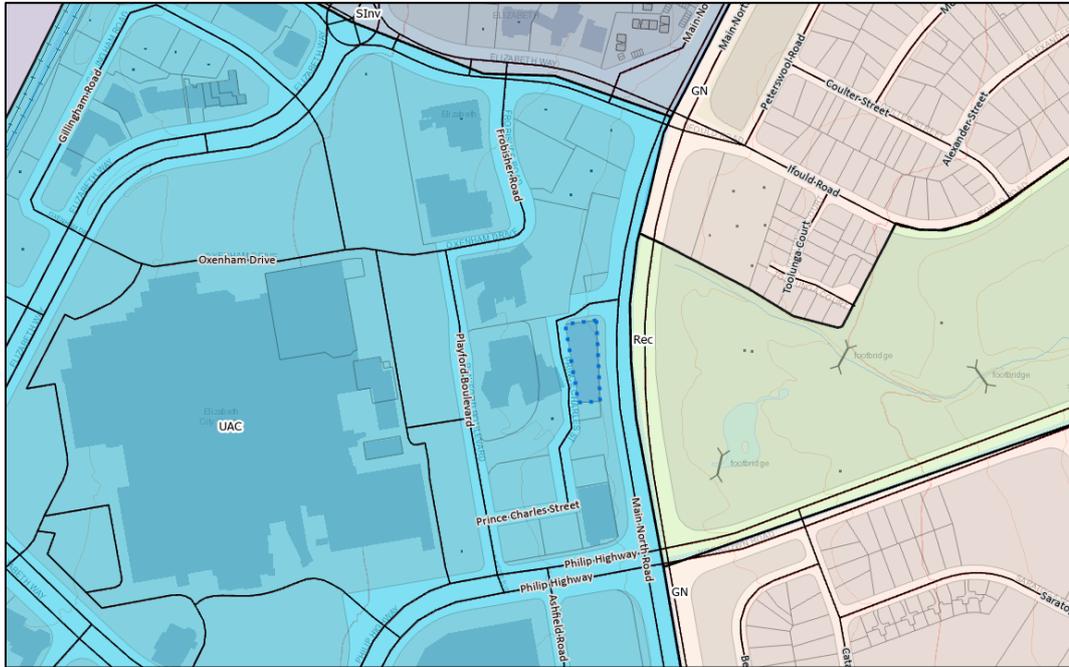


Figure 5 – Subject land within the Urban Activity Centre Zone with proximity to the Recreation Zone.

3. Background

The City of Playford has long recognised the importance of the Elizabeth City Centre with a vision to establish a viable central business district (CBD) for the rapidly expanding northern suburbs. To enable this vision, Council has actively progressed the strategy by unlocking council-owned land to attract private and state investment. To date, this has supported a number of landmark developments within the Elizabeth City Centre precinct. The subject land is owned by the City of Playford, with Council having entered into a contract for its sale to facilitate this private development.

Based on the above, Council's Assessment Manager wrote to the Minister for Planning on 23 April 2024 requesting advice as to whether it would be appropriate for the State to call in the development pursuant to Section 94(1)(g) of the *Planning, Development and Infrastructure Act 2016* (the PDI Act). Council has identified that its ownership of the land creates a perceived conflict of interest in its role as a relevant authority.

In response, a delegate for the Minister for Planning wrote to Council administration on 7 June 2024 advising that the Council Assessment Panel (CAP), being independent of Council, is well placed to appropriately consider and determine the merits of the proposal, in accordance with the requirements of the PDI Act and *Planning, Development and Infrastructure (General) Regulations 2017* (PDI Regulations).

Whilst the Assessment Manager normally holds authority to consider development proposals of this nature, additional steps have been taken to ensure transparency and to maintain public confidence in the planning process. Given that Council is the current landowner and Council stands to raise revenue from the proposal, this has been delegated and referred to CAP for its consideration and determination

4. The Proposal

Future Urban, on behalf of Emmett JV Pty Ltd seek Planning Consent for a four-storey tourist accommodation building with associated car parking, retaining walls up to 1.2m, landscaping, advertisements and tree-damaging activity comprising the removal of four (4) regulated trees and three (3) significant trees.

The building can be broken into two (2) distinct areas. The ground floor, comprising the main entrance lobby and reception, a conference room with store, a guest laundry, bathroom amenities, a business lounge, a gymnasium, outdoor BBQ areas and back of house facilities. The remaining levels (level 1 to 3) each comprise ten (10) two-bedroom, two-bathroom rooms, one (1) two-bedroom, two-bathroom accessible room, seven (7) studio rooms and a housekeeping/storage room.

External to the tourist accommodation building, secure vehicle parking for guests and staff is located on the northern two thirds of the site. A loading dock/bin storage and service area is located immediately adjacent the secure parking area and back-of-house areas. Landscaped areas and the main pedestrian access to the tourist accommodation building are located on the south-western side of the development, adjacent Prince Charles Street. Vehicular access is obtained exclusively via a two-way ingress/egress on Prince Charles Street.

Advertising signage affixed to the western, southern and northern elevations of the building displaying the name of the operator/tenant. This signage is to be internally illuminated.

Development works to accommodate the proposed tourist accommodation building includes retaining walls up to 1.2m and tree-damaging activity, removing four (4) regulated trees and three (3) significant trees.

5. Procedural Matters

5.1 Classification

The proposed development involves the construction of a tourist accommodation facility along with tree-damaging activity and retaining walls. These elements are considered to align with the relevant definitions as detailed in Part 7 of the Code.

These elements, (tourist accommodation facility, tree-damaging activity and retaining walls) are not classified as 'Accepted', 'Deemed-to-satisfy' or 'Restricted' development within the relevant tables of the Urban Activity Centre Zone. On this basis, the proposed development follows a 'Code Assessed – Performance Assessed' development assessment pathway pursuant to Section 105(b) and Section 107 of the PDI Act.

This requires an 'on-merit' assessment against all relevant provisions of the Code.

5.2 Public Notification

All classes of performance assessed development require public notification unless, pursuant to Section 107(6) of the PDI Act, the class of development is excluded from notification by the Code in Table 5 – Procedural Matters (PM) – Notification, within the relevant Zone.

Table 5 of the Urban Activity Centre Zone includes references to land uses and development which are exempt from Public Notification. In this instance, Retaining Walls and Tree-damaging Activity are both exempt from notification with no exceptions.

Tourist Accommodation is not expressly listed in Table 5 as a form of development which is excluded from public notification. Notwithstanding this, clause 2 within Table 5 states the following:

Class of Development (Column A)	Exceptions (Column B)
(2) Any kind of development where the site of the development is not adjacent to a site (or land) used for residential purposes in a neighbourhood-type zone.	Except any of the following: <ol style="list-style-type: none"> <li data-bbox="783 725 1345 824">1. The demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) <li data-bbox="783 860 1345 958">2. The demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building)

On the basis that the subject land is not adjacent to a site (or land) used for residential purposes in a neighbourhood-type zone, the tourist accommodation element is also excluded from public notification.

5.3 Statutory Referrals

Pursuant to the PDI Regulations, specifically Schedule 9(3)(4) Future Road Widening and Schedule 9(3)(21) Advertising Near Signalised Intersections, statutory referrals were issued to the Commissioner of Highways relative to the two associated overlays.

Following an assessment of the development by department staff, the Commissioner of Highways has no objection to the proposal subject to several conditions and advisory notes.

5.4 Internal Referrals

Internal referrals to Council's technical staff were undertaken to review traffic management, car parking, access and stormwater management.

Council's Traffic Engineer was largely satisfied with the development and has accepted justification behind commercial vehicle movements for waste collection and deliveries. Vehicular access to the site exclusively from Prince Charles Street is a good outcome and provides separation from the high-volume traffic on Main North Road. Simultaneous in and out vehicle movements will be accommodated, ensuring minimal disruption to the local road network.

Clarity was sought regarding the proposed crossover and how it will interact with the kerb ramps noted on either side. Achieving appropriate grades for both the ramp landings and the carriageway in accordance with Australian Standard 1428.1 is important to maintain pedestrian safety, access and to ensure that vehicles do not bottom or scrape when entering/exiting the site.

The applicant has provided additional documentation confirming levels across the invert and ramps satisfy access requirements for both pedestrians and vehicles.

Council's Land Development Engineer reviewed the stormwater management plans and report provided and raised no objection to the proposal as presented. Clarity was sought regarding connection into councils existing stormwater infrastructure within Prince Charles Street, ensuring minimum pipe diameter/orifice requirements are met. The applicant has subsequently confirmed that these outlet pipes are to be 375mm reinforced concrete per requirements.

6. Key Issues

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the proposed tourist accommodation building is an appropriate form of development within the Urban Activity Centre Zone.
- Whether the proposed development will create any adverse visual or amenity impacts or conflicts between existing and/or contemplated land uses.
- Whether the proposed tourist accommodation building displays high quality architectural design and appearance.
- Whether the development will create adverse traffic impacts on the existing road network in the locality.

7. Planning Assessment

7.1 Urban Activity Centre Zone – Desired Outcomes & Land Use

Desired Outcome (DO) 1 and DO 2 of the Urban Activity Centre Zone seek for cohesive and legible environments which support a broad spectrum of regional level business, shopping, entertainment and recreational facilities that cater for large numbers of people and events over extended hours. Business, shopping and entertainment areas should be well integrated with transport networks, community infrastructure and should be designed to enhance the quality of the public realm.

Urban Activity Centre Zone Performance Outcome (PO) 1.1 states:

Shops, offices, entertainment, health, education and recreation related uses and other businesses that provide a comprehensive range of goods and services to the region.

This PO is informed by the associated Designated Performance Feature (DPF) 1.1 which seeks that:

Development comprises of one (1) or more of the following:

(ac) Tourist accommodation

Further to this, PO 1.2 seeks that facilities within the centre are sited and designed with a view to promote after-hours use, reinforcing the centre as the focus of social activity.

Urban Activity Centre Zone Performance Outcome (PO) 1.2 states:

Facilities within the centre sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity.

The proposed tourist accommodation facility is considered to be an appropriate land use within the Urban Activity Centre Zone, with an intensity and scale consistent with the desired outcomes. It is noted that land uses in the immediate and intermediate locality cater for shopping, entertainment and recreational facilities. Noting the activity centre currently lacks accommodation options to activate the area for 'extended hours'.

Whilst the Urban Activity Centre Zone will benefit from the introduction of the tourist accommodation facility, it is considered that the tourist accommodation facility will also benefit from its placement within the centre. The proximity to various services, activities and public transport nodes are essential in this regard. Given the mutual benefit of the tourist accommodation facility within the Urban Activity Centre Zone, the land use as proposed is considered to align with the land use intent of the Zone.

7.2 Urban Activity Centre Zone – Built Form & Character

Urban Activity Centre Zone DO 2 seeks:

Primary business, shopping and entertaining areas are integrated with public transport facilities, pedestrian and cycling networks, and community transport infrastructure, and designed to enhance the quality of the public realm.

DO 2 of the Zone speaks to enhancing the quality of the public realm which is further detailed in several POs. These POs are intended to promote development which achieves a high standard of contemporary, cohesive and coordinated architectural design.

Urban Activity Centre Zone PO 2.1 seeks:

Development throughout the zone that integrates with existing development through building scale, connections and complementary land uses.

The proposed tourist accommodation is considered to integrate with its setting amongst the existing Council Civic Centre and the multi-storey Windsor car park building which is situated to the south of the subject land on the corner of Main North Road and Philip Highway. It is noted that a mixed-use development is currently under construction between the subject land and Windsor car park. This development is to comprise eight (8) building levels, reaching a maximum height of 32.84m above natural ground. In context, the proposed tourist accommodation along with the mixed-use development and the multi-storey car park maintain complementary commercial scale. All of these examples gain access exclusively via Prince Charles Street and as such, integrated connection is achieved.

Urban Activity Centre Zone PO 2.2 seeks:

Development integrated with existing or planned public or community transport interchanges and networks to support pedestrian access to activity centre facilities and services.

Elizabeth City Centre is a well-established activity centre with readily accessible transport options including metro buses, the Gawler railway line and arterial roads such as Main North Road and Philip Highway.

Urban Activity Centre Zone PO 2.3 seeks:

Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares.

Urban Activity Centre Zone PO 2.4 seeks:

Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces.

As per PO 2.3 and 2.4, on both accounts, the proposed development satisfies the intent of the Code. Pedestrian and vehicular access to the tourist accommodation facility is located on the western side. Pedestrian access in this location ensures easy connection to the wider activity centre is achieved. Vehicular access in this location provides safe and convenient movements away from the high-frequency traffic on Main North Road.

Urban Activity Centre Zone PO 2.6 seeks:

Buildings and facilities are sited and designed to provide an active frontage to the public realm, contributing to streetscapes and spaces that encourage social interaction.

Whilst it is considered the development is appropriately sited to provide an active frontage, the design is considered to fall short of the POs intent. Ground floor vehicle parking and circulation areas aside, the western façade does little to promote and encourage social interaction and activate the public realm. Opportunity to integrate the main entry point with the surrounds and streetscape has been missed, with the development only displaying a canopy to entry in order to highlight its existence. Further, limited architectural detail is included to this façade, with no depth and limited glazing to provide articulation.

7.3 Urban Activity Centre Zone – Building Height & Setbacks

Given no TNV applies to the subject land guiding building height, the Code seeks that development is generally medium rise, with the highest intensity of built form at the centre of the Zone and lower scale development toward the peripheries. Part 8 of the Code defines medium rise in relation to development as three (3) to six (6) building levels.

The proposed development, displaying four (4) building levels to a maximum height above natural ground of 17.7m, is considered to generally align with the intent of the PO. Whilst it is noted that the development is toward the periphery of the Zone, corresponding development in the immediate locality is of equal or greater height. In context, the building height aligns with Code requirements.

No specific building setback requirements are noted within the Urban Activity Centre Zone. In that the development does not share any boundaries with residential type uses, the setbacks proposed, which are all proximate to site boundaries, are considered appropriate.

7.4 Urban Activity Centre Zone – Advertisements

The proposed development includes three (3) advertisements. One is affixed to the west elevation of the building and carries dimensions of approx. 1.1m wide and 5.2m high. The second advertisement is located on the southern elevation of the building and carries approximate dimensions of 5.2m wide by 1.1m high. The third, on the northern elevation, carries identical dimensions to the advertisement on the southern elevation.

Urban Activity Centre Zone PO 5.1 seeks:

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

Signage on the northern and southern elevations of the development will be visible when approaching the subject land on Main North Road from either direction. This signage is corporate in nature and displays the name of the hotel operator 'Quest'.

The advertisement on the western façade will be visible when approaching the main access points of the tourist accommodation. In context, the advertisements proposed align with the requirements of the Zone.

Further consideration of the advertising is undertaken under the General Development Policies section of this report, see section 8.1 and 9.1.

7.5 Urban Activity Centre Zone – Vehicle Parking

The proposed development comprises largely under-croft type vehicle parking areas, albeit, at grade with natural ground level.

Urban Activity Centre Zone PO 6.1 seeks:

Vehicle parking areas are sited and designed to minimise visual dominance when viewed from the public realm.

The visual prominence of the vehicle parking areas is reduced through landscaping to the perimeters of the subject land. Although indicative on current plans, a reserved matter has been proposed, requiring the applicant to provide a detailed landscaping plan. Further discussion regarding the provision of vehicle parking is undertaken in Section 9.6 of this report.

8. Planning Assessment – Overlays

8.1 Advertising Near Signalised Intersections

As discussed previously (section 7.4), the proposed development includes three internally illuminated signs, two of which are visible from Main North Road and are located on the northern and southern elevations of the building the third sign is located on the western elevation and is not visible from Main North Road. Through careful consideration of the signage location relative to the nearest adjoining signalised intersection, it is considered that no unreasonable distraction to road users will occur. The signage proposed does not move, flash or change displays and therefore, is considered to meet PO 1.1 of the Overlay.

Advertising Near Signalised Intersections Overlay PO 1.1 seeks:

Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.

In addition to the above, the proposal was referred to the Commissioner of Highways pursuant to Schedule 9(3)(21) of the PDI Regulations given the proposed development includes internally illuminated advertising within 100m of a signalised pedestrian crossing. The Commissioner of Highways (or their delegate) has no objection to the proposed development subject to three conditions relating to the use of LED lighting and the intensification of the illumination (cd/m^2). Conditions imposed by the Commissioner of Highways can be found within the recommendations at the end of this report.

8.2 Future Road Widening

A small portion of the subject land is dissected by the 6m consent area associated with Future Road widening requirements. Encroachment of the 6m consent area is in the order of approximately 2.7m at the widest point. This is identified in Figure 6.

In the context of the Future Road Widening Overlay PO 1.1 requires

Development does not compromise or is located and designed to minimise its impact on future road widening requirements.

The proposed tourist accommodation building stands to encroach into this 6m consent area and on this basis, the development was formally referred to the Commissioner of Highways pursuant to Schedule 9(3)(4) of the PDI Regulations. No objection to the proposed development was raised subject to several conditions relating to site access, vehicle parking, impact to infrastructure and stormwater management.

Further, advisory notes have been recommended relating to the applicant's obligations under the *Metropolitan Adelaide Road Widening Plan Act 1972*; and traffic management implications during construction.



Figure 6 – C-Type Requirement (green) and 6m Consent Area (yellow) of the Future Road Widening Overlay (SAPPA)

8.3 Major Urban Transport Routes

Although the proposed development is located adjacent to a major urban transport route in Main North Road, vehicle access to the site is obtained exclusively via Prince Charles Street on the western side of the development. PO 1.1 of the Overlay seeks the following:

Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State Maintained Roads

Traffic modelling provided by the applicant, prepared by a suitably qualified traffic engineer, indicates that the proposed development will generate approximately 22 trips during the pm peak hour. This volume is considered low and would be readily accommodated within the existing local road network. These vehicle movements will subsequently be absorbed by the major urban transport route with negligible impact.

Given the negligible impacts, any changes to the nature of vehicular movements and/or increase in the number or frequency of movements via the existing access (Prince George Street) are considered minor. Therefore, it was considered that it did not necessitate referral pursuant to the Class of Development, Part (c), within the Procedural Matters – Referrals provisions of the Overlay.

8.4 Regulated and Significant Trees

The Regulated and Significant Tree Overlay seeks to conserve established trees to provide aesthetic and environmental benefits, and to mitigate tree loss (DO 1). To this end, PO 1.1 states:

Regulated trees are retained where they:

- (a) Make an important visual contribution to local character and amenity*
- (b) Are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered species*

And/or

- (c) Provide an important habitat for native fauna*

Further, Regulated and Significant Tree Overlay PO 1.2 seeks:

Significant trees are retained where they:

- (a) Make an important contribution to the character or amenity of the local area*
- (b) Are indigenous to the local area and are listed under the national parks and wildlife act 1972 as a rare or endangered species*
- (c) Represent an important habitat for native fauna*
- (d) Are part of a wildlife corridor of a remnant area of native vegetation*
- (e) Are important to the maintenance of biodiversity in the local environment*

And/or

- (f) Form a notable visual element to the landscape of the local area.*

All trees on the subject land are proposed to be removed to accommodate the development. Of note, four (4) of these trees are regulated and three (3) of these trees are significant. The break-down of these trees can be found in the below table and are identified in Figure 7.

Tree Number	Species	Circumference	Legislative status
1	Spotted Gum	1.32m	Regulated
2	Spotted Gum	1.06m	Regulated
3	Spotted Gum	1m	Regulated
4	Spotted Gum	1.44m	Regulated
5	Queensland Bottle Tree	2.23m	Significant
6	Queensland Bottle Tree	2.04m	Significant
10	Small Leaved Fig	3.1m	Significant

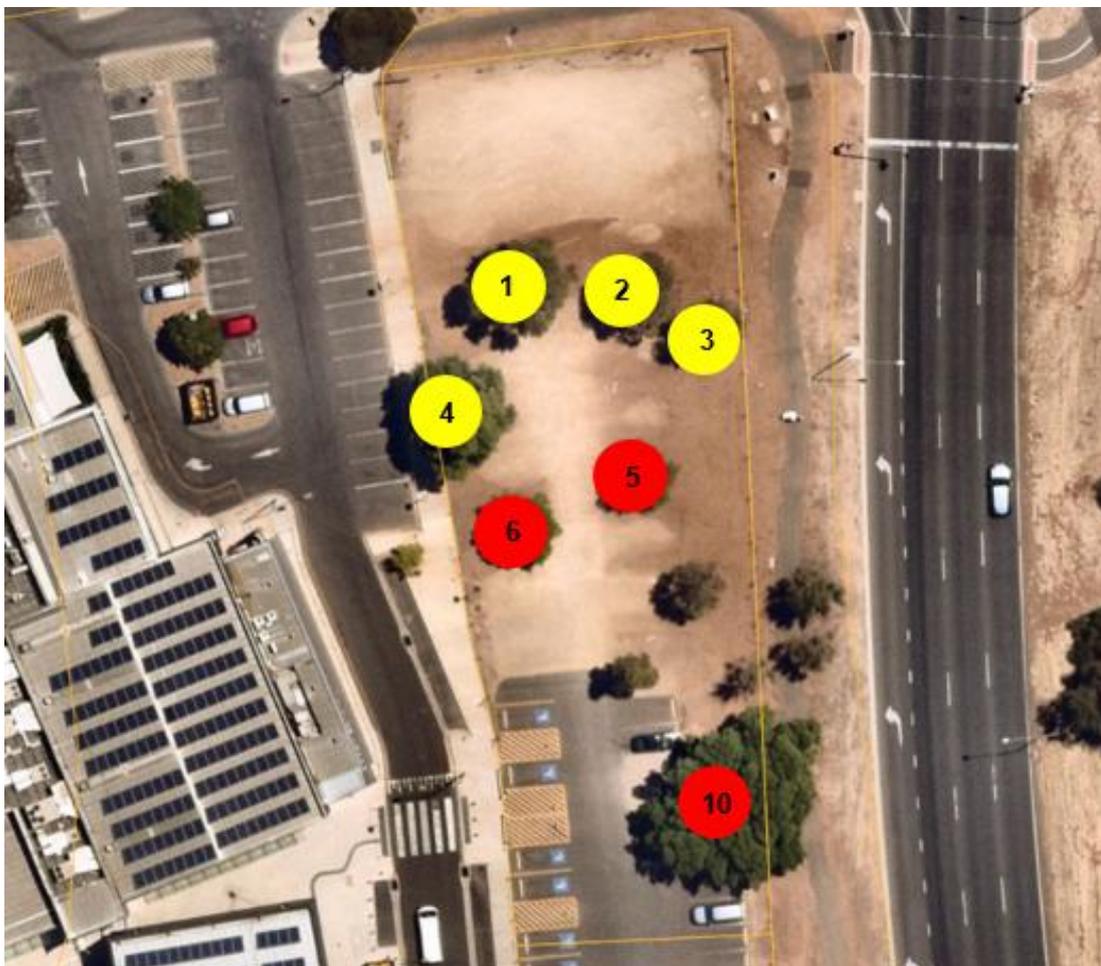


Figure 7 – Mark-up of regulated (yellow) and significant (red) trees proposed for removal

The four (4) regulated Spotted Gums are considered to warrant removal in context as they are not considered to make an important visual contribution to local character and amenity. There are three (3) significant River Red Gums located to the immediate south of the subject land along with substantial vegetation within Fremont Park dominating the character of the area and contributing to local amenity. Spotted Gums (*Corymbia maculata*) are not indigenous to the local area, rather the east coast of Australia, and are not a rare or endangered species per the *National Parks and Wildlife Act 1972*. Upon site inspection on various occasions, native fauna was not seen to utilise these trees for habitat.

Of the three (3) significant trees proposed to be removed, two (2) are Queensland Bottle Trees. As their name suggests, form of these trees is unique in that the primary trunk possesses a bulbous shape. In this context and with reference to Planning Legislation, these trees regularly achieve regulated or significant tree status. Notwithstanding this, the two (2) Bottle Trees in question are not considered to meet the retention criteria as listed in PO 1.2 in that their visual contribution to the local area is limited, they are not indigenous to the local area or listed as rare or endangered species per the *National Parks and Wildlife Act 1972*, are not part of a wildlife corridor, are not considered important to the maintenance of biodiversity in the local environment nor do they form a notable visual element to the landscape of the local area.

Additionally, Regulated and Significant Tree Overlay PO 1.4 seeks:

A tree-damaging activity in connection with other development satisfies all the following:

- (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible*
- (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.*

PO 1.4 seeks that tree damaging activity in connection with other development (i.e. the construction of tourist accommodation), is only undertaken where it accommodates the reasonable development of the land in accordance with relevant Zone policy and that all reasonable development options and design solutions have been considered. In the context of the subject land and the position of all protected trees, the reasonable development of the site would not be possible. The Urban Activity Centre Zone specifically calls out tourist accommodation as a contemplated form of development, and, additional policy considered, the scale of this development is appropriate.

To offset the loss of these trees, the applicant has agreed to replant on site with final location of these tree to be confirmed as part of the reserved matter and provisions of a landscaping plan. To reflect this position, a condition of approval which reinforces this requirement will be included within the recommendation should CAP determine to grant Planning Consent for the proposal (see Section 11 Recommendation).

If all required replacement trees are not able to be replanted on site within the updated landscaping plan, the applicant has agreed to pay into Council's Urban Tree Fund. This fund ensures that contributions are allocated for future tree planting initiatives and establish areas of quality landscaping and vegetation within the City of Playford. This can be addressed through the resolution of the reserved matter.

9. General Development Policies

9.1 Advertisements

General development policies relating to advertisements seek to ensure that they are appropriate to context, efficient in communicating their purpose with the public and limited in number to avoid the appearance of clutter. To this end, a number of policies guide how advertisements should be implemented.

Advertisement PO 1.1 seeks

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

Advertisement PO 2.1 seeks

Proliferation of advertisements is minimised to avoid visual clutter and untidiness.

Advertising signage associated with the tourist accommodation is compatible and integrated with the proposed tourist accommodation, displaying a scale which is suitable in context and content which directly relates to the land use.

One (1) advertising display is situated on each of the building façade, except for the eastern façade and as such, the 'proliferation of advertisements is minimised to avoid visual clutter and untidiness', per PO 2.1.

As discussed within this report, advertising has been reviewed by the Commissioner of Highways to ensure the safety of road users is maintained. PO 5.2, 5.4 and 5.6 all speak to this, further seeking advertising to limit excessive illumination, distraction for passing motorists and ensuring advertising adjacent signalised intersections is not unreasonable.

Advertisement PO 5.2 seeks

Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.

Advertisement PO 5.4 seeks

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.

Advertisement PO 5.6 seeks

Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.

9.2 Design in Urban Areas

The Design in Urban Areas section of the Code contains a suite of development policies which seek to guide contextual, durable, inclusive and sustainable development. Of importance, response to a building's surrounds ensures thoughtful design which positively contributes to the character of the locality. High-quality built form, particularly in highly visible and trafficked areas, provides context and setting for the immediate surrounds and should therefore be closely considered. Development should be fit for purpose, adaptable and constructed to ensure it is long lasting. Development should be well integrated with the public realm to optimise pedestrian usability and to provide equitable access to all users.

In accordance with PO 12.1, 12.2 and 12.3 in the Design in Urban Areas Module, it states:

Design in Urban Areas PO 12.1

Buildings positively contribute to the character of the local area by responding to local context.

Design in Urban Areas PO 12.2

Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.

Design in Urban Areas PO 12.3

Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.

The proposed development is of basic design and appearance, displaying rectilinear form with straight, boxy edges and little articulation outside of balconies to the eastern and western elevations. Solid-to-void ratio is limited and although all rooms possess either a window and/or a sliding door to a balcony, the building facades are largely made up of rendered precast panels on a single plane. The northern and southern elevations of the building are monochromatic and comprise only three fixed windows (one to each floor) and operator signage. It is noted that the eastern and western elevations display some variation in colour palette and materiality.

The abovementioned POs seeks for a mixture of materials, particularly at ground level, and distinct building elements to reduce visual mass, the proposed building is not considered to satisfy these policies.

As mentioned, the Code seeks for architectural detail at street level, particularly near public interface areas, in order to reinforce a human scale.

These interfaces should be designed to provide attractive, high-quality and pedestrian friendly street frontages. Whilst indicative landscaping seeks to funnel pedestrians toward the building entrance/lobby, the street presence of the ground floor, particularly as it relates to human scale and interface, is lacking.

Development which displays interface with the public realm; in this instance, the ground floor lobby/lounge/reception area associated with the tourist accommodation, should comprise direct access from public street frontage and vehicle parking areas whilst also maximising opportunities for passive surveillance, particularly at nighttime (PO 2.4 and 2.5 Design in Urban Areas).

Design in Urban Areas PO 2.4

Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.

Design in Urban Areas PO 2.5

Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.

The proposed development, although displaying direct pedestrian access from the car parking areas and the public realm via Prince Charles Street, is lacking in the provision of passive surveillance. Several windows on the western façade exist, however, given the context of the commercial building, opportunity to increase this visual permeability has been missed.

Despite the limited passive surveillance opportunities from the ground floor, surveillance to the public realm is maintained with all rooms displaying windows of approx. 2.5m² and/or balconies of approx. 4.5m². These windows and balconies display clear lines of sight to the public realm, specifically over Main North Road to the east and Prince Charles Street to the west.

Waste management, service and loading areas are well ventilated and appropriately sited to minimise visual impact. The service area is largely screened from public view by both the bulk of the building and the implementation of timber look batten fencing to the eastern façade. Whilst the Code seeks that waste collection vehicles can enter and exit the site in a forward direction, the proposed development cannot accommodate this. Waste collection vehicles are required to reverse into the site from the adjacent car park

aisle. This arrangement has been reviewed and deemed acceptable given the low-speed environment in which it will occur.

Car parking areas on the ground floor generally accord with design policies. Given the earthworks required, the car parking areas will be set down approx. 1.2m from natural ground on the eastern side of the development site.

On this basis, views of the car parking areas from Main North Road will be largely obscured. Car parking areas visible on the western side of the development are adjacent to existing car parking areas associated with the City of Playford Civic Centre. On this basis, the visual impact of this car parking area is not unreasonable in context.

9.3 Interface Between Land Uses

A suite of policies are contained within the General Development Policies which relate specifically to land use interface, suitability and mitigation of unreasonable impacts. The subject site is suitably placed to house the proposed development in that no sensitive receivers are proximate to the development to be impacted or to impact the tourist accommodation.

Overshadowing associated with the 4-storey development will have no adverse impacts upon adjacent land uses (PO 3.1, 3.2 and 3.3 Interface Between Land Uses Module) with land to the immediate east, west and south of the site containing road networks and open space areas.

External lighting associated with the development is yet to be determined, however, consistent with all developments, lighting and illumination is to be designed to conform with Australian Standards AS 4282-1997 'Control of the obtrusive effects of outdoor lighting'.

In accordance with PO 6.1 of Interface Between Land Uses Module states:

External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).

The lighting for the purposes of security and use of car park at nighttime, will be directed downwards into the subject site noting a large portion of the onsite car parking is contained under the building footprint.

On balance, the proposed development is not considered to prejudice existing or expected land uses in the immediate locality and is suitably separated from the nearest neighbourhood-type zone.

9.4 Site Contamination

Site Contamination PO 1.1 seeks:

Ensure land is suitable for use when land use changes to a more sensitive use.

The subject land, currently used as a vehicle parking area, is considered to be changing to a more sensitive use (tourist accommodation) per Practice Direction 14. On this basis, a preliminary site investigation (PSI) was undertaken with reporting provided. This reporting was accompanied by a Site Contamination Declaration form. Potentially contaminating activity is not known to have occurred on the site or on adjacent land. On this basis, it is considered that the subject land is suitable for the intended use without any specific site remediation.

9.5 Stormwater Management

The proposal includes a stormwater management report with associated calculations and plans prepared by Tesseract International Consulting Engineers (Attachment 5). The intent of the stormwater management report is to demonstrate the suitability of the development on the subject land and to ensure appropriate management of stormwater, whilst not impacting upon adjoining land and public infrastructure.

The proposed development displays a finished floor level of 33.000m Australian Height Datum (AHD), reflecting in excess of 300mm above the carpark adjacent to the site. Ponding depth associated with stormwater management is 32.95AHD, 50mm below the proposed finished floor level.

The stormwater management system includes two discharge locations, one restricted runoff from the car park and portion of the roof are to be discharged to the stormwater connection point (within an existing stormwater pit); whilst the remaining roof runoff is to be diverted to 4 x 7,000L detention tanks prior to discharge to the second stormwater connection point.

One outlet point is proposed connecting the two discharge points to the stormwater connection point in Prince Charles Street.

Pollution control devices are proposed to ensure that stormwater discharge meets water quality targets. All grated inlets are to contain these devices whilst pavement runoff will also be treated by a device prior to discharge in the stormwater connection point. MUSIC modelling has been undertaken to ensure the devices proposed will satisfactorily treat stormwater.

Stormwater detail has been reviewed by Council's Land Development Officer who is comfortable with the built form and the stormwater strategy.

9.6 Transport, Access and Parking

The applicant has engaged MFY Traffic and Parking Consultants and WSP Engineers to provide expert and technical reporting relating to traffic, vehicle parking, vehicle movements and waste management.

In accordance with PO 5.1 of the Transport, Access and Parking Module, it states:

Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

- a) availability of on-street car parking*
- b) shared use of other parking areas*
- c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared*
- d) the adaptive reuse of a State or Local Heritage Place.*

This PO is informed by the associated DPF 5.1 which seeks

Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

- a) *Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area*
- b) *Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply*
- c) *if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.*

The subject land is contained within a 'Designated Area' and as such, the following vehicle parking rates for the tourist accommodation are applicable:

Minimum: 1 space for every 4 bedrooms up to 100 bedrooms, plus 1 space for every 5 bedrooms over 100 bedrooms.

Maximum: 1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms.

Given the make-up of the tourist accommodation building, comprising 87 bedrooms across 54 accommodation rooms, the minimum car parking requirement is 22 (21.75) spaces, and the maximum car parking requirement is 44 (43.5) spaces.

Given that the proposal comprises 42 car parking spaces, the provision is considered consistent with the requirements of Table 2.

As has been discussed, the proposed development maintains safe and convenient vehicle access, minimising disruption on the operation of public roads (PO 3.1).

One dedicated disability access park is located immediately adjacent to the lobby/reception area associated with the tourist accommodation, satisfying PO 4.1, seeking safe, dignified and convenient access for persons with a disability.

Bicycle parking areas have been identified on plans, also adjacent to lobby/reception areas. This area is considered acceptable in that casual surveillance is achieved in a pedestrian friendly locality.

As referenced, in addition to the traffic and parking report, the applicant has provided a waste management plan confirming that the waste storage and management areas are appropriately screened from public view, in accordance with PO 1.5 and PO 11.2 in the Design in Urban Areas Module.

Design in Urban Areas PO 1.5 seeks:

The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant Zone.

Design in Urban Areas PO 11.2 seeks

Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.

Waste storage and management areas are appropriately sited and screened from public view through building design features, fencing and landscaping. Although waste vehicles are unable to enter and exit the site in a forward motion, Council's traffic engineers are satisfied with the proposed arrangements, noting the low-speed traffic environment.

10. Conclusion

The proposed tourist accommodation building with its associated works is considered an appropriate development in the Urban Activity Centre Zone, the applicable Overlays and relevant General Development Policies contained within the Code. In summary:

- Tourist Accommodation is a contemplated form of development within the Urban Activity Centre Zone and will further the Desired Outcome of the Zone by contributing to a broad spectrum of regional facilities catering for large numbers of people and events over extended hours.
- Although the architectural design of the building is basic; design and appearance policy within the Zone and General Development section of the Code is largely satisfied.
- The removal of regulated and significant trees is justified against the relevant Overlay policy and allows for reasonable and contemplated development of the site.
- Suitable processes have been displayed to manage stormwater impacts, vehicle parking and movements and waste control.

On balance, the proposed tourist accommodation, car parking, retaining walls, advertisements and tree-damaging activity is not considered 'seriously at variance' with the relevant provisions of the Code. The proposal warrants Planning Consent subject to one reserved matter and the conditions listed below in the recommendation.

11. Recommendation

STAFF RECOMMENDATION

It is recommended that the Council Assessment Panel resolves to:

1. DETERMINE that the proposed development is not seriously at variance with the provisions of the Planning and Design Code
2. GRANTS Planning Consent to the application by Emmett JV Pty Ltd C/- Future Urban for the Construction of a four-storey tourist accommodation building and associated car parking, retaining walls up to 1.2m, landscaping, advertisements and removal of four (4) Regulated and Three (3) Significant trees subject to the following Reserved Matters and Conditions:

Reserved Matters

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016* (the PDI Act), the following matters shall be reserved for further assessment to the satisfaction of the Council Assessment Panel, and sub-delegated to the Assessment Manager for determination:

1. The Applicant is to submit a comprehensive landscaping plan which displays the location and species of all plantings on the subject land, prior to the issuing of Development Approval.

Conditions

1. The development granted Planning Consent shall be undertaken and completed in accordance with the following stamped plans and documentation, except where varied by conditions below:
 - Architectural drawings prepared by Matthews Architects, project number 22084, dated 07/11/2025
 - Civil Design Report with associated calculations and drawings prepared by Tesseract International Consulting Engineers, job number 23-221, dated 06/11/2025
 - Arboricultural report prepared by Tree Vision Arboricultural Consultants, dated 05/12/2025
 - Traffic Report prepared by MFY Traffic and Parking Consultants, dated 03/12/2025
 - Waste Management Plan prepared by WSP, Rev B, Dated 03/12/2025.
2. All stormwater resulting from the subject development shall be managed in an orderly manner and in accordance with the approved plans and documentation so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.
3. Waste disposal vehicles and general delivery vehicles shall only service the development between the hours of 7.00am and 7.00pm Monday to Saturday inclusive, and shall, at all times, be restricted to the confines of the subject land.
4. The waste storage areas and/or receptacles shall be screened so as to reduce their visual prominence when viewed from the surrounding locality.

5. The area set aside for the parking of vehicles shall be made available for such use and shall not be used for any other purpose.
6. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of Council prior to the occupation or use of the development.
7. Any redundant vehicle crossovers shall be reinstated with matching kerb and verge treatments to council's standards and satisfaction.
8. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.
9. Graffiti shall be removed from any structure on the site, at the cost of the applicant or owner, within 7 days of the graffiti being placed on the structure.
10. Replacement trees must be planted within 12 months of completion of the development at the following rates:
 - if the development relates to a regulated tree—2 trees to replace a regulated tree; or
 - if the development relates to a significant tree—3 trees to replace a significant tree.

Replacement trees cannot be within a species specified under Regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*.

11. Effective measures shall be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - Prevent silt run-off from the land to adjoining properties, roads and drains.
 - Control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land.
 - Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site.
 - Ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure.
 - Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

Conditions Imposed by Commissioner of Highways under Section 122 of the *Planning, Development and Infrastructure Act 2016*

12. All access to/from the site shall be gained via Prince Charles Street only in accordance with the site plan produced by Matthews Architects, Project No. 22084, Dated 07/11/2025.

13. All off-street car parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022 and AS/NZS 2890.6:2022.
14. 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.
15. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.
16. The illuminated signage shall be permitted to use LED lighting for internal illumination of a light box only.
17. The illuminated signage shall be limited to a low level of illumination so as to minimise distraction to motorists ($\leq 150 \text{cd/m}^2$).
18. The signage shall not contain any element that flashes, scrolls, moves or changes, or imitates a traffic control device.

Advisory Notes

1. You are further advised that Building Rules Consent is required for the application pursuant to the *Planning, Development and Infrastructure Act 2016* (due within 2 years of the date of Planning Consent).
2. The developer is responsible for ensuring that building work is sited in the approved position. This may necessitate a survey being carried out by a licensed land surveyor. Allotment boundaries will not be certified by council staff; however, council may enforce removal of any encroachments over council land.
3. Whilst not administered by Council, the provisions of the *Fences Act 1975* may apply to any works proposed affecting boundary fences, including requirements for consultation and notification of adjoining owners. It is recommended that your obligations under the *Fences Act 1975* are confirmed prior to any works affecting boundary fences (existing or proposed).
4. In addition to the provisions of the Building Code of Australia relating to access for people with disabilities, you must comply with the *Commonwealth Disability Discrimination Act 1992*. Compliance with the Act is the responsibility of the property owner.
5. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Advisory Notes Imposed by Commissioner of Highways under Section 122 of the Planning, Development and Infrastructure Act 2016

6. The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5m in width from portion of the Main North Road frontage of this site for future upgrading of the Main North Road, Philip Highway and Yorktown Road intersection. The consent of the Commissioner of Highways under the *Metropolitan Adelaide Road Widening Plan Act 1972* is required to all new building works located on or within 6m of the possible requirements. The consent of the Commissioner of Highways under the *Metropolitan Adelaide Road Widening Plan Act 1972* is therefore required to all new building works located on or within 6m of the possible requirements.

The attached consent form and a copy of the approved plan/s and decision notification form should be provided to DIT (via dit.landusecoordination@sa.gov.au) for consent purposes.

7. In the event that traffic flows on the abutting roads are impacted during construction of the development the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan.



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ABN: 76 651 171 630

December 5, 2025

Matt Dineen
Manager, Planning Services
City of Playford

Via: The PlanSA Portal

Dear Matt,

LOT 1 PRINCE CHARLES STREET, ELIZABETH

We act on behalf of Emmett JV Pty Ltd (**Applicant**).

The Applicant is seeking to obtain Planning Consent (**Consent**) for tourist accommodation at Lot 1 Prince Charles Street, Elizabeth (**Site**).

The purpose of this statement is to describe the Site, its surroundings and the proposed development, and to explain why the proposed development warrants Consent.

Figure 1 Architectural render of the proposed development



In preparing this statement, we have:

- inspected the Site and its surroundings;
- reviewed the relevant policies of the Planning and Design Code (**Code**);
- had regard to the *Planning, Development and Infrastructure Act 2016* (**PDI Act**) and the *Planning, Development and Infrastructure (General) Regulations 2017* (**PDI (General) Regulations**);
- reviewed a copy of the Certificate of Title in **Appendix 1**; and
- examined the plans and supporting reports, including:
 - » Architectural Drawings prepared by Matthews Architects in **Appendix 2**;
 - » Civil Design Report prepared by Tesseract International (**Tesseract**) in **Appendix 3**;
 - » Traffic and Parking Assessment undertaken by MFY in **Appendix 4**;



- » Waste Management Plan undertaken by WSP in **Appendix 5**;
- » Preliminary Arboricultural Report undertaken by TreeVision in **Appendix 6**; and
- » Preliminary Site Investigation (**PSI**) and Site Contamination Declaration Form (**SCDF**) undertaken by Echo Risk Consulting (**Echo**) in **Appendix 7**.

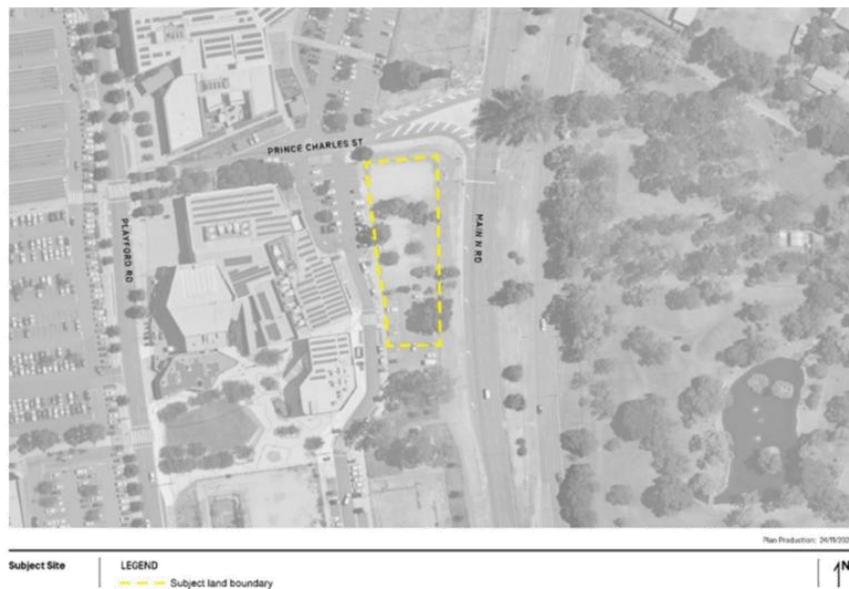
The Site

The Site consists of a single allotment that is legally described as Allotment 1 on Deposited Plan 135288 held within Certificate of Title Volume 6306 Folio 573, or otherwise commonly referred to as Lot 1 Prince Charles Street, Elizabeth.

The Site:

- has a primary street frontage of 32.5 metres to Prince Charles Street;
- has secondary street frontages to Main North Road to the east and Prince Charles Street to the west;
- has an area of 2,398 square metres;
- comprises part of a bitumen carpark on its southern portion, which is accessed via the adjoining allotment to the south;
- contains a number of trees, some of which are regulated or significant; and
- is subject to an easement to the Minister for Infrastructure.

Figure 2 *The Site*





The Locality

Upon undertaking an inspection of the site and its surroundings, the following was observed:

- The Site forms part of a large mixed-use precinct, on the western side of Main North Road, which includes:
 - » Elizabeth City Centre;
 - » Playford Civic Centre and Library;
 - » Windsor Carpark;
 - » Medical consulting rooms;
 - » Elizabeth Police Station;
 - » Elizabeth Magistrates Court;
 - » BP retail fuel outlet; and
 - » Drive-through restaurants.
- Main North Road abuts the eastern boundary of the Site and is a State Maintained Road under the care and control of the Department of Infrastructure and Transport.
- Prince Charles Street abuts the northern and western boundaries of the Site and is a local road under the care and control of the City of Playford;
- Directly abutting the Site to the south is an allotment that is currently occupied by an at-grade public carpark;
- A large open space reserve, Fremont Park, is located adjacent the Site on the eastern side of Main North Road.

The Site in relation to its immediate surroundings is captured in **Figure 3** below.

Figure 3 *The Site and the Locality*





The Proposed Development

The proposed development is for the construction of a four-storey tourist accommodation building and associated car parking, retaining walls, landscaping, advertisements and removal of four regulated trees and three significant trees.

Nature of Development

Tourist accommodation, as defined in the Code, means

“...premises in which temporary or short-term accommodation is provided to travellers on a commercial basis.

This use may also include:

- (a) onsite services and facilities primarily for the use by guests;*
- (b) facilities for the management of the accommodation”.*

Building Composition

The composition of the building is summarised in **Table 1** below.

Table 1 *Building composition*

Level	Features
Ground	<ul style="list-style-type: none"> • Main entrance lobby and reception; • Conference room and attached store room; • Guest’s laundry; • Bathroom amenities; • Business lounge; • Gymnasium; • Outdoor barbeque area; • Back of house areas, including sales/manager’s office, maintenance store, luggage store, cleaners room, linen store, dry store, and kitchen/staff room.
Levels 1 to 3 (each)	<ul style="list-style-type: none"> • 10 x two bedroom, two bathroom rooms; • One x two bedroom, two bathroom accessible room; • Seven x studio rooms; • Housekeeping storage room.



Accommodation Typologies

A total of 54 accommodation rooms will be provided, as summarised in **Table 2** below.

Table 2 Accommodation typologies

Room	Type	Quantity	Keys	Net Area (sqm)
TB-TK	Twin Key 2 Bedroom 2 Bathroom	27	54	42.8 + 23.1
TB-TK (LARGE)	Twin Key 2 Bedroom 2 Bathroom	3	6	48.2 + 25.2
TB-TK (2B-TK ACCESS)	Twin Key 2 Bedroom 2 Bathroom	2	4	48.2 + 25.2
TB-TK (STUDIO ACCESS)	Twin Key 2 Bedroom 2 Bathroom	1	2	48.2 + 28.2
STUDIO	1 Bedroom 1 Bathroom	15	15	23.1
STUDIO (LARGE)	1 Bedroom 1 Bathroom	6	6	25.2
TOTAL		54	87	

Building Height

The building will have a maximum building height of 17.7 metres.

Regulated and Significant Trees

The proposed development will require the removal of the trees on the Site. Of these trees, there are four regulated trees and three significant trees that are proposed to be removed. Details of these trees are provided in the Preliminary Arboricultural Report in **Appendix 6**.

Advertisements

The proposed development includes three advertisements, as follows:

- one affixed to the west elevation of the building that will be approximately 1.1 metres wide and 5.2 metres high;
- one affixed to the south elevation of the building that will be approximately 5.2 metres wide and 1.1 metres high; and



- one affixed to the north elevation of the building that will be approximately 5.2 metres wide and 1.1 metres high.

The advertisements will all display the name of the tenant, "QUEST", and will be internally illuminated, however they will not move, flash, or the like. The internal illumination will be set

The illumination will be set to comply with the maximum levels specified within the Department for Infrastructure and Transport's *Advertising Signs Assessment Guidelines for Road Safety*.

Retaining Walls

The proposed development involves earthworks, with excavation of up to 1.2 metres on the eastern side of the Site. Retaining walls with a height of up to 1.2 metres are therefore proposed, as detailed within the Civil Design Report in **Appendix 3**.

Site Suitability

As the Site is currently vacant, and the proposed development seeks to change the use of the Site to a more sensitive use, a PSI and SCDF has been prepared by Echo, and is included in **Appendix 7**.

Access and Car Parking

A comprehensive assessment of the access, traffic generation and parking for the proposed development has been undertaken by MFY, which is included in **Appendix 4**.

Access will be provided via a new two-way crossover on Prince Charles Street.

The proposed development will provide 42 on-site car parking spaces, of which one (1) space will be reserved exclusively for use for persons with disabilities. Two (2) of the car parking spaces will also be designated for staff only.

Stormwater

Tesseract have been engaged to prepare a Civil Design Report to support the proposed development, which is included in **Appendix 3**.

Stormwater generated by the development will be collected and discharged to the Council's underground stormwater drainage network.

Water tanks will provide detention, so that the post-development flows will not exceed the pre-development flows, and therefore, will not overload the Council's stormwater system.

Waste

A Waste Management Plan has been prepared by WSP and is included in **Appendix 5**, which outlines the way in which waste generated by the proposed development will be managed.

Waste collection will only occur during the specified times of the *Local Nuisance and Litter Control Act 2016*, that is:

- between 9.00am and 7.00pm on a Sunday or public holiday; and
- between 7.00am and 7.00pm on any other day.



Procedural Matters

Planning and Design Code Version

At the time of preparing this statement, the relevant version of the Code was consolidated on December, 4, 2025 (Version 2025.21). Due to amendments, the version of the Code used to prepare this statement 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.

Zoning

The Site is located wholly within the confines of the Urban Activity Centre Zone (**Zone**) and is subject to the following Overlays:

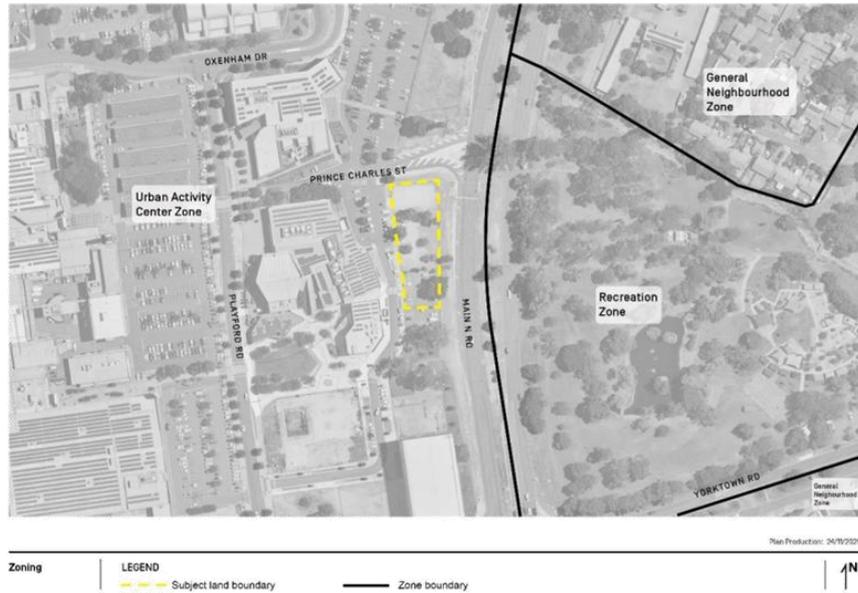
- Advertising Near Signalised Intersections;
- Building Near Airfields;
- Defence Aviation Area – All structures over 15 metres;
- Future Road Widening;
- Hazards (Flooding – General);
- Major Urban Transport Routes;
- Prescribed Wells Area;
- Regulated and Significant Tree; and
- Traffic Generating Development.

The following Local Variation (TNV) also applies to the Site:

- Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints.



Figure 4 The Site and the zoning



Notification

Pursuant to Section 107(6) of the *PDI Act*, the Code may exclude specified classes of development from the requirement to undergo notification. Accordingly, Table 5 of the Zone specifies classes of performance assessed development that are excluded from notification, as follows:

Table 3 Table 5 – Procedural Matters (excerpt) of the Zone

Class of Development (Column A)	Exceptions (Column B)
2. 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.	Except any of the following: <ol style="list-style-type: none"> 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)



The proposed development will not require notification, noting that:

- the Site is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone; and
- the proposed development does not involve demolition, notwithstanding the Site also does not contain any State or Local Heritage Places nor is within a Historic Area Overlay.

Relevant Authority

Pursuant to Regulation 22(a)(ii) of the *PDI (General) Regulations*, the Council’s Assessment Manager may act as the relevant authority where a development is exempt from the requirements in Section 107(3) of the Act to give notice of the application.

We understand that the Assessment Manager at the City of Playford has sought for the Minister to ‘call in’ the application, pursuant to Section 94(1)(h) of the *PDI Act*, so that the relevant authority be the State Planning Commission.

It is understood that this request was declined, and therefore, pursuant to Section 93(1)(a) of the *PDI Act*, the Assessment Manager will seek for the Assessment Panel at the City of Playford to be the relevant authority for the assessment and determination of the application.

Referrals

The Site is subject to various overlays and other legislative requirements that could require a referral to a body prescribed by the *PDI (General) Regulations*. These are summarised in **Table 4** below and overleaf.

Table 4 Referral snapshot

Referral trigger	Referral required?	Comments
Advertising Near Signalised Intersections Overlay	Yes	The proposed development includes illuminated advertisements within 100 metres of a signalised pedestrian crossing. Accordingly, referral to the Commissioner of Highways will be required.
Future Road Widening Overlay	Yes	The building will encroach within the 6-metre Consent Area. Accordingly, referral to the Commissioner of Highways will be required.
Major Urban Transport Routes Overlay	No	The proposed development will not involve the creation of a new access to/on a State Maintained Road or within 25 metres of a State Maintained Road. Accordingly, referral to the Commissioner of Highways will not be required.
Prescribed Wells Area	No	The proposed development will not involve a Class of Development / Activity listed on Procedural Matters (PM) – Referrals table of the Overlay.



<p>Traffic Generating Development Overlay</p>	<p>Yes</p>	<p>The proposed development will be located within 250 metres of a State Maintained Road, but will have a gross floor area that is less than 10,000 square metres. Accordingly, referral to the Commissioner of Highways will not be required.</p>
<p>Part 9.1 of the Code: Site Contamination</p>	<p>No</p>	<p>As declared on the SCDF, a potentially contaminating activity is not known to have occurred on the Site, and a class 1 activity is not known to have occurred on adjacent land. The Site is also not subject to a Section 83A Notification, nor located within a Groundwater Prohibition Area, as shown in SAPPA. Accordingly, referral to the Environment Protection Authority will not be required.</p>



The Merits

In guiding our assessment, we note that the Rules of Interpretation within Part 1 of the Code states the following in relation to Designated Performance Features (**DPFs**):

"A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but 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, or from the need to assess development on its merits against all relevant policies."

(our emphasis)

Given the above, our assessment has focussed on the applicable Desired Outcomes (**DOs**) and Performance Outcomes (**POs**) and only referred to a DPF in instances where the PO has been satisfied by compliance with the DPF.

Having carefully considered the suite of policies that apply to the Site and the proposed development itself, we have formed the view that the proposed development is worthy of Planning Consent. In support of our view, we wish to highlight the following:

Land Use

- Tourist accommodation is entirely consistent with PO 1.1 of the Zone, noting that it will contribute to providing a comprehensive range of services to the region. Further, tourist accommodation is also specifically listed in the corresponding DPF, being DPF 1.1(ab) of the Zone, as an envisaged land use.
- The proposed development will reinforce the centre as the focus for social activity, as sought by PO 1.2 of the Zone, as it will promote after-hours use and add vibrancy to the centre.

Site Suitability

- A SCDF and PSI have been undertaken by Echo and are included in **Appendix 7**. This advises that the Site is, or can be made to be, suitable for the proposed development, which is regarded as a change to a more sensitive use, and therefore satisfies PO 1.1 of the Site Contamination Section of the Code.

Design and Appearance

- The building will be complementary in scale to other development within the locality, both existing and emerging, which satisfies PO 2.1 of the Zone.
- The proposed development is well-located in order to provide good connection to the centre facilities and services for both pedestrians and cyclists, as sought by PO 2.5 of the Zone.
- The building will provide an active frontage to the public realm, as sought by PO 2.6 of the Zone, noting that the lobby, conference room, lounge and barbeque areas all have interface to the street frontage. Further, the accommodation units on the upper levels will provide passive surveillance to the street frontages.
- In relation to the building height of 4 levels, the proposed development will satisfy PO 3.1 of the Zone which seeks medium-rise development, noting that "medium-rise" is defined within the Code as "3 to 6 building levels". Notwithstanding that the building height is supported within the Zone, a separate approval will be required from the Airport Operator as the building will slightly exceed 15.0 metres, as sought by the Defence Aviation Area Overlay. This process lies outside of the PDI Act.



- The Site does not adjoin, nor is adjacent land to, residential development within a neighbourhood-type zone, and therefore, the building interface heights in DPFs 3.2 and 3.3 of the Zone are not applicable.
- Notwithstanding that a portion of the Site is already occupied by a carparking area, the visual dominance of the proposed vehicle parking area when viewed from the public realm will be appropriately minimised by the proposed development, as sought by PO 6.1 of the Zone, noting that:
 - it will be sited below the natural ground level on the Main North Road of the Site;
 - the building will cast shadow over this area; and
 - soft landscaping is proposed along the boundaries of the Site, where possible, which will provide a degree of screening.
- With respect to the policies of the Design in Urban Areas Section of the Code, the proposed built form, character and overall architectural expression is a high-quality, contextually responsive design outcome and, in particular, the proposed development:
 - » will have all plant and equipment sited so as to not be visible from the street, which satisfies POs 1.4 and 12.8;
 - » has the waste storage area screened from public view, as sought by PO 1.5;
 - » maximises passive surveillance of the public realm, as sought by PO 2.1, with the accommodation rooms and balconies having an outlook to the street frontages;
 - » provides safe, perceptible and direct access from public street frontages, which satisfies PO 2.3;
 - » provides the building entry points at ground level, as sought by PO 2.5, to maximise passive surveillance from the public realm to the inside of the building at night;
 - » comprises materials that are durable and will age well to minimise ongoing maintenance requirements, which satisfies PO 12.5; and
 - » provides all accommodation rooms with windows with an external outlook to provide a high standard of amenity for guests, as sought by PO 18.1.

Regulated and Significant Trees

- The proposed development involves the removal of four regulated trees and three significant trees. Details of these trees are provided in the Preliminary Arboricultural Report in **Appendix 6**, and the removal of these trees satisfies POs 1.1 and 1.2 of the Regulated and Significant Tree Overlay, noting that they:
 - » do not make an important visual contribution to local character and amenity;
 - » are not locally indigenous species, noting that they are all species originating from the eastern states of Australia; and
 - » do not provide important habitat for native fauna.
- Further, TreeVision advises the following:
 - » the overall health of the trees is fair;
 - » limited previous management of trees appears to have been undertaken;
 - » the range of tree species on and adjacent to the Site is not considered particularly diverse;
 - » the biodiversity value of the tree population is considered fair;
 - » the habitat value of the trees is fair; and



- » the individually assessed trees were generally found to be of medium to low landscape significance and as such were assessed as having a medium to low retention value.
- The removal of the trees also satisfies PO 1.4 of the Regulated and Significant Tree Overlay, noting that it is required in order to accommodate the reasonable development of the Site, in accordance with the intent of the Zone, and there are no feasible ways of developing the Site without the removal of the trees given that they are located in the middle of the Site.
- To offset the tree removal, the Applicant has offered to pay a contribution of \$500,000.00 to the Council for public realm enhancements, which we consider to be a more than reasonable offer, and far outweighs the legislated offset payment into the Urban Tree Canopy Fund for replacement trees.

Landscaping

- Soft landscaping is proposed along the boundaries of the Site, where possible, as well as on the western side of the proposed building and car park. The landscaping will minimise heat absorption, maximise shade and shelter and enhance the appearance of the proposed development when viewed from the public realm, aligning with PO 3.1 of the Design Section of the Code.

Transport, Access and Parking

- The Traffic and Parking Assessment undertaken by MFY is included in **Appendix 4**, which notes the following:
 - » the proposed development can primarily accommodate forward-in and forward-out access, and turn movements of, vehicles in accordance with POs 1.4 and 3.3 of the Transport, Access and Parking Section of the Code, including 6.4-metre SRV;
 - » only refuse vehicles will be required to reverse into the Site, due to the head-head clearance restrictions, however this is considered acceptable and in accordance with AS/NZS2890.1 for occasional service vehicles;
 - » all parking spaces have been designed in accordance with the relevant Australian Standard/s;
 - » the proposed development will result in traffic generation of 22 trips, which is low and will be readily accommodated within the existing road network;
 - » the proposed development will exceed the minimum provision, and almost represent the maximum provision, of on-site carparking spaces sought by *Table 2 – Off-Street Car Parking Requirements in Designated Areas* of the Transport, Access and Parking Section of the Code. The proposed development therefore satisfies PO 5.1 of the Transport, Access and Parking Section of the Code. Further, the adjacent multi-level Windsor Car Park will adequately accommodate any displaced car parking spaces as a result of the removal of the at-grade carpark that is located on the Site.
- The proposed development is unlikely to compromise future road widening requirements, as sought by the Future Road Widening Overlay, noting that only a small portion of the Site is affected by the 6 metres Consent Area. Notwithstanding, this will be further considered by the Commissioner of Highways in its referral.
- The Site is within the Major Urban Transport Routes Overlay and Traffic Generating Development Overlay which both call for development to provide safe and efficient access to and from Major Urban Transport Routes. The proposed development generally adheres to the policies of the Overlays, noting that:
 - no direct access is proposed to/on a State Maintained Road, or within 25 metres of a State Maintained Road; and



- the traffic generation as a result of the proposed development will be low and nonetheless expected given that the Site is located within an Urban Activity Centre Zone.

Stormwater

- The Civil Design Report provided in **Appendix 3** advises that stormwater is able to be appropriately managed as a result of the proposed development, as well as meet the stormwater requirements of the City of Playford. Further, the finished floor levels proposed will satisfy PO 2.1 of the Hazards (Flooding – General) Overlay.

Waste Management

- A comprehensive Waste Management Plan has been prepared by WSP and is included in **Appendix 5**. This demonstrates that waste will be:
 - » appropriately stored within a dedicated bin storage area to the rear of the carpark, and therefore, the bins will be screened from public view as sought by PO 1.5 of the Design Section of the Code;
 - » collected on-site by a private contractor, who will transfer the bins to and from the collection area and storage area, respectively; and
 - » collected via a 10m refuse vehicle, that is able to reverse into the Site and exit in a forward direction, which accords with AS/NZS2890.1 for occasional service vehicles.

Advertisements

- In relation to the proposed advertisements:
 - they are integrated in the design of the building, as sought by PO 1.1 of the Advertisements Section of the Code;
 - they will not encroach on public land, which satisfies PO 1.3 of the Advertisements Section of the Code;
 - they are of a scale and size appropriate for the building, the Site and the character of the locality, as sought by PO 1.5 of the Advertisements Section of the Code;
 - they are limited in number, with only one each located on three of the building's elevations, which is appropriate given that the Site has three street frontages, and will therefore avoid visual clutter and untidiness, as sought by PO 2.3 of the Advertisements Section of the Code;
 - they will relate entirely to the proposed land use to provide the ready identification of the tenant, as sought by PO 3.1 of the Advertisements Section of the Code; and
 - the illumination of the signs will accord with those specified within the Department for Infrastructure and Planning's *Advertising Signs Assessment Guidelines for Road Safety*, and they will not flash, move, change display, or the like, and will therefore, not distract or create a hazard to drivers, nor result in an amenity impact to nearby sensitive receivers, as sought by PO 1.1 of the Advertising Near Signalised Intersections Overlay and POs 4.1, 5.2, 5.4 and 5.6 of the Advertisements Section of the Code. Further, we anticipate that this will be affirmed by the Commissioner of Highways in their referral response.



Conclusion

In our opinion, the proposed development is consistent with the expectations of the Code for the following reasons:

- The land use is envisaged within the Zone;
- The building design incorporates a mix of external finishes and displays high architectural merit;
- The removal of the trees is necessary in order to develop the Site in line with the intent of the Zone, and will be adequately off-set by the proposed soft landscaping and the Applicant's financial contribution to the Council for public realm upgrades;
- The proposed development provides adequate car parking provision, with car parks designed in accordance with the relevant Australian Standard/s;
- All expected vehicles will have appropriate access to, and manoeuvrability within the confines of, the Site that is both safe and convenient;
- Stormwater is capable of being appropriately managed with on-site detention and water quality treatment prior to discharging to the stormwater network; and
- Simple advertising is proposed that is incorporated into the building design to provide business identification that will not disfigure the appearance of the land or its locality.

Should you have any queries regarding the proposed development, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Dickson', with a long horizontal flourish extending to the right.

Michael Dickson
Associate Director

QUEST PLAYFORD CENTRAL PLANNING APPLICATION



Client Name	EMMETT
Project Name	Quest Playford Central
Document Title	Quest Playford Central Concept Design
Matthews Architects Project Number	22084
Client Project Number:	-
Revision Number	-
Date of Issue	07/11/2025

**Matthews
Architects**

Contents

1.0 Introduction

1.1 Project Introduction	Page 3
--------------------------	--------

2.0 Plans

2.1 Demolition Plan	Page 4
2.2 Existing Site Plan	Page 5
2.3 Proposed Site Plan	Page 6
2.4 Ground Floor Plan	Page 7
2.5 First Floor Plan	Page 8
2.6 Second Floor Plan	Page 9
2.7 Third Floor	Page 10
2.8 Roof Plan	Page 11

3.0 Elevations

3.1 West & East Elevations	Page 12
3.2 South & North Elevations & Section	Page 13

4.0 Artist's Impression

4.1 Bird Eye View	Page 14
4.2 Perspective 1	Page 15
4.3 Perspective 2	Page 16

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1.0 Introduction

1.1 Project Introduction

Project Introduction

This proposal is for the creation of four storey hotel building and dedicated carpark for 42 cars for guests and staff and loading area.
 The site is located on the corner of Main North Road and Prince Charles Street and directly east of "Prince George Plaza" shopping centre.
 Ground floor consists of all common spaces including reception, conference room, gym, business lounge and staff areas.
 Secure street access to the carpark (separate entry and exit) is provided from the existing parking area. Services, located within the loading area will be screened.
 All apartment, 54 in total, are located on upper levels.

SAPPA Information

Plan Parcel : D135288 AL1
 Property Street Address : Lot 1 Prince Charles St
 Elizabeth, SA
 Zone Name : Urban Activity Centre Zone



 SITE AREA



2.0 PLANS

2.1 DEMOLITION PLAN

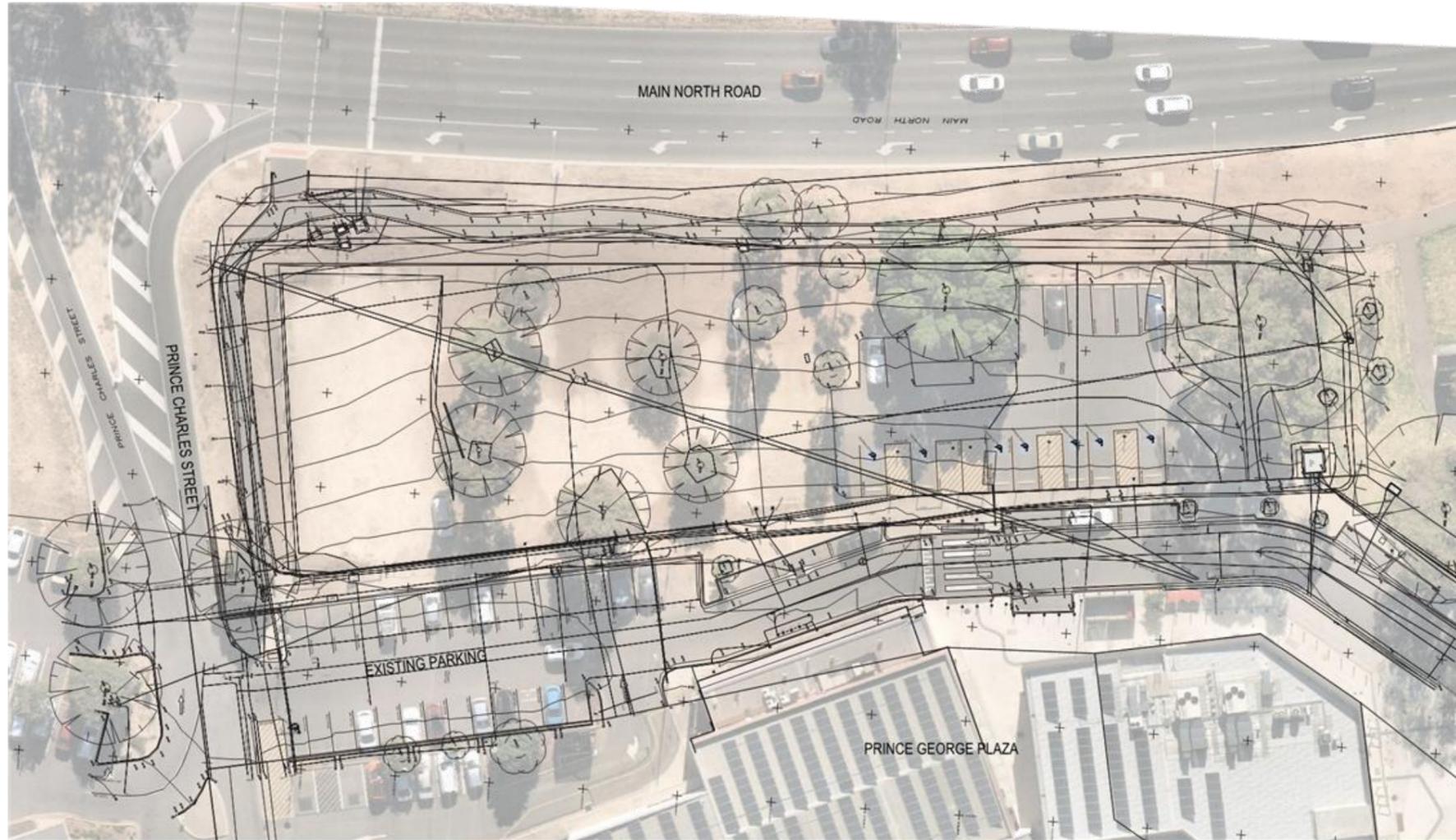


Demolition Plan
1:500



2.0 PLANS

2.2 EXISTING SITE PLAN

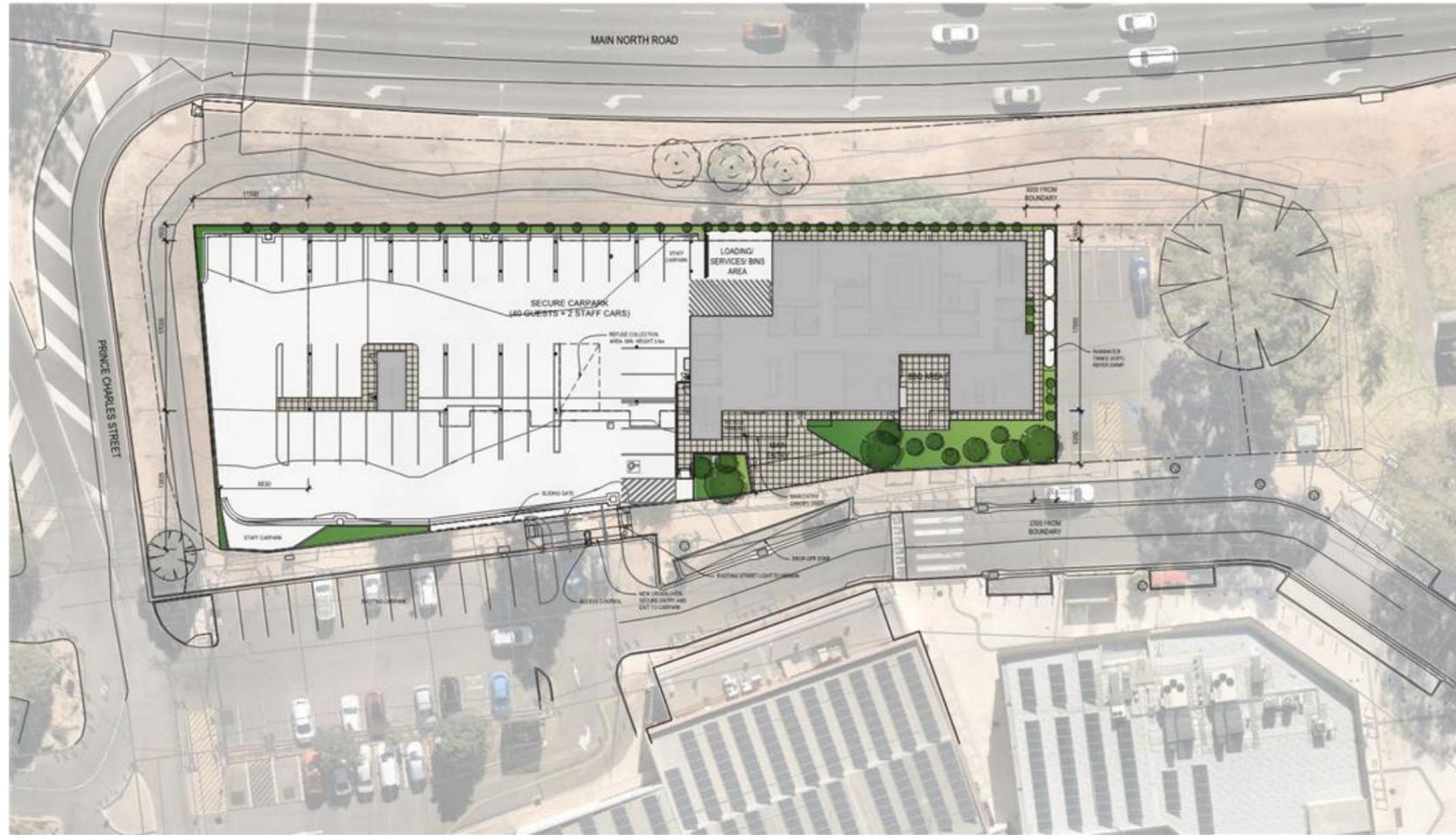


Existing Site Plan
1:500



2.0 PLANS

2.3 SITE PLAN



SITE AREAS:

QUEST SITE AREA	2398m ²
COUNCIL'S CARPARK	420m ²
TOTAL	2818m²

NOTE:
ALL APARTMENTS CONDENSER UNITS WILL BE LOCATED AND SCREENED ON MAIN ROOF

FLOORS / APARTMENTS						
	GROSS AREA (incl. balc. and covered areas) m ²	GROSS AREA (excl. balc.) m ²	2B-TK	2B-TK ACCESS	STUDIO	STUDIO ACCESS
GROUND	1301	497				
FIRST	1284	1233	10	1	7	0
SECOND	1284	1233	10	1	7	0
THIRD	1284	1233	10	1	7	0
TOTAL	5153	4196	30	3	21	0
%			61		39	

APARTMENTS SCHEDULE				
APARTMENTS	TYPE	QUANTITY	KEYS	NET AREA
TB-TK	TWIN KEY 2 BEDROOM 2 BATHROOM	27	54	42.8+23.1
TB-TK (LARGE)	TWIN KEY 2 BEDROOM 2 BATHROOM	3	6	48.2+25.2
TB-TK (2B-TK ACCESS)	TWIN KEY 2 BEDROOM 2 BATHROOM	2	4	48.2+25.2
TB-TK (STUDIO ACCESS)	TWIN KEY 2 BEDROOM 2 BATHROOM	1	2	48.2+28.2
STUDIO	1 BEDROOM 1 BATHROOM	15	15	23.1
STUDIO (LARGE)	1 BEDROOM 1 BATHROOM	6	6	25.2
TOTAL		54	87	

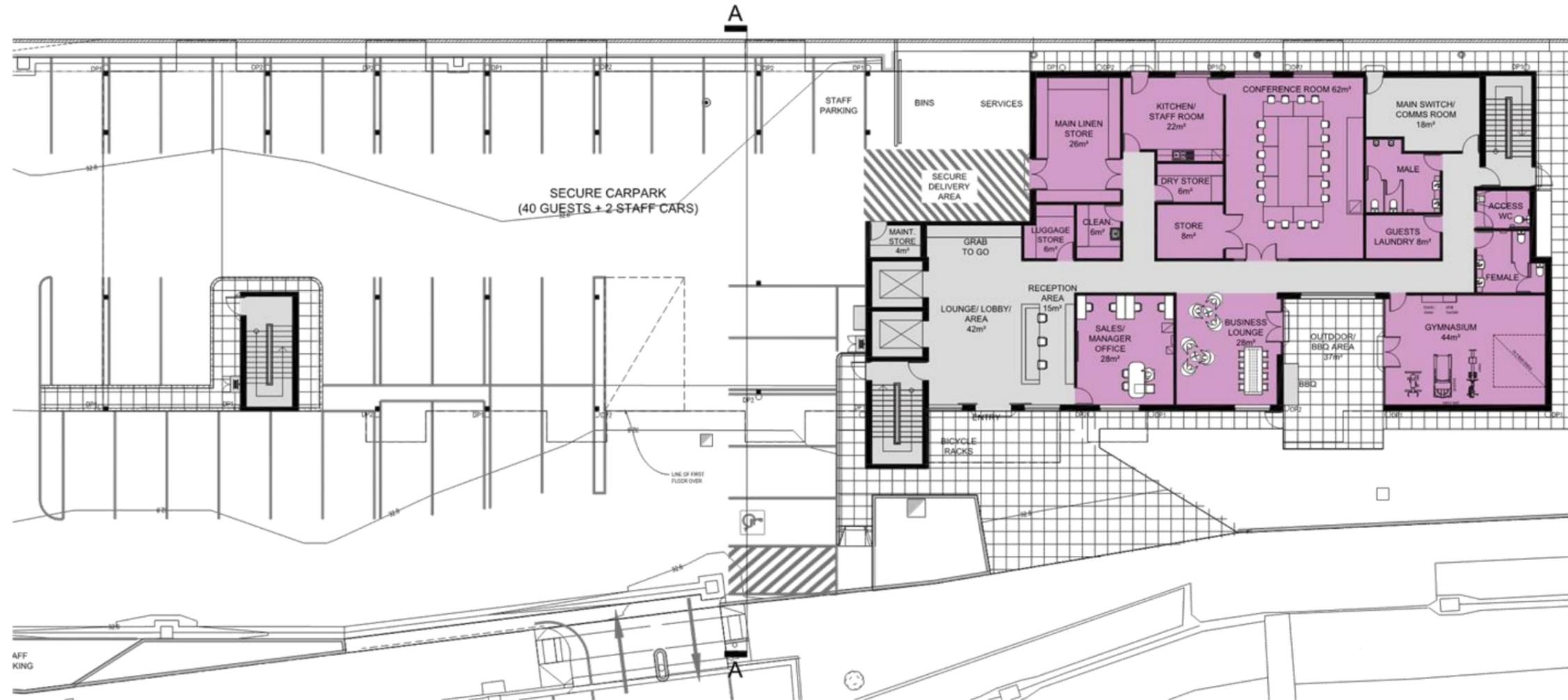


Proposed Site Plan Carpark & Common
1:500



2.0 PLANS

2.4 GROUND FLOOR PLAN



Ground Floor Plan Carpark & Common Areas
1:200



2.0 PLANS

2.5 FIRST FLOOR PLAN



2.0 PLANS

2.6 SECOND FLOOR PLAN



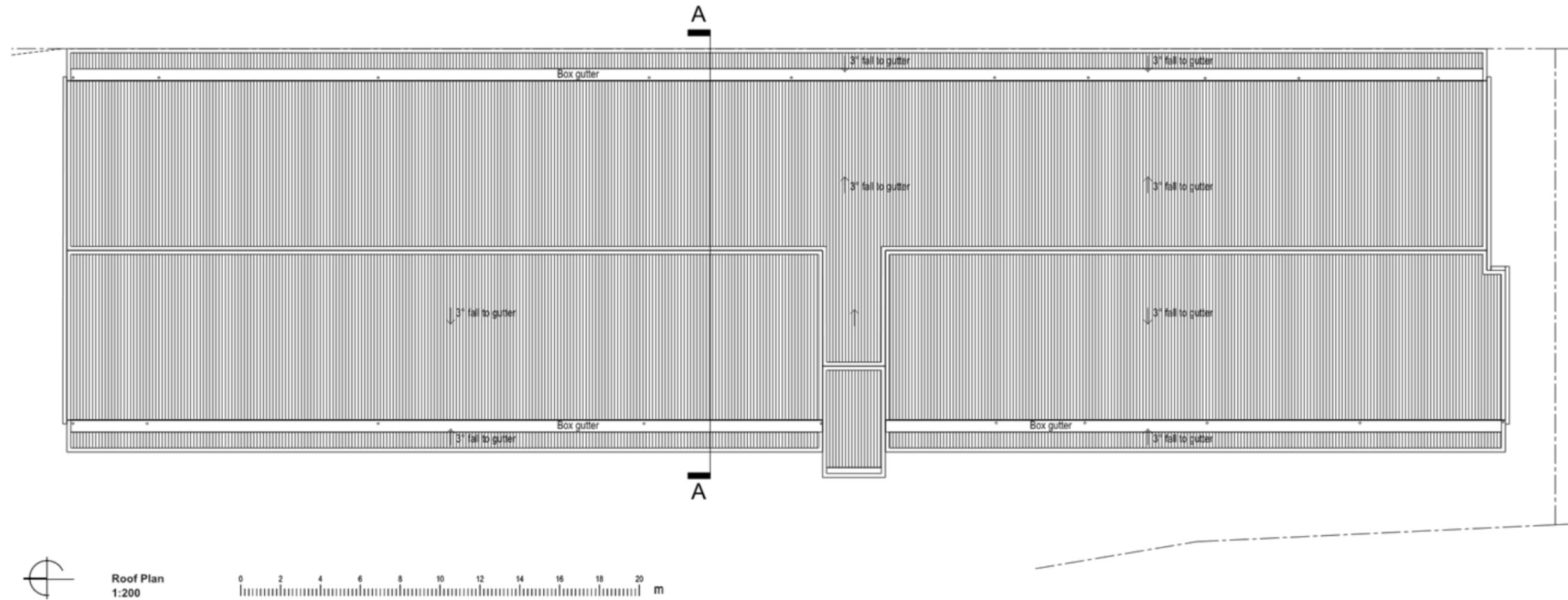
2.0 PLANS

2.7 THIRD FLOOR



2.0 PLANS

2.8 ROOF PLAN



3.0 ELEVATIONS 3.1 WEST & EAST ELEVATION



West Elevation
1:200



East Elevation
1:200



4.0 ARTIST'S IMPRESSION

4.1 BIRD EYE VIEW



4.0 ARTIST'S IMPRESSION

4.2 PERSPECTIVE 1



4.0 ARTIST'S IMPRESSION

4.3 PERSPECTIVE 2



MLM/25-0235

3 December 2025

Mr Nick Emmett
Emmett Property Pty Ltd
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MFY Pty Ltd

ABN 79 102 630 759

Dear Nick,

QUEST PLAYFORD CENTRAL – PROPOSED SERVICED APARTMENTS

We refer to the proposed service apartment development at Lot 1 Prince Charles Street, Elizabeth. As requested, we have assessed the proposal with respect to traffic and parking matters. The assessment has been based on Matthews Architects' Suite of Plans for Job No 25084, dated 7 November 2025.

1 SUBJECT SITE

The subject site is within an Urban Activity Centre Zone which has frontage to Main North Road to the east and Prince Charles Street to the north. The majority of the land is currently unsealed and provides for informal parking, albeit a sealed car park with 17 spaces has been developed on the southern portion of the land, as illustrated in Figure 1.



Figure 1: Subject site

F:\25-0235 Nick Emmett 3 Dec 25

25-0235
3 December 2025
Page 2 of 6



Main North Road is a divided arterial road within the care and control of the Commissioner of Highways. It has a wide median, three lanes in each direction and an AADT volume of 52,100 vehicles adjacent the site. A staged pedestrian actuated crossing (PAC) provides for safe pedestrian crossing movements across the road.

Prince Charles Street is effectively an access road to the Elizabeth Civic Centre and other commercial facilities. It is within the care and control of the City of Playford and provides access to existing parking areas. Movements at the Main North Road/Prince Charles Street intersection are limited to left-in/left-out turns.

Access to the site is also provided via an internal service road which intersects with Playford Boulevard. This service road provides access to existing parking and a connection between Prince Charles Street and Playford Boulevard. Pedestrian crossings provide for crossing movements between the car park and the civic building.

2 PROPOSAL

The proposal is for the development of Quest Serviced Apartments. It will include 33 apartments with two bedrooms and interlocking capability and 21 single bedroom apartments. The car park will include 42 parking spaces.

The proposed car park will be designed in accordance with the AS/NZS 2890.1:2004, in that:

- angled parking spaces will be at least 2.4 m wide;
- the parallel space will be 2.1m wide;
- parking spaces will be 5.4 M long, with the exception of the parallel space which will be 8.8m in length to provide for adequate tapers for entry and exit movements;
- the parking aisle will be 6.2 m wide adjacent spaces and at least 5.5m wide where there is no adjacent parking; and
- columns will be located in accordance with Figure 5.2 of the Standard.

One space will be designated for use by people with disabilities and will be provided in accordance with the Australian Standard *Parking facilities Part 6: Off-street parking for people with disabilities*, in that the parking spaces will be 5.4 m long and 2.4 m wide with a similarly sized adjacent shared area.

Access to the site will be provided via the existing car park service road and will provide for secure access to the car park. Drivers will badge a proximity reader on entry which will be provided within a narrow median. The gate will automatically open on exit.

The access will provide for simultaneous entry and exit movements, as illustrated in Figure 2.

25-0235
 3 December 2025
 Page 3 of 6



Figure 2: Simultaneous entry and exit movements

Delivery vehicle access will be via the car park access but will be limited to the southern end of the car park due to head-height restrictions. Figure 3 illustrates a small rigid vehicle entering the loading and servicing area and turning to enter and exit the site in a forward direction.



Figure 3: Delivery vehicle entering and exiting the site in a forward direction

25-0235
3 December 2025
Page 4 of 6



A zone with a head height clearance of greater than 3.8m will be maintained opposite the car park entry. This will provide for a refuse vehicle to be reversed on to the site from the adjacent car park aisle, as illustrated in Figure 4.

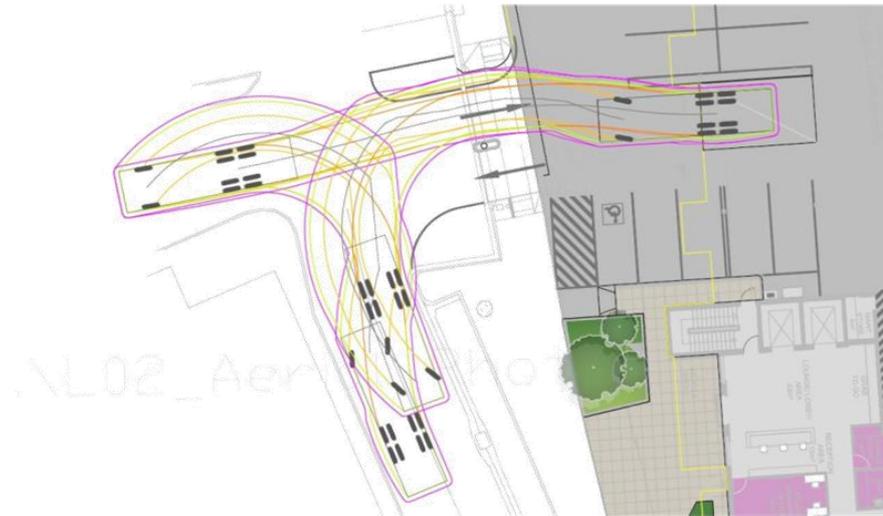


Figure 4: Entry and exit movements of a refuse vehicle

While it is desirable to have all vehicles entering and exiting in a forward direction, the site limitations will result in a reduced head-height clearance at the northern end. The reduced height would comply with AS/NZS2890.1 for domestic vehicles in a car park and the Australian Standard, Parking Facilities, Off-Street Parking for Commercial Vehicles provides for the following design criteria for occasional service vehicles.

3.2.2 Occasional service

Requirements for providing occasional service shall be as follows:

- (a) The vehicle shall be able to stand wholly within the site.
- (b) Reverse manoeuvres at the property boundary, if permitted by the relevant authority, shall be limited to one only, either on entering or departing, and be subject to determination of both safety and obstruction to other on-street traffic.
- (c) The swept path plus clearances shall be accommodated within the access driveway or circulation roadway.

The reversing manoeuvre to the site will be from the adjacent car park aisle which will have a low speed environment and on which drivers are already aware of reversing vehicles due to the parking spaces. Accordingly, the reversing movement proposed will be able to be performed safely within the proposed access.

Existing parallel spaces within the car park will be utilised as short term parking for guests to use while checking in.

25-0235
3 December 2025
Page 5 of 6



Pedestrian access to the building will be via the car park and also available via an existing pedestrian crossing within the car park. This existing route will provide for safe and convenient access for pedestrians to existing facilities within the Elizabeth Shopping Centre.

3 PARKING ASSESSMENT

Table 2 of the Traffic, Access and Parking policies of the General Develop Policies within the Planning and Design Code (PDC) applies to the parking demand assessment for tourist accommodation. Table 2 identifies the following minimum and maximum parking provision for the proposed development:

- 1 space per every four bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms; and
- 1 space per every two bedrooms up to 100 bedrooms plus 1 space for every 4 bedrooms over 100 bedrooms.

Accordingly, it is expected that the parking demand for the prospective guests will be between 22 spaces and 44 spaces.

The proposal includes 42 parking spaces which exceeds the minimum provision and almost represents the maximum. Given the existing multi-level parking facility that is not currently used to capacity, it would be appropriate to consider that on the infrequent occasion that the minimum demand for the proposed apartments was to be exceeded, parking would be available within the existing multi-level car park.

In addition to the demand generated by the proposed Quest, there will be existing vehicles relocated to the multi-level car park from the at-grade car park. These parking facilities are both within the care and control of Council, hence the ability to relocate existing parking for public users.

4 TRAFFIC ASSESSMENT

The *Transport for New South Wales Guide to Transport Impact Assessment* recommends a generation rate of 0.4 trips per unit during the pm peak hour for hotels. The proposal is for serviced apartments which is anticipated to have a lower generation rate than a hotel (given the reduced staffing levels).

Nonetheless, if this rate was to be applied to the current proposal, there would be a forecast traffic generation of 22 trips. Such a volume is low and will be readily accommodated within the existing road network and adjacent car park.

25-0235
3 December 2025
Page 6 of 6



5 SUMMARY

In summary, the Quest Playford Central proposal will provide on-site parking for guests who will enter and exit the site in a forward direction through a secure access. The design of the parking facility will comply with relevant Australian Standards.

Servicing and refuse collection will also occur on-site, with strategic positioning of structure and services to facilitate a clear height clearance zone to accommodate such vehicles. Safe and convenient access will therefore be provided for all vehicles.

Traffic volumes generated by the development will be low and will not compromise the safe operation of the existing car park. The design will minimise impact to existing parking, with spaces available in Council's multi-level car park to cater for relocated public parking demand. Demand for the proposal will be satisfied on-site.

Yours sincerely,

MFY PTY LTD

A handwritten signature in black ink, appearing to read 'Melissa Mellen'.

MELISSA MELLEN

Director



2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN
BUSINESS WOMAN OF THE YEAR

GRAND PARC

DECEMBER 2025

QUEST PLAYFORD CENTRAL PROJECT WASTE MANAGEMENT PLAN



Question today
Imagine tomorrow
Create for the future

QUEST PLAYFORD CENTRAL PROJECT

Waste Management Plan

Grand Parc

WSP

Level 17, 83 Pirie Street

Adelaide SA 5000

GPO Box 398

Adelaide SA 5001

Tel: +61 8 8405 4300

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wsp.com

REV	DATE	DETAILS
A	26/11/2025	Waste Management Plan (DRAFT)
B	03/12/2025	Waste Management Plan

	NAME	DATE	SIGNATURE
Prepared by:	Maria Madsen	03/12/2025	
Reviewed by:	Laurence Gamble	03/12/2025	
Approved by:	Laurence Gamble	03/12/2025	

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PS229535_20251203_MHM_Waste Management Plan_RevB

December 2025



TABLE OF CONTENTS

1	SUMMARY.....	1
2	INTRODUCTION.....	2
2.1	LAND USE.....	2
3	WASTE MANAGEMENT PLAN.....	3
3.1	WASTE SYSTEMS.....	3
3.2	WASTE GENERATION.....	3
3.3	WASTE SYSTEMS.....	3
3.3.1	DISPOSAL FACILITIES.....	3
3.3.2	GARBAGE, COMMINGLED RECYCLING.....	4
3.3.3	ORGANIC.....	4
3.3.4	HARD WASTE, E-WASTE, AND OTHER DEFICULT WASTE.....	5
3.4	INTERNAL WASTE TRANSFER & HANDLING.....	5
3.5	WASTE EQUIPMENT REQUIRED.....	5
3.6	WASTE STORAGE AREA & LOCATION.....	5
3.7	WASTE COLLECTION METHODOLOGY.....	6
4	ADDITIONAL INFORMATION.....	7
4.1	BIN COLOUR AND SUPPLIER.....	7
4.2	SIGNAGE.....	7
4.3	STANDARDS & COMPLIANCE.....	8
4.3.1	VENTILATION.....	8
4.3.2	WASHING & VERMIN PREVENTION.....	8
4.3.3	NOISE REDUCTION.....	8
5	HIGH LEVEL PURCHASING SCHEDULE.....	9
5.1	SUPPLIER CONTACT INFORMATION.....	9



LIST OF APPENDICES

APPENDIX A
 SCALED WASTE ROOM DRAWINGS
 APPENDIX B
 COLLECTION VEHICLE SWEPT PATHS

List of Figures

FIGURE 1	EXAMPLE BIN STATION APPLICATIONS	4
FIGURE 2	EXAMPLE SMALL ORGANICS TUBS / CADDYS	4
FIGURE 3	EXAMPLE WASTE STREAM SIGNAGE	7

List of Tables

TABLE 1	WASTE COLLECTION SUMMARY	1
TABLE 2	DEVELOPMENT SUMMARY	2
TABLE 3	WEEKLY WASTE GENERATION RATES	3
TABLE 4	WEEKLY WASTE GENERATION ASSESSMENT	3
TABLE 5	WASTE STORAGE & CAPACITY	5
TABLE 6	TYPICAL STORAGE UNIT DIMENSIONS	5
TABLE 7	WASTE STORAGE AREA REQUIREMENTS	5
TABLE 8	BIN COLLECTION SUMMARY	6
TABLE 9	EQUIPMENT SUPPLY SCHEDULE - CORE STREAMS	9
TABLE 10	SUPPLIER CONTACT LIST	9

1 SUMMARY

The following Waste Management Plan has been prepared for Quest Playford Central Project at Prince Charles Street, Elizabeth.

This Waste Management Plan (OWMP) have been prepared based on the *Zero Waste South Australia Better Practice Guide for Waste Management* (2014), and current best practice waste management methodology and technologies commonly available in Australia.

Table 1 summarizes the proposed waste systems and collection arrangements for the overall development.

Table 1 Waste Collection Summary

Stream	Quantity	Equipment	Collections per Week	Collection Operator
General Waste	6	240L Bins	2	Private Contractor
Recycling	4	240L Bins	2	
Organic	2	120L Bins	2	
Hard waste / E-waste	1	Area	As required	

All waste collections will occur on-site directly from the provided waste area near loading zone, accessed via Prince Charles St (see Appendix B for swept paths).

Collection of waste stream will be done by collection vehicle of up to 10m length and 3.5m operating height. The collection vehicle will prop adjacent to the waste room, with operators collecting bins directly from the waste storage area and returning them immediately upon emptying

Waste equipment will not be stored outside the title boundary or presented to kerb for collection at any time. Hotel management will ensure sufficient access is provided for collection vehicle operators during collection times.

2 INTRODUCTION

The following Waste Management Plan has been prepared for Quest Playford Central Project at Prince Charles Street, Elizabeth.

This Waste Management Plan (OWMP) have been prepared based on the *Zero Waste South Australia Better Practice Guide for Waste Management (2014)*, and current best practice waste management methodology and technologies commonly available in Australia.

2.1 LAND USE

Client: Grand Parc

Land Use Type: Hotel

Number Levels: 4 levels

Table 2 Development Summary

Apartment Type	No. Apartment	No. Beds
1-bedroom	21	21
Twin key	33	66
TOTAL	54	87

3 WASTE MANAGEMENT PLAN

The following section provides a general overview of the proposed waste management to occur within the subject development. In no way is the detail of this section to supersede any regulatory or safety requirements. The ultimate management of the waste and adoption of procedures will be subject to the occupant specific requirements.

3.1 WASTE SYSTEMS

Waste shall be sorted on-site by tenants as appropriate into the following **core streams**:

- General Waste (Garbage)
- Commingled Recycling
- Organic

Extended waste streams will be provided for to further diversion of waste from landfill, to comprise of:

- Hard Waste
- E-waste (Electronic Waste) and other difficult waste

3.2 WASTE GENERATION

Waste generation rates per week are shown in Table 3. All proposed uses are based on a seven (7) day per week operation.

Waste generation rates have been sourced from *Zero Waste South Australia Better Practice Guide for Waste Management* (2014).

Table 3 Weekly Waste Generation Rates

Use	Generation Rate (L/bed/week)		
	Garbage	Recycling	Organics
Serviced Apartments	30	20	10

Weekly waste generation assessment for the development is shown in Table 4.

Any areas considered ancillary to the active uses of the site (lobby, bathrooms, offices, etc.) are not considered to generate additional waste. Waste generated by these areas is created in service of the active uses of the site and is therefore incorporated into the rates shown below.

Table 4 Weekly Waste Generation Assessment

Use	No. beds	Waste Volume (L/week)		
		Garbage	Recycling	Organics
Serviced Apartments	87	2,610	1,740	870

3.3 WASTE SYSTEMS

3.3.1 DISPOSAL FACILITIES

WASTE STORAGE AREA

Dedicated waste storage areas will be provided on-site adjacent to the loading zone. This will be utilised for housing all waste items, bins and associated equipment. All waste storage areas are to incorporate services to accommodate appropriate lighting, ventilation and wash down facilities (refer to Section 4 for further details). Where possible waste streams and equipment should be protected from weather (i.e., lids closed on all bins).

DISPOSAL FACILITIES

Disposal facilities will be provided for the day-to-day management and temporary holding of waste streams. Space throughout the development will be furnished with bin stations for disposal and temporary holding of waste streams, as deemed appropriate by building management. Bin stations are to be clearly signed such that waste stream separation is easily identifiable and correct use of the bins is maintained.

Bin stations (see example in Figure 1) are recommended to encourage separation of recyclables. This system incorporates the provision of multiple bins for both recyclable and general waste streams at central locations and common areas for ease of disposal. This system is beneficial as users are required to make a conscious decision as to which bins they place their items in. This typically results in an increase in diversion from landfill. Additionally, the use of bin stations reduces the number of locations cleaners are required to service throughout the development.

Figure 1 Example Bin Station Applications



Brand: Ecobins



Brand: Method Bins

3.3.2 GARBAGE, COMMINGLED RECYCLING

Hotel apartments will be cleared by cleaning staff in accordance with the hotel operational plan. Typically, hotel cleaners will circulate throughout the hotel floorplates at a nominated service time each day and will use service trolleys for the transfer of waste.

Staff / cleaners will otherwise utilise the lift to transfer waste from these temporary holding bins to the waste storage areas at ground level (as appropriate), decanting the waste into the 240L bins (see Appendix A).

Garbage is to be disposed of bagged. Commingled recyclables are to be disposed of loosely, with any plastic liners to be disposed of within the garbage bins.

3.3.3 ORGANIC

Kitchens may be furnished with small bins/tubs for the separation of temporary holding of food organics, as deemed appropriate. Hotel cleaners/staff will transfer and empty these bins/tubs into the larger 120L organics bins provided in the waste storage area on the ground floor.

Figure 2 Example Small Organics Tubs / Caddys



23L Organics Caddy/Bin



7L Organics Tubs

3.3.4 HARD WASTE, E-WASTE, AND OTHER DEFICULT WASTE.

An area is provided within the waste storage area on the ground floor for the temporary storage of hard waste (e.g., broken furniture, building materials, large appliances, etc.).

Separate bins / containers may be provided within the area for the collection of smaller recoverable electronic waste (e-waste) such as mobile phones, keyboards, and small appliances or difficult waste items such as batteries or printer cartridges as deemed appropriate by hotel management.

3.4 INTERNAL WASTE TRANSFER & HANDLING

All waste transfer paths are to be exclusively within the site title boundary and should not require cleaners/tenants to exit title to perform operations. Transfer routes for waste collections are not to include stairs or gradients greater than 1:14.

Bins / bin stations throughout the centre are anticipated to be cleared by staff in accordance with hotel management operations. Staff/cleaners will manually transfer and empty these bins into the larger collection bins provided within the provided waste storage area, as required.

3.5 WASTE EQUIPMENT REQUIRED

Table 5 and Table 6 details the storage method, size, capacity and frequency of collection required for the core waste streams of the development.

Table 5 Waste Storage & Capacity

Stream	Bin Size	Quantity	Collections per Week	Weekly Capacity (L)	Weekly Volume (L)
General Waste	240L	6	2	2,880	2,610
Recycling	240L	4	2	1,920	1,740
Organic	120L	4	2	960	870

Table 6 Typical Storage Unit Dimensions

Unit	Width (mm)	Depth (mm)	Height (mm)
240 Litre Bin	585	730	1,060
120 Litre Bin	480	545	930

3.6 WASTE STORAGE AREA & LOCATION

Table 7 demonstrates the cumulative area requirements (excluding circulation) in comparison to the designed provision of the provided waste storage on site to demonstrate the adequacy of the area provided.

Table 7 Waste Storage Area Requirements

Waste Equipment	Area Required (excluding circulation)	Area Provided
6no. 240L General Waste Bins	2.58m ²	15.00m ²
4no. 240L Recycling Bins	1.72m ²	
4no. 120L Organic Bins	1.04m ²	
2m ² Hard waste / e-waste area	2.00m ²	
TOTAL	7.34m²	15.00m²

3.7 WASTE COLLECTION METHODOLOGY

All waste will be collected via a private contractor as outlined in Table 8.

Table 8 Bin Collection Summary

Stream	Quantity	Equipment	Collections per Week	Collection Operator
General Waste	6	240L Bins	2	Private Contractor
Recycling	4	240L Bins	2	
Organic	2	120L Bins	2	
Hard waste / e-waste	1	2m ² Area	As required	

All waste collections will occur on-site directly from the provided waste area near loading zone, accessed via Prince Charles St (see Appendix B for swept paths).

Collection of waste stream will be done by collection vehicle of up to 10m length and 3.5m operating height. The collection vehicle will prop adjacent to the waste room, with operators collecting bins directly from the waste storage area and returning them immediately upon emptying

Waste equipment will not be stored outside the title boundary or presented to kerb for collection at any time. Hotel management will ensure sufficient access is provided for collection vehicle operators during collection times.

4 ADDITIONAL INFORMATION

4.1 BIN COLOUR AND SUPPLIER

All bins will be provided by private suppliers. The below bin colours are specified by Australian Standard AS4123.7 2006, however due to the private nature of the collection services, these are only recommendations and are not mandatory:

- Garbage (general waste) bins shall have red lids with dark green or black body.
- Recycle bins shall have yellow lids with dark green or black body.
- Organics bins shall have lime green lids with dark green or black body.
- E-waste bins shall have white lids with dark green or black body.

Note that private collection contractors often provide their own bins for collection.

4.2 SIGNAGE

Waste storage areas and bins will be clearly marked and signed with the standard Green Industry signage or equivalent (such as shown in Figure 3). Staff / cleaners will be instructed by building management to adhere to these requirements.

Figure 3 Example Waste Stream Signage



4.3 STANDARDS & COMPLIANCE

4.3.1 VENTILATION

Ventilation will be provided in accordance with Australian Standard AS1668.

4.3.2 WASHING & VERMIN PREVENTION

A third party bin washing service will be engaged to perform regular washing of bins. Bin washing suppliers must retain all wastewater to within their washing apparatus and not impact on the drainage provisions of the site.

4.3.3 NOISE REDUCTION

All waste areas shall meet BCA and AS2107 acoustic requirements as appropriate with operational hours and collection times assigned to minimise acoustic impact on surrounding premises.

5 HIGH LEVEL PURCHASING SCHEDULE

Table 9 list the equipment supply required for the core waste streams as per the conditions proposed within this report.

Table 9 Equipment Supply Schedule - Core Streams

Item	Quantity	Supplier
240 Litre Bin	6 No. Garbage 4 No. Recycling	Private Supplier (SULO or equivalent)
120 Litre Bin	4 No. Organic	

5.1 SUPPLIER CONTACT INFORMATION

A complimentary listing of contractors and equipment suppliers is provided in Table 10 below for your reference. You are not obligated to procure goods/services from these companies. This is not, nor is it intended to be, a complete list of available suppliers. WSP does not warrant (or make representations for) the goods/services provided by these suppliers.

Table 10 Supplier Contact List

Service Type	Contractor / Supplier Name	Phone	Website
Private Waste Collectors	SUEZ Environment	13 13 35	www.sita.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	132 955	www.veolia.com
Equipment Suppliers	Sulo Australia (Bins)	1300 364 388	www.sulo.com.au
Bin Washing Services	OZ Bin Cleaning	(04) 6832 4228	www.thebinbutlers.com.au
	BinShine	(04) 9410 0215	https://www.binshine.com.au/
E-waste Collection Services	TechCollect	1300 229 837	www.techcollect.com.au
	Mobile Muster	1800 249 113	www.mobilemuster.com.au
	ToxFree	1300 869 373	www.toxfree.com.au

APPENDIX A

SCALED WASTE ROOM DRAWINGS





APPENDIX B

COLLECTION VEHICLE SWEPT PATHS





QUEST HOTEL - PLAYFORD CENTRAL
 Prince Charles Street Elizabeth
 Traffic Review - Turnpaths (Refuse / SRV)

Drawing: MFY_250235_01_SH02	Revision: 0
Drawn: C.JH	Scale: 1:200
Date: 02.12.2025	Paper Size: A3



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© 2025/24 4230 Quest Hotel, Prince Charles Street, Elizabeth Plans MFY101 Traffic Review/01_25-02/25_01.dwg
 Tuesday, December 02, 2025 17:48:26





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A.B.N. 65 605 897 596

Civil Design Report

FOR

EMMETT

PROJECT

Proposed Apartment

LOCATION

**Prince Charles St,
Elizabeth, SA 5112**

JOB NO
23-221

DATE
06th November 2025



Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
0	15-10-2025	S. Ouk	L.G. Palmes	J.C. Bryant	Planning Issue
1	06-11-2025	S. Ouk	L.G. Palmes	J.C. Bryant	Planning Issue



Table of Contents

	Sheet #
Introduction	1
Design Criteria	2
Design Results	3
Calculations	
Stormwater System DRAINS Analysis	10
Stormwater Pipe Calculation	17
MUSIC Model	18
Appendices	
A. IFD Design Rainfall Data	
B. Catchment Area Diagram	
C. Sag Pit Available Ponding Volume	
D. Proposed Stormwater Management Drawings	
E. Stormwater Treatment Devices Information	

Quest Apartment
Prince Charles Street, Elizabeth, SA



1. INTRODUCTION

Tesseract International has been engaged by Emmett to do the civil design and documentation for the Quest apartment, located at Prince Charles Street, Elizabeth, South Australia. An aerial image of the site is shown below.



Figure 1. Project Site Aerial Image

The site area to be developed is approximately 2,405 square meters. It is bounded by Main North Road to the east, existing car park to the south and west, and Prince Charles Street to the north. Site levels generally fall from east to west, with an estimated level difference of 1.20m. The site is partially vacant, covered with low level grass and several trees. The southern part of the site is currently a council car park.

From the survey provided, there appears to be stormwater connection points at the western boundary of the site, and Council stormwater infrastructures are present along the adjacent car park. Existing site levels indicate that the runoff from the site is directed to the pits along the car park via overland flow.

Quest Apartment
Prince Charles Street, Elizabeth, SA



Figure 2. Project Site Aerial Image (2019)

A thorough investigation of the site shows that the council car park extended to the northern boundary of the site back in 2019 as shown in figure 2. However, the car park was removed the following year and the site condition remains as demonstrated in figure 1.

The proposed development consists of an apartment building, associated hardstand area, driveway, car parking and landscaping.

The design of stormwater management system for the proposed development has been prepared in accordance with AS/NZS 3500:3, Building Code of Australia, City of Playford Council requirements, Australian Rainfall and Runoff, Australian Runoff Quality, and South Australian MUSIC Guidelines.

2. DESIGN CRITERIA

2.1. Design Rainfall

The following design Annual Exceedance Probabilities (AEP) are considered in the design:

- Eaves Gutter – 5% AEP
- Box Gutter – 1% AEP
- Pipes conveying runoff from eaves gutter – 5% AEP
- Pipes conveying runoff from box gutters – 1% AEP
- Pipes conveying surface runoff (from paved and landscape area, minor system) – 10% AEP
- Major storm event pipes – 1% AEP
- Overland flow path – 1% AEP

From Elizabeth, SA - IFD (obtained from BOM website), the rainfall intensities for 10% AEP, 5% AEP and 1%AEP with 5 minutes storm duration are:

10% AEP = 97.9 mm/hr
5% AEP = 118 mm/hr
1% AEP = 172 mm/hr

Catchment Run-off Coefficient:

Roofed Area, C_r = 1.00
Impervious (paved) Area, C_p = 0.90
Pervious (unpaved) Area, C_{i10} = 0.23

2.2. Council Criteria

2.2.1. Finished Floor Level (FFL)

- Commercial and industrial buildings floor level should be at least 300mm above
 - highest point of top of kerb of the primary street, or
 - highest point of natural ground level at the primary street boundary where there is no kerb
- Building finished floor level should be at least 300mm above the height of a 1% AEP flood event.

2.2.2. Stormwater Management

- Stormwater detention measures will be required to be undertaken to limit the peak discharge rate to the equivalent pre-development arrangement for connections to existing Council pipes.
- Backflow prevention device should be installed if the site stormwater system is to be directly connected to an existing Council pit.
- Maximum depth of internal pavement ponding should not exceed 150mm.

2.2.3. Stormwater Quality Management Targets

The design of stormwater quality improvement systems should ensure the following reduction targets are achieved:

- 90% reduction in gross pollutants
- 80% reduction in total suspended solids (TSS)
- 60% reduction in total phosphorus (TP)
- 45% reduction in total nitrogen (TN)

3. DESIGN RESULTS

3.1. Finished Floor Level (FFL) and Site Levels

The proposed floor level for the apartment is 33.000m AHD.

The proposed floor level is more than 300mm above the top of kerb levels along the carpark adjacent to the site. The maximum ponding depth on site is 32.95m AHD which is 50mm below the proposed FFL.

3.2. Site Grading

The site grading approach is to direct surface runoff away from the proposed building. The pavement gradients used are as follows:

- Minimum gradient along spoon drains and kerb & gutter is 0.5%
- Maximum crossfall used for access paths and car parks for people with disabilities is 2.5%.
- Maximum car park fall (in any direction) is 4.5%

Retaining walls are needed along the northern and eastern boundaries. Maximum retaining wall height is 1200mm.

3.3. Stormwater Layout and Discharge Locations

The proposed stormwater management system for the site includes two discharge location.

- Outlet 1 – restricted runoff from the carpark and a portion of the roof runoff are discharged to the stormwater connection point.
- Outlet 2 – most of the roof runoff is directed to the stormwater tanks prior to being discharged to the second stormwater connection point.

Four 7,000 Liters slimline stormwater detention tank are also proposed to capture roof water for restricted discharge.

Refer to Appendix D for the Proposed Stormwater Management Plans for the site.

3.4. Maximum Allowable Site Discharge

The 'predevelopment' catchment area considered in calculating the maximum allowable site discharge is shown in Appendix B.

For the outlet that is connected to the existing Council pipe, the 1% AEP post development discharge to be restricted to the 10% AEP predevelopment flow.

In accordance with the previously mentioned criteria, the predevelopment flow/maximum allowable site discharge to was calculated using DRAINS. Key considerations and results are as follows:

	Paved	Grass
Percentage of Area	75	25
Additional Time (mins)	0	0
Flow Path Length	23	23
Flow Path Slope (%)	5.0	5.0
Retardance Coefficient (n)	0.01	0.03
10% AEP Tc (mins)	1.13	2.18
1% AEP Tc (mins)	0.90	1.74

- Predevelopment catchment area is 2,405 m²
- Time of Concentration is 5 mins.
- 10% AEP Predevelopment peak flow is 54 L/s

3.5. DRAINS Model Parameters

The site's post development peak discharges were calculated using DRAINS. The parameters used in the DRAINS models are:

- Paved (impervious) area depression storage = 1 mm
- Supplementary area depression storage = 1 mm
- Grassed (pervious) area depression storage = 5 mm
- Soil Type = 3
- Antecedent Moisture Condition (AMC) = 3
- Overland flow calculated using Kinematic Wave Equation
- Default Sag Pit Blocking Factor = 0.50
- Default On-Grade Pit Blocking Factor = 0.20
- Climate Change Rainfall Multiplier = 1.0
- Rainfall Storm event- generated in accordance with ARR 2016 temporal patterns and Bureau of Meteorology Intensity, Frequency and Duration (IFD) depths.
- Site location: Elizabeth, SA, Latitude: 34.7176 (S), Longitude: 138.6723 (E)

3.6. Post Development Flow

The post development catchment area considered in the design is shown in Appendix C. The post development DRAINS data and results are shown in sheets 10 to 16. Key results for 10% AEP and 1% AEP storm analysis are as follows:

3.6.1. 10% AEP storm event

- Post development catchment area is 3,092 m²
- Water level/ponding contained along spoon drain and kerb & gutter
- Total discharge from proposed development = 36 L/s
 - 10% AEP pipe discharge = 35 L/s
 - 10% AEP overland flow = 1 L/s

3.6.2. 1% AEP storm event

- Post development catchment area is 3,092 m²
- Total discharge from proposed development = 53 L/s
 - 1% AEP site outlet pipe discharge = 40 L/s
 - 1% AEP overland flow = 13 L/s

The required detention volume for the proposed development is to be provided in four 7,000 liters slimline tank and pavement ponding.

3.7. Stormwater Quality Management

Proprietary pollution control devices are proposed to ensure that the stormwater discharge to existing drainage system meets the best practice and relevant authorities' water quality requirements.

It is proposed to have Ocean protect oceanguard for all grated inlet pits and 1 X 690 Psorb stormfilter to clean the pavement runoff prior to discharging to the stormwater connection point.

MUSIC modelling is utilized to confirm that the proposed stormwater pollution control system will satisfy the treatment requirements for the development. MUSIC version 6.3 has been used to assess the proposed treatment train's effectiveness. The Oceanguard and Stormfilter nodes used in the MUSIC model are provided by Oceanprotect.

The MUSIC model uses climatic data comprising of rainfall data from the Region: Adelaide Dry and rainfall station: Parafield Airport. The period considered is from 1979 to 1988. The mean annual rainfall is 450mm with mean annual evapo-transpiration of 1,159mm.

The parameters used in the MUSIC model for the source nodes are summarized in the tables below:

Source Node Parameters

Source Node	Parameters			
	Soil Storage Capacity	Initial Storage Capacity	Field Capacity	Pollutants
Sealed Road	40 mm	30%	30 mm	stochastically generated
Roof	40 mm	30%	30 mm	stochastically generated

Pollutant concentration data for source nodes*

Landuse	Flow type	Total Suspended Solids (TSS)		Total Phosphorus (TP)		Total Nitrogen (TN)	
		Mean (log mg/L)	SD (log mg/L)	Mean (log mg/L)	SD (log mg/L)	Mean (log mg/L)	SD (log mg/L)
Road	Baseflow	0.96	0.401	-0.731	0.36	0.346	0.309
	Stormflow	2.431	0.333	-0.301	0.242	0.342	0.205
Roof	Baseflow	n/a*	n/a	n/a	n/a	n/a	n/a
	Stormflow	1.301	0.333	-0.886	0.242	0.301	0.205
All other urban	Baseflow	0.96	0.401	-0.731	0.36	0.346	0.309
	Stormflow	1.882	0.333	-0.68	0.242	0.224	0.205

*Based on Table 4.9 of South Australian MUSIC Guidelines

The treatment train effectiveness of the proposed stormwater quality management system is presented in the table below. A screen copy of the model and treatment train effectiveness is shown in Sheet 18. The results shown in the table demonstrate that the pollutant reductions will satisfy the Council requirements.

Treatment Train Effectiveness (Receiving Node)

Pollutant Type	Gross Pollutants	TSS	TP	TN
Resultant Percentage Reduction	100%	81.8%	83.8%	56.7%
Required Percentage Reduction	90%	80%	60%	45%

4. CONCLUSIONS

This report and associated stormwater management plan are prepared to determine how stormwater will be managed on site, to suit the proposed development and satisfy Council and other relevant authorities' stormwater requirements.

The nominated floor level is more than 300mm above the top of kerb levels of the adjacent road.

The detention volume provided on site is adequate to restrict the post development flow to the predevelopment flow.

Stormwater pollution reduction targets will be achieved by incorporating primary and tertiary pollution control devices in the site's drainage system.

Quest Apartment
Prince Charles Street, Elizabeth, SA



One outlet pipe is proposed which will direct the site runoff to the stormwater connection point.

In conclusion, the stormwater management plan and associated calculations demonstrate that relevant requirements can be satisfied, and the proposed development can commence without adverse effect to adjacent site and the existing drainage system.

5. LIMITATIONS

At the time of completing this report, other site-specific stormwater requirements and services design documents were not available. We expect that these information will be forwarded and coordinated prior to detailed design and commencement of work on site.

Quest Apartment
Prince Charles Street, Elizabeth



CALCULATIONS



Quest Apartment
Prince Charles Blvd, Bilsdale Park

DRAINS CALCULATION

Data

PI / NODE DETAILS

Name	Type	Family	Version 15	Flowing Volume (cu.m)	Pressure Change Coeff. Ku	Surface Slope (m)	Node Pond Depth (m)	Base Inflow (cu.m/s)	Blockage Factor	x	y	Self-down hd	HD	Full Full Shock Loss	Inflow Hydrograph	PI is	Intersect Width (mm)	Inflow Multiplier	Minor Side Pond Depth (m)	Major Side Pond Depth (m)
G51	Ssq	GRADED PITS/JUNCTION	400 SQ		1.5	32.47	0.00	0	0.5	264842.3	6155803.6	No	1499231	1 x Ku	No	New	400	Yes	0.05	0.05
N2	Node					32.79		0		264844.18	6155800.3		1499284		No					
B3	On/Off	GRADED PITS/JUNCTION	400 SQ		1.5	32		0	0.2	264844.24	6155768	Yes	1499233	1 x Ku	No	New	400	Yes	0.05	0.05
G53	Ssq	GRADED PITS/JUNCTION	400 SQ	0.5	1.5	32.34	-0.09	0	0.5	264843.12	6155775.2	No	1499233	1 x Ku	No	New	400	Yes	0.05	0.05
N1	Node					32.65		0		264884.32	6155777.8		1499241		No					
G52	Ssq	GRADED PITS/JUNCTION	400 SQ	3.86	1.5	32.41	0.14	0	0.5	264844.24	6155803.6	No	1499232	1 x Ku	No	New	400	Yes	0.05	0.13
G54	Ssq	GRADED PITS/JUNCTION	400 SQ	3.62	1.5	32.55	0.13	0	0.5	264842.14	6155774.9	No	1499234	1 x Ku	No	New	400	Yes	0.05	0.13
N3	Node					32		0		264874.22	6155798		1499234		No					
Pre dev	Node					32.8		0		264875.49	6155811.3		1499205		No					
Unimproved	Node					32.55		0		264872.56	6155762.7		16003120		No					
Fr pit	Node					32.29		0		264884.93	6155771.9		21514718		No					
G58	Ssq	GRADED PITS/JUNCTION	400 SQ	0.5	1.5	32.9	0.06	0	0.5	264920.45	6155789.4	No	1499230	1 x Ku	No	New	400	Yes	0.05	0.06
G59	Ssq	GRADED PITS/JUNCTION	400 SQ	1.32	1.5	32.9	0.15	0	0.5	264910.42	6155792	No	1499234	1 x Ku	No	New	400	Yes	0.05	0.15
N4	Node					32.8		0		264888.58	6155778.4		14224859		No					

DISTRIBUTION BASIN

Name	Dev	Surf Area	Not Used	Outlet Type	K	Dis(m/s)	Centre RL	PI Family	PI Type	x	y	HD	Centre RL	Crest	sl
TANK7	13	32.99								264919.5	6155802.6	No			1499362
	13	33.99													
	13	34.99													
	13	35.09													

SUB-CATCHMENT

Name	PI or Node	Total Area (ha)	Flowed Area (ha)	Gross Area (ha)	Soak Area (ha)	Flowed Time (min)	Gross Time (min)	Soak Time (min)	Flowed Length (m)	Gross Length (m)	Soak Length (m)	Flowed Slope (%)	Gross Slope (%)	Soak Slope (%)	Flowed Rough	Gross Rough	Soak Rough	Loss Time of Factor	Outlet Length (m)	Outlet Slope (%)	Outlet Flowfactor	Outlet Multiplier
CA G51	G51	0.219	8	8	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
CA G53	G53	0.0505	14	4	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
CA G52	G52	0.256	58	42	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
CA G54	G54	0.244	95	5	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Root CA 2	TANK7	0.11	100	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
CA Root 1	N3	0.25	100	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Pre dev CA	Pre dev	0.251	75	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Unimproved CA	Unimproved	0.254	100	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
CA G58	G58	0.0505	80	80	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
CA G59	G59	0.228	7	93	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1

PIPE DETAILS

Name	From	To	Length (m)	U/S RL (m)	D/S RL (m)	Slope (%)	Type	Dia (mm)	I.D. (mm)	Rough	Flow Is	No. Pipes	Chg From	At Chg	Chg (m)	Ri (m)	Chg (m)	Rl (m)	alt (m)
A1	G51	N2	34.91	32.175	32	0.5	uPVC, under	150	154	0.012	New/Exec	1	G51	0					
A4	N2	J3	14.6	32	31.834	1	uPVC, under	150	154	0.012	New/Exec	1	N2	0					
A7	J3	G53	7.45	31.834	31.797	0.8	uPVC, under	225	242	0.012	New/Exec	1	J3	0					
B2	G53	N1	11.54	31.797	31.484	1	uPVC, under	150	154	0.01	New/Exec	1	G53	0					
A2	G52	N2	1.8	32.018	32	1	uPVC, under	150	154	0.012	New/Exec	1	G52	0					
B1	G54	G51	37.89	31.936	31.797	0.8	uPVC, under	150	154	0.012	New/Exec	1	G54	0					
A6	N3	J3	13.13	32.5	32.349	1	uPVC, under	150	154	0.012	New/Exec	1	N3	0					
B1	G58	G59	13.44	32.141	32.054	1	uPVC, under	225	242	0.012	New/Exec	1	G58	0					
E2	N4	G59	21.47	31.985	31.77	1	uPVC, under	150	154	0.012	New/Exec	1	G59	0					



Quest Apartment
Prince Charles Street, Bristol, Bath, PA16

DRAINS CALCULATION

Data

PI / NODE DETAILS

DETAILS of SERVICES

Pipe

Channel Details

Overflow Route

Pipe Cover Details

Notes

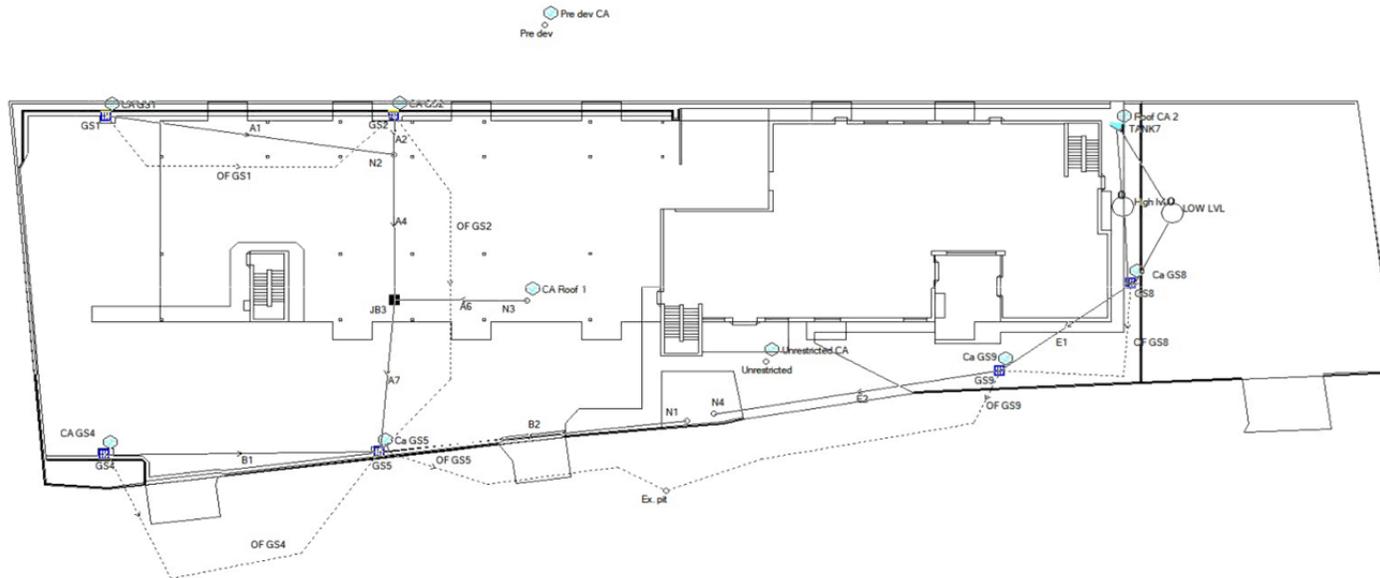
Version 15

Flow

Quest Apartment
Prince Charles Street, Elizabeth Park



DRAINS CALCULATION Data Diagram



Quest Apartment
 Piece Charles Street, Elizabeth Park



DRAINS CALCULATION

10% AEP Result

DRAINS results prepared from Version 2025.01.9147.24925

PIT / NODE DETAILS

Name	Max HGL	Max Pond HGL	Max Surface Flow Arriving (cu.m/s)	Version 8 Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
GS1	32.29	32.69	0.004	0.1	0.38	0	Inlet Capacity
N2	32.28		0				
JB3	32.27		0		0.73		None
GS5	32.26	32.59	0.012	0.4	0.28	0	Inlet Capacity
N1	31.88		0				
GS2	32.27	32.61	0.001	0.1	0.34	0	Inlet Capacity
GS4	32.35	32.59	0.01	0.6	0.2	0	Inlet Capacity
N3	32.57		0.007				
GS8	32.22	32.9	0.001	0	0.68	0	Inlet Capacity
GS9	32.07	32.91	0.005	0.1	0.83	0	Inlet Capacity
N4	31.88		0				

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Paved Max Q (cu.m/s)	Grassed Max Q (cu.m/s)	Paved Tc (min)	Grassed Tc (min)	Supp. Tc (min)	Due to Storm
CA GS1	0.004	0.004	0	5	5	0	10% AEP, 5 min burst, Storm 1
Ca GS5	0.011	0.011	0	5	5	0	10% AEP, 5 min burst, Storm 1
CA GS2	0.001	0.001	0	5	5	0	10% AEP, 10 min burst, Storm 5
CA GS4	0.01	0.01	0	5	5	0	10% AEP, 5 min burst, Storm 1
Roof CA 2	0.026	0.026	0	5	0	0	10% AEP, 5 min burst, Storm 1
CA Roof 1	0.007	0.007	0	5	0	0	10% AEP, 5 min burst, Storm 1
Pre dev CA	0.054	0.051	0.003	1.13	2.18	0	10% AEP, 5 min burst, Storm 1
Unrestricted CA	0.001	0.001	0	5	0	0	10% AEP, 5 min burst, Storm 1
Ca GS8	0.001	0.001	0	5	5	0	10% AEP, 10 min burst, Storm 5
Ca GS9	0.002	0	0.002	5	5	0	10% AEP, 15 min burst, Storm 6

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
A1	0.004	0.29	32.289	32.276	.10 min burst, Storm 5
A4	0.007	0.4	32.276	32.27	.5 min burst, Storm 1
A7	0.01	0.22	32.266	32.264	.10 min burst, Storm 7
B2	0.028	1.52	32.085	31.88	.10 min burst, Storm 1
A2	0.001	0.06	32.274	32.276	10 min burst, Storm 10
B1	0.009	0.47	32.331	32.264	.10 min burst, Storm 7
A6	0.007	0.9	32.568	32.437	.5 min burst, Storm 1
E1	0.004	0.51	32.22	32.07	.45 min burst, Storm 8
E2	0.006	0.61	32.064	31.88	.20 min burst, Storm 3

CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm

OVERFLOW ROUTE DETAILS

Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm
OF GS1	0	0	0.368	0	0	0	0	0
OF GS5	0	0	0.487	0	0	0	0	0
OF GS2	0	0	0.377	0	0	0	0	0
OF GS4	0	0	0.355	0	0	0	0	0
High lvl								
LOW LVL	0.004	0.004						10% AEP, 1 hour burst, Storm 2
OF GS8	0	0	0.403	0	0	0	0	0
OF GS9	0	0	0.451	0	0	0	0	0

DETENTION BASIN DETAILS

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level
TANK7	34.25	16.4	0.004	0	0.004

Run Log for DRAINS v2025.01.9147.24925 - 23-221 DRAINS
 Run Log for DRAINS v2025.01.9147.24925 - 23-221 DRAINS.drn run at 13:57:57 on 6/11/2025.

No water upwelling from any pit.
 Freeboard was adequate at all pits.

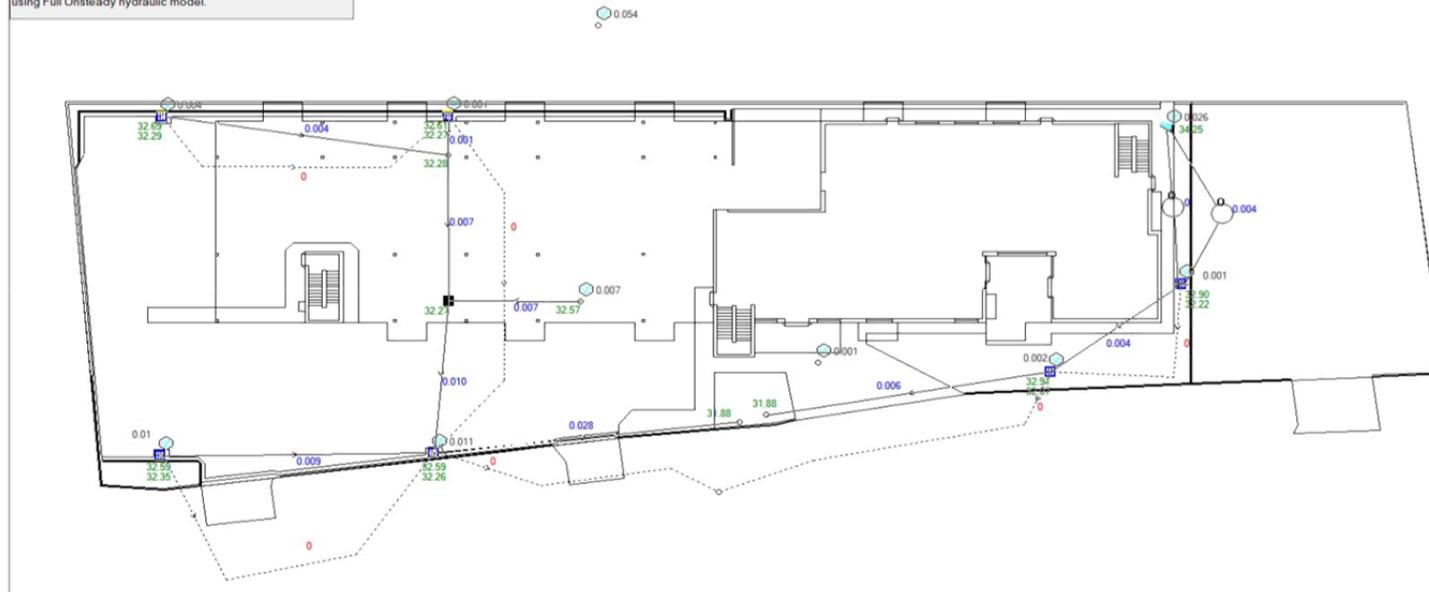
Flows were safe in all overflow routes.

Quest Apartment
Prince Charles Street, Elizabeth Park



DRAINS CALCULATION 10% AEP Diagram

Results for median storm in critical 10% AEP ensembles
using Full Unsteady hydraulic model.



Quest Apartment
Pierce Charles Street, Elizabeth Park



DRAINS CALCULATION

1% AEP Result

DRAINS results prepared from Version 2025.01.9147.24925

PI / NODE DETAILS

Name	Max HGL	Max Pond HGL	Max Surface Flow Arriving (cu.m/s)	Version 8 Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
GS1	32.72	32.75	0.009	0.5	0	0	Outlet System
N2	32.68		0				
JB3	32.67				0.33		None
GS5	32.66	32.66	0.024	0.4	0	0.011	Outlet System
N1	32.51		0				
GS2	32.68	32.68	0.003	1.3	0	0	Outlet System
GS4	32.69	32.71	0.021	3.1	0	0.001	Outlet System
N3	32.73		0.015				
GS8	32.96	32.96	0.002	0.4	0	0	Outlet System
GS9	32.93	32.95	0.012	0.8	0	0	Outlet System
N4	32.51		0				

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Paved Max Q (cu.m/s)	Grassed Max Q (cu.m/s)	Paved Tc (min)	Grassed Tc (min)	Supp. Tc (min)	Due to Storm
CA GS1	0.008	0.008	0	5	5	0	1% AEP, 5 min burst, Storm 1
Ca GS5	0.022	0.021	0.001	5	5	0	1% AEP, 5 min burst, Storm 1
CA GS2	0.002	0.002	0.001	5	5	0	1% AEP, 5 min burst, Storm 1
CA GS4	0.019	0.019	0	5	5	0	1% AEP, 5 min burst, Storm 1
Roof CA 2	0.049	0.049	0	5	0	0	1% AEP, 5 min burst, Storm 1
CA Roof 1	0.013	0.013	0	5	0	0	1% AEP, 5 min burst, Storm 1
Pre dev CA	0.115	0.09	0.025	0.9	1.74	0	1% AEP, 5 min burst, Storm 1
Unrestricted CA	0.002	0.002	0	5	0	0	1% AEP, 5 min burst, Storm 1
Ca GS8	0.002	0.001	0.001	5	5	0	1% AEP, 5 min burst, Storm 1
Ca GS9	0.008	0.001	0.007	5	5	0	1% AEP, 10 min burst, Storm 2

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
A1	0.006	0.3	32.714	32.681	1% AEP, 5 min burst, Storm 1
A4	0.006	0.34	32.681	32.671	1% AEP, 10 min burst, Storm 6
A7	0.016	0.35	32.664	32.659	1% AEP, 5 min burst, Storm 1
B2	0.018	0.96	32.589	32.51	1% AEP, 10 min burst, Storm 6
A2	0.005	0.26	32.681	32.681	1% AEP, 10 min burst, Storm 6
B1	0.007	0.38	32.681	32.659	1% AEP, 25 min burst, Storm 3
A6	0.013	0.72	32.732	32.671	1% AEP, 5 min burst, Storm 1
E1	0.019	0.41	32.949	32.934	1% AEP, 30 min burst, Storm 7
E2	0.022	1.17	32.831	32.51	1% AEP, 30 min burst, Storm 7

CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm

OVERFLOW ROUTE DETAILS

Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm
OF GS1	0	0	0.681	0	0	0	0	0
OF GS5	0.011	0.011	0.493	0.065	0.06	0.39	0.85	1% AEP, 15 min burst, Storm 3
OF GS2	0	0	0.669	0	0	0	0	0
OF GS4	0.001	0.001	0.694	0.031	0.01	0.18	0.39	1% AEP, 20 min burst, Storm 3
High LVL	0.016	0.016						1% AEP, 30 min burst, Storm 7
LOW LVL	0.005	0.005						1% AEP, 30 min burst, Storm 7
OF GS8	0	0	0.448	0	0	0	0	0
OF GS9	0	0	0.454	0	0	0	0	0

DETENTION BASIN DETAILS

Name	Max WL	Max Vol	Max Q Total	Max Q Low Level	Max Q High Level
TANK7	34.9	24.8	0.021	0	0.021

Run Log for DRAINS v2025.01.9147.24925 - 23-221 DRAINS
Run Log for DRAINS v2025.01.9147.24925 - 23-221 DRAINS.drn run at 14:02:04 on 6/11/2025.

Upwelling occurred at: GS5, GS2
Freeboard was less than 0.15m at GS9, GS4, GS1, GS8
The maximum pond depth in these sag pits is unsafe: GS5, GS4\line
Flows were safe in all overflow routes.



Quest Apartment
Prince Charles Street, Elizabeth

STORMWATER PIPE CALCULATION

Reference: AS/NZS 3500.3:2003

Rainfall Intensity 10% AEP, 5 minutes	97.90	mm/h
Rainfall Intensity 5% AEP, 5 minutes	118.00	mm/h
Rainfall Intensity 1% AEP, 5 minutes	172.00	mm/h

Run-off Coefficient:	1.00
Roofed Area (C _r)	

Unroofed Impervious (paved) Area (C _i)	0.90
----------------------------------------------------	------

Unroofed Pervious (unpaved) Area (C _u)	0.23
----------------------------------------------------	------

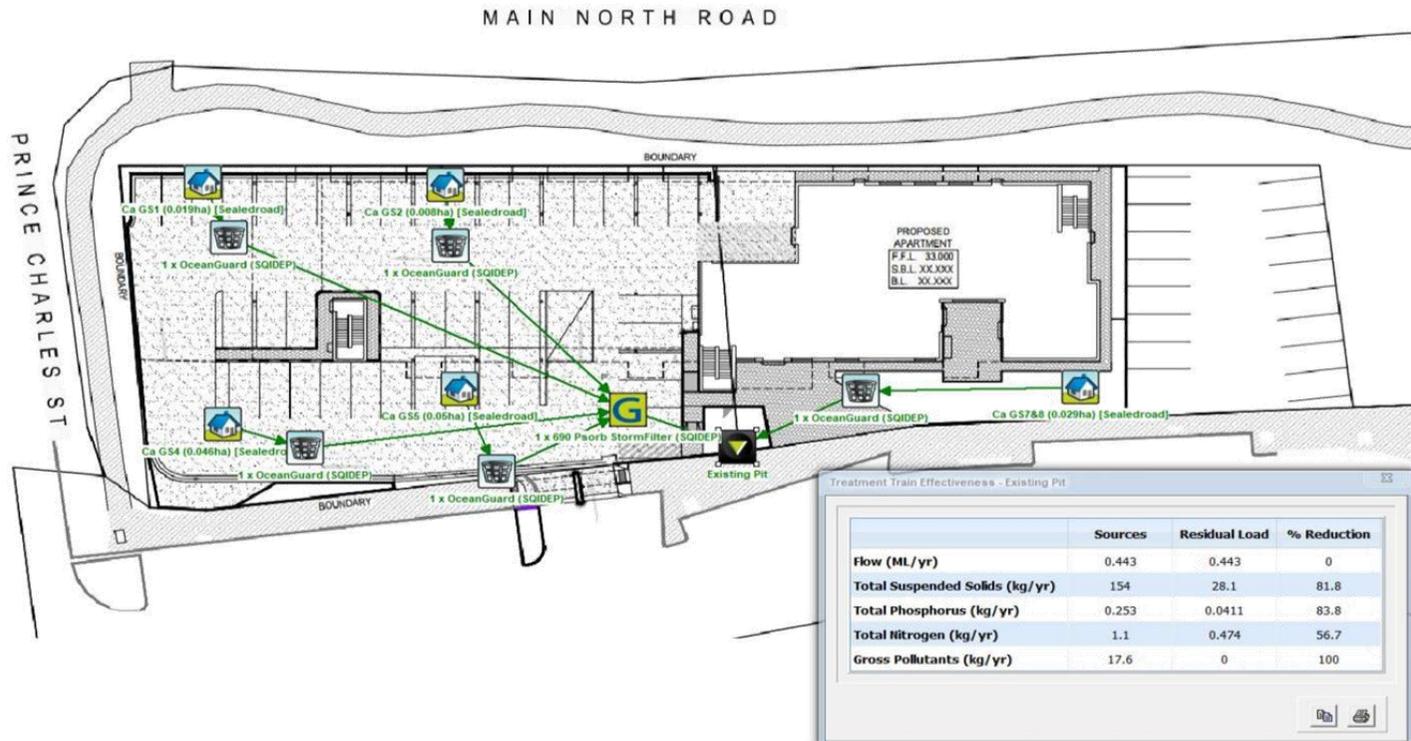
LEGEND
 JB - Junction Box
 GS - Grated Sump
 DP - Downpipe
 I.O. - Inspection Opening
 PCD - Pollution Control Device
 SEP - Side Entry Pit

1	2	3	4		5		6		7		8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Pipe Mark	Conduits Located Between Pits	Length m	Area		Equivalent Impervious Area		Design Flows L/s	Pipe Material	Manning's Coefficient	Min Pipe Diameter mm	Pipe Diameter mm	Pipe Gradient 1:XXX	Pipe Gradient (min)	Pipe Capacity (L/s)	Full Pipe Velocity m/s	U/S surface level m	D/S surface level m	U/S Invert m	D/S Invert m	U/S pipe end m	D/S pipe end m	Cover	U/S pipe end m	D/S pipe end m	U/S pipe end m	D/S pipe end m	Cover		
			Roof Area m ²	Paved Area m ²	Pervious Area m ²	Sub-catchment m ²																						Cumulative m ²	
Pipe A1 to A7																													
A1	GS1 - I.O.	34.91	0.00	178.00	15.00	163.65	197.49	6.47	uPVC	0.01	112.485	150	200	0.0050	0.01	16	0.37	32.670	32.770	32.175	32.000	0.345	0.420						
A2	GS2 - FITTING	1.80	0.00	33.00	18.00	33.84	33.84	1.11	uPVC	0.01	50.995	150	100	0.0100	0.01	24	0.06	32.610	32.680	32.000	32.062	0.460	0.468						
A3	DP - I.O.	20.80	0.00	14.00	9.00	14.67	14.67	0.48	uPVC	0.01	37.239	150	100	0.0100	0.01	24	0.03	32.960	32.770	32.208	32.000	0.602	0.620						
A4	I.O. - JB3	16.60	0.00	0.00	0.00	0.00	212.16	6.95	uPVC	0.01	101.456	150	100	0.0100	0.01	24	0.39	32.770	32.800	32.000	31.834	0.620	0.816						
A5	DP - JB3	29.30	158.00	0.00	0.00	158.00	158.00	7.55	uPVC	0.01	104.655	150	100	0.0100	0.01	24	0.43	32.940	32.800	32.227	31.934	0.563	0.716						
A6	DP - JB3	6.23	158.00	0.00	0.00	158.00	158.00	7.55	uPVC	0.01	104.655	150	100	0.0100	0.01	24	0.43	32.910	32.800	31.994	31.934	0.744	0.716						
A7	JB3 - GS5	7.45	0.00	0.00	0.00	0.00	528.16	25.23	PP	0.01	187.38	225	200	0.0050	0.005	48	0.64	32.800	32.540	31.834	31.797	0.741	0.518						
Pipe B1 to B3																													
B1	GS4 - GS5	27.88	0.00	442.00	18.00	401.94	401.94	10.93	PP	0.01	136.926	150	200	0.0050	0.01	16	0.62	32.550	32.540	31.936	31.797	0.464	0.593						
B2	GS5 - PCD4	11.34	0.00	478.00	27.00	438.41	1366.51	37.16	PP	0.01	216.662	225	200	0.0050	0.005	48	0.94	32.540	32.850	31.797	31.740	0.518	0.885						
B3	PCD6 - EXISTING	2.00	0.00	0.00	0.00	0.00	1366.51	37.16	PP	0.01	190.244	225	100	0.0100	0.005	69	0.94	32.850	32.790	31.540	31.520	1.085	1.045						
Pipe C1 to C3																													
C1	DP - TANK7	72.64	717.50	0.00	0.00	717.50	717.50	34.28	uPVC	0.01	145.917	150	29	0.0350	0.01	46	1.94	32.840	32.950	32.290	29.748	0.400	3.052						
C2	DP - TANK7	26.00	401.50	0.00	0.00	401.50	401.50	19.18	uPVC	0.01	148.457	150	100	0.0100	0.01	24	1.09	32.950	32.950	32.400	32.140	0.400	0.660						
C3	TANK7 - GS8	2.13	0.00	0.00	0.00	0.00	1119.00	53.46	uPVC	0.01	147.812	150	13	0.0800	0.01	72	3.03	32.950	32.940	32.352	32.181	0.448	0.609						
Pipe D1 to D2																													
D1	FD - FITTING	15.73	0.00	17.00	11.00	17.83	17.83	0.85	uPVC	0.01	46.139	150	100	0.0100	0.01	24	0.05	32.960	32.960	32.494	32.338	0.314	0.472						
D2	FITTING - GS8	15.70	0.00	23.00	3.00	21.39	39.22	1.87	uPVC	0.01	62.012	150	100	0.0100	0.01	24	0.11	32.960	32.940	32.338	32.181	0.472	0.609						
Pipe E1 to E2																													
E1	GS8 - GS9	15.66	0.00	0.00	28.00	6.44	1164.66	38.17	PP	0.01	192.166	225	100	0.0100	0.005	69	0.96	32.940	32.930	32.161	32.005	0.554	0.700						
E2	GS9 - EXISTING	21.47	0.00	208.00	99.00	209.97	1374.63	45.06	PP	0.01	204.905	225	100	0.0100	0.005	69	1.13	32.930	32.790	31.985	31.770	0.720	0.795						

Quest Apartment
 Prince Charles Street, Elizabeth Park



MUSIC MODEL Treatment Train Effectiveness



Quest Apartment
Prince Charles Street, Elizabeth



APPENDICES

9/25/25, 4:06 PM

Rainfall IFD Data System: Water Information: Bureau of Meteorology



Location

Label: Elizabeth, SA
Latitude: -34.7178 [Nearest grid cell: 34.7125 (S)]
Longitude: 138.672 [Nearest grid cell: 138.6625 (E)]

IFD Design Rainfall Intensity (mm/h)

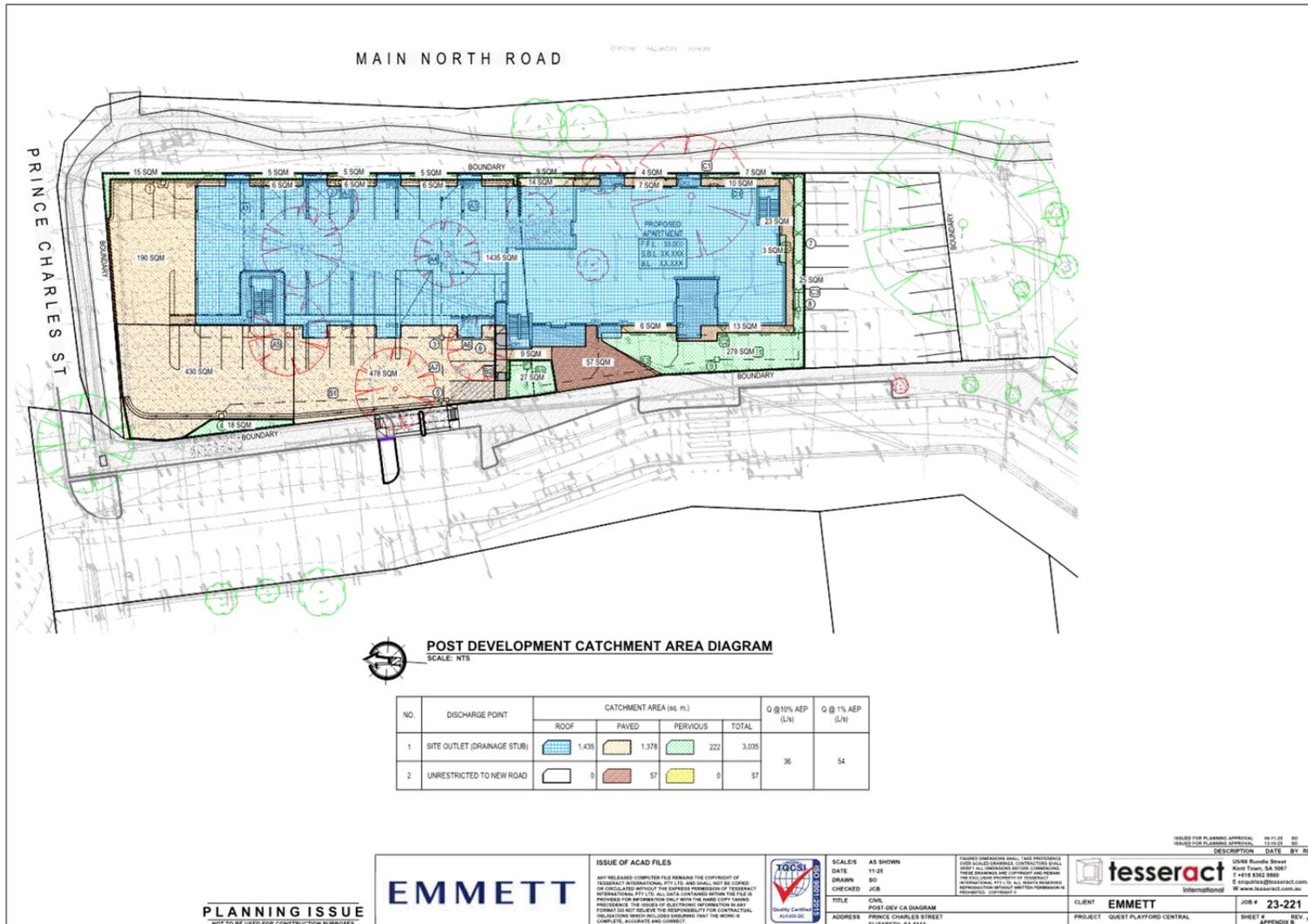
Issued: 25 September 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
[FAQ for New ARR probability terminology](#)

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	71.8	83.0	121	151	182	227	266
2 min	63.6	73.3	107	132	159	199	231
3 min	56.6	65.3	95.1	118	142	177	207
4 min	51.1	59.0	86.1	107	129	161	188
5 min	46.8	54.1	79.0	97.9	118	148	172
10 min	34.0	39.3	57.5	71.3	86.2	108	126
15 min	27.4	31.6	46.4	57.5	69.5	87.0	102
20 min	23.3	26.9	39.4	48.8	59.0	73.8	86.4
25 min	20.4	23.6	34.5	42.8	51.7	64.6	75.7
30 min	18.3	21.1	30.9	38.3	46.2	57.8	67.7
45 min	14.2	16.4	23.9	29.6	35.8	44.7	52.3
1 hour	11.8	13.6	19.8	24.6	29.6	37.1	43.3
1.5 hour	9.06	10.4	15.2	18.7	22.6	28.2	33.0
2 hour	7.48	8.60	12.5	15.4	18.6	23.2	27.1
3 hour	5.69	6.53	9.45	11.7	14.0	17.5	20.4
4.5 hour	4.31	4.94	7.13	8.79	10.6	13.2	15.4
6 hour	3.53	4.05	5.82	7.17	8.61	10.7	12.5
9 hour	2.66	3.04	4.35	5.35	6.42	7.97	9.28
12 hour	2.17	2.48	3.53	4.34	5.20	6.43	7.48
18 hour	1.62	1.85	2.61	3.20	3.84	4.72	5.47
24 hour	1.32	1.49	2.10	2.57	3.07	3.76	4.35
30 hour	1.12	1.27	1.77	2.16	2.58	3.15	3.62
36 hour	0.980	1.10	1.54	1.87	2.23	2.71	3.11
48 hour	0.791	0.888	1.22	1.48	1.76	2.13	2.43
72 hour	0.583	0.650	0.881	1.06	1.25	1.49	1.69
96 hour	0.468	0.520	0.696	0.829	0.970	1.15	1.29
120 hour	0.394	0.436	0.579	0.684	0.794	0.934	1.04
144 hour	0.342	0.378	0.498	0.584	0.672	0.786	0.876
168 hour	0.304	0.336	0.438	0.510	0.583	0.678	0.753

Note:
 # The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
 * The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

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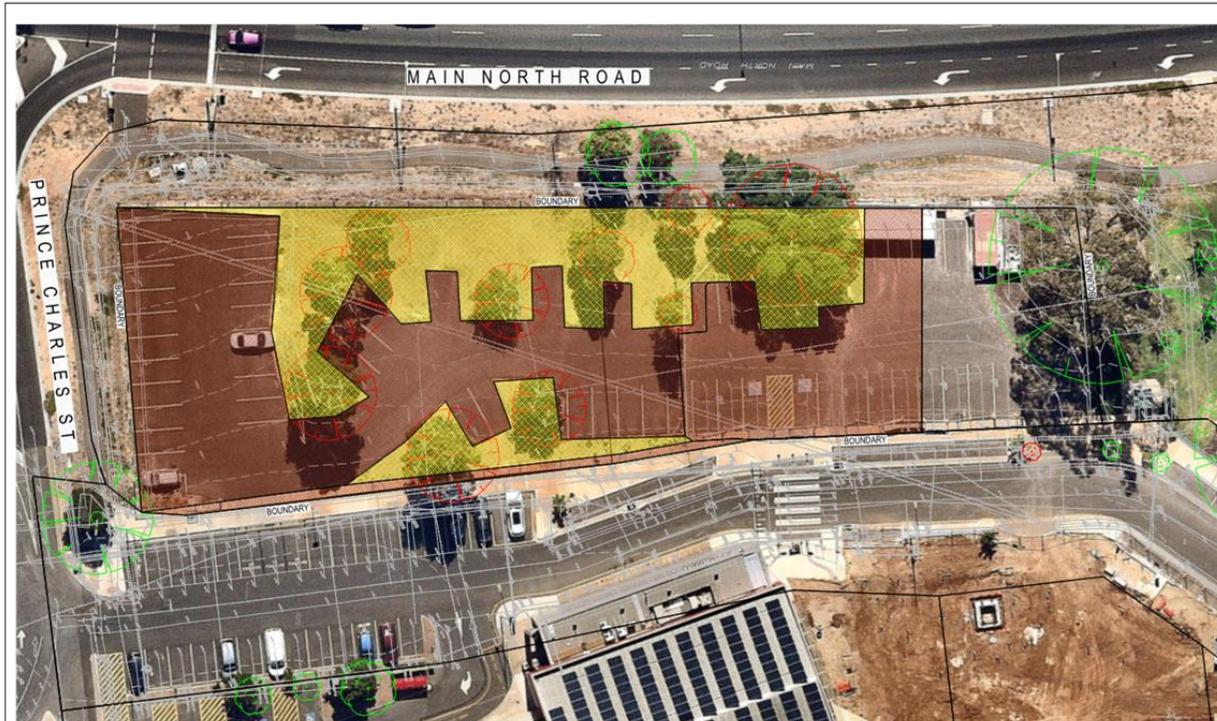
SCALES AS SHOWN
DATE 11-24
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CHECKED JOB
TITLE CIVIL
POST DEV CA DIAGRAM
ADDRESS PRINCE CHARLES STREET
ELIZABETH, SA 5112

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CLIENT **EMMETT** JOB # **23-221**
PROJECT **GUEST PLAYFORD CENTRAL** SHEET # **APPENDIX B** REV: 1

ISSUED FOR PLANNING APPROVAL 06-01-24 BO 1
ISSUED FOR PLANNING APPROVAL 11-23-24 BO 2



PREDEVELOPMENT CATCHMENT AREA DIAGRAM
SCALE: NTS

NO.	DISCHARGE POINT	CATCHMENT AREA (sq. m.)				Q @10% AEP (L/s)
		ROOF	PAVED	PERVIOUS	TOTAL	
1	UNRESTRICTED TO SEP	0	1,724	681	2,405	54

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SCALE: AS SHOWN
DATE: 11-25
DRAWN: RD
CHECKED: JOB
TITLE: CIVIL
PRE-DEV CATCHMENT AREA DIAGRAM
ADDRESS: PRINCE CHARLES STREET
ELIZABETH, SA 5112

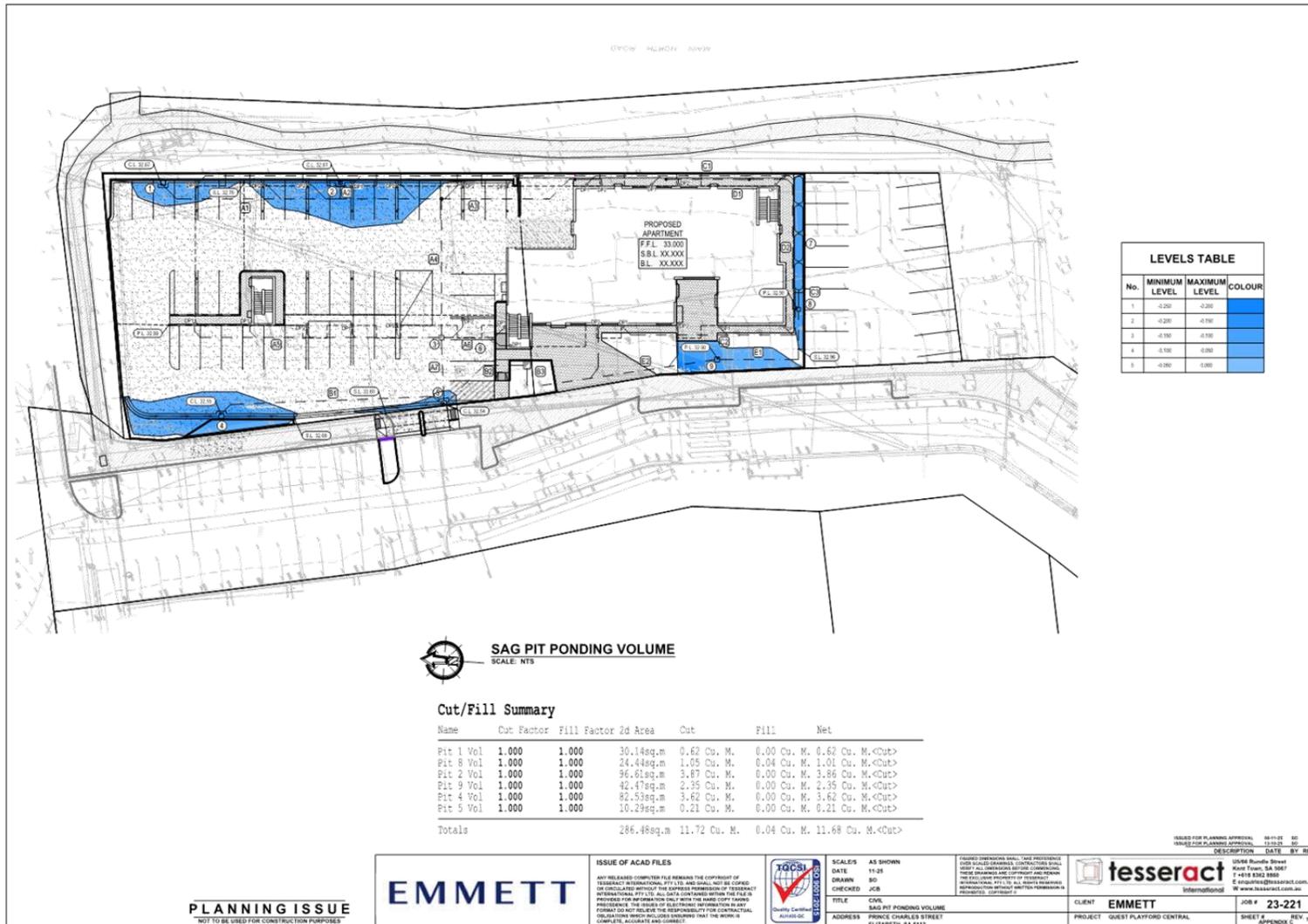
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CLIENT: **EMMETT** JOB #: **23-221**
PROJECT: **GUEST PLAYFORD CENTRAL** SHEET #: **REV 1**
APPENDIX B

ISSUED FOR PLANNING APPROVAL: 08-01-2023 00 1
ISSUED FOR PLANNING APPROVAL: 11-25-2023 00 1



LEVELS TABLE			
No.	MINIMUM LEVEL	MAXIMUM LEVEL	COLOUR
1	-0.00	-0.00	
2	-0.20	-0.00	
3	-0.00	-0.00	
4	-0.00	-0.00	
5	-0.00	0.00	

SAG PIT PONDING VOLUME
SCALE: NTS

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Pit 1 Vol	1.000	1.000	30.14sq.m	0.62 Cu. M.	0.00 Cu. M.	0.62 Cu. M.<Cut>
Pit 8 Vol	1.000	1.000	24.44sq.m	1.05 Cu. M.	0.04 Cu. M.	1.01 Cu. M.<Cut>
Pit 2 Vol	1.000	1.000	96.61sq.m	3.87 Cu. M.	0.00 Cu. M.	3.86 Cu. M.<Cut>
Pit 9 Vol	1.000	1.000	42.47sq.m	2.35 Cu. M.	0.00 Cu. M.	2.35 Cu. M.<Cut>
Pit 4 Vol	1.000	1.000	82.53sq.m	3.62 Cu. M.	0.00 Cu. M.	3.62 Cu. M.<Cut>
Pit 5 Vol	1.000	1.000	10.29sq.m	0.21 Cu. M.	0.00 Cu. M.	0.21 Cu. M.<Cut>
Totals			286.48sq.m	11.72 Cu. M.	0.04 Cu. M.	11.68 Cu. M.<Cut>

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SCALES AS SHOWN
DATE 11-25
DRAWN 80
CHECKED JOB
TITLE CIVIL
SAG PIT PONDING VOLUME
ADDRESS PRINCE CHARLES STREET
ELIZABETH, SA 5112

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CLIENT **EMMETT** JOB # **23-221**
PROJECT **GUEST PLATFORM CENTRAL** SHEET # **APPENDIX C** REV. 1

ISSUED FOR PLANNING APPROVAL 08-01-21 80 1
ISSUED FOR PLANNING APPROVAL 11-25 80 1

REFER TO DRAWING C100 FOR CIVIL NOTES.

STORMWATER PIT SCHEDULE								
PIT No.	DESCRIPTION	COVER LEVEL (C.L.)	INVERT LEVEL (I.L.) IN	INVERT LEVEL (I.L.) OUT	COVER	PIPE Ø	IN	OUT
1	600 SQ.05	32.670	-	32.176 (PIPE A1)	CLASS 'F' GRATE	150		OUT
2	400 SQ.05	32.610	-	32.099 (PIPE A2)	CLASS 'F' GRATE	150		OUT
3	600 SQ.08	32.600	31.524 (PIPE A3) 31.504 (PIPE A5) 31.524 (PIPE A6)	31.524 (PIPE A7)	CLASS 'F' COVER	150	150 150 225	IN IN OUT
4	600 SQ.05	32.600	-	31.938 (PIPE B1)	CLASS 'F' GRATE	150		OUT
5	600 SQ.05	32.640	31.700 (PIPE A7) 31.700 (PIPE B1)	31.707 (PIPE B2)	CLASS 'F' GRATE	150	150 150	IN OUT
6	NOTE 1	32.800	31.740 (PIPE B2)	31.540 (PIPE B3)	CLASS 'F' COVER	150	150	IN OUT
7	NOTE 2	TBC	TBC (PIPE C1) TBC (PIPE C2)	TBC (PIPE C3)	TANK LID	150	150 150	IN OUT
8	400 SQ.05	32.800	32.101 (PIPE C2) 32.101 (PIPE C3)	32.141 (PIPE E1)	CLASS 'F' GRATE	150	150 150	IN OUT
9	600 SQ.05	32.800	32.046 (PIPE E1)	31.988 (PIPE E2)	CLASS 'F' GRATE	225	150	IN OUT

- NOTES:**
- PIT NUMBER 6 IS TO BE A 4000MM DEPTH CAPTOPPED STORMWATER SYSTEM BY OCEAN PROTECT. PROVIDE DETAILS TO HAVE 0.1% SLOPE AND COVER ON HERE. PROVIDE DETAILS, METALLIZATION AND MANUFACTURER AS PER POLLUTION CONTROL DEVICE MANUFACTURER'S SPECIFICATION.
 - PIT NUMBER 7 IS TO BE A 2000MM DEPTH STORMWATER DETENTION TANK. PROVIDE IN-SITU SERVICE AT DETENTION TANK INLET PIPE.
 - PROTECT OCEAN PROTECT OCCASIONALLY WITH 500 MICRON BAG FOR ALL GRATED INLETS HERE. PROVIDE DETAILS, INSTALLATION AND MAINTENANCE AS PER POLLUTION CONTROL DEVICE MANUFACTURER'S SPECIFICATION.
 - PROVIDE TEMPORARY SUPPORTS/SHORING FOR PIT EXCAVATION DEEPER THAN 1.5M OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.

STORMWATER SYSTEM MAINTENANCE NOTES

- INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM ARE TO BE CARRIED OUT ON A PERIODIC BASIS.
- DESIGN AND MAINTENANCE WORKS, SUCH AS FILTER BAG INSPECTION & EVALUATION, REMOVAL OF CAPTURED POLLUTANTS AND DISPOSAL OF MATERIALS, ARE TO BE DONE TWO TO FOUR TIMES ANNUALLY.
- STORMWATER MAINTENANCE WORKS, SUCH AS INSPECTION OF CAPTURED & CHAMBER AND REMOVAL OF LARGER SOLIDS POLLUTANTS IS TYPICALLY REQUIRED EVERY 4 MONTHS.
- STORMWATER MAINTENANCE SERVICE IS TO INCLUDE INSPECTION OF CAPTURED & CHAMBER, REMOVAL OF ACCUMULATED SEDIMENTS AND WASH-DOWN OF STORMWATER CHAMBER IS TYPICALLY REQUIRED EVERY 12 MONTHS.
- REFER TO POLLUTION CONTROL DEVICE MANUFACTURER'S OPERATION AND MAINTENANCE MANUAL FOR THE DETAILED MAINTENANCE PROCEDURES.

STORMWATER PIPE SCHEDULE				
PIPE MARK	LOCATED BETWEEN PITS	LENGTH	DESCRIPTION SIZE/GRADE	REMARKS
A1	1-10	34.31	Ø150 (PVC @ 0.07%)	
A2	2-FITTING	1.90	Ø150 (PVC @ 1.07%)	
A3	ØP-10	20.00	Ø150 (PVC @ 1.07%)	
A4	Ø2-3	16.60	Ø150 (PVC @ 1.07%)	
A5	ØP-3	20.30	Ø150 (PVC @ 1.07%)	
A6	ØP-3	6.33	Ø150 (PVC @ 1.07%)	
A7	3-5	7.48	Ø225 (PP @ 1.95%)	
B1	4-5	27.68	Ø150 (PP @ 1.95%)	
B2	5-4	11.34	Ø225 (PP @ 1.95%)	TO SLOTT EXISTING
B3	4-EXISTING	0.00	Ø150 (PP @ 1.95%)	TO SLOTT EXISTING
C1	ØP-7	32.68	Ø150 (PVC	FULLY SLOTTED IN A NET PREPARED SYSTEM
C2	ØP-7	26.00	Ø150 (PVC	FULLY SLOTTED IN A NET PREPARED SYSTEM
C3	7-4	1.14	Ø150 (PVC @ 0.07%)	OVERFLOW PIPE
D1	Ø5-FITTING	19.73	Ø150 (PVC @ 1.07%)	
D2	FITTING-4	15.70	Ø150 (PVC @ 1.07%)	
E1	4-3	15.60	Ø225 (PP @ 1.95%)	
E2	3-EXISTING	21.47	Ø150 (PP @ 1.07%)	TO SLOTT EXISTING

- NOTES:**
- ALL PVC PIPES ARE TO BE DOW CLASS 24 IN L/D
 - ALL PP PIPES ARE TO BE BLACKHOLE 200 PIPES
 - ALL REINFORCED CONCRETE PIPES ARE TO BE MINIMUM OF CLASS 4

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DATE 11-24
DRAWN 30
CHECKED JOB
TITLE CIVIL SCHEDULES
ADDRESS PRINCE CHARLES STREET ELIZABETH, SA 5112

PLEASE DIMENSION DRAWINGS PRESENTING DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS OF ALL CONSTRUCTION. THESE DIMENSIONS ARE CONTRACT AND DESIGN NOT FOR CONSTRUCTION. FOR FURTHER INFORMATION CONTACT TESSERACT INTERNATIONAL PTY LTD. ALL RIGHTS RESERVED. INFORMATION PROVIDED BY THE USER IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM TESSERACT INTERNATIONAL PTY LTD.

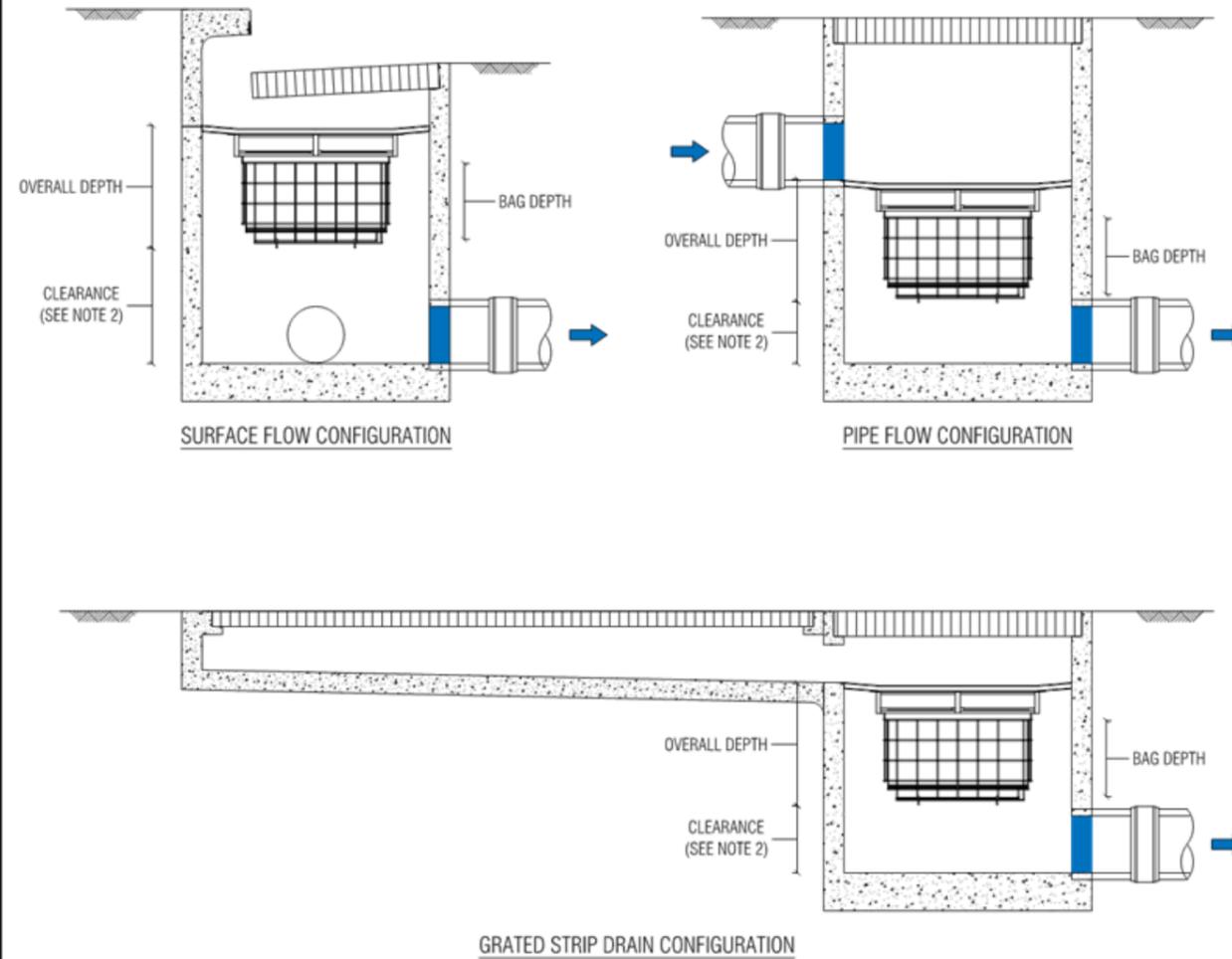


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ISSUED FOR PLANNING APPROVAL 06-01-21 80 C
ISSUED FOR PLANNING APPROVAL 12-09-20 80 B
ISSUED FOR PLANNING APPROVAL 11-02-20 80 A

DESCRIPTION DATE BY REV

CLIENT **EMMETT** JOB # **23-221**
PROJECT GUEST PLAYFORD CENTRAL SHEET # **C104** REV **C**



PLAN ID	MAXIMUM PIT PLAN DIMENSIONS
S	450mm x 450mm
M	600mm x 600mm
L	900mm x 900mm
XL	1200mm x 1200mm

DEPTH ID	BAG DEPTH	OVERALL DEPTH
1	170	270
2	300	450
3	600	700

PLAN ID	DEPTH ID	DEPTH ID		
		1	2	3
S		■	■	■
M		■	■	■
L		■	■	■
XL		■	■	■



GENERAL NOTES

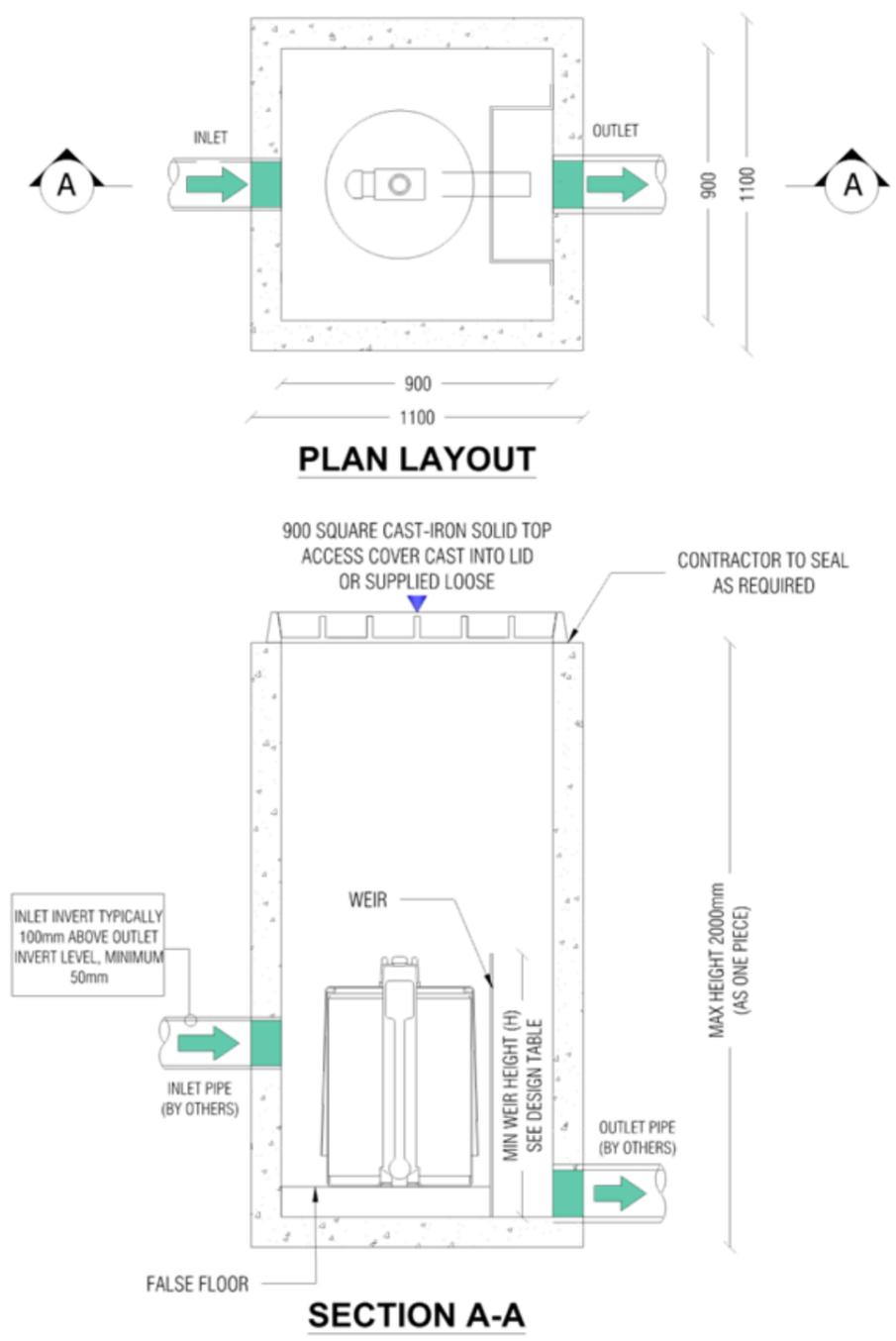
1. THE MINIMUM CLEARANCE DEPENDS ON THE CONFIGURATION (SEE NOTE 2) AND THE LOCAL COUNCIL REQUIREMENTS.
2. CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 50mm. FOR OTHER PITS, THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE OBVERT SO AS NOT TO INHIBIT HYDRAULIC CAPACITY.
3. OCEAN PROTECT PROVIDES TWO FILTRATION BAG TYPES:- 200 MICRON BAGS FOR HIGHER WATER QUALITY FILTERING AND A COARSE BAG FOR TARGETING GROSS POLLUTANTS.
4. DRAWINGS NOT TO SCALE.



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TYPICAL ARRANGEMENTS
SPECIFICATION DRAWING

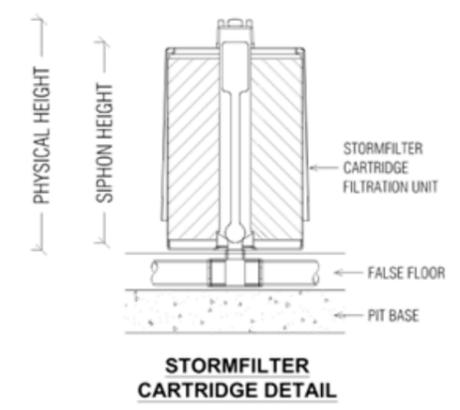
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STORMFILTER DESIGN TABLE

- STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED.
- THE STANDARD CONFIGURATION IS SHOWN. ACTUAL CONFIGURATION OF THE SPECIFIED STRUCTURE(S) PER CERTIFYING ENGINEER WILL BE SHOWN ON SUBMITTAL DRAWING(S).
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 178mm.

CARTRIDGE NAME / SIPHON HEIGHT (mm)	690	460	310
CARTRIDGE PHYSICAL HEIGHT (mm)	840	600	600
MINIMUM WEIR HEIGHT [H] (mm)	820	590	440
CARTRIDGE FLOW RATE FOR ZPG MEDIA (L/s)	1.6	1.1	0.7
CARTRIDGE FLOW RATE FOR PSORB MEDIA (L/s)	0.9	0.46	0.39



SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	[]		
NUMBER OF CARTRIDGES REQ'D	[]		
SIPHON HEIGHT (310 / 460 / 690)	[]		
MEDIA TYPE (ZPG / PSORB)	[]		
WATER QUALITY FLOW RATE (L/S)	[]		
HYDRAULIC CAPACITY (L/S)	[]		
PIPE DATA:	I.L.	MATERIAL	DIAMETER
INLET PIPE #1	[]	[]	[]
INLET PIPE #2	[]	[]	[]
INLET PIPE #3	[]	[]	[]
OUTLET PIPE	[]	[]	[]
PRECAST PIT WEIGHT	TBA		
LID WEIGHT	TBA		

GENERAL NOTES

1. PRECAST STRUCTURE SUPPLIED WITH CORE HOLES TO SUIT OUTER DIAMETER OF NOMINATED PIPE SIZE / MATERIAL.
2. PRECAST STRUCTURE SHALL MEET W80 WHEEL LOAD RATING ASSUMING A MAXIMUM EARTH COVER OF 2.0m AND A GROUND WATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CERTIFYING ENGINEER TO CONFIRM ACTUAL GROUNDWATER ELEVATION. PRECAST STRUCTURE SHALL BE IN ACCORDANCE WITH AS3600.
3. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CERTIFYING ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE SYSTEM, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.
4. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
5. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
6. DRAWING NOT TO SCALE.

INSTALLATION NOTES

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY CERTIFYING ENGINEER.
2. CONTRACTOR TO PROVIDE ALL EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING DETAIL PROVIDED SEPARATELY).
3. CONTRACTOR TO APPLY SEALANT TO ALL JOINTS AND TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPES.



OCEAN PROTECT
 1 CARTRIDGE STORMFILTER SYSTEM
 900 x 900 PIT
 VIC SPECIFICATION DRAWING

LAST MODIFIED: 18.10.2023

Friday, 5th December 2025

Preliminary Arboricultural Report



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Written by:
Duncan McGregor
BSc For, AATech Cert, MICFor

Preliminary Arboricultural Report



Prepared For: **Future Urban**
Site Location: **Lot 1 Prince Charles Street, Elizabeth Park. SA 5112**
Council Area: **City of Playford**
Date: **5 December 2025**



Friday, 5th December 2025

Preliminary Arboricultural Report

CONTENTS

<u>Section</u>	<u>Title</u>	<u>Page No.</u>
1.0	Introduction	3 - 4
2.0	Tree Survey Methodology	5 - 7
3.0	Site Description	8 - 9
4.0	Tree Health and Condition	10
5.0	Preliminary Recommendations	11
6.0	Arboricultural Impact Assessment	12 - 14
7.0	Recommendations	15
8.0	Conclusions	16
	Appendix A: Tree Schedule	17-18
	Appendix B: Site Plans	19 – 20
	Appendix C: Report Limitations and Disclaimer	21
	Appendix D: References	22

Friday, 5th December 2025

Preliminary Arboricultural Report

1.0 Introduction

This preliminary arboricultural impact assessment relates to trees growing within grounds of an existing car park. The trees are in the car park at Lot 1, Prince Charles Street, Elizabeth Park.

The report has been commissioned by Future Urban to provide information on the existing tree cover within the car park at Lot 1, Prince Charles Street, Elizabeth Park in relation to a proposed development of a four-storey hotel.

The survey and report set out to achieve the following objectives:

- To briefly assess the current condition of the trees on site.
- To assess the suitability of retention of trees on site in relation to AS 4970-2025, Protection of Trees on Development Sites.
- To determine the legal status of the trees within the site boundaries.
- To provide appropriate tree protection zones around those trees identified.

The survey has been based on a visual inspection of the trees carried out from the ground by Mr Duncan McGregor on 2 December 2025. The weather at the time of the survey was dry and overcast.

The assessment was carried out from within the confines of property and adjacent public highways.

Friday, 5th December 2025

Preliminary Arboricultural Report

1.1 Caveat Emptor

This report is the result of an arboricultural inspection of both the site and the trees in question.

The trees were inspected using an industry's best practice, level 2 basic assessment (ground based visual tree assessment); an aerial inspection was not performed.

An assessment of the current condition of the trees is made and any issues relating to the trees' current health and structural integrity in view of any proposed development and the impact that may affect public safety, structures of value or loss of amenity value are brought forward.

These findings are interpreted and the best course of action to abate these concerns is provided.

No subsurface inspection was conducted, and no soil samples were taken for analysis.

No decay detection equipment was used in assessment of the trees, and no tissue samples were taken for analysis.

This report is limited to the time of inspection and reflects the trees found on the day of assessment. Modifications and changes to the site conditions or surrounding environment due to impacts from construction work; landscaping, weather and pruning works or other issues may alter the findings of this report.

The findings presented in this assessment are limited to no more than two months upon receipt of this report. Any modification to the site, development proposal or the trees themselves will render the findings of this report inaccurate.

All information contained within this report is predicated on material, documents and plans made available by the client or other parties and deemed to be from an accurate source. Tree Vision Arboricultural Consultants hold no responsibility for inaccuracies within the materials or information provided.

Friday, 5th December 2025

Preliminary Arboricultural Report

2.0 Tree Survey Methodology

Twelve (12) individual trees have been assessed in detail. Two (2) Council managed, street trees, outside the site boundaries were included as part of the assessment

A total of twelve (12) individual trees has been assessed and data collected. Other street trees were noted near to the site boundaries but were far enough away from the site to potentially be impacted by the proposed development of a four-storey hotel.

This assessment is undertaken using standard tree assessment criteria for each tree based on the values below. It is implemented because of at least one comprehensive and detailed site inspection to undertake a visual tree assessment from the ground of each individual tree, group or stand of trees, or a representative population sample.

Any dimensions recorded as averages, or by approximation, are noted accordingly.

The method of assessment of the tree/s applied is adapted from the principles of a visual tree assessment undertaken from the ground, which considers:

1. Tree health and subsequent stability, both long and short term
2. Hazard potential to people and property
3. Significance

Friday, 5th December 2025

Preliminary Arboricultural Report

Regulated/Significant Trees

A tree classified as 'Regulated' for purposes of this report has been identified as meeting the criteria laid down in the Planning, Development, and Infrastructure Act 2016

"trees within the designated area that have a trunk with a circumference of 1.0 metres or more or, in the case of trees with multiple trunks, that have trunks with a total circumference of 1.0 metres or more and an average circumference of 310mm or more above natural ground level."

A tree classified as 'Significant' for purposes of this report has been identified as meeting the criteria laid down in the Planning, Development, and Infrastructure Act 2016

"trees within the designated area that have a trunk with a circumference of 2.0 metres or more or, in the case of trees with multiple trunks, that have trunks with a total circumference of 2.0 metres or more and an average circumference of 625mm or more above natural ground level."

REMINDER: It is likely a development application must be submitted to the relevant Local Government Authority outlining the reasons for the tree damaging activity that is proposed to be undertaken on tree(s) deemed as regulated or significant pursuant to the legislative definition.

Trees which the survey and assessment have identified as 'Significant' or 'Regulated' are highlighted in **BLUE** text within the Tree Schedule Tables.

Friday, 5th December 2025

Preliminary Arboricultural Report

Landscape Significance / Retention Value

An assessment of the landscape significance and the retention value have been taken using the criteria as detailed in the Institute of Australian Consulting Arboriculturists Significance of a Tree, Assessment Rating System (STARS). This rating system is used to assist in the planning process where trees are to be retained on or adjacent to a proposed development site. The system uses a scale of High, Medium, and Low significance in the landscape. Once the landscape significance has been defined then the retention value can be determined.

IACA, 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, Australia, www.iaca.org.au

3.0 Site Description

3.1 Site Boundaries and Location

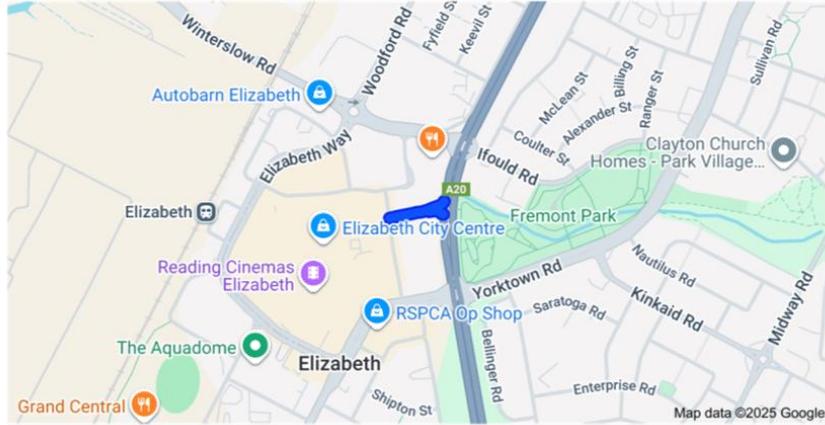


Figure 1 – showing site location in relation to major arterial, residential roads.



Figure 2 - shows an aerial image of the site subject to survey and assessment taken in 2023. The approximate boundaries of the survey area are indicated in red.

Friday, 5th December 2025

Preliminary Arboricultural Report

The site boundaries to the north, east and west are easily defined by the existing fencing. The southern boundary was determined in an email from the client.

3.2 Tree Cover

The trees subject to this assessment form part of a noticeable group within the local area, and visible from Main North Road to the east of the site. In general, the trees are maturing.

Eight (8) the individually assessed trees have all been identified as being either 'Regulated' or 'Significant' under the terms and definitions within the Planning, Development, and Infrastructure Act 2016 and the associated regulations. They were all considered to be mature specimens on the site.

The remaining trees, on the site, when measured at 1m above had circumferences less than 1m or are a species that are exempt from control and were located outside of the designated survey area. Specifically, one of the non-regulated trees included a *Ginkgo biloba* (Maidenhair Tree), Council managed street located adjacent to the western boundary of the site.

Friday, 5th December 2025

Preliminary Arboricultural Report

4.0 Tree Health and Condition

Several features concerning tree health and condition were identified and apparent from the assessment. These are identified and highlighted below. Recommendations for remedial action are made in section 5.

a) Decay and Wounds

Some minor stem wounding was noted on tree number 4 at approximately 1.6m above ground level. Here the bark has been scored / marked.

b) Structural Defects

No structurally defective features were identified on any of the assessed trees.

c) Crown Symmetry and Suppression

Tree numbers 1 and 4 display a crown bias to the northwest.

d) Stress and Low Vigour

Tip dieback was noted in tree numbers 1, 2, 3, 4, 7 and 8, and in some instances the live growth displays leaf chlorosis and checked growth.

e) Deadwood

Minor deadwood was noted in each of the assessed trees and is considered a symptom of the dieback discussed above.

f) Trees near Infrastructure

Tree numbers 1-10 are all located within an existing Council managed car park, part of which is covered in bitumen, although most of it is compact rubble. Tree numbers 11 and 12 are street trees.

Friday, 5th December 2025

Preliminary Arboricultural Report

5.0 Preliminary Recommendations

The following recommendations are made in the interests of good arboricultural management and should be undertaken regardless of any development proposals. A timescale for undertaking these works is also provided.

All recommendations are consistent with the guidance provided by Australian Standard AS 4373 – 2007: Pruning of Amenity Trees.

5.1 Arboricultural Management Works

- Tree number 8 – Remove tree.

5.2 Arboricultural Standards

All tree removal and pruning should be undertaken by suitably qualified, experienced and insured Arborists to Australian Standard 4373 -2007 '*Pruning of amenity trees*'. Where Council approvals are required, this is noted. These works recommended to be completed within the next 3 months. Prior development approval is required for these tree removals.

5.3 Risk Management of Trees

All the trees within the site are within an area of frequent public access and should accordingly be the subject of regular inspections.

It is recommended this is carried out at least once a year or in the aftermath of severe storms and should be carried out by a suitably qualified, experienced, and insured Consulting Arborist.

Friday, 5th December 2025

Preliminary Arboricultural Report

6.0 Arboricultural Impact Assessment

This report has been produced for the purpose of providing best practice guidelines for tree protection measures in accord with Australian Standard 4970-2025 'Protection of trees on development sites'.

6.1 Tree Protection Zones

The principle means of protecting trees on development sites is the Tree Protection Zone (TPZ). The TPZ is a combination of the root area and crown area of the tree(s) that requires protection. This area is isolated from construction disturbance to maintain the long-term viability of the tree(s). The TPZ incorporates the Notional Root Zone (NRZ) and Structural Root Zone (SRZ).

The design proposal may require modifications to the NRZ to allow for development. Encroachment within the optimal NRZ through trenching, excavation, and compaction filling may be possible although it is likely further investigative works will need to be undertaken to assess the potential impacts.

Should the overall area of encroachment into the NRZ be less than 10% of the total area and outside the SRZ, then it is generally considered that the impact on the tree is minimal and within the tolerable limits of the tree and as such investigative root zone excavations may not be necessary. The area lost to this encroachment should be compensated for elsewhere and must be contiguous with the NRZ. Variations to the Tree Protection Plan must be made by the project arborist considering all relevant factors listed in clause 3.3.2 of the Australian Standard.

Should the design proposal require an encroachment of more than 10% into the total area of the NRZZ or within the SRZ, the project arborist must demonstrate that the tree will remain viable. The area lost to this encroachment should be compensated for elsewhere and must be contiguous with the NRZ. It is likely non-destructive diagnostic root zone excavations may need to be undertaken, and consideration given to clause 3.3.2 of the Australian Standard.

Friday, 5th December 2025

Preliminary Arboricultural Report

6.1 Structural Root Zone

The Structural Root Zone (SRZ) is a calculated area around the tree required for tree stability. The SRZ only needs to be calculated in cases where major encroachment into the Notional Root Zone (NRZ) is proposed.

No development activities are permitted within this zone.

6.2 Notional Root Zone Calculations

To calculate the Notional Root Zone (NRZ) a measurement of the diameter at standard height (DSH) is applied:

$$DSH \times 12 = NRZ \text{ (Notional Root Zone)}$$

As stated in clause 3.2 of the Australian Standard AS 4970 that the maximum TPZ area should not be less than 2metres or more that 15metres radius from the centre of the tree except in cases where crown protection is required.

In the case of palms, monocots, cyads and tree ferns the TPZ should not be less than 1 metre outside the crown spread of the tree.

The optimal Notional Root Zones (NRZ) and Structural Root Zones (SRZ) are measured radially from the centre of the tree.

Table 1: Notional Root Zones

Tree Number	Notional Root Zone (NRZ) [m]	Notional Root Zone Area [m ²]	Structural Root Zone (SRZ) [m]
1	4.68	69	2.45
2	3.84	46	2.18
3	3.6	41	2.13
4	5.16	84	2.47
5	7.2	163	3.01
6	6.24	122	2.9
7	3.36	36	2.05
8	2.52	20	1.82
9	2.76	24	1.88
10	7.85	194	2.76
11	2	13	1.4
12	15	707	4.03

13

Friday, 5th December 2025

Preliminary Arboricultural Report

6.3 Notional Root Zone Encroachment Considerations

Encroachment into the Notional Root Zone (NRZ) will be calculated based on information obtained from the plans provided by the client, the tree assessment, the site survey, and guidelines contained within the standard. The proposed lines of encroachment are calculated, and the area of encroachment subtracted from the overall area of the optimal NRZ, and a percentage result achieved. In determining the potential impacts of encroachment into the NRZ the project arborist is to consider the following (clause 3.3.2 AS 4970-2009):

- a) Root Location and distribution
- b) Loss of root mass
- c) Species tolerance to root loss
- d) Temporary or permanent loss of soil volume
- e) Tree age, vigour, and size
- f) Presence of other trees
- g) Staging and timing of excavations
- h) Tree maintenance / care activities
- i) Tree lean and stability
- j) Soil characteristics, topography, and drainage
- k) Root restricting existing / past structures / obstacle
- l) Proposed construction measures to reduce impacts / design factors
- m) Root investigation

7.0 Recommendations

Having assessed the trees and calculated the Tree Protection Zones for the tree. The following recommendations are to be incorporated within the final design proposals.

1. Where a minor 10% encroachment into the Notional Root Zone (NRZ) is unavoidable, adequate space is provided elsewhere on the site to offset this encroachment, contiguous with the NRZ.
2. Any proposed encroachment beyond 10% may be possible subject to detailed, non-destructive root investigation works. These works are to be carried out under the strict supervision of the project arborist. The project arborist is to provide a report on the findings and suitability or not, of any additional encroachment into the NRZ.
3. Upon approval of the final design layout, a full Arboricultural Impact Assessment and Tree Protection Plan are to be prepared and implemented on site prior to the commencement of works on site.
4. If excavation must be completed within the designated NRZ this must be completed using a non-destructive method. The use of hydro-vac excavation or hand digging must be used to reduce the potential for damage to the root system of the trees. This work is to be completed under the supervision of the project arborist.
5. The approved tree protection requirements are to be clearly identified during the project tender process. A contractual agreement is to be drawn up with the accepted tenderers, which outlines their responsibility and ensures contractor compliance. A copy of the Tree Protection Plan is to be made available during the tender process.
6. Appointment of a project arborist at the start of the project to help ensure the successful retention and protection of the tree during the development works.
7. Consideration must also be given to the citing of underground services as far away from the trees as possible or to utilize existing service trenches. This is to prevent the potential for damage to the underground parts of the tree. Where new service trenches are required to be formed, they are to be formed by hand or using a hydro-vac. No mechanical digging is to take place within the Tree Protection Zones.

Friday, 5th December 2025

Preliminary Arboricultural Report

8.0 Conclusions

Having undertaken a detailed examination and assessment of the trees located on and adjacent to the subject site I can conclude the following:

- The overall health of the tree population is fair.
- Limited previous management of trees appears to have been undertaken.
- The range of tree species on and adjacent to the site is not considered particularly diverse.
- The biodiversity value of the tree population is considered fair.
- The habitat value of the tree population is fair.

The individually assessed trees were generally found to be of medium to low landscape significance and as such were assessed as having a medium to low retention value.

Where trees are identified for removal, it is strongly recommended that a rolling program of new planting is implemented to ensure a continued level of tree cover on the site.

Thank you for the opportunity to provide this report and trust that it meets your requirements. If any further information or clarification is required, please do not hesitate to contact me.

Duncan McGregor

BSc For, AATech Cert, MICFor



Senior Consulting Arborist

Date: 4 December 2025

Friday, 5th December 2025

Preliminary Arboricultural Report

Appendix A - Tree Schedule

Tree Number	Common Name	Latin Name	Tree Height [m]	Circumference [m]	DBH [cm]	Crown Spread [E]	Crown Spread [N]	Crown Spread [S]	Crown Spread [W]	Age Class	Physiological Condition	Structural Condition	Observation Comments	Useful Life Expectancy	Landscape Significance	Retention Value
1	Spotted Gum	<i>Corymbia maculata</i>	11	1.32	39	5	4	5	6	Mature	Fair	Fair	Bifurcation at 4m, crown bias west. Tip dieback in eastern, northern and southern crown.	10-19 years	Medium	Low
2	Spotted Gum	<i>Corymbia maculata</i>	11	1.06	32	3	4	4	4	Mature	Fair	Fair	Leaf discolouration.	10-19 years	Medium	Low
3	Spotted Gum	<i>Corymbia maculata</i>	10	1	30	3	2	3	2	Mature	Fair	Fair	Leaf discolouration, thinning upper crown	10-19 years	Low	Low
4	Spotted Gum	<i>Corymbia maculata</i>	16	1.44	43	5	7	5	5	Mature	Good	Fair	Upright form, crown bias north west.	20-29 years	Medium	Medium
5	Queensland Bottle Tree	<i>Brachychiton rupestris</i>	7	2.23	60	3	4	3	3	Mature	Good	Fair	Light in ground within 1m to south.	20-29 years	Medium	Medium
6	Queensland Bottle Tree	<i>Brachychiton rupestris</i>	6	2.04	52	4	4	4	3	Mature	Good	Fair	Previously pruned on eastern side.	20-29 years	Medium	Medium
7	Spotted Gum	<i>Corymbia maculata</i>	11	0.94	28	3	3	3	2	Mature	Fair	Fair	Tip dieback throughout crown.	5-9 years	Low	Low
8	Spotted Gum	<i>Corymbia maculata</i>	9	0.69	21	2	2	2	2	Mature	Poor	Fair	Tip dieback throughout crown, leaf chlorosis.	5-9 years	Low	Remove
9	Spotted Gum	<i>Corymbia maculata</i>	11	0.74	23	2	2	2	2	Mature	Fair	Fair	Upright form.	10-19 years	Low	Low

Friday, 5th December 2025

Preliminary Arboricultural Report

Appendix A - Tree Schedule

Tree Number	Common Name	Latin Name	Tree Height [m]	Circumference [m]	DBH [cm]	Crown Spread [E]	Crown Spread [N]	Crown Spread [S]	Crown Spread [W]	Age Class	Physiological Condition	Structural Condition	Observation Comments	Useful Life Expectancy	Landscape Significance	Retention Value
10	Small-leaved Fig	<i>Ficus obliqua</i>	11	3.1	Ave 43	9	8	9	8	Mature	Good	Fair	4x secondary stems from 1m, overhangs footpath to east.	20-29 years	Medium	Medium
11	Maiden Hair Tree	<i>Ginkgo biloba</i>	4	0.34	8	2	2	2	2	Semi mature	Good	Fair	Street tree	30-39 years	Medium	Medium
12	Queensland Bottle Tree	<i>Brachychiton rupestris</i>	7	5.1	146	4	3	3	4	Mature	Good	Fair	Street tree, at north western corner.	30-39 years	High	High

Friday, 5th December 2025

Preliminary Arboricultural Report

Appendix B – Site Map -Trees

NOT TO SCALE



Friday, 5th December 2025

Preliminary Arboricultural Report

Appendix B – Site Map – Notional Root Zones

NOT TO SCALE



Friday, 5th December 2025

Preliminary Arboricultural Report

Appendix C - Report Limitations and Disclaimer

1. Trees are naturally exfoliating living organisms; therefore, the author cannot guarantee the structural stability of the trees under all conditions. Therefore, the recommendations made by this report cannot guarantee that the tree will be rendered safe.
2. The identification of defects is limited to what is clearly visible from above ground only.
3. All recommendations made by this report are estimations that cover identifiable defects that were physically present at the time of inspection. In the event of unforeseen circumstances or situations that may take place after the time of inspection, the authors cannot be held liable and accept no responsibility.
4. Trees under any circumstances cannot be classified as safe under any conditions. It must be made clear that all recommendations are made to minimize identifiable risks that are present at the time of inspection.
5. This report is intended for the sole use of the client and any relevant managing authorities. It must not be reproduced or made available to third party members without written consent from TreeVision.

7.2 DA 26002879 - LOT 144 JOHN RICE AVENUE ELIZABETH SOUTH - VARIATION TO APPLICATION 24042652 - EXTERNAL ARCHITECTURE, FENCING AND SIGNAGE AMENDMENTS TO CHILD CARE CENTRE

Author:	Andrew Humby
Proposal:	Variation to Application 24042652 - External architecture, fencing and signage amendments to child care centre
Development Number:	26002879
Date of Lodgement:	2 February 2026
Owner:	City of Playford
Applicant:	Development Holdings Pty Ltd
Location:	Lot 144 John Rice Avenue, Elizabeth South (proposed allotment 4)
Zone:	Strategic Innovation Zone, Activity Node Subzone
Classification:	Performance Assessed
Public Notification Category:	N/A
Representation Received:	No
Request for Additional Information Made?	No
Recommendation:	To Grant Planning Consent
Attachments:	<p>1 ↓. Proposed Variation Documentation</p> <p>2 ↓. Council Assessment Panel Report - 17 July 2025</p> <p>3 ↓. Council Assessment Panel Minutes - 17 July 2025</p>

1. The Subject Land

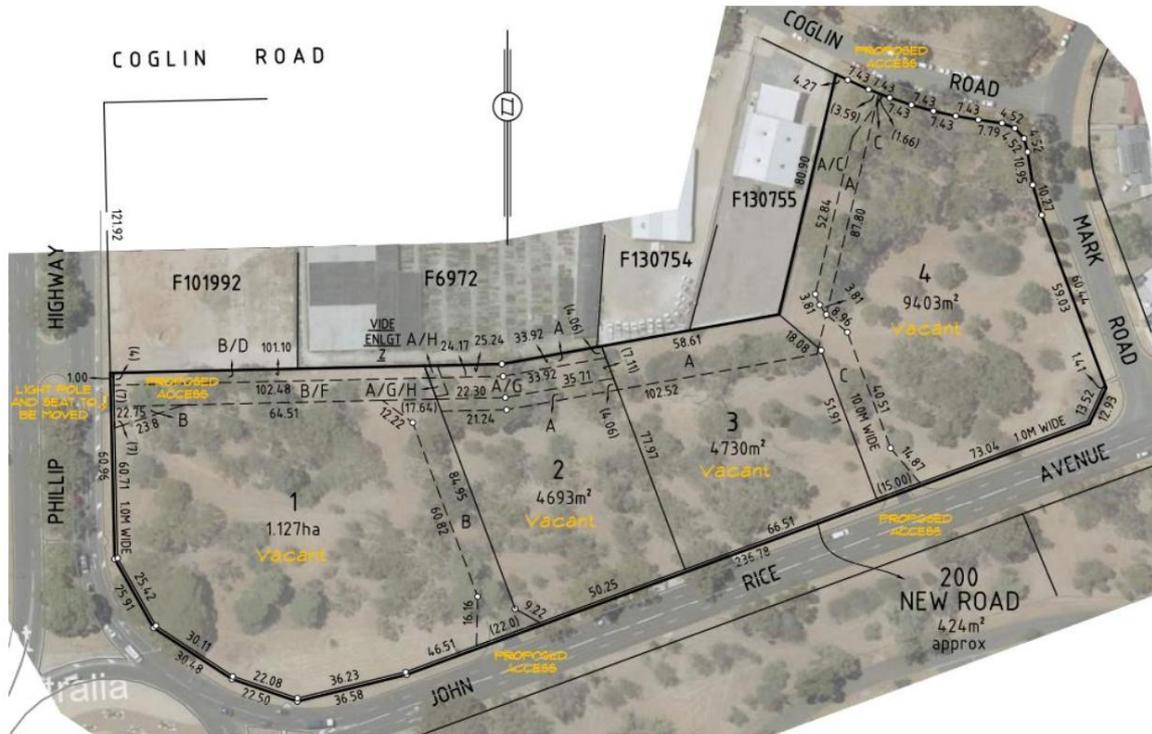
The subject land is identified as Allotment 144 of Filed Plan 130753 within Certificate of Title Volume 6203 Folio 773.

The subject land is located on the north-eastern corner of the intersection of John Rice Avenue and Philip Highway, Elizabeth South. The subject land covers an area of approximately 3ha and contains frontages to John Rice Avenue, Philip Highway, Mark Road and Coglin Road.

John Rice Avenue and Philip Highway are both classified as State maintained roads and are managed by the Department for Infrastructure and Transport (DIT).

The subject land is currently undeveloped, with no buildings or structures present. The land is however covered with extensive vegetation, including numerous Regulated and Significant Trees.

The City of Playford Council Assessment Panel approved a land division (DA 24022584) on 20 February 2025 (Resolution CAP574) that sought to divide the subject land into four (4) allotments. Although the Conditions of Approval have yet to be satisfied and each title formally created the subject 'site' – the area of the proposed development – is located in the south-eastern corner of proposed Allotment 4, as depicted in the following Plan of Division:



Extract of Plan of Division

It is important to note that the land on which the development is proposed to be established is different from the defined subject site of the development.

Allotment 4 contains a site area of 9,403m², with the subject site of the proposed development containing an area of 2,625m². The subject site contains a 60.83m frontage to Mark Road, 29.76m to John Rice Avenue and a corner cut-off of 12.93m.

The site is relatively flat, with a gentle slope descending toward the northern boundary.



Extract of Plan of Division

A number of easements, for water and sewer purposes, and a right of way are shown on the approved Plan of Division; however, neither affect the subject site. The remaining portion of Allotment 4 does not form part of this application.

This will form part of future development applications which will be Guided by the 'Playford Health & Wellbeing Precinct Master Plan' (further discussed below).

2. The Locality

The locality is characterised by a mix of land uses and large areas of vegetated open space, with the multi-lane road network (John Rice Avenue and Philip Highway) a notable barrier between differing land uses.

The ACH Healthia Aged Care and Retirement Living Complex is located to the north of the subject site. Orientated towards Mark Road, the built form comprises single storey independent living dwellings and a single and two storey main building setback from the street behind visitor car parking. This complex is located within the Strategic Innovation Zone, as is the subject land.

To the immediate south is a wide open space reserve abutting John Rice Avenue, with residential allotments, located within the General Neighbourhood Zone, of a consistent size and configuration located further to the south. The General Neighbourhood Zone extends north of John Rice Avenue to include a triangular section that adjoins the subject land to its east. Allotments within the General Neighbourhood Zone are predominantly built out with single storey detached dwellings and associated outbuildings.

To the north-west of the subject site, a mix of land uses are located within the Employment Zone, including a place of worship, equipment hire depot (service trade premise), transport logistics, recycling depot and other light industrial activities.

Further to the west of Philip Highway is the former Holden site, with a petrol station located at the intersection of Philip Highway and John Rice Avenue.

2.1 Locality Plan



2.2 Zoning

The subject land is located within the Strategic Innovation Zone (the Zone) and Activity Node Subzone (the Subzone) as identified in the Planning and Design Code. The following Overlays and Technical and Numerical Variations (TNVs) also apply:

Overlays

- Airport Building Heights (Regulated) Overlay – All structures over 45m
- Affordable Housing Overlay
- Building Near Airfields Overlay
- Defence Aviation Area Overlay – All structures over 90m
- Hazards (Flooding – General) Overlay
- Noise and Air Emissions Overlay
- Prescribed Wells Area Overlay
- Regulated and Significant Tree Overlay
- Traffic Generating Development Overlay
- Urban Transport Routes Overlay.

TNVs

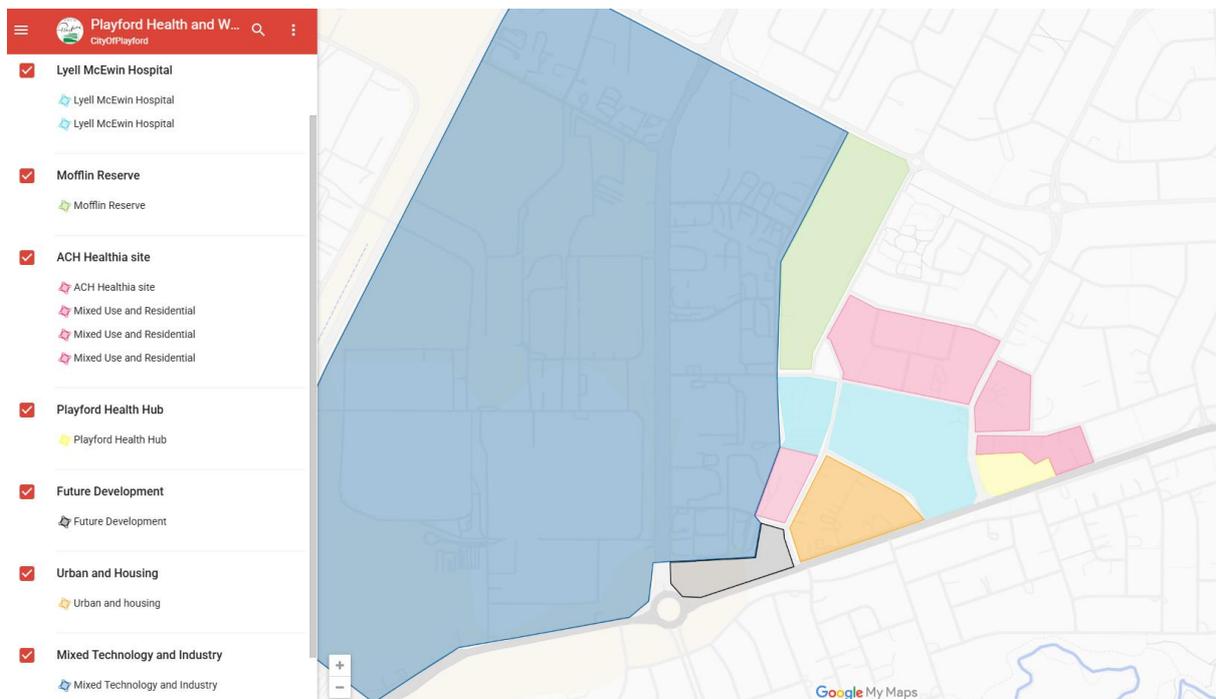
- Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints
- Interface Height.

2.3 Zone Map



3. Background

The City of Playford, in partnership with SA Health, has long recognised the strategic importance of establishing a regional health precinct surrounding the Lyell McEwin Hospital. Guided by the Lyell McEwin Health Precinct Master Plan, Council has sought to create an integrated health and innovation hub that combines public and private healthcare, allied health services, education, research, and residential support. The area is now known as the Playford Health & Wellbeing Precinct (see figure below).



To enable this vision, key land use changes were implemented through two (2) Development Plan Amendments (in 2013 and 2020), now embedded within the Strategic Innovation Zone of the Planning and Design Code. These changes facilitate the development of health-related infrastructure and services.

Council has actively progressed this strategy by unlocking Council-owned land to attract private and state investment. This has supported several landmark developments, including the Fluid Solar House, ACH Healthia Aged Care and Training Facility (inclusive of a university presence), and upgrades to the Lyell McEwin Hospital. Council also revoked the community land status of the subject land to facilitate future development, supported by community engagement aligned with the Master Plan's objectives.

The Council Assessment Panel (CAP) approved a Land Division (1 into 4) in February 2025 that divides the subject land into 4 allotments (Resolution CAP574), further discussed in section 3.1 below.

Separate to this, a number of contracts have been prepared with various private entities to develop the land in a manner to achieve the outcomes of the 'Lyell McEwin Health Precinct Master Plan'.

3.1 Development Application 24042652

Council administration wrote to the Minister for Planning on 9 January 2025, requesting that the proposed development within Allotment 4 be referred to the State Planning

Commission for assessment. This request was made due to a perceived conflict of interest, as Council is the current landowner.

In response, the Delegate of the Minister for Planning wrote to Council administration on 16 January 2025, advising that the independent Council Assessment Panel is well positioned to appropriately assess and determine the merits of the proposal. This advice confirmed that the assessment could proceed in accordance with the requirements set out in the *Planning, Development and Infrastructure Act 2016* (the Act) and the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations).

At its meeting on 17 July 2025, CAP resolved to grant Planning Consent for a 'Single storey child care centre with associated play areas, fencing, landscaping and on-site car parking, removal of two (2) regulated trees and two (2) significant trees' at Allotment 144 John Rice Avenue, Elizabeth South subject to a number of reserved matters and conditions (DA 24042652).

See Attachment 2 and 3 for Agenda Report and Minutes (for the full agenda item, refer to the CAP webpage – <https://www.playford.sa.gov.au/council/council-and-committees/archive?committee=council-assessment-panel>).

As with DA 24042652, while Council's Assessment Manager normally holds the authority to consider development proposals of this nature, additional steps have been taken to ensure transparency and maintain public confidence in the planning process. Given that Council is still the landowner and Council stands to raise revenue from the proposal, this has been delegated and referred to CAP for its consideration and determination.

Council staff have considered this variation request and determined that the variation is not 'minor' and must therefore be assessed as a variation to the original application with the delegation to CAP remaining.

4. The Proposal

The applicant is seeking to vary the planning consent to reflect amendments made to the external architectural design, fencing and signage of the child care centre building.

These changes have been made due to a change in the child care centre operator (now 'Amica Early Learning') that has specific branding and operational requirements that differ from those of the previous operator.

The proposed amendments do not alter the size of the child care centre (retained at 116 places), the siting of the building, vehicle and pedestrian access points, the number of car parking spaces (retained at 29 spaces), or site landscaping of the approved proposal.

The proposed amendments do, however include minor changes to the size, location and configuration of signage on both the building and perimeter fencing. This also includes a portion of the fence increasing from 1.8m to 2.3m to accommodate the amended signage.

A copy of the proposal plans and supporting documentation are contained in Attachment 1.

5. Procedural Matters

5.1 Classification

Section 128 of the PDI Act establishes that a person may seek the variation of a development authorisation previously given under the PDI Act (including by seeking the variation of a condition imposed with respect to the development authorisation).

A variation application may only be made if the relevant authorisation is still operative and cannot seek to extend the period for which the authorisation remains operative.

As the Planning Consent was granted on 17 July 2025, the authorisation is operative until 17 July 2027 (2 years). Until this time the applicant is entitled to seek approval of a variation request.

The variation proposal has been assessed using the Performance Assessment pathway in accordance with Section 106 of the PDI Act.

5.2 Public Notification

Under Section 107(6) of the PDI Act, all classes of performance assessed development require public notification unless excluded by Table 5 of the Procedural Matters Section of the relevant Zone of the Code.

Table 5 of the Strategic Innovation Zone references 'Child Care Facility' as a form of development that is exempt from public notification, where it meets the following criteria:

- Is not located in the Repatriation Subzone
- Does not exceed the maximum building height prescribed in DPF 3.1 of the Strategic Innovation Zone
- Does not satisfy the Building Envelope requirements as prescribed in DPF 3.2 of the Strategic Innovation Zone

In this circumstance, the proposed meets the above listed criteria, ensuring that public notification is not required.

5.3 Statutory Referrals

Given the variation only impacts the external building design and signage, no statutory referral was required or undertaken.

6. Key Issues

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the proposed building design continues to achieve the intent of the Strategic Innovation Zone and Activity Node Subzone.

7. Planning Assessment

7.1 Building Design

The Strategic Innovation Zone includes a suite of Performance Outcomes (POs) designed to promote development that achieves a high standard of contemporary, cohesive and coordinated architectural design.

A revised application has been submitted that proposes amendments solely to the external architectural form and design of the approved child care centre, in response to the requirements of the future operator. Importantly, the amendments do not alter the approved development envelope or operational parameters. The following elements remain unchanged:

- the approved capacity of the child care centre (116 places)
- the siting of the building and setbacks to all boundaries
- vehicle and pedestrian access arrangements
- the provision of 29 on-site car parking spaces
- the design of boundary fencing along John Rice Avenue and Mark Road (excluding signage location); and
- the approved site landscaping layout.

Planning Consent Granted – Concept Images



CONCEPT IMAGES



Proposed Variations – Concept Images



The amended design retains a single storey built form, with a minor reduction in maximum building height from 5.25m to 5.1m. Despite this marginal height reduction, the revised architectural treatment introduces greater scale and massing at the south-eastern corner of the site, strengthening the building's visual presence at the intersection of John Rice Avenue and Mark Road.

The proposed building continues to incorporate a range of materials, colours and finishes, complemented by landscaping and fencing treatments that together achieve an attractive and well-articulated built form.

Strategic Innovation Zone PO 2.1, 2.3 and 2.6 seeks:

PO 2.1

Development achieves a high standard of contemporary architectural design, using a mixture of solid and glass finishes to produce visual interest on all sides.

PO 2.3

Buildings create visual interest and an active interface along streetscapes, pedestrian and cycle routes and building surrounds to enhance casual surveillance and provide appropriate lighting and clear lines of sight.

PO 2.6

Development including advertisements, buildings, site landscaping, street planting and paving achieves a cohesive and coordinated appearance.

The amended design continues to satisfy the intent of Performance Outcomes 2.1, 2.3 and 2.6 of the Zone, which seek high-quality, contemporary and cohesive architectural outcomes.

The orientation of child care activity rooms and outdoor play areas toward John Rice Avenue and Mark Road is unchanged, maintaining activation of the public realm. The use of batten-style fencing with acrylic acoustic panels continues to provide visual permeability, supporting casual surveillance and interaction between on-site activities and the public realm, consistent with PO 2.3 and 2.7.

PO 2.4 and 2.5 of the Activity Node Subzone place particular emphasis on the design of development on key corner sites, including the subject land.

Activity Node Subzone PO 2.4 seeks:

Iconic buildings on key corner sites at Elizabeth Vale, including at the following locations:

- (a) northern-eastern corner of John Rice Avenue and Haydown Road*
- (b) Philip Highway and John Rice Avenue*
- (c) John Rice Avenue and Mark Road*
- (d) south-eastern corner of Mark Road and Oldham Road.*

Furthermore, Activity Node Subzone PO 2.5 seeks:

Development of iconic buildings on key corner sites at Elizabeth Vale sited and designed to:

- (a) have an increased height to surrounding buildings to emphasise the corner and provide a sense of arrival*
- (b) provide a bold architectural statement through building design and use of high quality building materials.*

While the amended proposal slightly reduces the overall building height, the revised architectural composition increases perceived scale and massing at the south-eastern corner through a more deliberate roof form and enhanced articulation. This results in an improved sense of arrival and a stronger architectural presence at the intersection, better reflecting the intent of the Activity Node Subzone to establish an 'iconic' and visually prominent building on this corner site.

Overall, the amended design represents an improvement in architectural expression while maintaining full consistency with the approved development. On balance, it is considered that the revised proposal continues to present a contemporary, high-quality design outcome that aligns with the intent of both the Strategic Innovation Zone and the Activity Node Subzone. Noteworthy, the design of any future development on the balance of Allotment 4 remains unknown and will be subject to a separate development application.

7.2 Advertisements

Performance Outcomes 2.6, 5.1 and 5.2 of the Strategic Innovation Zone seek to ensure signage is well-integrated into the built form, achieves a cohesive and coordinated appearance, and is limited in scale to avoid visual clutter.

Strategic Innovation Zone PO 2.6 seeks

Development including advertisements, buildings, site landscaping, street planting and paving achieves a cohesive and coordinated appearance.

Additionally, Strategic Innovation Zone PO 5.1 and 5.2 seek:

PO 5.1

Advertisements:

- (a) use simple graphics and are restrained in their size, design and colour*
- (b) provide an overall consistency along individual street frontages.*

PO 5.2

Advertisements along minor streets and laneways include a greater diversity of type, shape, numbers and design provided that they are small in scale and located to present a consistent message band to pedestrians.

The original proposal incorporates four (4) non-illuminated signs:

- Two (2) mounted on the perimeter fencing along John Rice Avenue and Mark Road
- Two (2) fixed to the eastern and southern building façades.

The amended design incorporates the following changes:

- Relocation of one (1) perimeter fence sign from John Rice Avenue frontage to Mark Road frontage (no change to the overall number of perimeter signs)
- An additional 500mm increase in height of two sections of boundary fencing (to a maximum height of 2.3m) to accommodate amended signage
- Removal of two (2) signs previously attached to the eastern building façade
- Amended signage design attached to the northern building façade.

The amended signage design is considered to be of a modest scale, with a simple and coordinated design that is consistent with the expectations of the Zone. Additionally, the increase of the fence height in these locations to accommodate the signage is considered appropriate. It is not expected to detract from the character of the locality and is appropriate in the context of the approved development.

8. Conclusion

The applicant is seeking to vary Planning Consent (DA 24042652) to reflect amendments to the external architectural form, fencing and signage of the child care centre building.

The proposed child care centre is located within the Strategic Innovation Zone and Activity Node Subzone, which supports health, education, research, and complementary uses. While the Subzone emphasises entertainment and recreational activities, the child care centre is a supported land use and provides a valuable service to local residents and workers in the health precinct.

The amended proposal presents a contemporary and cohesive built form, with a unified roofline, quality materials, fencing and landscaping that reinforce the site's corner prominence and positively contribute to the streetscape.

On balance, the proposed development is not considered to be 'seriously at variance' with the relevant provisions of the Planning and Design Code. Rather, the development satisfies the key policy outcomes of the Strategic Innovation Zone and Activity Node Subzone and provides an appropriately designed facility at a prominent site within this locality.

It is therefore recommended that Planning Consent be granted subject to the Reserved Matters and Conditions set out below in the recommendation.

9. Recommendation

Staff Recommendation

It is therefore recommended that the Council Assessment Panel resolves to:

1. DETERMINE that the variation is not seriously at variance with the provisions of the Planning and Design Code
2. GRANTS Planning Consent to vary the application by Development Holdings Pty Ltd to amend Development Application ID 24042652 and retain the following Reserved Matters and Conditions:

Reserved Matters

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016* (the Act), the following matters shall be reserved for further assessment to the satisfaction of the Council Assessment Panel, and sub-delegated to the Assessment Manager, for determination prior to the granting of Development Approval:

1. The applicant must submit an updated Stormwater Management Plan and supporting calculations that confirm the use of a single discharge point to Mark Road and specify the selected stormwater treatment and detention measures.
2. The applicant must submit an updated Landscaping Plan that identified verge upgrades works to John Rice Avenue and Mark Road, including the proposed retention or removal of any street trees on Mark Road.
3. The applicant must submit an updated Civil and Siteworks Plan that confirms final site and building levels, as well as the extent and method of battering adjacent to the Regulated Tree and Council street trees. Supporting arboricultural advice may be required where works are proposed within close proximity to the trees.
4. The applicant must submit evidence of compliance that identifies that mechanical plant equipment is:
 - to be located within the designated 'plant' room;
 - to be located away from the eastern boundary of the site;
 - where necessary, be fitted with acoustic attenuation treatments.

Conditions

1. The development shall be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application

2. The child care facility herein approved with a maximum capacity of 116 children.
3. The hours of operation herein approved are as follows:
 - Monday to Friday - 6:30am to 6:30pm
 - Saturday and Sunday - closed

Any variation to these hours of operation will require a further consent.

4. All driveways, parking and manoeuvring areas must be formed, sealed with concrete, bitumen or paving, and be properly drained. They must be maintained in good condition thereafter.
5. All off-street carparking spaces must be line marked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and 1742.2.2009. The line marking, signposting and directional arrows must be maintained to a clear and visible standard at all times.
6. The planting and landscaping identified on the Landscaping Plan submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the child care centre. Such planting and landscaping must not be removed nor the branches of any tree lopped and any plants which become diseased or die must be replaced by suitable species.
7. Any lights on the subject land must be directed and screened so that overspill of light into the nearby properties is avoided and motorists are not distracted.
8. The signage, herein approved, must not move, flash, blink or rotate in any manner.
9. All recommendations contained within the Environmental Noise Assessment Report by Sonus document reference S8264C3 dated October 2024, shall be implemented prior to occupation of the site, and complied with at all times.
10. Payment of an amount calculated in accordance with the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2017* be made into the City of Playford Urban Trees Fund in lieu of planting replacement trees. Payment must be made prior to the issuing of Development Approval.
11. Refuse collection be restricted to periods when the child care centre is closed, specifically:
 - Saturday - Between the hours of 7:00am to 7:00pm
 - Sunday or Public Holiday - Between the hours of 9:00am to 7:00pm

Condition imposed by Environment Protection Authority under Section 122 of the Planning, Development and Infrastructure Act 2016

12. A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by Practice Direction 14: Site Contamination Assessment 2021) is issued by a site contamination consultant certifying the land is suitable for the proposed use.

Advisory Notes

1. The applicant/owner/operator is reminded of the 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.
2. Any pruning or works required on a Council tree must be undertaken by Council's arborists. Please contact the Manager of Tree Services by email at treeserviceplan@playford.sa.gov.au or for immediate assistance on 8256 0333 to arrange.



UNLOCK

YOUR VISION

REF 01823-004

Memo

To: Andrew Humby (Senior Planner, City of Playford)

From: Rick Hutchins

Date: 5 January 2026

Applicant: Development Holdings Pty Ltd

Application ID: 24042652

Proposed Development: Construct a single storey child care centre with associated outdoor play areas, fencing, landscaping and on-site car parking, and the removal of two (2) Regulated Trees and two (2) Significant Trees

Subject Land: Lot 144 John Rice Avenue, Elizabeth South

Subject: Minor Variation Request

Dear Andrew,

On behalf of Development Holdings Pty Ltd please find attached plans for proposed minor variations to proposed child care centre that has received Planning Consent.

The proposed amendments relate solely to the external architectural form and design of the building in response to the proposed operators requirements. The proposed amendments do not alter the size of the child care centre (retained at 116 places), the siting of the building with same setbacks from boundaries retained, the vehicle access and pedestrian access points, the number of car parking spaces (retained at 29 spaces), design of boundary fencing along the street frontages or site landscaping for the approved proposal.

In accordance with Practice Direction 19 – Minor Variations, Part 7 – Minor Variation to Planning Consent, the minor changes to the proposal satisfy the tests in Part 7, Clause (1) in that:

- *(a) the variation is insignificant* – the proposal does not alter the approved use, intended occupancy numbers, siting arrangement or design intent;
- *(b) the extent (if any) to which the variation will impact adjacent land is insignificant* – this proposal does not alter the position or scale of the proposed building;
- *(c) the effect of the variation will not be contextually important* – the proposed variations do not seek to alter how the proposal will sit within the streetscape and retains the approved outcome that achieves an increased building height compared to the surrounding low-density, low-scale residential context.



UNLOCK

YOUR VISION

REF 01823-004

Finally, in accordance with Part 7, clause (4):

- Part (a) – the proposal does not alter the assessment pathway or essential nature of the proposed development;
- Part (b) – would not require public notification, noting the original application did not require public notification;
- Part (c) – would not require referral to a referral body;
- Part (d) – does not introduce a new element that would require planning consent;
- Part (e) – does not relate to a condition that was directed by a referral body (Condition 12 directed by the EPA is not affected by the proposed variation and would remain relevant).

Should you require any further information please contact me on rhutchins@ekistics.com.au or on 0419 119 021.

Kind Regards

A handwritten signature in blue ink, appearing to read 'RHutchins'.

Rick Hutchins

Senior Associate



APPENDIX 1
Architectural Plan Set (On Architecture)



PRELIMINARY

Rev	Amendment	Date



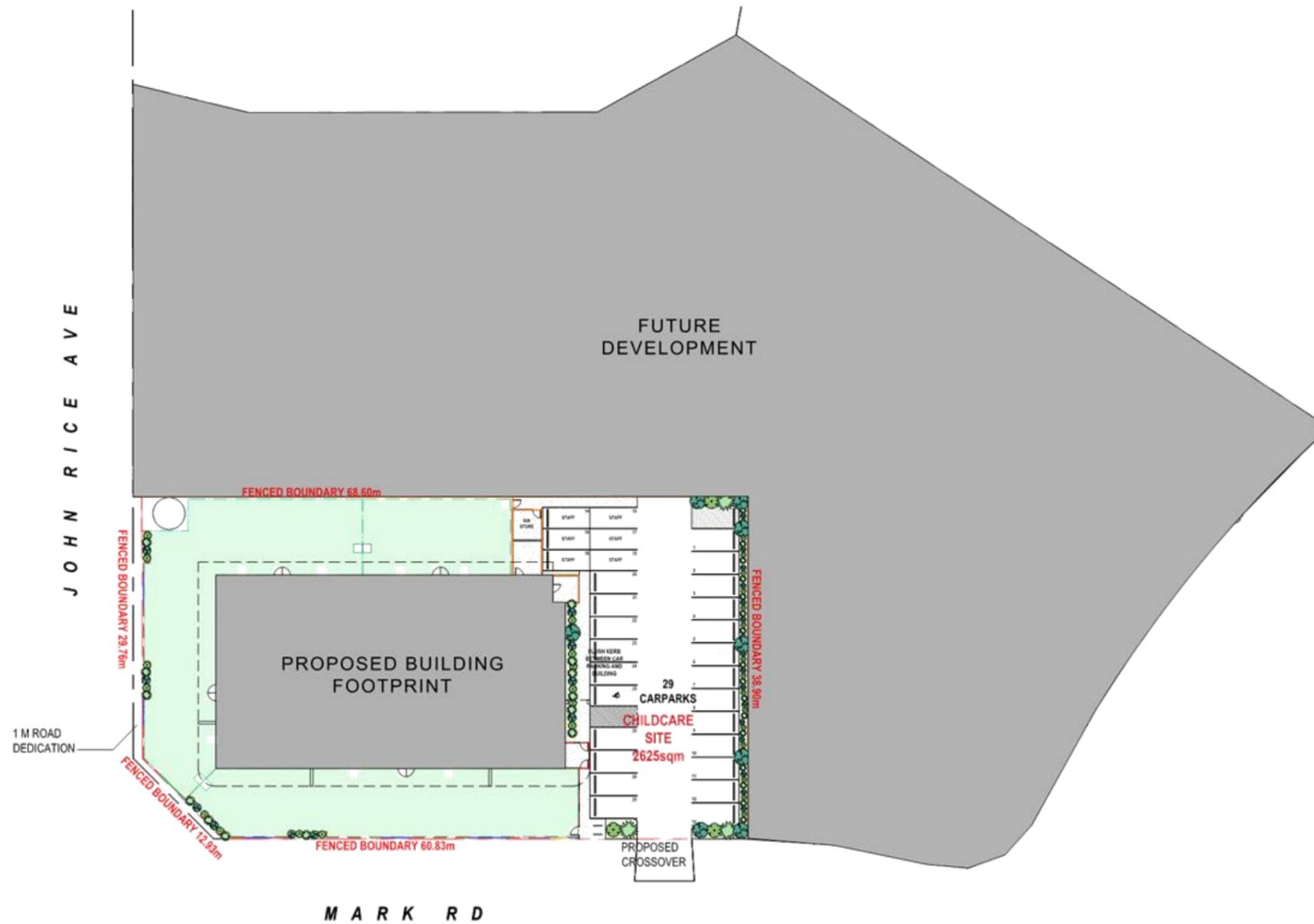
ARCH DRAWING SCHEDULE	
No.	Sheet Name
DA00	FRONT COVER/ DRAWING SCHEDULE
DA01	PROPOSED CHILD CARE LOCATION PLAN
DA02	PROPOSED CHILD CARE SITE PLAN
DA03	PROPOSED TREE PLAN
DA04	PROPOSED CHILD CARE GROUND FLOOR
DA05	PROPOSED ROOF PLAN
DA06	MATERIAL SELECTIONS
DA07	BUILDING ELEVATIONS
DA08	BUILDING ELEVATIONS
DA09	FENCE ELEVATIONS
DA10	CONCEPT RENDERERS
DA11	GF PLANTING PLAN
DA12	LANDSCAPE PLANTING SCHEDULE



Project
ELIZABETH SOUTH DEVELOPMENT
 Elizabeth South, SA

Drawing
 COVER/ DRAWING SCHEDULE

Scale	As indicated	Drawn	AR
Client	-		
Date	17/12/2025		
Job No.	202400021		
Dwg No.	DA00	Rev.	A3 SHEET



PRELIMINARY

Rev	Amendment	Date

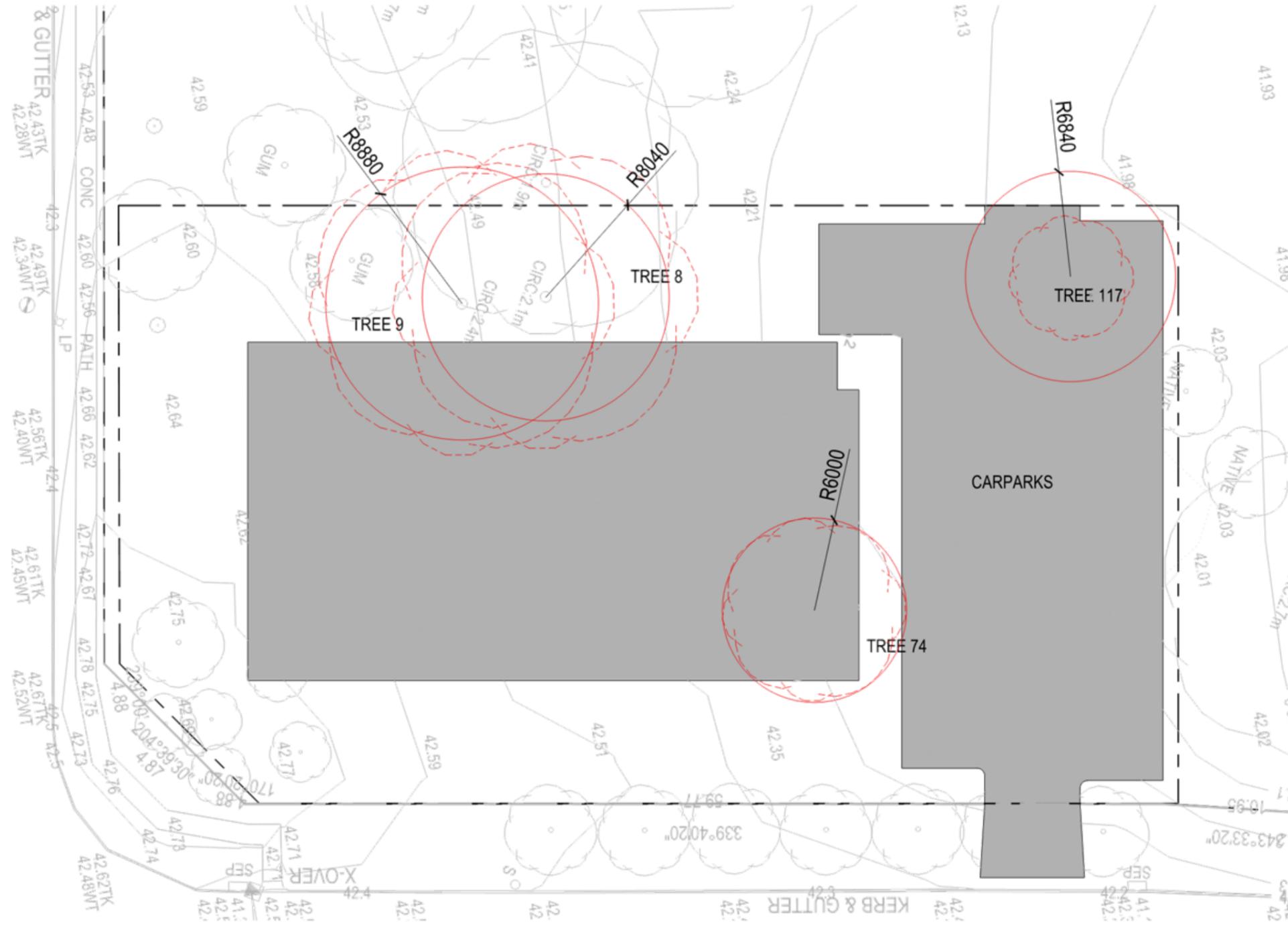
○ PROPOSED SITE PLAN
1:500



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
SITE PLAN

Scale	As indicated	Drawn	AR	
Client	-			
Date	17/12/2025			
Job No.	202400021			
Dwg No.	DA02	Rev.	A3 SHEET	



PRELIMINARY

Rev	Amendment	Date

TREE No.	TREE PRO. ZONE RADIUS (mm)
8	8040
9	8880
74	6000
117	6840

NOTE:
ALL TREE IN THE TABLE TO BE REMOVED



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
TREE PLAN

Scale As indicated Drawn AR
 Client -
 Date 17/12/2025
 Job No. 202400021
 Dwg No. **DA03** Rev. A3 SHEET

TREE PLAN
1:250

PRELIMINARY

Rev	Amendment	Date



PROPOSED FLOOR PLAN
1:250

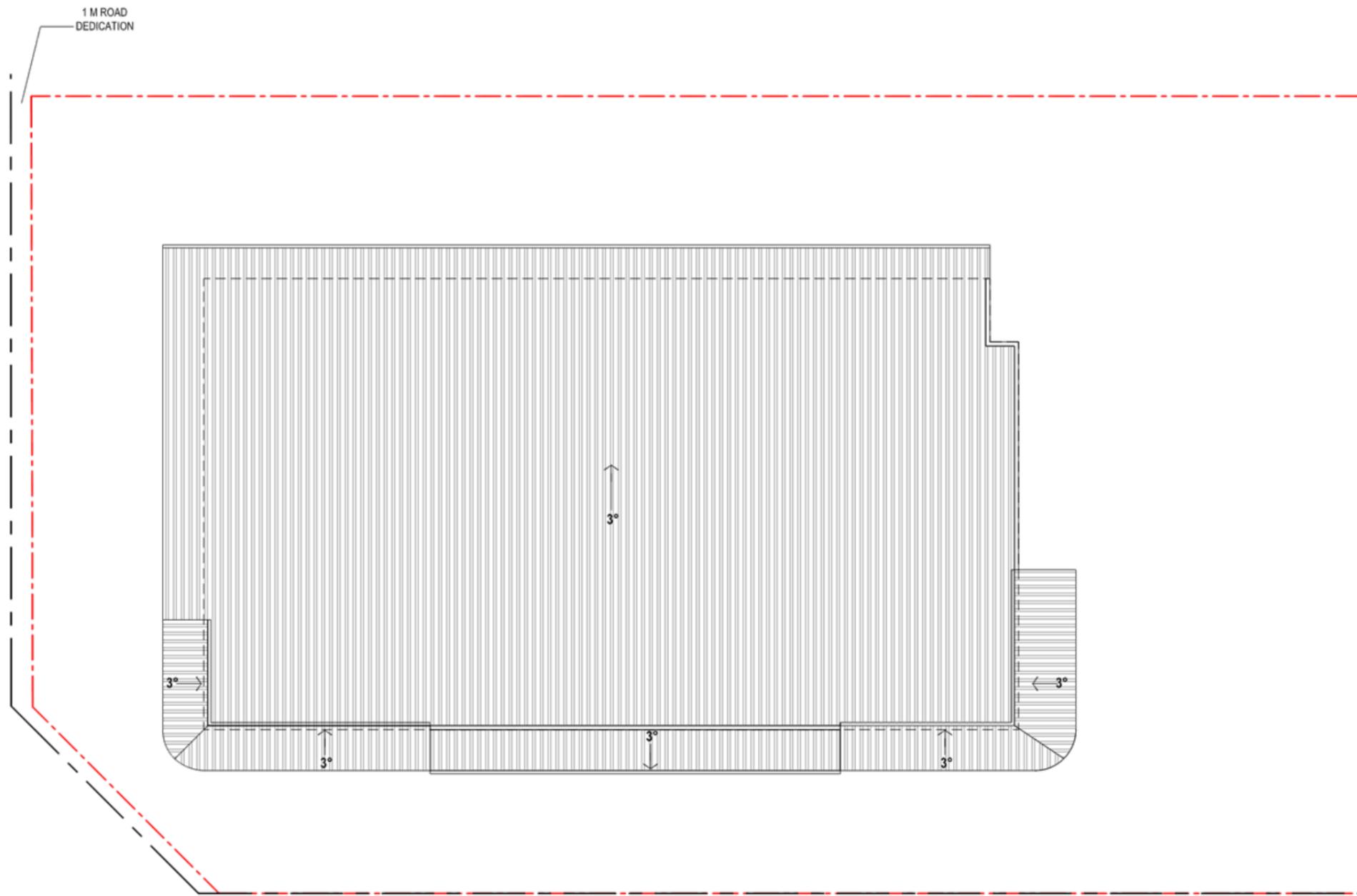
SITE DATA		ACTIVITY AREA SCHEDULE							OUTDOOR PLAY AREA SCHEDULE							
ITEM	VALUE	ROOM	PLACES	AGE	STAFF RATIO	STAFF No.	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED	ROOMS	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
SITE AREA	2625sqm	ROOM 1	8	0-1	1:4	2	26	27sqm	6sqm	33sqm	ROOM 1	8				
BUILDING AREA (GFA)	953m ²	ROOM 2	12	1-2	1:4	3	39	40sqm	6sqm	46sqm	ROOM 2	12	140	140sqm	5sqm	145sqm
PROPOSED CHILD CARE PLACES	116	ROOM 3	16	2-3	1.5	3	52	53sqm	6sqm	59sqm	ROOM 3	16	672	672sqm	14sqm	686sqm
REQUIRED CARPARKING	1 Car Per 4 Places = 29	ROOM 4	20	2-3	1.5	4	65	66sqm	6sqm	72sqm	ROOM 4	20				
PROPOSED CARPARKING	29 Carparks	ROOM 5	16	2-3	1.5	3	52	53sqm	6sqm	59sqm	ROOM 5	16				
		ROOM 6	22	3-5	1:11	2	71.5	72sqm	6sqm	78sqm	ROOM 6	22				
		ROOM 7	22	3-5	1:11	2	71.5	72sqm	6sqm	78sqm	ROOM 7	22				
		TOTALS	116			19	377	383sqm	42sqm	425sqm	TOTALS	116	812	812sqm	19sqm	831sqm



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
CHILDCARE GROUND FLOOR PLAN

Scale As indicated Drawn AR
Client -
Date 17/12/2025
Job No. 202400021
Dwg No. **DA04** Rev. A3 SHEET



PRELIMINARY

Rev	Amendment	Date

○ PROPOSED ROOF PLAN
1:200



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
ROOF PLAN

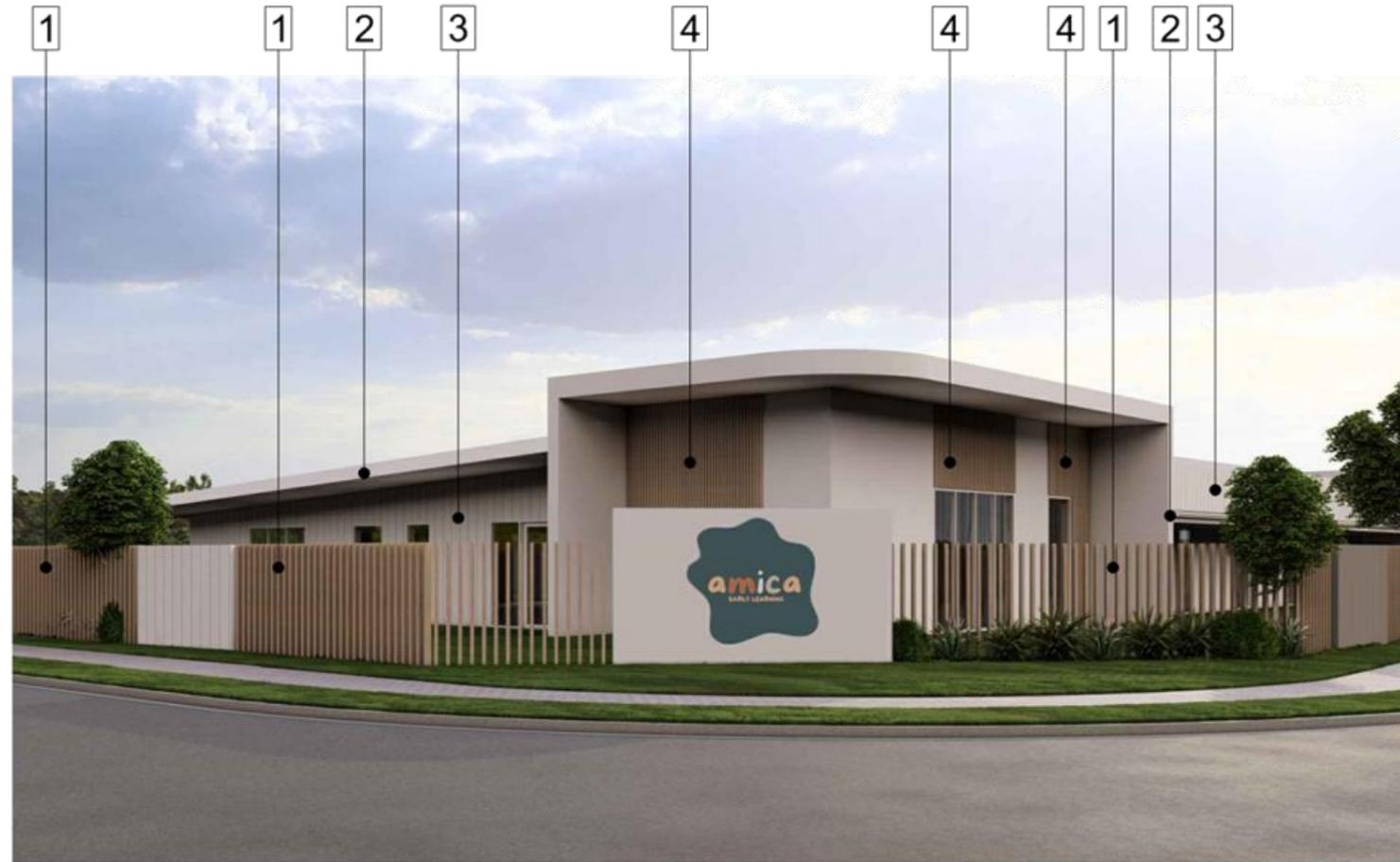
Scale As indicated Drawn AR
Client -
Date 17/12/2025
Job No. 202400021
Dwg No. **DA05**

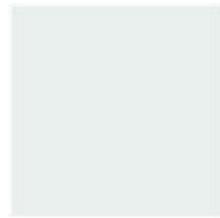
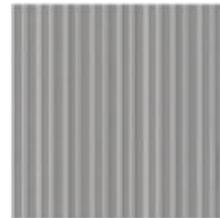


Rev. A3 SHEET

PRELIMINARY

Rev	Amendment	Date



						
1 KNOTWOOD 'SILVER WATTLE' ALUMINIUM BATTENS WITH ACRYLIC CLEAR SHEET BEHIND	1 ACRYLIC CLEAR SHEET BEHIND BATTENS	2 DULUX POWDERCOAT-WHITE ON WHITE <ul style="list-style-type: none"> • COLUMNS • ROOF FASCIA FLASHINGS • GUTTERS • DOWNPIPES • WINDOW FRAMES 	3 JAMES HARDIE FC SHEET - AXON CLADDING (400mm SMOOTH) - DULUX SURFMIST	4 TIMBER BATTEN CLADDING, OR SIMILAR	5 SANDSTONE SPLIT FACE IRREGULAR VENEER CLADDING, OR SIMILAR	6 ROOF SHEETING - COLORBOND SURFMIST

MATERIAL SELECTION



Project
ELIZABETH SOUTH DEVELOPMENT
 Elizabeth South, SA

Drawing
MATERIAL SELECTION

Scale	As indicated	Drawn	AR	
Client	-			
Date	17/12/2025			
Job No.	202400021			
Dwg No.	DA06	Rev.	A3 SHEET	

PRELIMINARY

Rev	Amendment	Date



○ EAST ELEVATION
1:200



○ WEST ELEVATION
1:200



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
ELEVATIONS

Scale	As indicated	Drawn	AR
Client	-		
Date	17/12/2025		
Job No.	202400021		
Dwg No.	DA07	Rev.	A3 SHEET

PRELIMINARY

Rev	Amendment	Date



○ SOUTH ELEVATION
1:200



○ NORTH ELEVATION
1:200



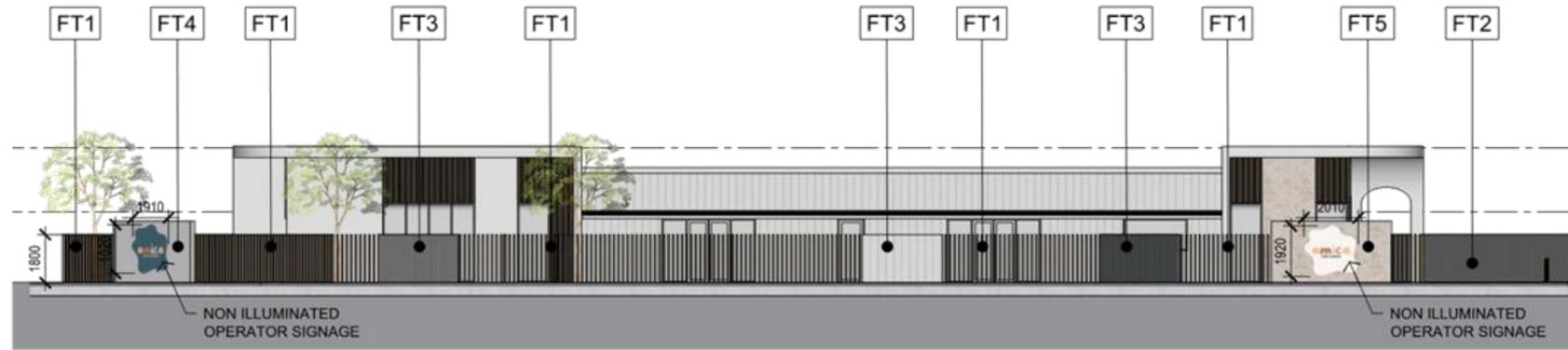
Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
ELEVATIONS

Scale	As indicated	Drawn	AR
Client	-		
Date	17/12/2025		
Job No.	202400021		
Dwg No.	DA08	Rev.	A3 SHEET

PRELIMINARY

Rev	Amendment	Date



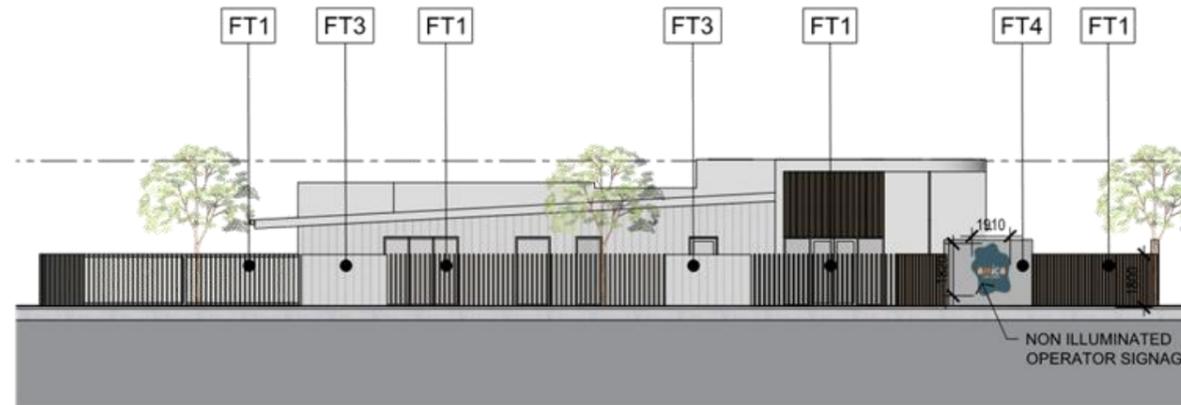
FENCE TYPE KEY

- FT1** 1800h ALUMINIUM BATT FENCE
- FT2** 1800h COLORBOND GOOD NEIGHBOUR FENCE
- FT3** 1800h FIBER CEMENT SHEET FENCE
- FT4** 2300h FIBER CEMENT SHEET FEATURE FENCE
- FT5** 2300h STONE FEATURE FENCE

NOTE:

ACRYLIC CLEAR SHEET BEHIND BATTENS ON PLAY SPACE
 FENCES FT1 WITH PERSPEX

EAST FENCE ELEVATION
 1:200



SOUTH FENCE ELEVATION
 1:200



Project
ELIZABETH SOUTH DEVELOPMENT
 Elizabeth South, SA

Drawing
FENCE ELEVATIONS

Scale	As indicated	Drawn	AR
Client	-		
Date	17/12/2025		
Job No.	202400021		
Dwg No.	DA09	Rev.	A3 SHEET

PRELIMINARY

Rev	Amendment	Date



CONCEPT IMAGES

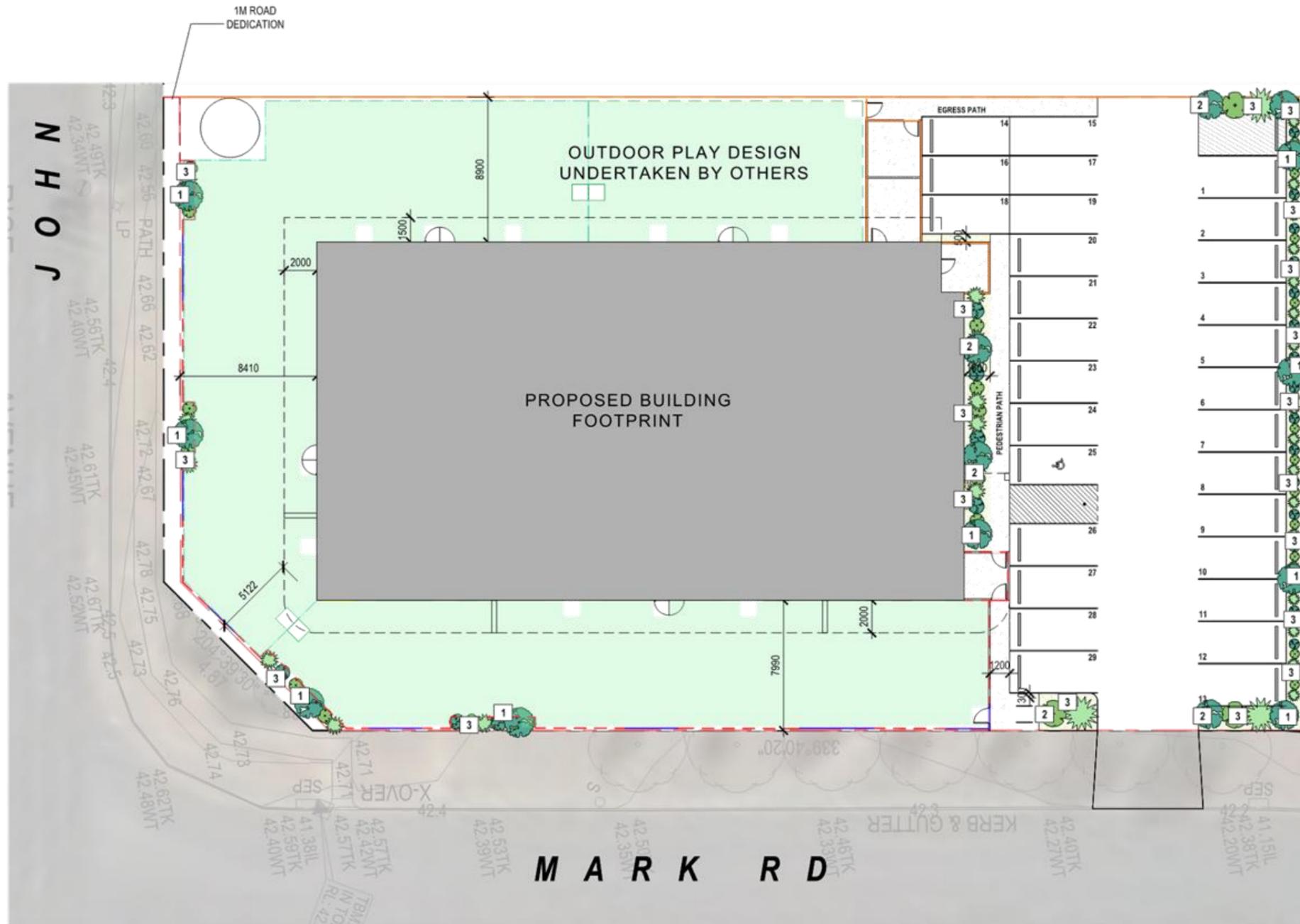


Project
ELIZABETH SOUTH DEVELOPMENT
 Elizabeth South, SA

Drawing
CONCEPT IMAGES

Scale	As indicated	Drawn	AR
Client	-		
Date	17/12/2025		
Job No.	202400021		
Dwg No.	DA10	Rev.	A3 SHEET

PRELIMINARY



- 1. Proposed Medium Screen Tree
- 2. Proposed Screen Planting
- 3. Proposed Shrubs & Groundcover

NOTE:
PLANTING/ ARRANGEMENT OF
OUTDOOR PLAY SPACE IS
PURELY INDICATIVE



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing As indicated
GROUND FLOOR PLANTING PLAN

Scale N/A Drawn AR
Client -
Date 17/12/2025
Job No. 202400021
Dwg No. **DA11** Rev. A3 SHEET

LANDSCAPING PLANTING PLAN
1:250

PRELIMINARY

CODE	COMMON NAME	SPACING	POT SIZE	Height & Width at Maturity (m)	
1. MEDIUM SCREEN TREE					
<i>Spl</i>	<i>Callistemon citrinus 'Splendens'</i>	Myrtaceae	As Shown	100L	3 x 4
2. SCREEN PLANTING					
<i>Gen</i>	<i>Acacia Genistifolia</i>	Spreading Wattle	750mm	140mm	1 x 3
<i>Gla</i>	<i>Acacia Glandulicarpa</i>	Hairy-pod Wattle	750mm	140mm	1 x 2
3. SHRUBS & GROUNDCOVERS					
<i>Cin</i>	<i>Centaurea Cineraria</i>	Dusty Miller	500mm	140mm	0.6 x 0.8
<i>Sol</i>	<i>Geranium Solanderi var. solanderi</i>	Austral Crane's Bill	300mm	140mm	0.6 x 1.5
<i>Rep</i>	<i>Ajuga reptans</i>	Catlin's Giant	250mm	140mm	0.1 x 0.2



Project
ELIZABETH SOUTH DEVELOPMENT
 Elizabeth South, SA

Drawing As indicated

LANDSCAPE PLANTING SCHEDULE

Scale N/A Drawn AR
 Client -
 Date 17/12/2025
 Job No. 202400021
 Dwg No. **DA12** Rev. A3 SHEET



NOTICE

of

COUNCIL ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 82 of the Planning, Development and Infrastructure Act 2016

TO BE HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

MEMBERS MAY PARTICIPATE BY ELECTRONIC MEANS

ON

THURSDAY, 17 JULY 2025 AT 6:00 PM

THIS MEETING WILL ALSO BE VIEWABLE AT
<https://www.youtube.com/user/CityOfPlayford>

A handwritten signature in black ink, appearing to read "Matt Dineen".

MATT DINEEN
SENIOR MANAGER DEVELOPMENT SERVICES
Issue Date: Thursday, 10 July 2025

MEMBERSHIP

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Aaron Curtis

Ms Cherie Gill (Deputy)

Mr Paul Mickan

Ms Misty Norris

Ms Tanya Smiljanic (Deputy)

Mr Adam Squires

**City of Playford
Council Assessment Panel Meeting**

AGENDA

THURSDAY, 17 JULY 2025 AT 6:00 PM

ACKNOWLEDGEMENT OF COUNTRY

We would like to acknowledge that this land we meet on today is the traditional land of the Kurna people, and that we respect their spiritual relationship with their country. The City of Playford would also like to pay respects to Elders past, present and emerging.

1 ATTENDANCE RECORD

- 1.1 Present
- 1.2 Apologies
- 1.3 Not Present

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Council Assessment Panel Meeting held 19 June 2025 be confirmed as a true and accurate record of proceedings.

3 APPLICATIONS WITHDRAWN

4 DECLARATIONS OF INTEREST

5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD

Nil

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

6.1 24042350: 17 Stebonheath Rd Edinburgh North (Attachments).....6

Representors: Nil
Applicant: Leyton Property Pty Ltd

6.2 25005488: 17 Stebonheath Rd Edinburgh North (Attachments)..... 154

Representors: Nil
Applicant: Leyton Property Pty Ltd

- 6.3 24042652 - Allotment 144 John Rice Avenue Elizabeth South (proposed allotment 4) - Single Storey Childcare Centre with associated play areas, fencing, landscaping and on-site car parking, removal of 2 Regulated Trees and 2 Significant Trees (Attachments)260

Representors: Nil

Applicant: Development Holdings Pty Ltd

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Nil

9 OTHER BUSINESS

9.1 STAFF REPORTS

Nil

10 CONFIDENTIAL MATTERS

Nil

11 POLICY DISCUSSION FORUM

Nil

12 CLOSURE

6.3 24042652 - ALLOTMENT 144 JOHN RICE AVENUE ELIZABETH SOUTH (PROPOSED ALLOTMENT 4) - SINGLE STOREY CHILDCARE CENTRE WITH ASSOCIATED PLAY AREAS, FENCING, LANDSCAPING AND ON-SITE CAR PARKING, REMOVAL OF 2 REGULATED TREES AND 2 SIGNIFICANT TREES

Author: Andrew Humby

Proposal: Single Storey Childcare Centre with associated play areas, fencing, landscaping and on-site car parking, removal of two (2) Regulated Trees and two (2) Significant Trees

Development Number: 24042652

Date of Lodgement: 23 January 2025

Owner: City of Playford

Applicant: Development Holdings Pty Ltd

Location: Allotment 144 John Rice Avenue, Elizabeth South (proposed allotment 4)

Zone: Strategic Innovation Zone, Activity Node Subzone

Classification: Performance Assessed

Public Notification Category: No

Representation Received: Nil

Request for Additional Information Made? Yes

Recommendation:

<p>To Grant Development Plan Consent</p> <p>To Grant Development Plan Consent</p> <p>To Refuse Development Plan Consent</p> <p>To Proceed to the full assessment stage</p> <p>To Not Proceed to the full assessment stage</p>

Attachments:

1. Architectural Plans (as amended)
2. Applicant letter dated 2 June 2025
3. Planning Statement - December 2024
4. Environmental Noise Assessment - October 2024
5. Traffic and Parking Report - October 2024
6. Stormwater Management Report - October 2024
7. Preliminary Site Investigations - December 2024 (extract)
8. Tree Development Impact Report - July 2024
9. Delegated Letter dated 16 January 2025
10. Environmental Protection Authority referral comments

1. The Subject Land

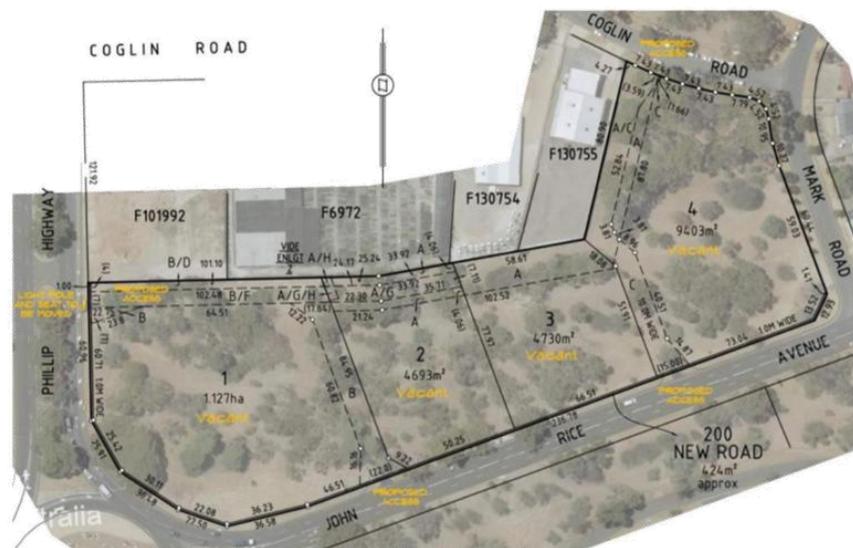
The subject land is identified as Allotment 144 of Filed Plan 130753 within Certificate of Title Volume 6203 Folio 773.

The subject land is located on the north-eastern corner of the intersection of John Rice Avenue and Philip Highway. The subject land covers an area of approximately 3 hectares and contains frontages to John Rice Avenue, Philip Highway, Mark Road and Coglin Road.

John Rice Avenue and Philip Highway are both classified as state maintained roads and are managed by the Department for Infrastructure and Transport (DIT).

The subject land is currently undeveloped, with no buildings or structures present. The land is however covered with extensive vegetation, including numerous Regulated and Significant Trees.

The City of Playford Council Assessment Panel approved a land division (DA 24022584) on 20 February 2025 (Resolution CAP574) that sought to divide the land into four (4) allotments. Although the Conditions of Approval have yet to be satisfied and each title formally created, the subject 'site' – the area of the proposed development – is located in the south-eastern corner of proposed Allotment 4, as depicted in the following Plan of Division:



Extract of Plan of Division

It is important to note that the land on which the development is proposed to be established is different from the defined subject site of the development.

Allotment 4 contains a site area of 9,403m², with the subject site of the proposed development containing an area of 2,625m². The subject site contains a 60.83m frontage to Mark Avenue, 29.76 metres to John Rive Avenue and a corner cut-off of 12.93 metres

The site is relatively flat, with a gentle slope descending toward the northern boundary.



A number of easements, for water and sewer purposes, and a right of way are shown on the approved Plan of Division; however, neither affect the subject site. The remaining portion of Allotment 4 does not form part of this applications. This will form part of future development applications which will be Guided by the 'Playford Health & Wellbeing Precinct Master Plan' (further discussed below).

2. The Locality

The locality is characterised by a mix of land uses and large areas of vegetated open space, with the multi-lane road network (John Rice Avenue and Philip Highway) a notable barrier between differing land uses.

The ACH Healthia Aged Care and Retirement Living Complex is located to the north of the subject site. Orientated towards Mark Road, the built form comprises single storey independent living dwellings and a single and two (2) storey main building setback from the street behind visitor car parking. This complex is located within the Strategic Innovation Zone, as is the subject land.

To the immediate south is a wide open space reserve abutting John Rice Avenue, with residential allotments, located within the General Neighbourhood Zone, of a consistent size and configuration located further to the south. The General Neighbourhood Zone extends north of John Rice Avenue to include a triangular section that adjoins the subject land to its east. Allotments within the General Neighbourhood Zone are predominantly built out with single storey detached dwellings and associated outbuildings.

To the north-west of the subject site, a mix of land uses are located within the Employment Zone, including a place of worship, equipment hire depot (service trade premise), transport logistics, recycling depot and other light industrial activities.

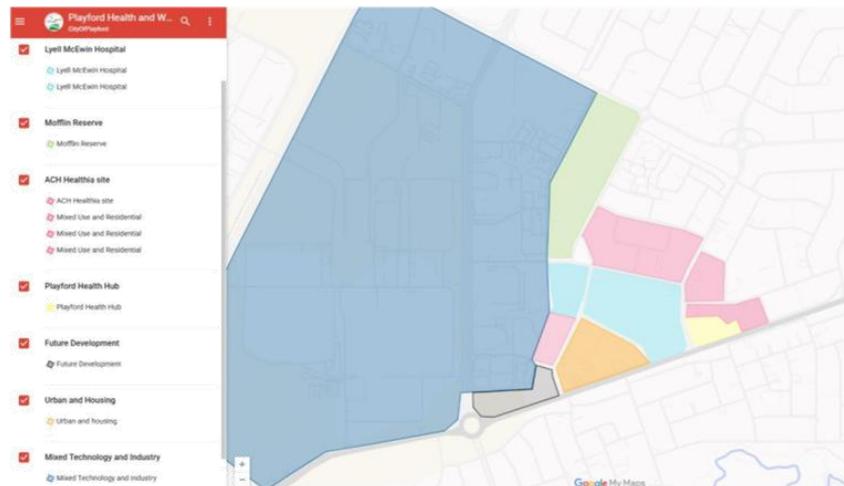
Further to the west of Philip Highway is the former Holden's site, with a recently constructed petrol filling station located on the intersection of Philip Highway and John Rice Avenue.

2.3 Zone Map



3. Background

The City of Playford, in partnership with SA Health, has long recognised the strategic importance of establishing a regional health precinct surrounding the Lyell McEwin Hospital. Guided by the Lyell McEwin Health Precinct Master Plan, Council has sought to create an integrated health and innovation hub that combines public and private healthcare, allied health services, education, research, and residential support. The area is now known as the Playford Health & Wellbeing Precinct (see figure below).



To enable this vision, key land use changes were implemented through two (2) Development Plan Amendments (in 2013 and 2020), now embedded within the Strategic Innovation Zone of the Planning and Design Code. These changes facilitate the development of health-related infrastructure and services.

The Council has actively progressed this strategy by unlocking Council-owned land to attract private and state investment. This has supported several landmark developments, including the Fluid Solar House, ACH Healthia Aged Care and Training Facility (inclusive of a university presence), and upgrades to the Lyell McEwin Hospital. Council also revoked the community land status of the subject land to facilitate future development, supported by community engagement aligned with the Master Plan's objectives.

The City of Playford Council Assessment Panel approved a Land Division (1 into 4) in February 2025 that divides the subject land into 4 allotments (Resolution CAP574).

Separate to this, a number of contracts have been prepared with various private entities to develop the land in a manner to achieve the outcomes of the 'Lyell McEwin Health Precinct Master Plan'.

More recently, Council administration wrote to the Minister for Planning on 9 January 2025, requesting that the proposed development within Allotment 4 be referred to the State Planning Commission for assessment. This request was made due to a perceived conflict of interest, as Council is the current landowner.

In response, the Delegate of the Minister for Planning wrote to Council administration on 16 January 2025, advising that the independent Council Assessment Panel is well positioned to appropriately assess and determine the merits of the proposal. This advice confirmed that the assessment could proceed in accordance with the requirements set out in the *Planning, Development and Infrastructure Act 2016* (the Act) and the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations).

While the Council's Assessment Manager normally holds the authority to consider development proposals of this nature, additional steps have been taken to ensure transparency and maintain public confidence in the planning process. Given that Council is the current landowner and Council stands to raise revenue from the proposal, this has been delegated and referred to the Playford Council Assessment Panel for its consideration and determination.

4. The Proposal

Development Holdings Pty Ltd seeks Planning Consent for the construction of a Single Storey Childcare Centre with associated play areas, fencing, landscaping and on-site car parking, removal of two (2) Regulated Trees and two (2) Significant Trees.

The key elements of the proposal include:

- Child care centre contained within a 871m² building
- Providing education for a maximum of 116 pre-school aged children
 - 20 x 0 - 2 year olds
 - 52 x 2 - 3 year olds
 - 44 x 3 - 5 years olds
- Operating hours from 6:30am to 6:30pm Monday to Friday
- 29 on-site car parks to be provided (six (6) of which are stacked for staff)
- Removal of two (2) Regulated and two (2) Significant trees.

The primary facade and entry to the child care centre will be orientated towards Mark Road.

The proposed building will be setback 7.99 metres from Mark Road, 8.41 metres from John Rice Avenue, 8.9m from the new western boundary and 19.2 metres from the new northern boundary.

The proposed building will contain a maximum height of 5.25 metres and consists of a range of materials and colours of a contemporary design.

Four (4) non-illuminated advertisements are proposed – two (2) located on the John Rice Avenue and Mark Road boundary fencing, one on the eastern building elevation and one on the northern building elevation. All advertisements will be 2.1 metres x 0.33 metres and include the name of the child care centre operator and logo.

Vehicular access is to be obtained from Mark Road and no access onto John Rice Avenue. Acoustic fencing is proposed along the John Rice Avenue and Mark Road frontages, with 1800mm high Colorbond fencing proposed along the new western and northern boundaries.

Two (2) regulated and two (2) significant trees are located within the subject site that are proposed to be removed. A number of other small trees included Council street trees along Mark Road (in order to obtain vehicular access) are proposed to be removed.

Refuse collection is to be managed via a private collection service and to be collected on site in hours consistent with the *Local Nuisance and Litter Control Act 2016*. A dedicated refuse area will be located within an enclosure and screened from public view. Other service deliveries, primarily food and linen, will occur within 7:00am to 5:00pm Mondays to Friday.

A copy of the proposal plans and supporting documentation are contained in the Attachments.

5. Procedural Matters

5.1 Classification

The proposed development involves the construction of a child care centre along with tree damaging activity. The proposal is considered to fit the 'Child Care Facility' and 'Tree Damaging Activity' definitions as detailed in Part 7 of the *Planning and Design Code* (the Code).

The above elements are not classified as an Accepted, Deemed-to-Satisfy or Restricted development within the relevant Tables of the Strategic Innovation Zone. The proposed development is therefore a Code Assessed - Performance Assessed development pursuant to Sections 105(b) and 107 of the Act, requiring an on-merit assessment against the relevant provisions of the Code.

5.2 Public Notification

All classes of performance assessed development require public notification unless, pursuant to Section 107(6) of the Act, the class of development is excluded from notification by the Code in Table 5 – Procedural Matters (PM) - Notification of the relevant Zone.

Table 5 of the Strategic Innovation Zone includes references to land uses that are exempt from public notification. In this instance, 'Tree Damaging Activity' is clearly listed as form of development that is exempt, thus not requiring any form of public notification.

Similarly, a 'Child Care Facility' is a form of development that is exempt from public notification, where it meets the following criteria:

- Is not located in the Repatriation Subzone

- Does not exceed the maximum building height prescribed in DPF 3.1 of the Strategic Innovation Zone
- Does not satisfy the Building Envelope requirements as prescribed in DPF 3.2 of the Strategic Innovation Zone.

In this circumstance, the proposed meets the above listed criteria, ensuring that public notification is not required.

5.3 Statutory Referrals

The proposed change in use to a Child Care Facility is considered to be a change to a more 'sensitive use'. In accordance with Part 9 of the Code, a referral to the Environment Protection Authority (EPA) was undertaken.

The applicant's engaged LWC Consulting to undertake Preliminary Site Investigations and a Limited Site Assessment report. Although the investigations concluded that the subject site has been used historically for agricultural activities (prior to being used as community land owned by Council), a former contaminating land use at 8 Coglein Road (to the north-west of the subject land) is located within 60 meters of proposed Allotment 4.

Soil and vapour testing were undertaken to determine any potential risks to future users of the proposed development.

The EPA reviewed the LWC Consulting report and advised that '*sufficient information has been provided which reasonably demonstrates that the site can be made suitable for the proposed use, subject to a statement of site suitability*' consistent with requirements of Practice Direction 14.

The EPA has directed that one (1) condition be applied to any approval.

5.4 Internal Referrals

Internal referrals were undertaken to Council's stormwater engineers, traffic engineers and horticulturalists. The following comments were received:

Stormwater Engineers

- *It is preferred that a single discharge point per site is provided unless applicant can demonstrate stormwater management is not possible without two discharge points.*
- *Further details of the proposed gross pollutant trap to be provided.*

The applicant's engineers have advised, based on a further review, that a single discharge point at the northern side entry point is likely to be achievable. Details of the gross pollutant trap have also been provided.

The Stormwater Management Plan has yet to be updated. Rather, the applicant has requested that a Reserved Matter to be applied to any consent that enables the resolution of the final stormwater system design. This is considered suitable to ensure that the design meets Council's engineers requirements.

Traffic Engineers

- *A DDA compliant ramp should be provided for access from the car park to the pedestrian path (this is not shown on the traffic and parking report or on the architectural plans). It is suggested that the ramp would most ideally be located at the dedicated shared space adjacent the disabled parking space*
- *The plans provided do not indicate any speed management treatments within the carparking area. Given the potentially severe consequences and high vulnerability of road users, it is recommended that some speed management treatment is considered for the aisle of the parking area.*

The applicant's traffic engineers (CIRQA) have advised that the parking area and adjacent footpath will be grade separated and a pedestrian ramp will be included in the detailed design stage of the project.

CIRQA have also advised that parking areas are typically low speed environments shared between pedestrians and vehicles. As the length of the parking aisle is approximately 34 metres in length, speed management treatments are not warranted. Furthermore, people using the child care centre parking area (i.e. staff and parents/caregivers) will generally be regular visitors to the site and familiar with the nature of the site and its users.

It is considered that the applicant's response satisfies the concerns identified by Council's traffic engineers.

Street Tree Removals

- *The removal of the street tree would be accepted with payment of the associated fees and charges for removal/replacement.*
- *Re-grading and/or changing the levels within the TPZ of trees is unacceptable without expert advice on the methods and materials the applicant will employ to ensure the long-term viability of the trees*
- *The tree to the North of the proposed driveway is Regulated in size, and regrading or change of levels would constitute tree-damaging activity and the planning submission would need to be adjusted to record this.*

The applicant acknowledges that any tree removal, surface regrading and level changes will require separate approval of Council for works in the public realm. Any surface regrading or changes of levels within the Tree Protection Zone have yet to be finalised by their engineers but can be designed to minimise impacts on the regulated tree located in the Council verge.

The applicant has requested that this be resolved via a Reserved Matter. This is considered suitable to ensure that the design meets Council's requirements.

6. Key Issues

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the proposal is an appropriate form of development in the Zone and Activity Node Subzone

- Whether the proposed building design achieves the intent of the Zone and Activity Node Subzone
- Whether the removal of Regulated and Significant Trees is appropriate to enable development outcomes
- Whether the proposal is consistent with the general policies of the Code.

7. Planning Assessment

7.1 Desired Outcome and Land Use

The Zone is guided by a singular Desired Outcome, which promotes a diverse range of health, education, and research activities, complemented by compatible land uses such as housing, accommodation, tourism, hospitality, recreation, and retail.

Performance Outcome (PO) 1.1 of the Zone expands on this objective by supporting 'development that is associated with or ancillary to the provision of health and education services and the conduct of research.' The corresponding Designated Performance Feature (DPF) 1.1 further specifies a broad range of land uses that align with these objectives, with 'Child Care Facility' identified.

It is acknowledged that the Performance Outcome 1.1 of the Activity Node Subzone places greater emphasis on entertainment and recreational uses that complement other land uses in the broader zone:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Entertainment and recreation land uses that complement other significant health, education, research and business activities for the benefit of workers and visitors to the zone and the convenience and enjoyment of adjacent residential areas.	DTS/DPF 1.1 Development comprises one or more of the following, in addition to those identified in DTS/DPF 1.1 of the Strategic Innovation Zone: <ol style="list-style-type: none"> Advertisement Entertainment Venue Parking facility Recreation area Shop (excluding a bulky goods outlet)

Notwithstanding the emphasis on entertainment and recreational uses, it is recognised that the Subzone DPF 1.1 criteria also identifies the land uses identified in PO 1.1 of the Zone as suitable development outcomes.

It is recognised that Council's preparation of the Lyell McEwin Health Precinct Master Plan and subsequent Development Plan Amendments sought to facilitate the development of health-related infrastructure and services but not explicitly encourage the inclusion of a child care facility.

It is however acknowledged that a child care facility does provide a convenient community service that will benefit workers and visitors to the area, along with residents of the adjoining residential areas. This is considered to be broadly consistent with the intent of both the Zone and Activity Node Subzone.

7.2 Building Design

The Zone includes a suite of Performance Outcomes designed to promote development that achieves a high standard of contemporary, cohesive and coordinated architectural design.

The proposed building incorporates a variety of materials, colours, and finishes complemented by landscaping and fencing treatments that together create an attractive and well-articulated built form. This design approach satisfies the intent of Performance Outcomes 2.1, 2.2, 2.3 and 2.6 of the Zone, which emphasise high-quality built form outcomes and cohesive design.

The child care activity rooms and outdoor play areas are oriented towards John Rice Avenue and Mark Road, promoting activation of the public realm. The use of batten-style fencing, in combination with acrylic acoustic panels, enables visual permeability, thereby enhancing casual surveillance and passive interaction between the centre's activities and the public realm. This design supports the intent of Performance Outcomes 2.3 and 2.7.

Overall, the development presents a contemporary, high-quality architectural design that is both functional and visually appealing and broadly consistent with the intent of the Zone.

In addition, Performance Outcome 2.4 and 2.5 of the Activity Node Subzone places particular emphasis on the design of development at key corner sites, including the subject site (referenced in PO 2.4 (c)):

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 2.4</p> <p>Iconic buildings on key corner sites at Elizabeth Vale, including at the following locations:</p> <p>(a) northern-eastern corner of John Rice Avenue and Haydown Road (b) Philip Highway and John Rice Avenue (c) John Rice Avenue and Mark Road (d) south-eastern corner of Mark Road and Oldham Road.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 2.5</p> <p>Development of iconic buildings on key corner sites at Elizabeth Vale sited and designed to:</p> <p>(a) have an increased height to surrounding buildings to emphasise the corner and provide a sense of arrival (b) provide a bold architectural statement through building design and use of high quality building materials.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>

(Note – PO 2.4 and 2.5 of the Activity Node Subzone refer to Elizabeth Vale, not Elizabeth South and is considered to be an error in the Planning and Design Code. The site was previously identified under the Suburban Activity Zone – Lyell McEwin Health Node Policy Area 23 in the former Playford Development Plan, which contained similar provisions. For the purposes of this assessment, it is considered appropriate to apply these provisions to the subject site at Elizabeth South, given the reference to the corner of John Rice Avenue and Mark Road.)

Council administration previously raised concerns that the original building and fencing design did not reflect the Subzone's intent to establish 'iconic', visually prominent buildings at key intersections. In particular, the modest height of the single storey built form failed to create a strong visual presence, which was further diminished by the extent of solid fencing along John Rice Avenue and Mark Road. Together, these elements limited the building's prominence at this strategic location.

In response, the applicant amended the design to reinforce the visual prominence and architectural expression of the building, including:

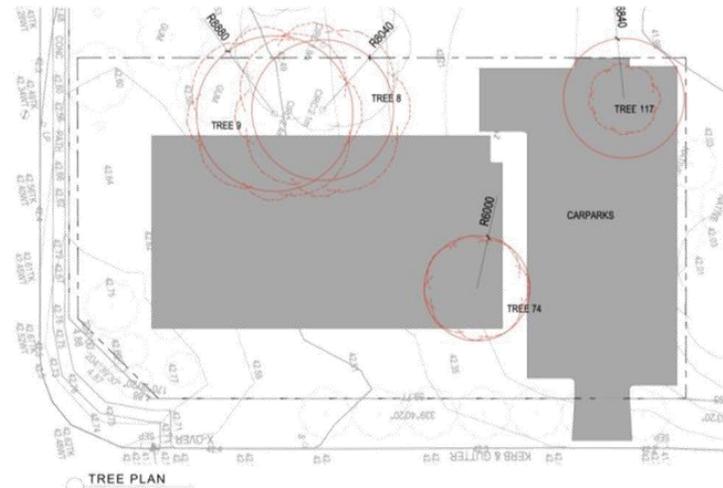
- Increased scale and height of the angled roof along the Mark Road frontage
- Extension of the roofline closer to the corner of John Rice Avenue and Mark Road, emphasising the site's corner presence
- Revised boundary fencing, reducing the extent of solid materials and increasing the use of visually permeable fencing, while still achieving acoustic objectives.

The amended design represents an improvement and now aligns more closely with the intent of the Activity Node Subzone. The architectural form introduces a stronger, unified roofline, establishing a more notable height and scale that contributes to a stronger sense of arrival. The interface with the public realm has been improved, with a streetscape presentation combining articulated fencing, varied materials, and landscape treatments. The overall result is an improved design that enhances the identity of the childcare facility while introducing an increased building height compared with the surrounding low-density, low-scale residential context.

On balance, it is considered that the amended design presents a contemporary, high-quality design that aligns with intent of both the Zone and Activity Node Subzone.

7.3 Regulated and Significant Tree Removal

As illustrated in the submitted documents, the subject site contains two (2) Regulated Trees and two (2) Significant Trees. All are proposed to be removed in order to facilitate the proposed development.



Extract of Tree Removal Plan

The Code contains various policies within the Regulated and Significant Tree Overlay that provide guidance whether a Significant or Regulated tree should be retained or may be removed in order to facilitate appropriate development.

Within the subject site, two (2) regulated trees have been identified:

- River Red Gum - 1.6m circumference (Tree #74), and
- Red Flowering Gum - 1.8m in circumference (Tree #117).

both of which are assessed as being in either a 'good' or 'fair' condition.

In addition, two (2) significant trees have been identified, both Sugar Gums. One is assessed as being in 'fair' condition (Tree #8) and the other in 'good condition' (Tree #9). While Sugar Gums are indigenous to South Australia, Project Green has advised that they are not native to the local area.

To determine the opportunity to retain these trees, Project Green calculated the Tree Protection Zone for each tree as a means of protecting them throughout the development process. The inclusion of Tree Protection Zones around each tree affected by the proposed development renders the majority of the subject site unsuitable for urban development (Attachment 8 – specifically page 8 showing the tree details for the whole of allotment 144 John Rice Avenue).

The affected trees form part of a wider cluster of vegetation located across the entire allotment. Since 2011, Council has consistently outlined its long-term intent to develop the subject land as part of its Masterplan and Code Amendments, which focused on providing land for allied health and wellbeing services surrounding the Lyell McEwin Hospital precinct. Council reaffirmed this commitment to develop the land in 2017 through the community land revocation process, recognising that tree removals would be expected to facilitate the long term planned development.

In applying Performance Outcomes 1.1, 1.2, 1.3 and 1.4 of the Regulated and Significant Tree Overlay, the four trees when assessed in isolation, do not provide an important visual contribution to the local character of amenity. Nor are they considered to form a notable visual element to the landscape of the local area, given the wide corridors of mature landscaping along John Rice Avenue.

Furthermore, the location and Tree Protection Zone requirements of these trees severely limit the opportunity for 'reasonable' development' as sought by the Zone and Activity Node Subzone.

As part of the Panel's earlier consideration of the Land Division application (DA 24022584) on 20 February 2025, clusters of trees located close to allotment boundaries were identified as offering greater potential for retention without impeding future development opportunities. Specifically, on proposed Allotment 4 (the subject land), two clusters of trees - located on the corner of Mark Road and Coglin Road and further along Coglin Road - were identified as potential areas worthy of retention.

Importantly, none of the four (4) trees proposed to be removed as part of this application were identified as key clusters warranting further investigation for retention.

Accordingly, the removal of the four (4) trees is considered necessary to facilitate the proposed development and is consistent with the long-term planning intent for the land.

To offset the loss of the listed trees, the applicant has agreed to a payment into the City of Playford Urban Tree Fund. This Fund ensures that contributions are directed to Council's Tree Services Group and allocated towards future tree planting initiatives.

Should the Panel support the proposed development, a fee invoice would be issued (in the order of \$5,000) and required to be paid prior to the issuing of Development Approval.

Separate to the above, during the assessment process, Council queried whether the proposed 'temporary' soil battering along the western boundary would affect a Regulated Tree located immediately adjacent to the subject site. Notably, this tree is not identified among the 89 Regulated Trees assessed in the submitted Development Impact Report, but it is identified on the architectural drawings.

The applicant has confirmed that the tree is not proposed to be removed. The temporary battering is intended to stabilise the boundary area and prevent soil slippage, while minimising potential impacts on the tree.

It is also acknowledged that the future development of the balance of Lot 4 is yet to be confirmed, with its chosen design and siting likely to influence whether the Regulated Tree can be retained. In light of this, the applicant has requested that this be reviewed as a Reserved Matter, to determine both the adjoining built form design and the final site/building levels of the child care facility. This will enable a more accurate assessment of the extent of fill and battering required, and any associated impacts on the tree.

7.4 Interface between Land Uses

The Interface General Development policies are designed to mitigate adverse effects on or from adjoining and nearby land uses.

The proposed childcare facility is anticipated to have minimal impact on the industrial and commercial land uses located to the north-west. To the south, residential allotments are located more than 60 metres away, with John Rice Avenue and landscaped open space serving as a buffer to minimise any potential impacts.

The greatest impact may arise with the potential interface with residential allotments immediately adjoining the subject site fronting Mark Road.

Importantly, the Noise and Air Emissions Overlay applies to the subject site, with John Rice Avenue being a 'Designated Road – Type B'. These ensure that the following Performance Outcomes requiring consideration:

- PO 1.1** Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source.
- PO 1.3** Development incorporating a sensitive receiver adjoining high noise and/or air pollution sources locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational facilities and child care facilities away from the emission source. (*my emphasis*)

Sonus Acoustics prepared an Environmental Noise Assessment to determine the noise levels anticipated to be generated by the child care facility and this upon the adjoining residential allotments (sensitive receivers). Sonus' assessment also determined the vehicle noise impacts from John Rice Avenue upon the outdoor play areas of the child care centre.

Sonus have advised that in order to achieve the noise criteria established by the *Environment Protection (Commercial and Industrial Noise) Policy* and relevant Code provisions, the following acoustic measures are required:

- 1.8 metres high fence constructed of acoustically solid materials along the Mark Road frontage
- 2.1 metres high fence constructed of acoustically solid materials along John Rice Avenue.



Acoustic Treatments

It is acknowledged that the Sonus report details the various types of fencing that constitute 'acoustically-solid materials', ensuring that the primary frontage along John Rice Avenue can incorporate slatted timber/open fencing with Perspex sheeting to enable increase visibility from the public realm – while still achieving the necessary noise attenuation qualities.

7.5 Traffic, Car Parking and Access

The applicant engaged CIRQA to provide a Traffic and Parking Report (Attachment 5) in support of the proposed development. The report concluded that the proposal provided sufficient on-site car parking to satisfy the Code requirements, complies with the relevant Australia Standards and ensures safe and suitable access off Mark Road.

A total of 29 on-site car parks are proposed, which meets the theoretical carparking requirement for a child care facility of 0.25 spaces per child, based on a maximum capacity of 116 children. Of these, six (6) car parks are in a 'stacked' formation and are designated for staff use only. CIRQA has advised that this parking arrangement is commonly adopted at child care centres across metropolitan Adelaide and can operate without causing any unreasonable traffic impacts.

The original design proposed vehicle access through the subject site to the balance of proposed Allotment 4. However, Council raised concerns regarding potential traffic conflicts due to the proximity of stacked parking spaces. In response, the amended design removed this internal connection, thereby reducing the likelihood of traffic/access impacts and improving the overall safety and functionality of the car park.

Council's engineers also raised a number of technical queries during the assessment process, which was addressed satisfactorily by the applicant.

Refuse Collection and Noise Impacts

The applicant has advised that refuse collection will occur in accordance with the *Local Nuisance and Litter Control Act 2016*, to minimise noise impacts on adjoining residential and sensitive uses. Acceptable refuse collection times are as follows:

- Sunday or Public Holiday - Between 9:00am and 7:00pm
- Any other day - Between 7:00am and 7:00pm.

The Traffic and Parking Report identifies that a 10m rigid vehicle will be used for refuse collection and will utilise designated car parking spaces to manoeuvre in and out of the subject site. The report indicates that refuse collection is anticipated to be undertaken outside of opening hours.

Given the operating hours of 6:30am to 6:30pm Monday to Friday, refuse collection should not occur prior to opening hours or later at night, in order to minimise noise impacts upon adjoining residential allotments.

To ensure unimpeded access for waste vehicles and to minimise operational conflicts, it is recommended that refuse collection be restricted to periods when the facility is closed, specifically:

- Saturday - Between the hours of 7:00am to 7:00pm
- Sunday or Public Holiday - Between the hours of 9:00am to 7pm.

7.6 Infrastructure

The Code provisions relating to infrastructure aim to ensure adequate water, stormwater, power and waste management services are provided in an orderly and cost-effective manner.

As part of the approved plan of division, the majority of utility services (water, stormwater, sewer, and electricity) will be located within easements located at the rear of the proposed allotments. Connection to this infrastructure will be available to support the operation of the child care facility, through the balance of proposed Allotment 4.

Potable water connection is also available for this site from Mark Road, with a Stormwater Management Report prepared to demonstrate how stormwater generated by the development will be effectively managed and disposed. In this circumstance, roof water will be directed to above ground rainwater tanks with restricted outflow, car park

runoff will be detained through surface level detention areas and collected with restricted outflows, both being directed towards Mark Road infrastructure.

Stormwater runoff will be treated prior to discharge into Council's drainage system to ensure stormwater quality will be an improvement to the current pre-development conditions, which currently contains no treatment.

Council's engineers have reviewed the proposal and subject to limiting the number of discharge points into Mark Road, support the stormwater management approach. To ensure this is managed appropriately, a Reserved Matter is proposed requiring that the Stormwater Management Report be updated prior to the issuing of the Development Approval.

In addition, a number of minor streetscape upgrades to external verges (pathways and landscaping treatments) along Mark Road and John Rice Avenue are being addressed through contractual requirements with future landowners. The applicant has agreed to a Reserved Matter to clearly define the extent of footpath and landscaping works and resolve any remaining issues regarding impacts to Council street trees. This will ensure that these matters are appropriately resolved prior to the issuing of Development Approval.

7.7 Advertisements

Performance Outcomes 2.6, 5.1 and 5.2 of the Zone seek to ensure signage is well-integrated into the built form, achieves a cohesive and coordinated appearance, and is limited in scale to avoid visual clutter.

The proposal incorporates four (4) non-illuminated signs:

- Two (2) to be mounted on the perimeter fencing along John Rice Avenue and Mark Road
- two (2) fixed to the eastern and southern building façades.

Each sign will measure 2.1 metres by 0.33 meters and display the name of the future childcare operator.

The proposed signage is considered to be of a modest scale, with a simple and coordinated design that is consistent with the expectations of the Zone. It is considered the advertisements will not detract from the character of the locality and are appropriate in the context of the proposed development.

8. Conclusion

Development Holdings Pty Ltd seeks Planning Consent for the construction of a Single Storey Childcare Centre with associated play areas, fencing, landscaping, on-site car parking and removal of two (2) Regulated Trees and two (2) Significant Trees.

The proposed childcare centre is located within the Zone and Activity Node Subzone, which supports health, education, research, and complementary uses. While the Subzone emphasises entertainment and recreational activities, the childcare centre is a supported land use and provides a valuable service to local residents and workers in the health precinct.

The development presents a contemporary and cohesive built form, with a unified roofline, quality materials, fencing and landscaping that reinforce the site's corner prominence and positively contribute to the streetscape.

The proposal seeks the removal of two (2) regulated and two (2) significant trees to facilitate future development. The location of the trees significantly constrain the development potential of the land in line with the reasonable development outcomes sought within the Zone and Subzone. The applicant has agreed to pay into the City of Playford Urban Tree Fund that will enable future tree plantings within the Council area.

From an infrastructure and servicing perspective, the submitted proposal includes appropriately designed stormwater detention and treatment systems that connect to existing infrastructure in Mark Road. Refuse collection and on-site car parking arrangements are considered to be appropriate, subject to minor modifications secured via Reserved Matters and Conditions of Approval. Streetscape upgrades, including verge landscaping and pathways, will also be finalised through the development (through separate contractual requirements with Council), ensuring integration with the broader precinct.

On balance, the proposed development is not considered to be 'seriously at variance' with the relevant provisions of the Code. Rather, the development satisfies the key policy outcomes of the Zone and Activity Node Subzone and provides an appropriately designed facility at a prominent site within this area.

It is therefore recommended that Planning Consent be granted subject to the Reserved Matters and Conditions set out below.

9. Recommendation

STAFF RECOMMENDATION

It is therefore recommended that the Council Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the provisions of the Planning and Design Code
2. GRANTS Planning Consent to the application by Development Holdings Pty Ltd for the construction of a Single Storey Childcare Centre with associated play areas, fencing, landscaping and on-site car parking, removal of 2 Regulated Trees and 2 Significant Trees at Allotment 144 John Rice Avenue, Elizabeth South as detailed in Development Application ID. 24042652 subject to the following Reserved Matters and Conditions:

RESERVED MATTERS

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016* (the Act), the following matters shall be reserved for further assessment to the satisfaction of the Council Assessment Panel, and sub-delegated to the Assessment Manager, for determination prior to the granting of Development Approval:

1. The applicant must submit an updated Stormwater Management Plan and supporting calculations that confirm the use of a single discharge point to Mark Road and specify the selected stormwater treatment and detention measures.
2. The applicant must submit an updated Landscaping Plan that identified verge upgrades works to John Rice Avenue and Mark Road, including the proposed retention or removal of any street trees on Mark Road.
3. The applicant must submit an updated Civil and Siteworks Plan that confirms final site and building levels, as well as the extent and method of battering adjacent to the Regulated Tree and Council street trees. Supporting arboricultural advice may be required where works are proposed within close proximity to the trees.

CONDITIONS

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. The child care facility herein approved with a maximum capacity of 116 children.
3. The hours of operation herein approved are as follows:
 - Monday to Friday - 6:30am to 6:30pm
 - Saturday and Sunday – closedAny variation to these hours of operation will require a further consent.
4. All driveways, parking and manoeuvring areas must be formed, sealed with

concrete, bitumen or paving, and be properly drained. They must be maintained in good condition thereafter.

5. All off-street carparking spaces must be line marked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and 1742.2.2009. The line marking, signposting and directional arrows must be maintained to a clear and visible standard at all times.
6. The planting and landscaping identified on the Landscaping Plan submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the Child Care Centre. Such planting and landscaping must not be removed, nor the branches of any tree lopped and any plants which become diseased, or die must be replaced by suitable species.
7. Any lights on the subject land must be directed and screened so that overspill of light into the nearby properties is avoided and motorists are not distracted.
8. The signage, herein approved, must not move, flash, blink or rotate in any manner.
9. All recommendations contained within the Environmental Noise Assessment Report by Sonus document reference S8264C3 dated October 2024, shall be implemented prior to occupation of the site, and complied with at all times.
10. Payment of an amount calculated in accordance with the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019 be made into the City of Playford Urban Trees Fund in lieu of planting replacement trees. Payment must be made prior to the issuing of Development Approval.
11. Refuse collection be restricted to periods when the child care centre is closed, specifically:
 - Saturday - Between the hours of 7:00am to 7:00pm
 - Sunday or Public Holiday - Between the hours of 9:00am to 7pm

Conditions imposed by Environment Protection Authority

1. A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by Practice Direction 14: Site Contamination Assessment 2021) is issued by a site contamination consultant certifying the land is suitable for the proposed use.

ADVISORY NOTES

Note 1

The applicant/owner/operator is reminded of the 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.

Note 2

Any pruning or works required on a council tree must be undertaken by Council's arborists. Please contact the Manager of Tree Services by email at treeserviceplan@playford.sa.gov.au or for immediate assistance on 8256 0333 to arrange.



PRELIMINARY

Rev	Amendment	Date

ARCH DRAWING SCHEDULE

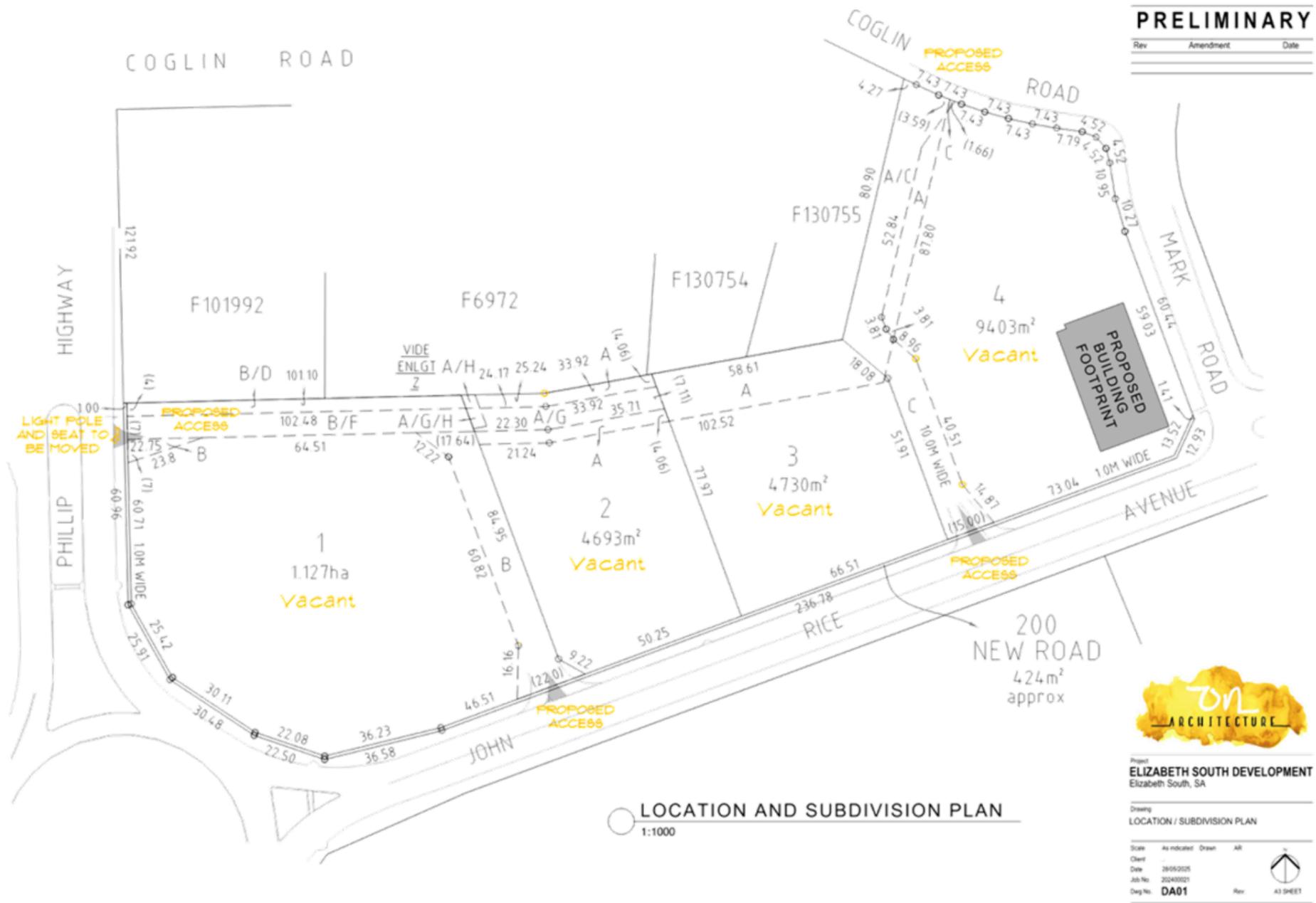
No.	Sheet Name
DA00	FRONT COVER/ DRAWING SCHEDULE
DA01	PROPOSED CHILD CARE LOCATION PLAN
DA02	PROPOSED CHILD CARE SITE PLAN
DA03	PROPOSED TREE PLAN
DA04	PROPOSED CHILD CARE GROUND FLOOR
DA05	PROPOSED ROOF PLAN
DA06	MATERIAL SELECTIONS
DA07	BUILDING ELEVATIONS
DA08	BUILDING ELEVATIONS
DA09	FENCE ELEVATIONS
DA10	CONCEPT RENDERS
DA11	GF PLANTING PLAN
DA12	LANDSCAPE PLANTING SCHEDULE

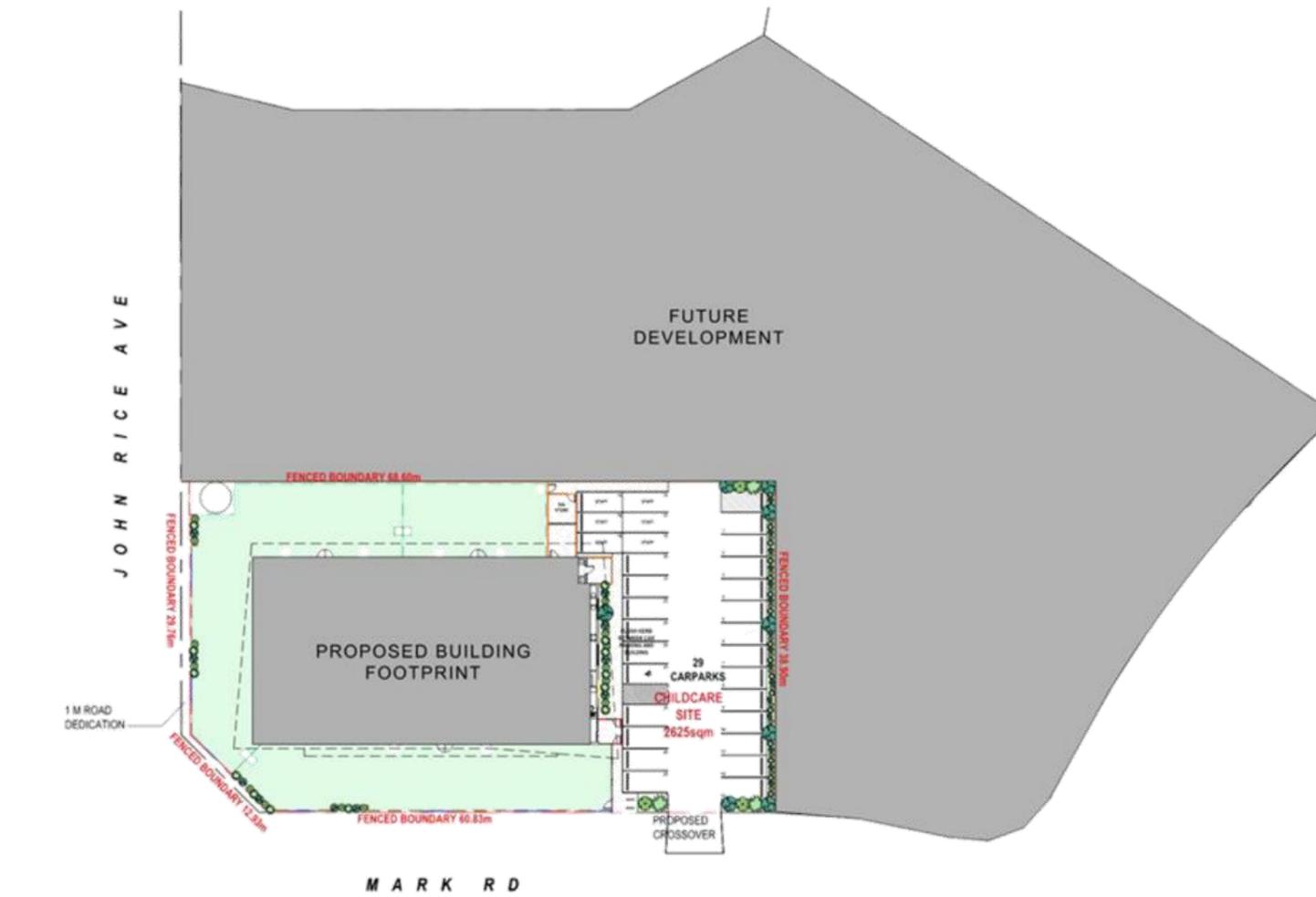


Project
ELIZABETH SOUTH DEVELOPMENT
 Elizabeth South, SA

Drawing
 COVER/ DRAWING SCHEDULE

Scale	As Indicated	Drawn	All
Client			
Date	28/06/2025		
Job No.	2024/002/01		
Dwg No.	DA00	Rev.	A3 SHEET





PROPOSED SITE PLAN
1:500

PRELIMINARY

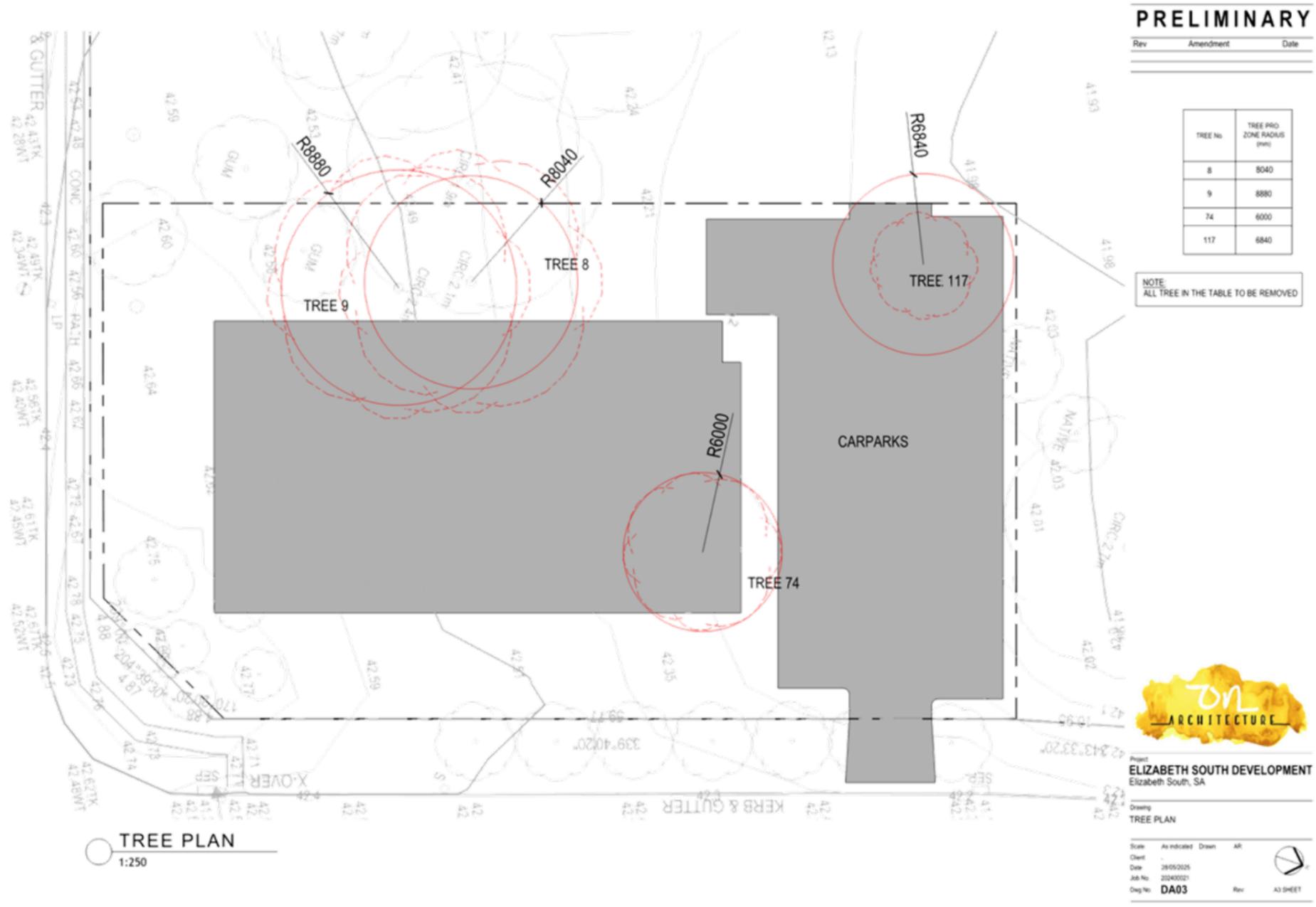
Rev	Amendment	Date

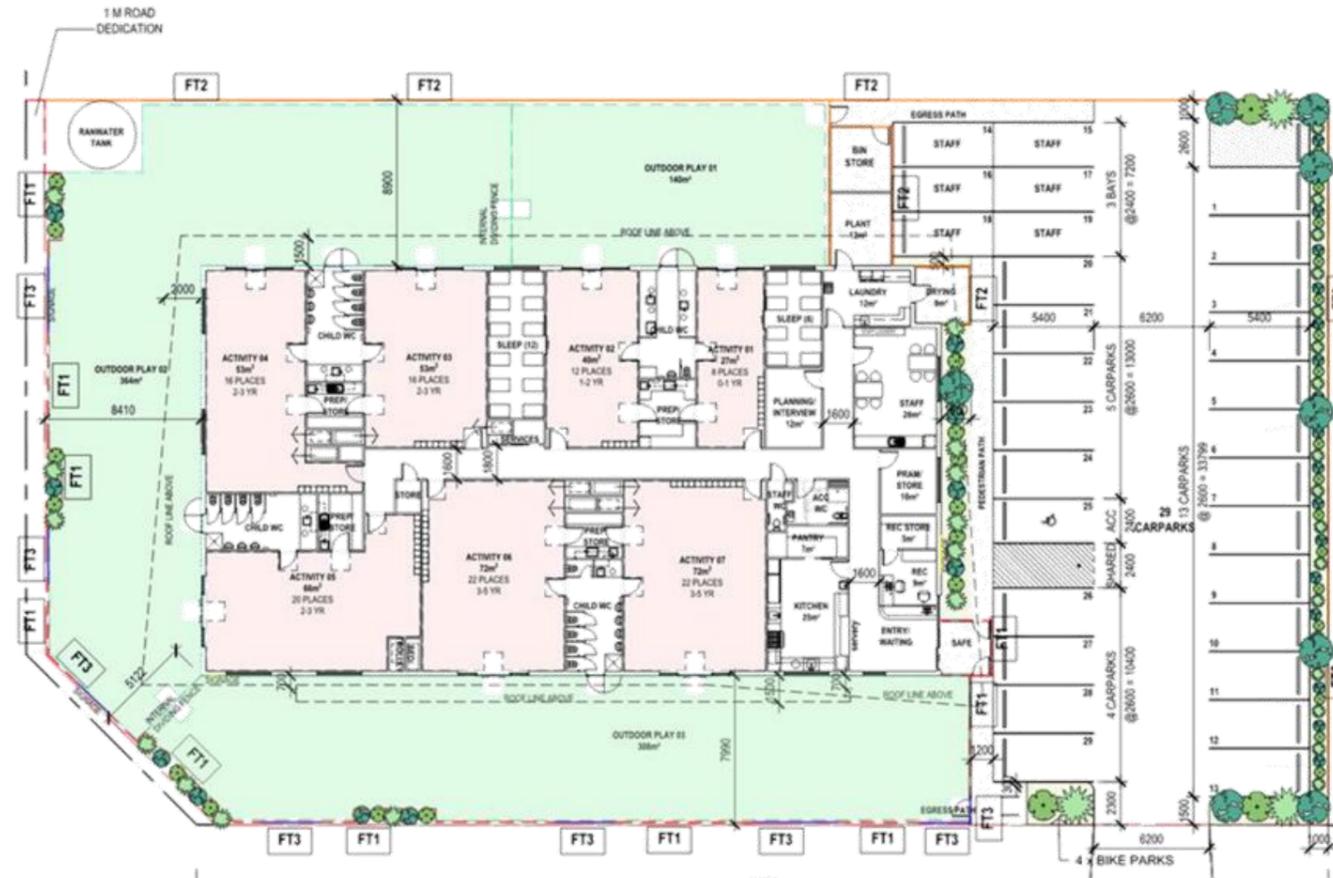


Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
SITE PLAN

Scale	As indicated	Drawn	all
Client			
Date	28/05/2025		
Job No.	2554/0021		
Drawn By	DA02	Rev.	A3 SHEET





PRELIMINARY

Rev	Amendment	Date

PROPOSED FLOOR PLAN
1:250

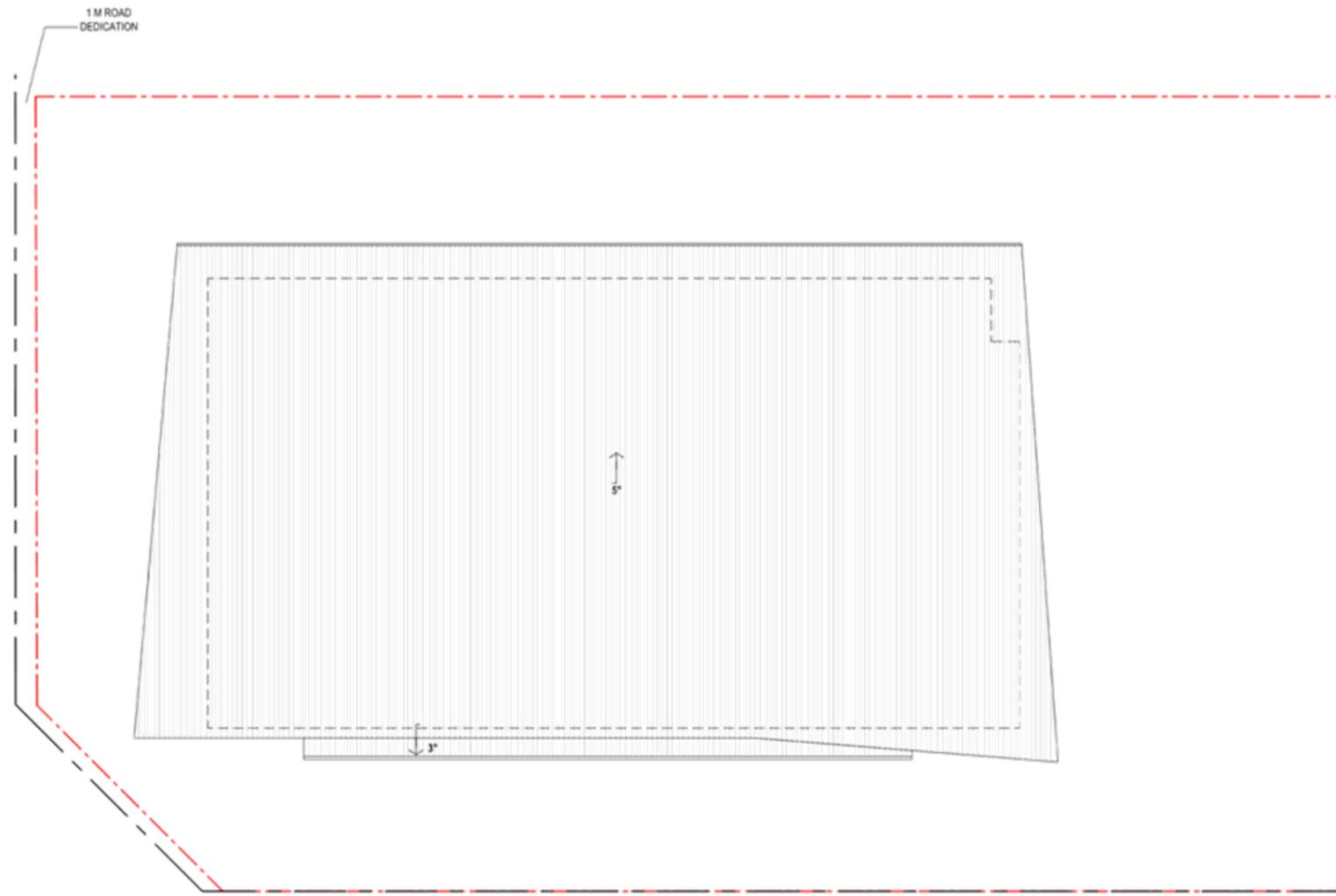
SITE DATA		ACTIVITY AREA SCHEDULE							OUTDOOR PLAY AREA SCHEDULE							
ITEM	VALUE	ROOM	PLACES	AGE	STAFF RATIO	STAFF No	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED	ROOMS	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
SITE AREA	2625sqm	ROOM 1	8	0-1	1.4	2	26	27sqm	6sqm	33sqm	ROOM 1	8	140	140sqm	6sqm	146sqm
BUILDING AREA (GFA)	953m ²	ROOM 2	12	1-2	1.4	3	39	40sqm	6sqm	46sqm	ROOM 2	12	672	672sqm	14sqm	686sqm
PROPOSED CHILD CARE PLACES	116	ROOM 3	16	2-3	1.5	3	52	53sqm	6sqm	59sqm	ROOM 3	16				
REQUIRED CARPARKING	1 Car Per 4 Places = 29	ROOM 4	20	2-3	1.5	4	65	66sqm	6sqm	72sqm	ROOM 4	20				
PROPOSED CARPARKING	29 Carparks	ROOM 5	16	2-3	1.5	3	52	53sqm	6sqm	59sqm	ROOM 5	16				
		ROOM 6	22	3-5	1.11	2	71.5	72sqm	6sqm	78sqm	ROOM 6	22				
		ROOM 7	22	3-5	1.11	2	71.5	72sqm	6sqm	78sqm	ROOM 7	22				
		TOTALS	116			19	377	383sqm	42sqm	425sqm	TOTALS	116	812	812sqm	19sqm	831sqm



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
CHILD CARE GROUND FLOOR PLAN

Scale	As indicated	Drawn	AR
Client			
Date	28/05/2025		
Job No.	202400027		
Drawn	DA04	Rev	A3 SHEET



PRELIMINARY

Rev	Amendment	Date

○ **PROPOSED ROOF PLAN**
1:200



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

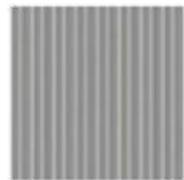
Drawing
ROOF PLAN

Scale	As indicated	Drawn	Alt
Client			
Date	28/05/2025		
Job No.	2024/0001		
Dwg No.	DA05	Rev	A3 SHEET



PRELIMINARY

Rev	Amendment	Date

						
1 KNOTWOOD 'SILVER WATTLE' ALUMINIUM BATTENS WITH ACRYLIC CLEAR SHEET BEHIND	1 ACRYLIC CLEAR SHEET BEHIND BATTENS	2 DULUX POWDERCOAT - SILVER PEARL • COLUMNS • ROOF FASCIA • FLASHINGS • GUTTERS • DOWNPIPES • WINDOW FRAMES	3 JAMES HARDIE FC SHEET - AXON CLADDING (400mm SMOOTH) - DULUX SURFMIST	4 JAMES HARDIE FC SHEET - AXON CLADDING (400mm SMOOTH) - DULUX MONUMENT	5 PGH BRICK - MONASH GREY	6 ROOF SHEETING - COLORBOND SURFMIST

MATERIAL SELECTION



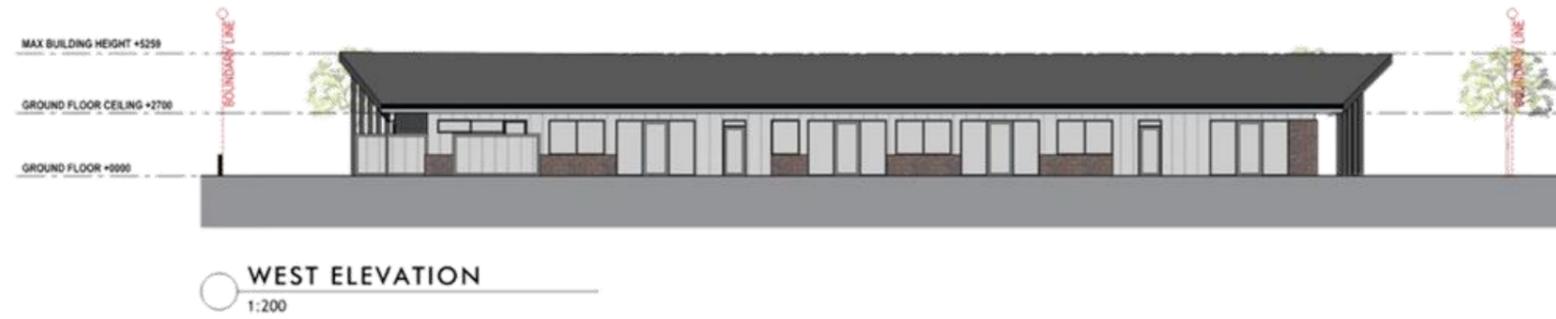
Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
MATERIAL SELECTION

Scale	As indicated	Drawn	AR
Client			
Date	28/05/2025		
Job No.	20240002		
Dwg No.	DA06	Rev	A3 SHEET

PRELIMINARY

Rev	Amendment	Date



Project
ELIZABETH SOUTH DEVELOPMENT
 Elizabeth South, SA

Drawing
ELEVATIONS

Scale	As indicated	Drawn	AR
Client			
Date	28/05/2025		
Job No.	20240002		
Dwg No.	DA07	Rev	A3 SHEET

PRELIMINARY

Rev	Amendment	Date



SOUTH ELEVATION
1:200



NORTH ELEVATION
1:200



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
ELEVATIONS

Scale	As indicated	Drawn	AR
Client			
Date	28/05/2025		
Job No.	20240002		
Dwg No.	DA08	Rev	A3 SHEET



EAST FENCE ELEVATION
1:200



SOUTH FENCE ELEVATION
1:200

PRELIMINARY

Rev	Amendment	Date

FENCE TYPE KEY

- FT1** 1800h ALUMINIUM BATT FENCE
- FT2** 1800h COLORBOND GOOD NEIGHBOUR FENCE
- FT3** 1800h FIBER CEMENT SHEET FENCE

NOTE:

ACRYLIC CLEAR SHEET BEHIND BATTENS ON PLAY SPACE
FENCES FT1 WITH PERSPEX



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
FENCE ELEVATIONS

Scale	As indicated	Drawn	AR
Client			
Date	28/05/2025		
Job No.	20240002		
Drawn	DA09	Rev	A3 SHEET

PRELIMINARY

Rev	Amendment	Date



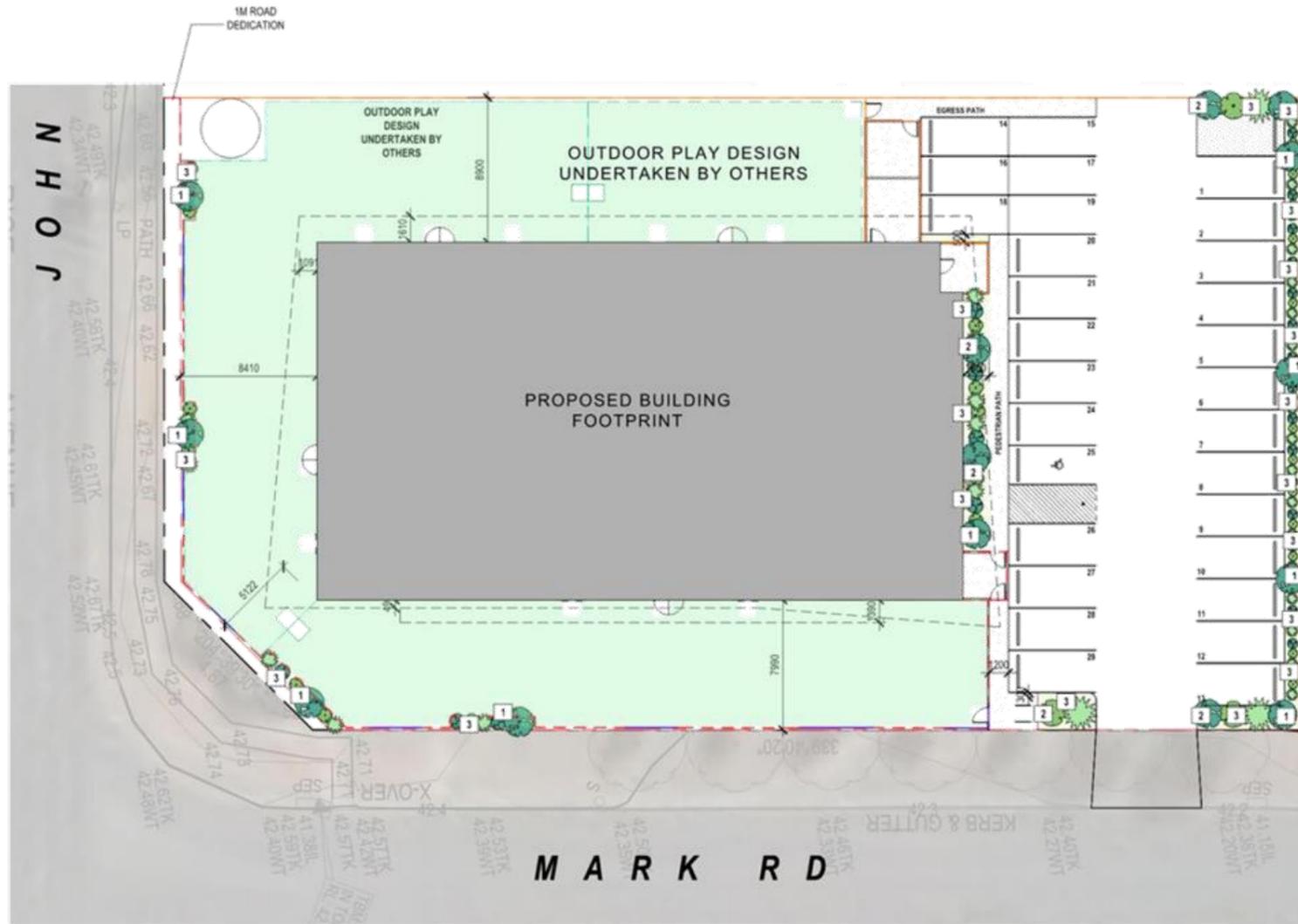
○ **CONCEPT IMAGES**



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing
CONCEPT IMAGES

Scale	As indicated	Drawn	AR
Client			
Date	28/05/2025		
Job No.	202400001		
Dwg No.	DA10	Rev	A3 SHEET



PRELIMINARY

- 1. Proposed Medium Screen Tree
- 2. Proposed Screen Planting
- 3. Proposed Shrubs & Groundcover

NOTE:
PLANTING/ ARRANGEMENT OF
OUTDOOR PLAY SPACE IS
PURELY INDICATIVE



Project
ELIZABETH SOUTH DEVELOPMENT
Elizabeth South, SA

Drawing As Indicated

GROUND FLOOR PLANTING PLAN

Scale	N/A	Drawn	AR
Client			
Date	28/05/2025		
Job No.	202400001		
Drawn	DA11	Rev	A3 SHEET

LANDSCAPING PLANTING PLAN
1:250

PRELIMINARY

CODE	COMMON NAME	SPACING	POT SIZE	Height & Width at Maturity (m)
1. MEDIUM SCREEN TREE				
Spl	<i>Callistemon citrinus</i> 'Splendens'	As Shown	100L	3 x 4
2. SCREEN PLANTING				
Gen	<i>Acacia Genistifolia</i>	750mm	140mm	1 x 3
Gla	<i>Acacia Glandulicarpa</i>	750mm	140mm	1 x 2
3. SHRUBS & GROUNDCOVERS				
Cin	<i>Centaurea Cineraria</i>	500mm	140mm	0.6 x 0.8
Sol	<i>Geranium Solanderi</i> var. <i>solanderi</i>	300mm	140mm	0.6 x 1.5
Rep	<i>Ajuga reptans</i>	250mm	140mm	0.1 x 0.2



Project
ELIZABETH SOUTH DEVELOPMENT
 Elizabeth South, SA

Drawing: As Indicated

LANDSCAPE PLANTING SCHEDULE

Scale	N/A	Drawn	AR
Client			
Date	28/05/2025		
Job No.	2024/0001		
Dwg No.	DA12	Rev.	A3 SHEET



MINUTES

of

COUNCIL ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 82 of the Planning, Development and Infrastructure Act 2016

HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**THURSDAY, 17 JULY 2025
AT 6:00 PM**

The meeting commenced at 6:00 pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Aaron Curtis

Mr Paul Mickan

Ms Misty Norris

Mr Adam Squires

Also in attendance for the meeting:

Assessment Manager

Manager Planning Services

Senior Development Officer Planning Major Projects

Senior Development Officer Planning

Development Officer Planning

Governance Officer

ICT Support Engineer

ICT Support Officer

Minute Taker

Mr Matt Dineen

Mr Leif Burdon

Mr Mahmoud Hasaneen

Mr Andrew Simons

Mr Andrew Humby

Ms Kiraly Gosnell

Mr Nick Gehlert

Mr Krunal Patel

Mrs Skye Nitschke

1.2 Apologies

Nil

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP577**

The Minutes of the Council Assessment Panel Meeting held 19 June 2025 be confirmed as a true and accurate record of proceedings.

CARRIED**3 APPLICATIONS WITHDRAWN**

Item 6.2 25005488: 17 Stebonheath Road, Edinburgh North.

4 DECLARATIONS OF INTEREST

Nil

5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD

Nil

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD**6.1 24042350: 17 STEBONHEATH RD EDINBURGH NORTH****Representors:** Nil**Applicant:** Leyton Property Pty Ltd

Matt King & Matilda Asser, URPS on behalf of the applicant addressed questions from the Panel.

PANEL RESOLUTION**CAP578**

It is therefore recommended that the Council Assessment Panel resolves to:

1. **DETERMINES** that the proposed development is not seriously at variance with the policies in the Planning and Design Code; and
2. **GRANTS** Planning Consent to the application by Leyton Property Pty Ltd for the Construction of three shops (restaurants, with dine-in and takeaway) and one shop (general retail) with associated signage, landscaping, parking and manoeuvring areas and earthworks, at 17 Stebonheath Road, Edinburgh North, as detailed in application ID 24042350, with the following conditions:

Conditions

1. The development shall be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below:
2. The hours of operation of the retail building shall be consistent at all times with the regulations imposed by the *Shop Trading Hours Act 1977* and the *Shop Trading Hours Regulations 2018* or any subsequent legislation which regulates shop trading hours and supersedes these provisions.
3. Delivery, service and waste vehicles shall not attend the site outside of the hours of 7am to 7pm Monday to Saturday or 9am to 7pm on Sunday and Public Holidays.
4. The premises shall be kept tidy and all buildings, fences, landscaping and paved or sealed surfaces shall be maintained in good condition at all times.
5. All exhaust systems shall be designed to minimise nuisance by way of odour by incorporating appropriate treatment technology before emissions are released, to the reasonable satisfaction of Council.
6. All loading and unloading of goods and merchandise shall be carried out entirely within the delineated loading areas and no loading of any goods or merchandise shall be permitted to be carried out in the street.
7. All off-street carparking spaces shall be linemarked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and 1742.2:2009. The linemarking, signposting and directional arrows shall be maintained to a clear and visible standard at all times.
8. A 150mm kerb shall be constructed to separate carparking spaces and driveways from landscaping areas and other open portions of the subject land.
9. All planting and landscaping identified on the plans submitted with the application shall be completed in the first planting season concurrent with or following commencement of the land uses approved herein. Such planting and landscaping shall not be removed nor the branches of any tree lopped and any plants which become diseased or die shall be replaced by suitable species.
10. The following shall occur during construction in close proximity to the Tree Protection Zones (TPZs) of each tree:
 - i. The TPZs shall be isolated as exclusion zones;
 - ii. The TPZs shall be suitably mulched;
 - iii. The TPZs shall be irrigated and kept moist for 4 weeks before site works commence and must continue throughout the length of the project. This must be tasked to a competent person and occur at the rate of 3-litres of water per square metre of land on any week when less than 3mm of rain has fallen in the locality (AS4970-2009);
 - iv. All surfaces within the TPZs shall be of suitably permeable construction;

- v. Perimeter kerbing to access roads within the TPZ shall first be hydro-vacced or similar along the alignments to ensure tree roots are located prior to any further excavation for kerbing and access roads;
- vi. Permeable subbase shall be used within the retail car park to allow the continued flow of water, nutrients and gaseous exchange to soil.

Commissioner of Highways Conditions

11. All development (except for the KFC pylon sign) shall be setback 7.45 metres from the existing Womma Road property in accordance with the Metropolitan Adelaide Road Widening Plan. The signage shall be relocated at no cost to the Department should the land be required for road purposes.
12. Access to Womma Road shall be in accordance with MFY Concept - Womma Road Edinburgh North, Traffic Review – Response to RFI, Drawing MFY 240263_04_SH01, Revision B dated 26 March 2025 and be consistent with MFY Traffic and Parking Report, Reference MLM/24-063, Draft 1 dated December 2024 and RFI response dated 31 March 2025. The access and road works shall, amongst other things, include the following:
 - i. A channelised right turn lane (CHR(s)) and auxiliary left turn lane (AUL(s)) at the eastern access.
 - ii. A pedestrian refuge near the eastern access that will link to proposed pedestrian facilities on Womma Road along the developments and match into the existing pedestrian/shared use paths on both sides of Womma Road.
 - iii. An auxiliary left turn (AUL(s)) into a new western access that will provide for left turn in and left turn out movements only. A solid median will be required to physically restrict this access to left turn/left turn out only. As part of the access design, the existing channelised right turn into Edward John Parade shall be maintained (with modified line marking where required).
 - iv. Bicycle and pedestrian movements being provided for within the upgraded section of Womma Road.
 - v. Any new/modified bus stop facilities being located outside of the travelling lane on Womma Road. All new bus stop facilities shall be DDA compliant.
 - vi. Lighting and stormwater infrastructure upgrades to the satisfaction of DIT and Council.

Note: Prior to undertaking detailed design, the applicant shall contact Mr Narendra Patel, Senior Network Integrity Engineer, Network Management Services on telephone 08 7133 3208, mobile 0400 436 745 or via email: narendra.patel@sa.gov.au to progress this.

The applicant shall enter into a Developer Agreement with DIT to undertake and complete this work.
13. All road works must be designed and constructed in accordance with Austroads Guidelines, Australian Standards and DIT's Master Specification. All associated costs including but not limited to project management any necessary road lighting, guard rail, stormwater, bus stops, drainage, etc upgrades being borne by the applicant. The road works shall be completed prior the development becoming operational on the subject land.
14. Any land required from the subject site to facilitate the required roadworks, bus and pedestrian facilities shall be dedicated to road at no cost to DIT or Council.
15. All vehicles shall enter and exit the site in a forward direction. The internal driveway and all on-site vehicle manoeuvring areas shall be suitably signed and line marked to reinforce the desired traffic flow through the site.
16. Any infrastructure (e.g. road signs, guard rail, bus stops, drainage infrastructure, etc) 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.

17. All parking shall be designed and constructed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022 with all commercial vehicle facilities being designed in accordance with AS2890.2-2018.
18. Prior to commencement of construction a final stormwater management plan (including DRAINS modelling) shall be developed in conjunction with DIT and Council and be in accordance with DIT Master Specification RD-DK-D1 Road Drainage Design and other relevant guidelines. The point/s of discharge shall be confirmed and the pre and post development peak discharge to any DIT infrastructure is to be confirmed during detailed design. All drainage infrastructure is to be to the satisfaction of DIT and Council.
19. No stormwater from this development is permitted to discharge on-surface to Womma Road. In addition, any existing drainage of the road shall be accommodated by the development and any alterations to road drainage infrastructure as a result of this development shall be at the expense of the developer.

Environment Protection Authority Conditions

20. Remediation works must be undertaken in accordance with the Construction Environmental Management Plan, 17 Stebonheath Road, Edinburgh North prepared by Land & Water Consulting and dated 13 November 2024 and must be overseen by a suitably qualified and experienced site contamination consultant.
21. A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by Practice Direction 14: Site Contamination Assessment 2021) is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.
22. For the purposes of the above condition and regulation 3(6) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the statement of site suitability must be issued by a site contamination consultant.

CARRIED UNANIMOUSLY

6.2 25005488: 17 STEBONHEATH RD EDINBURGH NORTH

This item was withdrawn by the applicant after the agenda was produced.

6.3 24042652 - ALLOTMENT 144 JOHN RICE AVENUE ELIZABETH SOUTH (PROPOSED ALLOTMENT 4) - SINGLE STOREY CHILDCARE CENTRE WITH ASSOCIATED PLAY AREAS, FENCING, LANDSCAPING AND ON-SITE CAR PARKING, REMOVAL OF 2 REGULATED TREES AND 2 SIGNIFICANT TREES

Representors: Nil
Applicant: Development Holdings Pty Ltd

Ms Norris declared a material conflict of interest in this matter due to the City of Playford being the current owner of the subject land and her status as an Elected Member. Ms Norris left the meeting room at 6:36 pm.

Mr Rick Hutchins, Ekistics, on behalf of the applicant addressed questions from the Panel.

PANEL RESOLUTION**CAP579**

It is therefore recommended that the Council Assessment Panel:

1. **DETERMINES** that the proposed development is not seriously at variance with the provisions of the Planning and Design Code.
2. **GRANTS** Planning Consent to the application by Development Holdings Pty Ltd for the construction of a Single Storey Childcare Centre with associated play areas, fencing, landscaping and on-site car parking, removal of 2 Regulated Trees and 2 Significant Trees at Allotment 144 John Rice Avenue, Elizabeth South as detailed in Development Application ID. 24042652 subject to the following Reserved Matters and Conditions:

RESERVED MATTERS

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016* (the Act), the following matters shall be reserved for further assessment to the satisfaction of the Council Assessment Panel, and sub-delegated to the Assessment Manager, for determination prior to the granting of Development Approval:

1. The applicant must submit an updated Stormwater Management Plan and supporting calculations that confirm the use of a single discharge point to Mark Road and specify the selected stormwater treatment and detention measures.
2. The applicant must submit an updated Landscaping Plan that identified verge upgrades works to John Rice Avenue and Mark Road, including the proposed retention or removal of any street trees on Mark Road.
3. The applicant must submit an updated Civil and Siteworks Plan that confirms final site and building levels, as well as the extent and method of battering adjacent to the Regulated Tree and Council street trees. Supporting arboricultural advice may be required where works are proposed within close proximity to the trees.
4. The applicant must submit evidence of compliance that identifies that mechanical plant equipment is:
 - To be located within the designated 'plant' room;
 - To be located away from the eastern boundary of the site;
 - where necessary, be fitted with acoustic attenuation treatments.

CONDITIONS

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. The child care facility herein approved with a maximum capacity of 116 children.
3. The hours of operation herein approved are as follows:
 - Monday to Friday - 6:30am to 6:30pm
 - Saturday and Sunday – closedAny variation to these hours of operation will require a further consent.
4. All driveways, parking and manoeuvring areas must be formed, sealed with concrete, bitumen or paving, and be properly drained. They must be maintained in good condition thereafter.
5. All off-street carparking spaces must be line marked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and 1742.2.2009. The line marking, signposting and directional arrows must be maintained to a clear and visible standard at all times.
6. The planting and landscaping identified on the Landscaping Plan submitted with

the application must be completed in the first planting season concurrent with or following commencement of the use of the Child Care Centre. Such planting and landscaping must not be removed, nor the branches of any tree lopped and any plants which become diseased, or die must be replaced by suitable species.

7. Any lights on the subject land must be directed and screened so that overspill of light into the nearby properties is avoided and motorists are not distracted.
8. The signage, herein approved, must not move, flash, blink or rotate in any manner.
9. All recommendations contained within the Environmental Noise Assessment Report by Sonus document reference S8264C3 dated October 2024, shall be implemented prior to occupation of the site, and complied with at all times.
10. Payment of an amount calculated in accordance with the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019* be made into the City of Playford Urban Trees Fund in lieu of planting replacement trees. Payment must be made prior to the issuing of Development Approval.
11. Refuse collection be restricted to periods when the child care centre is closed, specifically:
 - Saturday - Between the hours of 7:00am to 7:00pm
 - Sunday or Public Holiday - Between the hours of 9:00am to 7pm

Environment Protection Authority Conditions

12. A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by Practice Direction 14: Site Contamination Assessment 2021) is issued by a site contamination consultant certifying the land is suitable for the proposed use.

CARRIED UNANIMOUSLY

Ms Norris returned to the meeting room at 7:04 pm.

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Mr Burdon advised that an appeal has been lodged in response to the decision made by the Council Assessment Panel on at the 19 June 2025 Council Assessment Panel meeting for Item 6.1 Development Applicant ID 24031376, Warehouse and Light Industry Development with advertisement and association detention basin, car parking, landscaping and regulated and significant trees at 1467 Angle Vale Road, Virginia.

9 OTHER BUSINESS

9.1 STAFF REPORTS

Nil

10 CONFIDENTIAL MATTERS

Nil

11 POLICY DISCUSSION FORUM

Mr Mickan discussed the interpretation and satisfaction of the Activity Zone Subzone policy relevant to application 24042652 to the provision of an iconic building at the intersection of Mark Road and John Rice Avenue, specifically whether this policy will continue to apply to the balance of the site. Staff anticipate that whilst some context can continue to be given to this policy, it is considered that application 24042652 has now met this requirement as the relevant built form to address this iconic building policy.

Mr Burdon sought the feedback from the Council Assessment Panel about the adoption of a 'Review of Assessment Manager Decision' document.

12 CLOSURE

The meeting closed at 7:21 pm.

STAFF REPORTS

MATTERS TO BE CONSIDERED BY THE COMMITTEE ONLY

***Matters delegated to the
Committee***

9.1.1 REVIEW OF DELEGATIONS BY THE COUNCIL ASSESSMENT PANEL

Responsible Executive Manager : Leif Burdon

Report Author : Skye Burbidge

Delegated Authority : Matters delegated to the Committee

Attachments : 1. Instrument C - Instrument of Delegation Under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel - Updates

PURPOSE

To provide the Council Assessment Panel (CAP) with an opportunity to review new delegations to ensure they align with legislative amendments and requirements under relevant acts and regulations.

STAFF RECOMMENDATION

1. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016*, the powers and functions under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made thereunder contained in the proposed Instrument of Delegation (Attachment 1 to the Report dated 19 February 2026 and entitled 'Instrument C - Instrument of Delegation Under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel') are hereby delegated 19 February 2026 to the City of Playford Assessment Manager subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.
2. Such powers and functions may be further delegated by the City of Playford Assessment Manager in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the City of Playford Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in Attachment 1.

EXECUTIVE SUMMARY

Amendments to the delegations provided for in the relevant Acts applicable to Local Government are released through the Local Government Association (LGA).

Where there have been changes to relevant legislation, including the *Planning, Development and Infrastructure Act 2016* (the Act), a review of Instrument C delegations are required to be undertaken by CAP.

Existing delegations have been in place as part of delegations provided to the Assessment Manager as of 18 January 2021, under Instrument C - Instrument of Delegation Under the Act, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel being the powers delegated under the Act to an Assessment Panel. In review of the quarterly amendments, it is considered appropriate that a review is undertaken as to the operations of the existing delegations made.

1. BACKGROUND

The Act was passed by the South Australian Parliament in 2016 as a part of the new planning and development system to build upon the recommendations made by the Expert Panel on Planning Reform in 2014.

The scheme established under the Act has replaced the scheme under the *Development Act 1993*. The Act also provides for infrastructure planning, implementation, and funding.

The Act encompasses the planning and development system, inclusive of zone naming, planning policy content and interpretation, public notification, assessment timeframes, appeal rights and business processes. Included within such changes are a number of statutory functions of Council Assessment Panels.

Council Assessment Panels have been assigned as a relevant authority in their own right, bringing about further responsibilities that were previously the responsibility of Council. In the exercise of its duties, CAP considered delegations to Council staff to undertake specific duties or exercise powers on its behalf as of January 2021. Delegations enhance the decision-making process and allow nominated matters to be resolved efficiently and effectively without the need for CAPs consideration. During the consideration of such delegations, Council staff committed to providing for a review of such delegations following a period of implementation.

Amendments to the delegations provided for in the relevant Acts applicable to Local Government are released through the LGA and such amendments are now presented to CAP for consideration.

2. RELEVANCE TO STRATEGIC PLAN

Decision-making filter: We will ensure we meet our legislative requirements and legal obligations.

The review and amendment of Council's Delegations Register will ensure the effective management of delegations and authorisations ensuring legislative compliance.

3. PUBLIC CONSULTATION

There is no requirement to consult the public on this matter.

4. DISCUSSION

- 4.1 Using the Instrument of Delegation document provided by the LGA, CAP is advised of new powers and functions under the Act. These powers and functions can be delegated by the CAP under Section 100 of the Act to any person or body, or person occupying a particular office or position. It is recommended that the powers and functions for Section 203 of the Act are retained by CAP and are delegated to the City of Playford Assessment Manager, whom can then sub-delegate to staff as they see fit.
- 4.2 Delegating to the City of Playford Assessment Manager allows delegations to be appropriately sub-delegated to relevant Council staff to ensure that they can be undertaken to meet operational needs. This also removes the need for all decisions and exercise of delegations to be undertaken by CAP.

- 4.3 Attachment 1 includes six (6) new delegations and nine (9) changed delegations identified within the tables.
- 4.4 The Instrument of Delegation contains powers of CAP under the:
- *Planning, Development and Infrastructure Act 2016*
 - State Planning Commission Practice Directions
 - Urban Tree Canopy Off-set Scheme
 - Site Contamination Assessment 2021
- 4.5 From review of the additional delegation contained within Instrument C, it is considered that where functions are delegated from CAP to the Assessment Manager they are appropriately done so. The delegation allows for streamlining of assessment functions through council administration and are not expected to result in substantial change to the range or scope of applications which come before CAP.
- 4.6 It is considered that the function to be delegated to the Assessment Manager would provide for efficient and effective determination of applications which do not warrant consideration from CAP.

5. OPTIONS

Recommendation

1. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016*, the powers and functions under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made thereunder contained in the proposed Instrument of Delegation (Attachment 1 to the Report dated 19 February 2026 and entitled 'Instrument C - Instrument of Delegation Under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel') are hereby delegated 19 February 2026 to the City of Playford Assessment Manager subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.
2. Such powers and functions may be further delegated by the City of Playford Assessment Manager in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the City of Playford Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in Attachment 1.

Option 2

1. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016*, the powers and functions under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made thereunder contained in the proposed Instrument of Delegation (Attachment 1 to the Report dated 19 February 2026 and entitled 'Instrument C - Instrument of Delegation Under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel') are hereby delegated 19 February 2026 to the City of Playford Assessment Manager subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.

2. Powers and functions may be further delegated by the City of Playford Assessment Manager in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the City of Playford Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation, with the following amendments:
- Instrument C - Instrument of Delegation Under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel - Updates (Attachment 1), Item (X) Delegated _____

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The recommendation allows CAP to delegate powers and functions under the Act in accordance with legislative requirements. This ensures that Council's delegations will be current and provide the City of Playford Assessment Manager appropriate delegations to further sub-delegate to staff, ensuring Council staff have the appropriate powers to undertake their duties in accordance with the new updated legislation and deliver services to the community as of the designated day.

Risk Appetite

Regulatory Compliance

Council has a zero tolerance for non-compliance with applicable legislation including but not limited to: Local Government Act (LGA) 1999; Independent Commissioner Against Corruption (ICAC) Act 2012; Work Health & Safety (WHS) Act 2012; Environment Protection Act (EPA) 1993; Development Act 1993; Equal Employment Opportunity legislation; and Public Consultation legislation.

This decision will enable risk mitigation through effective management of delegations, authorisation processes and ensuring staff are aware of their responsibilities. This report also addresses the risk of having ineffective or invalid delegations, as the delegations being considered have been recommended by Norman Waterhouse Lawyers who have ensured they are correctly set out with appropriate terminology. It is imperative that delegations are valid as the consequences of ineffective or invalid delegations include:

- The exercise of power may fail – that is, the decision made may be liable to being overturned by the Courts.
- The cost of a successful challenge to a decision made without lawful delegation will likely be borne by Council.
- Where the unlawful exercise of the power has caused loss or damage, Council may be liable for such loss or damage.

6.1.2 Financial Implications

There are no financial or resource implications.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

This option provides CAP the ability to make amendments to the proposed Instrument of Delegation as deemed appropriate. Consideration of legislative requirements must be given to any amendments to specific provisions under the Act.

6.2.2 Financial Implications

It is unlikely that there will be financial or resource implications with a varied resolution.

INSTRUMENT C □ INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL

Note - Exported provisions are separated into NEW and CHANGED groupings, sorted by Delegation Source and Section.

NEW Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 19 Minor Variations 2024	cl 6(1)	70. Minor Variations to DTS Criteria 70.1 The power pursuant to clause 6(1) of the State Planning Commission Practice Direction 19 Minor Variations 2024 (PD19) to consider that a variation (or multiple variations) to any DTS criteria that is relevant to a DTS development application constitutes a minor variation under Section 106(2) of the PDI Act if the delegate is satisfied that: 70.1.1 the extent (if any) to which the variation departs from a measurable feature of the DTS criteria is insignificant; and 70.1.2 the extent (if any) to which the variation will impact adjacent land is insignificant; and 70.1.3 the effect of the variation will not be contextually important.	Assessment Manager	
State Planning Commission Practice Direction 19 Minor Variations 2024	cl 6(2)	70. Minor Variations to DTS Criteria 70.2 The power pursuant to clause 6(2) of PD19 to consider more than one variation to DTS criteria.	Assessment manager	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 19 Minor Variations 2024	cl 7(1)	<p>71. Minor Variation to Planning Consent</p> <p>71.1 The power pursuant to clause 7(1) of PD19 to consider that a variation to a planning consent (including any variation of a condition or consent) is minor in nature as provided by Section 128(2) of the PDI Act and Regulation 65(1) of the PDI General Regulations if the delegate is satisfied that:</p> <p>71.1.1 the variation is insignificant; and</p> <p>71.1.2 the extent (if any) to which the variation will impact adjacent land is insignificant; and</p> <p>71.1.3 the effect of the variation will not be contextually important.</p>	Assessment Manager	
State Planning Commission Practice Direction 19 Minor Variations 2024	cl 7(2)	<p>71. Minor Variation to Planning Consent</p> <p>71.2 The power pursuant to clause 7(2) of PD19 if a particular element or aspect of a planning consent which is sought to be varied has previously been varied (either under Section 128(2)(b) of the PDI Act or as a minor variation) to consider any subsequent variation under clause 7 of PD19 in comparison to the original planning consent (prior to any variations).</p>	Assessment Manager	
State Planning Commission Practice Direction 19 Minor Variations 2024	71. Minor Variation to Planning Consent	<p>71. Minor Variation to Planning Consent</p> <p>71.3 The power pursuant to clause 7(3) of PD19 in the case of multiple variations to a planning consent for different elements or aspect, whether occurring concurrently or via a series of variations over time (and either previously under Section 128(2)(b) of the PDI Act or as minor variations) to be satisfied that the cumulative effect of all variations when considered together is minor in nature in comparison to the original planning consent (prior to any variations).</p>	Assessment Manager	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 12 - Conditions	cl 6	<p>61. Notification of Deemed Planning Consent Notice</p> <p>61.1 The power pursuant to clause 6 of the State Planning Commission Practice Direction 12 – Conditions Consent (PD12), where a person has issued a Deemed Planning Consent Notice (the Notice) to the relevant authority pursuant to Section 125(2) of the PDI Act, to upon receipt of the Notice, provide a copy of the Notice to:</p> <p>61.1.1 any other relevant authority that has given or is considering another development authorisation relating to the same development; and</p> <p>61.1.2 if the application was referred to a prescribed body under Section 122 of the PDI Act – to that prescribed body or bodies; and</p> <p>61.1.3 if the owner of land to which the application related is not a party to the application – to the owner of the land; and</p> <p>61.1.4 if any person has made a representation to the relevant authority in respect of the proposed development – to that person or persons; and</p> <p>61.1.5 in the case of restricted development, the Environment, Resources and Development Court.</p>	Assessment Manager	

CHANGED Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 18 Outline Consent	cl5(1)(b)	6869 . Circumstances in Which Outline Consent May be Granted 6869 .1The power pursuant to clause 5(1)(b) of the State Planning Commission Practice Direction 18 Outline Consent (PD18) to provide advice to an applicant that if the application were to be for planning consent, the council would request the Minister to give notice under Section 94(1)(g) of the PDI Act.	Assessment Manager	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Planning Regulations, Development Planning and Infrastructure Design (General) Regulations 2017 Code and Planning, Practice Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019 Directions of Powers of an Assessment Panel (Instrument C)	s7(5)(d)	1.Environment and Food Production Areas – Greater Adelaide 1.2_The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments in an environment and food production area , to, if the proposed development will create additional allotments in an environment and food production area that are to be used for residential development, refuse to grant development authorisation in relation to the proposed development.	Assessment Manager	
Site State Planning Commission Practice Direction	cl 12	646062 . Change of Use Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act 6460	Assessment Manager	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
14 Site Contamination Assessment 2021		<p>62.1 The power pursuant to clause 12 of the State Planning Commission Practice Direction (Site Contamination Assessment) 2021 (PD14) to be satisfied that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out, subject to Condition A, B or C in PD14 as relevant.</p>		
<p>SiteState Planning Commission Practice Direction 14 Site Contamination Assessment 2021</p>	cl 13	<p>626163. Land Division Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act 6261</p> <p>63.1 The power pursuant to clause 13 of PD14 to be satisfied in relation to proposed land division that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out subject to the consent being subject to the following condition:</p> <p>A land division certificate under Section 138 of the Planning, Development and Infrastructure Act 2016 must not be issued until a</p> <p>statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.</p>	Assessment Manager	
<p>SiteState Planning Commission Practice Direction</p>	cl 6(2)	<p>636264. Reserved Matter 6362</p>	Assessment Manager	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
16 Urban Tree Canopy Off-set Scheme		<p>64.1 The power pursuant to clause 6(2) of State Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme (PD16) to where an applicant has elected to reserve consideration of the</p> <p>DTS/DPF Policy in the Overlay, as provided for in the Code and under Section 102(4) of the PDI Act, to require the applicant to provide documents which are considered by the delegate as sufficient to confirm whether the relevant development site includes a Designated Soil Type.</p>		
SiteState Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme	cl 7	<p>646365. Process for Payments to the Fund</p> <p>6463</p> <p>65.1 The power pursuant to clause 7 of PD16 where an applicant has elected to make a payment into the Fund, in lieu of planting a tree (or trees) as provided in the DTS/DPF Policy in the Overlay, to verify the payment as being correct in accordance with the Scheme, prior to the granting of development authorisation under the PDI Act.</p>	Assessment Manager	
SiteState Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme	cl 8(3)	<p>656466. Development within Council Fund Designated Areas</p> <p>6564</p> <p>66.1 The power pursuant to clause 8(3) of PD16, where a development application relates to a site which is located both within a Council Fund Designated Area and within the Overlay to impose a condition requiring payment into a Council Fund, irrespective of an election by the applicant to plant a tree or</p>	Assessment Manager	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		make a payment into the Fund as provided under the Scheme.		
Urban Tree Canopy Off-set Scheme	cl 6(4)	<p>666567. Payment into Fund 6665</p> <p>67.1 The power pursuant to clause 6(4) of the Urban Tree Canopy Off-set Scheme (UTCOS) where an applicant has elected to make a contribution to the fund under this scheme to impose a condition on the relevant development authorisation for planning consent requiring that payment of the amount specified in clause 6(1) of the UTCOS be made into the fund before the issue of development approval for the subject development application.</p>	Assessment Manager	
Urban Tree Canopy Off-set Scheme	cl 9	<p>666768. Use of Money from Fund 666768.1The power pursuant to clause 9 of the UTCOS to use money distributed from the fund for any of the following purposes (and for no other purpose): 666768.1.1to provide for the planting, establishment and maintenance of trees within reserves or public land anywhere within a designated local government area; or 666768.1.2the purchase of land within a designated local government area to ensure: 666768.1.2.1the preservation of trees; or 666768.1.2.2that trees can be established in an area with a low urban tree canopy level or a demonstrated urban tree canopy loss.</p>	Assessment Manager	

OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

10.1 CHANGE OF LAND USE TO A TRANSPORT DISTRIBUTION FACILITY FOR THE PURPOSE OF SUPPORTING PRIMARY PRODUCTION, COMPRISING A WAREHOUSE, HEAVY VEHICLE PARKING OF UP TO 8 VEHICLES, CAR PARKING, DETENTION BASIN, FENCING AND LANDSCAPING.

Contact Person: Leif Burdon

Why is this matter before the Council or Committee?

Outstanding Matters – Appeals and Deferred Items

Purpose

For the Council Assessment Panel to make a determination on whether to deal with this matter in confidence.

A. PANEL TO MOVE MOTION TO GO INTO CONFIDENCE

STAFF RECOMMENDATION

Pursuant to Pursuant to Part 3, 13(2) of the *Planning, Development and Infrastructure (General) Regulations 2017*, provision is made for the exclusion of the public from the meeting in such situations, with the exception of:

- Senior Manager Development Services
- Manager Planning Services
- Senior Development Officer - Planning
- Development Officer - Planning
- Governance Support
- ICT Support
- Minute Taker

in order to consider in confidence agenda item 10.1 Part 3, 13(2)(a) of the *Planning, Development and Infrastructure (General) Regulations 2017* on the basis that:

(vi) information the disclosure of which could reasonably be expected to prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial

(vii) matters that should be considered in confidence in order to ensure that the assessment panel, or any other entity, does not breach any law, or any order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty

(ix) information relating to actual litigation, or litigation that the assessment panel believes on reasonable grounds will take place

This matter is confidential because this agenda item relates to an ongoing appeal between the appellant and the Council Assessment Panel (CAP). As an ongoing appeal, this is a confidential matter between parties and the public discussion of such matters has the potential to impact the appellants right to a fair trial and relates to ongoing litigation.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; CAP consider it necessary to consider this matter in confidence.

Section B below to be discussed in the confidential section of the agenda once the meeting moves into confidence for each item.

B. The Matters as per item 10.1

C. PANEL TO DECIDE HOW LONG ITEM 10.1 IS TO BE KEPT IN CONFIDENCE

Purpose

To resolve how long agenda item 10.1 is to be kept confidential.

STAFF RECOMMENDATION

Pursuant to Part 3, 14(4) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the Panel orders that the following aspects of Item 10.1 be kept confidential, in accordance with the Panel's reasons to deal with this item in confidence pursuant to Part 3, 13(2)(a)(vi), (vii) & (ix) of the *Planning, Development and Infrastructure (General) Regulations 2017*:

- Report for Item 10.1
- Attachment(s) for Item 10.1
- Minutes for Item 10.1

other than where required to be released in the management of the Environment Resources and Development Court proceedings, at the discretion of the Assessment Manager.